



CITY OF BRIDGEPORT  
**BOARD OF ASSESSMENT APPEALS**  
MARGARET E. MORTON CENTER  
999 Broad Street, Bridgeport, Connecticut 06604

Joseph Ganim, Mayor  
(203) 332-4207

**Minutes – Board Meeting Friday, April 12, 2024**

The Board of Assessment Appeals Board Meeting on Friday, April 12, 2024 and was called to order at 11:30am. 5:00pm.

This was a ZOOM meeting electronic communications through <https://zoom.us/j/98442893470?pwd=TmJyS3BDamZxSkhYQkpCMIUwNktuUT09> as noticed to the public through the City Clerk.

Members Present: Boka Benson, Ann Binkley, Jacqueline Martoral, Troy Denunzio  
Others Present: Julie Miller, Asst. Tax Assessor, William Gaffney, Tax Assessor

The first item on the agenda was approval of the April 11, 2024, board minutes. Ann motioned for approval and Jacque seconded the motion. Voted unanimous 4-0.

The team reviewed 2 remaining cases and voted on both decisions. Chairman Boka motioned for board to accept 42 decisions from the hearings that were scheduled during the current BAA session. Troy seconded the motion, all voted yes decision was unanimous 4-0.

Boka Called to Close 2023 BAA Session and the Meeting and Adjournment at 11:40am and Jacque seconded the motion. All voted yes decision was unanimous 4-0.



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**MEMORANDUM**

**TO: CITY OF BRIDGEPORT TOWN CLERK**

**FROM: Boka Benson- Chairman, Ann Binkley- Secretary, Jaqueline Martoral-  
Member, Troy Denunzio- Member**

**Date: April 26, 2024**

**RE: 2023 Grand List Board of Assessment Appeal Changes**

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**The purpose of this memorandum is to officially conclude the decision for the  
2023 Grand List Appeals.**

**Attached to this memo is the list of decisions.**

*Oliver A. Stairworth*  
Town Clerk

2024 APR 26 P 12:55

RECEIVED FOR RECORD  
MAY 1 2024

Street #	Street Location	St - Ave - Pl	Unit	FIRST NAME	Owner -- Last Name	Parcel ID	Notes	Comments	Assessment Amt	Assessment Decision
426	ALBA AVE			NADIE	HENRY	74/2763/12				DENIED
85	ALBEMARLE ST			SUSAN	BENTO	64/2347/21	RECEIVED ASSESSMENT CHANGE IN 2022			DENIED
378	ATLANTIC AR		#A4	NAVARUN	GUPTA	21/523/6/K4	COMPS WERE SAME AS PROPERTY AND LEFT 2 MESSAGES O PHONE NUMBER TO CALL -			DENIED
1282	BARNUM AV		1284	WILFRID	PREVILON	43/1816/20				DENIED
176	BENSON ST			ANIETE P SILVA	REVOCABLE TRUST	51/2242/5A	EMPTY LOT NON-BUILDABLE		\$ 69,430.00	\$ 51,591.00
600	BOND ST			STRAFORD GATES LLC		62/2044/1/M	COMMERCIAL PROPERTY OVER \$1M			DENIED
35	BOSTON AVE			J&J CORP DBA DUCHESS		QP	THERE WAS INTERIOR WORK BUT THEY DID NOT ADD NEW EQUIPMENT AND WORK WAS DONE IN 11/2017	ASSESSOR REVIEWED		DENIED
350	BOSTWICK AVE			MERRITT CONTRACTORS		P-0111400	PROVIDED PROOF PP WAS RECEIVED BY TAX ASSESSOR'S OFFICE WILL SUBMITT ON BEHALF		\$ 7,350.00	\$ 5,660.00
810	BREWSTER ST			FSHS HOLDING LLC		11/236/6	CURRENTLY PAYING \$249/SQ FT, 174 ALFRED ST @ \$152/SQ FT & 174 ALFRED ST @ \$167/SQ FT		\$123,193.00	\$ 113,000.00
79	BRUSH ST			MUSTAFA	UMAR	74/2777/8	EMPTY LOT NON-BUILDABLE		\$ 58,440.00	\$ 35,469.00
706	BURNSFORD AVE			RONALD	CASCONE	58/2354/8	MAILED 2 HEARING LETTERS, EMAILED, NO PHONE NUMBER TO CALL -			DENIED
76	CHAMBERLAIN PL			UBALDO & CAROL	VALAZQUEZ	60/2130/57	NO COMPARABLE COMPS			DENIED
343	CHAMBERLAIN AVE			LORI ANN	CAPLE	67/2702/21	COMPS PROVIDED 343 CHAMBERLAIN AVE, 90 ANSON ST, 1030 CAPITAL AVE		\$198,590.00	\$ 174,145.00
355	CHOPSEY HILL RD			DWAYNE	CHISHOLM	67/2445/28	EXPLAINED WAS ASSESSMENT HEARING WAS SHOWED HOW TO LOOK UP COMPARABLE PROPERTIES. NEVER SUBMITTED ADDITIONAL BACKUP			DENIED
125	CLOVER HILL AVE			DAMONE	HENRY	QP2023079	DIDN'T KNOW HE HAD TO FILL OUT HE IS GOING			\$ 1,730.00

