

**BOARD OF ASSESSMENT APPEALS
MINUTES OF DECISION MEETING
March 14, 2012**

A Decision Meeting of the Board of Assessment Appeals was held on Saturday, March 14, 2012 at 5:00 p.m. in the 2nd Floor Conference Room, Old Town Hall, Old Post Road, Fairfield, Connecticut.

MEMBERS PRESENT

Chairman Deborah Blanchard, David D'Ausilio, Laura Devlin, Timothy Sheehan

MEMBERS ABSENT

Stephen Tower

Chairman Deborah Blanchard called the meeting to order at 5:12 p.m.

Deborah Blanchard moved and Laura Devlin seconded to approve the minutes of the meetings of March 7, 2012 and March 10, 2012. Motion carried unanimously.

The Board considered the following cases:

Appeal # 52

Personal Property

Listed Owner: Kravecs, Robert

Following some discussion, motion to deny the appeal, due to the fact that the Board cannot waive penalties, was made by Timothy Sheehan, seconded by David D'Ausilio and carried unanimously.

Appeal # 89

Personal Property

Listed Owner: General Electric

Following some discussion, motion to deny the appeal, due to the fact that the appellant failed to attend the hearing, was made by Timothy Sheehan, seconded by David D'Ausilio and carried unanimously.

Appeal # 90

Personal Property

Listed Owner: General Electric

Following some discussion, motion to deny the appeal, due to the fact that the appellant failed to attend the hearing, was made by Timothy Sheehan, seconded by Deborah Blanchard and carried unanimously.

Appeal # 204

Personal Property

Listed Owner: Noah Leasing

Following some discussion, motion to deny the appeal, due to the fact that the appellant failed to attend the hearing, was made by Timothy Sheehan, seconded by Deborah Blanchard and carried unanimously.

Appeal # 196

Personal Property

Listed Owner: AT&T Mobility

Ms. Blanchard explained that the appellant claimed to be charged a penalty because the Town stated that the return was not filed by the due date. The appellant produced valid proof from the USPS of the return's timely delivery to the Assessor.

Therefore, Deborah Blanchard made a motion to accept AT&T's copy of the assessment return submitted to the Assessor, waive any penalties which may have been applied, and reduce the assessment from \$742,745 to \$605,155. Motion was seconded by David D'Ausilio and carried unanimously.

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Appeal # 193

Personal Property

Listed Owner: Peter D. Bonaventura

Location: 2000 Post Road

It was discussed that the appellant produced proof of value of the listed personal property at the hearing.

Therefore, motion to adjust and/or confirm the value of the personal property from \$315 to \$300 was made by David D'Ausilio, seconded by Timothy Sheehan and carried unanimously.

Appeal # 67

Listed Owner: JAHM, LLP

Location: 3297 Congress Street

Map: 171 Lot: 2D

This appeal was revisited from a prior meeting.

Following some discussion, motion was made by Deborah Blanchard, seconded by Laura Devlin to substantially reduce the "C" factor from .45 to .10 for the excess land, add the Conservation Department easement to the record so the land value will decrease approximately \$780,000 and the Tax Assessor will notify the Board of Assessment Appeals if the reduction in land value is not within \$20,000 of the specified amount. Motion carried unanimously.

Appeal # 64

Listed Owner: Susan H. Harman

Location: 50 Audubon Lane

Map: 168 Lot: 11C

Following some discussion, motion to deny this appeal and notify the Tax Assessor that the home has 4 bedrooms, not 5 bedrooms as listed was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 66

Listed Owner: Jian Huang & Shan Fu

Location: 186 Pansy Road

Map: 123 Lot: 80

Following some discussion, motion to reduce the appraised value from \$875,900 to \$825,900 was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

Appeal # 93

Listed Owner: Fulton, Michael & Brook

Location: 41 Southport Green

Map: 243 Lot: 36-41

Following some discussion, motion to reduce the appraised value from \$735,900 to \$655,000 was made by Timothy Sheehan, seconded by David D'Ausilio and carried unanimously.

Appeal # 49

Listed Owner: Valentin, Deborah

Location: 53 Hilltop Drive

Map: 229 Lot: 3A

Following some discussion, motion to deny the appeal was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 112

Listed Owner: Mahar, John

Location: 71 High Point Lane

Map: 170 Lot: 559

Following some discussion, motion to reduce the appraised value from \$1,011,900 to \$900,000 was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Timothy Sheehan left the meeting room at this time.

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Appeal # 55

Personal Property

Listed Owner: Trust Realty Corp, represented by Kim Lange

David D'Ausilio reported that Appeal # 119 was rescinded due to duplication.

Following some discussion, motion to adjust the personal property valuation to \$12,939 was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 62

Listed Owner: One Post Road Fairfield LLC

Location: 59 Post Road

Map: 130

Lot: 154

Following some discussion, motion to deny the appeal due to not enough data presented to make an adjustment was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 47

Listed Owner: Macaуда, James & Maria

Location: 2710 Congress Street

Map: 153

Lot: 5

Following some discussion, motion to reduce the appraised value from \$952,500 to \$890,000 was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

Appeal # 9

Listed Owner: Vinograd, Barbara & Serge

Location: 4800 Congress Street

Map: 167

Lot: 1

Following some discussion, motion to table the appeal for further discussion was made by Laura Devlin, seconded by David D'Ausilio and carried unanimously.

