

Board of Assessment Appeals

Minutes and Actions on 2010 Appeals

Date : Friday, April 30, 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
3-74-1-1	RE	ALLEN WILLIAM	199 GREGORY BOULEVARD	04/14/2010	All boat slips are being valued the same at this complex.	No Change. Decision was unanimous.
5-16-243-0	RE	APFELROTH STEPHEN & ZHANG HUI	5 STARLIGHT DR	04/14/2010	Based upon an inspection done by the Assessor's office on 9/2/09. 70% finished basement was added to the total living area of the house, resulting in a value increase for the 10/1/09 Grand List.	No Change. Decision was unanimous.
3-78-13-3	RE	BONNIST RANDOLPH M & ROBIN	3 CANFIELD CROSSING	04/21/2010	Based upon the sale of 4 Canfield Crossing on 5/16/08 for \$3,335,000 which is a slightly smaller house than the subject. The submitted appraisal used smaller homes as comparables and did not use 4 Canfield Crossing as a comparable.	No Change. Decision was unanimous.
5-69-40-0	RE	CALZONE BEATRICE E (100% L.U.) & GORMAN LINDA	117 KEELER AV	04/21/2010	Change based upon Assessor's field inspection.	Reduction of building market value to \$206,900. Decision was unanimous
3-74-1-D/1	RE	COURT WALTER F & RUTH Y	199 GREGORY BOULEVARD	04/05/2010	Decrease based upon sales comparisons.	Reduction of total market value to \$615,000. Decision was unanimous.
2-43-11-u206	RE	CUTLER JACK	118 WASHINGTON ST	04/21/2010	Based upon an inspection done by the Assessor's office, the square footage was correct and wood stove was removed which had no affect on the value.	No Change. Decision was unanimous.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-31-58-0	RE	DIFILIPPO NICHOLAS & KILLIAN CATHERINE	2 WEATHER BELL DR	04/21/2010	Change based upon comparable properties listed in submitted appraisal.	Reduction of total market value to \$897,800. Decision was unanimous
2-28-16-0	RE	DINOTO JOHN & MARIO & GABRIELE JR	38 BAYVIEW AVENUE	04/21/2010	The value is in line with others on the street.	No Change. Decision was unanimous.
3-74-1-C/2	RE	DUVAL SUZANNE TRUSTEE	199 GREGORY BOULEVARD	04/05/2010	Decrease based upon sales comparisons.	Reduction of total market value to \$615,000. Decision was unanimous.
5-56-521-0	RE	GAYLINN MARLENE S	35 MAHER DR	04/22/2010	Decrease based upon review of Assessor's map showing easements and proof of prior adjustments made for easements.	Reduction of land market value to \$230,000. Decision was unanimous.
1-86-1-0	RE	GENUARIO LINDA T c/o GEORGE BRITTO	125 MAIN ST	04/05/2010	The space on the three quarter level is still additional living space even though it is not being used as a third apartment.	No Change. Decision was unanimous.
3-74-1-d/5	RE	GENUARIO PATRICIA & GENUARIO VINCENT L EST -	199 GREGORY BOULEVARD	04/05/2010	Change based upon comparable sales within this complex.	Reduction of total market value to \$615,000. Decision was unanimous.
3-74-1-C/5	RE	HAFFNER HARRIET	199 GREGORY BOULEVARD	04/05/2010	Decrease based upon submitted appraisal and sales comparisons. Condition in appraisal was considered "good".	Reduction of total market value to \$620,000. Decision was unanimous.
3-74-1-4	RE	HEIN DOREEN A	199 GREGORY BOULEVARD	04/14/2010	All docks at this location have the same value.	No Change. Decision was unanimous.
3-74-1-E/01	RE	HEIN DOREEN A	199 GREGORY BOULEVARD	04/14/2010	All units of the same size and non-waterfront location are valued the same.	No Change. Decision was unanimous.
3-74-1-B/01	RE	IODICE AUSTIN A & ROBERTA M	199 GREGORY BOULEVARD	04/21/2010	Decrease based upon submitted appraisal and sales comparisons.	Reduction of total market value to \$615,000. Decision was unanimous.
3-74-1-C/4	RE	JOSEPH A SWARTZMAN REVOCABLE TRUST	199 GREGORY BOULEVARD	04/13/2010	Decrease based upon submitted appraisal and sales comparisons. Condition in appraisal is considered "good".	Reduction of total market value to \$620,000. Decision was unanimous.
2-66-56-0	RE	KAMINSKI PIOTR & BAWTREL EDYTA	4 A LAURA ST	04/21/2010	Based upon newer construction, and comparing subject to 4B Laura Street, next door. Subject property is larger and newer. Comparables supplied in the appraisal are not appropriate.	No Change. Decision was unanimous.
2-66-40-0	RE	KAMINSKI PIOTR & BAWTREL EDYTA	4 B LAURA ST	04/21/2010	Decision was based upon the field visit by the Assessor's office.	Reduction of building market value to \$319,800. Decision was unanimous.
3-42-33-0	RE	KLINKOWSKI PETER R	287 EAST AVENUE	04/22/2010	The lot value is in line with others in the same location and being waterfront property. No supporting documentation was supplied to prove that this lot is unbuildable.	No Change. Decision was unanimous.
6-9-37-0	RE	MCCLEAN EDITH M	13 DRUM RD	04/14/2010	Change based upon land values in this neighborhood not being consistent with other village lots and the existence of ledge on property.	Reduction of land market value to \$739,200. Decision was unanimous

