EAST HADDAM BOARD OF ASSESSMENT APPEALS

Municipal Office Building, 1 Plains Road
P.O. Box 385
Moodus, CT 06469
860-873-5026

April 28, 2023

Tracey F. Gionta
Board of Finance, Town of East Haddam
Town Office Bldg
Moodus, Ct 06469

1. **ACTIVITIES:**

1.1 The Board held 3 public hearing in March 2023 involving 63 property appeals (62 real estate and 1 personal property). 4 appeals did not show at the allotted time.

1.2 Of the 63 property appeals, The Board reduced the assessment on 45 property appeals.

2. **COST IMPACTS:**

2.1 ASSESSMENT ADJUSTMENT: The Board's adjustments totaled **$780,480.00** (see attached).

2.2 EXPENSES: 1. OUT OF POCKET EXPENSES: The Board incurred **$ $147.42** in out of pocket expenses this session.

2. HOURS: 122 hrs @ $16/hr = $ 1952.00 (See attached)

3. **COMMENTS:**

3.1 The number of appeals was very high compared to previous years, largely due to property revaluation.

BOARD OF ASSESSMENT APPEALS

Edward C. Blaschik, Chairperson
Deborah Langdon
Justin L. Kennedy

Encl: 1. List of appeals with current and revised assessments
2. List of appeals with Board's comments and actions
3. List of hearings, meetings, inspections and other activities by Board member and hours spent

