

**TOWN OF BARKHAMSTED  
BOARD OF ASSESSMENT APPEALS  
67 Ripley Hill Road  
Barkhamsted, CT 06063**

**Appeal Hearing Minutes**

Date: March 12, 2024

Members Present:

- Robert Brainard (Chairman)
- Bruce Weller
- Michael Stewart

Alternates Present:

- Francine Beland
- Steven Blackburn

Seated:

Public Present: None

1. Meeting was called to order at 7:00 PM at the Town Garage by Chairman Robert Brainard.
2. Appeal Hearing #1: Ballard Consulting and Design, LLC, 13 Riverton Road Riverton, CT
  - a. Appearing: William Ballard - did not appear for the scheduled hearing.
3. Appeal Hearing #2: Equity Trust Company, 25 Goose Green Road Barkhamsted, CT
  - a. Appearing: Stanley Kardys (Custodian)
  - b. Stanley Kardys is appealing the assessment of 25 Goose Green Road stating that the assessed value is too high based on the condition and comparable homes in the area.
  - c. Exhibits: Pictures and pricing data

4. Appeal Hearing #3: Christopher Krupa, 110 Old New Hartford Road Barkhamsted, CT
  - a. Appearing: Christopher Krupa
  - b. Christopher Krupa is appealing the assessment of 110 Old New Hartford Road stating that the assessed value is too high based on the condition of the home and outbuildings. It was purchased in 2017 in poor condition and remains mostly in poor condition.
  - c. Exhibits: Appraisals from 10/2023 and 2017 and pictures of all buildings.
5. Decisions:
  - a. Ballard Consulting and Design, LLC, 13 Riverton Road Riverton, CT: William Ballard did not appear for the scheduled hearing, so his appeal was denied with a motion made by Steven Blackburn and seconded by Bruce Weller. The motion unanimously passed.
  - b. Equity Trust Company, 25 Goose Green Road Barkhamsted, CT: The board reviewed and considered the testimony given along with all information provided. With a motion made by Bruce Weller and seconded by Steve Blackburn, the board lowered the assessed value from \$205,130 to \$149,080. The motion unanimously passed.
  - c. Christopher Krupa, 110 Old New Hartford Road Barkhamsted, CT: The board reviewed and considered the testimony given along with all information provided. With a motion made by Steve Blackburn and seconded by Bruce Weller, the board lowered the assessed value from \$222,620 to \$199,170. The motion unanimously passed.
  - d. Alexis Calder, 51 Taylor Road Barkhamsted, CT: The board reviewed and considered the testimony given along with all information provided. With a motion made by Bruce Weller and seconded by Steve Blackburn, the board lowered the assessed value from \$232,650 to \$214,700. The motion unanimously passed.
  - e. Donald and Virginia Pelletier, 31 South Road Barkhamsted, CT: The board reviewed and considered the testimony given along with all information provided. With a motion made by Bruce Weller and seconded by Steve

Blackburn, the board denied the appeal and retained the current assessment of \$244,260. The motion unanimously passed.

- f. Nicholas Warren, 425 East River Road Riverton, CT: The board reviewed and considered the testimony given along with all information provided. With a motion made by Robert Brainard and seconded by Steve Blackburn, the board lowered the assessed value from \$315,990 to \$301,430. The motion unanimously passed.
6. Adjournment: The Board adjourned at 8:40 P.M with a motion made by Robert Brainard and seconded by Steven Blackburn. The motion unanimously passed.

Respectfully Submitted,

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Robert H. Brainard III, Chairman