

**NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING
MEETING ROOM 3 – REMOTE PARTICIPATION
WEDNESDAY, SEPTEMBER 8, 2020**

MINUTES

PRESENT: Alex Villamil, Brynn Cullen and Charles Gardner

CALL TO ORDER: Mr. Villamil called the meeting to order at 6:16 pm.

APPROVAL OF MINUTES: Mr. Villamil moved to accept the minutes of the April 30, 2020 Board of Assessment Appeals Special Meeting with the below grammatical changes made. Seconded by Ms. Cullen. Mr. Gardner abstained. Motion passes (2-1).

The minutes of the April 30, 2020 special meeting were approved and accepted with corrections noted at the meeting of September 8, 2020. In the section “unfinished business,” the description listed under these names should read as follows “...*deny appeal due to insufficient documentation...*”: Robert Fonseca, Wayne and Marshalee Young, Tino and Meghan Martins, Anjana Khurana-Real Estate at 1 Copper Creek Circle, Anjana Khurana-Real Estate at 3 Cobblestone Lane, David Andrew, Waterfall Plaza, Christopher Mahady and Nancy Mengler, Michael and Joanne Genovese, William A. Genovese Jr., Keith Irwin, Joseph J. and Annette Zatkovich, Advanced Rejuvenation Therapy, Simm Lane LLC, and Armstrong Moving and Storage.

PUBLIC PARTICIPATION: None

NEW BUSINESS:

Discussion and Possible Action:

Conduct Hearings for Scheduled Applicants Regarding Appeals of Motor Vehicle Assessments:

- **The Good Earth Tree Care Company / Jennifer Damon** – 2005 CAM Trailer, 1999 Sterling Trailer, 2012 Kenworth, 2011 Kenworth, 1996 Acier Trailer, 1998 East Trailer, 2002 BWS Trailer, 2015 Manac Trailer

2005 CAM Trailer – Ms. Damon stated that last year when they were registered in Stratford, CT this trailer was assessed at \$1,760 and in Newtown it's been assessed at \$2,100. She is asking that the assessment closely resembles what Stratford assessed at. She claims that it has been well used in the last 15 years. The Board will deliberate and make a final decision in the coming week.

1999 Sterling Tractor – Ms. Damon explained that this is a junker vehicle and the registration will not be renewed. It was assessed in Stratford at \$4,500, and in Newtown at \$20,990. She claims that she could get \$3,000 at most in scrap and parts for it. The Board will consult with the Assessor before making a final decision.

2012 Kenworth – In April 2020, Ms. Damon attended the BAA and was approved for a lower assessment for this vehicle and was granted, however, the lower assessment was not carried over into the 2019 Grand List. This was purchased for \$34,500. The assessment is currently listed as \$36,650. The Board will

consult with the Assessor before making a final decision.

2011 Kenworth - In April 2020, Ms. Damon attended the BAA and was approved for a lower assessment for this vehicle and was granted, however, the lower assessment was not carried over into the 2019 Grand List. This particular vehicle has since been totaled and junked. Insurance deemed it a total loss. Insurance company paid off the balance of her loan and paid her a balance of \$19,000 and in turn she bought a newer 2014 Kenworth. The Board will consult with the Assessor before making a final decision.

1996 Acier Trailer – Ms. Damon stated that this is an older model trailer. Stratford had this assessed at \$5,090, and Newtown assessed this at \$10,500. The Board will deliberate and make a final decision in the coming week.

1998 East Trailer – Ms. Damon stated that no one came out to assess all her equipment, and to see the condition of the vehicles in question. Stratford had this assessed at \$3,640, and Newtown assessed this at \$8,330. The Board will deliberate and make a final decision in the coming week.

2002 BWS Trailer – Ms. Damon compared it to Stratford which had this assessed at \$5,090, and Newtown assessed this at \$5,250. The Board will consult with the Assessor before making a final decision.

