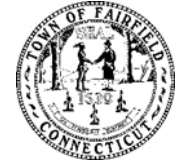


**Board of Assessment Appeals  
Fairfield, CT  
March 30, 2021 - Minutes**



Recording: <https://www.youtube.com/watch?v=Y5-se6blOlg>

A Decision Meeting of the Board of Assessment Appeals was held on Tuesday, March 30, 2021 at 9:00 am. The meeting was held virtually via teleconference.

**MEMBERS PRESENT:**

Harold Zawadski, Chair	Kathleen Griffin, Secretary
Peter Ruppert, Vice Chair (arrived 6:15pm)	Ronek Patel (left at 6:08)
John Spolyar	Catherine Van Slyck-Giff
Alexis Harrison (arrived 6:08pm)	Judy Szablak (left 6:08pm-7:50pm)

**MEMBERS ABSENT:** Paulette Cuozzo

Harold Zawadski called the meeting to order at 5:08pm.

Appeal #: **443** Type: **REAL ESTATE** Time: **5:10 PM**  
Owner: **FOX BARRY & NANCY (SV)**  
Location: **971 HULLS FARM ROAD**

A motion was made by Judy Szablak and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$2,855,900 to \$2,350,000. The Board discussed the provided materials and testimony.

The motion failed 0-5-0. unanimous

**Decision:** The appeal was **DENIED** Old Value: **\$2,855,900** New Value: **\$2,855,900**

Appeal #: **11** Type: **REAL ESTATE** Time: **5:17 PM**  
Owner: **MELE ANNE F**  
Location: **200 BURR STREET**

A motion was made by Judy Szablak and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,129,500 to \$926,235. The Board discussed the provided materials and testimony.

The motion failed 1-4-0. Kathleen Griffin, Ronek Patel, Harold Zawadski, Catherine Giff opposed

**Decision:** The appeal was **DENIED** Old Value: **\$1,129,500** New Value: **\$1,129,500**

Appeal #: **470** Type: **REAL ESTATE** Time: **5:37 PM**  
Owner: **842 REDDING ROAD LLC**  
Location: **842 REDDING ROAD**

A motion was made by Judy Szablak and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,196,100 to \$1,055,000. The Board discussed the provided materials and testimony.

The motion passed 5-0-0. unanimous

**Decision:** The appeal was **GRANTED** Old Value: **\$1,196,100** New Value: **\$1,055,000**

Appeal #: **60**

Type: **REAL ESTATE**

Time: **5:42 PM**

Owner: **PHAM TONY M**

Location: **680 OLD ACADEMY ROAD**

A motion was made by Judy Szablak and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,712,400 to \$1,175,000. The Board discussed the provided materials and testimony.

The motion failed 2-3-0. Kathleen Griffin, Ronek Patel, Harold Zawadski opposed

**Decision:** The appeal was **DENIED** Old Value: **\$1,712,400** New Value: **\$1,712,400**

Appeal #: **321**

Type: **REAL ESTATE**

Time: **6:10 PM**

Owner: **CASTANEDA JASON G &**

Location: **153 BROOKSIDE DRIVE**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,204,100 to \$1,050,000. The Board discussed the provided materials and testimony.

The motion passed 5-0-1. Peter Ruppert abstained

**Decision:** The appeal was **GRANTED** Old Value: **\$1,204,100** New Value: **\$1,050,000**

Appeal #: **252**

Type: **REAL ESTATE**

Time: **6:20 PM**

Owner: **FERGUSON WILLIAM**

Location: **12 REYNOLDS DRIVE**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$577,500 to \$530,000. The Board discussed the provided materials and testimony.

The motion passed 5-0-0. unanimous

**Decision:** The appeal was **GRANTED** Old Value: **\$577,500** New Value: **\$530,000**

Appeal #: **250**

Type: **REAL ESTATE**

Time: **6:28 PM**

Owner: **FINKLE DANA TRACEY & GORDON**

Location: **289 KNAPPS HIGHWAY**

A motion was made by Alexis Harrison and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$418,700 to \$360,000. Alexis Harrison made a motion to amend the appraised

value from \$418,700 to \$400,000 seconded by Kathleen Griffin. The amended motion failed 1-4-0. The Board discussed the provided materials and testimony.

