



TOWN OF NEWTOWN
OFFICE OF THE ASSESSOR

BOARD OF ASSESSMENT APPEALS
MINUTES
MARCH 15, 2011 @ 6:00 PM
NEWTOWN MUNICIPAL CENTER
3 PRIMROSE STREET
NEWTOWN, CT 06470

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

1. Melanie Leibold

Date: 3/15/11

Property Location/Description being appealed: 27 Dug Hill Road, Newtown, CT 06470

Reason for Appeal: Major increase in assessment due to the farm/forest exemption being removed.

Board Discussion/Resolution: Approved. Reapply PA490.

2010 Original Property Assessment: \$442,570

2010 Revised Property Assessment: \$114,670

2. Melanie Leibold

Date: 3/15/11

Property Location/Description being appealed: 42 Hundred Acres Road, Newtown, CT, 06470

Reason for Appeal: Major increase in assessment due to removal of farm land status.

Board Discussion/Resolution: Approved. Reapply PA490.

2010 Original Property Assessment: \$331,230

2010 Revised Property Assessment: \$225,793

3. Bryan Roth

Date: 3/15/11

Property Location/Description being appealed: 35 Saw Mill Road, Newtown, CT, 06470

Reason for Appeal: Believes vacant land is over assessed based on comparables.

Board Discussion/Resolution: Approved. Reduce fair market value (FMV) to \$17,500.

2010 Original Property Assessment: \$53,500

2010 Revised Property Assessment: \$12,250

4. Mike D'Amato

Date: 3/15/11

Property Location/Description being appealed: Prestigious Homes LLC

Reason for Appeal: Filed Personal Property Declaration, but assessment increased. No equipment or depreciation fixed on schedule 'C' of tax return which has been submitted.

Board Discussion/Resolution: Approved. Remove assessor value and input values from filed Personal Property by Prestigious Homes LLC.

2010 Original Property Assessment: \$2,590

2010 Revised Property Assessment: \$120

5. Albert D'Amato

Date: 3/15/11

Property Location/Description being appealed: 39 Oak Ridge Drive, Newtown, CT, 06470

Reason for Appeal: Believes house is over assessed based on comparables. Has built other similar houses in Newtown which have much lower assessments. Also, a few discrepancies on the field card.

Board Discussion/Resolution: Approved. Change the grade factor from 15% to 0%, and (1) fireplace.

2010 Original Property Assessment: \$885,070

2010 Revised Property Assessment: \$825,075

6. Arsalan Naderi

Date: 3/15/11

Property Location/Description being appealed: 3 Serene Way, Newtown, CT, 06470

Reason for Appeal: Believes the recent increase in assessment is excessive. The latest sales price and assessment value of the adjacent lots recently sold in the same subdivision and the actual market value, per local real estate agents, justifies the 2009 assessment of \$138,030 and therefore an increase in the value in this economy is unusual and not logical.

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

2010 Original Property Assessment: \$246,480

2010 Revised Property Assessment: \$221,830

7. Arsalan Naderi

Date: 3/15/11

Property Location/Description being appealed: 20 Serene Way, Newtown, CT, 06470

Reason for Appeal: The current value is based on city's 2007 assessment/evaluation that was the peak of the real estate market. The market value has reduced significantly since, due to recent recession. The latest sales price and assessment value of the adjacent lots recently sold in the same subdivision and the actual market value, per local real estate agents, indicates a sharp price drop in the real estate market, and more specifically vacant land.

Board Discussion/Resolution: Approved. -10% Vacancy.
2010 Original Property Assessment: \$223,450
2010 Revised Property Assessment: \$201,110

8. Arsalan Naderi

Date: 3/15/11

Property Location/Description being appealed: 22 Serene Way, Newtown, CT, 06470

Reason for Appeal: The current value is based on the city's 2007 assessment/evaluation that was the peak of the real estate market. The market value has reduced significantly since, due to the recent recession. The latest sales price and assessment value of the adjacent lots recently sold in the same subdivision and the actual market value, per local real estate agents, indicates a sharp price drop in the real estate market, and more specifically vacant land.

