

BOARD OF ASSESSMENT APPEALS  
(203) 563-0121



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

RECEIVED FOR RECORD  
TOWN OF WILTON  
APR 24 2018  
BY: [Signature]  
Meeting Room B

BOARD OF ASSESSMENT APPEALS  
DECISIONS

April 23, 2018

Members present were: Warren Serenbetz, Rudy Hoefling, Charles Lewis, Fred Sindel and Rita Garland

| Type | #  | List Number | Name                  | Address              | Assessed Value Per Assessor | BAA Assessed Value | Change/No Change |
|------|----|-------------|-----------------------|----------------------|-----------------------------|--------------------|------------------|
| RE   | 1  | 5834        | Riccardo Rinaldi      | 239 Millstone Road   | 1,437,820                   | 1,185,560          | Change           |
| RE   | 3  | 228         | Derry Music           | 85 Hickory Hill Road | 254,800                     | 4,030              | Change           |
| RE   | 4  | 223         | Derry Music           | 87 Hickory Hill Road | 223,300                     | 32,900             | Change           |
| RE   | 5  | 226         | Derry Music           | 67 Hickory Hill Road | 257,040                     | 288,120            | Change           |
| RE   | 6  | 225         | Derry Music           | 73 Hickory Hill Road | 354,340                     | 3,500              | Change           |
| RE   | 7  | 227         | Derry Music           | 69 Hickory Hill Road | 279,160                     | 5,550              | Change           |
| RE   | 8  | 224         | Derry Music           | Millstone Road       | 508,480                     | 419,440            | Change           |
| RE   | 9  | 1403        | Stonyhurst LLC        | 47 East Meadow Road  | 716,170                     | 716,170            | No Change        |
| PP   | 10 | 8908        | Kinalty Solutions     | 45 Wilridge Road     | 1,510                       | 0                  | Change           |
| PP   | 11 | 8356        | VM Learning Tree LLC  | 123 Skunk Lane       | 4,500                       | No Show*           |                  |
| RE   | 12 | 2115        | Zini Construction LLC | 159 Cannon Road      | 893,900                     | 893,900            | No Change        |
| RE   | 13 | 5190        | Moncia O'Connell      | 51 Shadow lane       | 580,440                     | 580,440            | No Change        |
| RE   | 14 | 74402       | Shri Seshan           | 153 Cannon Road      | 1,225,000                   | 1,225,000          | No Change        |
| PP   | 15 | 5045        | Four Aces Inc         | 1 Danbury Road       | 98,890                      | 98,890             | No Change        |

|    |    |       |                           |                          |           |                   |           |
|----|----|-------|---------------------------|--------------------------|-----------|-------------------|-----------|
| MV | 17 | 81038 | Raleigh Hanscom           | 49 Tanners Drive         | 19,600    | 7,945             | Change    |
| RE | 18 | 71119 | Jeffrey Mintz             | 47 Briardale Place       | 546,490   | 542,780           | Change    |
| PP | 19 | 7022  | Wilton Garment Co. LLC    | 47 Briardale Place       | 2,700     | 2,500             | Change    |
| RE | 21 | 4907  | Robert Lerch              | 66 Chicken Street        | 839,650   | 827,890           | Change    |
| RE | 22 | 5884  | Martin Avallone           | 19 Windy Ridge Place     | 760,480   | No Show*          |           |
| RE | 23 | 3702  | Ralph Walker              | 91 Catalpa Road          | 1,052,100 | 1,003,700         | Change    |
| RE | 24 | 3075  | Thomas Connors            | 3 Dogwood Lane           | 478,380   | No Show*          |           |
| RE | 25 | 848   | Richard Greenberg         | 209 Whipstick Road       | 697,130   | 387,080           | Change    |
| RE | 27 | 612   | Laura Martins             | 5 Saddle Ridge Road      | 511,490   | No Show*          |           |
| RE | 28 | 3021  | Bryan Ricket              | 242 Branch Brook Road    | 585,340   | 585,340           | No Change |
| RE | 29 | 5059  | Thomas Scully             | 35 Cedar Road            | 400,330   | 400,330           | No Change |
| RE | 30 | 725   | Thomas Bottini            | 262 Linden Tree Road     | 535,850   | Hearing Cancelled |           |
| RE | 31 | 74129 | Gregory Hefner            | 385 Nod Hill Road        | 1,090,180 | 1,090,180         | No Change |
| RE | 32 | 1720  | Christopher Lampard       | 56 Mountain Road         | 340,900   | 340,900           | No Change |
| RE | 33 | 5350  | Keith Denning             | 38 Wicks End Lane        | 861,980   | 861,980           | No Change |
| RE | 34 | 4363  | Lisa Evans                | 57 Keelers Ridge Road    | 1,015,630 | 875,000           | Change    |
| RE | 35 | 3869  | Jennifer Falcone Mitchell | 152 Hurlbutt Street      | 548,240   | Hearing Cancelled |           |
| RE | 36 | 5435  | Elena Sycheva             | 26 McFadden Drive        | 396,690   | Hearing Cancelled |           |
| RE | 37 | 210   | Stephan DiNapoli          | 229 Linden Tree Road     | 394,170   | No Show*          |           |
| RE | 38 | 2549  | Matthew Salinge           | 79 Olmstead Hill road    | 247,520   | 247,520           | No Change |
| RE | 39 | 2417  | Henry Habgood             | 20 Cornstock lane        | 386,960   | 386,960           | No Change |
| RE | 40 | 4301  | Timothy Sullivan          | 66 East Meadow Road      | 1,223,600 | 1,223,600         | No Change |
| RE | 41 | 3367  | Kent Nevini               | 20 Telva Road            | 498,750   | 498,750           | No Change |
| RE | 42 | 2828  | Marissa Lowther           | 90 Keeler's Ridge        | 738,220   | 738,220           | No Change |
| PP | 43 | 6262  | Breiting USA Inc.         | 206 Danbury Road         | 2,241,680 | 2,241,680         | No Change |
| PP | 44 | 8266  | On Ward Search            | 187 Danbury Road         | 312,750   | 84,550            | Change    |
| RE | 45 | 72328 | Robert Faesy              | 523 Danbury Road         | 962,360   | 962,360           | No Change |
| RE | 46 | 74156 | Sharon McKenna            | 132 Skunk Lane           | 727,790   | 727,790           | No Change |
| RE | 47 | 1573  | Stephanie Gordon          | 87 Charter Oak Drive     | 1,185,520 | 960,820           | Change    |
| RE | 48 | 3333  | William Tartikoff         | 56 Huckleberry Hill Road | 647,080   | 605,150           | Change    |
| RE | 49 | 2808  | Carolyn Field             | 34 Topfield Road         | 617,960   | **                |           |
| RE | 50 | 420   | Foad LLC                  | 846 Danbury Rd           | 458,080   | 458,080           | No Change |

