



TOWN OF NEWTOWN
OFFICE OF THE ASSESSOR

BOARD OF ASSESSMENT APPEALS
MINUTES
MARCH 17, 2009 @ 6:00 PM
45 MAIN STREET
NEWTOWN, CT 06470

**PRESENT: CHARLES V. FRAMULARO JR., MARIANNE BROWN, &
JOHN GODIN**
ALSO PRESENT: CHRIS KELSEY & PENNY TALARINO

1. Creature Comfort Pet Care

Date: 3/17/09

Property Location/Description being appealed: Creature Comfort Pet Care Personal Property

Reason for Appeal: Make visits to homes and care fore clients pets. There is no personal property of value home that is associated with the business.

Board Discussion/Resolution: Approved. Change to zero value.

2008 Original Assessment: \$4,160

2008 Revised Assessment: \$0

2. Castle Hill Books

Date: 3/17/09

Property Location/Description being appealed: Castle Hill Books Personal Property

Reason for Appeal: Only an independent sales representative using the name Castle Hill Books. This is no a business.

Board Discussion/Resolution: Approved. Going to bring in Personal Property form.

2008 Original Assessment: \$2,500

2008 Revised Assessment: \$1,000

3. Modular Space Corporation

Date: 3/17/09

Property Location/Description being appealed: Modular Space Corporation Personal Property

Reason for Appeal: Filed in Bristol.

Board Discussion/Resolution: Denied. Information was not given to Bristol.

4. Picture Perfect LLC

Date: 3/17/09

Property Location/Description being appealed: Picture Perfect LLC Personal Property

Reason for Appeal: Incorrect assessment. Assessment doubled and no new equipment was purchased in 2008.

Board Discussion/Resolution: Approved. Remove \$35,605 value from the year 2008 under equipment.

2008 Original Assessment: \$46,810

2008 Revised Assessment: \$23,140

5. William Renz

Date: 3/17/09

Property Location/Description being appealed: 7 Pilgrim Lane, Sandy Hook, CT, 06482

Reason for Appeal: Assessment too high.

Board Discussion/Resolution: Denied.

6. William Renz

Date: 3/17/09

Property Location/Description being appealed: 18 Sunny View Terrace, Newtown, CT, 06470

Reason for Appeal: Assessment too high.

Board Discussion/Resolution: Denied.

7. William Renz

Date: 3/17/09

Property Location/Description being appealed: 128 Toddy Hill Road, Newtown, CT, 06470

Reason for Appeal: Assessment too high based on the age and condition of the house. High traffic area as well.

Board Discussion/Resolution: Approved. -5% traffic.

2008 Original Property Assessment: \$252,860

2008 Revised Property Assessment: \$244,400

8. Jonathan & Donna Bond

Date: 3/17/09

Property Location/Description being appealed: 24 Pole Bridge Road, Sandy Hook, CT, 06482

Reason for Appeal: Assessment too high no consideration of farm use, condition of the buildings, and the noise from I-84.

Board Discussion/Resolution: Approved. Change condition of house from average to fair. -5% traffic.

2008 Original Property Assessment: \$322,520
2008 Revised Property Assessment: \$320,300

9. Jonathan & Donna Bond

Date: 3/17/09

Property Location/Description being appealed: 30 Pole Bridge Road, Sandy Hook, CT, 06482

Reason for Appeal: Assessed too high. Steep driveway over 10% grade, I-84 noise, gas line right-of-way, wetlands, and it is a vacant piece of land.

Board Discussion/Resolution: Approved. -10% for vacant & -15% topography.

2008 Original Property Assessment: \$191,940

2008 Revised Property Assessment: \$143,950

10. Jonathan & Donna Bond

Date: 3/17/09

Property Location/Description being appealed: 32 Pole Bridge Road, Sandy Hook, CT, 06482

Reason for Appeal: Assessed too high. Steep driveway over 10% grade, I-84 noise, gas line right-of-way, wetlands, and it is a vacant piece of land.

Board Discussion/Resolution: Approved. -10% for vacant & -15% topography.

