



**TOWN OF NEWTOWN**  
OFFICE OF THE ASSESSOR

**BOARD OF ASSESSMENT APPEALS**  
**MINUTES**  
**REGULAR MEETING**  
**September 6, 2007 @ 6:00 PM**  
**45 MAIN STREET**  
**NEWTOWN, CT 06470**

**PRESENT: CHARLES V. FRAMULARO JR, MARIANNE BROWN, JOHN GODIN**

**ALSO PRESENT: THOMAS DENOTO & PENNY TALARINO**

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**1. Justin Gaydosh, (MV)**

- Justin has a 95 BMW M3 assessed at \$7,610. Justin believes the assessment should be reduced to anywhere between \$3,000-\$3,500. The car is not drivable because it is unsafe due to the suspension. The car has 150,000 miles, power windows are broken, the sunroof leaks, the AC/Heat does not work, and it has wear and tear beyond normal. Basically it is just a parts car. The Kelly Blue Book states a fair trade-in value at \$3,850.
- **Approved:** Assessment was reduced to \$3,892 which is the 70% value for the 2006 Grand List.

**2. Thomas Birch, (MV)**

- Mr. Birch has a 98 Dodge Dakota assessed at \$4,535. He believes the assessment should be reduced to \$4,200. The truck has over 100,000 miles on it. Due to the VIN# the truck is priced with an automatic transmission, AC, power windows, and power seats which he does not have. This raises the assessment almost \$2,000 which he believe is unfair. Mr. Birch went to a few dealers and they stated a fair trade-in value would be \$4,200.
- **Denied:** Board of Assessment appeals deliberated and discovered that there was already a Certificate of Correction made on 7/07 reducing the previous assessment of \$4,675 to a new assessment of \$4,535. The value of \$4,675 was the value the BAA agreed upon last year, and the new assessment is that figure reduced by 3%.

**3. Ryan Delp, (MV)**

- Mr. Delp has a 99 Ford Taurus assessed at \$3,080. He believes the assessment should be reduced due to high mileage. The vehicle has over 184,000 miles on it, and it also has a blown head gasket.
- **Approved:** Assessment was reduced to \$1,960 which is the 70% value for the 2006 Grand List.

#### 4. Ryan Delp, (MV)

- Mr. Delp also has a 1993 BMW 325 assessed at \$3,690. He believes the assessment should be reduced due to high mileage. The vehicle has 243,309 miles on it.
- **Approved:** Assessment was reduced to \$2,748 which is the 70% value for the 2006 Grand List.

#### 5. Jessica Didonato, (MV)

- Jessica has a 03 Honda Civic assessed at \$7,230. She believes the assessment should be reduced due to high mileage and poor condition. The vehicle was already adjusted for high mileage so is only appealing due to the condition the car is in. There is a hole in the door on the passenger side, she has no mirror casing on the driver side door, the driver door lock is broken so she has to get in the car through the passenger side door, the left strut bar is broken, the car has dents, and wear and tear. She also stated that she smokes in the car which has stained the upholstery. Jessica tried looking up the Kelly Blue Book value and due to the condition of the car it gave no value.
- **Denied:** Board of Assessment Appeals deliberated and determined that there is no value change beyond the adjustment per mileage.

#### 6. Robert Miller, (MV)

- Mr. Miller has a 97 Dodge Ram 2500 assessed at \$9,220. He believes the assessment should be reduced due to high mileage and the condition of the car. The vehicle has over 112,000 miles. He bought the truck 4 years ago for \$3,500 due to the fact that it was in an accident and it had to be fixed up. Mr. Miller has fixed up the car but he has not finished furnishing the car. The wear and tear still exceeds normal. He believes if he were to sell the truck he would only be able to get \$4,500.
- **Approved:** Assessment was reduced to \$6,283 which is the 70% value for the 2006 Grand List.

#### 7. Timothy Kelly, (MV)

- Mr. Kelly has a 97 Honda Civic assessed at \$3,130. He believes the vehicle is assessed too high due to the mileage. The car has 225,170 miles on it. Mr. Kelly has brought the car to a few dealers and they stated the vehicle is not worth what it is being assessed for. He bought the car 6 years ago for \$12,000 and believes the depreciation is not justifiable.
- **Approved:** Assessment was reduced to \$2,314 which is the 70% value for the 2006 Grand List.

8. Roderic Kiely, (MV)

- Mrs. Kiely has a 87 Jeep Wrangler assessed at \$2,000. She believes the assessment should be reduced due to high mileage and the condition the car is in. The jeep has over 213,000 miles on it. The engine is about to die, and after taking it to a mechanic they recommended not putting anymore money into because it is in such bad shape. The body shop also stated that she would only be able to get \$1,500 for the jeep. It also has severe body rot, and the shocks are no longer attached to the frame.
- **Approved:** Assessment was reduced to \$1,554 which is the 70% value for the 2006 Grand List.

9. Roderic Kiely, (MV)

- Mrs. Kiely has a 85 Chevy Monte Carlo assessed at \$3,070. She believes the assessment should be reduced due to high mileage and the condition of the car. The vehicle has 120,000 miles on it. The car had also been in an accident prior to them purchasing the vehicle, and the vehicle still has some damage from the accident. The sun roof leaks and there is extensive body rot.
- **Approved:** Assessment was reduced to \$2,150 which is the 70% value for the 2006 Grand List.

