

RECEIVED

SOMERS, CT

MAR 24 2026

ASSESSOR'S OFFICE
SOMERS, CT

TOWN OF SOMERS
BOARD OF ASSESSMENT APPEALS
REGULAR MEETING MINUTES (AMENDED)

Monday, March 16, 2026

and

Tuesday, March 17, 2026

A.) CALL TO ORDER: Chairmen Della Froment called the meeting to order at 5:36 pm.
Members present: Della Froment, Chair, Keith Burger and Christophe Huestis
members. Meeting agenda to review and decisions on appeals.

Reviewed and approved minutes from March 10, March 12, and March 13, 2026. 3-0-0

Appeal from Jahon Karvandi of 104 Parker Rd. 54% increase, presented comparables of 8 Franklin Woods, 63 Maple St, 32 Parker Rd, 87 Parker Rd, 17 Beverly Dr, 27 Maple Ridge and 539 Billings Rd. States property has 21 year old furnace and water heater has small leak.

Appeal reviewed - Denied - 3-0-0

Appeal from Michelle Michals of 24 Quality Ave. states newer siding and roof, however roof leaks still Home has many structural issues and powder post beetles. Addition and upstairs bath can not be used. Requested inspection from board, which board will inspect on Saturday, March 14, 2026.

Board fully inspected property on Saturday, March 14, 2026 - Reduced dwelling only with appraised value 75,000. New assessment 103,740.

Appeal approved 3-0-0.

Appeal from John Mailhot of 46 Green Tree Ln, states that Vision did lower assessment during phone review. Presented listing of homes with old assessments and percentage of increase.

Appeal reviewed. Denied - 3-0-0

Appeal from David Lloyd of 7 Hampden Rd presented a market analysis done on February 16, 2026 for the board with a suggested market price of \$274,333. Board requested inspection which Mr. Lloyd agreed to and will inspect on Saturday March 14, 2026, due to condition of original structure.

Board fully inspected on Saturday, March 14, 2026. Reduce dwelling for full assessment of 200,500. Approved 3-0-0.

Appeal from John Bernier of 3 Hitching Post Ln states is appealing land value due to Eversource Easement. Mr. Bernier stated that there was a lot line adjustment done a few years ago and the 2 barns that or listed on his brother's property abutting are actually on this property. Presented comparables of 143 Root Rd, 19 Root Rd, 197 Wod Rd and 184 Wood Rd.

Appeal reviewed. Denied 3-0-3. Also advised Assessor that Mr. Bernier stated to the board that the 2 barns on his neighbor's street card should be on his property.

Appeal from Stephen Merone of 10 Hangdog Ln presented 3 comparables at 14 Hangdog Ln, 89 Cooksville Rd, 31 Pleasant View Dr, 95 Franklin Wood Dr and 46 Piper Ln. States interior is all original and needs work.

Appeal reviewed. Denied 3-0-0.

Appeal from Jean Magnificent of 24 Main St states house is all original of 26 years old.

Appellant states that does not agree that the street card was changed from a "C" to a "C+" when no one inspected the property. Master bath is 7 ½ feet x 8". Feels that the traffic is a issue for property value.

Appeal reviewed, Reduce dwelling so .that the new assessment total is 326,750. Approved 3-0-0.

Appeal from Juan and Yhidda Ocasio of 16 Hickory Hill Dr states that the home has mold issues and foundation cracks and feels it would be 75K to 100K to cure. Water runs down driveway, has curtain drains in from and back of house but still is affecting the lower level which is still unfinished in the raised ranch. Interior all original 1971. Presented photographs of interior with issues.

Appeal reviewed. Reduce dwelling so that the new total assessment is 227,400.
Approved 3-0-0.

Appeal from Joseph Cassarino cancelled. No Action by the Board.

Appeals from Darlene Lemiech and Deneen Jones are no action as neither appeared for the hearings.

Appeal from George Mentak of 45 Tanglewood Dr. states he owns a Stonington Model I at 1680 square feet and the garage is 400 square feet not 1762 square feet and 440 square feet as represented on street card. Also stated that the generator was installed in 2022. Did have a phone interview with Vision and no change was made. Presented to the board 7 comparables within Somers Village of 10, 38,62,113,118,154 and 170 Nutmeg Dr.

Appeal reviewed. Requested Assessor provide value for Stoneington I value, correct square foot and garage square foot.
Assessment now 361,600 after changes.
Approved 3-0-0.

Appeal from Nancy Cole of 133 Root Rd filed final business personal property declaration on December 8, 2025, after first filing declared N/A on all categories. Stated that all equipment is older and completely on-line web designs. Declaration states #16 has gross total of depreciated value of 581.05 and #20 of depreciated value of 345.80. Total depreciated value of 926.85.

Appeal reviewed. Reduced assessment to 2,500 and 25% penalty, total 2,563.
Approved 3-0-0

Appeal from Wayne Wegrzyn of 15 Heritage Dr states that the house is all original in 2003. Gave listing of comparables and pictures showing that they have done no maintenance. The comparables he presented are 32 Michele Dr, 63 Maple Ridge, 491 Main St, 100 Sokol Rd and 20 Battle St.

