

TOWN OF NEWTOWN

OFFICE OF THE ASSESSOR

BOARD OF ASSESSMENT APPEALS

MINUTES

MARCH 19, 2014 @ 6:00 PM
NEWTOWN MUNICIPAL CENTER
3 PRIMROSE STREET
NEWTOWN, CT 06470

PRESENT: MARIANNE BROWN, MAUREEN C. OWEN and JAMES MCFARLAND
ALSO PRESENT: PENNY MUDGETT

Name: Salvatore & Joan Gargiulo

Date: 3/19/14

Property Location/Description being appealed: 64 Hemlock Trail, Newtown CT 06470

Reason for Appeal: Cabin in disrepair, no way into property-landlocked. Building has no value and no utilities.

Board Discussion/Resolution: Approved. Give building \$0.00 value

Name: Francis & Barbara Reilly

Date: 3/19/14

Property Location/Description being appealed: 39 Rock Ridge Road, Newtown CT 06470

Reason for Appeal: Property value too high

Board Discussion/Resolution: Approved. Change grade to C+

Name: James Downes

Date: 3/19/14

Property Location/Description being appealed: Horses

Reason for Appeal: Declaration not filed

Board Discussion/Resolution: Approved. Submitted completed Personal Property Declaration.
3 Horses exempt, balance remaining- 25% Penalty

Name: Jeffrey Hanke

Date: 3/19/14

Property Location/Description being appealed: 70 High Rock Road, Newtown CT 06470

Reason for Appeal: Property value too high

Board Discussion/Resolution: Disapproved. Documentation does not support change

Name: Eugene & Carol Bobel

Date: 3/19/14

Property Location/Description being appealed: 8 Fox Run Hollow, Newtown CT 06470
Reason for Appeal: Wetlands and size and shape adjustment
Board Discussion/Resolution: Approved. Change land S Adj fact to .77

Name: David & Melanie Labrozzi

Date: 3/19/14

Property Location/Description being appealed: 16 Willow Brook Lane, Newtown CT 06470
Reason for Appeal: Property value too high
Board Discussion/Resolution: Approved. Change grade to A+

Name: Nardi Tollkuci & Siljane Musaka

Date: 3/19/14

Property Location/Description being appealed: 55 Queen Street, Newtown CT 06470
Reason for Appeal: Property Value too high
Board Discussion/Resolution: Disapproved. Documentation does not support change

Name: John Ryan (Starhawk Properties LLC)

Date: 3/19/14

Property Location/Description being appealed: 111 Church Hill Road, Newtown CT 06470
Reason for Appeal: Property valued too high
Board Discussion/Resolution: Disapproved. Appeal withdrawn

Name: John Ryan (Starhawk Properties LLC)

Date: 3/19/14

Property Location/Description being appealed: 117 Mt. Pleasant Road, Newtown CT 06470
Reason for Appeal: Property Value too high
Board Discussion/Resolution: Disapproved. Documentation does not support change

Name: Kurt & Patricia Goldbach

Date: 3/19/14

Property Location/Description being appealed: 4 Pearl Street, Newtown CT 06470
Reason for Appeal: Property value too high
Board Discussion/Resolution: Disapproved. No change. No supporting Documentation. I84, connecting street and NHS were all present at purchase time

Name: Robert & Renee Kinne

Date: 3/19/14

Property Location/Description being appealed: 15 Towns End Road, Newtown CT 06470
Reason for Appeal: Property valued too high with wetlands.
Board Discussion/Resolution: Disapproved. Excess acreage- wetlands in compensated for in the excess appraisal

Name: Fred & Mary Arther

Date: 3/19/14

Property Location/Description being appealed: 7 Clapboard Ridge Road, Newtown CT 06470
Reason for Appeal: Property valued too high
Board Discussion/Resolution: Approved. Square footage corrected on sketch. No documentation to justify lower appraisal