cc: Selectmen's Office
Assessor
BAA
Land Use Admin
Town Clerk

Appeal No.	Property Owner Name	Property Location	2022 Assessment	Projected BAA Assessment	Brief Summary of Change(s)	Map - Lot	%Change from 2017
2023-01	Jerry Owens	14 Pinehurst Lane, Moodus	$163,520.00	$143,290.00	Dwelling Ext Obs from 0 to 10	M73-L032	29.20%
2023-02	Douglas & Margaaret Roberts	35 Longwood Drive, East Haddam	$125,130.00	$121,700.00	Dwelling Dep Cd from VG to G	M80-L047	90.51%
2033-03	Raymond E. & Lori Jean Hacklin	10 August Circle, Moodus	$237,650.00	$208,320.00	Dwelling Ext Obs from 0 to 10	M73-L032	69.24%
2023-04	Nickolaus Ogle	64 Ackley Cemetery Road, Colchester	$499,950.00	$499,950.00	<--SAME No Change	M79-L021	62.77%
2023-05	Anthony Fiala	209 Petticoat Lane. East Haddam	$163,280.00	$149,250.00	Land Cond Factor from 0.9 to 0.75	M20-L017	21.23%
2023-06	Peter A. Kayser	11 Geronimo Road, East Haddam	$85,220.00	$81,650.00	Dwelling Dep Cd from P to VP	M66-L383	54.16%
2023-07	David A. Carbo	53 Wickham Road, East Haddam	$190,820.00	$186,060.00	Dwelling Dep Cd from A to F	M60-L001	46.56%
2023-08	Mahin Saeedi	16 Beach Road, East Haddam	$140,490.00	$134,610.00	Const Grade from C to C- Full Baths from 2 to 1 Dwelling Dep Cd from A to P Dwelling Remodel Rating from Maj to M	M67-L146	41.49%
2023-09	Richard & Mary Everett	478 Town Street, East Haddam	$149,440.00	$145,100.00	Const Grade from B- to C+	M37-L045	49.83%
2023-10	Kathleen Daigle	15 Powerhouse Road, Moodus	$218,510.00	$186,840.00	Land Cond Factor from 0.4 to 0.3	M-72-L003	63.15%
2023-11	Mathew D. McKenna	5 Olde Field Drive, East Haddam	$238,340.00	$238,340.00	<--SAME No Change	M40-L088	37.25%
2023-12	Robert & pamela Wheeler	7 Pinehurst Lane, Moodus	$161,280.00	$141,330.00	Dwelling Ext Obs from 0 to 10	M73-L032	68.30%
2023-13	Todd M. Drozd	106 Lakeside Drive, East Haddam	$155,410.00	$155,410.00	<--SAME No Change	M58-L058	81.70%
2023-14	Gary & Elaine Wilson	255 Clark Hill Road, East Haddam	$416,790.00	$416,380.00	Land (Excess) Cond Factor from 1.0 to 0.95	M22-L065	31.97%
2023-15	Harold E. & Lois J. Christensen	1 Banner Lane, Moodus	$191,800.00	$168,140.00	Dwelling Ext Obs from 0 to 10	M73-L032	30.23%
2023-16	Richard A. & Chikako Peoples	2 West Cove Road, Moodus	$407,430.00	$374,580.00	Land Cond Factors from 0.8/1.0 to 0.70 Dwelling Ext Obs from 0 to 5	M75-L154	9.04%
2023-17	Casner Realty LLC	Town Street, East Haddam	$400.00	$400.00	Land Cond Factors from 1.0 to 0.9	M27-L061	0.00%
2023-18	Clark-Gates LLC	382 Town Street, East Haddam	$390,460.00	$372,000.00	Changed Property Designation from Antiq	M27-L088	22.17%
2023-19	E. Gaynell & Hendrik K. Meij	159 Sheepkin Hollow Road, East Haddam	$259,550.00	$233,720.00	Dwelling Ext Obs from 0 to 10 Land Cond Factor Change?	M30-L010	35.68%
2023-20	Wilson H. Brownell, Est.of Trust	194 East Haddam Colchester Turnpike, East H	$449,630.00	$437,450.00	Dwelling Dep Cd A to F on BOTH CARDS Outbuilding Cond Cd All A to F on 1st	M66-L417	48.47%
2023-21	Brian D. Bourgoin	23 Honey Hill Road, East Haddam	$198,050.00	$192,170.00	Dwelling Dep Cd from G to A	M04-L027	33.69%
2023-22	Jennifer Jandreau	319 Lake Shore Drive, Colchester	$232,150.00	$232,150.00	<--SAME No Change	M87-L119	38.96%
2023-23	Joseph L. Pallone, Jr.	10 Casner Road, East Haddam	$272,080.00	$264,660.00	Land Cond Factors from 1.0 to 0.9	M47-L093	29.16%
2023-24	Walter & Shari Roguski	9 Country Club Lane, Moodus	$171,010.00	$171,010.00	No Show	M73-L032	25.60%
2023-25	Mark Mathena	53 Great Hillwood Road, Moodus	$903,330.00	$806,100.00	Dwelling Ext Obs from 0 to 10	M65-L108	76.45%
2023-26	Mary Beth Brown Traynor	3 Overlook Drive, East Haddam	$164,030.00	$164,030.00	<--SAME No Change	M58-L038	36.83%
2023-27	Casner Realty LLC	Commerce Drive, East Haddam	$440.00	$440.00	<--SAME No Change	M27-L064	0.00%
2023-28	Stephen M. Fedus	369 East Shore Drive, Colchester	$348,900.00	$287,140.00	Land Cond Factors from 0.75/1.0 to 0.50	M87-L209	40.70%
2023-29	Louis Bedini	27 Lookout Drive, East Haddam	$119,580.00	$116,710.00	Dwelling Dep Cd from G to A	M87-L020	55.50%
2023-30	Patricia E. Smith	159 Lakeside Drive, East Haddam	$245,040.00	$241,330.00	Dwelling Dep Cd from G to A	M58-L090	57.03%
2023-31	Vincent A. Garofalo III	99 Warner Road, East Haddam	$718,850.00	$718,850.00	<--SAME No Change	M41-L077	29.48%
2023-32	Casner Realty LLC	Commerce Drive, East Haddam	$450.00	$450.00	<--SAME No Change	M27-L063	0.00%
2023-33	Casner Realty LLC	Norwich Road, Rt. 82	$350.00	$350.00	Land Cond Factors from 1.0 to 0.9	M27-L062	0.00%
2023-34	Marjorie Kagan	12 Mott Lane, Moodus	$344,750.00	$344,750.00	<--SAME No Change	M76-L108	32.79%
2023-35	Gregory M. Landry	279 Tater Hill Road, East Haddam	$78,000.00	$78,000.00	<--SAME No Change	M31-L088	32.29%
2023-36	Glen & Susan Basale	1 Rolling Hill Road, East Haddam	$332,530.00	$332,530.00	No Show	M12-L043	24.01%
2023-37	Mark Thiede	Two Wrasslin Cats	$28,450.00	$28,450.00	<--SAME No Change	n/a	10.02%
2023-38	Laurie Soucier	29 Dolbia Hill Road, East Haddam	$283,370.00	$273,920.00	Land Cond Factor from 1.0 to 0.9	M34-L003	34.85%
2023-39	Gary R. Bogan	26 Grist Mill Road, Moodus	$210,270.00	$202,640.00	Dwelling Dep Cd from A to F	M65-L026	35.07%
2023-40	Gary R. Bogan	19 Main Street, East Haddam	$210,010.00	$198,040.00	Const Grade from C+ to C	M17-L007	5.01%
2023-41	Gary R. Bogan	12 Grist Mill Road, Moodus	$93,940.00	$92,260.00	Outbuilding Garage Cond Cd from A to F	M65-L031	27.03%

