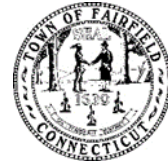


**Board of Assessment Appeals  
Fairfield, CT  
March 25, 2021 - Minutes**



**Recording:** <https://www.youtube.com/watch?v=5rX1b0Z5wm0>

A Decision Meeting of the Board of Assessment Appeals was held on Thursday, March 25, 2021 at 5:00 PM. The meeting was held virtually via teleconference.

**MEMBERS PRESENT:**

Harold Zawadski, Chair	Peter Ruppert, Vice Chair (6:14 PM)	Kathleen Griffin, Secretary
Paulette Cuzzo	Catherine Giff	
John Spolyar (6:03 PM)	Judy Szablak	

**MEMBERS ABSENT:**

Alexis Harrison	Ronek Patel
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**OTHERS PRESENT:** Ross Murray, Assessor and by phone, members of the public

**1. Call to Order**

Harold Zawadski called the meeting to order at 5:07 PM.

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

Appeal #: **223**                      PID: **2077**                      Type: **RE**                      Time: **5:17 PM**  
Owner: **JEZIOR LESLIE A**  
Location: **28 SEDAN TERRACE**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$429,500 to \$400,000. The Board discussed the provided materials and testimony.

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$429,500 to \$402,400.

The motion to amend the motion passed. 5:0:0

The motion as amended passed 5:0:0.

**Decision:** The appeal was **GRANTED IN PART**    Old Value: **\$429,500**    New Value: **\$402,400**

Appeal #: **381**                      PID: **87**                      Type: **RE**                      Time: **5:24 PM**  
Owner: **FLANAGAN WALTER D & ANN F (SV)**  
Location: **73 INWOOD ROAD**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$808,000 to \$785,200. The Board discussed the provided materials and testimony.

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to amend the motion to grant the appeal and reduce the appraised value from \$808,000 to \$777,400.

The motion to amend the motion passed. 5:0:0

The motion passed 5:0:0.

**Decision:** The appeal was **GRANTED**    Old Value: **\$808,000**    New Value: **\$777,400**

Appeal #: **565**                      PID: **108**                      Type: **RE**                      Time: **5:35 PM**  
Owner: **STAMBOVSKY JEREMY & MOLLIE**  
Location: **3313 PARK AVENUE**

A motion was made by Kathleen Griffin and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$247,400 to \$125,000. The Board discussed the provided materials and testimony.

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$247,400 to \$176,700.

The motion to amend the motion passed. 4:1:0 Griffin opposed.

The motion as amended passed 4:1:0. Griffin opposed.

**Decision:** The appeal was **GRANTED IN PART**    Old Value: **\$247,400**    New Value: **\$176,700**

Appeal #: **497**                      PID: **1757**                      Type: **RE**                      Time: **5:55 PM**  
Owner: **SAREZKY SHERYL**  
Location: **180 INWOOD ROAD**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$988,500 to \$825,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

**Decision:** The appeal was **GRANTED**                      Old Value: **\$988,500**    New Value: **\$825,000**

Judy Szablak left the meeting at 6:01 PM.  
John Spolyar joined the meeting at 6:03 PM.

Appeal #: **448**                      PID: **13981**                      Type: **RE**                      Time: **6:04 PM**  
Owner: **TIGNER JOANN**  
Location: **320 MISTY WOOD LANE**

A motion was made by Catherine Giff and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$642,200 to \$556,250. The Board discussed the provided materials and testimony.

Peter Ruppert joined the meeting at 6:14 PM.

A motion was made by Kathleen Griffin and seconded by Catherine Giff to amend the motion to grant the appeal in part and reduce the appraised value from \$642,200 to \$557,100.

The motion to amend the motion passed. 4:0:2 Ruppert and Spolyar abstained.

The motion as amended passed 5:0:1. Ruppert abstained.

