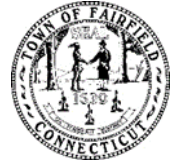


**Board of Assessment Appeals
Fairfield, CT
March 20, 2021 - Minutes**



Recording: <https://www.youtube.com/watch?v=jlOXX2Gc7C8>

A Decision Meeting of the Board of Assessment Appeals was held on Saturday, March 20, 2021 at 9:00 am. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Kathleen Griffin, Secretary
Peter Ruppert, Vice Chair (left at noon)	Ronek Patel (arrived at noon)
John Spolyar	Catherine Van Slyck-Giff
Paulette Cuzzo	

MEMBERS ABSENT: Alexis Harrison, Judy Szablak

Harold Zawadski called the meeting to order at 9:04 am.

Appeal #: **191** Type: **REAL ESTATE** Time: **14:54**
Owner: **LEVITT JEFFREY &**
Location: **715 ROWLAND ROAD**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,235,000 to \$1,154,610. The Board discussed the provided materials and testimony.

The motion failed 1-5-0. Harold Zawadski, John Spolyar, Kathleen Griffin, Peter Ruppert, Catherine Giff opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,235,000** New Value: **\$1,235,000**

Appeal #: **570** Type: **REAL ESTATE** Time: **34:14**
Owner: **ISRAEL FREDERIK S & ALYSSA L (SV)**
Location: **679 ROWLAND ROAD**

A motion was made by John Spolyar and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$1,897,400 to \$1,650,000. The Board discussed the provided materials and testimony.

The motion failed 0-5-1. Catherine Giff abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,897,400** New Value: **\$1,897,400**

Appeal #: **566** Type: **REAL ESTATE** Time: **47:54**
Owner: **SILVA RICARDO B & AMELIA W**
Location: **245 ROWLAND ROAD**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,602,600 to \$1,523,700. The Board discussed the provided materials and testimony.

The motion failed 1-5-0. Harold Zawadski, John Spolyar, Kathleen Griffin, Peter Ruppert, Catherine Giff opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,602,600** New Value: **\$1,602,600**

Appeal #: **160** Type: **REAL ESTATE** Time: **58:30**
Owner: **BULL ERIC & PATRIZIA**
Location: **561 PENFIELD ROAD**

A motion was made by John Spolyar and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$1,325,900 to \$1,250,000. The Board discussed the provided materials and testimony.

The motion failed 1-5-0. Harold Zawadski, John Spolyar, Kathleen Griffin, Peter Ruppert, Catherine Giff opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,325,900** New Value: **\$1,325,900**

Appeal #: **119** Type: **REAL ESTATE** Time: **1:12:30**
Owner: **ABATE HENRY A & MARIA C (SV)**
Location: **148 FOX STREET**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,524,200 to \$1,158,643. The Board discussed the provided materials and testimony.

The motion failed 0-6-0. unanimous

Decision: The appeal was **DENIED** Old Value: **\$1,524,200** New Value: **\$1,524,200**

Appeal #: **143** Type: **REAL ESTATE** Time: **1:34:30**
Owner: **ROSOW DAVID A JR & VIRGINIA**
Location: **251 SOUTH BENSON ROAD**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,451,600 to \$1,250,000. The Board discussed the provided materials and testimony.

The motion failed 2-4-0. Harold Zawadski, Kathleen Griffin, John Spolyar, Peter Ruppert opposed

Decision: The appeal was **DENIED** Old Value: **\$1,451,600** New Value: **\$1,451,600**

Appeal #: **405** Type: **REAL ESTATE** Time: **1:50:51**
Owner: **SHICKO WALTER R &**
Location: **81 FOX STREET**

A motion was made by John Spolyar and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,633,500 to \$1,520,000. The Board discussed the provided materials and testimony.

The motion failed 3-3-0. Harold Zawadski, Kathleen Griffin, John Spolyar opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,633,500** New Value: **\$1,633,500**

Appeal #: **247** Type: **REAL ESTATE** Time: **2:02:30**
Owner: **LAPA WARREN & LAURIE (SV)**
Location: **200 LALLEY BOULEVARD**

1. A motion was made by John Spolyar and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,726,200 to \$1,396,781. A motion was made by John Spolyar

and seconded by Catherine Giff to table the current motion. The vote to table passed unanimously 6-0-0.