40	COLUMBUS	PL			COLUMBUS PLACE ASSOCIATES	47/1506/3	UNDERSTAND WHAT HAPPENS WHEN A STREET IS ABANDONED BY THE CITY.COLUMBUS PLACE WAS NEVER ADOPTED BY THE CITY. LOWERING ASSESSMENTS ON BOTH LOTS	\$ 40,100.00	\$ 15,000.00
50	COLUMBUS	PL			COLUMBUS PLACE ASSOCIATES	47/1506/14	UNDERSTAND WHAT HAPPENS WHEN A STREET IS ABANDONED BY THE CITY.COLUMBUS PLACE WAS NEVER ADOPTED BY THE CITY. LOWERING ASSESSMENTS ON BOTH LOTS	\$ 36,470.00	\$ 15,000.00
955	CONNECTICUT AVE		BLDG 1		TRINITY GROUP INTERNATIONAL LLC	QP2021146	assets of no value as they are now fully depreciated. He tendered the company's balance sheet in support of the claim. They did not get the required notice or form from the Tax Assessor's office , but did get the information that they are late in filing.		DENIED
133	COWLES ST		135		IMPROVEMENT LLC	FORSTONE		WAIVED	WAIVED
500	EVERS ST				NESSAH	77/2860/59/A	EXPLAINED WAS ASSESSMENT HEARING WAS LOOKED UP PROPERTY, SHE HAS LOWEST IN HER NEIGHBORHOOD		DENIED
350	FAIRFIELD AVE				FORSTONE 350 LLC	35/919/14/K	COMMERCIAL PROPERTY OVER \$1M		DENIED
378	FAIRFIELD AVE				FORSTONE 350 LLC	35/919/10/A	STIPULATED JUDGEMENT		WAIVED
386	FAIRFIELD AVE				FORSTONE 350 LLC	35/919/9/A	STIPULATED JUDGEMENT		WAIVED
1546	FAIRFIELD AVE				FRIENDLY HOME SOLUTIONS LLC	26/1215/59	WAITING ON BLDG PERMITS, PROVIDED RECORDS OF DESIGNS AND COSTS ASSOCIATED WITH PROPERTY AND CANNOT BUILD ON IT YET.	\$ 388,100.00	\$ 220,000.00
522	FAIRFIELD AVE				BESSIE	I&E		WAIVED	WAIVED
1150	FAIRFIELD AVE				ROOMS LLC	I&E		WAIVED	WAIVED
110	GILMAN ST				CLINTON	8/141/10		\$ 127,968.00	\$ 45,142.00
533	GREGORY ST		#535		BAILEY	21/409/10/1	GREGORY ST	\$ 316,780.00	\$ 253,700.00
517	HALLETT ST		#519		MIGUEL	42/1754/9	LOWEST PROPERTY IN AREA - VACANT LOT		DENIED
5	HARBORVIEW PL				SUZANNE DREYER &	5/126/25	HARBORVIEW PL, 121 FAYERWEATHER TR, 72 GILMAN AVE	\$ 235,230.00	\$ 229,430.00
846	HART ST				NAYDA	CAR TAX	SUBMITTED CAR TAX APPEAL		DENIED

