

**Board of Assessment Appeals
Fairfield, CT
April 5, 2021 - Minutes**



Recording: <https://www.youtube.com/watch?v=vXXIfUPRe5E>

A Decision Meeting of the Board of Assessment Appeals was held on Monday, April 05, 2021 at 4:00 PM. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Kathleen Griffin, Secretary	
Paulette Cuozzo (6:15 PM)	Catherine Giff	Alexis Harrison (6:15 PM)
Ronek Patel	Judy Szablak	

MEMBERS ABSENT:

Peter Ruppert, Vice Chair John Spolyar

OTHERS PRESENT: Ross Murray, Assessor and by phone, members of the public

1. Call to Order

Harold Zawadski called the meeting to order at 4:18 PM.

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

Appeal #: **142** PID: **10034** Type: **RE** Time: **4:20 PM**
Owner: **MANZUETA TARA & ROBERTO**
Location: **1858 NORTH BENSON ROAD**

A motion was made by Ronek Patel and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$830,800 to \$766,000. The Board discussed the provided materials and testimony.

A motion was made by Ronek Patel and seconded by Judy Szablak to amend the motion to grant the appeal in part and reduce the appraised value from \$830,800 to \$800,000.

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

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

Decision: The appeal was **GRANTED IN PART** Old Value: **\$830,800** New Value: **\$800,000**

Appeal #: **529** PID: **10037** Type: **RE** Time: **4:29 PM**
Owner: **TOMLIN DAMON & KATHLEEN**
Location: **1912 NORTH BENSON ROAD**

A motion was made by Ronek Patel and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,080,300 to \$990,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$1,080,300** New Value: **\$990,000**

Appeal #: **56** PID: **10032** Type: **RE** Time: **4:42 PM**
Owner: **HART MARY ELLEN**
Location: **1816 NORTH BENSON ROAD**

A motion was made by Ronek Patel and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$476,000 to \$427,100. The Board discussed the provided materials and testimony.

A motion was made by Ronek Patel and seconded by Kathleen Griffin to amend the motion to grant the appeal in part and reduce the appraised value from \$476,000 to \$439,300.

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: **\$476,000** New Value: **\$439,300**

Appeal #: **379** PID: **9783** Type: **RE** Time: **5:09 PM**
Owner: **BURRIDGE JACK & MICHELE (SV)**
Location: **1590 NORTH BENSON ROAD**

A motion was made by Ronek Patel and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$746,700 to \$721,000. The Board discussed the provided materials and testimony.

The motion passed 3:2:0. Griffin and Giff opposed.

Decision: The appeal was **GRANTED** Old Value: **\$746,700** New Value: **\$721,000**

Appeal #: **128** PID: **10036** Type: **RE** Time: **5:14 PM**
Owner: **HUBER LOGAN & REBEKAH**
Location: **1894 NORTH BENSON ROAD**

A motion was made by Ronek Patel and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$553,200 to \$440,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$553,200** New Value: **\$440,000**

Appeal #: **486** PID: **10048** Type: **RE** Time: **5:20 PM**
Owner: **VAIOS KRISTINA E & SAPIENZA**
Location: **2062 NORTH BENSON ROAD**

A motion was made by Ronek Patel and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$727,000 to \$648,000. The Board discussed the provided materials and testimony.

The motion failed 0:4:1. Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$727,000** New Value: **\$727,000**

Appeal #: **137** PID: **9792** Type: **RE** Time: **5:38 PM**
Owner: **DELORENZO MICHAEL A**
Location: **1736 NORTH BENSON ROAD**

A motion was made by Ronek Patel and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$489,900 to \$413,300. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$489,900** New Value: **\$413,300**

Appeal #: **4** PID: **12102** Type: **RE** Time: **5:48 PM**
Owner: **CUMMINGS MAUREEN B**
Location: **51 ROBSON PLACE**

A motion was made by Kathleen Griffin and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$496,200 to \$425,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$496,200** New Value: **\$496,200**

6:03 PM The Board took a 10-minute break.

6:15 PM Paulette Cuozzo and Alexis Harrison joined the meeting.

6:16 PM Catherine Giff broke from the meeting. Ronek Patel left the meeting.

Appeal #: **138** PID: **9493** Type: **RE** Time: **6:16 PM**
Owner: **PARKER RICHARD G & CARRIE E**
Location: **233 SAMP MORTAR DRIVE**

A motion was made by Kathleen Griffin and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$341,200 to \$310,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$341,200** New Value: **\$310,000**

Appeal #: **474** PID: **2755** Type: **RE** Time: **6:25 PM**
Owner: **CFJ REALTY DEVELOPMENT LLC**
Location: **569 OLD STRATFIELD ROAD**

A motion was made by Alexis Harrison and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$320,800 to \$270,000. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$320,800** New Value: **\$320,800**

6:35 PM Catherine Giff rejoined the meeting.

Appeal #: **32** PID: **3134** Type: **RE** Time: **6:36 PM**
Owner: **MALLAYIL THOMSON K & THOMAS**
Location: **150 BULLARD STREET**

A motion was made by Alexis Harrison and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$553,000 to \$501,000. The Board discussed the provided materials and testimony.

The motion failed 0:6:0.

