

Board of Assessment Appeals

Minutes and Actions on 2010 Appeals

Date : Thursday, May 6, 2010

Time : 9:00 am — 5:00 pm

BAA Members Present : Jane Ready
Jeannine Soper
Kathleen Clement

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

Signed : Jane Ready
Jeannine Soper
Kathleen Clement

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
3-70-3-0	RE	9 GREGORY COURT LLC c/o ARTHUR DRAPER	9 GREGORY CT	04/13/2010	Change based upon a change of physical condition to very good from excellent per original revaluation inspection.	Reduction of building market value to \$625,300. Decision was unanimous.
5-9-6-0	RE	ACP LLC	322 WESTPORT AVENUE	04/06/2010	Change based upon Assessor field inspection.	Reduction of building total market value to \$1,359,800. Decision was unanimous.
2-28-12-0	RE	AFENTOULIDES CHRISTOFOROS	15 COUCH ST	04/21/2010	Decision based on Assessor's inspection and confirmation of building condition. Also, suggested comparable across street was in poorer exterior condition.	No change. Decision was unanimous.
139440	PP	ARJUN, LLC D/B/A ROUTE 7 SHELL - ATTN: RAM PATEL	551 MAIN AVE	04/05/2010	Change based upon mutual agreement with the Assessor's office.	Increase in personal property assessment to \$66,150. Decision was unanimous.
5-80-207-0	RE	BROOKSHIRE GEORGE E & NINORAH F	2 BRIAR ST	04/08/2010	Change based upon land market value being corrected to reflect multi-tax district assignment.	Reduction of land market value to \$381,800. Decision was unanimous.
1-78-11-34B	RE	BUONERBA NICOLE & GALASSO DANIEL	34 ADAMS AV	04/05/2010	Change based upon Assessor field inspection.	Reduction of total market value to \$537,000. Decision was unanimous.
5-14-103-0	RE	CANEVARI FREDERICK J	12 ALLEN RD	04/05/2010	Change based upon comparison to adjacent lot 105, which is also unbuildable at this time.	Reduction of total market value to \$64,700. Decision was unanimous.
6-12-49-0	RE	CAVANAGH PROPERTIES LLC	78 ROWAYTON AVENUE	04/21/2010	Change based upon submitted appraisal.	Reduction of land market value to \$931,000. Decision was unanimous.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-1-51-0	RE	CONNECTICUT COMMUNITY BANK N.A.	73 STRAWBERRY HILL AVENUE	04/22/2010	Change based upon change of physical condition from very good to average.	Reduction of building market value to \$4,988,000. Decision was unanimous.
3-77-2-0	RE	DAWSON JONATHAN T & DEBORAH P	6 SHOREHAVEN RD	04/21/2010	Change based upon Assessor field inspection and designation of type of home changed to colonial.	Reduction of total building value to \$1,893,200. Decision was unanimous.
6-19A-19-0	RE	DECARBONNEL CHARLES E	80 1/2 HIGHLAND AV	04/13/2010	Submitted appraisal could not be used because it was outside of the reval period and purchase price reflects foreclosed property price.	No change. Decision was unanimous.
5-22B-184-0	RE	DILEO RICHARD * DOROTHY	7 SILENT GROVE CT	04/05/2010	Decision based on exterior inspection by Assessor's staff. Change in prior value was correct based on condition and wood deck addition.	No change. Decision was unanimous.
5-11-34-0	RE	DUCKER CHRISTIEN A	58 NEWTOWN AVENUE	04/05/2010	Change based upon Assessor field inspection. Property use changed from a 2 family to a 1 family home.	Reduction of building market value to \$440,100. Decision was unanimous.
5-61-135-0	RE	EDGERTON WILLIAM & ANN S	248 WEST NORWALK RD	04/21/2010	Change based upon building grade correction to A110 from AA10.	Reduction of building total market value to \$1,119,700. Decision was unanimous.
1-77-1-E2	RE	ENGLE JONATHAN W & ENGLE LISA M	130 MAIN ST	04/13/2010	Change based upon Assessor's office research on asking prices of units in complex.	Reduction of total market value to \$397,500. Two in favor; Jeannine Soper, not present.
6-22-21-0	RE	FORTUNA MATTHEW & ONEIL FORTUNA PAULA	9 MILTON PL	04/21/2010	Change based upon Assessor field inspection. Physical condition and effective year built was corrected.	Reduction of building market value to \$957,300. Decision was unanimous.
5-82-221-0	RE	FRAZIER ROBERT H & MERCIER G W	158 HIGHLAND AV	04/06/2010	Change based upon Assessor field inspection.	Reduction of building market value to \$617,700. Decision was unanimous.
5-58-437-E	RE	FRENTRESS JENNIFER & STEMLER JASON	16 ROCKMEADOW RD	04/13/2010	Change based upon Assessor's research of sales comparisons.	Reduction of total market value to \$315,000. Decision was unanimous.
5-58-437-F	RE	GARTENBERG SHAUN	16 ROCKMEADOW RD	04/14/2010	Change based upon Assessor's research of sales comparisons.	Reduction of total market value to \$315,000. Decision was unanimous.