Name: Sandy Hook Promise Foundation
Date: 3/19/14

Property Location/ Description being appealed: 14 Church Hill Road, Newtown CT 06470
Reason for Appeal: 501(c)3 nonprofit entity not subject to taxes under CGS 12-81 (7)
Board Discussion/Resolution: Approved. Submitted 5013C

Name: Mike D'Amato
Date: 3/19/14

Property Location/Description being appealed: 39 Oak Ridge Drive, Newtown CT 06470
Reason for Appeal: Property value too high. Grade factor too high
Board Discussion/Resolution: Disapproved. No change because BAA change made in 2012, can't change for same reason until 2017 Reval, Statue 12-111

Name: Albert D'Amato
Date: 3/19/14

Property Location/Description being appealed: 36 Winton Farm Road, Newtown CT 06470
Reason for Appeal: Property valued too high due to grade factor change
Board Discussion/Resolution: Approved. Change grade to B+

Name: Karl Philippi
Date: 3/19/14

Property Location/Description being appealed: Northeast Arborists, Newtown CT 06470
Reason for Appeal: Business terminated
Board Discussion/Resolution: Approved. Terminated business, 0 Assessment

Name: Susan & Stephen Wisniewski
Date: 3/19/14

Property Location/Description being appealed: 94 Waterview Drive
Reason for Appeal: Property value too high
Board Discussion/Resolution: Disapproved. In Comparable to other house on street

Name: Gray School Irish Dance (Iris Sharnick)
Date: 3/19/14

Property Location/Description being appealed: 45 Main Street, Newtown CT 06470
Reason for Appeal: 2013 Declaration filed correctly
Board Discussion/Resolution: changed address to 7 Berkshire Drive, Sandy Hook CT 06482-only

Name: Warren & Deanna Davis

Date: 3/19/14

Property Location/Description being appealed: Horses at 42 Orchard Hill, Newtown CT 06470

Reason for Appeal: Did not file Personal Property Declaration

Board Discussion/Resolution: Approved. Completed PP Declaration + 25% Penalty

Name: Sheila & Victor Welch

Date: 3/19/14

Property Location/Description being appealed: 5 Wentworth Drive, Newtown CT 06470

Reason for Appeal: Property value too high

Board Discussion/Resolution: Disapproved. No sufficient documents to support a change

Name: Orchard Hill Landscaping LLC (Warren Davis)

Date: 3/19/14

Property Location/Description being appealed: Orchard Hill Landscaping LLC

Reason for Appeal: Did not file return

Board Discussion/Resolution: Approved. Completed PP Declaration & 25% Penalty

Name: Harold Burns

Date: 3/19/14

Property Location/Description being appealed: 84 Waterview Drive, Newtown CT 06470

Reason for Appeal: Property value too high

Board Discussion/Resolution: Disapproved. Location on water

Name: East Coast Softball (John Vichiola)

Date: 3/19/14

Property Location/Description being appealed: Personal Property

Reason for Appeal: checking account closed- have no personal property

Board Discussion/Resolution: Approved. Dissolved

Name: Toll CT III Limited Partneship (David Sands)

Date: 3/19/14

Property Location/Description being appealed: Newtown Woods

Reason for Appeal: Reallocation of land values

Board Discussion/Resolution: Disapproved. Building rights

Name: Peter Clifford

Date: 3/19/14

Property Location/Description being appealed: 12 Beckett Village, Newtown CT 06470

Reason for Appeal: Property value too high

Board Discussion/Resolution: Disapproved. Not enough documentation to support his opinion

Name: Kevin & Sherry Morrissey

Date: 3/19/14

Property Location/Description being appealed: 11 Possum Ridge Road, Newtown CT 06470

Reason for Appeal: Property value too high

Board Discussion/Resolution: Disapproved. Documentation does not support assessment

Name: John Matz & Maureen Honychurch-Matz

Date: 3/19/14

Property Location/Description being appealed: Property value too high

Board Discussion/Resolution: Disapproved. Grade of land is already considered in 2012 assessment

These Minutes are subject to Approval by the Board

Lynn Kovack-Clerk