202	HAWLEY	AVE			FERRIGNO BUILDERS			QP2023143	SUGGESTED HE TO IN AND SEE JULIE MILLER AND SHE WILL HELP HIM. DIDN'T SET UP A MEETING			DENIED
677	HOUSATONIC	AVE	681		PDQ PLUMBING & HEATING LLC			QP2109895	FILE SUMMARY JUDEGEMENT BUT DIDN'T FILE PP AND PENALTY STAYS		\$ 48,130.00	\$
1540	IRANISTAN	AVE			MARTORAL		MARIA & FELICI	34/1109/10	CURRENTLY PAYING \$249/SQ FT, 174 ALFRED ST @ \$152/SQ FT & 174 ALFRED ST @ \$167/SQ FT	\$ 130,830.00	\$ 111,660.00	\$
195	ISLAND BROOK	DR			CCM ACOUSTICS INC			QP 0032041	LEFT SEVERAL MESSAGES, SPOKE TO ASSISTANT NEVER SCHEDULED HEARING			DENIED
15	JILIGAM	PL			KAREN		GLOVER	74/2660/2/K	COMPS WERE HIGHER THAN PROPERTY			DENIED
95	KENNEDY	DR			CLXSSIK ENTERTAINMENT LLC			QP2023438	Personal Property Declaration had been duly submitted, although late. Tax assessment will probably come down, while the penalty stays as BAA cannot do anything about that.		\$ 1,580.00	\$
174	KENNEDY	DR			ERICKA		BROWN	73/2511/13/M	MESSAGES			DENIED
565	LINDLEY	ST			CAPITAL EXXON			QP015320	MEETING SCHEDULED CALLED L & CANCELLED HAD TO LEAVE COUNTRY FOR MOTHER ILLNESS			DENIED
601	LINDLEY	ST			601 LINDLEY LLC			53/2107/6	PROVIDED SEVERAL COMP PROPERTIES FOR REVIEW: 170 DENVER ST, 120 PARK TER, 357 PARK DR, 610 BOSTWICK AVE, 711 KNOWLTON	\$146,010.00	\$ 30,000.00	\$
1014	LINDLEY	ST	#1016		JUAN GONZALES		YAHIRA	59/2125/4/A				WITHDRAWN
60	LYON	TERR			ELBON PROPERTIES LLC			35/908/4	YEARS AND THERE WERE ISSUES WITH ZONING & BUILDING DEPARTMENT THAT HAVE DELAYED CONSTRUCTION AND IT IS STILL GOING THROUGH ADDITIONAL REDESIGNS	\$192,500.00	\$ 168,330.00	\$
3180	MAIN	ST	#301		BRIDGEPORT HOSPITAL			QP	Hospital on May 20, 2023. Seeking tax exemption applicable to any other hospital or outlet station			EXEMPT
1001	MAIN	ST			FELNER CORPORATION			QP2023008	DIDN'T FILE PP, GAVE HER LINK TO FILE AND WAITED FOR HER SUBMISSION	RECEIVED PP		DENIED
4920	MAIN	ST			CENTURION				COMMERCIAL PROPERTY OVER \$1M			DENIED
855	MAIN	ST			SOUND VIEW TOWER LLC			28/940/3/B	COMMERCIAL PROPERTY OVER \$1M			DENIED
1023	MAIN	ST			DENTAL P.C.			P-9007465				DENIED