Board Discussion/Resolution: Approved. -10% Vacancy

2010 Original Property Assessment: \$224,980

2010 Revised Property Assessment: \$216,070

9. Peter D'Amico

Date: 3/15/11

Property Location/Description being appealed: 4 Serene Way, Newtown, CT, 06470

Reason for Appeal: Believes assessment increase is excessive. Current assessment went up about 11% when according to the newspaper the average assessment in Newtown went up less than 1%.

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

2010 Original Property Assessment: \$264,620

2010 Revised Property Assessment: \$238,160

10. Peter D'Amico

Date: 3/15/11

Property Location/Description being appealed: 7 Serene Way, Newtown, CT, 06470

Reason for Appeal: Believes assessment increase is excessive. Current assessment went up about 11% when according to the newspaper the average assessment in Newtown went up less than 1%.

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

2010 Original Property Assessment: \$253,790

2010 Revised Property Assessment: \$228,410

11. Peter D'Amico

Date: 3/15/11

Property Location/Description being appealed: 9 Serene Way, Newtown, CT, 06470

Reason for Appeal: Believes assessment increase is excessive. Current assessment went up about 11% when according to the newspaper the average assessment in Newtown went up less than 1%.

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

2010 Original Property Assessment: \$258,270

2010 Revised Property Assessment: \$232,450

12. Peter D'Amico

Date: 3/15/11

Property Location/Description being appealed: 10 Serene Way, Newtown, CT, 06470

Reason for Appeal: Believes assessment increase is excessive. Current assessment went up about 11% when according to the newspaper the average assessment in Newtown went up less than 1%.

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

2010 Original Property Assessment: \$239,030

2010 Revised Property Assessment: \$215,130

13. Peter D'Amico

Date: 3/15/11

Property Location/Description being appealed: 13 Serene Way, Newtown, CT, 06470

Reason for Appeal: Believes assessment increase is excessive. Current assessment went up about 11% when according to the newspaper the average assessment in Newtown went up less than 1%. Excess acreage also has quit a bit of wetlands.

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

2010 Original Property Assessment: \$300,730

2010 Revised Property Assessment: \$270,660

14. Peter D'Amico

Date: 3/15/11

Property Location/Description being appealed: 18 Serene Way, Newtown, CT, 06470

Reason for Appeal: Believes assessment increase is excessive. Current assessment went up about 11% when according to the newspaper the average assessment in Newtown went up less than 1%.

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

2010 Original Property Assessment: \$231,700

2010 Revised Property Assessment: \$208,530

15. Christopher Sferruzzo

Date: 3/15/11

Property Location/Description being appealed: 17 Serene Way, Newtown, CT, 06470

Reason for Appeal: Believes assessment is excessive in relation to other comparables in the same neighborhood. Also, the third floor is unfinished and the field card reflects the third floor as livable area.

Board Discussion/Resolution: Inspection required.

16. La Mucca Santa LLC

Date: 3/15/11

Property Location/Description being appealed: 49 & 51 Church Hill Road, Sandy Hook, CT, 06482

Reason for Appeal: Believes property value is too high based on purchase price in 2010 & comparable properties. Also, believes the two properties should be merged together as one parcel.

Board Discussion/Resolution: Denied.

17. Stacey Raino

Date: 3/15/11

Property Location/Description being appealed: 52 Alpine Circle, Sandy Hook, CT, 06482

Reason for Appeal: Topography issues, parking area issues, Alpine Circle is a private road (therefore, it is not nearly as maintained as other roads), property is next to a private road through way which causes summer traffic and noise from people walking to the beach, assessment is also not in line with comparable properties. House was also built in 1940's.

Board Discussion/Resolution: Approved. Changed house condition from average to fair, and -10% Topography.

