

Board of Assessment Appeals
Meeting – March 12, 2008 7:00-9:00p.m.
45 Main Street Newtown, Ct. 06470

PRESENT: Assessor Thomas DeNoto, Charles V. Framularo Jr., Marianne Brown and Sharon Ivan

1. DGR Contracting & Demolition Inc. of 37 Berkshire Road Newtown, Ct. 06470.
Appealed by: David G. Rosato.
Date : 3/12/08
Property Location/Description being appealed: Equipment owned by DGR Contracting & Demolition
Reason for Appeal: Business dissolved and equipment sold and or disposed of.
Board Discussion/Resolution: DGR wins appeal. Mr. DeNoto to visit property and determine that no equipment remains, this will determine if an assessment will be placed for the 2007 grand list.

2. Sheila L. Cohen of 4 Plumtrees Road Newtown, Ct. 06470
Appealed by: Sheila L. Cohen
Date: 3/12/08
Property Location/Description being appealed: 4 Plumtrees Road Newtown, Ct. 06470.
2007 Original Value: \$708,000
Board Discussion/Resolution: Property assessment is in line with area homes. No change.

3. James L. Comerford of 58 Alpine Circle Sandy Hook, Ct. 06482
Appealed by: James L. Comerford
Date: 3/12/08
Property Location/Description of property being appealed: 58 Alpine Circle Sandy Hook, Ct. 06482
2007 Original Value: \$85,410
Board Discussion/Resolution: Surrounding homes looked at for value comparison purposes. All are reasonably valued. No change.

4. Charles S Spath Jr. of 15 Rockywood Drive Newtown, Ct. 06470
Appealed by: Charles S. Spath Jr.
Date: 3/12/08
Property Location/Description of property being appealed: 15 Rockywood Drive
Newtown, Ct. 06470
2007 Original Value: \$879,332
Board Discussion/Resolution: New assessment on new construction per assessor value
is in line and is accurate. No change.
5. Paul McCollum of 229 Riverside Road Sandy Hook, Ct. 06482
Appealed by: Paul McCollum
Date: 3/12/08
Property Location/Description of property being appealed: 1 Center Street Sandy
Hook, Ct. 06482 (Lorenzo's Restaurant)
2007 Original Value: \$331,190
2007 Revised Value: \$316,260
Board Discussion/Resolution: To decrease by 10%, due to grade factor.
6. Patricia C. Andrew of 58 Appleblossom Lane Newtown, Ct. 06470
Appealed by: Patricia C. Andrew
Date: 3/12/08
Property Location/Description of property being appealed: 58 Appleblossom Lane
Newtown, Ct. 06470
2007 Original Value: \$340,000
Board Discussion/Resolution: No change.
7. Albert & Rosemarie Thau of 57 Forest Drive Sandy Hook, Ct. 06482
Appealed by: Albert Thau
Date: 3/12/08
Property Location/Description of property being appealed: 57 Forest Drive Sandy
Hook, Ct. 06482
2007 Original Value: \$47,000
2007 Revised Value: \$49,000
Board Discussion/Resolution: Add 30% grade factor decrease.
8. Robert & Helen Kayfus of 149 Toddy Hill Road Sandy Hook, Ct. 06482
Appealed by: Robert Kayfus
Date: 3/12/08
Property Location/Description of property being appealed: 149 Toddy Hill Road
Sandy Hook, Ct. 06482
2007 Original Value: \$420,857
2007 Revised Value: \$453,000
Board Discussion/Resolution: To decrease by 10% for easement.

9. J C Construction Co. Inc. of 43 Meadowbrook Road Newtown, Ct. 06470

Appealed by: Joseph Cabral

Date: 3/12/08

Property Location/Description of property being appealed: 43 Meadowbrook Road
Newtown, Ct. 06470.

2007 Original Value: \$208,000

2007 Revised Value: \$

Board Discussion/Resolution: Style changed from Cape to Contemporary

10. Liberty Garden Rental

Appealed by: Liberty tenant

Date: 3/12/08

Property Location/Description of property being appealed: Liberty Garden Rental

2007 Original Value: \$415,100

2007 Assessed Value:

Board Discussion/Resolution: No Change.

11. William J. McCarthy of 8 Topside Lane Newtown, Ct. 06470

Appealed by: William McCarthy

Date: 3/12/08

Property Location/Description of property being appealed: 8 Topside Lane
Newtown, Ct. 06470.

2007 Original Value: \$522,822

2007 Revised Value: \$425,184

Board Discussion/Resolution: Style changed from Cape to Ranch.

12. Todd & Karen Bobowick of 1 Rowledge Pond Road Newtown, Ct. 06470

Appealed by: Todd Bobowick

Date: 3/12/08

Property Location/Description of property being appealed: 1 Rowledge Pond Road
Newtown, Ct. 06470

2007 Original Value: \$451,964

2007 Revised Value: \$449,108

Board Discussion/Resolution: A/C reduced to 50%.

13. Walnut Tree Village

Board Discussion/Resolution: Three styles of condo units, Fair Market Values set as follows:

Phase I	Mayfair: \$301,300
	Lexington: \$309,000
	Windsor: \$363,000

Fair market changes only to Phase I. Variances to value in the form of amenity disparities could have minor impact on value (i.e. Finished basement, additional bathrooms).

14. Quality Paving and Landscaping, LLC. Of 3 Simm Lane Newtown, Ct. 06470

To have been appealed by: Quality Paving and Landscaping, LLC.

Date: 3/12/08

Property Location/Description of property being appealed: Equipment as owned by the business located at 3 Simm Lane Newtown, Ct. 06470.

