

CITY OF NORWALK

P. O. BOX 5125
125 EAST AVENUE, ROOM 106
NORWALK, CT 06856-5125



BOARD OF ASSESSMENT APPEALS

05/24/2024

Minutes and Actions on 2024 Appeals

Date : Tuesday, May 14, 2024

Time : – 12:00 am

The Board of Assessment Appeals deliberated on the following appeals, and took action on the appeals as indicated.

Signed :

Donald Overton

Doris M. Ash

Judy Hyers

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
2-22-1-0	R	1-5 ANN STREET LLC	00077 NORTH MAIN ST	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Jane Ready
1-75-24-0	C	115 MAIN ST NORWALK LLC	00115 MAIN ST	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-40-25A-0	R	121 GIGAWATTS HOLDINGS LLC	00059 GLOVER AVE	04/11/2024	BASED ON REVIEW OF EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Jane Ready, Doris M. Ash, Donald Overton,
1-59-7-0	C	135 WALL STREET LLC	00003 -5 WALL ST	04/11/2024	BASED ON EVIDENCE PROVIDED APPRAISED VALUE IS DECREASED TO \$826,000	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
1-52-43-0	C	161 CJA ASSOCIATES LLC	00161 EAST AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Jane Ready

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
1-92-18-0	R	177 MAIN NORWALK LLC	00177 MAIN ST	04/10/2024	NO CHANGE BASED ON REVIEW OF EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Harriet Petrides, Donald Overton
1-101-26-0	C	194 MAIN NORWALK LLC	00194 -196 MAIN ST	04/11/2024	BASED ON EVIDENCE PROVIDED APPRAISED VALUE IS DECREASED TO \$1,660,000	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Jane Ready
1-74-54-0	C	2-5 WILTON AVENUE LLC	00002 WILTON AVE	04/11/2024	BASED ON EVIDENCE PROVIDED APPRAISED VALUE IS DECREASED TO \$1,427,000	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-47-4-0	R	261 MAIN AVENUE LLC	00261 MAIN AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
2-43-9-0	R	29 HAVILAND STREET ASSOCIATES LLC	00029 HAVILAND ST	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
1-52-4-0	R	4-8 EVERSLEY AVENUE LLC	00008 EVERSLEY AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
2-85-76-0	R	40 SHOREFRONT LLC	00040 SHOREFRONT PK	04/17/2024	INSUFFICIENT EVIDENCE	The decision was unanimous by presiding BAA members: Jane Ready, Judy Hyers, Susan Dunlap
2-85-17-0	R	40 SHOREFRONT LLC	00042 SHOREFRONT PK	04/17/2024	INSUFFICIENT DOCUMENTATION	The decision was unanimous by presiding BAA members: Jane Ready, Judy Hyers, Susan Dunlap
2-9-53-0	R	53 FAIRFIELD AVENUE LLC	00053 FAIRFIELD AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
1-72-7-0	C	61 MAIN ST LLC	00061 MAIN ST	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
2-58-36-0	R	78 SOUTH MAIN STREET LLC	00078 SOUTH MAIN ST	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-47-1-0	R	AC 26 OZ LLC	00253 MAIN AVE	04/11/2024	NO CHANGE BASED ON REVIEW OF EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Judy Hyers
5-84A-39-0	R	BEAN KEVAN	00008 HILLTOP RD	04/11/2024	BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Judy Hyers, Maria Formanek, Susan Dunlap