2010 Original Property Assessment: \$149,630

2010 Revised Property Assessment: \$135,180

18. Christopher Hoeffel

Date: 3/15/11

Property Location/Description being appealed: Computer Express

Board Discussion/Resolution: Appellant did not show.

19. Mario Devivo Realty LLC

Date: 3/15/11

Property Location/Description being appealed: 40 High Bridge Road, Sandy Hook, CT, 06482

Reason for Appeal: Value of property excessive based on appraisal and comparable properties. Property has been vacant & unable to lease due to economy.

Board Discussion/Resolution: Approved. Reduce FMV to \$2,636,595 based on \$45/sqft based on appraisal.

2010 Original Property Assessment: \$2,555,700

2010 Revised Property Assessment: \$1,845,617

20. Philip Braun

Date: 3/15/11

Property Location/Description being appealed: 46 Barnabas Road, Newtown, CT, 06470

Reason for Appeal: Forgot to fill out Income & Expense form and received an excessive penalty. Property is owner occupied didn't think form had to be completed.

Board Discussion/Resolution: Approved. Remove 10% penalty submitted Income & Expense form.

2010 Original Property Assessment: \$2,170,476

2010 Revised Property Assessment: \$1,973,160

21. John Vollmer

Date: 3/15/11

Property Location/Description being appealed: 19 Commerce Road, Sandy Hook, CT, 06482

Reason for Appeal: Believes property is over assessed based on purchase price in 2008, and comparable properties. Vacant piece of land.

Board Discussion/Resolution: Approved. Reduce FMV to \$250,000 based on comparable properties.

2010 Original Property Assessment: \$288,790

2010 Revised Property Assessment: \$175,000

22. John Vollmer

Date: 3/15/11

Property Location/Description being appealed: 21 Commerce Road, Sandy Hook, CT, 06482

Reason for Appeal: Believes property is over assessed based on purchase price in 2008, and comparable properties.

Board Discussion/Resolution: Approved. Reduce FMV to \$550,000 based on \$129/sqft. Value derived from other comparables.

2010 Original Property Assessment: \$520,150

2010 Revised Property Assessment: \$385,000

23. Rojo Enterprises LLC

Date: 3/15/11

Property Location/Description being appealed: 30-40 Pecks Lane, Newtown, CT, 06470

Reason for Appeal: Believes property is over assessed based on comparables.

Board Discussion/Resolution: Approved. Reduce FMV to \$3,643,200 based on \$60/sqft. Value derived from other comparables.

2010 Original Property Assessment: \$3,117,260

2010 Revised Property Assessment: \$2,550,240

24. Waterfall Plaza LLC

Date: 3/15/11

Property Location/Description being appealed: 255-259 South Main Street, Newtown, CT, 06470

Reason for Appeal: Overvalued based on comparables.

Board Discussion/Resolution: Owner to submit appropriate paperwork and then make a decision based on information provided.

25. Laura Comerford

Date: 3/15/11

Property Location/Description being appealed: 54 Hanover Road, Newtown, CT, 06470

Reason for Appeal: Believes property is over assessed based on the condition of the property & comparables. Excessive wet lands & noise due to railroad and highway.

Board Discussion/Resolution: Approved. -10% Wetlands & -5% Noise.

2010 Original Property Assessment: \$381,100

2010 Revised Property Assessment: \$351,722

26. Hawleyville Development LLC

Date: 3/15/11

Property Location/Description being appealed: 64 Barnabas Road, Newtown, CT, 06470

Reason for Appeal: Over appraised value based on comparable properties with the same use. Field card also incorrectly lists a second building on the property which is incorrect.

Board Discussion/Resolution: Approved. Remove second building on field card with a value of \$188,938.

2010 Original Property Assessment: \$961,890

2010 Revised Property Assessment: \$829,634

27. Rock Ridge Country Club

Date: 3/15/11

Property Location/Description being appealed: Rock Ridge Country Club, Real Estate

Board Discussion/Resolution: Withdrew appeal.

Board of Assessment Appeals adjourned at 10:00 PM
Mindy Kovack, Clerk