

**Board of Assessment Appeals  
Meeting Minutes  
Thursday, March 11, 2021  
6:30pm via WebEx**

**Present:** Buddy Conroy, Joanne Eiler, Justin Phaiah, and April Lamothe; Recording Secretary  
**Also Present:** Public seeking appeals

- 1. Roll Call:** Buddy Conroy called the meeting to order at 6:30pm.
- 2. Public Comment:** None
- 3. Review of Real Properties Seeking Review:**

**BAA321-1 Robert Kania, Sr**

**Property:** 203 Cherry Hill Rd

**Note:** There was a problem with the public calling into the meeting so Robert Kania was not able to be heard clearly.

**Action:** Buddy Conroy made a motion to table Robert Kania's appeal until March 15, 2021 due to phone connection issues. Joanne Eiler seconded the motion. No discussion. Motion passed.

**BAA321-2 Mary Beth Fantry**

**Property:** 37 Fairway Dr

**Reason for Appeal:** Mary Beth Fantry purchased her house four years ago and when the appraisal came in this year, it was \$111,000 more than what she paid for the house. She believes that the appraisal is wrong/inflated especially since her neighbors' houses did not increase as much. Discussion ensued.

**Action:** Buddy Conroy made a motion to decrease the appraised value to \$310,000. Justin Phaiah seconded the motion. No discussion. Motion passed.

**BAA321-3 Gari Depasse**

**Property:** 84 Mason Rd

**Reason for Appeal:** Gari Depasse claims that the appraisal and assessment on his home went up by 50%. He viewed other properties, but his home is still higher. He believes that there is a lack of consistency. His property is listed as having two buildings, but there is only one building; he put an addition on the house in 2010.

**Action:** Justin Phaiah made a motion to decrease the appraisal value to \$226,000. Buddy Conroy seconded the motion. No discussion. Motion passed.

**BAA321-4 Frank Hegedus**

**Property:** 12 Westview Dr

**Reason for Appeal:** Frank Hegedus did not attend the meeting.

**Action:** Buddy Conroy made a motion to deny the appeal because Frank Hegedus did not attend the meeting. Joanne Eiler seconded the motion. No discussion. Motion passed.

- BAA321-5 Northeast Trust Services, LLC - Michael Cristina**  
**Property:** 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 21, and 22 St. Regis St.  
**Reason for Appeal:** Michael Cristina told the Board that he spoke with Mimi from the revaluation and was told that the assessment went up on the condos this year because four years ago the Board changed the grade to lower the value. This was done on all 20 units. Mimi said that due to the revaluation, the grade went up again and to that he should ask the Board to lower the grade again. Discussion ensued.  
**Action:** Justin Phaiah made a motion to deny the appeal. Joanne Eiler seconded the motion. No discussion. Motion passed.
- BAA321-6 Northeast Trust Services, LLC - Michael Cristina**  
**Property:** 414 South St  
**Reason for Appeal:** Michael Cristina asked if appraisals are available to be viewed; Buddy Conroy responded that he believed so. Michael Cristina told the Board that Mimi told him that single family dwellings went up by an average of 19%, but 414 South St. went up by 26.3%. He would like this property to only increase by 19%. There is no walkout basement at 414 South St. Discussion ensued.  
**Action:** Joanne Eiler made a motion to accept the 19% increase. Justin Phaiah seconded the motion. No discussion. Motion passed.
- BAA321-7 Northeast Trust Services, LLC - Michael Cristina**  
**Property:** 16 River Farm Dr  
**Reason for Appeal:** Michael Cristina said the reason for the appeal is the same as 414 South St.  
**Action:** Joanne Eiler made a motion to accept the 19% increase. Justin Phaiah seconded the motion. No discussion. Motion passed.
- BAA321-8 Corner Properties INC- Michael Cristina**  
**Property:** 19 and 20 St. Regis St.  
**Reason for Appeal:** Michael Cristina said the reason is the same as the seventeen condos at St. Regis Dr. He also asked if the file were to be found, could he appeal the Board's decisions. Buddy Conroy said yes, the letter that he will be receiving in the mail will tell him how to appeal.  
**Action:** Justin Phaiah made a motion to deny the appeal. Joanne Eiler seconded the motion. No discussion. Motion passed.
- BAA321-9 Michael Cristina for Randall DeVries**  
**Property:** 3 St. Regis St.  
**Reason for Appeal:** Michael Cristina said the reason is the same as the seventeen condos at St. Regis Dr.  
**Action:** Joanne Eiler made a motion to deny the appeal. Justin Phaiah seconded the motion. No discussion. Motion passed.

**BAA321-10 Sonya Armstrong**

**Property:** 124 Beecher Rd

**Reason for Appeal:** Sonya Armstrong feels that the \$87,000 increase in the appraised value is a huge jump in the four years they owned the house. The house was purchased in 2016 with a \$225,000 value and no work has been done on the house. In 2019, the house appraised at \$256,000 and in 2020 the house appraised at \$312,000. No patio has been added or requested. Discussion ensued.

**Action:** Joanne made a motion to accept the appraised value of \$270,000. Justin Phaiah seconded the motion. No discussion. Motion passed.

**4. New Business:**

- April Lamothe, the recording secretary, will no longer be the recording secretary after the March 2021 meetings.
- Buddy Conroy announced that he will not be running for re-election in November. He plans on stepping down after the March 2021 meetings as chairman.

**5. Adjournment:** Justin Phaiah made a motion to adjourn the meeting at 8:35pm. Joanne Eiler seconded the motion. No discussion. Motion passed.

Respectfully Submitted,  
April Lamothe  
Recording Secretary