

CHAIRPERSON
DAWN PEARSON

MEMBER
LAWRENCE CASEY

MEMBER
R. STEPHEN ONOFRIO



TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
TOWN MANAGER (203) 484-6000 TOWN HALL FAX (203) 484-6025

Board of Assessment Appeals

March 6, 2025

MINUTES SPECIAL MEETING MARCH 5, 2025

Chairperson Dawn Pearson, called the Board of Assessment Appeals Special Meeting to order on Wednesday, March 5, 2025 at 5:40 p.m. Also present were members R. Stephen Onofrio and Lawrence Casey.

The minutes of the March 4, 2025 special meeting were read. Lawrence Casey made a motion to approve the March 4, 2025 special meeting minutes. R. Stephen Onofrio seconded; all approved.

The following appeals were scheduled, heard and/or acted upon:

1. Papa, Patricia & Michael – 44 Ash Dr – Real Estate – List #3056 – Reason for appeal: house overvalued – BAA action: REDUCE appraised value to \$395,000.
2. Conrad, Dean – 20 Farmington Dr – Real Estate – List #6026 – Reason for appeal: appraisal too high – BAA action: REDUCE appraised value to \$750,000.
3. Pellegrini, Denise – 94 Linsley Lake Rd – Real Estate – List #730 - Reason for appeal: over assessed – BAA action: REDUCE appraised value to \$350,000.
4. 254-260 North Branford, LLC – 254 Branford Rd - Commercial Real Estate – List #3313 - Reason for appeal: valuation of property too high – BAA action: NO CHANGE
5. 254-260 North Branford, LLC – 260 Branford Rd - Commercial Real Estate – List #845 - Reason for appeal: valuation of property too high – BAA action: NO CHANGE
6. 101 Fowler Road, LLC – 101 Fowler Rd - Commercial Real Estate – List #1212 - Reason for appeal: assessment is too high – BAA action: NO CHANGE
7. Blue Trails Water Association, Inc. – 234 White Hollow Rd – Real Estate – List #365- Reason for appeal: assessment doubled – BAA action: REDUCE appraised value to \$65,571.
8. Czajkowski, David – 755 Forest Rd – Real Estate – List #1509 - Reason for appeal: revaluation too high – BAA action: NO CHANGE
9. Szwabowski, Jean – 88 Parsonage Hill Rd – Personal Property - List #60556 - Reason for appeal: disagree with personal property value, structure is taxed under real estate – BAA action: NO CHANGE

10. Forslund, Jennifer – 20 Salem St – Real Estate – List #4593 - Reason for appeal: assessment not accurate – BAA action: **NO CHANGE**
11. Totoket Woods Realty Co, LLC – 30 Mansfield Dr – Commercial Real Estate - List #4018 - Reason for appeal: property valued too high based on comparable – BAA action: **REDUCE** appraised value to \$9,489,638.
12. McFarlane, Robert – 44 Spruce St – Real Estate – List #2009 - Reason for appeal: overvalued – BAA action: **REDUCE** appraised value to \$325,000.
13. Balzano, Christopher – 13 Berncliff Dr – Real Estate – List #2981 - Reason for appeal: overvalued – BAA action: **REDUCE** appraised value to \$590,000.
14. Ferraro, Debra – 703 Forest Rd – Real Estate – List #1160 - Reason for appeal: over assessed – BAA action: **REDUCE** appraised value to \$360,000.
15. Ferraro, James – 889 Totoket Rd – Real Estate – List #5325 - Reason for appeal: over assessed – BAA action: **REDUCE** appraised value to \$560,000.
16. Moroniti, Nicholas – 14 Ashley Park Dr – Real Estate - List #5416 - Reason for appeal: valuation is over market significantly – BAA action: **REDUCE** appraised value to \$560,000.
17. Matthews, Bonnie – 61 Pistapaug Rd – Real Estate - List #2584 - Reason for appeal: property value significantly reduced due to cell tower on abutting property – BAA action: **REDUCE** appraised value to \$310,000.
18. A&S Partners, LLC – 1645 Foxon Rd – Commercial Real Estate – List #3827 - Reason for appeal: overvalued – BAA action: **REDUCE** appraised value to \$924,100.
19. Arsenault, Michael – Real Estate - 4 West Pond Rd – List #154 - Reason for appeal: reduction in assessment – BAA action: applicant withdrew. **NO CHANGE**
20. Nugent, Steve – 1386 Middletown Ave – Real Estate – List #2939 - Reason for appeal: inaccurate data – BAA action: **NO CHANGE**
21. Palma Massimo & Ferraro, Gina – 1655 Middletown Ave – Real Estate – List #2970 - Reason for appeal: increased assessment – BAA action: **NO CHANGE**
22. Ferraro, Gina – 2354 Foxon Rd – Real Estate – List #1968 - Reason for appeal: increased assessment – BAA action: **NO CHANGE**
23. Palma, Gina & Massimo – 245 Branford Rd –Real Estate - List # 3124 - Reason for appeal: increased assessment – BAA action: **NO CHANGE**
24. Palma, Massimo – 261 Forest Rd – Real Estate - List #2110 - Reason for appeal: increased assessment – BAA action: **NO CHANGE**
25. Ferraro, Gina & Palma, Massimo – 84 Old Post Rd – Real Estate – List #4282 - Reason for appeal: increased assessment – BAA action: **NO CHANGE**
26. Palma, Massimo – 9 Nida Dr – Real Estate – List #3035 - Reason for appeal: increased assessment – BAA action: **NO CHANGE**
27. Girardi, Wendy – 2 Maria Todd Rd – Real Estate – List #5303 - Reason for appeal: overvalued – BAA action: **REDUCE** appraised value to \$407,000
28. Downes, Michael – 32 Farmington Dr – Real Estate – List #6020 - Reason for appeal: overvalued – BAA action: **REDUCE** appraised value to \$779,610.
29. Johnson, Maria – 86 Old Middletown TP – Real Estate – List #2067 - Reason for appeal: fair market value is excessive based on comparable data – BAA action: Attorney failed to provide authorization form. **NO CHANGE**
30. Olah, Oliver – 25 Lasalette Way – Real Estate - List #5396 - Reason for appeal: proposed new assessment is inaccurate – BAA action: **NO CHANGE**
31. O'Brien, Patrick – 96 Feather Ln – Real Estate – List # 57069 - Reason for appeal: valued too high – BAA action: **REDUCE** appraised value to \$726,100.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,



Jessica Dellacamera

Clerk, Board of Assessment Appeals

