

**BOARD OF ASSESSMENT APPEALS
MINUTES OF DECISION MEETING
March 21, 2012**

A Decision Meeting of the Board of Assessment Appeals was held on Wednesday, March 21, 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 (5:10), David D'Ausilio, Laura Devlin, Timothy Sheehan

MEMBERS ABSENT

Stephen Tower

Vice Chairman David D'Ausilio called the meeting to order at 5:04 p.m.

The Board considered the following cases:

Appeal # 129

Listed Owner: Glenn Blasius

Location: 1579 Cross Highway

Map: 253

Lot: 12A

Following some discussion, David D'Ausilio made a motion to deny the appeal citing lack of any compelling evidence presented. Motion was seconded by Timothy Sheehan and carried unanimously.

David D'Ausilio stated that the Assessor should perform a site visit and readjust the % completion if applicable.

Deborah Blanchard arrived at this time.

Deborah Blanchard moved and Laura Devlin seconded to approve the minutes of the meeting of March 19, 2012. Motion carried with a vote of 3 yeas, 0 nays, 1 abstention (Timothy Sheehan).

David D'Ausilio recused himself from hearing the next appeal and he left the room.

Appeal # 167

Listed Owner: Richard & Melissa Rakowski

Location: 145 Spring House Road

Map: 148

Lot: 74

Following some discussion, motion to reduce the appraised value from \$3,217,800 to \$2,850,000 was made by Timothy Sheehan, seconded by Laura Devlin and carried unanimously.

Appeal # 143

Listed Owner: Raveis, Christopher M.

Location: 546 Old Academy Road

Map: 171

Lot: 9

Following some discussion, motion to reduce the appraised value from \$2,695,400 to \$2,500,000 was made by Deborah Blanchard, seconded by Timothy Sheehan and carried unanimously.

David D'Ausilio returned to the meeting at this time.

Appeal # 92

Listed Owner: Senatore, Palma A.

Location: 42 Pilgrim Lane

Map: 139

Lot: 127

Following some discussion, motion to reduce the appraised value from \$996,600 to \$951,600 was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Board of Assessment Appeals
Minutes of Decision Meeting March 21, 2012

Appeal # 186

Listed Owner: O'Connor, Barbara J.

Location: 53 Dawn Street

Map: 79

Lot: 455

Following some discussion, Deborah Blanchard made a motion to deny the appeal citing lack of any compelling evidence presented. Motion was seconded to Timothy Sheehan and carried unanimously.

Appeal # 94

Listed Owner: d'Ambrosio, Madeleine

Location: 240 Harbor Road

Map: 231

Lot: 454A

Following some discussion, motion to reduce the total appraised value by 7% was made by Deborah Blanchard, seconded by Timothy Sheehan and carried with a vote of 3 yeas, 0 nays, 1 abstention (David D'Ausilio).

David D'Ausilio moved and Laura Devlin seconded to reopen appeal # 129 based on new information. Motion carried unanimously.

David D'Ausilio moved and Timothy Sheehan seconded to adjust the field card for Appeal #129 to 20% complete based on new information. Motion carried unanimously.

Appeal # 101

Listed Owner: Morris, Philip & Mary Elizabeth

Location: 580 Harbor Road

Map: 241

Lot: 42A

Following some discussion, Deborah Blanchard made a motion to deny the appeal citing lack of any compelling evidence presented. Motion was seconded to David D'Ausilio and carried with a vote of 3 yeas, 1 nay (Timothy Sheehan), 0 abstentions.

Appeal # 107

Listed Owner: Eriksen, Jennifer

Location: 2980 Burr Street

Map: 156

Lot: 14

Following some discussion, Deborah Blanchard made a motion to deny the appeal citing lack of any compelling evidence presented. Motion was seconded to Timothy Sheehan and carried unanimously.

Appeal # 3

Listed Owner: Pierson, Mary Jane

Location: 90 Crosby Street

Map: 22

Lot: 88/17

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

Appeal # 175

Listed Owner: Heller, John & Elena F.

Location: 175 Old Dam Road

Map: 234

Lot: 209

Following some discussion, Deborah Blanchard made a motion to deny the appeal citing lack of any compelling evidence presented. Motion was seconded to David D'Ausilio and carried unanimously.

Appeal # 176

Listed Owner: Danielson, Barbara S.

Location: 241 Old Dam Road

Map: 234

Lot: 215

Following some discussion, motion to deny the appeal based on knowledge of properties in that area was made by Deborah Blanchard seconded by David D'Ausilio and carried unanimously.

Board of Assessment Appeals
Minutes of Decision Meeting March 21, 2012

Appeal # 195

Listed Owner: Rosnick, Michael J.

Location: 127 Fields Rock Road

Map: 176 Lot: 70

Following some discussion, motion to reduce the appraised value of the land from \$766,200 to \$730,000 was made by Deborah Blanchard, seconded by Timothy Sheehan and carried unanimously.

Appeal # 170

Listed Owner: Brooklawn Country Club, Inc.

Location: 500 Algonquin Road

Map: 31 Lot: 163

Following some discussion, motion to deny the appeal due to lack of information presented by the appellant was made by Deborah Blanchard, seconded by David D'Ausilio and carried unanimously.

Appeal # 169

Listed Owner: Brooklawn Country Club, Inc

Location: 230 Cornell Road

Map: 44 Lot: 30

Following some discussion, motion to deny the appeal due to lack of information presented by the appellant was made by Deborah Blanchard, seconded by David D'Ausilio and carried unanimously.

Appeal # 76

Listed Owner: Weston, Charlton P.

Location: 143 Old Dam Road

Map: 234 Lot: 205

Deborah Blanchard noted that the field card for this property states that the property is oceanfront but should state waterfront. Deborah Blanchard also noted that the field card for this property states that the building is a one story building but the field card should state that it is a two story building.

