

TOWN OF DURHAM
BOARD OF ASSESSMENT APPEALS
PO BOX 428
DURHAM, CONNECTICUT 06422-0428

Received 4/9/26
3:06 PM Jodi Moore, ATC

Meeting was opened by Matthew Taber at 4:58 PM on April 2, 2026 at the Durham Town Hall, Conference Room, second floor.

Roll Call: Matthew Taber, Elizabeth Shoudy and Michael Falana were present.

Name of applicant: David Adams
Property Address: 23R Fox Lane
Previous assessment: \$506,870
New Assessed Value: \$506,870
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Scott and Lesli-Ann Anderson
Property Address: 76R Dunn Hill Rd
Previous assessment: \$288,610.00
New Assessed Value: \$ 278,636
Notes: Applicant provided sufficient proof to lower property value of their land due to the nearby dog kennel devaluing their property. 10% land influence factor granted.
Decision was unanimous.

Name of applicant: Matthew Bailey
Property Address: 25 Banta Lane
Previous assessment: \$402,850.00
New Assessed Value: \$402,850.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Charles Barker
Property Address: 546 Haddam Quarter Road
Previous assessment: \$354,760.00
New Assessed Value: \$354,760.00
Notes: Original assessment confirmed.
Decision was unanimous.

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Name of applicant: Max and Charlene Baldwin

Property Address: 48 Summer Lane

Previous assessment: \$510,300.00

New Assessed Value: \$464,030.00

Notes: Applicant did provide sufficient proof of overall condition of the property to lower property value.

Decision was unanimous.

Name of applicant: Matthew Barbaro

Property Address: 211 Meeting House Hill Rd

Previous assessment: \$573,510.00

New Assessed Value: \$573,510.00

Notes: Original assessment confirmed.

Decision was unanimous.

Name of applicant: Kevin Barton and Jill Sizensky

Property Address: 18 Deer Run Rd

Previous assessment: \$387,590.00

New Assessed Value: \$387,590.00

Notes: Original assessment confirmed.

Decision was unanimous.

Name of applicant: Wayland Benbow - Not Done Yet LLC

Property Address: 286 Foothills Dr

Previous assessment: \$7,260.00

New Assessed Value: \$7,260.00

Notes: Applicant did not show. Original assessment confirmed.

Decision was unanimous.

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Name of applicant: Wayland Benbow - MiBhai LLC
Property Address: 286 Foothills Dr
Previous assessment: \$6,350.00
New Assessed Value: \$6,350.00
Notes: Applicant did not show. Original assessment confirmed.
Decision was unanimous.

Name of applicant: Jon Baradino
Property Address: 105 Mattabassett Dr
Previous assessment: \$368,900.00
New Assessed Value: \$368,900.00
Notes: Applicant did not show. Original assessment confirmed.
Decision was unanimous.

Name of applicant: Janice Calvi-Ruerman
Property Address: 181 Bear Rock Rd
Previous assessment: \$214,760.00
New Assessed Value: \$214,760.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Maria Casey
Property Address: 538R Powder Hill Rd
Previous assessment: \$489,090.00
New Assessed Value: \$460,600.00
Notes: Applicant did provide sufficient proof of overall condition of the property to lower property value.
Decision was unanimous.

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Name of applicant: Michael Criscio
Property Address: 41R Summit Dr
Previous assessment: \$641,060.00
New Assessed Value: \$641,060.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Brian and Eileen Curtis - Represented by Robert Raney
Property Address: 56R Fowler Ave
Previous assessment: \$457,170.00
New Assessed Value: \$457,170.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Mark Daricek
Property Address: 74R Dunn Hill Rd
Previous assessment: \$346,150.00
New Assessed Value: \$336,177.00
Notes: Applicant provided sufficient proof to lower property value of their land due to the nearby dog kennel devaluing their property. 10% land influence factor granted.
Decision was unanimous.

Name of applicant: Derek Denhart
Property Address: 475 Powder Hill Rd
Previous assessment: \$435,890.00
New Assessed Value: \$435,890.00
Notes: Original assessment confirmed.
Decision was unanimous.

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Name of applicant: Miguel and Sara Diaz
Property Address: 19 Dunn Hill Rd
Previous assessment: \$423,570.00
New Assessed Value: \$423,570.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Miguel and Sara Diaz - The2AcreFarm LLC
Property Address: 19 Dunn Hill Rd
Previous assessment: \$9060.00
New Assessed Value: \$9060.00
Notes: Applicant did not submit the Declaration Page. Board members assisted in advising her how to complete for next year. Original assessment confirmed.
Decision was unanimous.

