

BOARD OF ASSESSMENT
 APPEALS
 (203) 563-0121



TOWN HALL
 238 Danbury Road
 Wilton, Connecticut 06897

BOARD OF ASSESSMENT APPEALS
 SATURDAY, APRIL 27TH 2024

MEETING MINUTES & DELIBERATIONS

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

Call to Order

The meeting was called to order at 9:00am 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: 2296
TAXPAYER: Tomasetti, Patricia S*	
LOCATION/DESCRIPTION: 10 Bhasking Ridge Rd	
ASSESSOR’S ORIGINAL ASSESSMENT: \$737,030	
BAA’S NEW ASSESSMENT: No decision made.	

TYPE: Real Estate	UID: 4857
TAXPAYER: Schwartz, Roberta L*	
LOCATION/DESCRIPTION: 189 Range Rd	
ASSESSOR’S ORIGINAL ASSESSMENT: \$495,040	
BAA’S NEW ASSESSMENT: No decision made.	

TYPE: Real Estate	UID: 4327
TAXPAYER: Krupenye, Lucy M	
LOCATION/DESCRIPTION: 19 Orems La	
ASSESSOR’S ORIGINAL ASSESSMENT: \$378,840	
BAA’S NEW ASSESSMENT: \$368,782	

MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O’BRIEN
Y	N/A	Y	Y	N/A

REASON: Conditional factor should be 90% for railroad, power lines, and commercial surroundings.
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TYPE: Real Estate		UID: 269		
TAXPAYER: Jansen, Gregory B & Jansen, Gina B				
LOCATION/DESCRIPTION: 70 Middlebrook Farm Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$1,347,780				
BAA'S NEW ASSESSMENT: \$1,336,314				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: Conditional factor should be 90% for excess land.				

TYPE: Real Estate		UID: 74396		
TAXPAYER: Falta, Camille & Falta, Daniel				
LOCATION/DESCRIPTION: 20 Cheese Spring Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$1,552,320				
BAA'S NEW ASSESSMENT: \$1,492,971				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: Comparison of neighboring homes of same attributes & poor quality of original build.				

TYPE: Real Estate		UID: 4313		
TAXPAYER: Panico, Vanessa & Panico, Stephen				
LOCATION/DESCRIPTION: 79 Mountain Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$876,610				
BAA'S NEW ASSESSMENT: \$876,610 (<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: 727		
TAXPAYER: Tsakanikas-Philippides, Athena				
LOCATION/DESCRIPTION: 112 Branch Brook Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$472,500				
BAA'S NEW ASSESSMENT: \$472,500 (<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: 3770		
TAXPAYER: Howatson, Marianne				
LOCATION/DESCRIPTION: 11 Musket Ridge Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$1,206,310				

BAA'S NEW ASSESSMENT: \$1,050,918				
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: 71812		
TAXPAYER: Hahn, J Todd & Balmer, Brian M				
LOCATION/DESCRIPTION: 65 Ridgefield Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$1,127,560				
BAA'S NEW ASSESSMENT: \$1,127,560 (<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: 2370		
TAXPAYER: Law, Christopher J & Mccorry, Robin				
LOCATION/DESCRIPTION: 215 Ridgefield Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$740,530				
BAA'S NEW ASSESSMENT: \$740,530 (<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: 3017		
TAXPAYER: Baker, Henry & Baker, Tiffany				
LOCATION/DESCRIPTION: 120 Cherry La				
ASSESSOR'S ORIGINAL ASSESSMENT: \$796,740				
BAA'S NEW ASSESSMENT: \$728,840				
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: 1571		
TAXPAYER: Davatzes, George N & Davatzes, Jennifer P				
LOCATION/DESCRIPTION: 445 Thayer Pond Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$987,280				
BAA'S NEW ASSESSMENT: \$948,456				
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: 2831		
TAXPAYER: Brown, Steven J & Brown, Elizabeth W				
LOCATION/DESCRIPTION: 156 Chestnut Hill Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$985,180				
BAA'S NEW ASSESSMENT: \$756,186				
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.				

**Appellant did not appear for hearing.*

Chairperson Zsunkan motioned to adjourn the meeting at 3:09pm, seconded by all members.

Robert Zsunkan
Chairman
Board of Assessment Appeals