

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

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Date of Meeting: Thursday, March 9, 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. Tolland Turnpike Associates, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 360 Tolland Turnpike
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
2. Kylon-Hale Road LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 147 Hale Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
3. Manchester Manor Realty LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 385 West Center Street
Decision: No change, insufficient evidence (Vote 6-0)
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4. Arbors of Hop Brook Limited Partnership, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 403 West Center Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
5. Manchester Properties LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 178 Hartford Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
6. Partridge LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 465 Hartford Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
7. Partridge LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 485 Hartford Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
8. Ronald G. Schaller Revocable Trust, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 347 Center Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
9. Arthur D. Schaller, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 351 Center Street
Decision: No change, insufficient evidence (Vote 6-0)
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10. Arthur D. Schaller, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 361 Center Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
11. Schaller, Inc., David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 365 Center Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
12. Oakland Heights Associates, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 360 Oakland Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
13. MDS Properties, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 21 Buckland Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
14. Redmond Manchester Properties, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak),
179 Deming Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
15. Phoenix Manchester, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 116 East Center Street
Decision: No change, insufficient evidence (Vote 6-0)
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16. Cheney Office Building Associates, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 146 Hartford Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
17. KWL Family Holdings, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 527 Middle Turnpike East
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
18. Galaxy Investments, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 100 Tolland Turnpike
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
19. Kayli Real Estate, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 117 Colonial Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
20. Harvey Propco, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 730 Parker Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
21. Retail Property Two, LLC, David Johnson/Joseph C. Sansone Co. (by Attorney David Gussak), 33 Adams Street
Decision: No change, insufficient evidence (Vote 6-0)
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22. The Donwell Company, David Johnson/Joseph C. Sansone Co.
(by Attorney David Gussak), 130 Sheldon Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
23. Fibro-Cheney LLC, David Johnson/Joseph C. Sansone Co. (by
Attorney David Gussak), 130 Hartford Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
24. GLK Realty Limited Partnership, David Johnson/Joseph C.
Sansone Co. (by Attorney David Gussak),
220 North Main Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 7, 2017
Refer to Minutes & Actions for the March 7, 2017 meeting
25. CCO, LLC, Michael Reiner, Esq. (by Attorney David Gussak),
653 Center Street
Decision: No change, insufficient evidence. (Vote 6-0)
26. Hutton Capital Management, LLC, Michael Reiner, Esq. (by
Attorney David Gussak), 71 Cooper Street
Decision: No change, insufficient evidence. (Vote 6-0)
27. Khalid Investment Group, LLC, Michael Reiner, Esq. (by
Attorney David Gussak), 67 Oakland Street
Decision: No change, insufficient evidence. (Vote 6-0)
28. K Brothers, LLC, Michael Reiner, Esq. (by Attorney David
Gussak), 653 Center Street
Decision: No change, insufficient evidence. (Vote 6-0)
29. St. Rabon Private Equity, LLC, Michael Reiner, Esq. (by
Attorney David Gussak), 501 Middle Turnpike East
Decision: No change, insufficient evidence. (Vote 6-0)

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30. Puka Three, LLC, Michael Reiner, Esq. (by Attorney David Gussak), Personal Property Account # G00099524, Personal Property Audit, 2013 Grand List.
Decision: 2013 Not subject to appeal (Vote 6-0)
NOTE: This account did not exist on the 2013 Grand List, the appeal appears to have been filed by mistake
31. Puka Three, LLC, Michael Reiner, Esq. (by Attorney David Gussak), Personal Property Account # G00099524, Personal Property Audit, 2014 Grand List.
Decision: No change, insufficient evidence (Vote 6-0)
32. Puka Three, LLC, Michael Reiner, Esq. (by Attorney David Gussak), Personal Property Account # G00099524, Personal Property Audit, 2015 Grand List.
Decision: No change, insufficient evidence (Vote 6-0)
33. Puka Three, LLC, Michael Reiner, Esq. (by Attorney David Gussak), Personal Property Account # G00099524, Personal Property Audit, 2016 Grand List.
Decision: No change, insufficient evidence (Vote 6-0)
34. BHC Associates, Limited Partnership (by Attorney Robert DeCrescenzo)
Decision Tabled, pending further information (Vote 6-0)
35. Oak Street Apartments, LLC (by Attorney Scott Chadwick), 82 Oak Street
Decision: No change, insufficient evidence (Vote 6-0)
36. Hale Road Plaza, LLC, (by Glen Saindon, Ryan, LLC)
120 Hale Road
Decision: No change, insufficient evidence (Vote 6-0)
37. EPT Nineteen, Inc. (by Glen Saindon, Ryan, LLC)
51 Red Stone Road
Decision: No change, insufficient evidence (Vote 6-0)

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38. EPT Nineteen, Inc. (by Glen Saindon, Ryan, LLC)
61 Red Stone Road
Decision: No change, insufficient evidence (Vote 6-0)
39. EPT Nineteen, Inc. (by Glen Saindon, Ryan, LLC)
99 Red Stone Road
Decision: No change, insufficient evidence (Vote 6-0)
40. Aetna Life Insurance Co., (by Glen Saindon, Ryan, LLC)
260 Progress Drive
Decision: No change, insufficient evidence (Vote 6-0)
41. Aetna Life Insurance Co., (by Glen Saindon, Ryan, LLC)
349 Progress Drive
Decision: No change, insufficient evidence (Vote 6-0)
42. Bidwell Realty, LLC, (by Attorney J. Martin Acevedo),
333 Bidwell Street
Decision: No change, insufficient evidence (Vote 6-0)
43. Westside Realty Investments, LLC, (by Attorney J. Martin
Acevedo), 333 Bidwell Street
Decision: No change, insufficient evidence (Vote 6-0)
44. Mark Blau, 2008 Saab 9-3 Aero
(2016 Motor Vehicle Regular Grand List)
Decision: No change, insufficient evidence (Vote 6-0)
45. Mark Blau, 2016 Ford Focus RS
(2015 Motor Vehicle Supplemental Grand List)
Decision: No change, insufficient evidence (Vote 6-0)
46. Mark Blau, 2016 Ford Focus RS
(2016 Motor Vehicle Regular Grand List)
Decision: No change, insufficient evidence (Vote 3-3)
NOTE: A majority is needed to change an assessment

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47. Mark Blau, 46 Russell Street
Decision: Reduce full value to \$184,600 (Vote 6-0)

48. Marilee French, 25 Linden Street
Decision: Reduce full value to \$184,600 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting

49. Robert & Karen Spada, 306 Kennedy Road
Decision: Reduce full value to \$239,900 (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting

50. Philip and Judith Edelson, 184 Ludlow Road
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting

51. E-Square Investments, LLC (by Chandler Echols), 173
Wetherell Street
Decision: No change, insufficient evidence (Vote 6-0)
Hearing held on March 2, 2017
Refer to Minutes & Actions for the March 2, 2017 meeting

52. K Brothers, LLC, Michael Reiner, Esq. (by Attorney David
Gussak), 435 Main Street
Tabled at March 9, 2017 meeting
Decision at March 15, 2017 meeting: No change, insufficient
evidence (Vote 6-0)
Refer to Minutes & Actions for the March 15, 2017 meeting

Other business: N/A

Meeting adjourned at 10:54 PM

Respectfully submitted by: William Overton, Secretary