Name of applicant: Dinatale Rentals - Yalesville Properties
Property Address: 575 Wallingford Rd
Previous assessment: \$895,510.00
New Assessed Value: \$895,510.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Kenneth and Melissa DiVito
Property Address: 265 Tri-Mountain Rd
Previous assessment: \$292,390.00
New Assessed Value: \$248,531.00
Notes: Applicant provided sufficient proof to lower property value of their land due to the previous history of bullet incidents from Blue Trail Range. 15% total influence factor granted.
Decision was unanimous.

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Name of applicant: Sean and Tina Doyle
Property Address: 44 Stephen Woods La
Previous assessment: \$516,670.00
New Assessed Value: \$516,670.00
Notes: Original assessment confirmed.
Decision was unanimous.

Decisions would be discussed and made after hearing all the appeals before the board on April 4th. Provisional minutes were approved unanimously. Meeting was adjourned by Matthew Taber at 9:10 PM.

Meeting was opened by Matthew Taber at 9:02 AM on April 4, 2026 at the Durham Town Hall, Conference Room, second floor.

Name of applicant: Anita Duffy
Property Address: 78 Madison Rd
Previous assessment: \$401,520.00
New Assessed Value: \$370,930.00
Notes: Assessor lowered assessment but applicant would need BOAA's approval to apply new assessment for 2025 Grand List. New assessment approved.
Decision was unanimous.

Name of applicant: Durham Manufacturing
Property Address: 201 Main St
Previous assessment: \$2,767,170.00
New Assessed Value:\$2,767,170.00
Notes: Applicant did not show. Original assessment confirmed.
Decision was unanimous.

Name of applicant: Joshua Eddinger
Property Address: 275 Main St
Previous assessment: \$195,160.00
New Assessed Value: \$140,000.00
Notes: Applicant did provide sufficient proof to lower the assessment.
Decision was unanimous.

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Name of applicant: Scott Genest

Property Address: 78 Shunpike Rd

Previous assessment: \$315,420.00

New Assessed Value: \$285,453.00

Notes: Applicant provided sufficient proof to lower property value of their land due to a "gravel pit" devaluing their property. 30% land influence factor granted.

Decision was unanimous.

Name of applicant: Ice Cream Worx Farms LLC - Scott Genest

Property Address: 78 Shunpike Rd

Previous assessment: \$4630.00

New Assessed Value: \$1000.00

Notes: Applicant provided sufficient proof that business had been dissolved. \$800.00 in previous equipment assessed, plus 25% fee.

Decision was unanimous.

Name of applicant: Christine Gerardi

Property Address: 224 Old Blue Hills Rd

Previous assessment: \$503,930.00

New Assessed Value: \$503,930.00

Notes: Original assessment confirmed.

Decision was unanimous.

Name of applicant: Benoit and Mary Gossart

Property Address: 35 Maiden Lane

Previous assessment: \$550,410.00

New Assessed Value: \$550,410.00

Notes: Original assessment confirmed.

Decision was unanimous.

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Name of applicant: Mary Gossart
Property Address: 35 Maiden Lane
Previous assessment: \$1,138.00
New Assessed Value: \$1,138.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Joseph Greenbacker
Property Address: 148 Wallingford Rd
Previous assessment: \$706,440.00
New Assessed Value: \$706,440.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Joseph Greenbacker
Property Address: 148 Wallingford Rd
Previous assessment: \$1,090,810.00
New Assessed Value: \$1,090,810.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Michael Greenwood and Karen Guzman
Property Address: 336 Foothills Rd
Previous assessment: \$404,180.00
New Assessed Value: \$404,180.00
Notes: Original assessment confirmed.
Decision was unanimous.

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Name of applicant: Joshua Saraceno
Property Address: 1286 Arbutus St
Previous assessment: \$269,010.00
New Assessed Value: \$269,010.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Frances Sites
Property Address: 243 Main St
Previous assessment: \$129,500.00
New Assessed Value: \$105,000.00
Notes: Applicant did provide sufficient proof to lower the assessment.
Decision was unanimous.

Name of applicant: George Trapp
Property Address: 89 Dunn Hill Rd
Previous assessment: \$280,630.00
New Assessed Value: \$ 270,658.00
Notes: Applicant provided sufficient proof to lower property value of their land due to the nearby dog kennel devaluing their property. 10% land influence factor granted.
Decision was unanimous.

Name of applicant: Craig Stevens
Property Address: 27 Parsons Lane
Previous assessment: \$23,090.00
New Assessed Value: \$23,090.00
Notes: Original assessment confirmed. Applicant did not submit a personal property declaration.
Decision was unanimous.

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Name of applicant: George Turner
Property Address: 22 Gina Dr
Previous assessment: \$405,930.00
New Assessed Value: \$405,930.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Michael Small
Property Address: 46R Tuttle Rd
Previous assessment: \$289,730.00
New Assessed Value: \$259,000.00
Notes: Applicant provided sufficient proof to lower property value.
Decision was unanimous.

