



TOWN OF NEWTOWN BOARD OF ASSESSMENT APPEALS

NEWTOWN BOARD OF ASSESSMENT APPEALS SPECIAL MEETING
FRIDAY, MARCH 10, 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 7, 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)
 - **Joseph and Azian Kearney – Real Estate at 9 Daniels Hill Road**
Mr. Reiss began by administering the statutory oath. Joseph Kearney presented their case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to approve the change in the land-only assessment from \$131,470 to \$109,315 based on provided evidence. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
 - **John F Davin – Real Estate at 15 Sweet Meadow Rd**
Mr. Reiss began by administering the statutory oath. John F Davin presented his case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to approve the change in grade from B to C+ subject to field evaluation by the assessor. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
 - **Vernice J Murphy – Real Estate at 57 Elizabeth Circle**
Mr. Reiss began by administering the statutory oath. Vernice J Murphy & Charlene Bailey presented her case to appeal the assessment of the property listed above.
Mr. Randall 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).
 - **Gary & Barbara Herbst – Real Estate at 51 Elizabeth Circle**
Mr. Reiss began by administering the statutory oath. Gary & Barbara Herbst presented their 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 Ms. Graffeo. All in favor. Motion passes (4-0).

- **William & Dawn Ng – Real Estate at 9 Merlins Lane**
Mr. Reiss began by administering the statutory oath. William Ng 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).
- **Frank & Janet Gardner – Real Estate at 6 Surrey Trail-** Did not appear
- **Kenneth Lerman– Real Estate at 55 Main Street**
Mr. Reiss began by administering the statutory oath. Kenneth & Laura Lerman presented his case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to approve the reduction in the assessed value from \$237,440 to \$210,000. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
- **Anita Castelhana Dafonte – Real Estate at 9 John Beach Road**
Mr. Reiss began by administering the statutory oath. Anita Castelhana Dafonte presented her case to appeal the assessment of the property listed above.
Mr. Reiss made a motion to approve the change in grade from C+ to C- subject to field evaluation by the assessor. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).
- Conduct hearings for Scheduled Appellants: (Room #3)
 - **Joy S Brewster – Personal Property at Cassio Kennels LLC**
Mr. Villamil began by administering the statutory oath. Joy S Brewster presented her case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to deny the appeal subject to an on-site inspection to determine the value of personal property and an accurate assessment value for the personal property. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).
 - **Mario & Terrie Cabeleira – Real Estate at 65 Turkey Hill Road**
Mr. Villamil began by administering the statutory oath. Mario & Terrie Cabeleira 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).
 - **Mario & Terrie Cabeleira –Real Estate at 77 Nearbrook Drive**
Mr. Villamil began by administering the statutory oath. Mario & Terrie Cabeleira 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 \$257,830 to \$219,297. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
 - **Mario & Terrie Cabeleira – Real Estate at 77 Alpine Drive**
Mr. Villamil began by administering the statutory oath. Mario & Terrie Cabeleira 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 \$100,670 to \$80,280. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
 - **Robert A & Anna Kiszniowski – Real Estate at 31 High Rock Road**
Mr. Villamil began by administering the statutory oath. Robert A & Anna Kiszniowski presented their case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to approve the assessor to change the grade from B- to C+ compute the assessment based on that grade change. Seconded by Mr. Randall. All in favor. Motion passes (4-0).

- **Daphne & Lawrence N Weston** – *Real Estate at 2 Bridle Path Trail* -Did not appear
- **David & Lauren Nault** – *Real Estate at 44 Hoseye Coach Road*
Mr. Villamil began by administering the statutory oath. David Nault 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 \$552,180 to \$524,571. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
- **James Lee & Laura Lee** – *Real Estate at 121 High Rock Road*
Mr. Villamil began by administering the statutory oath. James Lee & Laura Lee presented their case to appeal the assessment of the property listed above.
Mr. Villamil made a motion to approve, taking external obsolescence into account, a reduction in the assessed value from \$124,950 to \$112,307. 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 10:20 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**