



TOWN OF NEWTOWN

Town of Newtown Board of Assessment Appeals

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

A Newtown Board of Assessment Appeals Special Meeting was held on Thursday, April 9, 2020 at 6:00 PM in Shared Meeting Room #3 at the Newtown Municipal Center, 3 Primrose Street, Newtown, CT. Appellants before the Board participated remotely by telephone due to the Covid-19 Social Distancing Period Mandate.

Members Present: Alex Villamil and Brynn Cullen

Staff Present: Jackie zVon

Mr. Villamil called the meeting to order at 6:08 PM.

Approval of Minutes

Mr. Villamil moved to table approval the minutes of April 7, 2020. Ms. Cullen seconded. All were in favor and approval of the minutes was tabled until the next meeting.

Public Participation

None

Unfinished Business

None.

New Business

Appeals were heard on the following:

- **The Good Earth Tree Care, Inc.: M/V. Appellant failed to attend. Board will attempt to reschedule through the Assessor's office.**
- **Michael & Joanne Genovese: R/E at 22 Bradley – Per Appellant:** Assessed value “jumped” despite no improvements to the property over 19 years, only basic repairs. Neighboring properties didn’t “jump” as much. **Tabled for further discussion.**
- **MD57 Castle Meadow, LLC: Real Estate at 57 Castle Meadow – Per Appellant:** Licensed appraiser put value of home much less than assessor. Home was purchased on 30 acres, then 28 acres were split off; assessed value of home on 2 acres is too high compared to original purchase price of entire parcel. Appellant questions legality of “algorithm” the town uses to value properties; and says market sales comparison approach should be used. Claims inconsistencies on field card. **Tabled for further review pending discussion with Assessor.**
- **Hattertown Consultants: Personal Property – Per Appellant:** Assessment is 1/3 more than last year, but there are no different assets. Appellant thinks he filed the Personal Property Declaration on time, but there is no current filing on record. He was charged a 25% penalty. **Tabled for further review pending discussion with Assessor.**
- **Nasser Ageel: R/E at 11 Church Hill: Appellant failed to attend. Board will attempt to reschedule through the Assessor's office.**
- **On The Rocks Farm: Personal Property – Per Appellant:** Form was submitted on time, but town says they didn’t receive it. Personal property is farming equipment that should be exempt and “zeroed out”; if tax is zero, then penalty should also be zero. **Tabled for further review pending discussion with Assessor.**

- **Yvonne Grimes: Personal Property – Per Appellant:** Appellant failed to file; they couldn't explain what happened when she went to Town Hall. She is new to farming and unfamiliar with the process. **Tabled for further discussion.**
- **Keith Irwin: M/V – Per Appellant:** Appellant is being taxed on four cars that are business-owned, registered and garaged out-of-state, and one car that he doesn't own. **Tabled for further review pending discussion with Assessor.**
- **Green Acres Landscaping: Personal Property –Per Appellant:** Appellant was unprepared due to demands of his business during this Covid 19 epidemic. **Board will reschedule through the Assessor's office.**
- **Sedor Farm: Personal Property - Per Appellant:** Form was submitted one day late due to computer trouble/a "glitch". **Tabled for further discussion.**

Adjournment

Mr. Villamil moved to adjourn the meeting and commence deliberations. Ms. Cullen seconded. All were in favor, and the meeting was adjourned at 8:47 p.m.

Respectfully submitted,
Jackie zVon, Clerk