10. Roderic Kiely, (MV)

- Mrs. Kiely has a 86 Chevy Tia Van assessed at \$1,050. She believes the assessment should be reduced due to how old the vehicle is, and the condition the car is in. She stated that the NADA values a car when it is in good condition which this vehicle is not. There is extensive body rot. Mrs. Kiely has been trying to sell the car for \$500 and no one will buy it at that price due to the condition the vehicle is in.
- **Approved:** Assessment was reduced to \$925 which is the 70% value for the 2006 Grand List.

11. Jeffrey Kimball, (MV)

- Mr. Kimball has a 93 Ford Explorer assessed at \$2,100. He believes the assessment should be reduced due to high mileage and the condition of the vehicle. The car has over 165,000 miles. The car has extensive body rust, the brake lines are rusting, and the sun roof leaks. Mr. Kimball had a mechanic look at the car, and he suggested that Mr. Kimball only take short trips with this vehicle due to the condition. Mr. Kimball also looked up the value of the car in the Kelly Blue Book and they had a value of \$500.
- **Approved:** Assessment was reduced to \$1,666 which is the 70% value for the 2006 Grand List.

12. Jeffrey Kimball, (MV)

- Mr. Kimball has a 69 Snow Trailer assessed at \$500. He believes the assessment should be reduced due to the age and condition of the trailer. The lights no longer work on the trailer which means he is unable to use it for long distances. This trailer is only used to bring garbage to the dump.

- **Approved:** Assessment was reduced to \$250 which is the 70% value for the 2006 Grand List.

**13. Jeffrey Kimball, (MV)**

- Mr. Kimball has a 85 Wells Express Trailer assessed at \$920. He believes the assessment should be reduced due to the age and condition the trailer is in. The lights on the trailer no longer work, and the brakes are broken. The trailer is just used for storage.
- **Denied:** Board of Assessment Appeals deliberated and determined there is no value change.

**14. William Kolesar, (MV)**

- Mr. Kolesar has a 89 Toyota Hal Ton assessed at \$2,500. He believes the assessment should be reduced due to mileage and the condition of the car. The vehicle has over 151,000 miles on it. Mr. Kolesar brought the vehicle to a dealer and they stated that the trade in value would be between \$200-\$300. The dealer also stated that most dealerships would not take the vehicle due to the age and mileage because they would not be able to re-sell it they would only junk it.
- **Approved:** Assessment was reduced to \$1,971 which is the 70% value for the 2006 Grand List.

**15. Eric Lambert, (MV)**

- Mr. Lambert has a 93 Jeep Grand Cherokee assessed at \$2,490. He believes the assessment should be reduced to \$1,700 due to the miles on the vehicle and the condition. The vehicle has 272,000 miles on it. The paint is chipping, and it has wear and tear beyond normal. Mr. Lambert looked up the Kelly Blue Book value and they valued the vehicle at \$2,100.
- **Approved:** Assessment was reduced to \$1,890 which is the 70% value for the 2006 Grand List.

**16. Eric Lambert, (MV)**

- Mr. Lambert had a 01 Buick Regal, but he just traded in the vehicle and got more than what the vehicle was assessed at. This vehicle was withdrawn.

**17. Susan Norwell, (MV)**

- Mrs. Norwell has a 97 Buick Skylark assessed at \$2,210. She believes the assessment should be reduced because the value was reduced last year through the board, but the assessment was raised for the 2006 Grand List. Mrs. Norwell feels the assessment should be reduced to what it was the previous year.
- **Approved:** Assessment was reduced to \$1,400 which is the 70% value for the 2006 Grand List.

**18. Mark Stange, (MV)**

- Mr. Stange has a 86 Mazda B2000 assessed at \$690. He feels the assessment should be reduced due to the age, condition, and mileage of the car. The vehicle

has over 200,000 mile on it. Mr. Stange has looked up his vehicle in the bargain news to try and see what other individuals are trying to get for this certain type of vehicle, and he stated that it was no where close to \$690.

- **Approved:** Assessment was reduced to \$500 which is the 70% value for the 2006 Grand List.

**19. Mark Stange, (MV)**

- Mr. Stange has a 73 Mercury Capri assessed at \$500. He feels the assessment should be reduced because he is unable to sell the car. The vehicle was already reduced this year from a previous value of \$2,500 to a value of \$500. Mr. Stange still feels a \$500 value is too high due to the fact he can not sell the car.
- **Denied:** Board of Assessment Appeals deliberated and determined there is no value change beyond the revised assessment.

**20. Mark Stange, (MV)**

- Mr. Stange has a 90 Honda Civic assessed at \$1,400. He believes the Assessment should be reduced due to the mileage of the car. The vehicle has over 300,000 miles on it.
- **Approved:** Assessment was reduced to \$1,085 which is the 70% value for the 2006 Grand List.

**21. Philip Romanino, (MV)**

- Mr. Romanino has a 01 Mitsubishi Eclipse convertible assessed at \$6,305. He believes the assessment should be reduced due to the mileage and condition of the car. The vehicle has 170,000 miles on it. The car has rust, dings, and wear and tear. Mr. Romanino believes he could only sell the car for about \$3,000 and feels the assessment is too high. This vehicle already was adjusted for mileage.
- **Denied:** Board of Assessment Appeals deliberated and determined there is no value change beyond the previous adjustment for mileage.