Appeal reviewed. Reduce dwelling so that the total assessment is 297,300.
Approved 3-0-0.

Appeal from Diana Courtney of 10 Newsome Ave was formally a rental and is in original 1985 condition and has over 30-year roof. Many structural issues and condition problems. Presented interior and exterior photos.

Appeal reviewed. Reduce dwelling so that the dwelling assessment is 92,750.
Approved 3-0-0

Appeal from James R Caldwell of 98 Nutmeg Dr appealing CGS 12-81(83) , PA25-2 PA 24-46 with the 100% Permanently and Totally Disabled Service-Connected Disability.

Appeal reviewed. Denied 3-0-0.

Appeal from Suzanne Calvanese of 91 Springfield Rd. states that ceiling has crack in living room, needs windows. Appellant states that the real changed to good condition but was not interior inspected. Feels traffic is a issue to the value.

Appeal reviewed. Reduce dwelling so that the total assessment is 250,200. Approved 3-0-0

Appeal from Jean Hutton Revocable Trust Mr. Rick Hutton represented ownership. States pools is over 50 years old and should not have any value but did state that they do uses it, they stated they are on the third liner and costs more than \$100 per month to have.

Appeal reviewed. Reduce pool value so that the total assessment is 281,950.
Approved 3-0-0.

Appeal from Yvonne Ordonez of 36 Birch Hill Rd states house has significantly deferred maintenance and would cost about 129K to update house. House has flex and corrugated duct work and is coming apart. Stated that there is very little air flow. Presented quotes on replacing and repairs.

Appeal reviewed. Denied 3-0-0.

Appeal from David Robbins of 14 Blue Ridge Dr states that no deferred maintenance has been done and everything needs to be done. Stated back porch is a tear down, ceilings shows roof leaks, kitchen is original and has electric heat.

Appeal reviewed. Denied 3-0-0.

Appeal from Richard and Susan Ryder of 5 Royal Manor states that no work has been done to the property and why at B-? requests that it be a C or C- and it is average original 2000 condition. States that the garage across the street on Hall Hill RD is an issue. Appellant states that at the 2020 reval was changes were not reflected on the 2025 street card that it should go back to the 2020 data. Presented photos of neighborhood.

Appeal reviewed. Denied 3-0-0.

Appeal from Leon Allegretti of 151 Pinney Rd. Appellant states the house was built in 1985 with soft pine wood floors, has linoleum floors in kitchen and bath. Foundation repairs were done in 2016. Kitchen has Formica counters and the second bedroom has no closet. Request that the changes to flooring and the patio pavers not concrete be corrected. States that the master bath has only a tub and no shower. Mr. Allegretti presented photos of the interior of the home. After foundation repairs there are still cracks and settlement issues throughout the home. Presented comparables of 189 Battle St, 178 Hall Hill Rd , 59 Sunset Dr, 99 Four Bridges Rd and 632 Main St.

Appeal reviewed. Reduce dwelling so that the total assessment to 273,800.
Approved 3-0-0.

Appeal from Harold Eastwood of 907 Main St just purchased for \$176,000 but confirmed that it was a private sale, not on the open market. Mr. Eastwood states that the home needs roof, windows, doors as all are over 10 to 15 years old or more. He verbally referred to recent sales of 20 Battle St., 17 Country Rd, and 52 School St.

Appeal reviewed. Reduce dwelling so that the total assessment is 149,000.
Approved 3-0-0.

Appeal from Harold Eastwood of 624 Springfield Rd states that the property needs updating to be at the level as recently sold properties. He refers the same properties as his other appeal of 907 Main St.

Appeal Reviewed. Denied 3-0-0.

Appeal from Gary Schiessl of 26 Harvest Hill Dr. States very few ranches have sold and feels 34 Bradfield is the closest comparable to his. Also presented other properties for review to his property.

Appeal reviewed. Reduce dwelling assessment so that the total assessment is 437,500.
Approved 3-0-0.

Appeal by Joseph Cardinale of 88 White Oak Rd states that house needs windows and has original 1984 kitchen and baths. Appellant also states that the finished basement area is incorrect and requests adjustment, based on Mr. Cardinale's statement and location of finished vs unfinished area, the finished area should be 1466 sq feet.

Appeal reviewed. Denied 3-0-0.

Appeal by Kenneth & Anicia Young of 163 Bilton Rd states there have been no updates to the home in 10 years. States that comparables to the horse farm would be 732 Hall Hill, 247 Hall Hill, 15 Aspin Ridge and 269 Watchaug Rd. Also states that the area over the garage is not and was never finished. Board agreed to inspection on Saturday, March 14, 2026.

Appeal reviewed. Board viewed garage and area above garage on March 14, 2026. Not finished. Reduce dwelling assessment to a total of 539,590.
Approved 3-0-0.

Appeal by Eric & Chelsea Michael of 8 Franklin Woods Dr. They stated that they purchased the property on the open market for \$530,000 after the listing had a few reductions. Home is a 1976 interior with no updates and needs extensive work. Feels that 96 Franklin Wood is closest to their home but has had updates.

