

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.				

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