3-63-1-0	RE	GIFFORD MATTHEW B & JOY E	3 RIVER DR	04/05/2010	Change based upon Assessor field inspection. Physical depreciation and additional functional depreciation for house design was warranted.	Reduction in building market value to \$178,800. Decision was unanimous.
1-56-6-0	RE	GOICHMAN LAWRENCE W & JENNIFER CO-TRUST	61 SMITH ST	04/28/2010	Decision based on Assessor's field inspection finding violation of multi-tenant use.	No change. Decision was unanimous.
6-36-2-0	RE	GUARINO ANTHONY	5 ST. JAMES PLACE	04/13/2010	Change based upon Board's correction of house grade and physical depreciation.	Reduction of building market value to \$1,952,200. Decision was unanimous.
5-80-90-0	RE	HASTINGS DEBORAH E	4 ACORN LN	04/06/2010	Change based upon land market value being corrected to reflect multi-tax district assignment.	Reduction of land market value to \$298,200. Decision was unanimous.
1-54-46-0	RE	JIMENEZ AALPHONSONS	12 MELBOURNE RD	04/05/2010	Change based upon Assessor's research. New construction percentage applied back to property for unfinished permit work.	Reduction of building market value to \$377,100. Decision was unanimous.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
2-8-4-9	RE	JOHNSON ROSY & PURAYIDATHIL JOHNSON MATHEW	75 FAIRFIELD AVENUE	04/06/2010	Change based upon data corrections done by the Assessor's office per the condominium building plans.	Reduction of total market value to \$268,600. Two in favor; Jeannine Soper, absent.
5-12-32-0	RE	KETTENMEYER FRANCINE	3 WEST ROCKS ROAD	04/06/2010	Value of property is correct for being in a multi-district neighborhood.	No change. Decision was unanimous.
5-95-1A-0	RE	KOZAR JACOB J JR & DEBRA JANE	BETTS ISLAND	04/05/2010	Change based upon Assessor's field inspection.	Reduction of total market value to \$627,300. Decision was unanimous.
5-58-437-A	RE	LODATO CINDY	16 ROCKMEADOW RD	04/13/2010	Change based upon Assessor's correction of sketch and a review of sales comparisons.	Reduction of total market value to \$315,000. Decision was unanimous.
5-82-4-0	RE	MACEDONIA CHURCH INC	218 ELY AVENUE	04/05/2010	Change based upon additional review by Assessor's office, tax exemption is granted.	Tax exemption granted. Decision was unanimous.
5-61-129-0	RE	MACEDONIA CHURCH INC	5 OLD ROCK CT	04/05/2010	Change based upon Assessor's further review of documentation. Tax exemption now granted.	Tax exemption granted. Decision was unanimous.
5-80-115-0	RE	MARTIN SUZANNE M	29 POSSUM LN	04/05/2010	Change based upon land market value being corrected to reflect multi-tax district assignment.	Reduction of land market value to \$247,000. Decision was unanimous.
2-8-4-7	RE	MARZA MELANIE	75 FAIRFIELD AVENUE	04/06/2010	Change based upon data corrections made by the Assessor's office per the condominium construction plans.	Reduction of total market value to \$290,400. Decision was unanimous.
5-35-34-B/101	RE	MNL TOWN LINE LLC	664 MAIN AVENUE	04/20/2010	Decision based on Assessor's inspection and research.	No change. Decision was unanimous.
5-35-34-B/102	RE	MNL TOWN LINE LLC	664 MAIN AVENUE	04/20/2010	Decision based on Assessor's inspection and research.	No change. Decision was unanimous.
5-35-34-AR/10	RE	MNL TOWN LINE LLC	666 MAIN AVENUE	04/20/2010	Decision based on Assessor's inspection and research.	No change. Decision was unanimous.
5-35-34-AR/2	RE	MNL TOWN LINE LLC	666 MAIN AVENUE	04/20/2010	Decision based on Assessor's inspection and research.	No change. Decision was unanimous.
5-35-34-AR/3	RE	MNL TOWN LINE LLC	666 MAIN AVENUE	04/20/2010	Decision based on Assessor's field inspection and research.	No change. Decision was unanimous.
5-35-34-AR/4	RE	MNL TOWN LINE LLC	666 MAIN AVENUE	04/20/2010	Decision based on Assessor's inspection and research.	No change. Decision was unanimous.
5-35-34-AR/7	RE	MNL TOWN LINE LLC	666 MAIN AVENUE	04/20/2010	Decision based on Assessor's inspection and research.	No change. Decision was unanimous.
5-35-34-AR/8	RE	MNL TOWN LINE LLC	666 MAIN AVENUE	04/20/2010	Decision based on Assessor's inspection and research.	No change. Decision was unanimous.
2-8-4-8	RE	MONDRAGON CARMENZA	75 FAIRFIELD AVENUE	04/05/2010	Change based upon data corrections made by the Assessor's office per the condominium building plans.	Reduction of total market value to \$268,600. Two in favor; Jeannine Soper, absent.
5-80-93-0	RE	MULLIGAN THOMAS & BRYER SUSANNE	7 ACORN LN	04/22/2010	Changed based upon land market value being corrected to reflect multi-tax district assignment.	Reduction of land market value to \$302,000. Decision was unanimous.
2-78-1-0	RE	NORWALK EMERGENCY SHELTER INC	129 SOUTH MAIN ST	04/08/2010	Per research by the Assessor's office, exemption was denied (see CGS 12-81(7) whereby low income housing does not constitute a charitable purpose.	No change. Decision was unanimous.

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2-76-22-0	RE	NORWALK EMERGENCY SHELTER INC	139 SOUTH MAIN ST	04/08/2010	Per research by the Assessor's office, exemption was denied (see CGS 12-81(7) whereby low income housing does not constitute a charitable purpose.	No change. Decision was unanimous.
2-76-28-0	RE	NORWALK EMERGENCY SHELTER INC	2 MERRITT PL	04/08/2010	Per research by the Assessor's office, exemption was denied. Information regarding the use of property for tax exempt purposes was never supplied.	No change. Two in favor; Jeannine Soper, not present.
2-76-32-0	RE	NORWALK EMERGENCY SHELTER INC (SHELTER FOR THE HOMELESS)	70 CHESTNUT ST	04/08/2010	No change in value or current exempt portion. Property is only one third tax exempt.	No change. Decision was unanimous.
5-65-178-0	RE	ONE HUNDRED FOURTEEN CONNECTICUT AVENUE- LLC	CLINTON AV	04/05/2010	Decision based on map review.	No change. Decision was unanimous.
3-35-18-0	RE	PAPADOPOULOS GEORGIOS & PAPADOPOULOS DIMITRA	50 FORT POINT ST	04/05/2010	Change based upon Assessor field inspection.	Reduction of building market value to \$163,700. Decision was unanimous.
3-50-8-0	RE	PRICE CAREY & IRIDIS	8 COVE AV	04/15/2010	Based upon inspection by Assessor's office, removal of 2 kitchens in rear building did not change value.	No change. Decision was unanimous.
1-51-58-0	RE	RMS-EAST AVENUE LLC	142 EAST AVENUE	04/05/2010	Change based upon comparable income and expenses for office space at 134 East Avenue.	Reduction of building market value to \$4,751,000. Decision was unanimous.
1-51-4-101B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/05/2010	Change based upon comparing to Daskams Lane & having no covered parking or balcony.	Reduction of total market value to \$431,100. Decision was unanimous.
1-51-4-102B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/05/2010	Change based upon Daskams Lane comparables & units not having covered parking or a balcony.	Reduction of total market value to \$431,100. Decision was unanimous.
1-51-4-103B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/05/2010	Change based upon comparison to Daskams Lane and unit not having covered parking or a balcony.	Reduction of total market value to \$439,000. Decision was unanimous.
1-51-4-106B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/05/2010	Change based upon comparison to Daskams Lane and unit not having covered parking or a balcony.	Reduction of total market value to \$439,000. Decision was unanimous.
1-51-4-B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/05/2010	Change based upon comparing income and expense analysis that was used on 134 East Avenue.	Reduction of total market value to \$803,000. Decision was unanimous.
1-51-4-201B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/06/2010	Change based upon comparison to Daskams Lane and unit not having covered parking or a balcony.	Reduction of total market value to \$439,900. Decision was unanimous.
1-51-4-203B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/06/2010	Change based upon comparison to Daskams Lane and unit not having covered parking or a balcony.	Reduction of total market value to \$439,000. Decision was unanimous.
1-51-4-206B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/06/2010	Change based upon comparison to Daskams Lane and unit not having covered parking or a balcony.	Reduction of total market value to \$405,000. Decision was unanimous.
1-51-4-303B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/06/2010	Change based upon comparison to Daskams Lane and unit not having covered parking or a balcony.	Reduction of market value to \$439,000. Decision was unanimous.