Appeal reviewed. Reduce dwelling assessment to a total of 530,000. Approved 3-0-0.

Appeal from Derek Kline of 20 Pond Cir. Purchased property on 3-9-2021 for \$755,000 and presented Foundation Assessment conducted by grantor done on April 28, 2020. This report states Level 1 and in the Closing Comments of the report states "no clear and distinct evidence of the effects of pyrrhotite-bearing aggregate in the concrete was observed."

Appeal reviewed. Denied 3-0-0.

Appeal from David McCollum of 44 Beverly Dr. Evidence of the fire at the property. There is no plumbing, electricity, no kitchen, only half bath but no water system. What remains of the structure is used exclusively as storage. Also feels that due to the topography of the lot, the value should be less.

Appeal reviewed. Reduce dwelling assessment so that the total assessment is 148,300.
Approved 3-0-0.

Appeals from Melville Thorne, Mohammad Ali Hazzatji – no show – no action taken.

Appeal from James & Lynne O’Hearn – cancelled. No Action

Appeal from Edward Smaha of 184 and 190 Mountain View Rd. 190 Mountain View is a vacant parcel of 2.31 acres. Property was purchased in 2021 for \$35,000 . comparables provided are 11 Lake Dr, 64 Pine Knob. 184 Mountain View Rd provided 204 Mountain View, 247 Mountain View and 177 Mountain View as comparables. Also state property can’t be developed due to the lack of frontage.

184 Mountain View appeal reviewed. Denied 3-0-0.

190 Mountain View appeal reviewed. Reduce lot assessment to 52,500, Approved 3-0-0.

Appeal from Cheryl Leslie of 3 High Meadow Crossing states that the lot is at the corner of High Meadow and George Wood and has heavy traffic and lots of trash by drivers. Provided a Zillow report.

Appeal reviewed. Denied 3-0-0.

Appeal from Jarmoc Farms LLC – Owen, Matthew and Steve Jarmoc present for 120 Watchaug Rd. states that there is no garage on the property just the one hanger structure.

Runway invoice submitted with final cost of \$337,063.40. Feels that they are restricted due to utilization as a private use only not like Skylark and Ellington Airports which are commercial.

Appeal reviewed. Requested assessor removed value of garage from street card.

Appeal from Jarmoc Farms LLC – Owen, Matthew and Steve Jarmoc present for 218 Shaker Rd. States house has been vacant since December 2024. The exterior is lead paint and waiting for estimate on demolition. They feel approximately \$40K to demolish the house.

Also feel the land value should reflect that the development rights were sold to the State . They want the farm buildings to reflect the Town of Somers Resolution from 2008 be applied to all their farm buildings and should reflect the Stipulated Judgement from February 2024 to current value.

Appeal from Jarmoc Farms LLC – Owen, Matthew and Steve Jarmoc present for 36 Northwest Dr, 520 Hall Hill, 111 Watchaug, 540 Hall Hill Rd, 520 Hall Hill Rd request that excess land should be in PA490 and that all should reflect values on the barns with the Town's farm buildings exemption be applied.

36 Northwest Dr. Appeal reviewed: PA490 accurately applied. Exemption verified has been applied.

Appeal denied. 3-0-0.

120 Watchaug Rd. Assessor to remove garage. Reduce runway for a total property assessment of 1,141,600.

Appeal approved 3-0-0.

218 Shaker Rd. appeal reviewed. Verified PA490 and barn exemptions appropriately applied. Reduce dwelling so that the total property assessment is 362,810.

Appeal approved 3-0-0.

506 Hall Hill Rd appeal reviewed. Verified that PA 490 was appropriately applied.

Appeal denied 3-0-0.

540 Hall Hill Rd appeal reviewed. Verified that PA 490 was appropriately applied.

Appeal denied 3-0-3.

520 Hall Hill Rd appeal reviewed. Verified that PA 490 was appropriately applied.

Appeal denied 3-0-0.

111 Watchaug Rd appeal reviewed. Verified PA490 appropriately applied. Request that assessor move photo of hanger to 120 Watchaug Rd.

Appeal denied. 3-0-0.

Appeal from Helder Nunes of 96 White Oak Rd states that although it has a White Oak address it most compares with properties on Bridle Path. States that the average of

abutters on White Oak have averaged 16% increase. The storage containers is now one structure as interior walls have been removed.

Appeal reviewed. Will advise assessor that the outbuilding storage container is also heated and electric per photos shown during appeal. Reduce total assessment to 714,000.

Approved 3-0-0.

Appeal from Joyanne Billion of 14 Cedar Hill Ter submitted listing of colonial homes in her neighborhood with range of 37 to 47% while hers is 60.38% increase. Her home is 1980's kitchen and downstairs bath is also original. Other baths updated 15 years ago. Appellant feels 37% to 42% fair.

Appeal reviewed. Reduce dwelling so that the total assessment is 321,000.

Approved 3-0-0.

Meeting adjourned 6:58 pm.

Respectfully submitted by Della Froment, Chair.