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
3-77-7-0	RE	MCNALLY JOAN R	18 SHOREHAVEN RD	04/08/2010	Decrease based upon Assessor's field inspection.	Reduction of building total market value to \$470,700. Decision was unanimous.
1-95-1-0	RE	MEZA JUAN	33 FAIR ST	04/14/2010	Decision was based upon Assessor's field inspection.	Reduction of building market value to \$459,600. Decision was unanimous.
2-85-27-0	RE	MURO JOSEPH A II	28 1/2 SHOREFRONT PARK	04/05/2010	Decrease due to Assessor's field inspection - no elevator was installed.	Reduction in building market value to \$649,400. Decision was unanimous.
3-74-1-D/6	RE	NIEDERMEIER MARY E & DEVINE MARY ELIZABETH TRUSTEES	199 GREGORY BOULEVARD	04/05/2010	Decrease based upon submitted appraisal and sales comparisons. Condition in appraisal is considered "good".	Reduction of total market value to \$620,000. Decision was unanimous.
3-74-1-d/2	RE	OESTRICH CHARLES	199 GREGORY BOULEVARD	04/13/2010	Decrease based upon submitted appraisal and sales comparisons.	Reduction of total market value to \$615,000. Decision was unanimous.
5-10-247-0	RE	PACKMAN GLENN A & BIGGS WILLIAM M	25 HAWTHORNE DR	04/08/2010	Change based upon Assessor's field inspection correcting square footage of home.	Reduction of building market value to \$129,700. Decision was unanimous
5-53-125-0	RE	PLANT JANE	25 FELIX LN	04/05/2010	Change based upon wetlands verified by Norwalk Conservation Commission. A map and letter from Soil & Wetlands Science, LLC also states that the wetlands are extensive.	Reduction of land market value to \$384,500. Decision was unanimous
3-71-2-0	RE	PRITCHARD ANDREW & BRIDGET	9 SYLVESTER CT	04/05/2010	This property is the largest lot on the street with excellent direct water location. The value is in line with neighbors.	No Change. Decision was unanimous.
2-49-25-A	RE	RUSSO ALLAN A & MARIA L	197 FLAX HILL RD	04/13/2010	The value is in line with other units within the same complex of the same size.	No Change. Decision was unanimous.
5-82-90A-0	RE	SCHWAMM GARTH A & SCHWAMM PAUL A	29 OLD TROLLEY WY	04/20/2010	Change based upon comparable sized properties in same location.	Reduction of land market value to \$404,100. Decision was unanimous
1-86-19-0	RE	SEAVEST INC	10 WEST MAIN ST	04/05/2010	Based upon the purchase price of \$1,808,336 on 1/19/07.	No Change. Decision was unanimous.
3-78-13-1	RE	SISCA DENISE M	1 CANFIELD CROSSING	04/05/2010	Land values for other lots on this street are comparable. The comparable submitted for 9 Shorehaven Road is one year past the revaluation period and therefore determined to be not usable.	No Change. Decision was unanimous.
1-83-4-0	RE	SKIDD WILLIAM P & CATHERINE A	17 CANNON ST	04/05/2010	Decrease based upon Assessor field inspection.	Reduction of total market value to \$525,500. Decision was unanimous.
5-55-115-0	RE	SO PARTNERS LLC	4 LARKSPUR LN	04/21/2010	Change based upon comparables from sales report and neighborhood comparables.	Reduction in total market value to \$1,242,300. Decision was unanimous
3-70-7-0	RE	SQUIRES WILLIAM JAMES & LOTTI-HI	1 GREGORY CT	04/08/2010	This property is currently involved in litigation in Connecticut Superior Court.	No Change. Decision was unanimous.
3-49-16-0	RE	STEWART WILLIAM C & JEANNINE C	13 SYCAMORE ST	04/05/2010	Based upon the conclusion that the value now is lower than it was in 2003, information submitted does not warrant a reduction.	No Change. Decision was unanimous.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-81-317-0	RE	TARZIA ALAN L & MARIANA E	35 -37 GLASSER ST	04/14/2010	Change based upon ledge in the rear of the property.	Reduction of land market value to \$197,500. Decision was unanimous
2-43-11-U302	RE	TASCIONE PETER	118 WASHINGTON ST	04/05/2010	Change based upon interior location in the building and condition verified by inspection of submitted photos.	Reduction of total market value to \$231,000. Decision was unanimous.
5-3A-100-0	RE	TCHERSAK VASILI & MARINA	1 MAURICE ST	04/05/2010	Change based upon Assessor's field inspection.	Reduction in building market value to \$196,900. Decision was unanimous
5-3A-149-0	RE	TCHERSAK VASILI & MARINA	1 1/2 MAURICE ST	04/05/2010	Change based upon subdivision being "conditional" and not being able to be built upon at this time.	Reduction of land market value to \$223,200. Decision was unanimous
5-54-6-0	RE	ULFSSON EINAR & ELLYN J	217 NEW CANAAN AVENUE	04/08/2010	This property is already receiving a 19% reduction due to its location in two towns. "Multi-town reduction".	No Change. Decision was unanimous.
5-14-101-0	RE	VELEZ-SMITH ROSE	8 ALLEN RD	04/08/2010	Change based upon submitted appraisal.	Reduction of total market value to \$866,000. Decision was unanimous
2-70-3-0	RE	WELLS FARGO BANK NA TRUSTEE	11 PARADISO ST	04/05/2010	Based upon the purchase price in 2008 of \$422,462.	No Change. Decision was unanimous.
1-71-94-0	RE	WESTNOR ASSOCIATES LLC	44 WESTPORT AVENUE	04/28/2010	Based upon a purchase price in 2010, purchase date and price outside of revaluation date of 10/1/08 range.	No Change. Decision was unanimous.
5-56-374-0	RE	WINN JAMES C	5 DEVONSHIRE RD	04/21/2010	Additional living area added to field card is still livable area, even though it is not an apartment.	No Change. Decision was unanimous.