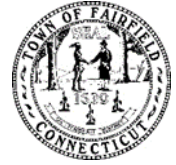


**Board of Assessment Appeals  
Fairfield, CT  
April 8, 2021 - Minutes**



**Recording:** <https://www.youtube.com/watch?v=4o7Wcw6k2Y>

A Decision Meeting of the Board of Assessment Appeals was held on Thursday, April 08, 2021 at 6:00 PM. The meeting was held virtually via teleconference.

**MEMBERS PRESENT:**

Kathleen Griffin, Secretary	Paulette Cuozzo	Catherine Giff
Ronek Patel	John Spolyar	Judy Szablak

**MEMBERS ABSENT:**

Harold Zawadski, Chair	Peter Ruppert, Vice Chair	Alexis Harrison
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**OTHERS PRESENT:** Ross Murray, Assessor and by phone, members of the public

**1. Call to Order**

Ronek Patel, as Acting Chair in Harold Zawadski's absence, called the meeting to order at 6:09 PM.

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

Appeal #: **158**                      PID: **15362**                      Type: **RE**                      Time: **6:10 PM**  
Owner: **POMAZI JANICE**  
Location: **124 THORPE STREET**

A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$414,700 to \$320,000. The Board discussed the provided materials and testimony.

A motion was made by Kathleen Griffin and seconded by Paulette Cuozzo to amend the motion to grant the appeal in part and reduce the appraised value from \$414,700 to \$370,000.

The motion to amend the motion passed 6:0:0.

The motion as amended passed 6:0:0.

**Decision:** The appeal was **GRANTED IN PART**      Old Value: **\$414,700**      New Value: **\$370,000**

Appeal #: **152**                      PID: **8256**                      Type: **RE**                      Time: **6:34 PM**  
Owner: **COULTER FERGUS P & NORA N**  
Location: **210 JENNINGS ROAD**

A motion was made by Catherine Giff and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$404,200 to \$354,200. The Board discussed the provided materials and testimony. The motion failed 1:5:0. Cuozzo, Griffin, Patel, Spolyar and Szablak opposed.

**Decision:** The appeal was **DENIED**      Old Value: **\$404,200**      New Value: **\$404,200**

Appeal #: **126**                      PID: **3216**                      Type: **RE**                      Time: **6:54 PM**  
Owner: **ANANIA MARGARET**  
Location: **41 VESPER STREET**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$497,600 to \$435,000. The Board discussed the provided materials and testimony. The motion passed 6:0:0.

**Decision:** The appeal was **GRANTED**      Old Value: **\$497,600**      New Value: **\$435,000**

Appeal #: **45**                      PID: **8296**                      Type: **RE**                      Time: **7:00 PM**  
Owner: **BROADLEY SOPHIE SADOWSKI &**  
Location: **95 PRINCE STREET**

A motion was made by Catherine Giff and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$431,600 to \$355,500. The Board discussed the provided materials and testimony. The motion passed 6:0:0.

**Decision:** The appeal was **GRANTED**      Old Value: **\$431,600**      New Value: **\$355,500**

Appeal #: **51**                      PID: **7228**                      Type: **RE**                      Time: **7:10 PM**  
Owner: **WARNER ROBERT A 1/2 &**  
Location: **295 COUNTRY ROAD**

A motion was made by Catherine Giff and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$682,700 to \$535,000. The Board discussed the provided materials and testimony. The motion passed 6:0:0.

**Decision:** The appeal was **GRANTED**      Old Value: **\$682,700**      New Value: **\$535,000**

Appeal #: **586**                      PID: **7511**                      Type: **RE**                      Time: **7:22 PM**  
Owner: **MURRAY KEVIN J & BRIDIE P (SV)**  
Location: **77 BURROUGHS ROAD**

1. A motion was made by John Spolyar and seconded by Kathleen Griffin to make multiple corrections to the field card and reduce the appraised value from \$575,000 to \$517,900. The Board discussed the provided materials and testimony.

The motion passed 6:0:0.

