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**Minutes and Actions of the Manchester Board of Assessment Appeals**  
**(Page 1 of 2)**

Date of Meeting: Wednesday, January 13, 2016

Regular Members present: David Dumaine, William Overton, Stephanie Knybel

Alternate Members present: David Wichman, Timothy Bergin, Aprill Shines

Town of Manchester staff member present: John Rainaldi, Director of Assessment & Collection

1. Meeting called to order by David Dumaine at 6:32 PM. David Dumaine greeted all members, alternates and staff present.
2. A discussion was held regarding organizational matters. Bill Overton made a motion to appoint David Dumaine as Chair. Tim Bergin seconded the motion. All voted in favor.
3. David Dumaine made a motion to appoint Bill Overton as Secretary. Stephanie Knybel seconded the motion. All voted in favor.
4. The members and alternates then discussed the calendar for their special meetings for hearings/deliberations for the 2015 Grand List (and any other Grand Lists where applicable), and for the organizational meeting for January 2016. Stephanie Knybel made a motion to adopt the following meeting calendar:

Tuesday, March 1, 2016 at 6:30 PM  
Thursday, March 3, 2016 at 6:30 PM  
Saturday, March 5, 2016 at 8:30 AM  
Tuesday, March 8, 2016 at 6:30 PM (if necessary)  
Thursday, March 10, 2016 at 6:30 PM (if necessary)  
Monday, March 14, 2016 at 6:30 PM (if necessary)  
Tuesday, March 15, 2016 at 6:30 PM (if necessary)  
Saturday, September 10, 2016 at 8:30 AM (motor vehicle appeals only)  
Wednesday, January 11, 2017 at 6:30 PM (Organizational meeting)

Bill Overton seconded the motion. All voted in favor.

**Minutes and Actions of the Board of Assessment Appeals**

**Date: Wednesday, January 13, 2016**

**(Page 2 of 2)**

5. **Old business: A)** David Dumaine made a motion to approve all the minutes from the 2015 meetings held on March 7, 2015, March 11, 2015, March 12, 2015, March 18, 2015 and September 12, 2015. Stephanie Knybel seconded the motion. All voted in favor.
6. **New Business:** A discussion was held about whether or not all the alternates could vote on all appeal decisions. John Rainaldi indicated that based on the prior recommendation of the Town Attorney's Office, only the active members should vote on appeal decisions. Alternates should only vote when they are made active members. John Rainaldi will follow-up with the Town Attorney's Office again regarding this issue.
7. **Adjournment:** The meeting adjourned at 7:09 PM

**Respectfully submitted by: William Overton, Board of Assessment Appeals Secretary**

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JAN 18 2017  
78

**Minutes and Actions of the Manchester Board of Assessment Appeals**

**Date of Meeting:** Tuesday, March 1, 2016

**Members and Alternates present:** David Dumaine, Bill Overton, Stephanie Knybel, Dave Wichman, Tim Bergin and Aprill Shines

**Members and Alternates absent:** None

**Meeting called to order at 6:30 PM**

**Old Business:** N/A

**New Business:** N/A

**Assessment appeals heard/deliberated (all hearings and deliberations were for the 2015 Grand List, except where otherwise stated):**

1. Hector Martinez, Personal Property (Account # M00118975)  
Decision: Reduce full value to \$0, Delete Account (Vote 3-0)
2. Kathleen Willard, 83 Faith Circle, Real Estate  
Decision: No change, insufficient evidence (Vote 3-0)
3. Hugh Chan/Lifen Chan, 147 Eldridge Street, Real Estate  
Decision: No change, insufficient evidence (Vote 3-0)
4. Hallie Westcott, 44 Mather Street, Real Estate  
Decision: Reduce full value to \$119,700 (Vote 3-0)
5. Mark Blau, 2008 Saab Aero 9-3, Motor Vehicle  
2015 Grand List  
Decision: Reduce full value to \$6,730 (Vote 3-0)
6. Dianne Kuzmickas, Full Circle Riding Arena, Personal Property (Account # K00082414)  
Decision: No change, insufficient evidence (Vote 3-0)

