

TOWN OF AVON  
BOARD OF ASSESSMENT APPEALS  
March 7, 2024

Members present: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh, Mike Guerrero  
Not present: Chelsea Ross

The meeting opened at 6:00 p.m.

The Board split into groups of 2 to hear appeals.

**Appeal #5: 4 Boxwood Circle - Artur Petrosyan & Karine Abalyan**

**Heard by: Norman Sondheimer & Mike Guerrero**

**Decided by: Norman Sondheimer, Mike Guerrero, Jeffrey Maguire & Kershwin Singh**

The owners feel the assessment is too high for a 2 bedroom townhome. They stated the interior was old and they feel the assessment should be in the area of \$250,000.

The Board reviewed the information provided, as well as comparable sales within this condo complex and model types. The Board determined the assessment was fair and reasonable. A motion was made and passed unanimously to deny a change in assessment.

Motion made by Jeff Maguire and seconded by Kershwin Singh.

**Appeal #9: 37 Conifer Lane - Robin Lee Bozek**

**Heard by: Norman Sondheimer & Mike Guerrero**

**Decided by: Norman Sondheimer, Mike Guerrero, Jeffrey Maguire & Kershwin Singh**

The owner feels her assessment increase is not reasonable. She stated that she would not be able to get \$300,000 for her condo.

The Board reviewed the information submitted as well as comparable sales within the condo complex and decided the assessment is fair and reasonable. A motion was made by the Board and passed unanimously to deny a change in assessment.

Motion made by Mike Guerrero and seconded by Norman Sondheimer.

**Appeal #19: 2 New Road - Faye Demski**

**Heard by: Norman Sondheimer & Mike Guerrero**

**Decided by: Norman Sondheimer, Mike Guerrero, Jeffrey Maguire & Kershwin Singh**

Owner states the value of her home is no more than \$100,000. It is a 1900 house built into a hill and has barely any land. House sits right on the road, has issues with water run-off on both sides and there is no parking on the property. No upgrades have been made.

The Board reviewed her concerns regarding the property and decided a reduction was necessary. The Board voted to adjust Depreciation from 35% to 50%. (3 in Favor, 1 Against)

Motion made by Jeffrey Maguire and seconded by Mike Guerrero.  
Member not in favor: Kershwin Singh

**Appeal #23: 17 Parker Road - Vince Campisi**

**Heard by: Norman Sondheimer & Mike Guerrero**

**Decided by: Norman Sondheimer, Mike Guerrero, Jeffrey Maguire & Kershwin Singh**

Mr. Campisi states that his assessment is higher than sales comparisons in his area.

The Board carefully reviewed the property cards for the comps he provided as well as all the properties on his street. It was determined by the Board that his assessment is in line with other properties in his neighborhood and no change would be made.

Motion made by Mike Guerrero and seconded by Norman Sondheimer.

**Appeal #20: 135 Northgate - Joseph Zavalishin**

**Heard by: Jeffrey Maguire & Kershwin Singh**

**Decided by: Jeffrey Maguire, Kershwin Singh, Norman Sondheimer & Mike Guerrero**

Mr. Zavalishin feels his assessment is too high and that his grade factor is incorrect.

The Board reviewed the grade factors and determined that his grade factor is correct. The Board did find some miscellaneous items that needed correction on the property card. A motion was made and passed unanimously to correct the data on the card which will result in a slight decrease.

Motion made by Kershwin Singh and seconded by Jeff Maguire.

**Appeal #21: 239 Old Farms Road, #12A - Winthrop Wadsworth**

**Heard by: Jeffrey Maguire & Kershwin Singh**

**Decided by: Jeffrey Maguire, Kershwin Singh, Norman Sondheimer & Mike Guerrero**

Mr. Wadsworth states that the increase in value is excessive since there has been no updates to his unit.

The Board carefully reviewed the information presented by Mr. Wadsworth. They also looked at recent sales comps for Towpath Condos as well as the different model types and determined that the value is fair. A motion was made and passed to deny a change in assessment. (3 in favor, 1 against)

Motion made by Kershwin Singh and seconded by Norman Sondheimer.

Member not in favor: Jeffrey Maguire

**Appeal #22: 52 Old Mill Road - Jonathan Matthews**

**Heard by: Jeffrey Maguire & Kershwin Singh**

**Decided by: Jeffrey Maguire, Kershwin Singh, Norman Sondheimer & Mike Guerrero**

Mr. Matthews believes that the assessment on his property is too high compared to nearby homes and states there has been a lack of updates. After his meeting with the revaluation company, the assessment was lowered slightly, but Mr. Matthews believes further reduction should be considered.

The Board reviewed all the information submitted and determined that sales prices in the area justify the assessment. A motion was made by the Board and passed unanimously to deny any further reduction.

Motion made by Kershwin Singh and seconded by Jeff Maguire.

**Appeal #26: 55 Princeton Drive - Laura & Brian Becker**

**Heard by: Jeffrey Maguire & Kershwin Singh**

**Decided by: Jeffrey Maguire, Kershwin Singh, Norman Sondheimer & Mike Guerrero**

The Beckers purchased this lot in April 2023. The Beckers state that their lot does not have a view and is overvalued. A similar lot in their neighborhood has recently been put on the market is not selling so the price has been reduced to \$175,000.

The Board reviewed the information provided as well as the pricing for lots on this street. A motion was made and passed unanimously to deny a change in assessment.

Motion made by Kershwin Singh and seconded by Jeffrey Maguire.

**Appeal #1: 44 Avonwood Road, Apt #203C - Alex Kosovski**

**Heard by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh & Mike Guerrera**

Mr. Kosovski disagrees with the 10-1-23 assessment amount. He provided an Appraisal dated 12-8-22 which gave an opinion of value at \$157,000.

The Board looked at recent 2023 sales comps which were used to determine the new values. The "Stratford" models are all assessed the same, therefore, a motion was made and passed unanimously to deny a change in assessment.

Motion made by Norman Sondheimer and seconded by Kershwin Singh.

**Appeal #2: 44 Avonwood Road, Apt #312C - Alex Kosovski**

**Heard by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh & Mike Guerrera**

Mr. Kosovski disagrees with the 10-1-23 assessment amount. He provided an Appraisal dated 12-8-22 which gave an opinion of value at \$135,000.

The Board looked at recent 2023 sales comps which were used to determine the new values. The "Ridgewood" models are all assessed the same, therefore, a motion was made and passed unanimously to deny a change in assessment.

Motion made by Norman Sondheimer and seconded by Mike Guerrera.

**Appeal #3: 44 Avonwood Road, Apt #315C - Leon Kosovski**

**Heard by: Norman Sondheimer, Jeffrey Maguire, Kershwin Singh & Mike Guerrera**

Mr. Kosovski disagrees with the 10-1-23 assessment amount. He provided an Appraisal dated 12-8-22 which gave an opinion of value at \$135,000.

The Board looked at recent 2023 sales comps which were used to determine the new values. The "Ridgewood" models are all assessed the same, therefore, a motion was made and passed unanimously to deny a change in assessment.

Motion made by Norman Sondheimer and seconded by Kershwin Singh.

The meeting adjourned at 10:00 p.m.