



TOWN OF NEWTOWN

Board of Assessment Appeals
Minutes of Regular Meeting on April 17, 2018

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF ASSESSMENT APPEALS

A Board of Assessment Appeals Regular Meeting was held on Tuesday, April 17, 2018 at 6:00 PM in Meeting Room #1, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut

Members Present: James McFarland (Chairman) and Deborra Zukowski

Staff Present: Lynn Kovack (Clerk)

James called the meeting to order at 6:18PM

Approval of Minutes:

- April 16, 2018 (M) James (2nd) Deborra – Approved with following corrections: Under 86 The Boulevard- wording of “not keep adjustment for proximity to highway should read **“note: keep adjustment for proximity to highway”**”, Janice Butlet should be **Janice Butler**, and under 8 Huntingtown Road- Appraised value may not exceed \$76,100 should actually read “Appraised value of the dwelling may not exceed \$76,100

Public Participation: None

Old Business: None

New Business

The Board Administered oaths, took statements and voted on the following:

- Stefan Nowacki (Bob Hall & Fred Miller) – 54 Bennetts Bridge Road – Appraisal value exceeds fair market value – **Approved** – Consider property 85% complete, due to unfinished trim, flooring, masonry and stairs. Set S. Adj factor for building lot to .90 due to topography. Set S.Adj factor to .90 on excess land due to topography and wetlands (M) Deborra (2nd) James
- Victoria Cummings – 65 Aunt Park Lane – Personal Property – 2 horses 17 & 30 years old. Can’t be rode due to lameness and couldn’t get \$100 at auction for them – **Approved** – Tax Assessor must apply \$1000 per horse exemption per CT State Statute S.12-81 non-farming horses (M) Deborra (2nd) James
- Melvin Cunningham & Nancy Scerbo – 34 Algonquin Trail – Questions revised assessment of seasonal cottage in Cedarhurst – **Approved** – Apply 10% functional obsolescence due to lack of running water 7 Months of each year (M) Deborra (2nd) James
- Barton & Carolyn Conant – 22 Lake Road – Excessive Assessment increase – **Approved** – Remove extra kitchen – removed by owner, remove the WHL in outbuildings, remove special code LLN and set S.Adj factor to 1.00 property is not on Lake Lillintonah (M) Deborra (2nd) James
- Alan Sheperd for Jay Keillor – 9 Beechwood Drive – Acreage is 1 acre not the 4.6 acres. See NOK Assoc report – **Approved** – all land is to be classified as non-buildable per appellant’s conversation with George Benson in Lane Use in which he said land is not a building lot (M) Deborra (2nd) James
- Kathleen & Raymond Gallagher – 23 Castle Meadow Road – Excessive Assessment increase – **Approved** – Downgrade finished basement quality from 2 to 1 (M) Deborra (2nd) James
- James & Theresa Swift – 11 Cedarhurst Trail – Appellant no showed for their scheduled hearing

With there being no other business to transact the meeting was adjourned

Respectfully Submitted by Lynn Kovack
Board of Assessment Appeals

