



TOWN OF NEWTOWN BOARD OF ASSESSMENT APPEALS

NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING
MONDAY, MARCH 18, 2024

MINUTES

PRESENT: Kadri Graffeo, Ed Randall, Robert Hawley

CALL TO ORDER: Mr. Hawley called the meeting to order at 6:30 pm.

APPROVAL OF MINUTES: Mr. Randall moved to accept the minutes of the March 16, 2024 Board of Assessment Appeals Regular Meeting with the correction from Personal Property to Real Estate for appellant Tenet Equity Funding SPE I LLC - Personal Property at 2 Turnberry Lane. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0)

NEW BUSINESS:

Discussion and Possible Action:

- **Conduct hearings for Scheduled Appellants: (Room #1)**
Marz Abdulrahman – Real Estate at 38 Brookwood Drive
Mr. Hawley began by administering the statutory oath. Marz Abdulrahman presented his case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to approve the change in grade for the dwelling from B+ to B and the outbuilding from a C+ to C. Seconded by Mr. Hawley. All in favor. Motion passes (3-0).
- **John McManus & Diane McManus – Real Estate at 33 Taunton Lake Road**
Mr. Hawley began by administering the statutory oath. John McManus & Diane McManus presented their case to appeal the assessment of the property listed above.
Mr. Hawley made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Randall. All in favor. Motion passes (3-0).
- **Robert Lynders & Cristina Lynders – Real Estate at 31 Taunton Lake Road**
Mr. Hawley began by administering the statutory oath. Robert Lynders & Cristina Lynders presented their case to appeal the assessment of the property listed above.
Mr. Randall made a motion to approve the reduction in the assessed value from \$355,130 to \$344,112. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0).
- **Stephen Wisniewski – Real Estate at 94 Waterview Dr – Did not appear**
- **Mary Liscinsky – Real Estate at 58 Eden Hill Road**
Mr. Hawley began by administering the statutory oath. Mary Liscinsky presented her case to appeal the assessment of the property listed above.
Mr. Hawley made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0).

- **Harmony Verna** – *Real Estate at 178 Boggs Hill Road*
Mr. Hawley began by administering the statutory oath. Harmony Verna presented her case to appeal the assessment of the property listed above.
Mr. Hawley made a motion to approve the reduction in the assessed value from \$514,410 to \$444,500 based on the provided appraisal. Seconded by Mr. Randall. All in favor. Motion passes (2-1-0 Ms. Graffeo abstained).
- **90 Mt Pleasant Road LLC** – *Real Estate at 90 Mt Pleasant Road*
Mr. Hawley began by administering the statutory oath. Francis Pennarola, representing 90 Mt Pleasant Road LLC, presented their case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to approve the reduction in the assessed value from \$2,760,540 to \$2,030,000. Seconded by Mr. Hawley. All in favor. Motion passes (3-0).
- **Mohamed Ikhmayes & Randa Alzubi**– *Real Estate at 47 Horse Ridge Rd*
Mr. Hawley began by administering the statutory oath. Mohamed Ikhmayes & Randa Alzubi presented their case to appeal the assessment of the property listed above.
Mr. Randall made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Hawley. All in favor. Motion passes (3-0).
- **Robert Schirmer** – *Real Estate at 52 Alpine Circle* – Did not appear
- **Rock Ridge Country Club Inc** – *214 Sugar Street* - Did not appear

Deliberated and finalized decisions as noted in the above motions.

Deliberate motions from previous meetings:

- **Phil Harding** – *Real Estate at 56 Edge Lake Rd*
At the March 13, 2024 BAA meeting the board made a motion to approve the reduction in the assessed value from \$216,566 to \$205,388.
A discussion was held on the above motion.
Mr. Hawley made a motion to rescind the above motion made on March 13, 2024. Seconded by Mr. Randall. Motion passes (3-0).
Mr. Hawley made a motion to deny the appeal due to a previous reduction in the assessment value in 2022. Seconded by Mr. Randall. Motion passes 3-0).

ADJOURNMENT: There being no further business, Mr. Randall deemed the meeting adjourned at 9:30 pm.

*Respectfully submitted,
Dana Ulibarri, Clerk*

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF ASSESSMENT APPEALS
AT THE NEXT MEETING**