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-42-20-0	R	BRINTON MERRITT ASSOCIATES	00005 PEARL ST	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Jane Ready
5-42-21-0	R	BRINTON MERRITT ASSOCIATES	00007 PEARL ST	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-73B-33-0	R	BUCH ROBERT J JR	00019 OAK HILL AVE	04/16/2024	BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Judy Hyers, Ashley Petrides, Harriet Petrides,
5-84A-41-0	R	CARLUCCI DAVID R & DEBRA H	12 HILLTOP RD	04/04/2024	BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Susan Dunlap, Donald Overton, Doris M. Ash,
1-112-3-0	R	CASATELLI EUGENIA	00036 RIVERSIDE AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-22C-11-0	C	COLLINS WILLIAM CHARITABLE REMAINDER -	00550 MAIN AVE	04/15/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-82-100-0	R	COOPERMAN PETER MICHAEL &	00155 WITCH LN	04/17/2024	BASED ON REVIEW OF EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Judy Hyers, Susan Dunlap
5-84A-9A-0	R	ERDMANN JOHN F III & BARBARA A	00002 NATHAN HALE DR	04/16/2024	BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Jane Walters, Jo Deupree, Harriet Petrides,
2-84-63-0	R	FCNW LLC	00070 WATER ST	04/17/2024	NO CHANGE BASED ON REVIEW OF EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Judy Hyers
2-9-1-0	C	FFLD LLC	00045 FAIRFIELD AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Jane Ready, Donald Overton
5-19-80-0	R	FILHO DECIO DA SILVA NASCIMENTO &	41 DEERWOOD MNR	04/16/2024	BASED ON EVIDENCE PROVIDED APPRAISED VALUE IS DECREASED TO \$1,200,000	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Ashley Petrides
5-17-19-0	C	FOX PROPERTIES LLC	00563 WESTPORT AVE	04/10/2024	BASED ON REVIEW OF EVIDENCE PROVIDED APPRAISED VALUE DECREASED TO \$550,000	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Ashley Petrides
5-43-16-0	R	GLAZER GROUP LLC	00193 PERRY AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Jane Ready, Donald Overton

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-39-19-TAV	R	GRAYBARN'S INN CONDOMINIUM LLC	00194 PERRY AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
2-85-39-0	R	HEINEMANN-HAA S JOHANNA	00006 SHOREFRONT PK	04/11/2024	BASED ON REVIEW OF EVIDENCE PROVIDED APPRAISED VALUE DECREASED TO \$536,750	The decision was unanimous by presiding BAA members: Doris M. Ash, Meggan Douglas, Susan Dunlap
5-84A-48-0	R	LYON KEITH A & KRISTIN	00017 VALLEY RD	04/15/2024	BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Judy Hyers, Doris M. Ash, Harriet Petrides,
1-35-7-0	C	MAGNER LOIS L	00012 MOTT AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
2-82-8A-0	R	MARK LOWENSTEIN LLC	00019 CONCORD ST	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Jane Ready
5-84-99-0	R	MCINTYRE CHRISTOPHER &	00038 DOCK RD	04/16/2024	BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Harriet Petrides, Ashley Petrides, Jane Walters,
3-78-27-0	R	MEEHAN JOHN E AKA JACK TRUSTEE &	00012 NORPORT DR	04/15/2024	BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Harriet Petrides, Doris M. Ash, Ashley Petrides,
1-78-18-0	R	NICOLIO FILOMENA	00030 CAMP ST	04/16/2024	BASED ON EVIDENCE PROVIDED APPRAISED VALUE IS DECREASED TO \$840,000	The decision was unanimous by presiding BAA members: Jo Deupree, Jane Walters, Ashley Petrides
1-79-30A-0	C	NORTH AVENUE COMPANY LLC	00043 NORTH AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
3-6-10-2/9	R	NYE DENNIS	00010 PLATT ST 2/9	04/17/2024	EVIDENCE DOES NOT SUPPORT REDUCTION IN VALUE	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready,
3-6-10-1/7	R	NYE DENNIS BRANDT	00010 PLATT ST 1/7	04/17/2024	EVIDENCE DOES NOT SUPPORT REDUCTION IN VALUE	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Jane Ready,
3-6-10-1/6	R	NYE DENNIS BRANDT	00010 PLATT ST 1/6	04/17/2024	EVIDENCE DOES NOT SUPPORT REDUCTION IN VALUE	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Jane Ready,
3-6-10-2/11	R	NYE DENNIS BRANDT	00010 PLATT ST 2/11	04/17/2024	EVIDENCE DOES NOT SUPPORT REDUCTION IN VALUE	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Jane Ready,

