



City of Torrington
Board of Assessment Appeals
140 Main Street, Torrington, CT 06790
BOARD OF ASSESSMENT APPEALS Minutes – Meeting March 26, 2026

Present: Diane Holland, Chair; Stephen Ivain; Oliver Davis

1:00 pm -- called to order

Approval of 3/24/26 minutes

1:30 pm -- Hearing:

H. Archkik – RE – 151 Pumping Station Rd. – concern about value with need for new driveway and new roof

Deliberations -- all decisions were unanimous

E. Tedeschi – RE – 131 Country Club Rd – adjust from 227,780 to 210,280 due to comparison of neighboring properties

Friendly Hands Food Bank – RE – 789 Winsted Rd -- restoration of non-profit tax-exempt status

McCall Foundation – RE – Restoration of non-profit tax-exempts status

M. Rodriguez – RE – adoption of changes to property card from last assessor visit and change Fair Market Value to equal presented appraisal of \$325,000

Action Wildlife Foundation – RE – Goshen Rd – restoration of non-profit tax-exempt status

Elks (Torrington Lodge BPOE) – RE – 180 Guerdat Rd.; 70 Litchfield (2 cards – 117/012/006 and 117/012/006/002 – Restoration of non-profit status for Guerdat and Litchfield (117/012/006 ONLY)

K. Vinisko – RE – 1295 Torrington St – change card to reflect bathroom change as observed at site visit; no other changes

C. Bertini – RE – 149 Culvert St. – change attic to unfinished in line with town designation on card – storage only

G. Tello Castro – RE – 37 Elton St – change value to reflect downgrade in condition to good/avg

L. Klonoski – RE – 8 St. Andrew's Close – change approx. 10% (TBD) to reflect values of similar units

Kitty Quarters – RE – 1188 New Litchfield St – Restore non-profit tax-exempt status

H. Pantely – RE – 26 Lake Drive – change to reflect last year's BOAA determination retroactively

Slovak Catholic Sokol – RE – 171 Franklin ST. – Restore non-profit tax exempt status

O. Didkovskaya – RE – change market value to reflect appraisal presented – \$325,000

Zeller Tire Properties – Norwood St (Rear), 52 Norwood, 616 Main St – due to the high value and complicated nature of the industrial properties, it is outside the scope of our knowledge to change assessments without appraisals and/or much more information. No change.

Torrington Standard – RE – 70 North St – as with Zeller Tire properties – no change

H. Archkik – RE – 151 Pumping Station – issues presented are deferred maintenance and not subject to affect assessment

S. Zadrozinski – RE -- 87 Eagle Ridge – FMV is much less than purchase price within time of Grand List re-valuation – no change

A. Goncalves – RE -- 839 Main ST – unit 105 – no change – comparable to other units in overall assessment change

D. Odorczyk – RE -- 221 New Litchfield St – no change – increase is in line with comparable properties

Glenn and John Royals – RE – 680 Hayden Hill Rd – no change – no evidence to make changes

Bumper Brook Estates – RE – Perkins St – topography is comparable to a property we located on Winthrop St – no change

P. Fitzgerald and R. Calky – RE – 1177 and 1129 Torrington W St – properties do not have public utilities hookups (gas/water/sewer) as indicated on card – these do not change assessment – no change

G&J Royals – RE – 185 S. Main St – not enough evidence to make changes – no change

C. Czachorowski – RE – 30 Jackson St – no evidence to make changes – no change

M. Shah – RE – Kirkfield St – no evidence to make changes – no change

O. Salinus – RE – 59 Dewey St. – no evidence to make changes – no change

5:00 pm – adjournment