



## TOWN OF NEWTOWN

Board of Assessment Appeals  
Minutes of Regular Meeting on April 26, 2017

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

**Members Present:** James McFarland (Chairman), Deborra Zukowski, Alex Villamil and John Godin (7:10)

**Staff Present:** Lynn Kovack (Clerk)

James called the meeting to order at 6:00PM

### Approval of Minutes:

- April 25, 2018:
- Deborra Zukowski arrived at 9:15PM
- Under the hearing for Arthur Hilario at 137 Mt. Pleasant Road: Change CIZ to CI2
- Under the hearing for Pootatuck Rentals LLC at 10 Washington Avenue: Change LCI to LC1

Approved with changes (M) Deborra (2<sup>nd</sup>) Alex

**Public Participation:** None

**Unfinished Business:** Continue deliberating past hearings

### New Business

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

- Bryan Keneally – 106 Poverty Hollow Road – Appraisal too high. Should be lower based on surrounding homes – **Approved** – 1. Change heat type to steam & radiators (or equivalent) 2. Change Dep Code to A. 3. Set S. Adj Factor to 0.90 due to wetlands and topography. 4. Set S. Adj Factor for excess land to .90 due to topography and access (M) Deborra (2<sup>nd</sup>) Alex
- Endre & Elizabeth Meszaros – 42 Winton Farm Road – Appraisal not in line with comps – **Disapproved** – Property appraised is in line with comparable properties provided as well as others in same year (M) Deborra (2<sup>nd</sup>) Alex
- Corrine & Carissa Rotas – 10 Old Green Road – Appellant cancelled their hearing appointment
- Mona Maine DeBiran – 1 Poorhouse Road – Assessed value grossly inaccurate – **Approved** – 1. Set the Grade to C, aligning with comparable properties of similar vintage (1690-1710) 2. Add 5% functional obsolescence for antique and failing septic and well (M) Deborra (2<sup>nd</sup>) Alex
- Mike D'Amato – 39 Oak Ridge Drive – Assessment too high – **Approved** – Set the Grade to A, based on comparable properties in and outside the neighborhood (M) Deborra (2<sup>nd</sup>) Alex
- S & F Associates LLC – 43 South Main Street – Assessor's calculation of market value exceeds fair market value of the property – **Approved** – To make the appraised value at \$677,571 yealding and assessment of \$474,300 based on applying the income approach to this property (M) Deborra (2<sup>nd</sup>) Alex
- Joseph Nicolosi – 30 Queen Street – Excessive Assessment - **Approved** – 1. Set the Dep Code to A. 2. Set the gross area for BAS to 452 sq ft, add sub-area of crawl space of 880 sq ft (M) John (2<sup>nd</sup>) Deborra
- Nagy Enterprises Inc. – 12 Cold Spring Road – Excessive Assessment increase – **Approved** – 1. Set the unit price on the 4.00 acre land line to \$104,500 2. Set the I factor as appropriate for a 4.00 acre building lot and no higher than .5455 (M) Deborra (2<sup>nd</sup>) John
- Ryan Lahey – 5 Newbury Road – Assessment increase and no work done on house – **Approved** – 1. Change grade to B+. 2. Remove finished basement sq ftg as basement does not qualify as finished (M) Deborra (2<sup>nd</sup>) Alex
- Anthony & Janet DeCarlo – 98 High Rock Road – **Approved** – 1. Remove PTB, no bricks. 2. Change mixed use line code to multiple buildings with finished space. 3. On building 2 set heat type to heat pump (M) Deborra (2<sup>nd</sup>) John
- Eric & Cynthia DaSilva – 17 Main Street – Excessive Assessment increase – **Approved** – Change total bedrooms to 7 (M) Deborra (2<sup>nd</sup>) Alex

**Deliberations from prior hearings:**

- David Simonetti – 216 South Main Street – **Approved** – restore the S. Adj Factor on land line to 10% due to high traffic and proximity to road (M) Deborra (2<sup>nd</sup>) James

With there being no other business to transact the meeting was adjourned at 12:11AM

Respectfully Submitted by Lynn Kovack  
Board of Assessment Appeals