

BOARD OF ASSESSMENT  
APPEALS  
(203) 563-0121



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

BOARD OF ASSESSMENT APPEALS  
MONDAY, APRIL 22<sup>ND</sup> 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 6:55pm by Chairperson Zsunkan.

The Board heard appeals for the following Real Estate assessments on the October 1, 2023 Grand List and Motor Vehicle assessments on the October 1, 2022 Supplemental Grand List. Below are the appeals that were heard and the decisions that were made.

TYPE: Real Estate		UID: 4557		
TAXPAYER: Kramer, Carol				
LOCATION/DESCRIPTION: 30 Wilton Acres				
ASSESSOR'S ORIGINAL ASSESSMENT: \$477,120				
BAA'S NEW ASSESSMENT: \$447,909				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: Conditional factor should be 90% due to wetlands.				

TYPE: Real Estate		UID: 424		
TAXPAYER: Blessing, John David & Blessing, Margarita				
LOCATION/DESCRIPTION: 5 Mail Coach Ct				
ASSESSOR’S ORIGINAL ASSESSMENT: \$705,250				
BAA’S NEW ASSESSMENT: \$634,725				
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: 74177		
-------------------	--	------------	--	--

TAXPAYER: Boccanfuso, Anthony D & Boccanfuso, Alexis N				
LOCATION/DESCRIPTION: 13 Crowne Pond La				
ASSESSOR'S ORIGINAL ASSESSMENT: \$580,090				
BAA'S NEW ASSESSMENT: \$580,090 ( <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: 4959		
TAXPAYER: Squitieri, Peter W & Nauraine, Annette Y				
LOCATION/DESCRIPTION: 67 Wilton Crest				
ASSESSOR'S ORIGINAL ASSESSMENT: \$502,250				
BAA'S NEW ASSESSMENT: \$490,100				
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: 1490	
TAXPAYER: Drummond, Donald J & Drummond, Sonja M				
LOCATION/DESCRIPTION: 2 Horseshoe Rd				
ASSESSOR’S ORIGINAL ASSESSMENT: \$460,040				
BAA’S NEW ASSESSMENT: \$436,100				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O’BRIEN
Y	N/A	Y	Y	Y
REASON: Significant increase in traffic, change conditional factor to 85%.				

TYPE: Motor Vehicle		UID: 81278		
TAXPAYER: Lam, Chun				
LOCATION/DESCRIPTION: 2022 Tesla Model Y				
ASSESSOR'S ORIGINAL ASSESSMENT: \$50,000				
BAA'S NEW ASSESSMENT: \$43,502				
MEMBERS IN FAVOR				
ZSUNKAN	FALTA	GARDNER	MCCARTY	O'BRIEN
Y	N/A	Y	Y	Y
REASON: Adjusted using mileage charts in vehicle book provided by Assessor's Office.				

TYPE: Real Estate	UID: 1909
TAXPAYER: Saggese, Christopher & Saggese, Stefanie	
LOCATION/DESCRIPTION: 10 Fox Run	
ASSESSOR'S ORIGINAL ASSESSMENT: \$850,850	
BAA'S NEW ASSESSMENT: \$850,850 ( <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: 2713		
TAXPAYER: Damodar, Sarath				
LOCATION/DESCRIPTION: 55 Deer Run Rd				
ASSESSOR'S ORIGINAL ASSESSMENT: \$619,920				
BAA'S NEW ASSESSMENT: \$600,000				
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: 4647	
TAXPAYER: Oddo, Gregory C & Oddo, Jessica L				
LOCATION/DESCRIPTION: 354 Newtown Tpke				
ASSESSOR’S ORIGINAL ASSESSMENT: \$659,960				
BAA’S NEW ASSESSMENT: \$659,960 ( <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.				

Chairperson Zsunkan motioned to adjourn the meeting at 9:48pm, seconded by all members.

Robert Zsunkan  
Chairman  
Board of Assessment Appeals