

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

BOARD OF ASSESSMENT APPEALS
TUESDAY, APRIL 23RD 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 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: 3164		
TAXPAYER: Kalter, Brooke J				
LOCATION/DESCRIPTION: 102 Glen Side				
ASSESSOR'S ORIGINAL ASSESSMENT: \$363,020				
BAA'S NEW ASSESSMENT: \$344,869				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: Comparison to neighboring units.				

TYPE: Real Estate		UID: 2624		
TAXPAYER: Conway, Mimi				
LOCATION/DESCRIPTION: 28 Deepwood Rd				
ASSESSOR’S ORIGINAL ASSESSMENT: \$685,790				
BAA’S NEW ASSESSMENT: \$669,701				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O’BRIEN
Y	N/A	Y	Y	Y
REASON: Conditional factor should be 95% due to wetlands.				

TYPE: Real Estate	UID: 5408
TAXPAYER: Wiltshire, Vivienne R	
LOCATION/DESCRIPTION: 258 Thunder Lake Rd	

ASSESSOR'S ORIGINAL ASSESSMENT: \$740,250				
BAA'S NEW ASSESSMENT: \$700,000				
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: 6080		
TAXPAYER: Greene, Richard L II & Greene, Catherine Lonnberg				
LOCATION/DESCRIPTION: 99 Highfield Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$1,410,290				
BAA'S NEW ASSESSMENT: \$1,396,869				
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: 5462	
TAXPAYER: Frank O'Neill Living Trust & Maurie O'Neill Living Trust				
LOCATION/DESCRIPTION: 354 Nod Hill Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$1,645,980				
BAA'S NEW ASSESSMENT: \$1,505,000				
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: 5458		
TAXPAYER: Fuhry, Daniel C				
LOCATION/DESCRIPTION: 292 Mountain Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$373,450				
BAA'S NEW ASSESSMENT: \$325,500				
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: 1232		
TAXPAYER: Shiue, Peter S & Shiue, Vivian J Lee				
LOCATION/DESCRIPTION: 116 Wild Duck Rd				
ASSESSOR’S ORIGINAL ASSESSMENT: \$918,190				
BAA’S NEW ASSESSMENT: \$859,831				
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: 312		
TAXPAYER: Biberon, Lori & Biberon, Bruno				
LOCATION/DESCRIPTION: 86 Scarlet Oak Dr				
ASSESSOR'S ORIGINAL ASSESSMENT: \$625,870				
BAA'S NEW ASSESSMENT: \$625,870 (<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: 3764		
TAXPAYER: Lam, Oi M & Tai, Yuen Y				
LOCATION/DESCRIPTION: 197 Catalpa Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$649,180				
BAA'S NEW ASSESSMENT: \$618,380				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: Conditional factor should be 90% due to wetlands.				

Chairperson Zsunkan motioned to adjourn the meeting at 9:36pm, seconded by all members.

Robert Zsunkan
Chairman
Board of Assessment Appeals