



## TOWN OF NEWTOWN

### Board of Assessment Appeals Minutes of Special Meeting April 3, 2018

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

The Board of Assessment Appeals Special Meeting was held on Tuesday, April 3, 2018 at 6:00PM in Shared Meeting Room #3, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut

**Members Present:** James McFarland (Chairman)(6:13PM), Deborra Zukowski and Connie Cooper

**Staff Present:** Lynn Kovack (Clerk)

Deborra called the meeting to order at 6:04PM

#### Approval of Minutes:

- March 29, 2018 – Approved – (M) James (2<sup>nd</sup>) Deborra

**Public Participation** – No Public participation

**Unfinished Business** – Tabled hearings discussion- (M) Deb (2<sup>nd</sup>) Connie to Deliberated and Possible action on previously heard hearing appeals – All tabled investigated appeals will be added to the April 9, 2018 agenda contingent upon having appropriate membership available

#### New Business

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

- Ray Sipherd – 44 Echo Valley Road – Excessive Assessment increase – Appellant did not show for their scheduled appointment
- Sally Schuck – 64 Hemlock Trail – Property land locked and over assessed – **Tabled** – Assessor to get additional information (map showing all access and where the retaining walls and fences are and their definition of a Dwelling (M) Deborra (2<sup>nd</sup>) Connie
- Daniel Knize – 176 Currituck Road – Square footage is incorrect on field card – **Approved** – Adjust the 34' width of the house to be 31' specifically not including the 16' x 20' areas (M) Deborra (2<sup>nd</sup>) Connie
- David Curran – 44 Boggs Hill Road – Square footage incorrect on field card - **Disapproved** – Appellants measurements are non-standard for assessment purposes and would not yield any material change in assessed value. No change (M) Deborra (2<sup>nd</sup>) Connie
- Andrew & Lauren Krieger – 5 Chestnut Knoll Drive – Excessive Appraisal Increase - **Approved** – Adjust finished basement quality to lowest value; Adjust SHD1 grade to lowest grade value; Change S. Adj Factor to .95 due to topography for both building lot and excess land (M) Deborra (2<sup>nd</sup>) Connie
- Jeremy & Alison Cordova – 51 Marlin Road – Excessive Assessment Increase - **Approved** – Remove extra kitchen; replaceTQS with added 192 sq ft to living area of FUS; Remove FHS above garage (FGR), replace with unfinished attic; change completion % to 95% for finished basement (M) Deborra (2<sup>nd</sup>) Connie
- Frank & Dawn Markut – 59 Mile Hill Road South – Market value due to calculated adjustments, and incorrect contributory value of accessory dwelling. Quality grade increase and external obsolescence decrease - **Approved** – Restore Exterior obsolescence for main dwelling back to 10% due to power lines; insufficient documentation to support appellants claim to change Adj. Base Rate for dwelling #2 of 2 (M) Deborra (2<sup>nd</sup>) Connie
- Paul Ludanyi – 40 Old Bethel Road – Excessive Assessment increase – **Approved** – Change EAF to UAT; Change S.Adj factor to .60 for excess land only due to topography (M) Deborra (2<sup>nd</sup>) Connie
- Christine Degen – 62 Castle Meadow Road – Building records & values, Land records & values, continue to be misrepresented – **Tabled** – Need to get additional information from the Assessor

There being no other business to transact the meeting was adjourned at 11:30PM

Respectfully Submitted by Lynn Kovack  
Board of Assessment Appeals