2. A motion was made by John Spolyar and seconded by Peter Ruppert to reduce the appraised value from \$1,726,200 to \$1,722,200 to reflect a correction on the field card. The motion passed unanimously 6-0-0.
3. A motion was made by John Spolyar and seconded by Kathleen Griffin to take up from the table the original motion. The Board discussed the provided materials and testimony. The motion failed 1-5-0. Harold Zawadski, Kathleen Griffin, John Spolyar, Peter Ruppert, Catherine Giff opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,726,200** New Value: **\$1,722,200**

Appeal #: **18** Type: **REAL ESTATE** Time: **2:20:37**
Owner: **KIRKPATRICK HERBERT SCOTT JR &**
Location: **200 SMITH STREET**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,534,000 to \$1,380,000. The Board discussed the provided materials and testimony.

The motion failed 0-6-0.

Decision: The appeal was **DENIED** Old Value: **\$1,534,000** New Value: **\$1,534,000**

Appeal #: **221** Type: **REAL ESTATE** Time: **2:26:13**
Owner: **LYNCH CLAIRE E & WILLIAM G III**
Location: **67 CRAIG COURT**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,212,100 to \$1,060,000. The Board discussed the provided materials and testimony.

The motion failed 0-6-0.

Decision: The appeal was **DENIED** Old Value: **\$1,212,100** New Value: **\$1,212,100**

Appeal #: **299** Type: **REAL ESTATE** Time: **2:36:19**
Owner: **TAMULIS MICHAEL & STEFANIE (SV)**
Location: **274 BIRCH ROAD**

A motion was made by John Spolyar and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$1,652,300 to \$1,485,000. The Board discussed the provided materials and testimony.

The motion passed 4-2-0. Harold Zawadski, Kathleen Griffin opposed.

Decision: The appeal was **GRANTED** Old Value: **\$1,652,300** New Value: **\$1,485,000**

Appeal #: **62** Type: **REAL ESTATE** Time: **2:46:30**
Owner: **MEEHAN TIMOTHY & SUSAN H**
Location: **421 LALLEY BOULEVARD**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,083,000 to \$930,000. The Board discussed the provided materials and testimony.

The motion failed 0-5-1. Catherine Giff abstained.

Decision: The appeal was **DENIED** Old Value: **\$1,083,000** New Value: **\$1,083,000**

Appeal #: **628** Type: **REAL ESTATE** Time: **2:54:25**

Owner: **OCONNOR KAREN D**

Location: **570 BEACH ROAD**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$973,400 to \$800,000. The Board discussed the provided materials and testimony.

The motion failed 0-4-2. Catherine Giff, Paulette Cuozzo abstained.

Decision: The appeal was **DENIED** Old Value: **\$973,400** New Value: **\$973,400**

Appeal #: **471** Type: **REAL ESTATE** Time: **2:57:15**

Owner: **WOODWORTH STEPHEN R & HEATHER**

Location: **33 EDWARD STREET**

A motion was made by Catherine Giff and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$2,110,900 to \$1,750,000. The Board discussed the provided materials and testimony.

The motion passed 5-1-0. Kathleen Griffin opposed.

Decision: The appeal was **GRANTED** Old Value: **\$2,110,900** New Value: **\$1,750,000**

Appeal #: **218** Type: **REAL ESTATE** Time: **3:10:50**

Owner: **RICHER NATHANIEL D & STACY M (SV)**

Location: **84 MYREN STREET**

A motion was made by Kathleen Griffin and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$963,900 to \$690,000.

A motion was made by John Spolyar and seconded by Catherine Giff to amend the main motion to grant in part the appeal and reduce the appraised value to \$800,000. The Board discussed the provided materials and testimony.

The motion passed 4-2-0. Ronek Patel, Paulette Cuozzo opposed.

