

**The Board of Assessment Appeals  
Town of Goshen  
North Street Goshen, CT 06756  
March 9, 2024, 9:00 am  
Special Meeting**

Present: Board of Assessment Appeals members Henrietta Horvay (alternate), Audrey Blondin, Donna Molon, Lynette Miller, and Assessor Lucy Hussman.

Call Meeting to Order: Lucy Hussman called the meeting to order at 9:03 am.

**Audrey Blondin motioned to elect Donna Molon as chairperson, Lynette Miller seconded and the motion passed unanimously.**

The board discussed the properties details with the assessor Lucy Hussman

Donna Molon motioned for a 20 minute recess, seconded by Audrey Blondin, and passed unanimously. The board entered recess at 9:40 am and returned from recess at 10:00 am. Assessor Lucy Hussman left the meeting when the board went into recess at 9:40 and did not return until after the hearings concluded.

10:00 am

Property Owner: Deborah & Thomas Carey

Represented by: Thomas Carey

Property: 40 Birchwood Lane

Reason for Appeal: Mr. Carey states the assessed value is too high after revaluation at \$400,120 and suggests that \$380,000 is more equitable. Mr. Carey presented materials on the land value and says that of the four acres of land, only one acre of land is now usable as the wetlands have encroached into the land since its purchase. Mr. Carey provided comparables on other properties to support his claim.

Decision: The board agrees the land can be reduced by a 50% condition factor for the 2.34 acres affected. This changes the assessed value from \$400,120 to \$394,870.

10:15 am

Property Owner: Rodwell Crawford

Represented by: Rodwell Crawford

Property: 220 Old Middle Street

Reason for Appeal: Mr. Crawford expressed concern that his taxes increased and said that his neighbors did not receive an increase after the 2022 revaluation. No materials or documentation were provided.

Discussion: The property was purchased in 2018 with taxes at \$6,384 and is currently at \$6,439. The neighboring properties assessments did increase from the 2022 assessments and some properties have mitigating circumstances that affect taxes.

Decision: No changes are necessary.

10:30 am

Property Owner: Michael Leitman

Represented by: Michael Leitman

Property: 12 Wynwood Court

Reason for appeal: Mr. Leitman states that the building assessment of this property is too high. He provided documentation of comparables of five homes and stated the land values for each parcel is similar. He stated the building assessment of his property is double per sq ft and the home is not sufficiently different from the others. Mr. Leitman stated this property was assessed at 227 per sq ft. and the comparables are assessed at \$71-104 per sq ft.

Mr. Leitman stated that the field card incorrectly notes the square footage of his residence at 5055 sq ft. He provided architectural drawings that showed the square footage to be 4,675 sq ft

Discussion: The architectural drawings support a square footage of 5055 sq ft as measured from the exterior. The comparables provided by Mr. Leitman were unrenovated houses and were not analogous.

Decision: No changes at this time. Board members will accompany the assessor Lucy Hussman for remeasuring of the exterior of the house.

Next meeting on Wednesday March 13, 2024, at 1:15 pm

**Lynette Miller made a motion to adjourn the meeting. Audrey Blondin seconded the motion, and the motion was carried unanimously. The meeting was adjourned at 11:42 am**



Submitted by

Lee Kennedy

Commission Clerk

Received March 11, 2024 @ 2:23 PM  
Attest Baudin Z Buu  
Goshen Town Clerk