

CITY OF NORWALK

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BOARD OF ASSESSMENT APPEALS

05/01/2014

Minutes and Actions on 2014 Appeals

Date : Thursday, April 24, 2014

Time : 2:00 pm — 6:00 pm

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

Signed :

Jane Ready

Kathleen C. Clement

Donald Overton

Jo Deupree

Mary Ellen Barrelle

Steve Scatamacchia

Kenneth Whitman

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-63-182-0	RE	ANDERSEN UTE DENISE SKYLER	18 BETMARLEA RD	04/02/2014	Value reduced 10% to \$894,420 based on review of sales comps in area for revaluation period. Appraisal submitted was outside timeframe for revaluation.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-64-195-0	RE	BUELLESBACH JOSEPH & DANUTA	3 YORKSHIRE RD	04/08/2014	No change.	Documentation provided was insufficient to support appellant's claim. Decision is unanimous by presiding BAA members: Arline Cioffi, Kathleen Clement, Jo Deupree, and Jane Ready.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-64-418-0	RE	DANZIGER JEFFREY & BARBARA H	282 RICHARDS AVE	04/02/2014	Based on review of documentation presented at hearing, reduce fair market value by 10% to \$756,990.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-55-100-0	RE	DATTOLO CLAUDIA & GIUSEPPE	4 HUCKLEBERRY DR NORTH	04/01/2014	No change.	Based on review of documents submitted at hearing, assessment of subject property is in line with the neighborhood. Decision is unanimous by presiding BAA members: Arline Cioffi, Kathleen Clement, Jo Deupree, and Steve Scatamacchia.
5-61-105-0	RE	DIFEDERICO MARCO	39 PRINCES PINE RD	04/02/2014	Based on review of documentation provided, reduce value 4% (\$27,617) to \$662,803.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-62-151-0	RE	DOMBAKLY GEORGE	8 JENNIFER RD	04/01/2014	Based on documentation provided at hearing and after inspection by Assessor's office which resulted in changes to the field card, value reduced to \$445,190.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-56-812-0	RE	GAMMER ELYSE	39 HUNTERS LN	04/02/2014	Based on information supplied at hearing, reduce land value by 5% (\$15,203) to \$288,847.	Decision was unanimous by presiding BAA members: Jo Deupree, Arline Cioffi, Kathleen Clement, and Steve Scatamacchia.
5-56-824-0	RE	GOUGH BRIAN G	3 STEPPINGSTONE RD	04/02/2014	Reduce fair market value 7% (\$37,352) to \$496,248, based on neighborhood comps.	Decision was unanimous by presiding BAA members: Jo Deupree, Arline Cioffi, Kathleen Clement, and Steve Scatamacchia.
5-58-48-0	RE	IWANOWIEC MAREK & ANNA	82 BENEDICT ST	04/02/2014	Reduce value 15% (\$61,782) based on purchase price of house in July 2013. New value is \$350,098.	Decision was unanimous by presiding BAA members: Jo Deupree, Arline Cioffi, Kathleen Clement, and Steve Scatamacchia.
5-63-53-0	RE	JONES KENNETH P & KATHRYN C	6 BONNYBROOK RD	04/03/2014	Based on review of documentation provided, value reduced 10% to \$449,145.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-62-136-0	RE	KIRSON JOANNE	24 RAVENWOOD RD	04/07/2014	Based on review of documentation submitted at hearing, reduce fair market value by 12% (\$64,760) to \$471,970.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-55-101-0	RE	LARACCA ANTONIO & ANTOINETTE	6 HUCKLEBERRY DR NORTH	04/02/2014	No change.	Square footage price is lower than comparables submitted at hearing. No other documentation was received. Decision is unanimous by presiding BAA members: Arline Cioffi, Kathleen Clement, Jo Deupree, and Steve Scatamacchia.