The motion as amended passed 5-1-0. Kathleen Griffin opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$963,900** New Value: **\$800,000**

Appeal #: **384** Type: **REAL ESTATE** Time: **3:32:20**

Owner: **HANNUM LEIGH E & MEGAN H (SV)**

Location: **644 ROWLAND ROAD**

A motion was made by Harold Zawadski and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$1,041,000 to \$850,000. The Board discussed the provided materials and testimony.

The motion failed 2-4-0. Kathleen Griffin, Ronek Patel, John Spolyar, Catherine Giff opposed.

Decision: The appeal was **DENIED** Old Value: **\$1,041,000** New Value: **\$1,041,000**

Appeal #: **275** Type: **REAL ESTATE** Time: **3:45:35**

Owner: **CIMADOR GERALD & COLLEEN**

Location: **124 EDWARD STREET**

A motion was made by Harold Zawadski and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$2,025,900 to \$1,800,000. The Board discussed the provided materials and testimony.

The motion passed 5-1-0. Kathleen Griffin opposed.

Decision: The appeal was **GRANTED** Old Value: **\$2,025,900** New Value: **\$1,750,000**

Appeal #: **571**

Type: **REAL ESTATE** Time: **3:56:49**

Owner: **COLLINS DENISE**

Location: **29 NEWTON STREET**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$914,400 to \$725,000. The Board discussed the provided materials and testimony.

The motion failed 0-6-0. unanimous

Decision: The appeal was **DENIED** Old Value: **\$914,400** New Value: **\$914,400**

Appeal #: **35**

Type: **REAL ESTATE** Time: **4:06:56**

Owner: **CRANE RYAN SCOTT & KOSTIUK**

Location: **43 SHOREHAM TERRACE**

1. A motion was made by Kathleen Griffin and seconded by John Spolyar to correct the field card to reflect a removed garage and reduce the appraised value from \$457,700 to \$449,100. The motion passed 6-0-0.
2. A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the corrected value from \$449,100 to \$430,000. The Board discussed the provided materials and testimony. The motion failed 0-6-0.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$449,100** New Value: **\$457,700**

Appeal #: **636**

Type: **REAL ESTATE** Time: **4:16:24**

Owner: **VANIER BEVERLY G**

Location: **126 OLD POST ROAD**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$486,000 to \$405,200. The Board discussed the provided materials and testimony.

The motion failed 1-5-0. Kathleen Griffin, Ronek Patel, John Spolyar, Catherine Giff, Harold Zawadski opposed.

Decision: The appeal was **DENIED** Old Value: **\$486,000** New Value: **\$486,000**

Appeal #: **5**

Type: **REAL ESTATE** Time: **4:31:15**

Owner: **SPEARING CHRISTOPHER &**

Location: **1120 SOUTH PINE CREEK ROAD**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$851,200 to \$770,000. The Board discussed the provided materials and testimony.

The motion failed 1-5-0. Kathleen Griffin, Ronek Patel, John Spolyar, Catherine Giff, Harold Zawadski opposed.

Decision: The appeal was **DENIED** Old Value: **\$851,200** New Value: **\$851,200**

Appeal #: **226**

Type: **REAL ESTATE**

Time: **4:46:30**

Owner: **NAZZARO JOY S**

Location: **1190 SOUTH PINE CREEK ROAD**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$781,600 to \$640,000. The Board discussed the provided materials and testimony.

The motion failed 1-5-0. Kathleen Griffin, Ronek Patel, John Spolyar, Catherine Giff, Harold Zawadski opposed.

Decision: The appeal was **DENIED** Old Value: **\$781,600** New Value: **\$781,600**

Appeal #: **22**

Type: **REAL ESTATE**

Time: **4:56:15**

Owner: **VISCUSO ANDREA**

Location: **217 HIGH POINT LANE**

A motion was made by Catherine Giff and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$831,300 to \$750,000. The Board discussed the provided materials and testimony. The motion passed 6-0-0.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$831,300** New Value: **\$755,000**

In response to the Chair, Ronek Patel made a motion to adjourn the meeting. Kathleen Griffin seconded. The motion passed unanimously.

Harold Zawadski adjourned the meeting at approximately 3:00 PM.

Respectfully Submitted,

Pru O'Brien

Recording Secretary

Board of Assessment Appeals