



TOWN OF NEWTOWN

Board of Assessment Appeals
Minutes of Special Meeting on April 10, 2018

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

A Board of Assessment Appeals Special Meeting was held on Tuesday, April 10, 2018 in Shared Meeting Room #3, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut

Members Present: James McFarland (Chairman), Deborra Zukowski and Connie Cooper (6:21-7:21)

Staff Present: Lynn Kovack (Clerk)

James called the meeting to order at 6:15PM

Approval of Minutes:

- April 5, 2018 – (M) Deborra (2nd) James - Approved
- April 9, 2018 – (M) Deborra (2nd) James – Approved with changes – Deborra Zukowski was present and heard all testimony, didn't vote due to lack of standing as having not yet been sworn in

Public Participation: None

Old Business: April 16, 2017 was added to the schedule to deliberate tabled items from previous hearings

New Business

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

- Martin Carlin – 11 Pheasant Ridge Road – Appraisal value exceeds Fair Market Value – **Tabled** – Assessor to go out to the property
- Kathy Hamilton – 18 Nunnawauk Road – Appraisal too high – **Tabled** – Pending additional information from the Assessor
- Walter Pitt – 6 Hearthstone Drive – 10/1/17 appraisal of \$627,850 is out of line with July 1, 2017 purchase price of \$540,000. The house was on the market at higher prices but did not sell – **Approved** – add 10% to economic obsolescence (total 15) on both buildings to account for location adjacent to abandoned rehab facility (M) Deborra (2nd) James
- Mark Murphy – PP for 71 south main street – appellant did not show for scheduled appointment
- Andrew Jones – 7 Longview Heights Road – Inaccurate assessment for “all other goods” – **Approved** – Conditional upon Assessor calling the appellant to come up with a fair market value for personal property (M) Deborra (2nd) James
- Michael Procaccini – 104 Waterview Drive – average increase on Waterview Drive is 8.5% and his increase was 42.5%. one house away from I84 and a 40' drop in his backyard – **Approved** – add 10% to external obsolescence on both buildings due to highway noise (M) Deborra (2nd) James
- Janice Rancourt – 36 Bennetts Bridge Road – Excessive Appraisal increase – **Approved** – remove central air (M) Deborra (2nd) James
- Vincent Cuocci – 30 Little Brook Lane – Excessive Appraisal increase – **Tabled** – Assessor to go out to the property
- James & Laura Lee – 121 High Rock Road – Town has allowed neighbor and contractor to over excavate a mining operation – **Approved** – change S. Adj Factor on building lot to .80, change external obsolescence to 60 due to mining on adjacent property and mining of appellants property without consent (M) Deborra (2nd) James
- David & Jennifer Landau – 13 Wiley Lane – Excessive Assessment increase – **Approved** – change patio from brick to (PTB) to patio (PTO), provided it reduces the assessment (M) Deborra (2nd) James

There being no other business to transact the meeting was adjourned at 11:45PM

Respectfully submitted by Lynn Kovack
Board of Assessment Appeals