2023-42	Wayne & Kelsey Caulfield	16 Pratt Lane, East Haddam	$331,040.00	$317,600.00	Dwelling Func Obs from 0 to 5	M48-L088	30.74%
2023-43	Mark & Catherine Ematrudo	15 Augusta Circle, Moodus	$238,630.00	$209,160.00	Dwelling Ext Obs from 0 to 10	M73-L032	69.52%
2023-44	Nancy Barrett	27 Landing Hill Road, East Haddam	$440,580.00	$434,470.00	Land Cond Factors from 1.0 to 0.95	M26-L029	32.76%
2023-45	Maureen L. Pierson	82 Millington Road, East Haddam	$273,090.00	$259,700.00	Land Cond Factor from 1.0 to 0.85	M51-L053	29.81%
2023-46	Florence E. Howes	80 Bailey Road, East Haddam	$271,180.00	$268,450.00	Dwelling Dep Cd from A to F Outbuilding Shed #1 Cond Cd from A to F	M57-L028	57.10%
2023-47	Daniel Zimmerman	4 Pinehurst Lane, Moodus	$159,390.00	$139,720.00	Dwelling Ext Obs from 0 to 10	M73-L032	68.29%
2023-48	Frances Hernadez	69 Schulman-Veselak Road, East Haddam	$167,850.00	$162,250.00	Outbuildings Cond Cd from A to P	M50-L082	29.31%
2023-49	David M. Long	152 North Moodus Road, Moodus	$156,630.00	$116,030.00	Const Grade from B- to C Dwelling Dep Cd from A to VP	M81-L065	45.62%
2023-50	Peter J. Bass	311 East Shore Drive, East Haddam	$205,820.00	$202,460.00	Dwelling Dep Cd from A to F Outbuilding Shed #2 from A to P	M87-L190	51.08%
2023-51	Gina Burns	95 Hilltop Road, Moodus	$81,870.00	$80,190.00	Dwelling Dep Cd from A to F	M67-L148	55.00%
2023-52	Anthony & Amy Saraco	3 Rolling Hill Road, East Haddam	$394,000.00	$394,000.00	No Show	M12-L044	20.79%
2023-53	Agnes M. Thompson	318 Lake Shore Drive, East Haddam	$165,280.00	$126,110.00	Land Cond Factor from 0.9 to 0.6	M87-L219	105.39%
2023-54	David W. Lovejoy	5 Landing Hill Road, East Haddam	$518,200.00	$518,200.00	<--SAME No Change	M26-L026	17.26%
2023-55	Arthur Ozimek	8 Sunset Road, East Haddam	$116,850.00	$116,850.00	No Show	M87-L009	54.01%
2023-56	Michael Callahan	21 Augusta Circle, Moodus	$241,290.00	$211,540.00	Dwelling Ext Obs from 0 to 10	M73-L032	55.34%
2023-57	Richard & Emma Aguilera	50 Mott Lane, Moodus	$407,350.00	$366,330.00	Dwelling Ext Obs from 0 to 10	M76-L120	41.13%
2023-58	Geoffrey & Kelra Thompson	181 Tater Hill Road, East Haddam	$355,730.00	$336,130.00	Const Grade from B to B-	M22-L017	51.12%
2023-59	BECS LLC	163 Leesville Road, East Haddam	$378,140.00	$378,140.00	<--SAME No Change	M63-L038	31.71%
2023-60	Lee & Jennifer Tine	68 Schulman Veselak Road, East Haddam	$287,530.00	$245,250.00	Dwelling Func Obs from 0 to 15	M50-L049	49.73%
2023-61	Robert & Susan Borden	81 Mill Road, East Haddam	$195,130.00	$184,520.00	Land Cond Factors from 1.0 to 0.9	M11-L021	41.58%
2023-62	Patrick Laffaye	2 Cove Road, Moodus	$814,870.00	$814,870.00	<--SAME No Change	M45-L014	102.47%
2023-63	Christopher Kurtin	17 Sunny Heights Road, East Haddam	$118,940.00	$117,120.00	Dwelling Dep Cd from A to F	M75-L171	48.29%
		Totals:	$15,920,070.00	$15,139,590.00			
		CHANGE:		$780,480.00			