**Decision:** The appeal was **GRANTED IN PART**    Old Value: **\$642,200**    New Value: **\$557,100**

Appeal #: **81**                      PID: **13746**                      Type: **RE**                      Time: **6:16 PM**  
Owner: **MOCARSKI CZESLAW & TRYBULSKA**  
Location: **195 TOWNE HOUSE ROAD**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$683,400 to \$600,000. The Board discussed the provided materials and testimony.

A motion was made by Catherine Giff and seconded by Kathleen Griffin to amend the motion to grant the appeal and reduce the appraised value from \$683,400 to \$598,300.

The motion to amend the motion passed. 4:0:2 Ruppert and Spolyar abstained.

The motion as amended passed 6:0:0.

**Decision:** The appeal was **GRANTED IN PART**      Old Value: **\$683,400**      New Value: **\$598,300**

Appeal #: **267**                      PID: **13852**                      Type: **RE**                      Time: **6:32 PM**  
Owner: **AUER SADACIE S & STEFAN (SV)**  
Location: **2979 BURR STREET**

A motion was made by Catherine Giff and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$843,400 to \$783,275. The Board discussed the provided materials and testimony.

The motion failed 0:5:1. Zawadski, Giff, Griffin, Ruppert and Spolyar opposed. Cuozzo abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$843,400**      New Value: **\$843,400**

Appeal #: **462**                      PID: **13702**                      Type: **RE**                      Time: **6:41 PM**  
Owner: **IVANKO DAVID T &**  
Location: **1475 BURR STREET**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$456,500 to \$375,000. The Board discussed the provided materials and testimony.

A motion was made by Catherine Giff and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$456,500 to \$395,700.

The motion to amend the motion passed. 5:1:0 Cuozzo opposed.

The motion as amended passed 5:1:0. Cuozzo opposed.

**Decision:** The appeal was **GRANTED IN PART**      Old Value: **\$456,500**      New Value: **\$395,700**

Catherine Giff broke from the meeting at 6:56 PM.

Appeal #: **505**                      PID: **10469**                      Type: **RE**                      Time: **6:55 PM**  
Owner: **ZENGOU ADAM C**  
Location: **262 PEMBURN DRIVE**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$474,100 to \$450,000. The Board discussed the provided materials and testimony.

The motion failed 0:4:1. Zawadski, Griffin, Ruppert and Spolyar opposed. Cuozzo abstained.

**Decision:** The appeal was **DENIED**                      Old Value: **\$474,100**      New Value: **\$474,100**

Appeal #: **262**                      PID: **6723**                      Type: **RE**                      Time: **7:10 PM**  
Owner: **MCDONALD MATTHEW**  
Location: **430 STILLSON ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$482,500 to \$360,000. The Board discussed the provided materials and testimony.

A motion was made by Harold Zawadski and seconded by Kathleen Griffin to amend the motion to grant the appeal in part and reduce the appraised value from \$482,500 to \$377,700.

The motion to amend the motion passed. 4:1:0 Cuozzo opposed.

The motion as amended passed 4:1:0. Cuozzo opposed.

**Decision:** The appeal was **GRANTED IN PART**      Old Value: **\$482,500**      New Value: **\$377,700**

Paulette Cuozzo broke from the meeting at 7:31 PM.

Catherine Giff rejoined the meeting at 7:33 PM

Appeal #: **30**                      PID: **9227**                      Type: **RE**                      Time: **7:33 PM**  
Owner: **ZADROVICZ JAMES J & VERONICA A**  
Location: **559 STILLSON ROAD**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$487,400 to \$313,530. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

**Decision:** The appeal was **DENIED**                      Old Value: **\$487,400**      New Value: **\$487,400**

Appeal #: **115**                      PID: **9801**                      Type: **RE**                      Time: **7:45 PM**  
Owner: **SCHEFFER MILES H & HELEN C**  
Location: **77 PEPPERIDGE CIRCLE**

A motion was made by Peter Ruppert and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$489,200 to \$450,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

**Decision:** The appeal was **DENIED**                      Old Value: **\$489,200**      New Value: **\$489,200**

Paulette Cuozzo rejoined the meeting at 7:52 PM.

