

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

BOARD OF ASSESSMENT APPEALS
SATURDAY, APRIL 20TH 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 9:00am 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: 1084 | |
| TAXPAYER: Zheng, Min & Le, Liyun | | | | |
| LOCATION/DESCRIPTION: 40 Graenest Ridge Rd | | | | |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$550,340 | | | | |
| BAA’S NEW ASSESSMENT: \$550,340 (<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: 1407 | |
| TAXPAYER: Marshall, Vincent L & Marshall, Sophie | | | | |
| LOCATION/DESCRIPTION: 25 Collinswood Rd | | | | |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$862,750 | | | | |
| BAA’S NEW ASSESSMENT: \$862,750 (<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: 2817 |
| TAXPAYER: Kaye, Roger H & Kaye, Doris | |
| LOCATION/DESCRIPTION: 58 60 Langner La | |

| | | | | |
|---|-------|---------|---------|---------|
| ASSESSOR'S ORIGINAL ASSESSMENT: \$528,920 | | | | |
| BAA'S NEW ASSESSMENT: \$528,920 (<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: 74467 | |
| TAXPAYER: Filley, Patrick & Filley, Marion | | | | |
| LOCATION/DESCRIPTION: 28 River Ridge La | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$884,170 | | | | |
| BAA'S NEW ASSESSMENT: \$819,000 | | | | |
| MEMBERS IN FAVOR | | | | |
| ZSUNKAN | FALTA | GARDNER | MCCARTY | O'BRIEN |
| Y | Y | Y | Y | Y |
| REASON: To reflect market value based off of sale within revaluation time period. | | | | |

| | |
|--|-----------|
| TYPE: Real Estate | UID: 2046 |
| TAXPAYER: Gold, Michael B & Gold, Ellen C* | |
| LOCATION/DESCRIPTION: 10 Dogwood La | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$582,330 | |
| BAA'S NEW ASSESSMENT: No decision made. | |

| | | | | |
|---|-------|-----------|---------|---------|
| TYPE: Real Estate | | UID: 4971 | | |
| TAXPAYER: Mei, Yutao | | | | |
| LOCATION/DESCRIPTION: 32 Wilton Crest | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$368,480 | | | | |
| BAA'S NEW ASSESSMENT: \$368,480 (<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: 4680 | | |
| TAXPAYER: Stenger, Sharon E | | | | |
| LOCATION/DESCRIPTION: 29 Spruce Dr | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$549,010 | | | | |
| BAA'S NEW ASSESSMENT: \$547,442 | | | | |
| MEMBERS IN FAVOR | | | | |
| ZSUNKAN | FALTA | GARDNER | MCCARTY | O'BRIEN |
| Y | Y | Y | Y | Y |
| REASON: Change from 4 bedrooms to 3 bedrooms. | | | | |

| | |
|-----------------------------|----------|
| TYPE: Real Estate | UID: 272 |
| TAXPAYER: Darbandi, Carolyn | |

| | | | | |
|---|-------|---------|---------|---------|
| LOCATION/DESCRIPTION: 30 Powder Horn Hill Rd | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$611,730 | | | | |
| BAA'S NEW ASSESSMENT: \$605,500 | | | | |
| MEMBERS IN FAVOR | | | | |
| ZSUNKAN | FALTA | GARDNER | MCCARTY | O'BRIEN |
| Y | Y | Y | Y | Y |
| REASON: BAA agrees with comps and argument provided by homeowner. | | | | |

| | | | | |
|--|-------|-----------|---------|---------|
| TYPE: Real Estate | | UID: 4232 | | |
| TAXPAYER: Nesheiwat, Jeffrey & Nesheiwat, Jessica-Marie | | | | |
| LOCATION/DESCRIPTION: 411 Olmstead Hill Rd | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$689,220 | | | | |
| BAA'S NEW ASSESSMENT: \$587,300 | | | | |
| MEMBERS IN FAVOR | | | | |
| ZSUNKAN | FALTA | GARDNER | MCCARTY | O'BRIEN |
| Y | Y | Y | Y | Y |
| REASON: Reduction based on significant traffic, wetlands, and flooding issues. | | | | |

| | | | | |
|---|-------|----------|---------|---------|
| TYPE: Real Estate | | UID: 509 | | |
| TAXPAYER: Weldon, Dawn K | | | | |
| LOCATION/DESCRIPTION: 52 Hillbrook Rd | | | | |
| ASSESSOR’S ORIGINAL ASSESSMENT: \$1,596,630 | | | | |
| BAA’S NEW ASSESSMENT: \$1,596,630 (<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: 5177 | | |
| TAXPAYER: Snyder, Alice G | | | | |
| LOCATION/DESCRIPTION: 36 Freshwater La | | | | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$661,150 | | | | |
| BAA'S NEW ASSESSMENT: \$661,150 (No Change) | | | | |
| 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: 4945 |
| TAXPAYER: Dolin, Arlene** | |
| LOCATION/DESCRIPTION: 53 Wilton Crest | |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$409,150 | |
| BAA'S NEW ASSESSMENT: No decision made. | |

| | | | | |
|-------------------|--|-----------|--|--|
| TYPE: Real Estate | | UID: 4951 | | |
|-------------------|--|-----------|--|--|

| |
|---|
| TAXPAYER: Kidani, Flora* |
| LOCATION/DESCRIPTION: 59 Wilton Crest |
| ASSESSOR'S ORIGINAL ASSESSMENT: \$369,390 |
| BAA'S NEW ASSESSMENT: No decision made. |

**Appellant did not appear for hearing.*

***Appeal withdrawn by appellant.*

Chairperson Zsunkan motioned to adjourn the meeting at 2:30pm, seconded by all members.

Robert Zsunkan

Chairman

Board of Assessment Appeals