NO #	NAME (First)	NAME	NAME (Last)	2022 ASSESSMENT	REVISED ASS	NET CHANGE	REV % INC
2023-01	Jerry		Owens	$ 163,520.00	$ 143,290.00	$ (20,230.00)	-12%
2023-02	Douglas & Margaret		Roberts	$ 125,130.00	$ 121,700.00	$ (3,430.00)	-3%
2033-03	Raymond E. & Lori Jean		Hackling	$ 237,650.00	$ 208,320.00	$ (29,330.00)	-12%
2023-04	Nickolaus		Ogle	$ 499,950.00	$ 499,950.00	$ -	0%
2023-05	Anthony		Fiala	$ 163,280.00	$ 149,250.00	$ (14,030.00)	-9%
2023-06	Peter	A.	Kaser	$ 85,220.00	$ 81,650.00	$ (3,570.00)	-4%
2023-07	David	A.	Carbo	$ 190,820.00	$ 186,060.00	$ (4,760.00)	-2%
2023-08	Mahin	M.	Saeedi	$ 140,490.00	$ 134,610.00	$ (5,880.00)	-4%
2023-09	Richard	W.	Everett	$ 149,440.00	$ 145,100.00	$ (4,340.00)	-3%
2023-10	Kathleen		Daigle	$ 218,510.00	$ 186,840.00	$ (31,670.00)	-14%
2023-11	Matthew	D.	McKenna	$ 238,340.00	$ 238,340.00	$ -	0%
2023-12	Robert & Pamela		Wheeler	$ 161,280.00	$ 141,330.00	$ (19,950.00)	-12%
2023-13	Todd	M.	Drozd	$ 155,410.00	$ 155,410.00	$ -	0%
2023-14	Gary & Elaine		Wilson	$ 416,790.00	$ 416,380.00	$ (410.00)	0%
2023-15	Harold & Lois		Christensen	$ 191,800.00	$ 168,140.00	$ (23,660.00)	-12%
2023-16	Richard & Chikako		Peoples	$ 407,430.00	$ 374,580.00	$ (32,850.00)	-8%
2023-17	Robert		Casner	$ 400.00	$ 400.00	$ -	0%
2023-18	Robert		Casner	$ 390,460.00	$ 372,000.00	$ (18,460.00)	-5%
2023-19	E.Gaynell & Hendrik K.		MeiJ	$ 259,550.00	$ 233,720.00	$ (25,830.00)	-10%
2023-20	D.Jeanne		Messick	$ 449,630.00	$ 437,450.00	$ (12,180.00)	-3%
2023-21	Brian	D.	Bourgoin	$ 198,050.00	$ 192,170.00	$ (5,880.00)	-3%
2023-22	Jennifer		Jandreau	$ 232,150.00	$ 232,150.00	$ -	0%
2023-23	Joseph	L.	Pallone, Jr.	$ 272,080.00	$ 264,660.00	$ (7,420.00)	-3%
2023-24	Walter & Shari		Roguski	$ 171,010.00	$ 171,010.00	$ -	0%
2023-25	Mark		Mathena	$ 903,330.00	$ 806,100.00	$ (97,230.00)	-11%
2023-26	Mary Beth		Brown Traynor	$ 164,030.00	$ 164,030.00	$ -	0%
2023-27	Robert		Casner	$ 440.00	$ 440.00	$ -	0%
2023-28	Stephen	M.	Fedus	$ 348,900.00	$ 287,140.00	$ (61,760.00)	-18%
2023-29	Louis		Bedini	$ 119,580.00	$ 116,710.00	$ (2,870.00)	-2%
2023-30	Patricia		Smith	$ 245,040.00	$ 241,330.00	$ (3,710.00)	-2%
2023-31	Vincent	A.	Garofalo III	$ 718,850.00	$ 718,850.00	$ -	0%
2023-32	Robert		Casner	$ 450.00	$ 450.00	$ -	0%
2023-33	Robert		Casner	$ 350.00	$ 350.00	$ -	0%
2023-34	Marjorie	D.	Kagan	$ 344,750.00	$ 344,750.00	$ -	0%

