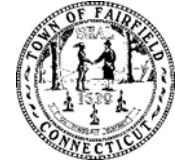


**Board of Assessment Appeals
Fairfield, CT
April 22, 2021 - Minutes**



Recording: : <https://www.youtube.com/watch?v=2HvyrYKvr5U>

A Decision Meeting of the Board of Assessment Appeals was held on Thursday, April 22, 2021 at 5:00 pm. The meeting was held virtually via teleconference.

MEMBERS PRESENT:

Harold Zawadski, Chair	Kathleen Griffin, Secretary
Peter Ruppert, Vice-Chair (arrived 6:40 pm)	Catherine Giff
Paulette Cuzzo	John Spolyar (arrived 6:03pm)
Ronek Patel (left 6:11pm)	Judy Szablak (arrived 7:36pm)
Alexis Harrison (arrived 6:03pm)	

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

1. Call to Order

Harold Zawadski called the meeting to order at 5:14pm.

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

Appeal #: **327** Type: **REAL ESTATE** Time: **5:23 PM**

Owner: **KELLEHER WILLIAM J III &**

Location: **189 NORTH CEDAR ROAD**

A motion was made by Catherine Giff and seconded by Kathleen Griffin to grant the appeal and reduce the appraised value from \$1,201,100 to \$1,050,000. The Board discussed the provided materials and testimony.

A motion to amend was made by Catherine Giff and seconded by Harold Zawadski to grant in part the appeal and reduce the appraised value from \$1,201,100 to \$1,110,000 and advise the assessor to set the condition code on the land to .85.

The amendment passed 3-2-0. Kathleen Griffin, Ronek Patel opposed.

The motion as amended passed 3-2-0. Kathleen Griffin, Ronek Patel opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,201,100** New Value: **\$1,110,000**

Appeal #: **409** Type: **REAL ESTATE** Time: **5:41 PM**

Owner: **DEVINENI SUDHIR B &**

Location: **365 FULLING MILL LANE**

A motion was made by Catherine Giff and seconded by Ronek Patel to grant the appeal and reduce the appraised value from \$1,167,400 to \$1,099,200. The Board discussed the provided materials and testimony.

Alexis Harrison joined the meeting at 6:03pm

A motion to amend was made by Catherine Giff and seconded by Harold Zawadski to grant in part the appeal and reduce the appraised value from \$1,167,400 to \$1,110,400 and advise the assessor to set the condition code on the land to .9.

The amendment passed 5-0-1. Alexis Harrison abstained.

The motion as amended passed 5-0-1. Alexis Harrison abstained.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,167,400** New Value: **\$1,110,400**

John Spolyar joined the meeting at 6:03pm

Catherine Giff broke from the meeting at 6:11pm

Ronek Patel left the meeting at 6:11pm

Appeal #: **420**

Type: **REAL ESTATE**

Time: **6:12 PM**

Owner: **MACKENZIE JUNE T**

Location: **445 FAIRFIELD BEACH ROAD**

1. A motion was made by Harold Zawadski and seconded by John Spolyar to change the field card to adjust the generator value and reduce the appraised value from \$3,624,000 to \$3,600,000. The motion passed 5-0-0 unanimous.
2. A motion was made by Alexis Harrison and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$3,600,000 to \$2,700,000. The Board discussed the provided materials and testimony. The motion failed 1-3-1. Kathleen Griffin, John Spolyar, Harold Zawadski opposed. Paulette Cuozzo abstained.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$3,624,000** New Value: **\$3,600,000**

Peter Ruppert joined the meeting at 6:40 pm.

Appeal #: **227**

Type: **REAL ESTATE**

Time: **6:45 PM**

Owner: **DAVEY KEN & ELIZABETH (SV)**

Location: **1810 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$1,538,400 to \$1,173,500. The Board discussed the provided materials and testimony.

The motion failed 2-4-0. Kathleen Griffin, Harold Zawadski, Peter Ruppert, John Spolyar opposed

Decision: The appeal was **DENIED** Old Value: **\$1,538,400** New Value: **\$1,538,400**

Catherine Giff rejoined the meeting at 7:16pm

Appeal #: **451**

Type: **REAL ESTATE**

Time: **7:16 PM**

Owner: **MCALEER SARAH FRICKE-**

Location: **839 FAIRFIELD BEACH ROAD**

A motion was made by Peter Ruppert and seconded by Harold Zawadski to grant the appeal and reduce the appraised value from \$2,353,200 to \$2,000,000. The Board discussed the provided materials and testimony.

Judy Szablak joined the meeting at 7:36pm.

The motion failed 2-5-1. Kathleen Griffin, Harold Zawadski, Peter Ruppert, John Spolyar Catherine Griff opposed. Judy Szablak abstained.

Decision: The appeal was **DENIED** Old Value: **\$2,353,200** New Value: **\$2,353,200**

Appeal #: **177**
Owner: **BBC, LLC**

Type: **REAL ESTATE** Time: **7:50 PM**

Location: **1281 FAIRFIELD BEACH ROAD**

A motion was made by Alexis Harrison and seconded by Judy Szablak to grant the appeal and reduce the appraised value from \$887,600 to \$505,545. The Board discussed the provided materials and testimony.

A motion was made by Paulette Cuozzo and seconded by John Spolyar to grant in part the appeal and reduce the appraised value from \$887,600 to \$725,000.

The motion failed 3-5-0. Griffin, Zawadski, Spolyar, Giff, Ruppert opposed.

The motion failed 3-5-0. Griffin, Zawadski, Spolyar, Ruppert, Giff opposed.

Decision: The appeal was **DENIED** Old Value: **\$887,600** New Value: **\$887,600**

Appeal #: **506**

Type: **REAL ESTATE** Time: **8:31 PM**

Owner: **BONILLA LAURA A**

Location: **1895 FAIRFIELD BEACH ROAD**

1. A motion was made by Peter Ruppert and seconded by Judy Szablak to correct the field card to remove air conditioning and change the condition factor to .9 for lack of beach frontage and reduce the appraised value from \$1,248,400 to \$1,171,900.

The motion passed 7-0-1 Harold Zawadski abstained.

2. A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and *increase* the appraised value from \$1,171,900 to \$1,234,800. The Board discussed the provided materials and testimony.

The motion failed 7-0-1. Harold Zawadski abstained.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,248,400** New Value: **\$1,171,900**

Appeal #: **645**

Type: **REAL ESTATE** Time: **8:42 PM**

Owner: **GANIM PAUL J**

Location: **26 LIGHTHOUSE POINT**

A motion was made by Peter Ruppert and seconded by John Spolyar to grant the appeal and reduce the appraised value from \$1,171,900 to \$600,000. The Board discussed the provided materials and testimony.

A motion was made by John Spolyar and seconded by Harold Zawadski to amend the motion to grant in part the appeal and reduce the appraised value from \$1,171,900 to \$800,000.

The motion to amend carried 5-3-0. Ruppert, Griffin, Spolyar opposed.

The motion as amended passed 5-3-0. Ruppert, Griffin, Spolyar opposed.

Decision: The appeal was **GRANTED IN PART** Old Value: **\$1,171,900** New Value: **\$800,000**

3. Adjourn

In response to the chair, Alexis Harrison Made a motion to adjourn the meeting. Judy Szablak seconded the motion. The motion passed unanimously.

Harold Zawadski adjourned the meeting at 9:16pm.

Respectfully Submitted,

Pru O'Brien
Board of Assessment Appeals
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22 April 2021

Recording Secretary
Board of Assessment Appeals