



TOWN OF NEWTOWN
OFFICE OF THE ASSESSOR

BOARD OF ASSESSMENT APPEALS
MINUTES
APRIL 8, 2013 @ 6:00 PM
NEWTOWN MUNICIPAL CENTER
3 PRIMROSE STREET
NEWTOWN, CT 06470

PRESENT: MARIANNE BROWN, MAUREEN C. OWEN & JAMES MCFARLAND
ALSO PRESENT: CHRIS KELSEY & PENNY MUDGETT

1. David & Jennifer Landau

Date: 4/8/13

Property Location/Description being appealed: 13 Wiley Lane, Newtown, CT 06470

Reason for Appeal: Believes the property is overvalued based on purchase price of \$312,500 in May 2012. The value was also confirmed by an appraisal conducted by the Western Connecticut Federal Credit Union in May 2012.

Board Discussion/Resolution: Approved. Reduce the fair market value of the property to \$312,500 based on the purchase price and the bank appraisal.

2. Anne & David Francis

Date: 4/8/13

Property Location/Description being appealed: 25 Schoolhouse Hill Road, Newtown, CT 06470

Reason for Appeal: Believes the property is overvalued due to the fact their property abuts the railroad and industrial zone. The excess land is unusable and devalues the property including wetlands.

Board Discussion/Resolution: Approved. Reduce the excess acreage by 80% due to the functional obsolescence.

3. Arvin & Rhodora Soh

Date: 4/8/13

Property Location/Description being appealed: 9 Bridle Path Trail, Newtown, CT 06470

Reason for Appeal: Value of assessment is significantly higher than recent comparables, also given the purchase of the property in May 2012 for noticeably less than the assessment value (purchased for \$632,508 versus assessment of \$830,246). In addition, recently had the property appraised independently for the purpose of refinancing, at which time the value was determined to be \$708,000.

Board Discussion/Resolution: Approved. Reduced the fair market value of the property to \$632,508 based on the purchase price and the appraisal support.

4. **Zongen Qiao**

Date: 4/8/13

Property Location/Description being appealed: 6 Yearling Lane, Sandy Hook, CT 06482

Reason for Appeal: Believes the new assessment is much higher than current market value. The property was purchased in February 2012 for \$448,000.

Board Discussion/Resolution: Approved. Reduce the fair market value of the property to \$448,000 based on the purchase price.

5. **Dorothy & Christopher Reseska**

Date: 4/8/13

Property Location/Description being appealed: 22 Beaver Dam Road, Newtown, CT 06470

Board Discussion/Resolution: Appellant did not show.

6. **Sheila Maher**

Date: 4/8/13

Property Location/Description being appealed: 74 The Boulevard, Newtown, CT 06470

Board Discussion/Resolution: Appellant did not show.

7. **Douglass Ross**

Date: 4/8/13

Property Location/Description being appealed: 106, 110 & 114 Underhill Road, Sandy Hook, CT 06482

Board Discussion/Resolution: Appellant did not show.

8. **Martin Bennett**

Date: 4/8/13

Property Location/Description being appealed: 5 Commerce Road, Sandy Hook, CT 06482

Board Discussion/Resolution: Appellant did not show.

9. **Mary Dyer**

Date: 4/8/13

Property Location/Description being appealed: 1996 Plymouth Breeze & 2000 Mercury Sable on the 2011 Supplemental Grand List.

Reason for Appeal: The 2000 Mercury Sable is a used car is a few years younger than the previous vehicle the Plymouth Breeze which was sold in April 2012. The Mercury Sable has already had \$2,500 in repairs and still requires more work. The cars are not worth what they

are listed for.

Board Discussion/Resolution: Approved. Remove Plymouth Breeze salvaged in February 2012. Reduce the Mercury Sable to \$500 vehicle has 157,000 miles and virtually in disrepair.

10. Daniel & Tara Johnson

Date: 4/8/13

Property Location/Description being appealed: 164 Brushy Hill Road, Newtown, CT 06470

Reason for Appeal: Believes property is overvalued based on the purchase of the property in August of 2012 for \$427,500. Also, have a bank appraisal conducted in July 2012 for \$430,000. Prior to the sale, the home was on the market for over a year, and was not a foreclosure, short sale, or a distressed sale.

Board Discussion/Resolution: Approved. Reduce the fair market value of the property to \$430,000 based on appraisal.

11. Richard Desrochers

Date: 4/8/13

Property Location/Description being appealed: 50 Great Quarter Road, Sandy Hook, CT 06482

Reason for Appeal: Believes property is overvalued based on current market value. Purchased the land at a much lower rate than what it is valued at.

Board Discussion/Resolution: Approved. Reduce the fair market value of the land to \$160,000.

12. Kersti Ferguson

Date: 4/8/13

Property Location/Description being appealed: 60 Taunton Hill Road, Newtown, CT 06470

Reason for Appeal: Believes assessment is too high based on comparables and the current condition of the property.

Board Discussion/Resolution: Approved. Change the condition of the property from a B to a C- based on comparables.

13. Stephen & Fanny Schmacher

Date: 4/8/13

Property Location/Description being appealed: 11 Timber Hill Road, Sandy Hook, CT 06482

Reason for Appeal: Disagrees with the property value and recently refinanced in December 2012 and the appraisal value came in much lower than the town value.

