

Minutes (Final)

Real Estate Appeals Meeting

Town of Ridgefield Board of Assessment Appeals
Ridgefield Town Hall – Small Conference Room (lower level)
400 Main Street, Ridgefield, CT
March 18-19,2025

Attendees: Andrew Sternlib; Michael Schmer; Stan Galanski (Chairperson)

The Board of Assessment Appeals met to consider real estate assessment appeals.

March 18,2025

The meeting was called to order at 6:15pm. Five real estate appeals were heard:

Nicola Tizi & Caitlyn Hessel, 10 Mountain View Avenue
Appeal denied (unanimous decision)

Maria Thompson, 190 Bennett's Farm Road
Assessed Value reduced from \$402,290 to \$299,390 (unanimous decision)

Vincent Desiderio & Roxanne Ritacco, 73 Hussars Camp Place
Assessed Value decreased from \$1,046,010 to \$892,500 (unanimous decision)

Jeffrey Sorensen, 3 Hunt Court
Assessed Value decreased from \$699,860 to \$552,706

Jose Aleman & Brittany Crystal, 79 Golf Lane
Assessed Value decreased from \$1,363,390 to \$1,155,000 (unanimous decision)

At the completion of the hearings and review of the material presented, the meeting was adjourned at 9:45pm.

March 19,2025

The meeting was called to order at 5:00pm to handle administrative matters related to the signing of letters communicating the results of the March 18, 2025 hearings. Beginning at 5:30 pm, five appeals were heard:

Jason Ratigan & Molly Mermelstein, 24 Aspen Ledges Road
Assessed Value decreased from \$520,240 to \$456,400 (unanimous decision)

Evan Buther, 54 Old Washington Road
Appeal Denied (unanimous decision)

Austinj & Kirsten Golankiewicz, 18 Woodchuck Lane
Appeal referred to Assessors's Office for updated appraisal to better reflect that the outstanding planned updates have been deferred (unanimous decision)

Campbell Leung Living Trust, 63 Powder Horn Drive
Appeal Denied (unanimous decision)

Elizabeth Holland, 118 Nod Road
Appeal Denied (unanimous decision)

Brock Emmetsberger,175 Branchville Road
Appeal was filed but not presented (taxpayer did not appear)

There being no further business, the meeting was adjourned at 8:50pm.

Respectfully submitted,

Stan Galanski
Chair
Board of Assessment Appeals
March 20,2025

