

**Board of Assessment Appeals
Fairfield, CT
March 23, 2020 – PM Session – Meeting Minutes**



A Decision Meeting of the Board of Assessment Appeals was held on Monday, March 23, 2020 at 4:00 pm. The meeting was conducted virtually via Webex.

MEMBERS PRESENT:

Harold Zawadski, Chair
Peter Ruppert, Vice Chair (joined 4:20 pm)

Kathleen Griffin, Secretary
Carol DePietro

MEMBERS ABSENT: Alexis Harrison

OTHERS PRESENT: Paula Jensen, Senior Assessor

1. Call to Order

Harold Zawadski called the meeting to order at 4:04 pm.

2. Approval of Minutes

Kathleen Griffin made a motion to approve the minutes for the following meetings:

- March 16, 2020
- March 17, 2020
- March 18, 2020 – AM Session (Special)
- March 18, 2020 – PM Session
- March 19, 2020
- March 20, 2020 – (Special)
- March 23, 2020 – AM Session (Special)

Motion seconded by Harold Zawadski

Motion carried 3:0:0

3. Deliberations

Appeal#: **Assessor Recommended Changes – Real Estate**

Type: **Real Estate**

Following a review of the materials prepared by the Assessor's Office, a motion was made by Harold Zawadski to **accept** the Assessor's recommended real estate changes and modify the assessed value for the properties as listed in Figure 1 below – 9 adjustments for a total decrease in assessed value of \$169,540.

Motion seconded by Kathleen Griffin

Motion carried 3:0:0

Appeal#: **Assessor Recommended Changes – Personal Property**

Type: **Personal Property**

Following a review of the materials prepared by the Assessor's Office, a motion was made by Harold Zawadski to **accept** the Assessor's recommended personal property changes and modify the assessed value for the businesses as listed in Figure 2 below - 34 adjustments for a total increase in assessed value of \$29,440.

Motion seconded by Kathleen Griffin

Motion carried 3:0:0

Appeal#: **Assessor Recommended Changes – Motor Vehicle**

Type: **Motor Vehicle**

Following a review of the materials prepared by the Assessor's Office, a motion was made by Harold Zawadski to **accept** the Assessor's recommended motor vehicle change and modify the assessed for the vehicle listed in Figure 3 below – 1 adjustment for a total decrease in assessed value of \$4,710.

Motion seconded by Kathleen Griffin

Motion carried 3:0:0

Peter Ruppert joined the meeting at 4:23 pm.

Harold Zawadski noted that the Board has now concluded all business currently brought before the Board for March 2020. He thanked the Board members and the Assessor's Office for their time and patience during this difficult and trying period. He noted that the Board is scheduled to convene on Tuesday, September 8 at 5:00 pm to hear and deliberate on Motor Vehicle appeals.

Kathleen Griffin noted that the Board still has meetings scheduled for March 24, 25 and 26. At Paula Jensen's request, the Board will not cancel the final three meetings until the day of the meetings in case the Assessor's Office has any unforeseen additional business to bring before for the Board.

4. **Adjourn**

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

Harold Zawadski adjourned the meeting at 4:28 pm.

