

**BOARD OF ASSESSMENT APPEALS
MINUTES OF DECISION MEETING
March 11, 2013**

A Decision Meeting of the Board of Assessment Appeals was held on Monday, March 11, 2013 at 5:00 p.m. in the 2nd Floor Conference Room, Old Town Hall, Old Post Road, Fairfield, Connecticut.

MEMBERS PRESENT

Chairman David D'Ausilio, Deborah Blanchard, Daniel Green

MEMBERS ABSENT

Laura Devlin, Kathryn Gussen

Chairman D'Ausilio called the meeting to order at 5:00 p.m.

The Board considered the following appeal of motor vehicle-supplemental:

Appeal #6 Colleen McAvoy for a 2008 Acura MDX.

After a brief discussion a motion was made by D'Ausilio, seconded by Green and carried unanimously to reduce the 100% value to \$23,000.

The Board considered the following cases:

Appeal # 88

Listed Owner: Emery, Jonathan & Suzanne

Location: 52 Main Street

Map: 241 Lot: 95

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

Appeal # 119

Listed Owner: Ei, Susan M.

Location: 122 Pequot Avenue

Map: 241 Lot: 170

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

Appeal # 42

Listed Owner:

Location: 918 Fairfield Beach Road

Map: 184 Lot: 186

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

Appeal # 43

Listed Owner: Kucej, John & Joanne

Location: 1011 Fairfield Beach Road

Map: 184 Lot: 46

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

Appeal # 53

Listed Owner: Juliann M. Hudson

Location: 5 Penfield Place

Map: 138 Lot: 210

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

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Appeal # 54

Listed Owner: Juliann M. Hudson

Location: 15 Penfield Place

Map: 138 Lot: 242

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

Appeal # 57

Listed Owner: Perugini, William

Location: 1080 Fairfield Beach Road

Map: 184 Lot: 206A

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

Appeal # 58

Listed Owner: Giannone, Gina

Location: 645 Mine Hill Road

Map: 173 Lot: 22

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

Appeal # 62

Listed Owner: Rodon, Lee & Jamie

Location: 200 Homefair Drive

Map: 74 Lot: 58

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

Appeal # 65

Listed Owner: Meyers, James & Sharon

Location: 25 Lawrence Road

Map: 147 Lot: 113

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

Appeal # 76

Listed Owner: Brown, Michael & Rebecca

Location: 640 Wellington Drive

Map: 251 Lot: 18A

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

Appeal # 125

Listed Owner: Grascher, Hannes

Location: 114 Dwight Street

Map: 182 Lot: 75

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

Appeal # 126

Listed Owner: Leonida, Sophia

Location: 830 Beach Road

Map: 138 Lot: 046

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

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Appeal # 8

Listed Owner:

Location:

Map:

Lot:

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

Appeal for 1262 Post Road is in File #77. Because it is a commercial property assessed for over \$1,000,000, a letter of denial to hear was sent to the property owner on February 21, 2013. Denial letter not returned by Postal Service. See file.

Chairman D'Ausilio moved, Daniel Green seconded and motion passed unanimously to deny the following 4 commercial appeals because they are all assessed over \$1,000,000 and it was agreed not to hear any commercial appeals over \$1,000,000:

Appeal # 12

Listed Owner: 930 Mill Hill Terrace Association

Location: 930 Mill Hill Terrace

Map: 243

Lot: 225

Appeal # 51

Listed Owner: Ludlowe Realty LLC

Location: 18 Jefferson Street

Map: 13

Lot: 4

Appeal # 73

Listed Owner: Parsons M H & Sons Lumber

Location: 402 Pequot Avenue

Map: 241

Lot: 185

Appeal # 77

Listed Owner: 1262 Post Road LLC

Location: 1262 Post Road

Map: 180

Lot: 224

Appeal # 74

Listed Owner: Wingate, Jennifer & Tate

Location: 1132 Catamount Road

Map: 21A

Lot: 256

Following some discussion, motion to reduce the appraised value from \$1,148,200 to \$1,048,200 was made by Daniel Green, seconded by David D'Ausilio and carried unanimously.

Appeal # 78

Listed Owner: Sargent, Kathleen S.

Location: 1484 Fairfield Beach Road

Map: 234

Lot: 102

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

Appeal # 90

Listed Owner: 1485 Black Rock Turnpike LLC

Location: 1485 Black Rock Turnpike

Map: 77

Lot: 487

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

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Appeal # 121

Listed Owner: Alatakis, Donna & Dimitrios

Location: 566 Penfield Road

Map: 138 Lot: 209

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

Appeal # 75

Listed Owner: David, Jerry & Sarah

Location: 205 Fern Street

Map: 161 Lot: 139

Following some discussion, motion to deny the appeal was made by Deborah Blanchard, seconded by Daniel Green and carried unanimously.

Appeal # 94

Listed Owner: Moran, Michael

Location: 2 Elmwood Drive

Map: 243 Lot: 36-2

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

Appeal # 11

Listed Owner: Cahill, Michael & Nina

Location: 321 Taintor Drive

Map: 241 Lot: 28A

Following some discussion, motion to deny the appeal was made by Daniel Green, seconded by Deborah Blanchard and carried unanimously.

Appeal # 84

Listed Owner: Litton, Jerome & Patricia

Location: 583 Cedar Road

Map: 226 Lot: 41

Following some discussion, motion to reduce the appraised value from \$785,600 to \$725,000 was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

Appeal # 93

Listed Owner: Janulis, Peter & Barbara

Location: 1 Hickory Lane

Map: 152 Lot: 24

Following some discussion, motion to deny the appeal was made by Daniel Green, seconded by Deborah Blanchard and carried unanimously.

