

# Board of Assessment Appeals

April 2022 Session  
October 1, 2021, Grand list

The Board of Assessment Appeals is a quasi-judicial board comprised of local citizens appointed by the First Selectman. The board convenes annually to hear complaints on real estate assessments, motor vehicle assessments and business personal property assessments. Upon written application to the Board, each appellant is issued an appointment with board members where the appellant may enter oral or written arguments concerning their disagreement with the assessment. The Board deliberates each case and sends each appellant a written decision on the disposition of their appeal.

The Board of Assessment Appeals heard thirty cases from appellants concerning the October 1, 2021, grand list. A summary of the April 28, 2022, final appeals session is as follows:

<b>Residential</b>	<b>28</b>
<b>Commercial</b>	<b>0</b>
<b>Business Personal Property</b>	<b>2</b>
<b>Total Appeals</b>	<b>30</b>

Out of the thirty appeals filed, eleven were lowered, seven were denied and twelve were increased via section 12-115 of the Connecticut General Statutes.

## Real Estate

The cumulative loss in assessed value, on real property, via appeals to the BAA concerning the 2021 grand list, equaled a net assessment loss of **-112,000**.

## Business personal property

There were two appeals to the Board of Assessment Appeals, relative to the business personal property section of the 2021 grand list. Both were approved.

**The cumulative loss in assessed value equaled -9,930.**

A copy of the 2021 grand list, as adjusted by the April 2022 session of the Orange Board of Assessment Appeals, is attached for your perusal.



Respectfully submitted by:

The Orange Board of Assessment Appeals  
Fred A. Messore, Chairman

ORANGE, CONN  
TOWN CLERK'S OFFICE  
RECORDED & INDEXED  
2022 MAY -3 AM 10:38



STATE OF CONNECTICUT  
 2021 GRAND LIST OF TAXABLE PROPERTY FOR  
 TOWN OF ORANGE

04/28/2022

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TYPE OF ACCOUNTS	YEAR #	OF ACCTS	GROSS ASSESSMENT	BAA ADJUSTMENT	TOTAL EXEMPTIONS	TOTAL NET VALUE
REAL ESTATE REGULAR	2021	5448	1,923,979,620	-126,100	3,107,550	1,820,872,070
REAL ESTATE ELD H.O	2021	139	28,787,870	14,100	1,186,090	27,601,780
REAL ESTATE EXEMPT	2021	235	171,096,710	0	171,096,710	0
REAL ESTATE TOTALS	2021	5822	2,023,864,200	-112,000	175,390,350	1,848,473,850
PERSONAL	2021	824	233,641,630	-9,930	24,660,840	208,980,790
MOTOR VEHICLE	2021	15108	192,574,660	0	712,350	191,862,310
FINAL TOTAL	2021	21754	2,450,080,490	-121,930	200,763,540	2,249,316,950

TAX FOR THIS LIST IS COMPUTED AS FOLLOWS:

REAL ESTATE REGULAR NET	1,820,872,070
MOTOR VEHICLE NET	191,862,310
PERSONAL PROPERTY NET	208,980,790
ELDERLY HOME OWNERS NET	27,601,780
TOTAL NET ASSESSMENT	2,249,316,950

CODE # OF ACCTS	DESCRIPTION OF CLASSIFICATION	GROSS ASSESSMENT
100	RESIDENTIAL	1,328,885,470
200	COMMERCIAL	357,586,720
300	INDUSTRIAL	120,909,600
400	PUBLIC UTILITY	387,900
500	VACANT LAND	19,726,300
600	USE ASSESSMENT	766,700
800	APARTMENTS	24,504,800
5,644	GRAND TOTAL	1,852,767,490

PART II - MOTOR VEHICLE 2021 GRAND LIST OF TAXABLE PROPERTY FOR TOWN OF ORANGE PAGE: 3

CODE # OF ACCTS	DESCRIPTION OF CLASSIFICATION	GROSS ASSESSMENT
01	PASSENGER	146,474,330
02	COMMERCIAL	17,001,990
03	COMBINATION	21,467,580
04	FARM	74,400
08	ALL OTHER REGISTERED MV	7,556,360
15108	GRAND TOTAL	192,574,660

CODE # OF ACCTS	DESCRIPTION OF CLASSIFICATION	GROSS ASSESSMENT
09	NON REG VEHICLE	7,625,850
10	INDUSTRIAL M&E	5,057,340
13	MAN. M & E.....	22,416,680
14	MOBIL HOMES.....	2,730
16	FURN/FIX/EQP.....	62,825,510
17	FARM MACH.....	82,710
18	FARM TOOLS.....	90
19	MECHANICS TOOLS	5,624,830
20	EDP EQUIPMENT..	6,052,020
21	TELECOM EQUIP	19,502,540
22	CABLES/COND/ETC	62,959,610
23	SUPPLIES.....	471,830
24	MISC TAX PROP..	39,378,750
25	25% PENALTY.....	1,641,140
	GRAND TOTAL	233,641,630

