

BOARD OF ASSESSMENT  
APPEALS  
(203) 563-0121



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

BOARD OF ASSESSMENT APPEALS  
MONDAY, APRIL 15<sup>TH</sup> 2024

MEETING MINUTES & DELIBERATIONS

**BOARD MEMBERS PRESENT:** Bob Zsunkan, Dan Falta, Christopher Gardner, Richard McCarty, and Kevin O'Brien.

**Call to Order**

The meeting was called to order at 5:00pm 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: 5134 |         |
| TAXPAYER: Clarke, David G & Clarke, Subha T             |       |         |           |         |
| LOCATION/DESCRIPTION: 125 Nod Hill Rd                   |       |         |           |         |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$1,383,410             |       |         |           |         |
| BAA’S NEW ASSESSMENT: \$1,383,410 ( <i>No Change</i> )  |       |         |           |         |
| MEMBERS IN FAVOR  |       |         |           |         |
| ZSUNKAN   | FALTA | GARDNER | MCCARTY   | O’BRIEN |
| Y   | Y     | Y       | Y         | Y       |
| REASON: BAA agrees with Vision’s/Assessor’s assessment. |       |         |           |         |

|   |       |          |         |         |
|---|-------|----------|---------|---------|
| TYPE: Real Estate   |       | UID: 795 |         |         |
| TAXPAYER: The Sands-Scott Revocable Trust                   |       |          |         |         |
| LOCATION/DESCRIPTION: 113 Range Rd                          |       |          |         |         |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$527,030                   |       |          |         |         |
| BAA’S NEW ASSESSMENT: \$505,400                             |       |          |         |         |
| MEMBERS IN FAVOR  |       |          |         |         |
| ZSUNKAN   | FALTA | GARDNER  | MCCARTY | O’BRIEN |
| Y   | Y     | Y        | Y       | Y       |
| REASON: Comparison to neighboring homes of same attributes. |       |          |         |         |

|                                      |           |
|--------------------------------------|-----------|
| TYPE: Real Estate                    | UID: 5357 |
| TAXPAYER: Condos, John & Condos, Ann |           |
| LOCATION/DESCRIPTION: 25 Vista Rd    |           |

|   |       |         |         |         |
|---|-------|---------|---------|---------|
| ASSESSOR'S ORIGINAL ASSESSMENT: \$413,770               |       |         |         |         |
| BAA'S NEW ASSESSMENT: \$413,770 ( <i>No Change</i> )    |       |         |         |         |
| MEMBERS IN FAVOR  |       |         |         |         |
| ZSUNKAN   | FALTA | GARDNER | MCCARTY | O'BRIEN |
| Y   | Y     | Y       | Y       | Y       |
| REASON: BAA agrees with Vision's/Assessor's assessment. |       |         |         |         |

|  |       |            |         |         |
|--|-------|------------|---------|---------|
| TYPE: Real Estate  |       | UID: 70108 |         |         |
| TAXPAYER: Papadopoulos, Christos   |       |            |         |         |
| LOCATION/DESCRIPTION: 171 Chestnut Hill Rd   |       |            |         |         |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$1,723,190  |       |            |         |         |
| BAA'S NEW ASSESSMENT: \$1,534,540  |       |            |         |         |
| MEMBERS IN FAVOR   |       |            |         |         |
| ZSUNKAN  | FALTA | GARDNER    | MCCARTY | O'BRIEN |
| Y  | Y     | Y          | Y       | Y       |
| REASON: Asked Assessor's Office to inspect parcel to verify square footage and percentage complete. They confirmed living area square footage of 7,548 and 80% completion. |       |            |         |         |

|   |       |           |         |         |
|---|-------|-----------|---------|---------|
| TYPE: Real Estate                                       |       | UID: 1261 |         |         |
| TAXPAYER: Chute, Richard E & Chute, Gina K              |       |           |         |         |
| LOCATION/DESCRIPTION: 44 Graenest Ridge Rd              |       |           |         |         |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$1,242,360             |       |           |         |         |
| BAA’S NEW ASSESSMENT: \$1,242,360 ( <i>No Change</i> )  |       |           |         |         |
| MEMBERS IN FAVOR  |       |           |         |         |
| ZSUNKAN   | FALTA | GARDNER   | MCCARTY | O’BRIEN |
| Y   | Y     | Y         | Y       | Y       |
| REASON: BAA agrees with Vision’s/Assessor’s assessment. |       |           |         |         |

