



TOWN OF NEWTOWN
BOARD OF ASSESSMENT APPEALS

NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING
TUESDAY, MARCH 7, 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 March 2, 2023 Board of Assessment Appeals Regular Meeting. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0)

NEW BUSINESS:

Discussion and Possible Action:

- Conduct hearings for Scheduled Appellants: (Room #1)
 - **Paul Meisel & Cheryl C Meisel – Real Estate at 2 Pheasant Ridge Road**
Mr. Reiss began by administering the statutory oath. Paul Meisel presented their case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to deny the appeal based on the assessment being in line with comps when normalized for acreage. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
 - **Richard & Karen Hansen – Real Estate at 5 Sturges Rd**
Mr. Reiss began by administering the statutory oath. Richard & Karen Hansen presented their case to appeal the assessment of the property listed above.
Mr. Reiss began by administering the statutory oath. Richard & Karen Hansen 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 \$325,030 to \$306,250 based on provided appraisal. In addition, the Assessor should correct the field card to reflect crawl space instead of slab, subject to field inspection. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
 - **Washington Mobley – Real Estate at 53 Scudder Road, Did not appear**
 - **Sedar Farm LLC – Real Estate at 81 Currituck Road**
Mr. Reiss began by administering the statutory oath. Terence & Christine Benhardt of Sedar Farm LLC presented their case to appeal the assessment of the property listed above.
Ms. Graffeo 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).

- **Peter DeCrescenzo** – *Real Estate at 68 Toddy Hill Road*
Mr. Reiss began by administering the statutory oath. Peter DeCrescenzo presented his case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to deny the appeal based on insufficient evidence provided to reduce further than existing reduction by the assessor. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
 - **Marshall Jamshidi & Diana Avila**– *Real Estate at 73 Algonquin Trail*
Mr. Reiss began by administering the statutory oath. Marshall Jamshidi & Diana Avila presented their case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to approve the reduction in the assessed value from \$297,160 to \$253,330 based on evidence provided. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
 - **Sean P & Nancy A Dunn** – *Real Estate at 7 Harvest Common Rd*
Mr. Reiss began by administering the statutory oath. Sean P Dunn presented their case to appeal the assessment of the property listed above.
Ms. Graffeo 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).
 - **Nirmala C Patel** – *Real Estate at 36 Old Bethel Road*, Did not appear
 - **Nathalie Feola-Guerrieri** – *Real Estate at 5 Jacobs Lane*
Mr. Reiss began by administering the statutory oath. Nathalie Feola-Guerrieri presented her case to appeal the assessment of the property listed above.
Mr. Reiss 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).
- Conduct hearings for Scheduled Appellants: (Room #3)

 - **Gary R Michael Jr. & Katherine A Michael**– *Real Estate at 9 Arthurs Court*
Mr. Villamil began by administering the statutory oath. Gary R Michael Jr. 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).
 - **Frank J Jr & Laurie J Gavel**– *Real Estate at 14 Willow Brook Lane*, Did not appear
 - **Jeffrey Corsello & Dawn Hatfield** – *Real Estate at 14 Old Farm Hill Road*, Did not appear
 - **William Leinert** – *Real Estate at 46 Platts Hill Road*, Did not appear
 - **William Leinert** – *Real Estate at 44 Platts Hill Road*, Did not appear
 - **Elfriede Utz** – *Real Estate at 33 Shelley Road*
Mr. Villamil began by administering the statutory oath. Elfriede Utz presented her case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to deny the appeal based on appellant's assessment value was higher than the value adjusted by the town assessor. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

- **Daniel Orlowski** – *Real Estate at 16 Bridge End Farm Ln*
Mr. Villamil began by administering the statutory oath. Daniel Orlowski 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 to \$490,000 based on the appellants evidence presented to the BAA. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Michelle S Tenenbaum** – *Real Estate at 8 Willow Brook Lane*
Mr. Villamil began by administering the statutory oath. Michelle S Tenenbaum presented her 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).
- **Jack Kaufman** – *Personal Property at Statewide Gold 37 Rosemere Dr*
Mr. Villamil began by administering the statutory oath. Jack Kaufman presented his case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to approve the reduction in the assessed value from \$15,000 to \$600 for personal property. Add 25% for late penalty. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
- **Kevin & Judy Corrigan** – *Real Estate at 4 Driftway Drive*
Mr. Villamil began by administering the statutory oath. Kevin & Judy Corrigan 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 by 7% to account for Economic Obsolescence due to cell tower. 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 11:19 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**