1194	MAIN	ST	1198	BLOCK 912 JV II LLC		35/912/5	ASSESSOR SETTLED		\$ 355,880.00	\$	175,000.00
1062	MAPLEWOOD	AVE		ILLI	DE LA CRUZ	QP2023315	DIDN'T FILE PP, GAVE HER LINK TO FILE AND WAITED FOR HER SUBMISSION			DENIED	
816	MERRITT	ST		DEBORAH	UZCATEGUI	57/2352/6	COMPS PROVIDED HIGHER THAN HER HOME			DENIED	
1836	NOBLE	AVE		HERZ PLLC		QP2020421	APPLICATION WE WILL SUBMIT TO TAX ASSESSOR'S OFFICE. HE ADMITTED THAT HE DIDN'T FILE IT AND WAS OUT OF THE COUNTRY.	REVISED ASSESME NT		\$	2,290.00
735	PALISADES	AV		LLC		62/2044/2/K	COMMERCIAL PROPERTY OVER \$1M			DENIED	
95	PALM	ST	97	KAREN	ANGIONE	61/2013/12	PROVIDED COMP PROPERTIES 55 PALM ST, 85 PALM ST, 123 PALM ST, 46 PALM ST		\$198,860.00	\$	177,021.00
46	PLANKTON	ST		NOMADA ICE		QP2023144	FORMS AND HE WILL RETURN TO BAA FOR SUBMISSION. SUBMITTED TO TAX ASSESSOR 4/1/24	REVISED ASSESME NT		\$	830.00
46	PLANKTON	ST		GELATO-ER		QP2023145	GOING TO COMPLETE THE FORM AND WILL FILE WITH THE TAX ASSESSOR'S OFFICE. SHE ONLY OWNS AN ICE CREAM CART. RDVD FILED 3-27/24. FILED 4/1/24	REVISED ASSESME NT		\$	1,460.00
916	POND	ST		MUSTAFA	UMAR	74/2777/A 2	EMPTY LOT NON-BUILDABLE		\$59,420.00	\$	45,142.00
658	RESERVOIR	AVE		PATRIOT SHA RESERVOIR LLC		67/2707/9/D	Stst. #12-63c(a) the assesor's office is required to provide a form to be used by the client for the filing. The City finally sent one around Feb. 13, 2024, and the owner immediately filed the required report. The penalty should be removed as the form was not provided in a timely			DENIED	
210	ROBERT	ST		ZAIDA	MATEO	CAR TAX	SUBMITTED CAR TAX APPEAL			DENIED	
54/56/58	SCHOOL	ST		GIACOBBE CONSTRUCTION LLC		8/110/2	compared to identical empty land at 40 School Str. # 42, which is appraised at \$172,180,000, compared to his at \$202,560.00 and of the same size.		\$ 480,350.00	\$	459,086.00

1397	SEAVIEW AVE					VIKING CONSTRUCTION		QP2170795	Appellant's accountant argued that the computer software and consulting was included as part of personal property. These are intangibles and should not be included as such. Errors were also made on office supplies, and he provided year-to-date ledger accruals for correct figures. He requested that the following adjustments be made: Computer services and supplies for the following years should be removed as they were intangibles/software For 2020 remove \$213,277.00; For 2021 remove \$230,123.00; For 2022 remove \$233,300.00 Office Supplies should be as follows:						DENIED
677	SYLVAN ST					WILLPOWER TRANSMISSION		QP2020130	WILL PROVIDE PP FORM AND WILL SUBMIT TO TAX ASSESSOR - RCVD FILED 3/27/24 FILED W TAX ASSESSOR 4/1/24	REVISED ASSESSME					\$ 1,410.00
505	SYLVAN AVE					PATRIOT SHA		67/2707/9/D	The client's Attorney stated that by Conn. Gen,						DENIED
800	UNION AVE					VITA PASTA LAB			LATE SUBMISSION						DENIED
142	VALLEY AVE					WILFRID	PREVILON	74/2450/19	HEARING LETTER MAILED, EMAILED LEFT 2 PHONE MESSAGES						DENIED
156	WASHINGTON TERR					KIMCA & KLEVIS	TONIN	35/1058/19	Provided comps are not compatible. Appellant's property was built in 2023, while comp was built 1927	comps are not compatible.					DENIED
371	WAYNE ST					EZRA & MARIELA	MAYNARD	59/2230/5	NEIGHBORHOOD						DENIED
430	WILLOW ST					MICHELLE	FRIAS DEJESUS	QP	FILED AFTER BAA HEARING WAS CLOSED NEEDED IT BEFORE						DENIED
VARIOUS						FIRST DATA MERCHANT		QP	RECEIVED BY ASSESSOR'S OFFICE PENALTIES REMOVED						WITHDRAWN