2008 Original Property Assessment: \$221,200

2008 Revised Property Assessment: \$165,900

11. William Renz

Date: 3/17/09

Property Location/Description being appealed: 40 Towns End Road, Newtown, CT, 06470

Reason for Appeal: Assessment too high based on the condition of the property.

Board Discussion/Resolution: Approved. -10% topography & -5% for wetlands.

2008 Original Property Assessment: \$276,710

2008 Revised Property Assessment: \$253,140

12. William Renz

Date: 3/17/09

Property Location/Description being appealed: 190 Mount Pleasant Road, Newtown, CT, 06470

Reason for Appeal: Assessment too high based on the condition of the property.

Board Discussion/Resolution: Approved.

2008 Original Property Assessment: \$264,100

2008 Revised Property Assessment: \$256,350

13. William & Marjorie Moore Jr.

Date: 3/17/09

Property Location/Description being appealed: 106 Brushy Hill Road, Newtown, CT, 06470

Reason for Appeal: Property was over valued compared to other properties. Topography issues that were never carried over.

Board Discussion/Resolution: Approved. -15% topography.

2008 Original Property Assessment: \$425,000

2008 Revised Property Assessment: \$389,220

14. Favors by Lisa

Date: 3/17/09

Property Location/Description being appealed: Favors by Lisa Personal Property.

Reason for Appeal: Business over assessed this is an internet based business and not many assets.

Board Discussion/Resolution: Approved. Take out the \$8,732 value from the 2005 furniture and fixtures code.

2008 Original Assessment: \$11,100

2008 Revised Assessment: \$3,460

15. William Renz

Date: 3/17/09

Property Location/Description being appealed: 14 Oak Drive, Sandy Hook, CT, 06482

Reason for Appeal: Assessment too high based on condition of the property. Lot has a deep gully which would take an extreme amount of filling before a dwelling could be erected.

Board Discussion/Resolution: Approved. -10% vacancy.

2008 Original Property Assessment: \$82,530

2008 Revised Property Assessment: \$73,360

16. William Renz

Date: 3/17/09

Property Location/Description being appealed: 9 Hickory Lane, Sandy Hook, CT, 06482

Reason for Appeal: Assessment too high based on the condition of the property. Lot has a deep gully which would take an extreme amount of filling before a dwelling could be erected.

Board Discussion/Resolution: Approved. -10% vacancy & -35% topography.

2008 Original Property Assessment: \$88,270

2008 Revised Property Assessment: \$51,500

17. Terence & Jennifer O'Grady

Date: 3/17/09

Property Location/Description being appealed: 54A Great Ring Road, Sandy Hook, CT, 06482

Reason for Appeal: House over valued based on the market conditions. The property also has excessive ledge.

Board Discussion/Resolution: Approved. -10% topography.

2008 Original Property Assessment: \$419,210

2008 Revised Property Assessment: \$398,440

18. Patrick Kearney

Date: 3/17/09

Property Location/Description being appealed: 67 Bankside Trail, Sandy Hook, CT, 06482

Reason for Appeal: Assessment too high based on comps. Property is not waterfront and square footage needs to be fixed.

Board Discussion/Resolution: Inspection needed. Approved. Change fair market value of land to \$144,648.

2008 Original Property Assessment: \$215,680

2008 Revised Property Assessment: \$199,410

19. Planting Thyme

Date: 3/17/09

Property Location/Description being appealed: Planting Thyme Personal Property.

Reason for Appeal: Forgot to turn in Personal Property Declaration and the designated value is too high for it is only a gardening business.

Board Discussion/Resolution: Approved. Change assessment to \$530.

2008 Original Assessment: \$4,160

2008 Revised Assessment: \$530

20. Early Childhood Associates

Date: 3/17/09

Property Location/Description being appealed: Early Childhood Associates Personal Property.

Reason for Appeal: Grossly overestimated value of business. No opportunity to complete questionnaire to declare value.

Board Discussion/Resolution: Approved. Change assessment to \$1,000.

2008 Original Assessment: \$4,160

2008 Revised Assessment: \$1,000

21. Children's Music Lessons

Date: 3/17/09

Property Location/Description being appealed: Children's Music Lessons Personal Property.

Reason for Appeal: No business activity just a business name.

Board Discussion/Resolution: Approved. Change assessment to a zero value.

