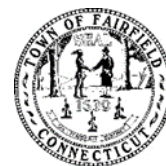


**Board of Assessment Appeals
Fairfield, CT
March 18, 2021 – Minutes**



Recording: https://www.youtube.com/watch?v=FUBvrP_Q6Ro

A Decision Meeting of the Board of Assessment Appeals was held on Thursday, March 18, 2021 at 7:00 PM
The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Peter Ruppert, Vice Chair	
Paulette Cuozzo	Catherine Giff	Alexis Harrison
Ronek Patel	Judy Szablak	

MEMBERS ABSENT:

Kathleen Griffin, Secretary	John Spolyar
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OTHERS PRESENT:

Ross Murray, Assessor

1. Call to Order

Harold Zawadski called the meeting to order at 7:12 PM.

2. Deliberation and vote upon appeals properly brought before the Board

Appeal #: **140** Type: **REAL ESTATE** Time: **7:12 PM**
Owner: **KLAUDER JOSEPH & MELISSA (SV)**
Location: **3141 NORTH STREET**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,112,100 to \$900,000. The Board discussed the provided materials and testimony. The motion passed 6:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$1,112,100** New Value: **\$900,000**

Appeal #: **141** Type: **REAL ESTATE** Time: **7:17 PM**
Owner: **GIBSON CHRISTOPHER M &**
Location: **1220 HILLSIDE ROAD**

A motion was made by Catherine Giff and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,462,500 to \$1,235,000. The Board discussed the provided materials and testimony.

A motion was made by Judy Szablak and seconded by Harold Zawadski to amend the motion and reduce the appraised value from \$1,462,500 to \$1,350,000.

The motion passed 5:2:0 (to amend the motion). Patel and Ruppert opposed.

The motion as amended passed 5:2:0. Patel and Ruppert opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,462,500** New Value: **\$1,350,000**

Appeal #: **609** Type: **REAL ESTATE** Time: **7:37 PM**
Owner: **CALDWELL PAUL P &**
Location: **3960 REDDING ROAD**

A motion was made by Catherine Giff and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$767,100 to \$740,000. The Board discussed the provided materials and testimony. The motion passed 6:1:0. Patel opposed.

Decision: The appeal was **GRANTED** Old Value: **\$767,100** New Value: **\$740,000**

Appeal #: **120** Type: **REAL ESTATE** Time: **7:40 PM**
Owner: **KIRBY TAMMY J & KEVIN (SV)**
Location: **258 ARAN HILL ROAD**

A motion was made by Catherine Giff and seconded by Harold Zawadski to reduce the appraised value from \$737,400 to the **Assessor's requested** value of \$711,400 to reflect a correction made to the neighborhood code on the field card.

The motion passed. 7:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$737,400** New Value: **\$711,400**

A motion was made by Catherine Giff and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$711,400 to \$581,772. The Board discussed the provided materials and testimony. The motion failed 2:5:0. Zawadski, Griffin, Harrison, Patel and Ruppert opposed.

Decision: The appeal was **DENIED** Old Value: **\$711,400** New Value: **\$711,400**

Appeal #: **498** Type: **REAL ESTATE** Time: **7:53 PM**
Owner: **PAULI CAROLYN**
Location: **365 FENCEROW DRIVE**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,097,300 to \$975,000. The Board discussed the provided materials and testimony. The motion passed 6:1:0. Ruppert opposed.

Decision: The appeal was **GRANTED** Old Value: **\$1,097,300** New Value: **\$975,000**

Appeal #: **435** Type: **REAL ESTATE** Time: **8:00 PM**
Owner: **RUSSO CHRISTOPHER &**
Location: **533 MERWINS LANE**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$846,300 to \$725,000. The Board discussed the provided materials and testimony. The motion passed 5:2:0. Harrison and Giff opposed.

Decision: The appeal was **GRANTED** Old Value: **\$846,300** New Value: **\$725,000**

Appeal #: **172** Type: **REAL ESTATE** Time: **8:10 PM**
Owner: **JAIN MONICA & SANDEEP (SV)**
Location: **58 STIRRUP HILL ROAD**

A motion was made by Judy Szablak and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,332,700 to \$1,150,000. The Board discussed the provided materials and testimony.

The motion failed 3:4:0. Zawadski, Harrison, Patel and Ruppert opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,332,700** New Value: **\$1,332,700**

Appeal #: **265** Type: **REAL ESTATE** Time: **8:26 PM**
Owner: **AZARBARZIN KOUROSH & MASSI**
Location: **85 LANCELOT DRIVE**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,294,500 to \$950,000. The Board discussed the provided materials and testimony. The motion passed 5:2:0. Zawadski and Ruppert opposed.

Decision: The appeal was **GRANTED** Old Value: **\$1,294,500** New Value: **\$960,000**

Appeal #: **215** Type: **REAL ESTATE** Time: **8:52 PM**
Owner: **KALAPIR JANET LOPEZ- &**
Location: **505 WOOD HOUSE ROAD**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$646,200 to \$590,000. The Board discussed the provided materials and testimony. The motion passed 7:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$646,200** New Value: **\$590,000**

Appeal #: **203** Type: **REAL ESTATE** Time: **8:55 PM**
Owner: **KOULOOURAS JASON & STAVROLAKES**
Location: **2031 REDDING ROAD**

A motion was made by Catherine Giff and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$959,500 to \$880,000. The Board discussed the provided materials and testimony. The motion passed 7:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$959,500** New Value: **\$880,000**

Appeal #: **114** Type: **REAL ESTATE** Time: **8:59 PM**
Owner: **KLEBAN EVAN**
Location: **160 STELLA LANE**

A motion was made by Catherine Giff and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$973,300 to \$860,000. The Board discussed the provided materials and testimony. The motion passed 6:1:0. Ruppert opposed.

Decision: The appeal was **GRANTED** Old Value: **\$973,300** New Value: **\$860,000**

Appeal #: **19** Type: **REAL ESTATE** Time: **9:04 PM**
Owner: **PATEL BHAVNA**
Location: **1084 STURGES HIGHWAY**

A motion was made by Judy Szablak and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$2,098,900 to \$2,098,900. The Board discussed the provided materials and testimony.

The motion failed 0:6:1. Cuzzo abstained.

Decision: The appeal was **DENIED** Old Value: **\$2,098,900** New Value: **\$2,098,900**

Appeal #: **621**

Type: **REAL ESTATE**

Time: **9:19 PM**

Owner: **LYNCH JOSEPH E & MARY C (SV)**

Location: **173 QUARTER HORSE LANE**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,816,800 to \$1,625,000. The Board discussed the provided materials and testimony.

A motion was made by Judy Szablak and seconded by Alexis Harrison to amend the motion and reduce the appraised value from \$1,816,800 to \$1,725,000.

The motion failed 2:5:0 (to amend the motion). Zawadski, Giff, Harrison, Patel and Ruppert opposed.

The motion failed 2:4:1. Zawadski, Giff, Ruppert and Szablak opposed; Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,816,800** New Value: **\$1,816,800**

3. Adjourn

In response to the chair, Judy Szablak made a motion to adjourn the meeting. Catherine Giff seconded. The motion passed unanimously.

Harold Zawadski adjourned the meeting at 9:44 pm.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals