

Board of Assessment Appeals

Minutes and Actions on 2010 Appeals

Date : Monday, May 3, 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
1-35-12-0	RE	13 BYINGTON PLACE LLC	13 BYINGTON PL	04/20/2010	Decision based upon submitted appraisal.	Reduction of total market value to \$993,900. Decision was unanimous.
1-35-11-0	RE	13 BYINGTON PLACE LLC	15 BYINGTON PL	04/20/2010	Decision based upon assessment being in the value range of the submitted appraisal.	No change. Decision was unanimous.
5-58-382-0	RE	AMERICAN HOME MORTGAGE SERVICING INC	26 SOUTHWIND DR	04/05/2010	Change based upon Assessor's field inspection.	Reduction of building total market value to \$98,300. Decision was unanimous.
5-52-145-0	RE	ANDRONACO LAWRENCE * JOANN	12 LLOYD RD	04/05/2010	Change based upon gas line easement through property.	Reduction of land market value to \$283,200. Decision was unanimous.
5-22B-9-6	RE	ARCHIBALD ANTHONY	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and the location of the unit within the complex.	Reduction of total market value to \$580,000. Decision was unanimous.
5-22B-9-14	RE	AYALA JOHN-PAUL	442 MAIN AVENUE	04/14/2010	Change based upon analysis of City's sales report and location of unit within the complex.	Reduction of total market value to \$570,000. Decision was unanimous.
5-33-71-0	RE	BLISH PAUL	42 FIELD ST	04/05/2010	Change based upon submitted appraisal, easements & wetlands on the property of which proof was submitted.	Reduction of total market value to \$950,000. Decision was unanimous.
5-93-2-0	RE	BOHN FRANCOIS (COPPS ISLAND)	COPPS ISLAND	04/05/2010	Change based upon limited use of property, no City services, no dock, no fresh water & no electricity.	Reduction of land market value to \$800,000. Decision was unanimous.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-21-394-0	RE	BRONCATI ELIZABETH M	83 A & B OHIO AV EXT	04/14/2010	Decision based upon relation to lot 396. Also, owners appraisal was not submitted.	No change. Decision was unanimous.
5-22B-9-2	RE	CAFASSO JONATHAN J & SHANNON M	442 MAIN AVENUE	04/14/2010	Change based on analysis of the City's sales report and location of unit within the complex.	Reduction of total market value to \$580,000. Decision was unanimous.
5-22B-9-4	RE	CARUSO ANTHONY	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and the location of the unit within the complex.	Reduction of total market value to \$580,000. Decision was unanimous.
6-20C-15-0	RE	CHILDS GEORGE L III & CHRISTINA Z	10 INDIAN SPRING RD	04/06/2010	Change based upon wetlands map submitted.	Reduction of land market value to \$580,100. Decision was unanimous.
6-20C-15A-0	RE	CHILDS GEORGE L III & CHRISTINA Z	8 INDIAN SPRING RD	04/06/2010	Decision based upon this property already receiving an 80% reduction for this lot as being unbuildable.	No change. Decision was unanimous.
139195	PP	CRANBURY MARKET	343 NEWTOWN AVE	04/06/2010	Change based upon revised/corrected declaration filed with the Assessor's office on 4/23/10.	Reduction of business personal property total assessment to \$38,920. Decision was unanimous.
1-11-2-0	RE	FOUR SIXTY SEVEN WEST AVE LLC	467 WEST AVENUE	04/05/2010	Board could not make a decision at this time due to a lack of supporting documentation.	No change. Decision was unanimous.
5-22B-9-15	RE	FUKUDA RICHARD S	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and preferred location within the complex.	Reduction of total market value to \$638,000. Decision was unanimous.
5-22B-9-10	RE	GEMELLI NICHOLAS J & GRUBBS CHRISTINE	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and the location of the unit within the complex.	Reduction of total market value to \$580,000. Decision was unanimous.
5-22B-9-3	RE	GOLD JASON A	442 MAIN AVENUE	04/14/2010	Change based on sales report from the City and the location of the unit within the complex.	Reduction of total market value to \$580,000. Decision was unanimous.
5-21-200-0	RE	HATCH CHESTER C * MARYJANE	19 WEST ROCKS ROAD	04/05/2010	Decision based upon Assessor's inspection. Physical condition changed from very good to good.	Reduction of building market value to \$204,600. Decision was unanimous.
1-55-16-321	RE	HERLIHY MICHAEL & VUOLO	4 DASKAMS LN	04/05/2010	Decision based upon an interior inspection done on 10/5/2009 by the Assessor's office. Data corrections were made for 2009 Grand List. These changes do not indicate that this was a clerical error. A correction of clerical error, per Section 12-60 of the Connecticut General State Statutes can be retroactively corrected for three prior years. No proof was supplied to prove this otherwise.	No change. Decision was unanimous.
5-22B-9-5	RE	HOUFEK KEITH A & ANNA K	442 MAIN AVENUE	04/14/2010	Change based upon sales report from the City and location of the unit within the complex.	Reduction of total market value to \$580,000. Decision was unanimous.
5-18-33-0	RE	HOYLAND ROSALIE & ALBERT	5 CHRISTOPHER LN	04/05/2010	Change based upon comparable Christopher Lane & Court properties with same square footage.	Reduction of building market value to \$690,900. Decision was unanimous.
3-9-10-0	RE	KLEFTOGIANNIS CHRIS & EFSEVIA	79 FORT POINT ST	04/14/2010	Based upon Assessor's office research.	No change. Decision was unanimous.

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3-9-15-0	RE	KLEFTOGIANNIS CHRISTOS & EFSE	81 FORT POINT ST	04/14/2010	Decision based upon the fact that residential and commercial properties are valued differently by the Assessor. Commercial properties are purchased based on current value of their income stream.	No change. Decision was unanimous.
134665	PP	KOHL'S #398 ATTN TAX DEPARTMENT	500 CONNECTICUT AVE	04/28/2010	Change based upon agreement dated 1/14/10 with the City.	Reduction of total market value to \$1,333,877. Decision was unanimous.
2-9-5-0	RE	KURMAI PAL FERENC * ILONA	55 FAIRFIELD AVENUE	04/06/2010	Change based upon Assessor's field inspection.	Reduction of building market value to \$245,700. Decision was unanimous.
5-22B-9-20	RE	LAMOREAUX SHERI	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and the preferred location of the unit within the complex.	Reduction of total market value to \$638,000. Decision was unanimous.
5-22B-9-17	RE	LUTCHEN BARRY S & TALCOTT JENNIE ANN	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and preferred location of the unit within the complex.	Reduction of total market value to \$638,000. Decision was unanimous.
6-19b-19-0	RE	MAGINNIS WALTER R & LYNN	11 OLD WITCH CT	04/21/2010	Change based upon comparisons of neighboring properties of similar sized houses.	Reduction of building market value to \$608,500. Decision was unanimous.
138279	PP	MARKETING DRIVE, LLC ATTN: PEGGY BAIM	800 CONNECTICUT AVE	04/06/2010	Decision based upon personal property account currently being in Superior Court.	No change. Decision was unanimous.
5-1-48-0	RE	MORROW BRUCE	21 WILLOW ST	04/05/2010	Change based upon Assessor's field inspection.	Reduction of building market value to \$124,900. Decision was unanimous.
139126	PP	NORWALK FEDERATION OF TEACHERS	9 MOTT AVE	04/27/2010	Decision based upon research from the Assessor's office stating that although the business is tax exempt with the Federal Government, they are not tax exempt with the City of Norwalk. The business is self-supporting from membership dues.	No change. Decision was unanimous.
5-22B-9-22	RE	PANDYA APURVA R & PATEL PREETI M	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and the preferred location of the unit within the complex.	Reduction of total market value to \$638,000. Decision was unanimous.
