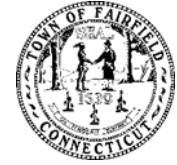


**Board of Assessment Appeals  
Fairfield, CT  
April 12, 2021 – Minutes - Special**



**Recording:** <https://www.youtube.com/watch?v=HGBMVq3qMus>

A Decision Meeting of the Board of Assessment Appeals was held on Monday, April 12, 2021 at 6:00 PM. The meeting was held virtually via teleconference.

**MEMBERS PRESENT:**

Harold Zawadski, Chair	Kathleen Griffin, Secretary	Ronek Patel (until 8:17 pm)
Peter Ruppert, Vice Chair	Paulette Cuozzo	John Spolyar (until 7:55 pm)
Alexis Harrison (6:22pm)	Judy Szablak (until 8:52 pm)	

**MEMBERS ABSENT:** Catherine Giff

**OTHERS PRESENT:** Ross Murray, Assessor; Mike Fazio of Municipal Revaluation Services

**1. Call to Order**

Harold Zawadski called the meeting to order at 6:09 pm.

Alexis Harrison arrived at 6:22 pm.

**2. Q&A with revaluation company on valuation process for neighborhood code 66-Fairfield Beach**

Mike Fazio of Municipal Revaluation Services gave an overview of the revaluation process in neighborhood code 66-Fairfield Beach. This included an explanation of the various land adjustment codes used in the neighborhood code 66 and the sales used to set the land values. He answered various questions from the Board. [A map](#) of the codes and the properties they are assigned to was provided and uploaded to the website during the presentation.

John Spolyar departed the meeting at 7:55 pm.

The Board took a ten minute recess from 7:55 pm to 8:05 pm.

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

A [list of appeals](#) can be found here.

Appeal #: **597**                      PID: **6086**                      Type: **RE**                      Time: **8:08 PM**

Owner: **WENGENROTH CHRISTOPHER F**

Location: **2788 BLACK ROCK TURNPIKE**

1. A motion was made by Harold Zawadski and seconded by Judy Szablak to make a card correction to reduce the value of the generator and change the appraised value from \$452,900 to \$442,900.  
The motion passed 7-0-0.
2. A motion was made by Harold Zawadski and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$442,900 to \$350,000. The Board discussed the provided materials and testimony.

The motion passed 6-1-0. Ruppert opposed.

**Decision:** The appeal was **GRANTED** Old Value: **\$442,900** New Value: **\$350,000**

Ronek Patel left the meeting at 8:17 pm.

Appeal #: **48** PID: **13454** Type: **RE** Time: **8:18 PM**

Owner: **VAYNERIS KONSTANTIN &**

Location: **100 MILL RIVER ROAD**

A motion was made by Peter Ruppert and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$819,500 to \$700,000. The Board discussed the provided materials and testimony.

A motion was made by Peter Ruppert and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$819,500 to \$740,000.

The motion to amend the motion passed 5-1-0. Harrison opposed.

The motion as amended passed 6-0-0.

**Decision:** The appeal was **GRANTED IN PART** Old Value: **\$819,500** New Value: **\$740,000**

Appeal #: **239** PID: **13478** Type: **RE** Time: **8:42 PM**

Owner: **CLAIBORNE ROBERT T & GWYNETH T**

Location: **179 MILL RIVER ROAD**

A motion was made by Peter Ruppert and seconded by Alexis Harrison to grant the appeal and reduce the appraised value from \$923,700 to \$832,000. The Board discussed the provided materials and testimony.

The motion passed 5-1-0. Ruppert opposed.

**Decision:** The appeal was **GRANTED** Old Value: **\$923,700** New Value: **\$832,000**

Judy Szablak left the meeting at 8:52 PM.

Appeal #: **525** PID: **13451** Type: **RE** Time: **8:53 PM**

Owner: **BAILEY WILLIAM C & NANCY L (SV)**

Location: **1383 BROOKSIDE DRIVE**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$936,300 to \$850,000. The Board discussed the provided materials and testimony.

The motion passed 5-0-0.

**Decision:** The appeal was **GRANTED** Old Value: **\$936,300** New Value: **\$850,000**

Appeal #: **526** PID: **13450** Type: **RE** Time: **9:05 PM**

Owner: **KUSHNER EVAN B & ALIZA M (SV)**

Location: **1351 BROOKSIDE DRIVE**

1. A motion was made by Peter Ruppert and seconded by Harold Zawadski to make a card correction to remove the generator, reducing the appraised value from \$800,500 to \$784,200. The motion passed 5-0-0.
2. A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$784,200 to \$705,000. The Board discussed the provided materials and testimony.

A motion was made by Peter Ruppert and seconded by Harold Zawadski to amend the motion to grant the appeal in part and reduce the appraised value from \$784,200 to

\$729,000.

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: **\$800,500** New Value: **\$729,000**

### **3. Adjourn**

Harold Zawadski made a motion to adjourn the meeting. Kathleen Griffin seconded. The motion passed unanimously.

Harold Zawadski adjourned the meeting at 9:17 PM.

Respectfully Submitted,

Kathleen Griffin  
Secretary  
Board of Assessment Appeals