Decision: The appeal was **DENIED** Old Value: **\$553,000** New Value: **\$553,000**

Appeal #: **150** PID: **7582** Type: **RE** Time: **6:42 PM**
Owner: **JRS INVESTMENTS LLC**
Location: **145 BERWICK AVENUE**

A motion was made by Alexis Harrison and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$279,800 to \$317,120. The Board discussed the provided materials and testimony. The appeal was withdrawn. **No action was taken.**

Appeal #: **73** PID: **10640** Type: **RE** Time: **6:56 PM**
Owner: **TLC PROPERTIES INC**
Location: **120 RHODE ISLAND AVENUE**

A motion was made by Alexis Harrison and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$479,700 to \$80,000. The Board discussed the provided materials and testimony.

A motion was made by Harold Zawadski and seconded by Judy Szablak to amend the motion to grant the appeal in part and reduce the appraised value from \$479,700 to \$173,300.

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

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

Decision: The appeal was **GRANTED IN PART** Old Value: **\$479,700** New Value: **\$173,300**

7:10 PM Alexis Harrison broke from the meeting.

Appeal #: **584** PID: **16640** Type: **RE** Time: **7:11 PM**
Owner: **988 REEF ROAD LLC**
Location: **988 REEF ROAD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$636,900 to \$385,000. The Board discussed the provided materials and testimony. The motion failed 0:5:0.

Decision: The appeal was **DENIED** Old Value: **\$636,900** New Value: **\$636,900**

7:15 PM Alexis Harrison rejoined the meeting. Harold Zawadski left the meeting. Kathleen Griffin assumed the Chair responsibilities.

Appeal #: **475** PID: **2754** Type: **RE** Time: **7:18 PM**
Owner: **AQUINO FRANCIS J SR**
Location: **64 STERLING STREET**

1. A motion was made by Catherine Giff and seconded by Kathleen Griffin to correct the field card to reflect an unfinished attic and reduce the appraised value from \$1,114,200 to \$997,100. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

2. A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$997,100 to \$925,000. The Board discussed the provided materials and testimony.

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

Decision: The appeal was **GRANTED** Old Value: **\$1,114,200** New Value: **\$925,000**

Appeal #: **390** PID: **11184** Type: **RE** Time: **7:38 PM**
Owner: **ATHMARAM KARTHICK**
Location: **28 RIVERSIDE DRIVE**

A motion was made by Judy Szablak and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$519,100 to \$470,000. The Board discussed the provided materials and testimony.

A motion was made by Judy Szablak and seconded by Alexis Harrison to amend the motion to grant the appeal in part and reduce the appraised value from \$519,100 to \$475,000.

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: **\$519,100** New Value: **\$475,000**

Appeal #: **453** PID: **16262** Type: **RE** Time: **7:42 PM**
Owner: **MCALEER SARAH FRICKE-**
Location: **3 MELLOW STREET**

A motion was made by Judy Szablak and seconded by Paulette Cuozzo to grant the appeal and reduce the appraised value from \$648,800 to \$600,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$648,800** New Value: **\$600,000**

Appeal #: **12** PID: **11063** Type: **RE** Time: **7:48 PM**
Owner: **FERANEC THERESA A (LU)**
Location: **289 RIVERSIDE DRIVE**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$625,400 to \$534,924. The Board discussed the provided materials and testimony. The motion passed 3:2:0. Griffin and Giff opposed.

Decision: The appeal was **GRANTED** Old Value: **\$625,400** New Value: **\$534,900**

Appeal #: **310** PID: **2459** Type: **RE** Time: **8:03 PM**
Owner: **GREENSPAN MARSHALL**
Location: **205 RUTLAND AVENUE**

A motion was made by Catherine Giff and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$200,000 to \$150,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$200,000** New Value: **\$150,000**

Appeal #: **413** PID: **4042** Type: **RE** Time: **8:14 PM**
Owner: **WEBBER MATTHEW & BRIANA**
Location: **8 GARDEN DRIVE**

A motion was made by Catherine Giff and seconded by Paulette Cuozzo to grant the appeal and reduce the appraised value from \$447,800 to \$390,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

Decision: The appeal was **GRANTED** Old Value: **\$447,800** New Value: **\$390,000**

Appeal #: **589** PID: **15289** Type: **RE** Time: **8:25 PM**
Owner: **CORSI JASON M**
Location: **250 RUANE STREET**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$629,200 to \$498,400. The Board discussed the provided materials and testimony. The motion passed 4:1:0. Griffin opposed.

Decision: The appeal was **GRANTED** Old Value: **\$629,200** New Value: **\$498,400**

Appeal #: **199** PID: **18902** Type: **RE** Time: **8:37 PM**
Owner: **KARAGEORGE CONSTANTINA**
Location: **165 FLORA BOULEVARD**

A motion was made by Judy Szablak and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$665,100 to \$523,000. The Board discussed the provided materials and testimony.

A motion was made by Paulette Cuozzo and seconded by Catherine Giff to amend the motion to grant the appeal in part and reduce the appraised value from \$665,100 to \$550,000.

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: **\$665,100** New Value: **\$550,000**

Appeal #: **288** PID: **3634** Type: **RE** Time: **8:55 PM**
Owner: **HHR DESIGN ARCHITECTURAL**
Location: **22 BEACON VIEW DRIVE**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$367,500 to \$280,000. The Board discussed the provided materials and testimony. The motion failed 1:4:0. Griffin, Giff, Cuozzo and Szablak opposed.

Decision: The appeal was **DENIED** Old Value: **\$367,500** New Value: **\$367,500**

3. Adjourn

In response to the acting chair, Alexis Harrison made a motion to adjourn the meeting. Catherine Giff seconded. The motion passed unanimously.

Kathleen Griffin adjourned the meeting at 9:17 PM.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Kathleen Grande
Recording Secretary
Board of Assessment Appeals