



## TOWN OF NEWTOWN

Board of Assessment Appeals  
Minutes of Special Meeting April 30, 2018

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

A Board of Assessment Special Meeting was held on Monday, April 30, 2018 at 7:00PM in Shared Meeting Room #3, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut

**Members Present:** James McFarland (Chairman), John Godin and Alex Villamil (7:45)

**Staff Present:** Lynn Kovack

James called the meeting to order at 7:06PM

### Approval of Minutes:

- April 26, 2018 – (M) John (2<sup>nd</sup>) James - Approved

### Public Participation:

Janice Butler from 31 Rock Ridge Road- She felt it was important to come in and make the Board aware that Communication with the Board, Assessor Office and the Appellant have some issues. She was told by Rick in the Assessor that she could not write \$0.00 on the Declaration. She then met with Vision and they said to go back to the Assessor. Rick then called and said that she had to fill out the Declaration form all over again and he had an issue with the printer she said she had not paid for. She proceeded to tell him that the business cards did not have to be put down and that her cell phones were returned. Rick then told her that he would report her to Monroe and he also asked her for copies of her tax returns which she provided him with. He called her again and said again that she must have property. She then received a letter stating that the Board had reviewed and that no changes were warranted. James thanked her for coming in and told her to take a copy of the minutes showing what they wrote when they made their decision, and to bring to the Assessor with the Declaration and have them take care of it for her. She just wanted to stress to the Board that Communication with the Assessor was having some issues getting information to some Appellant's

**New Business:** Board set September dates for MVA hearings as follows

- September 11, 2018 at 7:00PM
- September 18, 2018 at 7:00PM

### Unfinished Business:

#### Deliberate prior hearings

- Craig & Karen Smigala – 68 Watkins Drive – Excessive Assessment increase – **Disapproved** – property is appraised appropriately (M) James (2<sup>nd</sup>) John (hearing was held on 4/26/18)
- Ernest Morgan Jr. – 160 Mt. Pleasant Road – Land value was improperly evaluated – **Disapproved** – no changes, property is assessed appropriately (M) John (2<sup>nd</sup>) James (hearing was held on 4/18/18)
- Tom & Kristen Sharpe – 16 High Bridge Road – Clerical and description errors on field cards. Excessive tax increase – **Disapproved** – insufficient documentation to support appellant's claim (M) James (2<sup>nd</sup>) John (hearing was held on 4/18/18)
- Tom & Kristen Sharpe – 12 High Bridge Road – Clerical and description errors on field cards. Excessive tax increase – **Disapproved** – property is appraised appropriately as is (M) James (2<sup>nd</sup>) John (hearing was held on 4/18/18)
- Christopher Breault – 13 Washington Avenue – Disagree with assessment value based on appraisal of real property for NorCom mortgage dated December 29, 2016 – **Approved** – Set Dep Code to A (M) John (2<sup>nd</sup>) James (hearing was held on 4/18/18)
- Newtown Village Cemetery Association Inc. – 22 South Main Street – Value too high – **Disapproved** – due to insufficient evidence to support appellant's claim (M) James (2<sup>nd</sup>) John (hearing was held on 4/18/18)
- Cris Carvalho & Paul Fadus – 5 Sunset Hill Road – Assessment too high – **Approved** – Change Building 2 to garage or barn, whichever has the lesser appraised value (M) James (2<sup>nd</sup>) Tom (hearing was held on 3/6/18)

- Michael Burton for Pootatuck Rentals LLC – 107 Church Hill Road – decreasing rental values not refuted in assessment – **Approved** – set the S Adj Factor for land line to 0.75 due to wetlands, that includes the Pootatuck River and steep/unusable bank along Dayton Street (M) John (2<sup>nd</sup>) James (hearing was held on 4/25/18)
- Tom Sharpe – 14 High Bridge Road – Clerical and description errors on field cards. Excessive tax increase – **Disapproved** – Due to lack of documentation/evidence to support appellant's claim (M) John (2<sup>nd</sup>) James (hearing was held on 4/25/18)
- Blue Linx Corp – 201 South Main Street – value doesn't reflect market reality and doesn't factor in our unique environmental and geological limitations – **Approved** – Set the fair market value to \$1,778,214 yielding an assessment of \$1,244,750 (M) John (2<sup>nd</sup>) James (hearing was held on 4/25/18)
- Ethan Allen Retail, Inc. – 21 Ethan Allen Drive – Assessment exceeds full market value of the subject property – **Approved** – set the fair market value to \$5,308,800, yielding an assessment of \$3,716,160 (M) John (2<sup>nd</sup>) James (hearing was held on 4/25/18)
- Taunton Press, Inc. – 63 South Main Street – assessment does not accurately reflect the fair market value of the subject property on 10/1/17 – **Disapproved** – insufficient documentation to support appellant's claim (M) John (2<sup>nd</sup>) James (hearing was held on 4/25/18)
- Newtown Highland LLC – 123 South Main Street – over valuation based on income and expenses – **Disapproved** – due to insufficient evidence to support appellant's claim (M) John (2<sup>nd</sup>) James (hearing was held on 4/25/18)
- Newtown Highland LLC – 125 South Main Street – over valuation based on income and expenses – **Disapproved** – due to insufficient evidence to support appellant's claim (M) John (2<sup>nd</sup>) James (hearing was held on 4/25/18)
- Deidre Condon – 172 Mt. Pleasant Road – excessive assessment increase – **Approved** – Set the fair market value to \$1,255,038 yielding an assessment of \$878,526 (M) John (2<sup>nd</sup>) James (hearing was held on 4/25/18)
- Pootatuck Properties LLC – 102 Church Hill Road – increase due to sketch correction means decreasing rental values should reflect value – **Approved** – set the S Adj factor for the 0.17 acre land line to .95 to account for wetlands (M) James (2<sup>nd</sup>) John (hearing was held on 4/25/18)

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

Respectfully Submitted by Lynn Kovack  
Board of Assessment Appeals