Appeal # 162

Listed Owner: Castle Place, LLC

Location: 241 Castle Avenue

Map: 79

Lot: 161

Following some discussion, motion to adjust the appraised value to \$900,000 was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 161

Listed Owner: Castle Place, LLC

Location: 251 Castle Avenue

Map: 79

Lot: 160

Following some discussion, motion to adjust the appraised value to \$900,000 was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Timothy Sheehan returned to the meeting room at this time.

Appeal # 45

Listed Owner: Nivaff, Patricia

Location: 40 Ferguson Drive

Map: 147

Lot: 162

Following some discussion, motion to reduce the appraised value from \$780,000 to \$750,000 was made by Deborah Blanchard, seconded by Timothy Sheehan and carried unanimously.

Appeal # 99

Listed Owner: People's United Bank sold to Mario Aives

Location: 485 Nonopoge Road

Map: 72

Lot: 162A

Following some discussion, motion to reduce the appraised value from \$420,000 to \$400,000 was made by Timothy Sheehan, seconded by Deborah Blanchard and carried unanimously.

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Appeal # 144

Listed Owner: Mellinger, Joy Ann

Location: 85 Half Mile Lane

Map: 226 Lot: 47G

Following some discussion, motion to reduce the assessed value from \$857,000 to \$830,000 was made by Laura Devlin, seconded by Deborah Blanchard and carried unanimously.

Appeal # 177

Listed Owner: Estate of Romaine Hiza

Location: 38 Arbor Terrace

Map: 243 Lot: 286

Following some discussion, motion to reduce the appraised value from \$461,300 to \$425,000 was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 41

Listed Owner: McKeon, Alan & Lisbeth

Location: 171 Fulling Mill Lane

Map: 177 Lot: 189E

Following some discussion, motion to deny the appeal and instruct the Town of Fairfield to re-inspect the property with a site visit and make any adjustments necessary to bring it to percent completion as the Town determines correct was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 72

Listed Owner: Augustana Homes Fairfield, Inc., St. Thomas Roman Catholic Church Corporation

Location: 1677 Post Road

Map: 180 Lot: 135

Following some discussion, motion to deny the appeal due to lack of expertise was made by David D'Ausilio, seconded by Laura Devlin and carried with a vote of 2 yeas (David D'Ausilio, Laura Devlin), 0 nays, 2 abstentions (Deborah Blanchard, Timothy Sheehan).

Appeal # 98

Listed Owner: McDonald, Bruce & Elizabeth

Location: 79 Hamilton Court

Map: 118 Lot: 43/85

Following some discussion, motion to reduce the appraised value from \$846,100 to \$775,000 was made Timothy Sheehan, seconded by David D'Ausilio and carried unanimously.

Appeal # 77

Listed Owner: Gallace, Joseph & Anna

Location: 85 Cross Highway

Map: 170 Lot: 20

Following some discussion, motion to change the "C" factor from .80 to .70 on the 87,120 square foot part of card only was made by Deborah Blanchard, seconded by Laura Devlin and carried unanimously.

Appeal # 9

Listed Owner: Vinograd, Barbara & Serge

Location: 4800 Congress Street

Map: 167 Lot: 1

Following some discussion, motion to table the appeal for further discussion was made by Laura Devlin, seconded by David D'Ausilio and carried unanimously.

Appeal # 2

Personal Property

Listed Owner: Thomas Wrigley

Location: 109 Sycamore Lane

Following some discussion, motion to change the assessment to \$0 was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

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Appeal # 141

Listed Owner: Batchelder, Linda

Location: 175 Shoreham Village Drive

Map: 130 Lot: 235

Following some discussion, motion to deny the appeal was made by David D'Ausilio, seconded by Timothy Sheehan and carried unanimously.

Appeal # 202

Listed Owner: Catamount Road, LLC

Location: 405 Catamount Road

Map: 217 Lot: 13A

Following some discussion, motion to deny the appeal based on State appeal decision was made by Timothy Sheehan, seconded by David D'Ausilio and carried unanimously.

Appeal # 71

Listed Owner: Krekhtya, Vasya & Ivanna

Location: 271 Barlow Road

Map: 143 Lot: 87

Following some discussion, motion to reduce the appraised land value by \$20,000 to \$446,500 was made by Deborah Blanchard, seconded by David D'Ausilio and carried unanimously

Appeal # 9

Listed Owner: Vinograd, Barbara & Serge

Location: 4800 Congress Street

Map: 167 Lot: 1

Following some discussion, motion to deny the appeal was made by David D'Ausilio, seconded by Deborah Blanchard and carried with a vote of 3 yeas, 1 nay (Laura Devlin), 0 abstentions.

Appeal # 152

Listed Owner: Thompson, Stephanie

Location: 2824 Bronson Road

Map: 173 Lot: 43

Following some discussion, motion to reduce the appraised value from \$1,407,100 to \$1,320,000 was made by Timothy Sheehan, seconded by David D'Ausilio and carried unanimously.

Having no further business, motion was made to adjourn by Deborah Blanchard, seconded by Laura Devlin at 9:00 p.m., and carried unanimously.

Respectfully submitted,

Laura Devlin
Secretary
Board of Assessment Appeals

Deborah J. Garavel
Recording Secretary