



TOWN OF NEWTOWN

Town of Newtown Board of Assessment Appeals

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

A Newtown Board of Assessment Appeals Regular Meeting was held on Thursday, April 2, 2020 at 6:00 PM in Shared Meeting Room #3 at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT. Appellants before the Board participated remotely by telephone due to the Covid-19 Social Distancing Period Mandate.

Members Present: Alex Villamil and Brynn Cullen

Staff Present: Jackie zVon

Mr. Villamil called the meeting to order at 6:08 PM.

Approval of Minutes

Mr. Villamil moved to approve the minutes of February 12, 2020. Ms. Cullen seconded. All were in favor and the minutes were approved.

Public Participation

None

Unfinished Business

No Unfinished Business.

Discussion and possible action regarding hearing appeals for property with appraised value over one million (\$1,000,000) dollars was tabled for discussion later in the year.

New Business

Discussion and Possible Action on the following – Conduct Hearings and Deliberations for Appeals for Applicants Scheduled with the Tax Assessor's Office:

Real Estate:

- **Chris Symes: 6 Lake Drive – Per Appellant:** Assessed value increased based on improvements, but there have been no improvements. Land value is too high based on comparison to other lakefront properties. This property has no: easy access to the lake; view; landscaping; patio or deck; and, it is marginal whether the owner could put in a boat dock because of shallow water and variations in water depth due to the hydro-electric dam. Appellant believes these factors should be taken into consideration. **Tabled for further review pending discussion with Assessor.**
- **Robert Fonseca: 8 Knollwood Drive – Per Appellant:** He has less square footage and property than his neighbors, yet his land is appraised higher. He has made no improvements. **Denied – insufficient evidence to support appellant's claim.**
- **Paul & Chris Fadus: 91 Church Hill Road – Appellant failed to attend. Board will attempt to reschedule through the Assessor's office given the possible confusion of the remote participation system.**
- **Robert Mastroni: 224 S. Main Street - Appellant failed to attend. Board will attempt to reschedule through the Assessor's office given the possible confusion of the remote participation system.**

- **Chris Hottois: 6 Washington Avenue** – Appellant requests reversal of 10% penalty for late filing of 2018 Report. Delayed filing was based on an internal filing error, which was corrected immediately upon discovery. Filing was only 13 days late. **Tabled for further discussion with First Selectman regarding statutory ability to override Assessor on penalties.**
- **Chris Hottois: 33 Main Street** - Appellant requests reversal of 10% penalty for late filing of 2018 Report. Delayed filing was based on an internal filing error, which was corrected immediately upon discovery. Filing was only 13 days late. **Tabled for further discussion with First Selectman regarding statutory ability to override Assessor on penalties.**
- **Chris Hottois: 4 Washington Avenue** - Appellant requests reversal of 10% penalty for late filing of 2018 Report. Delayed filing was based on an internal filing error, which was corrected immediately upon discovery. Filing was only 13 days late. **Tabled for further discussion with First Selectman regarding statutory ability to override Assessor on penalties.**

Motion to recess at 7:28 for purposes of deliberation by Alex Villamil because next appellant would not be calling in for 30 minutes; seconded by Brynn Cullen. All in favor. Recess was called until 7:55. Meeting reconvened at 7:55.

- **Wayne & Marshalee Young: 14 John Beach** – **Per Appellant:** Property is mostly wetlands, and interior of home is dated. Assessment is too high in comparison to other homes in the area. **Denied – insufficient evidence to support appellant’s claim.**
- **I Am Journey, LLC: 31 Hawleyville Road** - **Appellant failed to attend. Board will attempt to reschedule through the Assessor’s office given the possible confusion of the remote participation system.**
- **Bernard Hydock: 37 Boulevard** - **Per Appellant:** Recent increase in appraisal value is inappropriate due to the fact that the home is a vintage property, built in 1715, and the metrics of “Vision” (the software the town uses to calculate values) may be skewed to newer homes, and not suitable for vintage/antique properties. Comparable properties are difficult to find for vintage properties. The closest comparables provided by appellant’s research put home at \$465,000 rather than the current \$500,000 value. There have been no additions or improvements. **Tabled for further review pending discussion with Assessor and review of field card.**
- **Tino & Meghan Martins: 17 Serene Way** - **Per Appellant:** Field card shows an outbuilding with a bathroom, which is incorrect- there is no running water to the outbuilding. There is an incorrect name on the field card. Home was purchased in July 2019 for \$999,000. Bank’s appraisal was lower. Appellant thinks home should be valued at what he paid for it. **Tabled for further review pending discussion with Assessor and review of field card. Appellant should go to Town Assessor to make corrections on field card.**

Adjournment

Mr. Villamil moved to adjourn the meeting. Ms. Cullen seconded. All were in favor, and the meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Jackie zVon, Clerk