



**TOWN OF NEWTOWN**  
OFFICE OF THE ASSESSOR

**BOARD OF ASSESSMENT APPEALS**  
**MINUTES**

**APRIL 23, 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**

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**1. Michael & Lisa Sette**

**Date:** 4/23/13

**Property Location/Description being appealed:** 156 Boggs Hill Road, Newtown, CT 06470

**Reason for Appeal:** Believes the property is overvalued based on comparables.

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

**2. Patrick & Gail O'Dell**

**Date:** 4/23/13

**Property Location/Description being appealed:** 49 Schoolhouse Hill Road, Sandy Hook, CT 06482

**Reason for Appeal:** Believes the property is overvalued based on comparables of similar houses. Also, the reduction for gas pipeline and proximity to highway is inadequate.

**Board Discussion/Resolution:** No change. The Board determined the current adjustment is sufficient, and believes the property is at value as of October 1, 2012.

**3. Jon Kazmercyk**

**Date:** 4/23/13

**Property Location/Description being appealed:** Kazmercyk Jon- Personal Property

**Reason for Appeal:** Approved. No personal business ever conducted from personal residence. Has registered contractor's license to work for Sippin Energy products in which has been an

employee since December of 2000.

**Board Discussion/Resolution:** Approved. Delete Personal Property account for 2012 as well as going forward. Mr. Kazmercyk is also going to provide income tax returns to address prior year billings.

**4. Ernest Morgan- Midway Home Estates LLC**

**Date:** 4/23/13

**Property Location/Description being appealed:** 160 MT Pleasant Road Unit 14, Newtown, CT 06470

**Reason for Appeal:** Believes the new assessment is too high. Mobile home was sold back to Midway Home Estates in February 2013, and then in March of 2013 the mobile home was removed from the park. The mobile home could not be resold due to the poor condition, and the structural components did not meet current building codes.

**Board Discussion/Resolution:** Approved. Remove the mobile home for 2012.

**5. Patty Gillen McQuail**

**Date:** 4/23/13

**Property Location/Description being appealed:** McQuail Realty LLC

**Reason for Appeal:** Business personal property overvalued. Forgot to submit 2012 Personal Property Declaration and an estimated value was applied.

**Board Discussion/Resolution:** Approved. Accept 2012 Personal Property Declaration plus 25% penalty for late filing.

**6. Harold Bochino Jr.**

**Date:** 4/23/13

**Property Location/Description being appealed:** Ace Wood Floors

**Reason for Appeal:** Business personal property overvalued. Forgot to submit 2012 Personal Property Declaration and an estimated value was applied.

**Board Discussion/Resolution:** Approved. Accept 2012 Personal Property Declaration plus 25% penalty for late filing.

**7. John Hemberger**

**Date:** 4/23/13

**Property Location/Description being appealed:** Sandy Hook Entertainment

**Reason for Appeal:** Business personal property overvalued. Forgot to submit 2012 Personal Property Declaration and an estimated value was applied.

**Board Discussion/Resolution:** Approved. Accept 2012 Personal Property Declaration plus 25% penalty for late filing.

**8. Mark Svanda**

**Date:** 4/23/13

**Property Location/Description being appealed:** Svanda Painting LLC

**Board Discussion/Resolution:** Appellant did not show.

9. **Rick Werden**

**Date:** 4/23/13

**Property Location/Description being appealed:** Rick Werden Painting & Remodeling

**Board Discussion/Resolution:** Appellant did not show.

10. **Thomas Guglielmo**

**Date:** 4/23/13

**Property Location/Description being appealed:** New Milford Podiatry LLC

**Board Discussion/Resolution:** Appellant did not show.

11. **Susan Hildred**

**Date:** 4/23/13

**Property Location/Description being appealed:** Executive Appraisals

**Board Discussion/Resolution:** Appellant did not show.

12. **Estate of Jane Conningham**

**Date:** 4/23/13

**Property Location/Description being appealed:** 85 Walnut Tree Hill Road, Sandy Hook, CT 06482

**Board Discussion/Resolution:** Appellant representative did not show.

13. **David Shaw**

**Date:** 4/23/13

**Property Location/Description being appealed:** 80 Brushy Hill Road, Newtown, CT 06470

**Board Discussion/Resolution:** Appellant did not show.

14. **Phyllis Zimmer**

**Date:** 4/23/13

**Property Location/Description being appealed:** 147 Walnut Tree Hill Road, Sandy Hook, CT 06482

**Reason for Appeal:** Believes property is overvalued based on the condition of the house.

**Board Discussion/Resolution:** Approved. Reduce the grade of the house from a 'B' to 'C' grade.

15. **Vincent & Helen Cuocci**

**Date:** 4/23/13

**Property Location/Description being appealed:** 30 Little Brook Lane, Newtown, CT 06470

**Reason for Appeal:** Believes property is overvalued based on the appraisal as of June 2012.

**Board Discussion/Resolution:** Approved. Reduce the fair market value of the property to \$467,000 based on appraisal report.