Appeal #: **89**                      PID: **9852**                      Type: **RE**                      Time: **7:54 PM**  
Owner: **THOMAS LAUREN P**  
Location: **46 SLEEPY HOLLOW ROAD**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$471,900 to \$415,000. The Board discussed the provided materials and testimony.

The motion passed 3:2:1. Zawadski and Ruppert opposed. Griffin abstained.

**Decision:** The appeal was **GRANTED**                      Old Value: **\$471,900**      New Value: **\$415,000**

Appeal #: **477**                      PID: **6563**                      Type: **RE**                      Time: **8:06 PM**  
Owner: **MACKLIN TIMOTHY R &**  
Location: **41 BEL AIR LANE**

A motion was made by John Spolyar and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$475,500 to \$435,000. The Board discussed the provided materials and testimony.

A motion was made by Paulette Cuozzo and seconded by John Spolyar to amend the motion to grant the appeal in part and reduce the appraised value from \$475,500 to \$445,000.

The motion to amend the motion failed. 2:4:0 Zawadski, Griffin, Giff and Ruppert opposed. The motion failed 1:5:0. Zawadski, Giff, Griffin, Ruppert and Spolyar opposed.

**Decision:** The appeal was **DENIED**                      Old Value: **\$475,500**                      New Value: **\$475,500**

Appeal #: **467**                      PID: **15485**                      Type: **RE**                      Time: **8:20 PM**  
Owner: **KERRIGAN NIAMH**  
Location: **176 HILLCREST ROAD**

A motion was made by John Spolyar and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$492,700 to \$430,000. The Board discussed the provided materials and testimony.

The motion failed 0:6:0.

**Decision:** The appeal was **DENIED**                      Old Value: **\$492,700**                      New Value: **\$492,700**

Appeal #: **410**                      PID: **10228**                      Type: **RE**                      Time: **8:29 PM**  
Owner: **HOFFMANN ELIZABETH P**  
Location: **203 LOVERS LANE**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$497,600 to \$385,000. The Board discussed the provided materials and testimony.

A motion was made by Kathleen Griffin and seconded by Catherine Giff to amend the motion to grant the appeal in part and reduce the appraised value from \$497,600 to \$425,000.

The motion to amend the motion passed. 5:1:0 Cuozzo opposed.

The motion as amended passed 6:0:0.

**Decision:** The appeal was **GRANTED IN PART**                      Old Value: **\$497,600**                      New Value: **\$425,000**

Appeal #: **403**                      PID: **10489**                      Type: **RE**                      Time: **8:49 PM**  
Owner: **KLEIN CONSOLATA FIANO**  
Location: **193 PEMBURN DRIVE**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$536,700 to \$536,700. The Board discussed the provided materials and testimony.

The motion failed 0:6:0.

**Decision:** The appeal was **DENIED**                      Old Value: **\$536,700**                      New Value: **\$536,700**

Appeal #: **153**

PID: **9953**

Type: **RE**

Time: **8:57 PM**

Owner: **COULTER FERGUS P & NORA N**

Location: **88 MAYFAIR ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the Assessor's request and reduce the appraised value from \$605,400 to \$562,777. The Board discussed the provided materials and testimony.

The motion as amended passed 6:0:0.

**Decision:** The appeal was **GRANTED IN PART**    Old Value: **\$605,400**    New Value: **\$589,000**

A motion was made by Harold Zawadski and seconded by Peter Ruppert to grant the appeal and reduce the appraised value from \$589,000 to \$562,777. The Board discussed the provided materials and testimony.

The motion failed 1:5:0. Zawadski, Giff, Griffin, Ruppert and Spolyar

**Decision:** The appeal was **DENIED**    Old Value: **\$589,000**    New Value: **\$589,000**

### **3. Adjourn**

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

Harold Zawadski adjourned the meeting at 9:15 PM.

Respectfully Submitted,

Kathleen Griffin  
Secretary  
Board of Assessment Appeals

Kathleen Grande  
Recording Secretary  
Board of Assessment Appeals