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1-51-4-304B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/06/2010	Change based upon comparison to Daskams Lane and unit not having covered parking or a balcony.	Reduction of total market value to \$439,900. Decision was unanimous.
1-51-4-306B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/06/2010	Change based upon comparison to Daskams Lane and unit not having covered parking or a balcony.	Reduction of total market value to \$439,000. Decision was unanimous.
1-51-4-403B	RE	RMS-EAST AVENUE LLC	144 EAST AVENUE	04/06/2010	Change based upon comparison to Daskams Lane and unit not having covered parking or a balcony.	Reduction of total market value to \$412,200. Decision was unanimous.
6-1C-17-0	RE	SCHREIBER JOANNE & SCHREIBER THE CHARLES J ESTATE	41 ROWAYTON AVENUE	04/13/2010	Change based upon property's location next to Rowayton Beach Association clubhouse.	Reduction of land market value to \$2,008,300. Decision was unanimous.
1-18-13-45G/10	RE	SHEFFIELD RIDGE CONDOMINIUM -- ASSOCIATION INC	45 MAPLE ST	04/06/2010	Decision based on Assessor's inspection. Amendment to declaration must be filed to remove from assessment from Grand List.	No change. Decision was unanimous.
1-18-13-45G/17	RE	SHEFFIELD RIDGE CONDOMINIUM -- ASSOCIATION INC	45 MAPLE ST	04/06/2010	Decision based on Assessor's inspection. Amendment to declaration must be filed to remove assessment from Grand List.	No change. Decision was unanimous.
1-18-13-45G/19	RE	SHEFFIELD RIDGE CONDOMINIUM -- ASSOCIATION INC	45 MAPLE ST	04/06/2010	Decision based on Assessor's inspection. Amendment to declaration must be filed to remove assessment from Grand List.	No change. Decision was unanimous.
1-18-13-50G/10	RE	SHEFFIELD RIDGE CONDOMINIUM -- ASSOCIATION INC	50 FAIRVIEW AVENUE	04/06/2010	Decision based on Assessor's inspection. Amendment to declaration must be filed to remove assessment from Grand List.	No change. Decision was unanimous.
1-18-13-50G/17	RE	SHEFFIELD RIDGE CONDOMINIUM -- ASSOCIATION INC	50 FAIRVIEW AVENUE	04/06/2010	Decision based on Assessor's inspection. Amendment to declaration must be filed to remove assessment from Grand List.	No change. Decision was unanimous.
1-18-13-50G/19	RE	SHEFFIELD RIDGE CONDOMINIUM -- ASSOCIATION INC	50 FAIRVIEW AVENUE	04/06/2010	Decision based on Assessor's inspection. Amendment to declaration must be filed to remove assessment from Grand List.	No change. Decision was unanimous.
3-78-4-0	RE	SHOREHAVEN GOLF CLUB INC	109 OLD SAUGATUCK RD	04/05/2010	Assessor's office is not aware of any current stipulation with the City's Corporation Council. Also, the Assessor's office has sent correspondence denying an earlier application for classification of land as open space (Form M-30).	No change. Decision was unanimous.
3-78-9-0	RE	SHOREHAVEN GOLF CLUB INC	20 CANFIELD AV	04/05/2010	Assessor's office is not aware of any current stipulation with the Corporation Council. Also, the Assessor's office has sent correspondence denying an earlier application for classification of land as open space (Form M-30).	No change. Decision was unanimous.