Respectfully Submitted,

Kathleen Griffin
Secretary
Board of Assessment Appeals

Figure 1 – Real Estate Changes Recommended by the Assessor

REAL ESTATE CHANGES RECOMMENDED BY THE ASSESSOR																
UID	NAME	MAILING ADDRESS	TOWN	STATE	ZIP	# PROPERTY ADDRESS	MAP	LOT	EXT	UNIT	GL Assessment	BAA RECO BY ASSR	DIFF	BAA/COFC #	Notes	
5087	SWANSON J REID & CHRISTINA	280 GODFREY ROAD	FAIRFIELD	CT	06825	280 GODFREY ROAD	47	178			\$640,150	\$630,170	-\$980		SHED GONE	
22018	FGB PARTNERS LLC	478 HOLLYDALE RD	FAIRFIELD	CT	06824	287 JUDD STREET	77	521	287		\$459,090	\$432,600	-\$27,000		NO FBM	
7843	CORNELL HEIDI & BOWEN & JAMES JR	44 FOX STREET	FAIRFIELD	CT	06824	44 FOX STREET	183	97			\$909,320	\$998,620	-\$7,000		FIREPLACE TYPE & STYLE	
8664	IZZO ROSE & COCHI SYLVESTER P	394 DAVIS ROAD	FAIRFIELD	CT	06478	394 DAVIS ROAD	47	198			\$391,590	\$275,730	\$114,140		ADD 2 BR & EAF& CHG FEP TO BAS	
9082	DUNKIN KEVIN	476 KNAPPS HIGHWAY	FAIRFIELD	CT	06824	476 KNAPPS HIGHWAY	42	644			\$205,450	\$200,340	-\$5,110		CLER ERR - GAZEBO & FPL GONE	
807	TIAGO MELINDA	216 MELODY LANE	FAIRFIELD	CT	06824	216 MELODY LANE	78	310A	216		\$211,470	\$222,480	-\$10,990		OWNER CORR # OF BR	
18892	PORTER LYNN K & MEZOFF AMY E	281 ROBIN LANE	FAIRFIELD	CT	06824	281 ROBIN LANE	125	285			\$285,020	\$282,490	-\$1,540		CHANGE WOOD DECK & SKETCH	
20482	KEEFE GRETCHEN A	459 MOREHOUSE LANE	SOUTHPORT	CT	06890	459 MOREHOUSE LANE	247	12			\$1,284,940	\$1,251,870	-\$12,870		CHANGE TO FRONT BAS & SKETCH	
11500	SCALERA THOMAS M & REBECCA M	193 FAIRFIELD BEACH ROAD	FAIRFIELD	CT	06824	193 FAIRFIELD BEACH ROAD	138	21	B		\$2,674,070	\$2,627,490	-\$148,580		FULL INSP - SKETCH & SQ FT CHANGE	
TOTAL REAL ESTATE CHANGES RECO BY ASSESSOR											\$6,981,100	\$6,811,560	-\$169,540			

