

Board of Assessment Appeals

Deliberation Minutes for 2010 Hearings

Date : Thursday, April 29, 2010

Time : 9:00 am — 5:00 pm

BAA Members Present : Jane Ready
Jeannine Soper
Kathleen Clement

The following appeals were deliberated upon and the Board members' discussion notes and final decision, if the deliberation was completed, are posted below.

Signed :

Jane Ready

Jeannine Soper

Kathleen Clement

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
3-23-4-0	RE	ANDERSON ROBERT J	120 OLD SAUGATUCK RD	04/20/2010	Based upon purchase price of \$880,000 in 5/29/07, value was determined to be correct.	No change. Decision was unanimous.
3-35-11-0	RE	ANDERSON ROBERT J	39 OSBORNE AV	04/20/2010	Change is based upon comparables on Osborne Avenue.	Reduction of land market value to \$259,900. Decision was unanimous.
5-22A-24-0	RE	BRUZEK DEBORAH	5 SKYVIEW LN	04/15/2010	Change is based upon proximity to the Merritt Parkway.	Reduction in land market value to \$252,800. Decision was unanimous.
5-84A-21A-0	RE	FORELLI SHARON B	6 SHAGBARK RD	04/20/2010	Change is based upon wetlands & proximity to Wilson Cove Yacht Club.	Reduction of land value to \$1,128,000. Two in favor; Jane Ready abstained.
6-20F-22-0	RE	HENDRICKSON JOHN A & SCHIAVONI NIDY	16 RIDGEWOOD ROAD	04/15/2010	Based upon the sales report from the City of Norwalk, comparable sales support the City's value. Second floor addition in 2007 caused the increase in the property's building value.	No change. Decision was unanimous.
3-35-9-0	RE	LEONARD EDNA	37 OSBORNE AV	04/15/2010	Change is based upon proximity to railroad tracks and electrical wires.	Reduction of land market value of -5% to \$227,700. Decision was unanimous.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
57190	MV	LOMANTO MARIO A	97 COMSTOCK HILL AVE, NORWALK CT	04/06/2010	Based upon verification of mileage submitted not on proper letterhead and not acceptable to the BAA because it is not verifiable.	No change. Decision was unanimous.
6-11-13-0	RE	MANGANIELLO RONALD J	13 SAMMIS ST	04/08/2010	Change is based upon submitted appraisal dated 10/1/08.	Reduction of total market value to \$1,835,500. Decision was unanimous.
6-12-24-0	RE	MCBRIDGE CASEY & MATTHEW	13 POND ST	04/08/2010	Change is based upon comparisons of neighborhood values.	Reduction of land market value to \$880,300. Decision was unanimous.
5-56-332-0	RE	MCCLINTOCK BRENDAN J & BYRNE KELLY A	35 INGLESIDE AV	04/06/2010	Based upon sale being a foreclosure and submitted appraisal was dated 9/09-not usable-out of revaluation time period of 10/1/08.	No change. Decision was unanimous.
6-15-5-0	RE	ORENSTEIN MARTHA	84 BLUFF AV	04/06/2010	Submitted appraisal by owner supports the Assessor's value as of 10/1/08.	No change. Decision was unanimous.
* 5-80-200-70	RE	OWEN KARIN J & DAVID A		04/15/2010	Change is based upon Assessor's Certificate of Correction done 3/15/10.	Reduction of garage market value to \$21,000. Decision was unanimous.
5-80-200-10154	RE	OWEN KARIN J & DAVID A	154 ROWAYTON WOODS DR	04/15/2010	All units of same square footage in Rowayton Woods have the same property values.	No change. Decision was unanimous.
3-3-10-0	RE	PRAMER TIMOTHY J & KATHLEEN M	15 REYNOLDS ST	04/06/2010	Change is based upon commercial influence throughout the neighborhood.	Reduction of land market value to \$213,700. Decision was unanimous.
5-21-80-0	RE	ROOT MARJORIE H ROOT BRUCE G	42 AIKEN ST	04/06/2010	Change is based upon age of the house and ceiling height being non-standard.	Reduction of building market value to \$221,400. Decision was unanimous.
5-70-15-0	RE	SANNASGALA HEMAKE B	50 WEST NORWALK RD	04/06/2010	Change is based upon neighborhood influences and views of Mallard's Landing in the rear of this property.	Reduction of land market value to \$279,200. Decision was unanimous.
2-80-10-0	RE	TARANTINO GARY & MARY	16 LARSEN ST	04/06/2010	Change is based upon submitted appraisal and commercial influences in area.	Reduction of total market value to \$396,000. Decision was unanimous.
5-52-121-0	RE	TREMONTE ROBERT & JILL	6 LLOYD RD	04/08/2010	Change is based upon Tennessee gas line running through the rear of the property.	Reduction of land market value to \$305,400. Decision was unanimous.
5-58-437-C	RE	VANMALDERGHEM ROBERT J JR	16 ROCKMEADOW RD	04/06/2010	Change is based upon sales comparisons report by the City.	Reduction of total market value to \$316,700. Decision was unanimous.
3-36-32-0	RE	VENGEROVSKIY YAN & VENGEROVSKAYA OLGA	35 SEAVIEW AV	04/06/2010	Change is based upon comparable properties on Seaview Avenue.	Reduction of land market value to \$338,200. Decision was unanimous.
1-18-13-50/2K	RE	WALKER MARK N	50 FAIRVIEW AVENUE	04/06/2010	All units in this complex with the same square footage have the same values.	No change. Decision was unanimous.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
6-4-21-0	RE	WARD LYNNE T	9 SUNWICH RD	04/06/2010	Change is based upon correction of house grade from AAA- to AA-.	Reduction of building market value to 1,331,000. Decision was unanimous.
3-74-1-B/03	RE	WARNER WILLIAM A & PATRICIA H	199 GREGORY BOULEVARD	04/20/2010	Change is based upon sales comparables.	Reduction of market value to \$625,000. Decision was unanimous.
6-5-1-0	RE	WORLAND LYNN M - TRUSTEE	22 RICHMOND RD	04/06/2010	Change is based upon Assessor's office field inspection.	Reduction of building market value to \$519,300. Decision was unanimous.
1-68-23-0	RE	ZERVOS JOHN	6 1/2 LEWIS ST	04/15/2010	Change is based upon age and condition of building.	Reduction of building market value to \$453,500. Decision was unanimous.
5-89-1-0	RE	ZESIGER ALBERT L		04/06/2010	Based upon pending court case in Superior Court for 10/1/08 Revaluation.	No change. Decision was unanimous.
* 6-17A-12-0	RE	ZESIGER ALBERT L	75 BLUFF AV	04/06/2010	Based upon a pending court case for 10/1/08 Grand List.	No change. Decision was unanimous.

