



TOWN OF NEWTOWN

Board of Assessment Appeals
Minutes of Special Meeting April 9, 2018

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF ASSESSMENT APPEALS

A Board of Assessment Appeals Special Meeting was held on Monday, April 9, 2018 at 7:00PM in Shared Meeting Room #3, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut

Members Present: James McFarland (Chairman), Tom Dwyer and Deborra Zukowski

Staff Present: Lynn Kovack (Clerk)

James called the meeting to order at 7:12PM

Approval of Minutes

- February 28, 2018 (M) James (2nd) Tom – Approved with changes. Change Charles Framularo to Public Participation
- March 6, 2018 (M) James (2nd) Tom – Approved with changes. Deborra Zukowski was spelled Debra incorrectly
- March 15, 2018 (M) James (2nd) Tom – Approved

Public Participation – None

Unfinished Business – None

New Business

The Board voted on the following past hearings:

March 6, 2018 hearings

- Cynthia Lattanzio – 3 Somerset Lane – Revaluation is grossly inaccurate. Must reflect the fair market value at time of purchase on September 15, 2017 – **Disapproved** – Based on appellant comparable properties, the assessment is fairly aligned (M) James (2nd) Tom
- Alex Valentine – 13 Turkey Hill Road – Market Value – **Disapproved** – Assessment of property is in line with comparable properties as stated in appraisal provided (M) James (2nd) Tom
- Michael Pierwola – 5 Horseshoe Ridge Road – value of real estate is lower than appraised by Vision – **Disapproved** – Appellants documentation does not show that property is unfairly appraised in comparison to appellants comps and neighborhood (M) James (2nd) Tom
- Paul Fadus & Cris Carvalho – 53 Hilldale Road – Assessment too high compared to similar properties – **Approved** – Apply a .90 S. Adj Factor to building lot due to proximity to highway (M) James (2nd) Tom
- Paul Fadus & Cris Carvalho – 91 Church Hill Road – Assessment too high compared to similar properties – **Tabled** to deliberate with other Commercial properties
- Paul Fadus & Cris Carvalho – 5 Sunset Hill Road – Assessment too high – **Tabled** – Assessor to go out to property
- Paul Fadus & Cris Carvalho – 63 Hanover Road – Assessment too high for proximity to I-84 and comparable assessments – **Approved** – Apply 10% discount under functional obsolescence due to incurable water flow below/in basement (M) James (2nd) Tom
- Paul fadus & Cris Carvalho – 67 Hanover Road – Assessment too high for proximity to I-84 and comparable assessments = **Approved** – Apply .95 S. Adj Factor to both building lot and excess acreage due to proximity to highway (M) James (2nd) Tom
- Richard Fattibene – 77 & 86 The Boulevard – purchased 8/11/17 for \$140,000 which included 77 & 86 on 1 deed, property on market for 94 days not restricted, appraisal dated 7/18/17 for \$145,000 – **Tabled** – Pending additional information from the Assessor office
- Patrick & Carol Napolitano – 13 Whippoorwill Hill Road – property value less than appraisal by Vision Government Solutions – **Disapproved** – due to appellants claim being speculative

April 5, 2018 hearings

- Dolores Pruefer – 108 Riverside Road – Excessive Assessment and Appraisal increase – **Approved** – Set the appraised value of the dwelling to \$89,760 and change the S.Adj Factor to .90 for both the building lot and excess land (M) Deborra (2nd) Connie

- Robert & Renee Kinne – 15 Towns End Road – wetlands on property – **approved** – change the S.Adj Factor for excess land to .70 (M) Deborra (2nd) James
- Mark Yomazzo for Shamrock III LLC – 21 Kent Road – Excessive Assessment increase – **Tabled** – Assessor to go out to the property
- Julie Caggianiello – 27 Locust Avenue – 2 abandoned homes directly to the right of her house, one being a tear down & they have depreciated in value – **Approved** – remove FSP (M) James (2nd) Deborra
- Larry Whippie for Dr. Thomas Draper – 32 Deep Brook Road – Change of classification – **Disapproved** – Appellant did not provide sufficient documentation to support the claim (M) John (2nd) Deborra
- Chris Haggerty – 9 Grace Moore Road – Inaccurate Market Value – **Approved** – Add a 5% discount for external obsolescence due to increase in area and height of Sandy Hook Sub-Station (M) Deborra (2nd) John
- Janice Butler – 31 Rock Ridge Road – Drainage & water from road is causing damage to the property. Has eroded property and collapsed stone wall – **Approved** – Set S.Adj factor to .95 on both building and excess acreage due to road drainage onto property (M) James (2nd) John
- Janice Butler for Personal Property – 31 Rock Ridge Road – Timely filed the personal property declaration noting zero value. Personal Property assessment notice has gross assessment of 8,325 – **Approved** – Contingent on Assessor calling appellant and come up with a fair market value for PP (M) John (2nd) Deborra
- Peter DeCrescenzo – 68 Toddy Hill Road – Excessive Assessment Increase – **Approved** – Discount of 10% on land due to external obsolescence for traffic and road; adjust grade to c- ; remove loft from FGR2 (M)John (2nd) Deborra

There being no other business to transact the meeting was adjourned at 9:34PM

Respectfully Submitted by Lynn Kovack
Board of Assessment Appeals