TOWN OF GRANBY
BOARD OF ASSESSMENT APPEALS
MINUTES

March 12, 2026

Present: Chairman Lowell C. Johnson, Dorcus Forsyth, Victoria Dirienzo

The meeting opened at 4:00 p.m.

The Commission met to hear and consider the following appeals:

Appeal of 131 Barn Door Hills Road, Amanda Henriques: A licensed appraiser hired by the property owner appraised the property at $652,000 as of 10/1/2022. The house was purchased for $600,000 on 06/17/2024. The town value of $759,600 is not in line with the property. Additionally, the pool and outbuildings now have demolition permits and will be removed prior to 10/1/2026. The decision of the Board was to change the property value to the appraised value of $652,000.

Appeal of 111 North Granby Road, Peter Jesick: The property owner had a hearing change at the time of the revaluation. He brought photos of the "wear and tear" to the current hearing. A Proof of Value Statement was not provided at the current hearing. The value of the property reflects the issues with the property. The decision of the Board was no change.

Appeal of 111 Wells Road, Nancy Silkey: The subject property is smaller than the comparables, includes a barn, and is a much newer home. The decision of the Board was no change.

Appeal of ANEW Massage and Wellness, Amanda Stenhouse: Ms. Stenhouse provided photos and a complete list of personal property including their estimated values. She signed the required form. The Personal Property value will be adjusted by the Assessor. The decision of the Board was a change in the Personal Property values, and the owner is aware that she is responsible for the applicable penalty.

Appeal of 200 and 204 Case Street, Stanley Kardys: The original subject property was 86+- acres, whereby 66+- acres were sold. In 2024, 20+- acres were assessed at $226,700 for a single piece of land. The owner provided an appraisal for this single piece of land. However, in 2025, this 20+-acres was separated into two parcels, including a 5+-acre building lot and a 15+- acre parcel. The decision of the Board was no change.

Appeal of 217 Case Street, Theresa Brunette: The land is in the Freytag Family Trust. The Trustee of this Trust passed away, and Theresa Brunette is the new Trustee of the same family trust. The Lessee is still farming the property, and Theresa Brunette is able to provide a copy of

the Trust and a copy of the lease. The decision of the Board is to reinstate PA-490 as of 10/1/2025.

Appeal of 131 Notch Road, Jacob Rodriguez. The Tax Exemption form for the 100% Service-Connected Disability was given to the BAA by Jacob Rodriguez. Jacob Rodriguez also submitted his DVA letter stating his VA information. He was reminded to file this paperwork annually. The decision of the Board was to change and the exemption is granted.

The meeting adjourned at 6:30 p.m.

Respectfully submitted,

Lowell C. Johnson, Chairman
March 18, 2026