|   |       |         |           |         |
|---|-------|---------|-----------|---------|
| TYPE: Real Estate                                       |       |         | UID: 2802 |         |
| TAXPAYER: Karabin, Chris & Karabin, Janet               |       |         |           |         |
| LOCATION/DESCRIPTION: 37 Old Nursery Dr                 |       |         |           |         |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$639,100               |       |         |           |         |
| BAA’S NEW ASSESSMENT: \$639,100 ( <i>No Change</i> )    |       |         |           |         |
| MEMBERS IN FAVOR  |       |         |           |         |
| ZSUNKAN   | FALTA | GARDNER | MCCARTY   | O’BRIEN |
| Y   | Y     | Y       | Y         | Y       |
| REASON: BAA agrees with Vision’s/Assessor’s assessment. |       |         |           |         |

|   |       |         |           |         |
|---|-------|---------|-----------|---------|
| TYPE: Real Estate                         |       |         | UID: 2796 |         |
| TAXPAYER: Cenkus, Alan J & Cenkus, Sara K |       |         |           |         |
| LOCATION/DESCRIPTION: 12 Mollbrook Dr     |       |         |           |         |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$859,810 |       |         |           |         |
| BAA’S NEW ASSESSMENT: \$718,480           |       |         |           |         |
| MEMBERS IN FAVOR                          |       |         |           |         |
| ZSUNKAN                                   | FALTA | GARDNER | MCCARTY   | O’BRIEN |

|   |   |   |   |   |
|---|---|---|---|---|
| Y   | Y | Y | Y | Y |
| REASON: Comparison to neighboring homes of same attributes. |   |   |   |   |

|   |       |           |         |         |
|---|-------|-----------|---------|---------|
| TYPE: Real Estate   |       | UID: 2634 |         |         |
| TAXPAYER: Hyon, Nancy   |       |           |         |         |
| LOCATION/DESCRIPTION: 65 Drum Hill Rd   |       |           |         |         |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$765,310   |       |           |         |         |
| BAA'S NEW ASSESSMENT: \$743,540   |       |           |         |         |
| MEMBERS IN FAVOR  |       |           |         |         |
| ZSUNKAN   | FALTA | GARDNER   | MCCARTY | O'BRIEN |
| Y   | Y     | Y         | Y       | Y       |
| REASON: Asked Assessor's Office to inspect parcel to verify whether Artist Studio should be classified as living space. They confirmed Artist Studio is not living space. |       |           |         |         |

|   |       |            |         |         |
|---|-------|------------|---------|---------|
| TYPE: Real Estate                                       |       | UID: 71806 |         |         |
| TAXPAYER: Cann, Donald & Cann, Carol                    |       |            |         |         |
| LOCATION/DESCRIPTION: 6 Ryders La                       |       |            |         |         |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$1,091,720             |       |            |         |         |
| BAA’S NEW ASSESSMENT: \$1,091,720 ( <i>No Change</i> )  |       |            |         |         |
| MEMBERS IN FAVOR  |       |            |         |         |
| ZSUNKAN   | FALTA | GARDNER    | MCCARTY | O’BRIEN |
| Y   | Y     | Y          | Y       | Y       |
| REASON: BAA agrees with Vision’s/Assessor’s assessment. |       |            |         |         |

|   |       |         |           |         |
|---|-------|---------|-----------|---------|
| TYPE: Real Estate   |       |         | UID: 3118 |         |
| TAXPAYER: Burdett Jr, James E & Burdett, Katherina          |       |         |           |         |
| LOCATION/DESCRIPTION: 25 Deepwood Rd                        |       |         |           |         |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$785,680                   |       |         |           |         |
| BAA'S NEW ASSESSMENT: \$725,130                             |       |         |           |         |
| MEMBERS IN FAVOR  |       |         |           |         |
| ZSUNKAN   | FALTA | GARDNER | MCCARTY   | O'BRIEN |
| Y   | Y     | Y       | Y         | Y       |
| REASON: Comparison to neighboring homes of same attributes. |       |         |           |         |

Chairperson Zsunkan motioned to adjourn the meeting at 9:00pm, seconded by all members.

Robert Zsunkan  
Chairman  
Board of Assessment Appeals