



TOWN OF NEWTOWN BOARD OF ASSESSMENT APPEALS

NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING
MONDAY, MARCH 20, 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 15, 2023 Board of Assessment Appeals Regular Meeting. Seconded by Mr. Randall. All in favor. Motion passes (4-0)
Mr. Randall moved to accept the minutes of the March 18, 2023 Board of Assessment Appeals Special Meeting. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0)

Discussion and Possible Action:

- Conduct hearings for Scheduled Appellants: (Room #1)
 - **Roger & Barbara Bobowick – Real Estate at 15 Rowledge Pond Rd**
Mr. Reiss began by administering the statutory oath. Barbara & Todd Bobowick 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 \$505,200 to \$ 464,400. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).
 - **Todd & Karen Bobowick – Real Estate at 1 Rowledge Pond Rd**
Mr. Reiss began by administering the statutory oath. Todd & Barbara Bobowick presented the 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).
 - **Akeem Banks & Jennine Banks – Real Estate at 4 Brandywine Lane**
Mr. Reiss began by administering the statutory oath. Akeem Banks & Jennine Banks presented their case to appeal the assessment of the property listed above.
Ms. Graffeo made a motion to approve the appeal and change the code for the in-ground pool from SPL2 to SPL1 to reflect typical versus custom. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
 - **David Curran & Karen Curran – Real Estate at 44 Boggs Hill Road – Did not appear**
 - **Margarita Shvets & Valerie Boyko – Real Estate at 11 Jordan Hill Road**
Mr. Reiss began by administering the statutory oath. Margarita Shvets & Marat Shakhgereeov (translator) presented the 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).

▪ **Anne Marie Bouteiller – Real Estate at 139 Taunton Hill Road**

Mr. Reiss began by administering the statutory oath. Anne Marie & Roger Bouteiller presented her 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).

▪ **Anne Marie Bouteiller – Real Estate at 17 Cross Brook Road**

Mr. Reiss began by administering the statutory oath. Anne Marie & Roger Bouteiller 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 Ms. Graffeo. All in favor. Motion passes (4-0).

▪ **Jia Lin & Tony Yi – Real Estate at 5 Cottonwood Trail**

Mr. Reiss began by administering the statutory oath. Jia Lin 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 \$196,840 to \$148,233. Seconded by Mr. Villamil. All in favor. Motion passes (4-0).

▪ **Jia Lin & Tony Yi – Real Estate at 47 Bankside Trail**

Mr. Reiss began by administering the statutory oath. Jia Lin did not request a change in the assessment of the property listed above.

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

▪ **James & Pamela Spinner – Real Estate at 49 Mt Nebo Road**

Mr. Reiss began by administering the statutory oath. James & Pamela Spinner presented their case to appeal the assessment of the property listed above.

Ms. Graffeo made a motion to approve. Assessor remove pool from field card, reducing the assessed value by \$67,200. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).

▪ **Robert Sebastiao – Real Estate at 52 Botsford Hill Road**

Mr. Reiss began by administering the statutory oath. Robert Sebastiao presented his case to appeal the assessment of the property listed above.

Mr. Reiss made a motion to approve. Assessor change the depreciation code to P and remove crawl space from field card. Seconded by Ms. Graffeo. All in favor. Motion passes (4-0).

▪ **Robert & Lucille Pieretti – Real Estate at 14 Brandywine Lane**

Mr. Reiss began by administering the statutory oath. Robert & Lucille Pieretti 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 \$527,560 to \$501,180 due to economic obsolescence. Seconded by Mr. Reiss. All in favor. Motion passes (4-0).

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

▪ **Christopher & Kathleen Gardner – Real Estate at 4 Mt. Pleasant Terrace**

Mr. Villamil began by administering the statutory oath. Christopher Gardner 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 \$302,510 to \$296,394. Seconded by Mr. Randall. All in favor. Motion passes (4-0).

- **Washington Mobley – Real Estate at 53 Scudder Road**
Mr. Villamil began by administering the statutory oath. Washington Mobley 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 \$467,700 to \$427,000. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Matthew & Susan Stanczyk – Real Estate at 16 Sand Hill Road**
Mr. Villamil began by administering the statutory oath. Matthew & Susan Stanczyk 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 \$361,400 to \$325,260. Seconded by Mr. Randall. All in favor. Motion passes (4-0).
- **Robert & Teresa Gibbons – Real Estate at 8 Yogananda Street**
Mr. Villamil began by administering the statutory oath. Robert & Teresa Gibbons 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).
- **G. Laurence McGowan – Real Estate at 232 Brookside Court**
Mr. Villamil began by administering the statutory oath. G. Laurence McGowan presented his 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).
- **Jeffrey Gregg – Real Estate at 1 Castle Meadow Road**
Mr. Villamil began by administering the statutory oath. Jeffrey Gregg presented his 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).
- **Mary Clark Stambaugh – Real Estate at 12 Sturges Road**
Mr. Villamil began by administering the statutory oath. Diane Browne daughter-in-law of Mary Clark Stambaugh presented the 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).
- **Paula Hopper – Real Estate at 131 Boggs Hill Road**
Mr. Villamil began by administering the statutory oath. Glenn Hopper son of Paula Hopper presented the 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).
- **Sharman Wheatley – Real Estate at 8 Rowledge Pond Road**
Mr. Villamil began by administering the statutory oath. Sharman Wheatley 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).

- **Frederick C & Deborah Stakel** – *Real Estate at 22 Bridge End Farm Ln*
Mr. Villamil began by administering the statutory oath. Frederick C Stakel presented their 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).
 - **Brian W Nadro** – *Real Estate at 112 South Main St*
Mr. Villamil began by administering the statutory oath. Brian W & Suze Nadro 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 Mr. Villamil. 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 deemed the meeting adjourned at 11:45 pm.

*Respectfully submitted,
Dana Ulibarri, Clerk*

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