



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 Special Meeting was held on Wednesday, April 15, 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 6:09 PM.

Approval of Minutes

Mr. Villamil moved to approve the minutes of April 7, 2020. Ms. Cullen seconded. All were in favor, and the minutes were approved.

Mr. Villamil moved to approve the minutes of April 9, 2020. Ms. Cullen seconded. All were in favor, and the minutes were approved.

Public Participation

None

Unfinished Business

None.

New Business

Appeals were heard on the following:

- **Joseph J. & Annette Zatkovich: R/E at 621 Brookside Court - Per Appellant:** Unfair evaluation based on 2018 and the percentage of increase for 2019. (M) Alex (2nd) Brynn **Appeal denied – Insufficient evidence to support appellant’s claim.**
- **Constance Johnson/Wet Puppy Products: P/P – Per Appellant:** Assessor duplicated an item on 2019 declaration of personal property. (M) Alex (2nd) Brynn **Appeal approved. Adjust assessment by \$205 on appellant’s personal property notice.**
- **Elizabeth Chaves/Therapeutic Massage: P/P – Per Appellant:** Overtaxed on personal property that is old; based on figures she did not provide. (M) Alex (2nd) Brynn **Appeal approved. Set assessment value to \$4,680 on appellant’s personal property assessment notice.**
- **Lisa & James Gallagher: R/E at 31 Equestrian Ridge Road – Per Appellant:** Assessment is \$80,000 too high based on comparable homes. (M) Alex (2nd) Brynn **Appeal denied – Insufficient evidence to support appellant’s claim.**
- **Paul Fadus & Chris Carvalho: R/E at 91 Church Hill Road:** BPA zone taxed at same level as a Commercial Zone property. Tax assessment is too high for permitted uses and in comparison to similar properties. **Decision pending.**
- **16-30 Hattertown Rd., LLC: R/E at 16-30 Hattertown Road – Per Appellant:** Assessment has increased 60%. Carriage house has been demolished; main house is gutted with no electric, plumbing, sewer or well; garage has a tarp

on it. Appellant's estimate of value is \$100,000. (M) Alex (2nd) Brynn **Appeal denied based on documents provided by appellant and documents revised at the assessor's office.**

- **HW 1945, LLC: R/E at 5, 11 & 25 Meridian Ridge Drive – Per Appellant:** Appraisal Value is much higher compared with recent sales of similar properties within the subdivision. Also has a major cell tower on property. (M) Alex (2nd) Brynn **Appeal is denied based on insufficient evidence to support appellant's claim.**
- **Advanced Rejuvenation Therapy dba Biorestore: P/P – Per Appellant:** "Disposed Assets" was missed in error on form. (M) Alex (2nd) Brynn **Appeal denied – Insufficient documents to support appellant's claim.**
- **William DeRosa & Sadra Mejia: R/E at 115 Forest Drive – Per Appellant:** Property is overtaxed and grossly over assessed based on home, property, neighborhood, and comparables. **Decision pending.**
- **Paul & Geraldine Mitchell: R/E at 15A Old Green Road –Per Appellant:** Construction of a very large concrete water tank for the town of Newtown 200 feet from the home has substantially reduced its value. Assessor reports square footage of the home erroneously. **Decision pending.**

Adjournment

Mr. Villamil moved to adjourn the meeting and commence deliberations. Ms. Cullen seconded. All were in favor, and the meeting was adjourned at 9:05 p.m.

Respectfully submitted,
Jackie zVon, Clerk