



TOWN OF NEWTOWN

Board of Assessment Appeals
Minutes of Special Meeting on April 16, 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 16, 2018 at 7:00 in Shared Meeting Room #3, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut

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

Staff Present: Lynn Kovack (Clerk)

James called the meeting to order at 7:14PM

Approval of Minutes:

- April 12, 2018 – (M) Deborra (2nd) James

Public Participation: None

Old Business: None

New Business

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

- Newman Holdings, LLC – 113A Huntingtown Road – Appraisal value exceeds fair market value – **Approved** – Set the appraised value to \$299,356 yielding an assessment of \$209,549 (M) John (2nd) Deborra

The Board voted on the following past hearings:

- Paul Fadus & Cris Carvelho – 91 Church Hill Road – Excessive Assessment increase – **Disapproved** – due to insufficient documentation to support the appellants claim (M) James (2nd) Tom (hearing was heard on 3/6/18)
- Richard Fattibene – 77 The Boulevard – purchased on 8/11/17 for \$140,000 which included 77 & 86 The Boulevard on 1 deed, property on market for 94 days not restricted, appraisal dated 7/18/17 for \$145,000 – **Disapproved** – The appellant does not own the property (M) James (2nd) Tom (hearing was heard on 3/6/18)
- Richard Fattibene – 86 The Boulevard – purchases on 8/11/17 for \$140,000 which included 77 & 86 The Boulevard on 1 deed, property on market for 94 days not restricted, appraisal dated 7/18/17 for \$145,000 – **Approved** – set the S.Adj factor to .90 to account for proximity to railroad, not keep adjustment for proximity to highway (HW1) (M) James (2nd) Tom (hearing was heard on 3/6/18)
- Paul Fadus & Cris Carvelho – 5 Sunset Hill Road – Excessive Assessment increase – **Approved** – Change building 2 to garage or barn, whichever has the lesser appraised value (M) James (2nd) Tom (hearing was heard on 3/6/18)
- Bluelinx Corporation – 201 South Main Street – Bluelinx does not own the tower that is located on their property – **Disapproved** – Appellant must either transfer ownership of the tower to lessee or provide proof of ownership by lessee (M) John (2nd) Deborra (hearing was heard on 3/27/18)
- Robert Bambino – 365 South Main Street – land valued incorrectly – **Approved** – set the appraised value to \$280,000, yielding an assessed value of \$196,000 (M) John (2nd) James (hearing was heard on 3/27/18)
- George Hamilakis – 57 Dodgingtown Road – Excessive increase in property value – **Approved** – set the appraised value to \$580,000, yielding an assessment of \$406,000 (M) John (2nd) Deborra (hearing was heard on 3/29/18)
- Kersti Ferguson – 60 Taunton Hill Road – Excessive Tax increase - **Disapproved** – No changes (M) Deborra (2nd) John (hearing was heard on 3/14/18)
- Mark Yomazzo – 21 Kent Road – Excessive Assessment increase – **Approved** – set the gross living area to 4,536 sq ft per appraisal provided by appellant (M) James (2nd) Deborra (hearing was heard on 4/5/18)
- Bob Hall for Masonic Temple – 3 Washington Avenue – Appraisal value exceeds fair market value – **Approved** – Set the appraised value to \$127,000 yielding as assessment of \$88,900 per appellant provided appraisal (M) Deborra (2nd) James (hearing was heard on 4/11/18)

- Janice Butlet – 31 Rock Ridge Road – timely filed the personal property declaration noting zero value. P.P. Assessment notice has gross assessment of 8,325 – **Disapproved** – retain the value of personal property for other goods at \$6,650, unless the appellant files a revised declaration by close of business April 30, 2018 (M) John (2nd) Deborra (hearing was heard on 4/5/18)
- Bob Hall – 8 Huntingtown Road – Appraisal value exceeds fair market value – **Approved** – set depreciation code to P (poor), change year remodeled as stated in 2012 field card, set depreciation in accordance to updated year remodeled and no less than 10%, set functional obsolescence to 20 due to lack of potable water, set % complete to 35 and set S.Adj factor on excess land to .95 due to wetlands. Appraised value may not exceed \$76,100 (M) Deborra (2nd) James (hearing was heard on 4/11/18)
- Martin Carlin & Jill Gureasko – 11 Pheasant Ridge Road – Appraisal value exceed fair market value – **Approved** – Set finished basement quality to 3, add 20KW generator and set gross area for CTH to 604 sq ft (M) Deborra (2nd) James (hearing was heard on 4/10/18)

With there being no other business to transact the meeting was adjourned

Respectfully Submitted by Lynn Kovack
Board of Assessment Appeals