Figure 2 – Personal Property Changes Recommended by the Assessor

PERSONAL PROPERTY CHANGES RECOMMENDED BY THE ASSESSOR									
ACCT#	OWNER	19 GL Assessment	BAA FINAL Assessment	Change	EXEMPTION	DIFFERENCE	REMARKS		
36135	ALLEN CHRISTOPHER	330	240	(90)			CLERICAL ERROR - DUP ACCT SEE 37044 FILING		
37684	AR WORKSHOP	6,250	-	(6,250)			DUPLICATE ACCOUNT SEE 37529		
37579	CSRS INSURANCE SERVICES LLC	6,250	-	(6,250)			BUSINESS NEVER OPERATED IN FAIRFIELD		
35755	DBAND ENERGETICS LLC	2,230	1,030	(1,200)			ON LINE FILING ERROR		
37330	DERMATOLOGY PHYSICIANS OF CONNECTICUT	6,880	-	(6,880)			DUPLICATE ACCOUNT SEE 36911		
32095	ENVISION PHARMA	385,760	799,960	414,200			CLERICAL ERROR - ACCT CALLED AND SAID WE MISSED ASSMNTS		
36845	FAITH RIVENBURG	30	-	(30)			MOVED OUT OF TOWN PRIOR TO 10/1/19		
37593	FORERO MAGALY	6,250	-	(6,250)			DUPLICATE ACCT SEE 37267 (PENDING)		
37522	JINGGAO LI	6,250	-	(6,250)			DUPLICATE ACCOUNT SEE 376002		
35448	KENT USA ATTY	1,540	-	(1,540)			MOVED OUT OF TOWN PRIOR TO 10/1/19		
31104	MCDONALDS #1032	102,990	93,170	(9,820)			CLERICAL ERROR - MONTHS USED FOR SUPPLIES INCORRECT		
36318	NAVITAS CREDIT CORP	18,170	9,040	(9,130)			CLERICAL ERROR - INCLUDED DELETED ITEMS		
36385	PATTI GREGORY P LAW	140	-	(140)			BUSINESS TERMINATED 10/30/18		
33866	PENFIELD SERVICE CENTER	38,920	38,420	(500)	500		CLERICAL ERROR - DID NOT ENTER EXEMPTION		
36018	PITTMAN VICTOR	860	-	(860)			BUSINESS CLOSED PRIOR TO 10/1/19		
34694	PRECISION PEST CONTROL	1,690	-	(1,690)			MOVED TO MILFORD 8/2019		
37044	SHORELINE THERAPEUTIC	6,410	-	(6,410)			DUP ACCT SEE 36135		
36828	SOUND PROMOTIONAL PRODUCTS	7,560	-	(7,560)			MOVED TO BPT PRIOR TO 1/1/19		
30668	THOMAS BANSAK	1,260	-	(1,260)			CLERICAL ERROR - BUSINESS CLOSED		
37397	TIAA COMMERCIAL FINANCE INC	34,640	23,840	(10,800)			CLERICAL ERROR - DEC ATTACHED TO 31172		
36246	TIAA COMMERCIAL FINANCE INC	68,700	-	(68,700)			CLERICAL ERROR - DEC ATTACHED TO 31172		
30474	TOTAL RENAL CARE INC	396,120	237,330	(158,790)			CLERICAL ERROR		
30663	WEBSTER FINANCIAL CORP	93,660	62,910	(30,750)			CLERICAL ERROR - DEC ATTACHED TO OTHER DEC		
30481	WELLS FARGO VENDOR FIN SERV LLC	689,270	686,850	(2,420)			CLERICAL ERROR - INCLUDED DELETED ITEM		
37507	GOLDEN APPLES CANDY COMPANY	6,250	-	(6,250)			BUSINESS NOT IN FAIRFIELD SINCE COMPANY WAS SOLD		
37416	CIT BANK NA	21,330	15,430	(5,900)			ITEM DECLARED ON 37874		
37914	CARE TO CONNECT	6,880	-	(6,880)			NO LONGER IN CT		
36657	MCHUGH PATRICK LAW OFFICE OF	2,070	-	(2,070)			CLOSED BUSINESS & MOVED TO STAMFORD		
37239	MUSE-MCGEE	6,880	-	(6,880)			CLOSED BUSINESS - GONE		
37550	SPIRITUAL LIFE CRUSADES	6,250	1,040	(5,210)			CORRECTION - LATE FILING - CHANGE WITH PENALTY		
37667	MUSSO JEROME - PR ROOF CLEANING & PRESSURE WASHING	6,250	1,630	(4,620)			CORRECTION - LATE FILING - CHANGE WITH PENALTY		
31739	WOO CHIHA DC	850	680	(170)			CORRECTION - LATE FILING - CHANGE WITH PENALTY		
37097	DENISE WALSH PARTNERS	6,880	-	(6,880)			DECLARED UNDER ACCT 35681		
31232	TD AMERITRADE	14,680	18,350	3,670			CLERICAL ERROR		
GRAND TOTAL				29,440					

Figure 3 – Motor Vehicle Changes Recommended by the Assessor

ACCT#	OWNER	MAIL ADDRESS	TOWN	ZIP	LOCATION	DESCRIPTION	19 GL Assessment	BAA FINAL Assessment	Change	EXEMPTION	DIFFERENCE	REMARKS
37498	CIMINAL MATTHEW J	2325 HILLSIDE ROAD	FAIRFIELD	06824	2325 HILLSIDE ROAD	1972 / CHEVR / MALIBU	5,410	700	(4,710)			PAST BAA CHANGE CARRIED FORWAD
GRAND TOTAL									(4,710)			