

**Minutes and Actions of the Manchester Board of Assessment Appeals**  
**NOTE: THIS DOCUMENT IS UNOFFICIAL PENDING FINAL APPROVAL**  
**AND SIGNATURES BY THE BOARD OF ASSESSMENT APPEALS**

**Date of Meeting:** Wednesday, March 1, 2017

**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 2016 Grand List, except where otherwise stated):**

1. Vasken & Christine Bedrossian, 82 Foster Street  
Decision: No show, no change (Vote 6-0)
2. James Mikolajko, 169 Valley View Road  
Decision: Reduce fair market value to \$208,900 (Vote 6-0)
3. DFC of Manchester LLC, 480 Oakland Street  
Decision: No show, no change (Vote 6-0)
4. Allan Gosselin, 29 Beacon Street  
Decision: Reduce fair market value to \$4,400 (Vote 6-0)
5. James Stevenson/Sally Nyhan, 35 Chatham Drive  
Decision: No change, insufficient evidence (Vote 5-0)  
(Stephanie Knybel recused herself)
6. Mariana C. Filimon, 100 Vernon Street  
Tabled at March 1, 2017 meeting  
Decision at March 2, 2017 meeting: Reduce full market value to \$149,000 (Vote 6-0)  
Refer to Minutes & Actions for the March 2, 2017 meeting.
7. James Houck/Doreen Goodnough, 36 Kingswood Drive  
Decision: Reduce fair market value to \$392,000 (Vote 4-2)

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8. Marcus & Megan Hatfield, 198 Valley View Road  
Decision: No change, insufficient evidence (Vote 6-0)
9. 801-809 Main LLC (Joseph Tully), 801 Main Street  
Decision: Reduce fair market value to \$62,300 (Vote 6-0)
10. Mitchell Real Estate LLC, 423 Center Street  
Decision: Reduce full value to \$210,000 (Vote 6-0)
11. Cheryl Brown, 2003 Chrysler Town & Country (2015 Grand List, appeal tabled from September 10, 2016 Motor Vehicle Appeals meeting)  
Decision: Reduce fair market value on 2015 Grand List to \$2,000, assessment of \$1,400 (Vote 6-0)
12. Polar Capital Manchester LLC, Personal Property Account # B 00031513 (Personal Property audit, 2014-2016 Grand Lists  
Decision: No change, insufficient evidence (Vote 6-0).  
This appeal was deliberated again at the March 2, 2017 meeting, and at that time, the BAA requested that Assessor's Office staff contact Polar Capital Manchester LLC to schedule another appeal hearing. The BAA felt that the hearing last night focused only on the 2016 Grand List assessment and never really discussed the other two years. In the interest of conducting a hearing on those other two years, they felt it was best to conduct another hearing. John Rainaldi to contact Polar Capital Manchester LLC (Vote 6-0). The second hearing was then conducted at the March 7, 2017 meeting.  
Refer to Minutes & Actions for the March 2, 2017 meeting  
Refer to Minutes & Actions for the March 7, 2017 meeting.
13. Loren Andreo, 396 Bush Hill Road  
Tabled at March 1, 2017 meeting  
Decision at March 2, 2017 meeting: Reduce full market value to \$471,300 (Vote 6-0)  
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14. Joseph Gabarre, 58 Cooper Hill Street.  
Tabled at March 1, 2017 meeting  
Decision at March 2, 2017 meeting: No change, insufficient evidence (Vote 6-0)  
Refer to Minutes & Actions for the March 2, 2017 meeting.
15. Nancy Dowhan, 21 Canterbury Street  
Tabled at March 1, 2017 meeting  
Decision at March 2, 2017 meeting: No change, insufficient evidence (Vote 6-0)  
Refer to Minutes & Actions for the March 2, 2017 meeting.
16. Allan & Debra Dascanio, 159 Gerald Drive  
Tabled at March 1, 2017 meeting  
Decision at March 2, 2017 meeting: Reduce full market value to \$309,000 (Vote 6-0)  
Refer to Minutes & Actions for the March 2, 2017 meeting.
17. David & Nancy Malick, 175 Gerald Drive  
Tabled at March 1, 2017 meeting  
Decision at March 2, 2017 meeting: Reduce full market value to \$290,700 (Vote 6-0)  
Refer to Minutes & Actions for the March 2, 2017 meeting.
18. Anne M. Lukas, 2 Cantone Circle  
Tabled at March 1, 2017 meeting  
Decision at March 2, 2017 meeting: No change, insufficient evidence (Vote 6-0)  
Refer to Minutes & Actions for the March 2, 2017 meeting.
19. Donald Lappen, 52 Wadsworth Street  
Tabled at March 1, 2017 meeting  
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- 20: Edward & Mary Gorman, 315 Grissom Road  
Tabled at March 1, 2017 meeting  
Decision at March 4, 2017 meeting: Reduce full market value to \$249,700 (Vote 6-0)  
Refer to Minutes & Actions for the March 4, 2017 meeting.
21. Kowalski Family Trust, 34 Cantone Circle  
Tabled at March 1, 2017 meeting  
Decision at March 2, 2017 meeting: Reduce full market value to \$274,200 (Vote 6-0)  
Refer to Minutes & Actions for the March 2, 2017 meeting.
22. Steven Grota/Danielle Dedominic, 68 Lookout Mountain Road  
Tabled at March 1, 2017 meeting  
Decision at March 4, 2017 meeting: Reduce full market value to \$283,600 (Vote 6-0)  
Refer to Minutes & Actions for the March 4, 2017 meeting.
23. May Department Stores, 181 Pavilions Drive  
Tabled at March 1, 2017 meeting  
Decision at March 4, 2017 meeting: No change, insufficient evidence (Vote 6-0)  
Refer to Minutes & Actions for the March 4, 2017 meeting.
24. May Centers Associates Corp., 183 Pavilions Drive  
Tabled at March 1, 2017 meeting  
Decision at March 4, 2017 meeting: No change, insufficient evidence (Vote 6-0)  
Refer to Minutes & Actions for the March 4, 2017 meeting.
25. Luis & Sigrid Oliva, 58 Wellman Road  
Tabled at March 1, 2017 meeting  
Decision at March 4, 2017 meeting: Reduce full market value to \$182,300 (Vote 6-0)  
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**Other business:** N/A

**Meeting adjourned at 11:04 PM**

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