|    |    |       |                                 |                        |           |           |           |
|----|----|-------|---------------------------------|------------------------|-----------|-----------|-----------|
| RE | 51 | 2654  | Eric Wical                      | 66 Cedar Road          | 478,660   | No Show*  |           |
| RE | 52 | 71126 | Monique Kosar                   | 122 Ridgelfield Road   | 1,128,260 | 1,128,260 | No Change |
| PP | 53 | 8906  | E. Donald Callis                | 3 Pheasant Run Road    | 1,510     | 0         | Change    |
| RE | 54 | 4390  | Karen Morneau                   | 38 Kellers Ridge Road  | 793,730   | 793,730   | No Change |
| RE | 55 | 74110 | Stewart Koenigsberg             | 65 Pine Ridge Road     | 1,021,720 | 1,021,720 | No Change |
| RE | 56 | 74116 | John Morello                    | 378 Nod Hill Road      | 1,687,840 | 1,687,840 | No Change |
| RE | 57 | 74399 | Eugene Meken                    | 20 Raymond lane        | 1,312,920 | No Show*  |           |
| RE | 58 | 549   | Walter Kress                    | 142 Hurlbutt Street    | 1,102,290 | 1,102,290 | No Change |
| RE | 59 | 74440 | Carlo Coppola                   | 54 Warncke Road        | 1,147,020 | 1,147,020 | No Change |
| RE | 60 | 911   | Haiku Durden                    | 23 Rossimur Court      | 736,610   | 736,610   | No Change |
| RE | 61 | 5697  | Matthew Bryant                  | New Canaan Road        | 347,550   | 347,550   | No Change |
| PP | 62 | 6918  | Brooke Brown Old Tavern Farm    | 2 Deforest Road        | 21,540    | No Show*  |           |
| RE | 63 | 5639  | Marion Filley                   | 226 Nod Hill Road      | 1,341,060 | 1,060,010 | Change    |
| RE | 64 | 5662  | James Mellin                    | 17 Hickory Hill Road   | 686,070   | 615,510   | Change    |
| RE | 65 | 1677  | Sunil Yadav                     | 284 Sturges Ridge Road | 1,414,910 | 1,414,910 | No Change |
| RE | 66 | 4837  | Ryan Bendl                      | 18 Lee Allen Lane      | 887,950   | 872,270   | Change    |
| PP | 67 | 6639  | Christopher Carpinello          | 30 Blue Ridge Lane     | 6,010     | 6,010     | No Change |
| RE | 68 | 1623  | Nancie Porter                   | 221 Westport Road      | 319,130   | 314,160   | Change    |
| RE | 69 | 5103  | William Martin                  | 79 East Meadow Road    | 782,040   | 782,040   | No Change |
| RE | 71 | 671   | David Buffam                    | 112 Belden Hill Rd     | 1,482,320 | 1,482,320 | No Change |
| RE | 72 | 74394 | Middlebrook Lane Associates LLC | 4 Middlebrook Lane     | 1,862,700 | No Show*  |           |
| RE | 73 | 70444 | Brian Sudano & Victoria J Rossi | 11 Woodway Lane        | 1,128,680 | 1,128,680 | No Change |

\*Pursuant to Section 12-113 of the CT General Statutes the Board of Assessment Appeals...shall not reduce the valuation or assessment of property on the grand list belonging to any person who does not appear at a hearing before the board of assessment appeals, either in person or by such person's attorney or agent.

\*\* The Board of Assessment Appeals has already rendered a change to the assessment for the October 1, 2015 grand list and is unable to make any further changes until the implementation of the next revaluation pursuant to Section 12-111 of CT General Statutes.

Chairman, Board of Assessment Appeals  
Warren Serenbetz

Posted with Town Clerk on April 24, 2018