

**Board of Assessment Appeals
Town of Goshen
42 North Street, Goshen CT
Town Hall Conference Room
Special Meeting**

Present: Board members Donna Molon (Chairman), Audry Blondin, Lynette Miller, Henrietta Horvay (alternate) and Assessor Lucy Hussman

Donna Molon called the meeting to order at 1:16 pm.

The board met to discuss 12 Wynwood Court. Donna Molon and Lucy Hussman went to the property on 3/12/2024 to confirm the measurements, property details and to take photos. It was discovered that the records were missing a generator, concrete patio, stone patio by the lake and that the front entry to the house is a heated/conditioned area that is not separate from the rest of the first floor. Minor adjustments were made to some of the dimensions of the house and the square footage of living area over the garage and the study over the "game room" were adjusted.

There was a discussion about the changes, the grade and condition of the dwelling and other properties with a similar grade. There also was a discussion about the comparable properties that were presented at the hearing. These may have been comparable to the subject property when it was purchased in 2021 but not after the major renovations/addition that were completed in 2023.

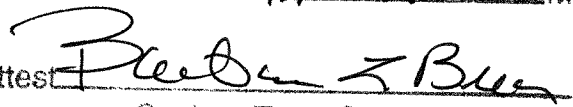
After the adjustments were applied, the square footage of living area increased from 5,055 to 5,104 and the assessment increased from \$1,795,796 to \$1,799,960. Lynette Miller made a motion to accept these changes and the revised assessment as presented. The motion was seconded by Donna Molon. The motion passed with Lynette Miller and Donna Molon in favor and Audry Blondin opposing the motion.

Audry Blondin made a motion to adjourn the meeting. Lynette Miller seconded the motion and the motion passed unanimously. The meeting adjourned at 1:49 pm.

Submitted by
Lucy Hussman
Acting BAA Clerk



Received March 13, 2024 @ 3:43 P.M.

Attest 
Goshen Town Clerk