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
1-51-53-0	R	ONE HUNDRED AND SIXTY TWO-ONE HUNDRED -	00004 HENDRICKS AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
1-51-12-0	C	ONE HUNDRED AND SIXTY TWO-ONE HUNDRED -	00162 EAST AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-65-178-0	R	ONE HUNDRED FOURTEEN CONNECTICUT AVENUE-	00000 CLINTON AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-64-200-11GL9	R	OPPMANN NAOMI TRUSTEE	00000 LEDGEBROOK DR 11GL9	04/16/2024	BASED ON REVIEW OF EVIDENCE PROVIDED APPRAISED VALUE DECREASED TO \$12,000	The decision was unanimous by presiding BAA members: Harriet Petrides, Ashley Petrides, Jane Walters
3-8-1-0	R	OSBORNE AVENUE LLC	00048 OSBORNE AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-84A-37-0	R	PAGELER JONATHAN & BAKSHI AMI-LYNN	00014 WOODLAND RD	04/08/2024	BASED ON REVIEW OF EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Judy Hyers, Jo Deupree, Susan Dunlap
1-55-16-109	R	PALAIS DONNA	00004 DASKAMS LN 109	04/16/2024	BASED ON EVIDENCE PROVIDED, VALUE IS UNCHANGED	The decision was unanimous by presiding BAA members: Jo Deupree, Jane Walters, Harriet Petrides,
5-38A-25-0	R	PAR OAKWOOD FAMILY LIMITED PARTNERSHIP	00012 OAKWOOD AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
1-77-4-0	C	PASCHALIDIS LEONARD	00106 MAIN ST	04/10/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
1-85-2-0	C	PASCHALIDIS LEONARD & SOPHIA	00138 MAIN ST	04/10/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
1-86-8-0	R	PASCHALIDIS LEONARD & SOPHIA	00141 MAIN ST	04/10/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-22C-56-0	C	PIRRI JOHN JR	00558 MAIN AVE	04/15/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
3-6-10-1/1	R	POSEIDON VENTURES LLC	00010 PLATT ST 1/1	04/17/2024	EVIDENCE DOES NOT SUPPORT REDUCTION IN VALUE	The decision was unanimous by presiding BAA members: Donald Overton, Jane Ready, Doris M. Ash,

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
3-6-10-1/4	R	POSEIDON VENTURES LLC	00010 PLATT ST 1/4	04/17/2024	EVIDENCE DOES NOT SUPPORT REDUCTION IN VALUE	The decision was unanimous by presiding BAA members: Doris M. Ash, Jane Ready,
2-39-1-0	C	SONO 50 LLC	00070 DR MARTIN LUTHER KING JR	04/10/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
3-78-37-0	C	SPRITE ISLAND YACHT CLUB INC	00028 CANFIELD AVE	04/10/2024	BASED ON EVIDENCE PROVIDED APPRAISED VALUE IS DECREASED TO \$750,000	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
1-113-4-0	R	VECE PROPERTIES LLC	00029 NORTH AVE	04/11/2024	NO CHANGE BASED ON EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Donald Overton, Doris M. Ash, Jane Ready
5-10-308-0	C	WENCONN REALTY 163 LLC	00163 WESTPORT AVE	04/10/2024	NO CHANGE BASED ON REVIEW OF EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Judy Hyers, Donald Overton
1-86-4-0	R	WEST MAIN GROUP LLC	00131 MAIN ST	04/11/2024	NO CHANGE BASED ON REVIEW OF EVIDENCE PROVIDED	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Judy Hyers
1-86-23-0	R	WEST MAIN GROUP LLC	00002 WEST MAIN ST	04/16/2024	EVIDENCE PROVIDED DOES NOT SUPPORT A REDUCTION IN VALUE	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Jane Ready,
1-86-22-0	R	WEST MAIN GROUP LLC	00004 WEST MAIN ST	04/16/2024	BASED ON EVIDENCE PROVIDED APPRAISED VALUE IS DECREASED TO \$550,000	The decision was unanimous by presiding BAA members: Doris M. Ash, Donald Overton, Ashley Petrides
1-86-1-0	R	WEST MAIN GROUP LLC	00125 MAIN ST	04/16/2024	BASED ON EVIDENCE PROVIDED APPRAISED VALUE IS DECREASED TO \$550,000	The decision was unanimous by presiding BAA members: Doris M. Ash, Ashley Petrides, Donald Overton