2007 Original Value:

Board Discussion/Resolution: Was to appeal for Quality Snowplowing. No change in status, as appellant did not appear for appointment.

15. David J. Rosen of 43 Taunton Lake Road Newtown, Ct. 06470

To have been appealed by: David J. Rosen

Date: 3/12/08 – CANCELLED

Property Location/Description of property being appealed: 43 Taunton Lake Road Newtown, Ct. 06470

2007 Original Value:

Board Discussion/Resolution: No change – Appointment cancelled

16. Newtown Senior Living of 166 Mt. Pleasant Road Newtown, Ct. 06470

Appealed by: Newtown Senior Living representatives

Date: 3/12/08

Property Location/Description of property being appealed: 166 Mt. Pleasant Road Newtown, Ct. 06470

2007 Original Value:

Board Discussion/Resolution: No Change

17. Andrew Cartoun of 9 Newfield Lane Newtown, Ct. 06470

Appealed by: Andrew Cartoun

Date: 3/12/08

Property Location/Description of property being appealed: 9 Newfield Lane Newtown, Ct. 06470

2007 Original Value:

Board Discussion/Resolution: Property fairly valued relative to comparisons. No change.

18. Priscilla A. Jones & James P. Boyle of 5 Meadow Road Newtown, Ct. 06470

Appealed by: Priscilla Jones & James Boyle

Date: 3/12/08

Property Location/Description of property being appealed: 5 Meadow Road Newtown, Ct. 06470

2007 Original Value: \$314,606

2007 Revised Value: \$296,554

Board Discussion/Resolution: To adjust condition on building from average to fair.

19. Lawrence N. & Daphne Weston of 2 Bridle Path Trail Newtown, Ct. 06470

Appealed by: Lawrence N. Weston

Date: 3/12/08

Property Location/Description of property being appealed: 2 Bridle Path Trail
Newtown, Ct. 06470

2007 Original Value:

Board Discussion/Resolution: Property fairly valued. No change.

20. Kevin F. & Phyllis C. Braun of 58 Boggs Hill Road Newtown, Ct. 06470

Appealed by: Kevin F. Braun

Date: 3/12/08

Property Location/Description of property being appealed: 58 Boggs Hill Road
Newtown, Ct. 06470

2007 Original Value: \$1,140,858

2007 Revised Value: \$1,103,085

Board Discussion/Resolution: To reduce by 10% for power lines.

21. Steven's Diner of 43 South Main Street Newtown, Ct. 06470

Appealed by: Spiro Rountos

Date: 3/12/08

Property Location/Description of property being appealed: 43 South Main Street
Newtown, Ct. 06470

2007 Original Value:

Board Discussion/Resolution: No change.

22. Robert & Carol Finn of 1 Merlins Lane Newtown, Ct. 06470

Appealed by: Robert & Carol Finn

Date: 3/12/08

Property Location/Description of property being appealed: 1 Merlins Lane
Newtown, Ct. 06470

2007 Original Value: \$945,129

2007 revised Value: \$878,643

Board Discussion/Resolution: Grade factor from 10 to 5, location.

23. Glenn R. Atkinson of 5 Pocono Road Newtown, Ct. 06470

Appealed by: Glenn Atkinson

Date: 3/12/08

Property Location/Description of property being appealed: 5 Pocono Road Newtown,
Ct. 06470

2007 Original Value: \$586,794

2007 Revised Value: \$528,758

Board Discussion/Resolution: To decrease by 5% for rear lot, 5% for highway and 5%
for wetlands. Condition to be changed from good to average.

24. S P X Corp. of Charlotte, NC. For 31 Pecks Lane Newtown, Ct. 06470
Appealed by: SPX Corporation of Charlotte, NC.
Date: 3/12/08
Property Location/Description of property being appealed: 31 Pecks Lane Newtown, Ct. 06470
2007 Original Value: \$
Board Discussion/Resolution: No Change.
25. Amy & Michael Mancusi of 88 Boulevard Newtown, Ct. 06470
Appealed by: Amy & Michael Mancusi
Date: 3/12/08
Property Location/Description of property being appealed: 88 Boulevard Newtown, Ct. 06470
2007 Original Value: \$461,401
2007 Revised Value: \$428,090
Board Discussion/Resolution: To decrease by 10% for Topography and an additional 5% for highway.
26. Jane & Paul Fitzgerald of 17 Rowledge Pond Road Sandy Hook, Ct. 06482
Appealed by: Jane & Paul Fitzgerald
Date: 3/12/08
Property Location/Description of property being appealed: 17 Rowledge Pond Road Sandy Hook, Ct. 06482
2007 Original Value: \$527,238
2007 Revised Value: \$507,438
Board Discussion/Resolution: To take an addition 5% due to gun club and change design to Log Home.
27. Ellwood & Elaine Williams of 7 Aunt Park Lane Newtown, Ct. 06470
Appealed by: Ellwood & Elaine Williams
Date: 3/12/08
Property Location/Description of property being appealed: 7Aunt Park Lane Newtown, Ct. 06470
2007 Original Value: \$515,951
2007 Revised Value: \$501,414
Baord Discussion/Resolution: To change from gas to oil and condition from good to average.

28. Arlene Marshall & Elaine Williams of 301 South Main Street Newtown, Ct. 06470

Appealed by: Arlene Marshall & Elaine Williams

Date: 3/12/08

Property Location/Description of property being appealed: 1969 Zimmer Mobile Home

2007 Original Value: \$74,625

Board Discussion/Resolution: Comparison sales analyzed that support value, no change.

Board of Assessment Appeals adjourned at 11:00p.m.
Cayenne Spremullo, Clerk