

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

BOARD OF ASSESSMENT APPEALS
WEDNESDAY, APRIL 24TH 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 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: 4320		
TAXPAYER: Latone, Vincent & Latone, Gail				
LOCATION/DESCRIPTION: 396 Thayer Pond Rd				
ASSESSOR’S ORIGINAL ASSESSMENT: \$742,980				
BAA’S NEW ASSESSMENT: \$672,980				
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: 60		
TAXPAYER: Sandstrom, Lauren E				
LOCATION/DESCRIPTION: 96 Old Kings Hwy				
ASSESSOR’S ORIGINAL ASSESSMENT: \$504,770				
BAA’S NEW ASSESSMENT: \$475,559				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O’BRIEN
Y	N/A	Y	Y	Y
REASON: Conditional factor for wetlands should be 90%.				

TYPE: Real Estate	UID: 4934
TAXPAYER: Miller, Morlee J	
LOCATION/DESCRIPTION: 42 Wilton Crest	

ASSESSOR'S ORIGINAL ASSESSMENT: \$359,240				
BAA'S NEW ASSESSMENT: \$343,956				
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: 5239		
TAXPAYER: Jill AG Zellmer Irrevocable Trust				
LOCATION/DESCRIPTION: 32 Clover Dr				
ASSESSOR'S ORIGINAL ASSESSMENT: \$515,060				
BAA'S NEW ASSESSMENT: \$487,704				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	Y	Y	Y	Y
REASON: Conditional factor for wetlands should be 90%.				

TYPE: Real Estate			UID: 5603	
TAXPAYER: Kinetic Investments LLC				
LOCATION/DESCRIPTION: 16 Azalea La				
ASSESSOR’S ORIGINAL ASSESSMENT: \$1,608,810				
BAA’S NEW ASSESSMENT: \$1,507,110				
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: 4967		
TAXPAYER: De Cordova, Luz Marina Consuelo				
LOCATION/DESCRIPTION: 75 Wilton Crest				
ASSESSOR'S ORIGINAL ASSESSMENT: \$378,350				
BAA'S NEW ASSESSMENT: \$365,394				
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: 1872		
TAXPAYER: Makiko, Kishida				
LOCATION/DESCRIPTION: 95 Cheese Spring Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$529,060				
BAA'S NEW ASSESSMENT: \$491,400				
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: 806		
TAXPAYER: Nisenbaum, Laura & Langseth, David				
LOCATION/DESCRIPTION: 97 Hickory Hill Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$1,007,720				
BAA'S NEW ASSESSMENT: \$921,632				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: Comparison to neighboring homes of same attributes & conditional factor should be 95% for easements on property.				

TYPE: Real Estate		UID: 2652		
TAXPAYER: 95 Grumman Hill LLC				
LOCATION/DESCRIPTION: 95 Grumman Hill Rd				
ASSESSOR’S ORIGINAL ASSESSMENT: \$1,089,130				
BAA’S NEW ASSESSMENT: \$924,000				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O’BRIEN
Y	N/A	Y	Y	Y
REASON: BAA agrees with sale price within revaluation time frame.				

Chairperson Zsunkan motioned to adjourn the meeting at 9:37pm, seconded by all members.

Robert Zsunkan
Chairman
Board of Assessment Appeals