

Board of Assessment Appeals

Deliberation Minutes for 2010 Hearings

Date : Wednesday, April 28, 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
5-81-182-0	RE	ADAMS CLARESSIE	6 RIORDAN ST	04/08/2010	Change is based upon location of property to railroad tracks.	Reduction of land market value to \$200,900. Decision was unanimous.
5-81-239-0	RE	ADAMS CLARESSIE	8 RIORDAN ST	04/08/2010	Change is based upon location of property to railroad tracks.	Reduction of land market value to 128,200. Decision was unanimous.
5-84A-76-0	RE	ANDERER JOSEPH DEWITT	2 SHAGBARK RD	04/06/2010	Change is based upon commercial influence, traffic & wetlands.	Reduction of total market value to \$1,784,600. Decision was unanimous.
6-23A-5-0	RE	BENNETT HEATHER	11 WITCH LN	04/14/2010	Change is based upon location of property to accessway used by rear lots.	Reduction of total market value to \$535,400. Decision was unanimous.
2-51-31-0	RE	BOUZY ROGER & JEANNE DARC	19 CLIFF ST	04/08/2010	Change is based upon Assessor's field inspection.	Reduction of building market value to \$547,800. Decision was unanimous.
5-21-396-0	RE	BRONCATI ANTHONY B & BRONCATI ELIZABETH M	83 C OHIO AV EXT	04/14/2010	Change is based upon comparable of 83 Ohio Ave Ext. A & B, BAA felt the subject value should be similar. Appraisal submitted by owner did not have applicable comparables and appraisal was not complete.	Reduction in total market value to \$539,900. Decision was unanimous.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-10-109-0	RE	BROS RAUDZ & DANIELLE I	7 PRINCETON ST	04/14/2010	Based upon purchase price of \$399,900 in 4/05 and comparison of neighborhood values.	No change. Decision was unanimous.
5-80-200-10152	RE	DEVEJIAN ANNA	152 ROWAYTON WOODS DR	04/06/2010	The subject property is in line with values of similar units with the same square footage.	No Change. Decision was unanimous.
5-80-200-12192	RE	DEVEJIAN AUDREY	192 ROWAYTON WOODS DR	04/06/2010	Based upon comparisons of similar units of the same square footage, this unit is in line with the values.	No change. Decision is unanimous.
5-52-46-0	RE	GORDON ELIZABETH K	16 ELLS ST	04/13/2010	Change is based upon land having an extensive amount of ledge.	Reduction of land market value to \$273,900. Decision was unanimous.
3-79-1-0	RE	GRAY JOAN OSMAN	30 SHOREHAVEN RD	04/13/2010	Change is based upon comparable land values of waterfront properties.	Reduction of land market value to \$3,600,000. Decision was unanimous.
5-36-6-0	RE	I PARK NORWALK LLC	761 MAIN AVENUE	04/05/2010	Based upon inspections by the Assessor's office in 2008 and 2009.	No change. Decision is unanimous.
1-27-12-0	RE	ISRAEL JUDITH TR & WOLLKIND SUSAN L TR	11 BERKELEY ST	04/05/2010	Change is based upon adjacent comparable lot values.	Reduction of land market value to \$195,500. Decision was unanimous.
5-47-109-0	RE	ISRAEL JUDITH TR & WOLLKIND SUSAN L TR	8 SNIFFEN ST	04/05/2010	Based upon comparison with neighborhood land and building values it was determined that the subject property is in line with all of the values.	No change. Decision was unanimous.
5-85B-88-0	RE	ISTVAN IMRE & DOROTHY M	180 WOODWARD AVENUE	04/05/2010	The property owner was not home for scheduled appointment. No further attempt by owner to reschedule.	No change. Decision was unanimous.
6-20B-3-0	RE	JOHNSON HOWARD D TRUSTEE	115 HIGHLAND AV	04/05/2010	Submitted appraisal of 10/14/09, 1 year after revaluation. No other comparable sales could be found.	No change. Decision was unanimous.
5-64-200-2/02	RE	KEEFE JEANETTE	194 GILLIES LN	04/14/2010	All units in the same complex having the same square footage as the subject are all being valued the same.	No change. Decision is unanimous.
1-103-8-0	RE	KEEFE JEREMIAH J	3 WARD ST	04/14/2010	Based upon comparable properties. Sales in 2009 do not apply.	No change. Decision was unanimous.
5-83-10-0	RE	KELLY PETER	1 ADAMSON AV	04/05/2010	Change is based upon submitted appraisal and location to commercial properties.	Reduction of total market value to \$460,000. Decision was unanimous.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-14-19-0	RE	KESNEY JOHN & GERALDINE	143 NEWTOWN AVENUE	04/05/2010	Change based upon value of neighboring properties and submitted appraisal.	Reduction of the total market value to \$660,200. Decision was unanimous.
5-10-208-0	RE	KISH KRISTEN R	1 HAWTHORNE DR	04/05/2010	Based upon subject property not comparing to comparables supplied by the homeowner. Appraisal submitted is dated 2009, for a refinance and too late for the revaluation time period of 10/1/08.	No change. Decision was unanimous.
5-56-113-0	RE	KORYTKOWSKI STEFAN C & DANUTA	20 INGLESIDE AV	04/05/2010	Change is based upon Assessor's office field inspection.	Reduction in building market value to \$268,800. Decision was unanimous.
5-17-97-0	RE	KOUSIDIS PANAGIOTIS	16 ORCHARD HILL RD	04/05/2010	Based upon land value being compared to others on street all values are in line. The building value for this size home is correct.	No change. Decision was unanimous.
2-90-11-0	RE	KRIEGER KENNETH B & BEVERLY A	9 SEABREEZE PL	04/14/2010	Adjoining lots on the waterfront of similar size have the same land value.	No change. Decision was unanimous.
2-28-7-0	RE	LABARRE ROGER F & ROSE ANNE	2 FAIRFIELD AVENUE	04/05/2010	Change is based upon comparable properties.	Reduction of total market value to \$800,000. Decision was two in favor. Clement abstained.
3-75-18-29	RE	LABARRE ROGER F & ROSEANNE	119 GREGORY BOULEVARD	04/05/2010	Value is in line with all other units within this complex of similar size.	No change. Decision was two in favor. Clement abstained.
5-56-741-0	RE	LABARRE ROGER F & ROSEANNE	8 COACHMANS CT	04/05/2010	Comparable properties show similar sized homes on 1 acre that sold for higher prices.	No change. Decision was two in favor. Clement abstained.
2-87-43-0	RE	LAMBERTSON EDWARD A & JUDITH	40 LINCOLN AV	04/05/2010	Change is based upon a comparable sale at 21 Lincoln Avenue in 1/08 of \$560,000, but valued by the City at \$461,800.	Reduction of total market value to \$495,000. Decision was unanimous.
6-12-5-0	RE	LIVINGSTON THOMAS P & LIVINGSTON WENDELL W &	23 CROCKETT ST	04/05/2010	Owner presented appraisal with an indicated appraised value of \$1,650,000. The BAA concluded the information supported a reduction.	BAA determined a reduction of the market value to \$1,650,000. Decision was unanimous.
5-26-115-0	RE	MATHIS ALAN J & COOPER MATHIS BRIDGET L	1 WILD GOOSE LN	04/13/2010	Change is based upon submitted appraisal dated 10/1/08.	Reduction of total market value to \$1,000,000. Decision was unanimous.