16. **Erich & Patricia Gertsch**

**Date:** 4/23/13

**Property Location/Description being appealed:** 8 Ferris Road, Newtown, CT 06470

**Reason for Appeal:** Believes property is overvalued based on the increase in value of the cell tower located on the property.

**Board Discussion/Resolution:** No change. The Board believes the property is at value based on October 1, 2012.

17. **15 Berkshire Road LLC**

**Date:** 4/23/13

**Property Location/Description being appealed:** 15 Berkshire Road, Sandy Hook, CT 06482

**Reason for Appeal:** Believes property is overvalued based on appraisal as of October 1, 2012.

**Board Discussion/Resolution:** No change. The Board determined the land value is comparable to the neighboring property. The Board believes the property is at value as of October 1, 2012.

18. **11 Berkshire Road LLC**

**Date:** 4/23/13

**Property Location/Description being appealed:** 7B Berkshire Road, Sandy Hook, CT 06482

**Reason for Appeal:** Believes the property is overvalued based on appraisal as of October 1, 2012.

**Board Discussion/Resolution:** Approved. Change the land ST Inx from 1.50 to .90 and reduce the fair market value of the land to \$203,400 based on appraisal report.

19. **Ahileas & Antonia Fotinopoulos**

**Date:** 4/23/13

**Property Location/Description being appealed:** AAF PLM Solutions

**Reason for Appeal:** Believes business personal property is overvalued. Forgot to submit 2012 Personal Property Declaration and an estimated value was applied. No business activity in name only.

**Board Discussion/Resolution:** Approved. Reduce the value of the business to zero for 2012.

20. **William Rooney**

**Date:** 4/23/13

**Property Location/Description being appealed:** Williams Architectural Millwork LLC

**Board Discussion/Resolution:** Appellant did not show.

21. **Richard Fattibene Jr.**

**Date:** 4/23/13

**Property Location/Description being appealed:** Sandy Hook Hydro LLC

**Reason for Appeal:** Believes business personal property is overvalued. Submitted the 2012 Personal Property Declaration but forgot to fill out manufacturing equipment exemption form.

**Board Discussion/Resolution:** Approved. The Board determined that the business does not qualify for the manufacturing equipment exemption. The Board determined a \$20,000 estimated original cost to rebuild equipment after fire in 2008. The Board then used 60% depreciation from the depreciation schedule and then finally calculated the 70% assessed value. The new assessed value for 2012 is \$9,800.

22. **Bruce & Christine Degen**

**Date:** 4/23/13

**Property Location/Description being appealed:** 62 Castle Meadow Road, Newtown, CT 06470

**Reason for Appeal:** Believes property is overvalued based on appraisal as of October 1, 2012. Garage studio also listed as having a basement when in actuality it does not, and also shows incorrect photo.

**Board Discussion/Resolution:** Approve. Reduce the fair market value of the property to \$700,000 based on appraisal report. Also, correct garage studio sketch labels to reflect finished upper story over framed garage, and update photo with information submitted to Vision from informal hearing inspection by Assessor's Office.

**23. Charles & Linda Sarafian**

**Date:** 4/23/13

**Property Location/Description being appealed:** 3 Washbrook Road, Newtown, CT 06470

**Reason for Appeal:** Believes property is undervalued based on appraisal as of September 27, 2012.

**Board Discussion/Resolution:** Approved. Increase the fair market value of the property to \$430,000 based on appraisal report and per owner request.

**24. Roman Cebulski**

**Date:** 4/23/13

**Property Location/Description being appealed:** 78 Sugar Lane, Newtown, CT 06470

**Reason for Appeal:** Believes the property is overvalued based on appraisal as of January 12, 2010.

**Board Discussion/Resolution:** Approved. Reduce the fair market value of the property to \$470,000 based on appraisal report.

**25. William Dymerski**

**Date:** 4/23/13

**Property Location/Description being appealed:** Dunkin Donuts

**Reason for Appeal:** Believes the property is overvalued based on incorrect information submitted on first Personal Property Declaration submitted.

**Board Discussion/Resolution:** Approved. Accept the 2012 amended Personal Property Declaration. No penalty to be applied first declaration was submitted by deadline date. The new assessment for the 2012 Personal Property is \$92,406.

**26. Jack Gullar**

**Date:** 4/23/13

**Property Location/Description being appealed:** Beat the Rest Marketing

**Reason for Appeal:** Believes business Personal Property is overvalued. Forgot to submit the 2012 Personal Property declaration and an estimated value was applied.

**Board Discussion/Resolution:** Approved. Accept 2012 Personal Property declaration plus 25% penalty for late filing.

Board of Assessment Appeals adjourned at 9:30 PM  
Mindy Kovack, Clerk