2008 Original Assessment: \$4,160

2008 Revised Assessment: \$0

22. Radio Shack

Date: 3/17/09

Property Location/Description being appealed: Radio Shack Personal Property

Reason for Appeal: Excessive valuation from the 2007 audit. Correct values need to be applied.

Board Discussion/Resolution: Approved. Take the figures that Radio Shack provided.
2008 Original Property Assessment: \$11,090
2008 Revised Property Assessment: \$3,086

23. Tru Recovery LLC

Date: 3/17/09

Property Location/Description being appealed: Tru Recovery LLC Personal Property.

Reason for Appeal: Excessive valuation from the 2007 audit. Correct values need to be applied.

Board Discussion/Resolution: Approved. Take the figures that Tru Recovery LLC provided.

2008 Original Assessment: \$24,940

2008 Revised Assessment: \$4,573

24. Jade Guo

Date: 3/17/09

Property Location/Description being appealed: 9 Edgewood Drive, Newtown, CT, 06470

Reason for Appeal: Assessment too high based on condition of property. Excessive noise from I-84, water run off onto property, no driveway, and interior improvements needed.

Board Discussion/Resolution: Approved. Change condition of house from good to average.

2008 Original Property Assessment: \$277,310

2008 Revised Property Assessment: \$268,690

25. Gary & Angela Thill

Date: 3/17/09

Property Location/Description being appealed: 50 Cobblers Mill Road, Sandy Hook, CT, 06482

Reason for Appeal: Information on the re-valuation.

Board Discussion/Resolution: Denied. Information session only.

26. John DiIorio

Date: 3/17/09

Property Location/Description being appealed: 5 Fox Run Lane, Newtown, CT, 06470

Reason for Appeal: Assessment too high.

Board Discussion/Resolution: Denied.

27. Russell & Dianna Demarco

Date: 3/17/09

Property Location/Description being appealed: 17 Main Street, Newtown, CT, 06470

Reason for Appeal: Assessment too high based on the condition of the house. Unfinished construction.

Board Discussion/Resolution: Inspection needed. Denied. No change.

28. Eugene Vereshchagin

Date: 3/17/09

Property Location/Description being appealed: 2000 Toyota Camry

Reason for Appeal: Assessment too high based on mileage and condition.

Board Discussion/Resolution: Approved. Change assessment to \$4,500.

2008 Original Assessment: \$5,550

2008 Revised Assessment: \$4,500

29. Maria Horvath

Date: 3/17/09

Property Location/Description being appealed: 220 South Main Street, Newtown, CT, 06470

Reason for Appeal: Assessment too high based on zone change and current market conditions. Property also has wetlands and highly traveled area.

Board Discussion/Resolution: Approved. Change zone from R-1/2 to R-1. -15% for wetlands.

2008 Original Property Assessment: \$347,700

2008 Revised Property Assessment: \$318,390

30. Raffie Aryeh/Amalgamated Business Corp.

Date: 3/17/09

Property Location/Description being appealed: 4,6,7,9,10,13, & 18 Serene Way, Newtown, CT, 06470

Reason for Appeal: Assessment too high based on vacancy.

Board Discussion/Resolution: Approved. -10% vacancy on all locations.

31. Lorraine Fedyna

Date: 3/17/09

Property Location/Description being appealed: 2 Castle Lane, Newtown, CT, 06470

Reason for Appeal: Assessment too high based on condition of house. Depreciated real estate values, no improvements on property, no dependents in school system, etc.

Board Discussion/Resolution: Inspection needed. Approved. Corrected square footage.

2008 Original Property Assessment: \$467,680

2008 Revised Property Assessment: \$512,420

32. Judith Qualey

Date: 3/17/09

Property Location/Description being appealed: 152 South Main Street, Newtown, CT, 06470

Reason for Appeal: Assessment too high based on comps.

Board Discussion/Resolution: Approved. Change land adjustment factor from 1.0 to .74. Change neighborhood factor from 1.0 to .90.

2008 Original Property Assessment: \$234,110

2008 Revised Property Assessment: \$179,470

Board of Assessment Appeals adjourned at 10:30 PM.
Mindy Kovack, Clerk