**Minutes & Actions of the Board of Assessment Appeals**

**Date:** Tuesday, March 1, 2016

**Page 2**

7. Mohammed Raham, 2012 Acura TL, Motor Vehicle, 2014 Supplemental Grand List  
Decision: No change, insufficient evidence (Vote 3-0)
8. Mohammed Raham, 2012 Acura TL, Motor Vehicle, 2015 Regular Grand List  
Decision: No change, insufficient evidence (Vote 3-0)
9. Gerald Thibodeau, Personal Property (Account # MV150038, out-of-state/unregistered vehicle)  
Decision: No change, insufficient evidence (Vote 3-0)
10. Salvatore Mancini, 2011 Cadillac SRX Perf. Motor Vehicle  
Decision: Reduce full value to \$24,300 (Vote 3-0)
11. Mark Sturgis/MDS Properties, 21 Buckland Street, Real Estate  
Decision: Reduce full value to \$858,000 (Vote 3-0)

**Other business: N/A**

**Meeting adjourned at 10:40 PM**

**Respectfully submitted by: William Overton, Secretary**

**Minutes and Actions of the Manchester Board of Assessment Appeals**

JAN 18 2017

**Date of Meeting:** Thursday, March 3, 2016

**Members and Alternates present:** David Dumaine, Bill Overton, Stephanie Knybel, Dave Wichman, and Tim Bergin

**Members and Alternates absent:** Aprill Shines

**Meeting called to order at 6:30 PM**

**Old Business:** N/A

**New Business:** N/A

**Assessment appeals heard/deliberated (all hearings and deliberations were for the 2015 Grand List, except where otherwise stated):**

1. Melvin Rodriguez, Boogie Bears, Personal Property (Account # B00100555) Decision: Change net assessment with penalty to \$2,510 for 2015 Grand List, delete for 2016 Grand List (Vote 3-0)
2. Donald Mordavsky, Kids Station Pediatrics PC, Personal Property (Account # M00219000) Decision: No change, insufficient evidence (Vote 3-0) SEE MINUTES AND ACTIONS OF MARCH 5, 2016
3. David Grant, 2007 Acura MDX, Motor Vehicle (2014 Supplemental Grand List) Decision: Reduce full value to \$7,300, and apply credit and prorate (Vote 3-0)
4. David Grant, 2004 Subaru Legacy, Motor Vehicle (2015 Regular Grand List) Decision: Reduce full value to \$2,050 (Vote 3-0)
5. Philip Pinter, 278 Vernon Street, Real Estate Decision: Reduce full value to \$170,700 (Vote 3-0)
6. Dewey Richman Associates LLC, Real Estate Decision: Reduce full value to \$417,200 (Vote 3-0)

**Minutes & Actions of the Board of Assessment Appeals**

**Date:** Thursday, March 3, 2016

**Page 2**

7. Veterans of Foreign Wars of Manchester, 608 East Center Street, Real Estate  
Decision: Reduce full value to \$340,300 (Vote 3-0)

**Other business:** N/A

**Meeting adjourned at 9:00 PM**

**Respectfully submitted by: William Overton, Secretary**

**Minutes and Actions of the Manchester Board of Assessment Appeals**

JAN 18 2017

**Date of Meeting:** Saturday, March 5, 2016

**Members and Alternates present:** David Dumaine, Bill Overton, Stephanie Knybel, Dave Wichman, and Tim Bergin

**Members and Alternates absent:** April Shines

**Meeting called to order at 8:40 AM**

**Old Business:** N/A

**New Business:** N/A

**Assessment appeals heard/deliberated (all hearings and deliberations were for the 2015 Grand List, except where otherwise stated):**

1. Donald Mordavsky, Kids Station Pediatrics PC, Personal Property (Account # M00219000)  
Decision: No change, insufficient evidence (Vote 3-0)  
SEE MINUTES AND ACTIONS OF MARCH 3, 2016
2. McKee's Lawn Care LLC, Bandi XP90, Motor Vehicle  
Decision: Reduce full value to \$4,090 for the 2014 Supplemental and 2015 Regular Grand Lists (Vote 3-0)
3. Krista Burkamp, 1994 Ford Ranger, Motor Vehicle (2014 Supplemental Grand List)  
Decision: Reduce full value to \$1,000 (Vote 3-0)
4. Kristas Burkamp, 1994 Ford Ranger, Motor Vehicle (2015 Regular Grand List)  
Decision: Reduce full value to \$1,000 (Vote 3-0)
5. Nicholas D'Angelo, 1993 Nissan Sentra, Motor Vehicle (2014 Supplemental Grand List)  
Decision: Reduce full value to \$1,500 (Vote 3-0)
6. Shuelur Rahman, 2015 Toyota Rav 4, Motor Vehicle (2014 Supplemental Grand List)  
Decision: Reduce No change, insufficient evidence (Vote 3-0)