Board Discussion/Resolution: Approved. Reduce the fair market value of the property to \$525,000 based on appraisal.

14. Berat Rifati

Date: 4/8/13

Property Location/Description being appealed: 145 MT Pleasant Road, Newtown, CT 06470

Reason for Appeal: Believes property is overvalued because it was an abandoned foreclosure with very little value which is also supported by an appraisal as of November 30, 2012.

Board Discussion/Resolution: Approved. Reduce fair market value of the property to \$180,000 upon remediation the fair market value is to be changed to \$275,000 based on the appraisal.

15. Paul & Theresa Ludanyi

Date: 4/8/13

Property Location/Description being appealed: 40 Old Bethel Road, Newtown, CT 06470

Reason for Appeal: Believes the square footage of the dwelling is calculated incorrectly.

Board Discussion/Resolution: No change. Information reviewed with appellant.

16. Eric Steinkraus

Date: 4/8/13

Property Location/Description being appealed: 22 Walker Hill Road, Sandy Hook, CT 06482

Reason for Appeal: Believes property is overvalued based on the current market and an appraisal conducted as of October 1, 2012 for \$600,000.

Board Discussion/Resolution: Approved. Reduce the fair market value of the property to \$600,000 based on appraisal.

17. Brian & Mariotte Corson

Date: 4/8/13

Property Location/Description being appealed: 84 Glen Road, Sandy Hook, CT 06482

Reason for Appeal: Believes property is overvalued based on purchase of property in February 2013 for \$176,378.

Board Discussion/Resolution: Approved. Reduce the fair market value of the property to \$176,378 based on the purchase price.

18. Rose Schneiderbeck

Date: 4/8/13

Property Location/Description being appealed: 56 Cobblers Mill Road, Sandy Hook, CT 06482

Reason for Appeal: Believes the property is overvalues based on comparables in the neighborhood.

Board Discussion/Resolution: No change. Information reviewed with appellant and it was determined the difference was due to an additional bath.

19. Rachel Morris

Date: 4/8/13

Property Location/Description being appealed: 25 Aunt Park Lane, Newtown, CT 06470

Reason for Appeal: Believes property is undervalued and would like the property value increased. Also, had an appraisal conducted as of September 30, 2009 which came in at \$290,000.

Board Discussion/Resolution: Approved. Increase the property value from \$227,390 to \$265,000 based on the support of the appellant and the appraisal.

20. **Ryan & Amy Connelly**

Date: 4/8/13

Property Location/Description being appealed: 3 Bridle Path Trail, Newtown, CT 06470

Reason for Appeal: Believes the property is overvalued.

Board Discussion/Resolution: No change. The Board believes the property is at value as of October 1, 2012.

21. **Colbert & Isgut LLC**

Date: 4/8/13

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

Reason for Appeal: Believes property is overvalued.

Board Discussion/Resolution: No Change. The Board believes the property is at values as of October 1, 2012.

22. **Loree Ogan**

Date: 4/8/13

Property Location/Description being appealed: 140 Castle Hill Road, Newtown, CT 06470

Reason for Appeal: Believes property is overvalued the property abuts 31 Great Hill Road which has a burned structure on the property that directly impacts the value of the property.

Board Discussion/Resolution: Approve. Reduce the land by 5% for functional obsolescence due to neighboring property.

23. **William & Meagahn Moody**

Date: 4/8/13

Property Location/Description being appealed: 16 Hoseye Coach Road, Sandy Hook, CT 06482

Reason for Appeal: Recent revaluation is not accurate to today's property value. Property is land use restricted which is not reflected in the revaluation. Land value should be cut in half based on power lines that run through the property. The property is also on an unimproved section of the road.

Board Discussion/Resolution: Approved. Reduce the land value by 5% based on functional obsolescence due to power lines.

24. **Roger Sprung**

Date: 4/8/13

Property Location/Description being appealed: 7 Papoose Hill Road, Newtown, CT 06470

Reason for Appeal: Believes the property is overvalued based on the topography of the land.

Board Discussion/Resolution: Approved. Reduce the land value by 25% based on the topography.

25. **Roger Sprung**

Date: 4/8/13

Property Location/Description being appealed: 16 Parmalee Hill Road, Newtown, CT 06470

Reason for Appeal: Believes the property is overvalued based on the topography of the land.

Board Discussion/Resolution: Approved. Reduce the land value by 15% based on the topography.

26. **Alvaro Cortina**

Date: 4/8/13

Property Location/Description being appealed: 9 Great Quarter Road, Sandy Hook, CT 06482

Reason for Appeal: The field card has some discrepancies regarding the building details. The heat type is electric not oil, no central AC, only (1) bedroom reduced from (2) when a common wall was removed.

Board Discussion/Resolution: Approved. Make appropriate changes that were reviewed with appellant.

27. **Michael Pierwola**

Date: 4/8/13

Property Location/Description being appealed: 5 Horseshow Ridge Road, Sandy Hook, CT 06482

Reason for Appeal: Believes the property is overvalued based on purchase price in April 2012 for \$280,000.

Board Discussion/Resolution: No change. The property was purchased under a foreclosure sale.

Board of Assessment Appeals adjourned at 9:40 PM
Mindy Kovack, Clerk