The motion failed 1-4-0. Kathleen Griffin, Harold Zawadski, John Spolyar,

**Decision:** The appeal was **DENIED** Old Value: **\$418,700** New Value: **\$418,700**

Appeal #: **479**

Type: **REAL ESTATE** Time: **6:42 PM**

Owner: **SARGENT MEGHANA &**

Location: **525 WORMWOOD ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$845,600 to \$690,000. 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: **\$845,600** New Value: **\$845,000**

Appeal #: **454**

Type: **REAL ESTATE** Time: **7:03 PM**

Owner: **RINTA-TUURI MATTI M**

Location: **498 KNAPPS HIGHWAY**

A motion was made by Alexis Harrison and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$781,300 to \$675,000. The Board discussed the provided materials and testimony.

The motion passed 4-2-0. Peter Ruppert, Kathleen Griffin opposed

**Decision:** The appeal was **GRANTED** Old Value: **\$781,300** New Value: **\$675,000**

Appeal #: **588**

Type: **REAL ESTATE** Time: **7:12 PM**

Owner: **HALL DOUGLAS & SHELLEY (SV)**

Location: **85 NUTMEG LANE**

A motion was made by Peter Ruppert and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$874,000 to \$700,000. The Board discussed the provided materials and testimony.

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

**Decision:** The appeal was **DENIED** Old Value: **\$874,000** New Value: **\$874,000**

Appeal #: **261**

Type: **REAL ESTATE** Time: **7:24 PM**

Owner: **LI ZHENG & WANG XIAOLIN**

Location: **1320 JENNINGS ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,098,700 to \$887,900. John Spolyar made a motion to amend the appraised value to \$939,600 and seconded by Catherine Giff. The amended motion passed 5-1-0. Alexis Harrison opposed. The Board discussed the provided materials and testimony.

The motion passed 5-1-0. Alexis Harrison opposed

**Decision:** The appeal was **GRANTED IN PART** Old Value: **\$1,098,700** New Value: **\$939,600**

Appeal #: **323**

Type: **REAL ESTATE**

Time: **7:42 PM**

Owner: **LYONS JOHN J &**

Location: **863 HOLLAND HILL ROAD**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$491,900 to \$435,000. A motion was made by Peter Ruppert to amend the appraised value to \$450,400 and seconded by John Spolyar. The vote passed 3-1-2. Kathleen Griffin, Judy Szablak abstained. The Board discussed the provided materials and testimony.

The motion passed 4-1-1. Alexis Harrison opposed, Judy Szablak abstained.

**Decision:** The appeal was **GRANTED IN PART** Old Value: **\$491,900** New Value: **\$450,400**

Appeal #: **295**

Type: **REAL ESTATE**

Time: **8:02 PM**

Owner: **LINDAHL NANCY E**

Location: **440 VILLA AVENUE**

A motion was made by Alexis Harrison and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$487,700 to \$410,000. Alexis Harrison made a motion to amend the appraised value to \$413,300 and seconded by Judy Szablak. The amended motion passed 7-0-0 unanimously. The Board discussed the provided materials and testimony.

The motion passed 7-0-0. unanimous

**Decision:** The appeal was **GRANTED IN PART** Old Value: **\$487,700** New Value: **\$413,300**

Appeal #: **57**

Type: **REAL ESTATE**

Time: **8:21 PM**

Owner: **GUDZIK MICHAEL G & CAROL L**

Location: **167 LOVERS LANE**

A motion was made by John Spolyar and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$469,200 to \$422,900. The Board discussed the provided materials and testimony. The motion failed 2-5-0. Harold Zawadski, Kathleen Griffin, John Spolyar, Peter Ruppert, Catherine Giff opposed.

**Decision:** The appeal was **DENIED** Old Value: **\$469,300** New Value: **\$469,300**

Appeal #: **230**

Type: **REAL ESTATE**

Time: **8:35 PM**

Owner: **O'CONNOR RICHARD & JEAN (SV)**

Location: **46 REID STREET**

A motion was made by John Spolyar and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$572,000 to \$475,000. Harold Zawadski made a motion to amend the

appraised value to \$526,400 and seconded by Kathleen Griffin. The amendment passed 7-0-0 unanimously. The Board discussed the provided materials and testimony.

The motion passed 7-0-0. unanimous Kathleen Griffin, Ronek Patel, John Spolyar, Catherine Giff, Harold Zawadski

**Decision:** The appeal was **GRANTED IN PART** Old Value: **\$572,000** New Value: **\$526,400**

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

Harold Zawadski adjourned the meeting at 9:05pm.

Respectfully Submitted,

Pru O'Brien  
Recording Secretary  
Board of Assessment Appeals