2023-35	Greg		Landry	$	78,000.00	$ 78,000.00	$ -	0%
2023-36	Glen & Susan		Basale	$	332,530.00	$ 332,530.00	$ -	0%
2023-37	Mark		Thiede	$	28,450.00	$ 28,450.00	$ -	0%
2023-38	Laurie	A.	Soucier	$	283,370.00	$ 273,920.00	$ (9,450.00)	-3%
2023-39	Gary	R.	Bogan	$	210,270.00	$ 202,640.00	$ (7,630.00)	-4%
2023-40	Gary	R.	Bogan	$	210,010.00	$ 198,040.00	$ (11,970.00)	-6%
2023-41	Gary	R.	Bogan	$	93,940.00	$ 92,260.00	$ (1,680.00)	-2%
2023-42	Kelsey & Wayne		Caulfield	$	331,040.00	$ 317,600.00	$ (13,440.00)	-4%
2023-43	Mark & Catherine		Ematrudo	$	238,630.00	$ 209,160.00	$ (29,470.00)	-12%
2023-44	Nancy	P.	Barrett	$	440,580.00	$ 434,470.00	$ (6,110.00)	-1%
2023-45	Maureen	L.	Pierson	$	273,090.00	$ 259,700.00	$ (13,390.00)	-5%
2023-46	Joseph Paul		Ciccone	$	271,180.00	$ 268,450.00	$ (2,730.00)	-1%
2023-47	Daniel		Zimmerman	$	159,390.00	$ 139,720.00	$ (19,670.00)	-12%
2023-48	Frances		Hernadez	$	167,850.00	$ 162,250.00	$ (5,600.00)	-3%
2023-49	David	M.	Long	$	156,630.00	$ 116,030.00	$ (40,600.00)	-26%
2023-50	Peter	J.	Bass	$	205,820.00	$ 202,460.00	$ (3,360.00)	-2%
2023-51	Gina		Burns	$	81,870.00	$ 80,190.00	$ (1,680.00)	-2%
2023-52	Anthony & Amy		Saraco	$	394,000.00	$ 394,000.00	$ -	0%
2023-53	Agnes	M.	Thompson	$	165,280.00	$ 126,110.00	$ (39,170.00)	-24%
2023-54	David	W.	Lovejoy	$	518,200.00	$ 518,200.00	$ -	0%
2023-55	Arthur	J.	Ozimek	$	116,850.00	$ 116,850.00	$ -	0%
2023-56	Michael		Callahan	$	241,290.00	$ 211,540.00	$ (29,750.00)	-12%
2023-57	Richard & Emma		Aguilera	$	407,350.00	$ 366,330.00	$ (41,020.00)	-10%
2023-58	Geoffrey & Keira		Thompson	$	355,730.00	$ 336,130.00	$ (19,600.00)	-6%
2023-59	Brian		Pastuszak	$	378,140.00	$ 378,140.00	$ -	0%
2023-60	Lee & Jennifer		Tine	$	287,530.00	$ 245,250.00	$ (42,280.00)	-15%
2023-61	Susan		Borden	$	195,130.00	$ 184,520.00	$ (10,610.00)	-5%
2023-62	Patrick		Laffaye	$	814,870.00	$ 814,870.00	$ -	0%
2023-63	Christopher		Kurtin	$	118,940.00	$ 117,120.00	$ (1,820.00)	-2%
TOTAL					**$15,920,070**	**$15,139,590**	**-$780,480**	**-5%**