Name of applicant: Karla Spiro
Property Address: 183 Meeting House Hill Rd
Previous assessment: \$246,050.00
New Assessed Value: \$233,380
Notes: Applicant provided sufficient proof to lower property value.
Decision was unanimous.

Name of applicant: Matthew Stabile
Property Address: 480 Powder Hill Rd
Previous assessment: \$504,560.00
New Assessed Value: \$504,560.00
Notes: Original assessment confirmed.
Decision was unanimous.

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Name of applicant: John Szewczyk
Property Address: 458R Stagecoach Rd
Previous assessment: \$365,680.00
New Assessed Value: \$340,680.00
Notes: Applicant provided sufficient proof to lower property value.
Decision was unanimous.

Name of applicant: Higgins Irrevocable Trust - Kristan Higgins
Property Address: 530 Haddam Quarter Rd
Previous assessment: \$361,130.00
New Assessed Value: \$335,440.00
Notes: Applicant provided sufficient proof to lower property value.
Decision was unanimous.

Name of applicant: Stephen Grozinsky
Property Address: 477 Wallingford Rd
Previous assessment: \$310,800.00
New Assessed Value: \$310,800.00
Notes: Applicant did not show. Original assessment confirmed.
Decision was unanimous.

Name of applicant: Vantedge Medical dba Hobson and Motzer - Jared Kelly
Property Address: 30 Airline Rd
Previous assessment: - - - - -
New Assessed Value: - - - - -
Notes: BOAA recommended following CGS 12-94e -Municipal option to grant certain previously waived exemptions - moved to Board of Selectmen.
Decision was unanimous.

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Name of applicant: Reynold Jandreau
Property Address: 118 Parmalee Hill Rd
Previous assessment: \$228,970.00
New Assessed Value: \$228,970.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Andrew Kaika
Property Address: 999R New Haven Rd
Previous assessment: \$240,310.00
New Assessed Value: \$226,397
Notes: Applicant provided sufficient proof to lower property value of their land due to noise, truck traffic and reduced buyer appeal from neighbor. 15% land influence factor granted.
Decision was unanimous.

Name of applicant: B&B Technical Services LLC - Bruce Kelly
Property Address: 80R Pleasant Terr
Previous assessment: \$160.00
New Assessed Value: \$160.00
Notes: Original assessment confirmed, board not permitted to remove penalty.
Decision was unanimous.

Name of applicant: Roger Kleeman
Property Address: 16 Tuttle Rd
Previous assessment: \$301,980.00
New Assessed Value: \$301,980.00
Notes: Original assessment confirmed.
Decision was unanimous.

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Name of applicant: Benoit Landry
Property Address: 596 Higganum Rd
Previous assessment: \$342,720.00
New Assessed Value: \$342,720.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Landry Plumbing and Heating - Benoit Landry
Property Address: 596 Higganum Rd
Previous assessment: \$870.00
New Assessed Value: \$870.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Timothy Miltenberger
Property Address: 22R Olde Yankee Way
Previous assessment: \$538,720.00
New Assessed Value: \$538,720.00
Notes: Applicant did not produce appraisal as stated. Original assessment confirmed.
Decision was unanimous.

Name of applicant: J&T Route 68 Property Management - John Ozycz
Property Address: 30 Ozick Dr
Previous assessment: \$1,095,430
New Assessed Value: \$1,094,430
Notes: Original assessment confirmed.
Decision was unanimous.

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Name of applicant: JJO&TSO Real Estate LLC - John Ozycz
Property Address: 37 Ozick Dr
Previous assessment: \$426,440.00
New Assessed Value: \$426,440.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: J&T Route 68 Property Management - John Ozycz
Property Address: 39 Ozick Dr
Previous assessment: \$938,140.00
New Assessed Value: \$827,184.00
Notes: Applicant provided sufficient proof to lower property value.
Decision was unanimous.

Name of applicant: Alan Patterson
Property Address: 163R Middlefield Rd
Previous assessment: \$358,120.00
New Assessed Value: \$358,120.00
Notes: Original assessment confirmed.
Decision was unanimous.

Name of applicant: Robert S Poliner Rev. Trust Agreement - Robert Poliner
Property Address: 16 Harvey Rd
Previous assessment: \$317,660.00
New Assessed Value: \$317,660.00
Notes: Original assessment confirmed.
Decision was unanimous.

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Name of applicant: Alliance Energy LLC - Laura Cardillo
Property Address: 24 Main St
Previous assessment: \$1,141,140.00
New Assessed Value: \$1,141,140.00
Notes: Original assessment confirmed.
Decision was unanimous.

The decisions made, all unanimous. Provisional minutes were approved unanimously. Meeting was adjourned by Matthew Taber at 5:50 PM Respectfully Submitted
Michael Falana, Durham Board of Assessment Appeals.