2015 Manac Trailer – Ms. Damon compared it to Stratford which had this assessed at \$23,420, and Newtown assessed this at \$42,757. This vehicle was totaled at the same time as the 2011 Kenworth in January 2020. This vehicle was replaced by a 2020 trailer purchased for \$48,000. The Board will consult with the Assessor before making a final decision.

• **Shawn Kasak** – 2016 Honda Civic LX, 2006 Toyota Tacoma, 2015 Harley Davidson, 2002 Harley Davidson

2016 Honda Civic – Mr. Kasak stated the vehicle is 3.5 years old with 153,380 miles as of August 18, 2020. He does an excessive amount of driving and, therefore, he believes the vehicle is not worth the proposed assessment. This vehicle was appealed last year due to high mileage and condition as well, and includes an additional 37,000 miles more this year and should not retain the same value as the year before. The Board will deliberate and make a final decision in the coming week.

2006 Toyota Tacoma TRD - Mr. Kasak stated this vehicle is in poor condition - he recently had a mechanic wire it to start because the ignition does not work, the transmission does not work, the torque converter does not work. He believes the vehicle is worth \$3,000 at most. The assessment was brought down last year but he was wondering why it did not carry over. The Board will deliberate and make a final decision in the coming week.

2002 Harley Davidson - Mr. Kasak stated that this motorcycle has high mileage. He believes it should be reduced and depreciated each calendar year. He noted this model is no longer made. The Board will deliberate and make a final decision in the coming week.

2015 Harley Davidson – Mr. Kasak stated that it has high mileage at 33,842 miles and is 5 years old. The current assessment is \$15,365. He feels it is worth closer to between \$10,000-\$11,000. Mr. Gardner will take this claim and consult with the Assessor before making a final decision.

• **Douglas Fuchs** – 2018 Mitsubishi Outlander Plug-in Hybrid

Mr. Fuchs stated that his 2018 Mitsubishi Outlander was assessed in 2018 at \$24,220 and again in 2019 at \$24,220. The value remained the same. Based on the fact that the assessment did not go down this year, he feels there must be a mistake. He provided comparables using online JD Power rough trade-in guides, which is not standard measure used by assessors in the State of CT. He noted this is a regular commuter vehicle and it runs about 20-25 miles on electric before kicking into a full blown hybrid. He concluded that the value of electric cars should not hold their value because of the fact that the batteries need to be replaced often. He concluded that vehicles should not hold their value year after year. The Board concluded that based on the NADA book values – the MSRP in place of the clean retail in this case – are consistent and has held it's value for the last two years.

Mr. Villamil made a motion that the appeal be denied based on the clean retail value that was used to determine the assessment being consistent with the value of the vehicle. Seconded by Mr. Gardner. All in favor. Motion passes (3-0).

• **Mariann Adams** – Two Unregistered Vehicles

Ms. Adams was not aware that having vehicles on her property would result in personal property taxes. The plates on the BMW were canceled but the vehicle has not been sold and is still sitting idle on her property. The BMW's registration had not been renewed in about 3-4 years. Regarding the Honda, she had it for about 6 months-1 year before transferring those plates onto a new vehicle. She did recently donate the Honda and provided a receipt. She was not assessed on these vehicles last year. The Board will confirm with Assessor on the gross assessment broken down for both the BMW and Honda in question before making a final decision.

• **Roger Von Schleusingen** – 2007 Chevy Silverado

Mr. Von Schleusingen stated that this is a work vehicle with high mileage (331,000) and only paid \$1,400 for it. There are many things broken within the vehicle. He was reimbursed from the state for high sales tax in 2019. The Board will deliberate and consult with the Assessor regarding his acceptance on the lesser amount with the State.

• **Mergim and Alberta Bajraliu** – 2018 Nissan Versa, 2018 Honda HR-V

No show.

ADJOURNMENT: There being no further business, Mr. Villamil moved to adjourn the meeting at 9:46 p.m. Seconded by Ms. Cullen. All in favor.

*Respectfully submitted,
Rina Quijano, Clerk*

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF ASSESSMENT APPEALS
AT THE NEXT MEETING.**