

**NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING
REMOTE PARTICIPATION
THURSDAY, APRIL 15, 2021**

MINUTES

PRESENT VIA TELECONFERENCE: Alex Villamil, Charles Gardner and Edward Randall

CALL TO ORDER: Mr. Villamil called the meeting to order at 7:16 pm.

APPROVAL OF MINUTES: Mr. Villamil moved to accept the minutes of the April 14, 2021 Board of Assessment Appeals Regular Meeting with the below edits made. Seconded by Mr. Gardner. Motion passes (3-0).

Under **Linda Manganaro**, a typo was noted in the motion: Mr. Gardner moved to deny the appeal as being ~~noted~~ moot because the adjustment had already been made by the Tax Assessor making it a net assessment of \$0. Seconded by Mr. Villamil. All in favor. Motion passes (3-0).

Under **Libor Karas**, change the second sentence to read: *Mr. Gardner feels that ~~he should be penalized,~~ ~~however~~ the steep jump in assessment from last year to this year is too much.*

Under **Joseph Benner dba JGB Realty**, two typos were noted: *Upon reviewing Mr. Benner's claim, Mr. Gardner stated the only evidence is the note from the appraiser which states that ~~he~~ believed the unit was worth \$40,000 back in 2017. Mr. Villamil noted that because there are ~~not~~ no comparables, there is no way to tell what is accurate.*

PUBLIC PARTICIPATION: None

UNFINISHED BUSINESS:

Discussion and Possible Action:

Deliberate and finalize decisions for hearings held on April 6th, April 8th, and April 14th:

Shkelzen Kralani dba Barnwood Grill – Business Personal Property

Mr. Kralani submitted an amended 2020 personal property declaration on April 15th. He also reached out to the Board via email explaining that he did not understand why numbers are being carried over and was not in agreement about the value carried over within code #16: furniture, fixtures and equipment. Mr. Villamil felt that the Board try reaching out to Mr. Kralani one more time to explain that values must be carried over or disposed of by indicating that on the declaration. This was tabled until the next meeting.

Plantation Medical LLP – Business Personal Property

Upon consulting with the Assessor's office, Mr. Villamil believes this to be an entity of Samms CT LLC and assets should be declared under Samms CT LLC.

Mr. Villamil moved to approve the appeal as Plantation Medical LLP is considered by the Board of Assessment Appeals to be a subsidiary of Samms CT LLC and is assessed through that entity. Seconded by Mr. Randall. All in favor. Motion passes (3-0).

Samms CT LLC – Business Personal Property

Although a declaration was submitted, zero assets were declared. The Board agreed that assets should have been declared for a registered investment business such as this, however they agreed to lower the estimated value given by the Assessor. They noted that for future personal property filings, Samms CT LLC must

provide more detailed information and declare their own true numbers.

Mr. Villamil moved to approve that the Assessor change the value from \$15,000 to \$2,000 plus the 25% penalty of \$500. Seconded by Mr. Randall. All in favor. Motion passes (3-0).

Jeffrey Cordisco – Real Estate at 42 Boggs Hill Road

After reviewing Mr. Cordisco's claim that only 2 acres of his property are usable, Mr. Gardner stated that his property is in an R-3 zone which means 3 acres are allocated to the residence and cannot be adjusted. He suggested that the remaining 2.23 acres of excess land can be reflected as wetlands. Mr. Villamil agreed. In regards to the value of the building, after reviewing the comps provided, the Board agreed to reduce the assessment of the dwelling as well.

Mr. Villamil moved to approve the appeal and that the Assessor change assessed value of the dwelling from \$325,800 to \$316,865; and add WT2 adjustment to land line valuation in special pricing section for the 2.23 acre line. Seconded by Mr. Gardner. All in favor. Motion passes (3-0).

I Am Journey, LLC – Real Estate at 31 Hawleyville Road

The Board discussed the appeal presented by Ms. DeStefano. Mr. Gardner stated that, in terms of the land value, the comps provided are not within the Hawleyville Center Design District, therefore, making the land values incomparable. He further continued with the building itself and noted that there was nothing provided to base a comparison on. All were in agreement that the comps provided are for regular homes, while 31 Hawleyville is a converted church turned into office space.

Mr. Gardner moved that the appeal be denied on the basis that the appellant has failed to present sufficient evidence to support her request in change of assessment. Seconded by Mr. Villamil. All in favor. Motion passes (3-0).

Jose Pullopilly – Real Estate at 3 Botsford Hill Road

The Board continued reviewing the documentation presented by Mr. Pullopilly's agent Mr. Lane. Mr. Villamil stated that if any adjustment be made, it should be made to the dwelling. Per the field card, in 2017, there was a field review inspection done. Mr. Gardner noted that it appears as if the home has deteriorated since the home was purchased in 2004 which would lead Mr. Lane to believe that the home is a tear-down. The Board does not feel any adjustment should be made to the land, but Mr. Gardner commented that, although you don't want to award someone for neglecting their property, the comps provided can be taken into consideration for the dwelling.

Mr. Gardner moved to approve the appeal and the Assessor is directed to adjust the assessed value on the dwelling line from \$77,620 to to \$62,100. Seconded by Mr. Randall. All in favor. Motion passes (3-0).

Masimo Americas, Inc. - Business Personal Property

After further discussion regarding the claim brought forward by Marvin F. Poer & Co., agent to Masimo Americas Inc., the Board did not see any substantial evidence to support the appeal.

Mr. Villamil moved to deny appellant's claim based on insufficient evidence provided by appellant's agent. Seconded by Mr. Randall. All in favor. Motion passes (3-0).

ANNOUNCEMENTS: Mr. Villamil announced that one more meeting will be added to conclude deliberations for remaining appellants on Monday April 26th at 7:30 pm.

ADJOURNMENT: There being no further business, Mr. Villamil moved to adjourn the meeting at 10:13 pm. Seconded by Mr. Randall. All in favor.

*Respectfully submitted,
Rina Quijano, Clerk*

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