

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

BOARD OF ASSESSMENT APPEALS
THURSDAY, APRIL 25TH 2024

MEETING MINUTES & DELIBERATIONS

BOARD MEMBERS PRESENT: Bob Zsunkan, Dan Falta, Christopher Gardner, Richard McCarty, and Kevin O'Brien.

Call to Order

The meeting was called to order at 6:30pm by Chairperson Zsunkan.

The Board heard appeals for the following Real Estate assessments on the October 1, 2023 Grand List. Below are the appeals that were heard and the decisions that were made.

TYPE: Real Estate		UID: 605		
TAXPAYER: Moayedi, Ann Marie & Moayedi, Kourosh				
LOCATION/DESCRIPTION: 372 Ridgefield Rd				
ASSESSOR’S ORIGINAL ASSESSMENT: \$843,920				
BAA’S NEW ASSESSMENT: \$658,000				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O’BRIEN
Y	N/A	Y	Y	Y
REASON: BAA agrees with comps and argument provided by homeowner.				

TYPE: Real Estate			UID: 4697	
TAXPAYER: Nesmith, Michael & Nesmith, Emily Varner				
LOCATION/DESCRIPTION: 89 Chestnut Hill Rd				
ASSESSOR’S ORIGINAL ASSESSMENT: \$1,171,380				
BAA’S NEW ASSESSMENT: \$1,171,380 (<i>No Change</i>)				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O’BRIEN
Y	N/A	Y	Y	Y
REASON: BAA agrees with Vision’s/Assessor’s assessment.				

TYPE: Real Estate	UID: 70820
TAXPAYER: Cai, Jian & Wang, Zhilei	
LOCATION/DESCRIPTION: 5 Quarry Way	

ASSESSOR'S ORIGINAL ASSESSMENT: \$708,190				
BAA'S NEW ASSESSMENT: \$708,190 (<i>No Change</i>)				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: BAA agrees with Vision's/Assessor's assessment.				

TYPE: Real Estate		UID: 2385		
TAXPAYER: Brown, Lawrence P & Brown, Brooke A				
LOCATION/DESCRIPTION: 2 Deforest Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$808,470				
BAA'S NEW ASSESSMENT: \$700,000				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: Comparison to neighboring homes of same attributes.				

TYPE: Real Estate			UID: 4707	
TAXPAYER: Pennacchia, Kyle Derek & Eshewsky, Lauren				
LOCATION/DESCRIPTION: 25 Middlebrook Farm Rd				
ASSESSOR’S ORIGINAL ASSESSMENT: \$907,270				
BAA’S NEW ASSESSMENT: \$907,270 (<i>No Change</i>)				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O’BRIEN
Y	N/A	Y	Y	Y
REASON: BAA agrees with Vision’s/Assessor’s assessment.				

TYPE: Real Estate		UID: 3314		
TAXPAYER: Marto, Evan				
LOCATION/DESCRIPTION: 354 New Canaan Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$753,690				
BAA'S NEW ASSESSMENT: \$753,690 (<i>No Change</i>)				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: BAA agrees with Vision's/Assessor's assessment.				

TYPE: Real Estate		UID: 232		
TAXPAYER: Babkowski, Marilyn				
LOCATION/DESCRIPTION: 10 Banks Dr				
ASSESSOR'S ORIGINAL ASSESSMENT: \$1,108,590				
BAA'S NEW ASSESSMENT: \$1,077,935				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y

REASON: Comparison to neighboring homes of same attributes.

TYPE: Real Estate		UID: 4305		
TAXPAYER: Swierczynski, Pawel & Swierczynski, Katarzyna				
LOCATION/DESCRIPTION: 71 Coley Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$1,098,370				
BAA'S NEW ASSESSMENT: \$1,098,370 (<i>No Change</i>)				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: BAA agrees with Vision's/Assessor's assessment.				

TYPE: Real Estate		UID: 5954		
TAXPAYER: Wilson, Leland R & Wilson, Erika A				
LOCATION/DESCRIPTION: 116 Valeview Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$582,190				
BAA'S NEW ASSESSMENT: \$552,096				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	N/A
REASON: Comparison to neighboring homes of same attributes.				

Chairperson Zsunkan motioned to adjourn the meeting at 9:50pm, seconded by all members.

Robert Zsunkan
Chairman
Board of Assessment Appeals