

Town of Montville
Board of Assessment Appeals
Special Meeting Minutes
Saturday, April 5, 2025, 10:00 a.m.
Montville Town Hall – Room 203

Property Owners in the Town of Montville are hereby notified that the Board of Assessment Appeals will meet during the month of April at Town Hall for the sole purpose of hearing appeals related to assessments of Real Estate, and Personal Property for the October 1, 2024 Grand List as well as the 2023 Supplemental Motor Vehicle Assessments.

All persons wishing to appeal their assessments on the grand List of October 1, 2024 were required to submit an appeal form by April 2, 2025, by the authority of the HB 7067 of the State of Connecticut; and, Resolution 2025-28 of the Town of Montville.

Hearings will be held by appointment on the following dates and times:

- Wednesday, April 2, 2025, 5:00 p.m.
- Saturday, April 5, 2025, 10:00 a.m.
- Saturday, April 12, 2025, 10:00 a.m.
- Wednesday, April 16, 2025, 5:00 p.m.

The meetings will be held in Room 203.

1. Call to Order
Chairman Murphy called the meeting to order at 10:00 a.m.
2. Roll Call
Present were Board Members Florence Turner and Gary Murphy. Absent were Board Members Richard Cenami and Sean Furlow. Also present were Assistant Assessor Carlos Peixoto and Assessor's Clerk Yamilca Rourke.
3. Approval of the Minutes:
 - a. Regular Meeting Minutes of April 2, 2025
Motion made by Board Member Turner, seconded by Board Member Murphy.
Discussion: None. Voice vote, 2-0, all in favor. Motion carried.
4. New Business
 - a. To Consider and Act on a Motion to Hear Appeals brought to the Board of Assessment Appeals regarding Real Estate and Personal Property for the Grand List of October 1, 2024 as well as the 2023 Supplemental Motor Vehicle assessments.

Real Estate Appeal of 350 Route 32 Holding, LLC, List #M0361800

Board Member Turner swore in Thomas Ega, Esq., representing 350 Route 32 Holding, LLC. Atty. Ega requested a reduction in the assessed value of the property that is equitable to that of a comparable property in the area.

Real Estate Appeal of Advanced Associates, LLC, 410 Maple Ave, Unit 4, List #M0126800

Real Estate Appeals of All Purpose Storage Uncasville, LLC:

- 410 Maple Ave, Unit 3, List #20240002
- 412 Maple Ave, Unit 412-1, List # R2017001
- 412 Maple Ave, Unit 412-5, List #20240003
- 412 Maple Ave, Unit 412-6, List #20240004
- 412 Maple Ave, Unit 412-7, List #20240005
- 412 Maple Ave, Unit 412-8, List #20240006
- 412 Maple Ave, Unit 412-9, List #20240007
- 412 Maple Ave, Unit 412-10, List #20240008

Board Member Turner swore in Michael Correia. Mr. Correia stated that the property is comprised of eight (8) units, one of which is mistakenly under the name of Advanced Associates, LLC (Unit 4). The remaining appeals were withdrawn.

Personal Property Appeal of M. Bradley Landworks, LLC, List #2031084

Board Member Turner swore in Mark Bradley. Mr. Bradley stated that the business was established in November 2023 and primarily provides labor, which is subcontracted. He owns a very limited number of tools, valuing approximately \$500.00, and no large equipment. Photographs of the equipment were provided.

Veterans Exemption Appeal of James E. & Karen L. Hightower, List #B0359800

Board Member Turner swore in James Hightower. Mr. Hightower stated that he is seeking a 100% Veterans Exemption in the spirit of the law.

Motion made by Board Member Turner, seconded by Board Member Murphy, to cancel the Saturday, April 12, 2025 Special Meeting. Discussion: None. Voice vote, 2-0, all in favor. Motion carried.

5. Adjournment

Motion made by Board Member Turner, seconded by Board Member Murphy, to adjourn the meeting at 11:32 a.m. Discussion: None. Voice vote, 2-0, all in favor. Meeting Adjourned.

Respectfully Submitted by: Agnes T. Miyuki, Recording Secretary for the Town of Montville