

**NEWTOWN BOARD OF ASSESSMENT APPEALS SPECIAL MEETING  
MEETING ROOM 3 – REMOTE PARTICIPATION  
TUESDAY, SEPTEMBER 22, 2020**

**MINUTES**

**PRESENT:** Alex Villamil, Brynn Cullen and Charles Gardner

**CALL TO ORDER:** Mr. Villamil called the meeting to order at 6:33 pm.

**APPROVAL OF MINUTES:** Mr. Villamil moved to accept the minutes of the September 15, 2020 Board of Assessment Appeals Special Meeting with the edits made below. Seconded by Ms. Cullen. Approved with change noted below. Motion passes (3-0).

The minutes of the September 15, 2020 special meeting were approved and accepted with corrections noted at the meeting of September 22, 2020. The section under Mariann Adams in unfinished business should read:

- **Mariann Adams - 2 Unregistered Vehicles**

Based on assessment standard practice, an unregistered vehicle is considered personal property and is automatically assessed at \$10,000. The unregistered vehicles in question on this property are a 1989 BMW and a 1983 Honda. The Board agreed that \$10,000 per vehicle seems excessive and used *the lesser values of comparables found online* instead.

**ANNOUNCEMENTS:** None

**PUBLIC PARTICIPATION:** None

**UNFINISHED BUSINESS:**

*Discussion and Possible Action:*

Deliberate and Finalize Results for the following Motor Vehicle Assessment Appeals:

- **Shawn Kasak – 2015 Harley Davidson**

Mr. Villamil began by reminding the board that the reason Mr. Kasak is appealing the assessment for this vehicle is that it is one year older with more mileage and therefore should lose more value. As noted during the previous meetings, the Assessor uses NADA clean retail values. Mr. Villamil read an excerpt from the 2019 NADA motorcycle guide book on page A-10 in regards to mileage... *“Motorcycle speedometers are prone to malfunction due to broken cables, damaged instruments and vibrations. The recorded mileage is not always accurate. The mileage figures above are estimates, and may be helpful in determining the value of a used motorcycle, in average condition. We are unable to assign mileage values for addition or subtraction to the book value, because condition is of more importance than actual mileage. Values should be determined by an on site inspection.”* The Board would normally consider an adjustment based on mileage but is not able to per the NADA book. They also are not able to assess the condition of the motorcycle due to lack of visual evidence provided by appellant, as well as, having no knowledge of the motorcycle's engine size which could have been a basis for a reduction. For these three reasons, there is no way to determine whether a reduction in value is warranted.

Mr. Villamil moved to deny this appeal based on insufficient documentation provided by appellant. Seconded by Mr. Gardner All in favor. Motion passes (3-0).

• **Madeline Bunt** – 2009 Toyota Matrix

Ms. Bunt stated on her application that the reason for her appeal is that the vehicle is in “rough shape.” She provided photos of exterior scratches and the interior is missing floor mats and the floors and seats are soiled with pet hair and slightly worn. Ms. Bunt had argued that the vehicle has 110,000 miles and was comparing the value to a rough trade-in value of closer to \$2,000. Ms. Cullen stated that, in her opinion, when the Assessor uses the average value, if they provide pictures or documentation, that the Board can determine whether something can be valued under the “rough” category. Mr. Gardner researched the difference of rough trade in versus average retail, and “rough” signifies major interior damage to the engine and mechanically. Mr. Villamil noted that Ms. Bunt did not provide any proof in the state of the mechanics of the vehicle. The condition of this vehicle has purely deteriorated due to lack of care by the owner. However, the Board continued discussions on compromising towards a small deduction.

Mr. Villamil moved to approve the appeal. The Assessor will change the assessed value from \$4,080 to \$3,876. Seconded by Ms. Cullen. All in favor. Motion passes (3-0).

• **Mergim Bajraliu** – 2018 Nissan Versa

Mr. Bajraliu's reasoning for his appeal is that the vehicle is overvaluated because of internal and external damage. He would like the assessment brought down to \$4,500, but is basing his number on Kelley Blue Book values, which we do not use. The value that it is currently assessed at is consistent with the NADA guide.

Mr. Villamil moved to deny this appeal. The appellant used Blue Book value to determine assessed figure in error. The correct values to use would be from the NADA book that the Town Assessor uses to determine the assessed value of the vehicle. Seconded by Mr. Gardner. All in favor. Motion passes (3-0).

• **Alberta Bajraliu** – 2018 Honda HR-V

Ms. Bajraliu claimed that the vehicle is devalued secondary to extensive exterior damage. The Assessor valued this vehicle at \$15,560 based on NADA clean retail value. Ms. Bajraliu would like it dropped down to \$9,500 but that is based on Blue Book value, which we do not use. The Board felt it did not necessitate a reduction.

Mr. Villamil moved to deny this appeal. The appellant used Blue Book value to determine assessed figure in error. The correct values to use would be from the NADA book that the Town Assessor uses to determine the assessed value of the vehicle. Seconded by Ms. Cullen. All in favor. Motion passes (3-0).

• **Brenda Cameron** – 2004 Toyota Sienna

Ms. Cameron stated that this vehicle is assessed at \$3,340 with 163,000 miles. She believes it should be brought down to \$2,298. The assessed value in NADA would actually put it at \$3,100 which the Board claimed to most likely be a clerical error with our assessment. Mr. Villamil stated that we will honor the corrected NADA assessed value of \$3,100, including an additional reduction of \$90 for high mileage.

Mr. Villamil moved to approve this appeal. The Assessor is to change value from \$3,340 to \$3,010 based on misassigned NADA value and high mileage of vehicle. Seconded by Ms. Cullen. All in favor. Motion passes (3-0).

**ADJOURNMENT:** There being no further business, Mr. Villamil moved to adjourn the meeting at 7:16 p.m. Seconded by Mr. Gardner. All in favor.

*Respectfully submitted,  
Rina Quijano, Clerk*

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