



TOWN OF NEWTOWN BOARD OF ASSESSMENT APPEALS

NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING
THURSDAY MARCH 2, 2023

MINUTES

PRESENT: Kadri Graffeo, Scott Reiss, Alex Villamil, Edward Randall

CALL TO ORDER: Mr. Reiss called the meeting to order at 6:30 pm

APPROVAL OF MINUTES: Mr. Villamil moved to accept the minutes of the January 26, 2023 Board of Assessment Appeals Special Meeting. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0-1 Mr. Randall abstained).

NEW BUSINESS:

Discussion and Possible Action:

- Conduct hearings for Scheduled Appellants: (Room #1)
 - **Barbara Germak – Real Estate at 52 Moccasin Trail**
Mr. Reiss began by administering the statutory oath. Barbara Germak presented her case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to approve the reduction in the assessed value from \$279,220 to \$243,000 based on provided appraisal. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
 - **Kenneth Lee & Stephanie Gay Schaefer – Real Estate at 4 Castle Meadow Rd**
Mr. Reiss began by administering the statutory oath. Harriet Busker representative of Kenneth Lee & Stephanie Gay Schaefer presented their case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to approve the reduction in the assessed value from \$564,560 to \$420,000 based on provided appraisal. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
 - **Sharon L Cohen & Jean-Henry – Real Estate at 8 Eden Hill**
Mr. Reiss began by administering the statutory oath. Sharon L Cohen & Jean-Henry Mathurin presented their case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to approve the reduction in the assessed value from \$350,600 to \$330,000 based on provided evidence. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
 - **23 Commerce LLC – Real Estate at 23 Commerce Road**
Mr. Reiss began by administering the statutory oath. Nicole Manna of 23 Commerce LLC presented their case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

▪ **19 Commerce Rd LLC – Real Estate at 19 Commerce Road**

Mr. Reiss began by administering the statutory oath. and Nicole Manna of 19 Commerce LLC presented their case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

▪ **19 Commerce Rd LLC – Real Estate at 66A Churchill Road**

Mr. Reiss began by administering the statutory oath. Nicole Manna of 19 Commerce LLC presented their case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Randall. All in favor. Motion passes (4-0).

▪ **ITH LLC – Real Estate at 3A Edmund Road**

Mr. Reiss began by administering the statutory oath. Robert E Manna Jr of ITH LLC presented their case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).

▪ **16-30 Hattertown Road LLC – Real Estate at 20 Hattertown Road**

Mr. Reiss began by administering the statutory oath. Adam Negri of 16-30 Hattertown Road LLC presented their case to appeal the assessment of the property listed above.

Mr. Reiss made a motion to approve the reduction in the assessed value from \$282,680 to \$117,700. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

▪ **16-30 Hattertown Road LLC – Real Estate at 30 Hattertown Road**

Mr. Reiss began by administering the statutory oath. Adam Negri of 16-30 Hattertown Road LLC presented their case to appeal the assessment of the property listed above.

Mr. Reiss made a motion to approve the reduction in the assessed value from \$158,150 to \$98,000. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

▪ **Blake Roderick LLC – Real Estate at 6A Twist Hill Lane - Rescheduled**

• Conduct hearings for Scheduled Appellants: (Room #3)

▪ **Philip & Robina Carroll – Motor Vehicle (2005 Ford F250) at 1 Fieldstone Dr**

Mr. Villamil began by administering the statutory oath. Philip & Robina Carroll presented their case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to approve the reduction in the assessed value from \$5,780 to \$4,000. Seconded by Mr. Randall. All in favor. Motion passes (3-0-1 Mr. Reiss abstained).

▪ **Matt White – Real Estate at 14 Butternut Ridge**

Mr. Villamil began by administering the statutory oath. Matt White presented his case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to approve the reduction in the assessed value from \$1,181,560 to \$959,190. Seconded by Mr. Randall. All in favor. Motion passes (4-0).

▪ **David E Patrone & Aurora K Patrone – Real Estate at 36 Plumtrees Road**

Mr. Villamil began by administering the statutory oath. David E Patrone & Aurora K Patrone presented their case to appeal the assessment of the property listed above.

Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).

- **Maureen C Owen & Michael Crick** – *Real Estate at 7 Glover Avenue*
Mr. Villamil began by administering the statutory oath. Maureen C Owen presented their case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to approve the reduction in the assessed value from \$259,940 to \$240,638 and lower grade from C+ to C due to deteriorated condition. Seconded by Mr. Randall. All in favor. Motion passes (3-0-1 Mr. Villamil abstained).
- **Alfred E Schlemmer** – *Real Estate at 77 Saint George Place*, Did not appear
- **Anthony V Nitopi** – *Real Estate at 4 Longview Road*, Did not appear
- **89 Poverty Hollow LLC** – *Real Estate at 89 Poverty Hollow Road*
Mr. Villamil began by administering the statutory oath. Kenneth Wright of 89 Poverty Hollow LLC presented his case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to approve the reduction in the assessed value from \$664,360 to \$511,165. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Steven McMahon** – *Real Estate at 118 Riverside Road*
Mr. Villamil began by administering the statutory oath. Steven McMahon presented his case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to approve the reduction in the assessed value from \$244,850 to \$205,000. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
- **Chunwen Luo & Shuyun Yin** – *Real Estate at 18 Quarry Ridge Road*
Mr. Villamil began by administering the statutory oath. Chunwen Luo presented their case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to deny the appeal based on insufficient proof to support the claim. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).

- Deliberated and finalized decisions as noted in the above motions.

ADJOURNMENT: There being no further business, Mr. Reiss moved to adjourn the meeting at 11:40 pm. Seconded by Mr. Villamil. All in favor.

*Respectfully submitted,
Dana Ulibarri, Clerk*

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