



TOWN OF NEWTOWN

Board of Assessment Appeals
Minutes of Meeting April 10, 2019

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

A Board of Assessment Appeals Special Meeting was held Wednesday, April 10, 2019 at 7:00PM in
Shared Meeting Room #3, Newtown Municipal Center, 3 Primrose Street, Newtown, CT

Members Present: James McFarland, Alex Villamil and Charles Gardner

Staff Present: Penny Mudgett (Tax Assessor) and Lynn Kovack (Clerk)

James called the meeting to order at 7:33PM

Approval of Minutes: March 30, 2019 (M) James (2nd) Alex – with correction under David Kramer for 12 Turnberry Lane (change obsinc to obsolescence) After discussion a (M) James (2nd) Alex Motion was made to table action on Woods Lane and Brookside Court and set schedule to redeliberate the condos on the next scheduled meeting

Public Participation: one public observer

Unfinished Business: None

New Business: Woods Lane and Brookside Court Discussions

Last week James had received a call from our Town Attorney Dave Grogins. He stated that the actions the board took on the Woods Lane and Brookside Court Hearings were outside of their statutory rights to do. Primary reason for the meeting is to understand what the Board and Board can't do. Penny explained to the Board that when Condos and Apartments are done there are options. A generic plan is submitted to get the permits and then the buyers have options on having Bump outs on the upper story and living areas so they can change during the construction phase. Penny said she had to go back to the 2012 cost tables because they were being built during the revaluation. She admits that in the 2017 revaluation brought up to current market value and looks like high numbers but could only assess correctly the ones she was let into. The Assessor goes out once a Certificate of Occupancy is issued to do their assessment. The owner will get a letter stating if the assessment went up or not. If an interior inspection was done it will be documented on the field card.

James stated that in the past it was a courtesy for Assessor to go out and re-measure and so James thought that he could do that with the condos. He would like to line up the field cards and see if he can correct them. He just wants the Assessment's to be equitable to everyone.

Valerie Derubertis who lives at 25 Woods Lane and is also the Board President for Newtown Woods gave her opinion and knowledge on a few things to maybe help the Assessor and the Board. She stated that there are exact units and they are assessed differently and that they are so many inconsistencies there. After a lengthy talk Penny and Valerie are going to get together and see where they can help each other out with having correct assessments on the condos.

The Board of Assessment Appeals is basically an informal process: no rules of evidence, no judge. You don't need a lawyer or appraiser. The Members of the Board will hear the appeal and take notes. The Board then makes the decision that; it can reduce the assessment; it can increase the assessment; or it can take no action and leave the assessment as is.

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

Respectfully Submitted by Lynn Kovack
Board of Assessment Appeals