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3-78-12-0	RE	SHOREHAVEN GOLF CLUB INC	33 MARVIN ST	04/05/2010	Assessor's office is not aware of any current stipulation with the City's Corporation Counsel. Also, the Assessor's office has sent correspondence denying an earlier application for classification of land as open space (Form M-30).	No change. Decision was unanimous.
2-58-24-0	RE	SONOSON LLC c/o ROBERT B. BARTON	70 SOUTH MAIN ST	04/15/2010	Decision based on Assessor's office research. No documentation submitted supporting claimed value.	No change. Decision was unanimous.
5-55-67-0	RE	TARALA WILLIAM III	25 HUCKLEBERRY DR S	04/08/2010	Change based upon Assessor field inspection. Permit work still incomplete. New construction percentage placed back on parcel.	Reduction of building market value to \$1,265,000. Decision was unanimous.
127638	PP	UNCLE JOE'S RESTAURANT INC	17 BARTLETT AVE	04/05/2010	Change based upon owner submitting a revised declaration with the Assessor's office.	Reduction of total personal property assessment to \$29,092. Decision was unanimous.
5-16-3-0	RE	VALLERIE KEVIN J & BANKOWSKI LAURIE A	49 WOLFPIT AVENUE	04/05/2010	Change based upon Assessor field inspection. Physical condition changed from excellent to very good.	Reduction of building market value to \$320,400. Decision was unanimous
6-36-13-0	RE	WATKINS CHRISTINE	5 PLANT CT	04/21/2010	Change based upon Assessor field inspection. Additional finished living area was found in the third floor.	Increase in building total market value to \$1,212,800. Decision was unanimous.
6-23A-50-0	RE	WITCH LANE ASSOCIATES LLC c/o KAMINE DEVELOPMENT CORP.	13 1/2 WITCH LN	04/15/2010	Change based upon Board changing house grade from AA20 to AA90.	Reduction of building market value to \$1,329,300. Decision was unanimous.
5-79-72-0	RE	YOUSEF JIHAD & CYNTHIA	431 ROWAYTON AVENUE	04/21/2010	Change based upon correction of grade to B100 from A100. Also, per Assessor's field inspection.	Reduction of building total value to \$587,100. Two in favor; Jeannine Soper, not present.
5-31-50-0	RE	ZAKHAR PATRICIA K	11 HIDEAWAY LN	04/08/2010	Change based upon submitted wetlands map.	Reduction of land market value to \$240,600. Decision was unanimous.
3-78-13B-0	RE	ZAMMIT KRISTIN W	3 SHOREHAVEN RD	04/15/2010	Change based on Assessor field inspection.	Reduction in land market value to \$840,000. Decision was unanimous.