

BOARD OF ASSESSMENT
 APPEALS
 (203) 563-0121



TOWN HALL
 238 Danbury Road
 Wilton, Connecticut 06897

BOARD OF ASSESSMENT APPEALS
 WEDNESDAY, APRIL 24TH 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: 4320 | | |
| TAXPAYER: Latone, Vincent & Latone, Gail | | | | |
| LOCATION/DESCRIPTION: 396 Thayer Pond Rd | | | | |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$742,980 | | | | |
| BAA’S NEW ASSESSMENT: \$672,980 | | | | |
| MEMBERS IN FAVOR | | | | |
| ZSUNKAN | FALTA | GARDNER | MCCARTY | O’BRIEN |
| Y | Y | Y | Y | Y |
| REASON: Comparison to neighboring homes of same attributes. | | | | |

| | | | | |
|--|-------|---------|---------|---------|
| TYPE: Real Estate | | UID: 60 | | |
| TAXPAYER: Sandstrom, Lauren E | | | | |
| LOCATION/DESCRIPTION: 96 Old Kings Hwy | | | | |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$504,770 | | | | |
| BAA’S NEW ASSESSMENT: \$475,559 | | | | |
| MEMBERS IN FAVOR | | | | |
| ZSUNKAN | FALTA | GARDNER | MCCARTY | O’BRIEN |
| Y | N/A | Y | Y | Y |
| REASON: Conditional factor for wetlands should be 90%. | | | | |

| | | | | |
|---------------------------------------|--|-----------|--|--|
| TYPE: Real Estate | | UID: 4934 | | |
| TAXPAYER: Miller, Morlee J | | | | |
| LOCATION/DESCRIPTION: 42 Wilton Crest | | | | |

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|---|-------|---------|---------|---------|
| ASSESSOR'S ORIGINAL ASSESSMENT: \$359,240 | | | | |
| BAA'S NEW ASSESSMENT: \$343,956 | | | | |
| 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: 5239 | |
| TAXPAYER: Jill AG Zellmer Irrevocable Trust | | | | |
| LOCATION/DESCRIPTION: 32 Clover Dr | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$515,060 | | | | |
| BAA'S NEW ASSESSMENT: \$487,704 | | | | |
| MEMBERS IN FAVOR | | | | |
| ZSUNKAN | FALTA | GARDNER | MCCARTY | O'BRIEN |
| Y | Y | Y | Y | Y |
| REASON: Conditional factor for wetlands should be 90%. | | | | |

| | | | | |
|---|-------|---------|-----------|---------|
| TYPE: Real Estate | | | UID: 5603 | |
| TAXPAYER: Kinetic Investments LLC | | | | |
| LOCATION/DESCRIPTION: 16 Azalea La | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$1,608,810 | | | | |
| BAA'S NEW ASSESSMENT: \$1,507,110 | | | | |
| 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: 4967 | |
| TAXPAYER: De Cordova, Luz Marina Consuelo | | | | |
| LOCATION/DESCRIPTION: 75 Wilton Crest | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$378,350 | | | | |
| BAA'S NEW ASSESSMENT: \$365,394 | | | | |
| 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: 1872 | |
| TAXPAYER: Makiko, Kishida | | | | |
| LOCATION/DESCRIPTION: 95 Cheese Spring Rd | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$529,060 | | | | |
| BAA'S NEW ASSESSMENT: \$491,400 | | | | |
| MEMBERS IN FAVOR | | | | |
| ZSUNKAN | FALTA | GARDNER | MCCARTY | O'BRIEN |
| Y | Y | Y | Y | Y |

REASON: Comparison to neighboring homes of same attributes.

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|--|-------|----------|---------|---------|
| TYPE: Real Estate | | UID: 806 | | |
| TAXPAYER: Nisenbaum, Laura & Langseth, David | | | | |
| LOCATION/DESCRIPTION: 97 Hickory Hill Rd | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$1,007,720 | | | | |
| BAA'S NEW ASSESSMENT: \$921,632 | | | | |
| MEMBERS IN FAVOR | | | | |
| ZSUNKAN | FALTA | GARDNER | MCCARTY | O'BRIEN |
| Y | N/A | Y | Y | Y |
| REASON: Comparison to neighboring homes of same attributes & conditional factor should be 95% for easements on property. | | | | |

| | | | | |
|---|-------|-----------|---------|---------|
| TYPE: Real Estate | | UID: 2652 | | |
| TAXPAYER: 95 Grumman Hill LLC | | | | |
| LOCATION/DESCRIPTION: 95 Grumman Hill Rd | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$1,089,130 | | | | |
| BAA'S NEW ASSESSMENT: \$924,000 | | | | |
| MEMBERS IN FAVOR | | | | |
| ZSUNKAN | FALTA | GARDNER | MCCARTY | O'BRIEN |
| Y | N/A | Y | Y | Y |
| REASON: BAA agrees with sale price within revaluation time frame. | | | | |

Chairperson Zsunkan motioned to adjourn the meeting at 9:37pm, seconded by all members.

Robert Zsunkan
Chairman
Board of Assessment Appeals