Following some discussion, motion to deny the appeal based on a lack of information presented to make a decision was made by Deborah Blanchard, seconded by Timothy Sheehan and carried unanimously.

Appeal # 25

Listed Owner: Cyor, Elizabeth

Location: 217 Lalley Boulevard

Map: 138 Lot: 196

Following some discussion, motion to reduce the overall appraised value by \$40,000 was made by David D'Ausilio, seconded by Laura Devlin and carried with a vote of 2 yeas, 1 nay (Deborah Blanchard), 1 abstention (Timothy Sheehan).

Appeal # 163

Listed Owner: Avallon, Philip & Karen

Location: 270 Edward Street

Map: 138 Lot: 183X

Following some discussion, motion to adjust the overall appraised value by \$20,000 was made by Laura Devlin, seconded by David D'Ausilio and carried unanimously.

Appeal # 185

Listed Owner: White, Tecla B.

Location: 311 Dunham Road

Map: 221 Lot: 19

Following some discussion, motion to reduce the overall appraised value from \$1,067,200 to \$868,200 based on the comps provided by the appellant was made by David D'Ausilio, seconded by Laura Devlin and carried unanimously.

Appeal # 88

Listed Owner: Terifay, Sylvia & Robert

Location: 85 Benson Place

Map: 139 Lot: 42

Following some discussion, motion to reduce the appraised value by \$10,000 was made by Timothy Sheehan, seconded by David D'Ausilio and carried with a vote of 3 yeas, 1 nay (Deborah Blanchard), 0 abstentions.

Board of Assessment Appeals
Minutes of Decision Meeting March 21, 2012

Appeal # 87

Listed Owner: Millicent Reynolds in Trust

Location: 97 Benson Place

Map: 139 Lot: 41

Following some discussion, motion to reduce the appraised value by \$15,000 was made by Timothy Sheehan, seconded by David D'Ausilio and carried with a vote of 3 yeas, 1 nay (Deborah Blanchard), 0 abstentions.

Appeal # 135

Listed Owner: Sargent, Kathleen

Location: 1484 Fairfield Beach Road

Map: 234 Lot: 102

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

Appeal # 117

Listed Owner: Noonan, Maureen E.

Location: 1515 Mill Hill Terrace

Map: 243 Lot: 158

Following some discussion, motion to reduce the overall appraised value from \$484,000 to \$435,000 was made by David D'Ausilio, seconded by Timothy Sheehan and carried unanimously.

Appeal # 102

Listed Owner: Ives, Elizabeth M.

Location: 21 Taintor Drive

Map: 229 Lot: 51

Following some discussion, motion to reduce the appraised value from \$1,193,400 to \$950,000 was made by Timothy Sheehan, seconded by Laura Devlin and carried unanimously.

Appeal # 125

Listed Owner: Stauss, John & Geraldine

Location: 48 Pine Creek Avenue

Map: 238 Lot: 48

Following some discussion, motion to deny the appeal due to pending litigation was made by Laura Devlin, seconded by Deborah Blanchard and carried unanimously.

Appeal # 123

Listed Owner: Fortuna, Joan

Location: 31 Pine Creek Avenue

Map: 238 Lot: 62

Following some discussion, motion to deny the appeal due to pending litigation was made by Laura Devlin, seconded by Timothy Sheehan and carried unanimously.

Appeal # 122

Listed Owner: Fortuna, Joan

Location: 38 Pine Creek Avenue

Map: 238 Lot: 48A

Following some discussion, motion to deny the appeal due to pending litigation was made by Laura Devlin, seconded by Timothy Sheehan and carried unanimously.

Appeal # 178

Listed Owner: Keegan, Patricia M.

Location: 2644 Bronson Road

Map: 225 Lot: 20

Following some discussion, motion to reduce the appraised value from \$3,377,700 to \$3,245,000 was made by Timothy Sheehan, seconded by David D'Ausilio and carried unanimously.

Board of Assessment Appeals
Minutes of Decision Meeting March 21, 2012

Appeal # 100

Listed Owner: Sterne, Sharon

Location: 902 Kings Highway West

Map: 243

Lot: 211

Following some discussion, motion to reduce the appraised value from \$489,700 to \$415,000 was made by Timothy Sheehan, seconded by Deborah Blanchard and carried unanimously.

Appeal # 164

Listed Owner: DiNoi, David & Stephanie

Location: 670 South Benson Road

Map: 139

Lot: 26

Following some discussion, motion to reduce the appraised value from \$691,800 to \$665,000 was made by Timothy Sheehan, seconded by Laura Devlin and carried unanimously.

Appeal # 65

Listed Owner: Levino, Melinda R. & Shelby G.

Location: 347 Lalley Boulevard

Map: 138

Lot: 185

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

Appeal # 198

Listed Owner: Sullivan, John R. & Lisa A.

Location: 90 Cambridge Street

Map: 130

Lot: 145

Following some discussion, motion to reduce the appraised value from \$514,300 to \$450,000 was made by Timothy Sheehan, seconded by Laura Devlin and carried unanimously.

Appeal # 68

Listed Owner: Brochmeyer, Richard

Location: 115 Lalley Boulevard

Map: 182

Lot: 7

Following some discussion, motion to reduce the overall appraised value from \$1,430,600 to \$1,380,600 based on Assessor's comments on the appeal was made by Laura Devlin, seconded by Timothy Sheehan and carried unanimously.

Having no further business, motion was made to adjourn by Deborah Blanchard, seconded by Timothy Sheehan at 9:08 p.m., and carried unanimously.

Respectfully submitted,

Laura Devlin
Secretary
Board of Assessment Appeals

Deborah J. Garavel
Recording Secretary