PROPERTY ID	TYPE	PROPERTY OWNER	STREET ADDRESS	HEARING DATE	NOTE	FINAL BAA DECISION
5-61-54-0	RE	LOPRINZO JOHN T	282 FILLLOW ST	04/02/2014	No change.	Based on reviewing the comps presented and considering the value of lots in the West Norwalk neighborhood. Decision is unanimous by presiding BAA members: Arline Cioffi, Kathleen Clement, Jo Deupree, and Jane Ready.
5-58-344-0	RE	LOQUINE JUAN & MIRIAM	55 MARLIN DR	04/02/2014	No change.	Property was inspected by Assessor's office; only minor flaws were noted. No structural or engineering report was filed for the purposes of the hearing. Decision is unanimous by presiding BAA members: Arline Cioffi, Kathleen Clement, Jo Deupree, and Steve Scatamacchia.
5-64-387-0	RE	MCGUIRE NANCY E & GEORGE H	14 CHIPPING LN	04/03/2014	Based on documentation provided at hearing, reduce land value 15% (\$52,992) to new land value of \$300,288.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-64-186-0	RE	MOORE JOHN L III & KIMBERLY R	6 RIDGE FARMS RD	04/04/2014	Value reduced 20% to \$701,174 based on review of documentation provided at hearing.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-56-813-0	RE	MOSHOYANNIS THALIA S	41 HUNTERS LN	04/09/2014	No change.	No documentation was provided to support appellant's claim. Decision is unanimous by presiding BAA members: Arline Cioffi, Kathleen Clement, Jo Deupree, and Steve Scatamacchia.
5-55-158-0	RE	ONEILL JOHN J & MARY	29 1/2 FOX RUN RD	04/10/2014	Based on review of appraisal submitted at hearing, reduce market value 7% (\$41,367) to \$549,593.	Decision was unanimous by presiding BAA members: Jo Deupree, Arline Cioffi, Kathleen Clement, and Steve Scatamacchia.
5-61-36-0	RE	PAPASTATHIS DENNIS & ANNE	6 OLD ROCK CT	04/11/2014	Reduce value 10% (\$184,837) to put it in line with neighborhood values. New value is \$1,663,533.	Decision was unanimous by presiding BAA members: Jo Deupree, Arline Cioffi, Kathleen Clement, and Steve Scatamacchia.
5-58-485-0	RE	PETER ERIC D	196 NORTH TAYLOR AVE	04/11/2014	Change fair market value to \$729,810, a 12% decrease, based on review of documentation provided.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-62-164-0	RE	PODOLSKA NATALIYA & KALASNIKOV VITALY	49 WEST NORWALK RD	04/11/2014	No change.	Documentation provided at hearing does not support reduction in value. Decision is unanimous by presiding BAA members: Arline Cioffi, Kathleen Clement, Jo Deupree, and Jane Ready.

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5-55-173-0	RE	ROBERTS NORMAN A & MARY ANN	16 LITTLE FOX LN	04/11/2014	Based on review of appraisal submitted at hearing, reduce value 10% (\$100,986) to \$908,874.	Decision was unanimous by presiding BAA members: Jo Deupree, Arline Cioffi, Kathleen Clement, and Steve Scatamacchia.
5-58-362-0	RE	SABIA JOHN	20 WINDWARD RD	04/08/2014	Due to documentation and review of photos submitted by owner, we are reducing fair market value by 15% (\$41,776), new market value is \$236,734.	Decision was unanimous by presiding BAA members: Jo Deupree, Arline Cioffi, Kathleen Clement, and Steve Scatamacchia.
5-56-717-0	RE	SCHOTT JOHN F & MARY H	14 TOWER DR	04/04/2014	Reduce land value by 10% due to easements and tower to \$173,547, giving a total fair market value of \$300,097.	Decision was unanimous by presiding BAA members: Jo Deupree, Arline Cioffi, Kathleen Clement, and Steve Scatamacchia.
3-7-7A-0	RE	SOLANO PAULA	14 CHARLES ST	04/11/2014	Based on documents submitted at hearing (appraisal was 9-8-12 and comps were before revaluation period) and comp properties in neighborhood, reduce value 10% (\$28,092) to \$252,828.	Decision was unanimous by presiding BAA members: Jo Deupree, Arline Cioffi, Kathleen Clement, and Steve Scatamacchia.
5-62-233-0	RE	STRATTON MICHAEL & SUSAN J	135 A WEST NORWALK RD	04/02/2014	Based on review of documentation submitted at hearing, reduce value by 10% (\$67,949) to \$611,541.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-64-153-6	RE	TAYMOR SHARYN	8 TWIN LEDGE RD	04/11/2014	Based on review of documentation provided, including sales data on street, value reduced 5% to \$514,663.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-56-445-0	RE	THOMAS VRIS M.D. LLC	6 FOX RUN RD	04/09/2014	Based on review of appraisal submitted at hearing, reduce value by 7% (\$69,225) to \$919,705.	Decision was unanimous by presiding BAA members: Jo Deupree, Arline Cioffi, Kathleen Clement, and Steve Scatamacchia.
5-64-153-7	RE	VARNER GREGORY A & PAULA D	10 TWIN LEDGE RD	04/11/2014	Based on documentation provided at hearing and appraisal during revaluation period, value is reduced to \$525,000.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.
5-64-199-0	RE	ZALESKI CHRISTOPHER & ZALESKA EWA	11 YORKSHIRE RD	04/04/2014	Reduce fair market value to \$879,470 based on review of documentation presented at hearing.	Decision was unanimous by presiding BAA members: Arline Cioffi, Jo Deupree, Jane Ready, and Kathleen Clement.