5-22B-9-9	RE	ROBBINS MICHAEL D	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and the location of the unit within the complex.	Reduction of the total market value to \$580,000. Decision was unanimous.
1-17-205-0	RE	SANDERS CHRISTOPHER & AMY	59 MAGNOLIA AV	04/05/2010	Decision based upon reviewing the City's sales report. The submitted appraisal was not usable because it was dated 12/4/09 and out of the revaluation range of sales.	No change. Decision was unanimous.
1-1-9-A5	RE	SCARPONE PASQUALE J & DIANE T	31 STUART AVENUE	04/05/2010	Decision based upon subject value being in line with others in same complex and sales comparables on the City sales report.	No change. Decision was unanimous.
6-16C-2-8	RE	SCHOENDORF CHARLES I	8 HARBOR BLUFF LANE	04/05/2010	Change based upon Assessor's office research and sketch/data corrections.	Reduction of total building market value to \$2,428,400. Decision was unanimous.
139446	PP	SELAS CORPORATION	16 RIVER ST	04/05/2010	Change based upon this account being a duplicate account.	Reduction of total value to \$0. Decision was unanimous.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
1-11-6-0	RE	SEVENTEEN BUTLER ST LLC	17 BUTLER ST	04/05/2010	Board was unable to make a decision on the value based upon the information provided by the owner.	No change. Decision was unanimous.
6-10-9-0	RE	SMITH ROGER S SR & MARCIA T	57 ROTON AV	04/15/2010	Change based upon submitted survey to correct acreage. Also, property's location at the upper end of Farm Creek & traffic on Roton Avenue.	Reduction of land market value to \$919,800. Decision was unanimous.
5-22B-9-18	RE	SOSSON GEORGE & WENDY	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and the preferred location of the unit within the complex.	Reduction of total market value to \$638,000. Decision was unanimous.
138308	PP	TERRA-SAN	111 EAST AVE	04/27/2010	Change based upon submitted declaration for 2009 Grand List year. The submitted M-65 manufacturing exemption claim form cannot be accepted for this year, as it was filed late.	Reduction of total assessment to \$24,568. Change was unanimous.
138902	PP	THE FLOW OF ART	176 RIVER ST	04/05/2010	Decision based upon this account being the accurate one and account #139446, which was a duplication, was removed.	No change. Decision was unanimous.
6-36-25-0	RE	TIMS WILLIAM W & MARY JEAN	1 FOSTER LANE	04/05/2010	Decision is based upon owner now understanding reason for increase in assessment after speaking to the Assessor's office.	No change. Decision was unanimous.
1-17-235-0	RE	TRICARICO STEVEN J	14 GRANDVIEW AV	04/15/2010	Decision based upon land value being in line with other properties in the neighborhood.	No change. Decision was unanimous.
1-17-1-0	RE	TRICARICO STEVEN J	2 PROSPECT STREET	04/15/2010	Change based upon Assessor's field inspection.	Increase in building market value to \$270,500. Decision was unanimous.
6-26-8-0	RE	VEREL JOHN P & MARY B	273 ROWAYTON AVENUE	04/06/2010	Change based upon wetlands map submitted.	Reduction of land market value to \$515,400. Decision was unanimous.
5-56-825-0	RE	VISCIGLIA JOSEPH T & SHARON E	83 PONUS AV	04/21/2010	Decision based upon value being in line with neighborhood properties. Sales comparables provided by owner were not in the same neighborhood.	No change. Decision was unanimous.
5-22B-9-16	RE	WAGNER DANIEL	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and preferred location of the unit within the complex.	Reduction of total market value to \$638,000. Decision was unanimous.
5-22B-9-21	RE	WASSERMAN NANCY B	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and the preferred location of the unit within the complex.	Reduction of total market value to \$638,000. Decision was unanimous.
5-22B-9-11	RE	WILLIAMS SHAYLA M	442 MAIN AVENUE	04/14/2010	Change based upon a sales report from the City and the location of the unit within the complex.	Reduction of total market value to \$580,000. Decision was unanimous.