7. Shuelur Rahman, 2015 Toyota Rav 4, Motor Vehicle (2015 Regular Grand List)  
Decision: Reduce No change, insufficient evidence (Vote 3-0)
8. New England Car Care LLC, 2007 Dodge Caravan, Motor Vehicle (2015 Regular Grand List)  
Decision: Reduce full value to \$2,235 (Vote 3-0)
9. Leons Bramanis, 1976 Moncari Casual, Motor Vehicle (Personal Property, Unregistered vehicle)  
Decision: Reduce assessment to \$500 plus penalty, new assessment, \$630. (Vote 3-0)
10. Ebenezer Noakoh, 2006 Volvo, Motor Vehicle (2015 Regular Grand List)  
Decision: Reduce full value to \$4,800 (Vote 3-0)
11. Mrs. Auto Wash LLC, 2012 Ford Transit, Motor Vehicle (2015 Regular Grand List)  
Decision: Reduce full value to \$9,970 (Vote 3-0)
12. Philip Hickey, 1999 Ford F-150, Motor Vehicle (2014 Supplemental Grand List)  
Decision: Full year value \$1,825 @ 70% = 1,280 @ 50% proration - \$640 net assessment (Vote 3-0)  
SEE MINUTES AND ACTIONS OF MARCH 14, 2016
13. Jose Silveira, 1998 Ford, Motor Vehicle (2014 Supplemental Grand List)  
Decision: Reduce full value to \$3,245 (Vote 3-0)
14. Jose Silveira, 1998 Ford, Motor Vehicle (2015 Regular Grand List)  
Decision: Reduce full value to \$3,125 (Vote 3-0)
15. Jennifer Braese, 2004 Ford Freestar, Motor Vehicle (2015 Regular Grand List)  
Decision: Reduce full value to \$1,025 (Vote 3-0)



16. Michael Printz, 2013 Honda Accord Sport, Motor Vehicle  
(2014 Supplemental Grand List)  
Decision: Increase full value to \$22,055 (Vote 3-0)

17. Michael Printz, 2013 Honda Accord Sport, Motor Vehicle  
(2015 Regular Grand List)  
Decision: Increase full value to \$19,145 (Vote 3-0)

18. John Strohecker, 21 Reed Drive, Real Estate,  
Decision: Reduce full value to \$273,000 (Vote 3-0)

19. Patricia Cocuzzo, 25 Bridle Path Lane, Real Estate,  
Decision: Reduce full value to \$103,100 (Vote 3-0)

20. The JP Group LLC, 19 Summit Street, Real Estate,  
Decision: No change, insufficient evidence (Vote 3-0)

21. ATL Properties LLC, 145 South Main Street, Real Estate,  
Decision: No change, insufficient evidence (Vote 3-0)

22. Margaret Forman, 756 Hillstown Road, Real Estate,  
Decision: No change, insufficient evidence (Vote 3-0)

23. BKM Realty/TE Realty, 49 Regent Street, Real Estate,  
Decision: No change, insufficient evidence (Vote 3-0)

24. Bonnie Potocki, 161 Mckee Street, Real Estate  
Decision: No change, insufficient evidence (Vote 3-0)

**Other business: N/A**

**Meeting adjourned at 2:01 PM**

**Respectfully submitted by: William Overton, Secretary**

JAN 13 2017

**Minutes and Actions of the Manchester Board of Assessment Appeals**

**Date of Meeting:** Monday, March 14, 2016

**Members and Alternates present:** David Dumaine, Bill Overton, Stephanie Knybel, Dave Wichman, and Tim Bergin (Tim Bergin arrived at 7:30 PM)