PART IV - EXEMPTIONS 2021 GRAND LIST OF TAXABLE PROPERTY FOR TOWN OF ORANGE DATE: 04/28/2022

CODE	EXEMPTION DESCRIPTION	NUMBER	REAL ESTATE	NUMBER	MOTOR VEHICLE	NUMBER	PERSONAL	TOTAL
A	REG VT S12-81(19)	581	3,516,590					3,516,590
B	IN VET S12-81(19)	20	116,000					116,000
C	AD VET S12-81(19)	441	543,000					543,000
D	LO VET S12-81F			1	9,960			9,960
E	DIS S12-81(55)	21	21,000					21,000
F	BLIND	11	33,000					33,000
G	ECONOMIC & DEVELOPMENT							
H	ENVIRONMENT & DEVELOPMENT							
I	FARMER MECH	1	64,050					64,050
J	SOLAR ENERGY POLLUTION							
K	PERSONAL BPP INST					1	33,150	33,150
L	INDIVIDUAL							
M	MISCELLANEOUS			2	24,750		1,027,010	1,051,760
N	COMM'L MV 12-81(74)					24		
O	PHASE IN RESIDENTIAL							
P	PHASE-IN NON RESIDENTIAL							
Q	RESIDENTIAL FIX ASSMT							
R	RME TAX PHASE OUT							
T	SEC. 12-81(74) MC XMT			11			677,640	677,640
U	SEC 12-81(72) NEW EQUIP					26	22,416,680	22,416,680
	GRAND TOTAL	1075	4,293,640	14	712,350	82	24,660,840	29,666,830

2,249,316,950


29,666,830  
24,660,840  
712,350  
4,293,640  
2,278,983,780  
233,641,630  
192,574,660  
1,952,767,490

TOTAL PART 1: REAL PROPERTY (CODES 100 THRU 800)  
TOTAL PART 2: REG. MOTOR VEHICLE (CODES 01-04, #8)  
TOTAL PART 3: PERSONAL PROPERTY (CODE 9 THRU 25)  
TOTAL GROSS GRAND LIST VALUES  
TOTAL PART 4: PROPERTY EXEMPTION (CODES A-R)  
REAL ESTATE  
MOTOR VEHICLE  
PERSONAL PROPERTY  
TOTAL PART 4:  
TOTAL NET GRAND LIST VALUE

NET VALUE TOTAL EXEMPTIONS GROSS ASSESSMENT

			REAL ESTATE			
STREET NO.	STREET	OWNERS	PRE BAA ASSESSED*	POST BAA ASSESSED	DIFFERENCE	VOTE
406	RIDGEVIEW RD	CARRUBBA JUSTIN T	192,300	219,200	26,900	5-0
470	PECK LA	HART JOHN K	321,200	330,100	8,900	5-0
414	LAMBERT RD	LUO MICHELLE MINGXIA	196,200	197,700	1,500	5-0
335	WOODLAND LA	KAUD JULIA	351,000	351,000	0	5-0
41	OLD TAVERN RD	PATEL YAMINI	264,700	269,400	4,700	5-0
340	RACEBROOK RD	GIORDANO ANGELO & NORMA J	153,900	168,000	14,100	5-0
100	NEENAN ST	WARMBRAND JESSICA	289,300	258,200	-31,100	5-0
20	HEDGEFIELD CT	RAMOS REY AND RAMOS SHIREEN DONALDSON	558,600	599,400	40,800	5-0
16	NEW HAVEN AVE	OLSZEWSKI JEFFREY & NICOLE	185,000	208,900	23,900	5-0
501	MARBLE RD	ROSS MICHAEL P & FELISA O	210,300	210,000	-300	5-0
215	MULBERRY LA	WILDE VICTORIA K	467,800	467,800	0	5-0
834	MAPLEDALE RD	OLIVER MARSHA	309,400	309,400	0	5-0
676	ST JOHNS DR	BARRETTA DAVID & JENNIFER	364,400	351,500	-12,900	5-0
542	HIGHFIELD DR	HOFFMAN JESSE M	333,600	342,200	8,600	5-0
194	CRESTWOOD TERR	LADUTKO WILLIAM & LYNN	142,400	98,000	-44,400	5-0
832	QUARTER MILE RD	REVS PROPERTY INVESTMENT LLC	252,000	252,000	0	5-0
833	BROOKSIDE DR	LOVERME VINCENT J & ELIZABETH A	175,300	145,500	-29,800	5-0
827	BROOKSIDE DR	ECKER ASHLEY	200,400	158,300	-42,100	5-0
307	GREAT OAK RD	DUMAS VAUGHAN I & SHERI L	396,100	316,200	-79,900	5-0
830	BEECHWOOD RD	MILLBRANDT JARED & CAPPETTA ROSANNA	171,900	190,600	18,700	5-0
136	CORAM LA	NAPPI SEAN A & ALISHA	523,700	523,700	0	5-0
120	CORAM LA	KUMAR VIJAY & VIJAY SUNAINA	536,500	536,500	0	5-0
8	IRONWOOD WAY	GANDHI VIPUL & RIDDHI	481,900	491,300	9,400	5-0
602	RIDGE RD	MISLOW ROBERT M & ALLISON A	575,700	595,500	19,800	5-0
615	ST JOHNS DR	CAMACHO NORMA & TARIFI DANIEL	672,400	626,200	-46,200	5-0
30	LAKESIDE DRIVE	KLAUCKE JEFFERY T & CHRITINE	194,900	194,900	0	5-0
490	RIDGEVIEW RD	SLIBY ROGER & ANNEMARIE F	233,100	244,200	11,100	5-0
20	HALL	OPALENIK STANLEY & KATHRYN	221,900	208,200	-13,700	5-0
				<b>Total</b>	<b>-112,000</b>	



		<b>BUSINESS PERSONAL PROPERTY</b>				
	<b>NAME</b>	<b>PRE BAA</b>	<b>POST BAA</b>	<b>DIFFERENCE</b>		
	PSP OF CT 203, LLC	36,110	33,380	-2,730		
	REICHBIND FURS, INC	20,780	13,580	-7,200		
			<b>Total</b>	<b>-9,930</b>		
<p>These are the final decisions by the the Orange Board of Assessment Appeals during their final meeting on April 28,2022.</p>  <p>Fred A. Messor, Chairman Orange Board of Assessment Appeals</p>						