



TOWN OF NEWTOWN

Board of Assessment Appeals
Minutes of Regular Meeting on April 24, 2018

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

The Board of Assessment Appeals Regular Meeting was held on Tuesday, April 24, 2018 at 6:00 in Shared Meeting Room #3, Municipal Center, 3 Primrose Street, Newtown, Connecticut

Members Present: James McFarland (Chairman), Deborra Zukowski and Alex Villamil (6:24PM)

Staff Present: Lynn Kovack (clerk)

James called the meeting to order at 6:06PM

Approval of Minutes:

- April 17, 2018 (M) James (2nd) Deborra – Approved

Public Participation: None

Unfinished Business: None

New Business

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

- David Gussak (Attorney) for Arthur Hilario- 131 Mt. Pleasant Road – Valuation too high – **Tabled** – Further research is needed
- David Gussak (Attorney) for Arthur Hilario – 133 Mt. Pleasant Road – Valuation too high – **Tabled** – Further research is needed
- David Gussak (Attorney) for Arthur Hilario – 135 Mt. Pleasant Road – Valuation too high – **Tabled** – Further research is needed
- David Gussak (Attorney) for Arthur Hilario – 137 Mt. Pleasant Road – Valuation too high – **Tabled** – Further research is needed
- David Gussak (Attorney) for Arthur Hilario – 139 Mt. Pleasant Road – Valuation too high – **Tabled** – Further research is needed
- David Gussak (Attorney) for S & F Associates LLC – 43 South Main Street – Valuation too high – **Tabled** – Need additional information
- David Gussak (Attorney) for Paul Hilario – 75 Taunton Hill Road – Valuation too high – **Disapproved** – property is Assessed comparably to other similar properties in same neighborhood (M) Deborra (2nd) James
- John Madzula II – 40 Main Street – Excessive Assessment increase – **Approved** – Set Dep Code to a G . Change sale to Madzula (current owner) to Q (qualified) , remove bottom 3 of visit/change history – unfounded, per prior field card and appelland testimony (M) Deborra (2nd) James
- Estate of Jerome Mayer – 7 Beaver Dam Road – **Tabled** – additional information is needed
- Libor Karas – 58 Botsford Hill Road – Farmland Status has changed – **Approved** – #1 remove land lines, #2 1010 Single family 6.22 acres, #3 490 pasture 1.00 acres, #4 7160 490 swamp/ledge 0.25 acres, #5 7170 490 woodland 0.75 acres and add 7170 490 woodland 4.00 ares, add 7160 490 swamp.ledge 4.22 acres (M) Deborra (2nd) James
- Wayne Bombaci – 45 Scudder Road – value of lot, grade of B+, etc. – **Approved** – set the S.Adj Factor for residential land, set the S.Adj Factor for excess land to 0.75 to account for significant wetlands and rock on both areas (M) Deborra (2nd) Alex
- Shaun Fuller – 130 Mt. Pleasant Road – Assessment too high – **Approved** – Contingent upon appelland filling out and submitting a personal property declaration no later than end of business Thursday April 26, 2018 (M) Deborra (2nd) Alex
- David & Katherine Pond – 5 Misty Vale Road – Appelland withdrew their application

- Bob Hall for Joseph St. Mark – 76 Huntingtown Road – Appraisal Value exceeds fair market value – **Approved** – 1. Set the grade to C+ to align with comps. 2. Set Dep Code to F. 3. Set S. Adj Factor to .90 on excess land due to topography and inaccessibility 4. Remove 12 x 24 bas/slb from building sub area and add SHD fair condition to outbuildings. All above per photos and GIS provided (M) Deborra (2nd) James (hearing was held on 4/18/18)
- Jenna & Kevin Donovan – 9 West Street – Bought property in December for \$300,000 – **Approved** – 1. Remove PTS building sub area section 2. Correct photo of building (M) Deborra (2nd) James (hearing was held on 4/18/18)
- Edelbert & Caecilia Cohn – 1235 Brookside Court – for lower property taxes – **Disapproved** – property is appraised appropriately (M) John (2nd) Deborra (hearing was held on 4/18/18)
- Maureen Owen for Joan G Crick Life Use –7 Glover Avenue - Value too high – **Approved** – Set Grade to C+ (M) John (2nd) James (hearing was held on 4/18/18)
- Thomas & Maureen McCaffrey – 826 Brookside Court – Excessive Tax Increase – **Approved** – Change the grade to C+ to align with all other units in Newtown Woods Development (M) Deborra (2nd) James (hearing was held on 3/27/18)
- William Thoma – 1032 Brookside Court – Excessive Assessment increase – **Approved** – Change the grade to C+ to be aligned with all other units in the Newtown Woods Development (M) Deborra (2nd) James (hearing was held on 3/29/18)
- Dean & Geraldine Alpert – 22 Brookside Court – Excessive Assessment Increase – **Disapproved** – The property is appropriately appraised in line with all other Alder Style units (M) Deborra (2nd) James (hearing was held on 3/20/18)
- Susan Pettigrew & Kevin Curran – 63 Woods Lane – Excessive Assessment Increase – **Disapproved** – The property is appropriately appraised in line with all other Alder Style units (M) Deborra (2nd) James (hearing was held on 3/14/18)
- Paul Fitzgerald – 3 Erin Lane – purchased property on 12/28/17. Purchase price and appraisal were both \$460,000 and we believe that is the value of the property – **Tabled** – Assessor to go out to property (this hearing was heard on 4/17/18)

There being no other business to transact the meeting was adjourned

Respectfully Submitted by Lynn Kovack

Board of Assessment Appeals