**Members and Alternates absent:** Aprill Shines

**Meeting called to order at 6:30 PM**

**Old Business:** N/A

**New Business:** N/A

**Assessment appeals heard/deliberated (all hearings and deliberations were for the 2015 Grand List, except where otherwise stated):**

1. Winthrop Resources Corp., Personal Property, 2012 Grand List (Account # W0007600)  
Decision: No show – no change- revised results remain the same (Vote 3-0)
2. Philip Hickey, 1999 Ford F-150, Motor Vehicle (2014 Supplemental Grand List)  
Decision: Full year value \$1,825 @ 70% = 1,280 @ 50% proration - \$640 net assessment (Vote 3-0)  
SEE MINUTES AND ACTIONS OF MARCH 5, 2016
3. Family Dollar, Personal Property (Account # F00008100)  
Decision: No show – no change – audit results remain (Vote 3-0)
4. Joseph Dinardo, 47 Kimberly Drive, real estate  
Decision: Reduce full value to \$240,600 (Vote 3-0)
5. Aquatic Wildlife, Personal Property (Account # A00149511)  
Decision: Reduce assessment value to \$13,540 with penalty of 25% = \$16,930 (Vote 3-0)
6. Changbu Corporation- Rendezvous, Personal Property (Account # C00067064)  
Decision: No change, insufficient evidence (Vote 3-0)

**Minutes & Actions of the Board of Assessment Appeals**

**Date:** Monday, March 14, 2016

**Page 2**

7. Anthony Bruckner, Target Pest Control, Personal Property (Account # T00019015)  
Decision: Reduce assessment to \$190 plus penalty of 25% new assessment of \$240 (Vote 3-0)
8. Yong Sok Cho, L & L Fashion, Personal Property (Account # L00000612)  
Decision: No change, insufficient evidence (Vote 3-0)
9. Team Spirit LLC, Personal Property (Account # T00025211), (2012 Grand List)  
Decision: No change insufficient evidence (Vote 3-0)
10. Team Spirit LLC, Personal Property (Account # T00025211), (2013 Grand List)  
Decision: No change insufficient evidence (Vote 3-0)
11. Team Spirit LLC, Personal Property (Account # T00025211), (2014 Grand List)  
Decision: No change insufficient evidence (Vote 3-0)
12. Team Spirit LLC, Personal Property (Account # T00025211), (2015 Grand List)  
Decision: No change insufficient evidence (Vote 3-0)
13. Shad Chowdhury, S&H LLC, 172 Middle Turnpike West, real estate  
Decision: Per appellate court Case AC 33400, no change (Vote 3-0)
14. Main Street Manchester LLC, 681 Main Street, real estate  
Decision: Reduce full value to \$283,100 (Vote 3-0)

**Other business: N/A**

**Meeting adjourned at 9:45 PM**

**Respectfully submitted by: William Overton, Secretary**

JAN 13 2017

**Minutes and Actions of the Manchester Board of Assessment Appeals**

**Date of Meeting:** Saturday, September 10, 2016

**Members and Alternates present:** David Dumaine, Bill Overton, Dave Wichman, and Tim Bergin

**Members and Alternates absent:** Stephanie Knybel and Aprill Shines

**Meeting called to order at 8:30 AM**

**Old Business:** N/A

**New Business:** N/A

**Assessment appeals heard/deliberated (Motor Vehicle appeals only):**

1. Cheryl Brown, 2003 Chrysler Town & Contry  
Decision: Table until March 2017 per request to table for religious reasons (Vote 3-0)
2. Gary Kuhn, 1983 Yamaha XJ750R  
Decision: Reduce net assessment to \$500 (Vote 3-0)
3. Alan Binok, 1998 Honda Accord  
Decision: Reduce full value to \$3,025 (Vote 3-0)
4. Alan Binok, 1995 Honda Civic  
Decision: Reduce full value to \$1,525 (Vote 3-0)
5. Alan Binok, 2006 Toyota Sienna  
Decision: No change, insufficient evidence (Vote 3-0)
6. Gary Kuhn, 1991 BMW 325i  
Decision: Reduce net assessment to \$500 (Vote 3-0)
7. Sean Dzurenda, 2003 Dodge Stratus  
Decision: Reduce full value to \$2,725 (Vote 3-0)
8. James Sserunjogi, 2012 Kia Forte  
Decision: Reduce full value to \$9,000 (Vote 3-0)

