

Town of Preston
Board of Assessment Appeals
October 1, 2024 Grand List
April 21, 2025 Meeting Minutes

The Board of Assessment Appeals met on Monday, April 21, 2025 at Preston Plains Middle School, 1 Route 164, Preston, CT. Members in attendance were Chair Mary Gardner, Member Andy Depta and Alternate Andrew Nemeth. The meeting was called to order at 6:02 pm by the chair. The chair seated Andrew Nemeth. The board will hear appeals for the October 1, 2024 Real Estate and Personal Property Grand Lists, and the 2023 Supplemental Motor Vehicle Grand List.

The board reviewed the draft minutes from the September 18, 2024 meeting. Depta made a motion to accept the minutes as presented; Nemeth seconded the motion and all members voted in favor.

Property Owner: Andy Brodesser

Personal Property: 2019 Highland, Open Range Camper

Appeal Date: 4/21/2025

Board Decision: Nemeth made a motion to use \$87,700 MSRP x .65% depreciation. Depta seconded the motion; motion passed unanimously.

P2024 List#: 40092

Orig. Asmt: \$58,040

BAA Asmt: \$40,070

Mailed Date: 4/24/2025

Property Owner: Clark Woodmansee III

Property Agent: Lois Woodmansee

Property Location: 140 Krug Rd, Map/Lot #7-0-KRU1-140

Appeal Date: 4/21/2025

Board Decision: After reviewing the town's GIS maps for soil type and topography, Gardner made a motion to reduce the full market value to \$28,000 and the assessment to \$19,600. Depta seconded the motion and the motion passed unanimously.

Orig Asmt: \$89,880

BAA Asmt: \$19,600

Mailed Date: 4/24/2025

Property Owner: Jon W Guarino
Personal Property: 2021 Forest River, Sabre Camper
Appeal Date: 4/21/2025
Board Decision: Nemeth made a motion for no change; Depta seconded and motion passed unanimously.
Orig Asmt: \$47,588
Mailed Date: 4/24/2025

Property Owner: John Jorsz
2023 Supplemental MV: 1986 Chevy K10
Appeal Date: 4/21/2025
Board Decision: Appellant did not appear.
Orig Asmt: \$8,790

Property Owner: William Champagne
Property Location: 8 Northwest Corner Rd, Map/Lot 12-0-NOR2-8
Appeal Date: 4/21/2025
Board Decision: Appellant did not appear.
Orig Asmt: \$51,520

Old Business: None

Depta made a motion to accept the minutes for April 21, 2025; seconded by Nemeth. the motion and the motion passed unanimously.
Depta made a motion for adjournment at 7:50pm; Gardner seconded the motion and it passed unanimously.

Respectfully submitted,

Mary Gardner
Mary Gardner
Chair

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Chenei White
PRESTON TOWN CLERK