Appeal # 22

Listed Owner: Fiano, Pelligrino

Location: 1882 Mill Plain Road

Map: 147 Lot: 120

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

Appeal # 26

Listed Owner: Forcellina, Robert

Location: 51 Taquoshe Place

Map: 73 Lot: 156

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

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Appeal # 85

Listed Owner: Vitale, Thomas

Location: 51 Poe Court

Map: 290A Lot: 79

Following some discussion, motion to reduce the appraised value from \$299,100 to \$150,000 was made by David D'Ausilio, Seconded by Daniel Green and carried unanimously.

Appeal #104

Listed Owner: Gomola, George & Kathleen

Location: 37 Tahmore Drive

Map: 73 Lot: 132

Following some discussion, motion to reduce the appraised value from \$847,600 to \$647,600 was made by Daniel Green, seconded by David D'Ausilio and carried with a vote of 2 yeas, 1 nay (Deborah Blanchard) and 0 abstentions.

Appeal # 30

Listed Owner: Malone, Joseph & Sandra

Location: 16 Carlynn Drive

Map: 138 Lot: 74

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

Appeal # 13

Listed Owner: Nurullaer, Timar

Location: 828 Mill Plain Road

Map: 179 Lot: 71

Following some discussion, motion to reduce the appraised value from \$472,300 to \$400,000 was made by Deborah Blanchard, seconded by David D'Ausilio and carried unanimously.

Appeal # 100

Listed Owner: Danielson, Barbara

Location: 241 Old Dam Road

Map: 234 Lot: 215

Following some discussion, motion to reduce the appraised value of the non-marsh land from \$756,100 to \$643,100 was made by Daniel Green, seconded by David D'Ausilio and carried unanimously.

Appeal # 32

Listed Owner: Orrico, James T.

Location: 206 Pine Creek Avenue

Map: 238 Lot: 31

Following some discussion, motion to deny the appeal was made by David D'Ausilio, seconded by Daniel Green and carried with a vote of 2 yeas, 1 nay (Deborah Blanchard) and 0 abstentions.

Appeal # 14

Listed Owner: Wallace, Brian & Janice

Location: 268 Pine Creek Avenue

Map: 238 Lot: 26

Following some discussion, motion to reduce the appraised value of the land from \$1,612,800 to \$1,419,264 was made by Deborah Blanchard, seconded by Daniel Green and carried unanimously.

Appeal # 87

Listed Owner: O'Connor, Barbara

Location: 53 Dawn Street

Map: 79 Lot: 455

Following some discussion, motion to reduce the appraised value from \$284,300 to \$270,000 was made by David D'Ausilio, seconded by Daniel Green and carried unanimously.

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Appeal # 98

Listed Owner: Blazer, Tamar & Joshua

Location: 168 Riverview Circle

Map: 147 Lot: 314

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

Appeal # 68

Listed Owner: Holden, Pamela & Edwin

Location: 1454 Stillson Road

Map: 148 Lot: 4

Following some discussion, motion to reduce the appraised value from \$566,400 to \$500,000 was made by David D'Ausilio, seconded by Daniel Green and carried unanimously.

Appeal # 97

Listed Owner: True, Matthew & Kathleen

Location: 385 Brookside Drive

Map: 123 Lot: 167

Following some discussion, motion to reduce the appraised value from \$692,000 to \$530,000 was made by Daniel Green, seconded by David D'Ausilio and carried unanimously.

Appeal # 36

Listed Owner: Arlis, Aron

Location: 220 Burr Street

Map: 148 Lot: 55A

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

Appeal # 28

Listed Owner: Connor, Sandra Lyn

Location: 140 Bronson Road

Map: 229 Lot: 20

Following some discussion, motion to reduce the appraised value from \$752,900 to \$650,000 was made by David D'Ausilio, seconded by Deborah Blanchard and carried with a vote of 2 yeas, 1 nay (Daniel Green) and 0 abstentions.

Appeal # 111

Listed Owner: Summers, Jessica

Location: 217 Webb Road

Map: 42 Lot: 8

Following some discussion, motion to reduce the appraised value from \$753,300 to \$655,300 was made by Daniel Green, seconded by David D'Ausilio and carried unanimously.

Appeal # 15

Listed Owner: Hutchinson, Bruce & Patricia

Location: 414 Buena Vista Road

Map: 30 Lot: 409

Following some discussion, motion to reduce the appraised value from \$546,300 to \$525,000 was made by Deborah Blanchard, seconded by David D'Ausilio and carried unanimously.

Appeal # 109

Listed Owner: Suarez, Patricia

Location: 80 Hubbell Lane

Map: 173 Lot: 26

Following some discussion, motion to reduce the appraised value from \$647,800 to \$450,000 was made by David D'Ausilio, seconded by Deborah Blanchard and carried unanimously.

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Appeal # 25

Listed Owner: Ardito, Linda

Location: 240 Sunnyridge Avenue #59

Map: 79

Lot: 506

Following some discussion, motion to reduce the appraised value from \$238,700 to \$220,000 was made by David D'Ausilio, seconded by Daniel Green and carried unanimously.

Having no further business, motion was made to adjourn by David D'Ausilio and seconded by Daniel Green at 9:00 p.m., and carried unanimously.

Respectfully submitted,

Laura Devlin
Secretary
Board of Assessment Appeals

Deborah J. Garavel
Recording Secretary