**Minutes & Actions of the Board of Assessment Appeals**

**Date: Saturday, September 10, 2016**

**Page 2**

9. Morica Brown, 2007 Toyota Camry  
Decision: No change, insufficient evidence. (Vote 3-0)
10. David Barsamin, 2007 Honda Ridgeline  
Decision: No change, insufficient evidence. (Vote 3-0)
11. Patricia Barsamin, 2005 Honda Accord  
Decision: No change, insufficient evidence. (Vote 3-0)
12. Deborah Ravenwood, 2003 Honda Accord  
Decision: No change, insufficient evidence (Vote 3-0)
13. Valerie Fitzgerald, 1004 Honda Del Sol  
Decision: Reduce net assessment to \$500 (Vote 3-0)
14. Timothy Hunt, 2010 Ford F150  
Decision: Reduce full value to \$20,750 (Vote 3-0)
15. Morica Brown, 2004 Nissan Maxima  
Decision: Reduce full value to \$4,925 (Vote 3-0)
16. Ellen Listro, 1994 Toyota Land Cruiser  
Decision: Reduce net assessment to \$500 (Vote 3-0)
17. Gary Mack, 2012 Nissan Versa  
Decision: No show, no change (Vote 3-0)
18. Franklin Jerez, 2002 Mercedes ML320  
Decision: No show, no change (Vote 3-0)
19. Bruce Latourelle, 2012 Hyundai Veloster  
Decision: No show, no change (account was previously sent to the Town of Granby) (Vote 3-0)
20. Elaine McMahon, 1998 Honda Civic  
Decision: Reduce full value to \$2,860 (Vote 3-0)

**Minutes & Actions of the Board of Assessment Appeals**

**Date: Saturday, September 10, 2016**

**NOTE: THIS DOCUMENT IS UNOFFICIAL PENDING FINAL APPROVAL  
AND SIGNATURES BY THE BOARD OF ASSESSMENT APPEALS**

**Page 3**

21. David Wackter, 2016 Thor (2015 Ford Chassis)  
Decision: Reduce full value to \$108,000 (Vote 3-0)
22. Nicholas D'Angelo, 1993 Nissan Sentra  
Decision: Reduce full value to \$500 (Vote 3-0)
23. Frank Berk, Jr. 2000 Dodge Dakota  
Decision: Reduce full value to \$2,000 (Vote 3-0)
24. Joelle Missildine/Wankowicz, 2007 Ford Focus  
Decision: Reduce full value to \$2,735 (Vote 3-0)
25. Beatrice Opokumensha, 2006 Jeep Grand Cherokee  
Decision: Reduce full value to \$8,625 (Vote 3-0)
26. Farhat Nadeem, 2005 Honda Civic  
Decision: Reduce full value to \$2,955 (Vote 3-0)
27. Gregory Blecich, 2004 Chevrolet S10  
Decision: Reduce full value to \$7,625 (Vote 3-0)
28. Maryann Napolentano, 1999 Toyota Camry Solara  
Decision: Reduce full value to \$1,610 (Vote 3-0)
29. Natalia Balashova, 2008 Honda Civic  
Decision: Reduce full value to \$7,455 (Vote 3-0)
30. Anwar Khurshid, 2009 Chevrolet Impala  
Decision: Reduce full value to \$5,590 (Vote 3-0)
31. Barbara Corneliuson, 2006 Volvo S60  
Decision: Reduce full value to \$5,800 (Vote 3-0)
32. Peter Sirois, 2005 Chevrolet Silverado  
Decision: Reduce full value to \$13,000 (Vote 3-0)

**Minutes & Actions of the Board of Assessment Appeals**

**Date: Saturday, September 10, 2016**

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**Page 4**

Note: David Wichman was activated as BAA member, instead of alternate for deliberations for Appeals 1-16, while Tim Bergin remained as alternate. Tim Bergin was activated as BAA member, instead of alternate for deliberations for appeals 17-31, while Dave Wichman remained as alternate.

**Other business: N/A**

**Meeting adjourned at 3:32 PM**

**Respectfully submitted by: William Overton, Secretary**