



TOWN OF NEWTOWN
BOARD OF ASSESSMENT APPEALS
MINUTES

The Board of Assessment Appeals held a regular meeting on Monday April 11th, 2016 in Meeting Room 3, Newtown Municipal Center, 3 Primrose Street, Newtown, CT 06470.

Present: Marianne Brown (Chair), Maureen C. Owen, James McFarland
Also Present: Penny Mudgett (Assessor), Linda Koonz (Clerk)

Ms. Brown opened the meeting at 6:33 pm.

The Board held hearings and withheld action on the following appeals:

Magda Szabo
43 Charter Ridge Drive

She did not show up for her 6:15 p.m. appointment.

Janice Butler
31 Rock Ridge Road

Business owner did not file property declaration for newly registered company dated 9-30-15. On 10-1-15 she had no taxable property. \$6,250 was the original assessment. Tonight she filed a property declaration listing zero.

Robert Zarnetsce and Catherine Dobbs
330 Berkshire Road

He drove here from Boston and it is his dad's property. They thought it was 8 p.m. but it was 7 p.m., but they presented at 8:54 p.m.

Agent claims: House was on market last year entire season and will put it on market this year and already dropped price. 6/10 of an acre. About a third of it is a slope. It is a little cottage built in 1938. Not really a usable lot. It is very narrow. It is physically constrained.

Robert said \$187,000 value cause has a river view. But it's not really a river or creek. It is drainage, not a river. It has seasonal flow. It is a trickle in the summer. There is riprock.

It is not a \$187,000 parcel of land. Other properties down the road have lower assessments.

*These minutes are subject to the approval of the Board of Assessment Appeals at their next meeting.
A recording of the meeting is made available in the Land Use Office, 3 Primrose Street, Newtown, CT.*

Robert said, you can't put a row boat in it.

Peter Tomasulo
4 Autumn Ridge Road

Peter said he bought his house in 2006 and paid \$920,000, when over a million dollars was asked. He said there was a downturn at that time. He said his neighbor has a nicer house and property and pays less. He said he is paying more than anyone on that road tax-wise, and he does not think he can get more than \$700,000 for this house.

Unfortunately he did not look at comparable properties before coming in to the meeting. Board members explained he can come next year with more information. They suggested he find houses that are similar on his street and take square footage and compare. If someone's is lower or the same as his house, that would be a strong case.

Board members explained he needs documentation. Burden of proof is on property owner. 2012 was last revaluation. 2017 is the next revaluation. "You can call town assessor and ask what she thinks. She can explain what a field card is and what is a comparable property, to guide you into researching it."

He has 11 rooms in a three-floor house and a partially finished basement. Board members told him realtors know how to pick comparable properties, that he should get those and take those addresses and go to town assessor's office and print out the property field cards, which are public property.

Kevin and Judy Corrigan
4 Driftway Drive

There is a cell tower that is located directly behind their house. Judy and her husband said they spoke to AT&T and now Verizon. Both companies have air conditioners there that are noisy as they go on and off. They also have generators that click on and off. And they are eyesores. They requested buffering. Happened about four years ago, Judy said.

Last revaluation was 2012, so if this is something new, that would be a factor.

Kevin said "the cell tower devalues the property." "We have this whole issue with the noise and the buffering," Judy said. "It disturbs my peace in my yard."
Kevin said it is 300 feet from his property line.

James explained what they need to find out to make their case. Suggested they get documentation (town info on each property) and bring it in. They need to find out if the tower was put in before or after the valuation.

Maureen said if the tower came in after 2012, that's important.

*These minutes are subject to the approval of the Board of Assessment Appeals at their next meeting.
A recording of the meeting is made available in the Land Use Office, 3 Primrose Street, Newtown, CT.*

Waterfall Plaza LLC
259 South Main St.

Joseph Voll, owner, presented.

This regards the shopping center where Five Guys is located. Cold Stone closed and the bank closed...

He noted the plaza where Subway was. 931,140 was assessed value. 12,910 square feet.

Waterfall was rehabbed about 11 years ago.

South Plaza is around \$3 million.

No further info provided.

Lindsay Farrenkoph
3 Daniels Hill

New homeowners and in need of some advice. Got a notice that the assessment went up by about \$9,000. It said we added a few things such as cathedral ceiling and additional fixtures. We bought it in May and we definitely didn't add anything, we are sure.

The board looked at a photo they brought and determined it is not a cathedral ceiling. James said it is high but not a cathedral ceiling. Owners showed a picture of the room with now cathedral ceiling to each member

They do have a finished basement, but that is how it looked when they moved in.

Lindsay – “We didn't put anything in. The only thing we have been able to afford is paint.”

Marianne asked if they would be open to having the assessor come to look at the house and make sure the field card is right.

Lindsay said she thinks she may have filled some forms out incorrectly, and that is why the field card says what it says

Penny will call you tomorrow to set up an appointment, Marianne said.

Daniel Amaral
40 & 42 South Main (Amaral Motors Inc.)

Dan Amaral claims there was never 42 to start with. Property has always been pretty much the same, he said. There are wetlands on the property. A brook runs through it.

He asked why was 42 put in? Why did it suddenly appear?

On the field card for #40 it should say 4.09 acres instead of 2.09.

*These minutes are subject to the approval of the Board of Assessment Appeals at their next meeting.
A recording of the meeting is made available in the Land Use Office, 3 Primrose Street, Newtown, CT.*

James said the tax assessor said this property was not on the tax rolls; we are being told they are two pieces of property; the town never picked that up.

Dan needs to check the deed.

Marianne said we can't do anything as far as zoning. It is evident to us that there are two properties here. I recommend you go to land records and make sure they are properly showing 42 and 40.

Amaral Motors Inc.
40 South Main – Personal Property

In 2015 he paid \$3,900 for a lift. Dan's appeal relates to that he feels he was overvalued by the town.

Marianne explained the details of his declaration calculations with adding new equipment and disposing old equipment.

Dan says he took the pumps out but he did not tell his accountant about it. It was recommended by the board that Dan refer to his accountant regarding the details of property on the declaration form.

Anthony D'Angelo
18 Cedarhurst Trail

He says the assessment is too high based on current market conditions and condition of house has changed. He said age and weathering. Wear and tear. He presented a Zillow value as of March 6, 2016 a snapshot in time. Board explained revaluations occur every five years. All properties in Newtown are based on 2012 market values. Our next reval is 2017 so you have to wait or have an appraisal done as of 2012 and present that at next year's appeals.

Having no further business, the meeting of April 11, 2016 was adjourned at 9:10pm.

*Respectfully Submitted,
Linda Koonz*

*These minutes are subject to the approval of the Board of Assessment Appeals at their next meeting.
A recording of the meeting is made available in the Land Use Office, 3 Primrose Street, Newtown, CT.*