



TOWN OF NEWTOWN

Board of Assessment Appeals
Minutes of Special Meeting on April 12, 2018

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

A Board of Assessment Appeals Special Meeting was held on Thursday, April 12, 2018 in Shared Meeting Room #3, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut

Members Present: James McFarland (Chairman), Deborra Zukowski and John Godin

Staff Present: Lynn Kovack (clerk)

James called the meeting to order at 7:04PM

Approval of Minutes:

- April 11, 2018 – (M) James (2nd) Deborra – Approved

Public Participation: None

Old Business: None

New Business

The Board Administered oaths, took statements and voted on the following:

- Hubbell Plastics, Inc. – 14 Prospect Drive – Assessed value exceeds fair market value as of October 1, 2017. Information to be presented at time of hearing – **Approved** – set appraised value to \$4,097,178, assessed value of \$2,868,025 according with an appraised value of \$29.00 sq ft (M) John (2nd) James

The Board voted on the following past hearings:

- James Shortt – 52A Riverside Road – Incorrect exemption given – **Approved** – set functional obsolescence to 25. All outbuildings are to be subject to the exemption as defined in Newtown Chapter 208 Article IX for farm buildings. Remove LDK and FOP from outbuildings list due to double counting (M) Deborra (2nd) John (opposed) James (hearing was on March 22, 2018)
- Patrick Sullivan – 27 Bridge End Farm Lane – Excessive Assessment increase – **Disapproved** – Assessment is correct as-is (M) John (2nd) Deborra (hearing was on March 27, 2018)
- Mary Liscinsky – 58 Eden Hill Road – Increase in Assessment – **Disapproved** – Property is fairly appraised with comparable properties in neighborhood (M) Deborra (2nd) John (hearing was on March 27, 2018)
- Maureen Honychurch-Matz – 100 High Rock Road – Excessive Assessment increase – **Disapproved** – property is appraised in line with other similar properties (M) Deborra (2nd) John (hearing was on March 29, 2018)
- Sally Schuck -64 Hemlock Trail – Property is land locked with no current access. The cabin is in complete disrepair with no facilities or all access. Excessive Assessment increase – **Approved** – remove dwelling from field card, prior BAA action stating building has no value, set the S.Adj Factor to .2 due to neighbors blocking access to property (M) Deborra (2nd) James (hearing was on April 3, 2018)
- Bruce & Christine Degen – 62 Castle Meadow Road – building records and values, land records and values, continue to be misrepresented – **Disapproved** – assessment appeared to indicate multiple residences on the property, however code 1090 indicates multiple buildings with finished space – thus not classified as outbuildings. Further the information in system supports only 1 sketch per finished space (M) Deborra (2nd) James (hearing was on April 3, 2018)
- Kathy Hamilton – 18 Nunnawauk Road – Appraisal too high – **Approved** – change SF in finished basement to 1572. Set S.Adj Factor to .90 for both the building lot and excess acreage due to wetlands (M) Deborra (2nd) James (hearing was on April 10, 2018)
- Vincent Cuocci – 30 Little Brook Lane – Appraisal excessive – **Approved** – set S. Adj Factor to .95 on excess acreage due to topography (M) Deborra (2nd) James (hearing was on April 10, 2018)

With there being no other business to transact the meeting was adjourned at 10:09PM

Respectfully submitted by Lynn Kovack
Board of Assessment Appeals