2. A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$517,900 to \$440,000. The Board discussed the provided materials and testimony.

2.1 A motion was made by Kathleen Griffin and seconded by Ronek Patel to call the question.

The motion to call the question passed 4:2:0. Cuozzo and Szablak opposed.

The motion failed 2:4:0. Griffin, Giff, Patel and Spolyar opposed.

**Decision:** The appeal was **GRANTED IN PART**      Old Value: **\$575,000**      New Value: **\$517,900**

**7:48 PM** Paulette Cuozzo broke from the meeting.

Appeal #: **575**                      PID: **9968**                      Type: **RE**                      Time: **7:48 PM**  
Owner: **DITELBERG JEREMY S**  
Location: **114 DENISE TERRACE**

A motion was made by John Spolyar and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$1,117,300 to \$1,047,963. The Board discussed the provided materials and testimony.

The motion failed 0:5:0.

**Decision:** The appeal was **DENIED**                      Old Value: **\$1,117,300**                      New Value: **\$1,117,300**

Appeal #: **465**                      PID: **17503**                      Type: **RE**                      Time: **7:57 PM**  
Owner: **KELLY SEAN W & GRACE MARIE(SV)**  
Location: **32 FIELDS ROCK ROAD**

1. A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$912,600 to \$800,000. The Board discussed the provided materials and testimony.

Kathleen Griffin withdrew the motion. **No action was taken.**

2. A motion was made by Kathleen Griffin and seconded by Judy Szablak to correct the field card for building measurements and depreciation and reduce the appraised value from \$912,600 to \$846,600. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

3. A motion was made by Kathleen Griffin and seconded by Catherine Giff to grant the appeal and reduce the appraised value from \$846,600 to \$800,000. The Board discussed the provided materials and testimony.

The motion passed 5:0:0.

**Decision:** The appeal was **GRANTED**                      Old Value: **\$912,600**                      New Value: **\$800,000**

**8:07 PM** Paulette Cuozzo rejoined and Judy Szablak left the meeting.

Appeal #: **512**                      PID: **14542**                      Type: **RE**                      Time: **8:09 PM**  
Owner: **PRUSOFF ALVIN S & DEROSE**  
Location: **1573 BRONSON ROAD**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,164,800 to \$675,000. The Board discussed the provided materials and testimony.

A motion was made by Kathleen Griffin and seconded by Ronek Patel to amend the motion to grant the appeal in part and reduce the appraised value from \$1,164,800 to \$825,000.

The motion to amend the motion passed 3:2:0. Cuozzo and Giff opposed.

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

**Decision:** The appeal was **GRANTED IN PART**                      Old Value: **\$1,164,800**                      New Value: **\$825,000**

Appeal #: **513**                      PID: **14541**                      Type: **RE**                      Time: **8:34 PM**  
Owner: **CALLAHAN JOSEPH CHARLES**  
Location: **1625 BRONSON ROAD**

A motion was made by Kathleen Griffin and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,253,900 to \$675,000. The Board discussed the provided materials and testimony.

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

**Decision:** The appeal was **DENIED**                      Old Value: **\$1,253,900**                      New Value: **\$1,253,900**

Appeal #: **176**                      PID: **14468**                      Type: **RE**                      Time: **8:49 PM**  
Owner: **PLAGER CHARLES L & KATHERINE**  
Location: **1524 BRONSON ROAD**

A motion was made by John Spolyar and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$896,500 to \$635,000. The Board discussed the provided materials and testimony.

A motion was made by John Spolyar and seconded by Paulette Cuozzo to amend the motion to grant the appeal in part and reduce the appraised value from \$896,500 to \$641,500.

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: **\$896,500**                      New Value: **\$641,500**

### **3. Adjourn**

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

Ronek Patel adjourned the meeting at 9:08 PM.

Respectfully Submitted,

Kathleen Griffin  
Secretary  
Board of Assessment Appeals

Kathleen Grande  
Recording Secretary  
Board of Assessment Appeals