



TOWN OF NEWTOWN

BOARD OF ASSESSMENT APPEALS

MINUTES

These minutes are subject to the approval of the Board of Assessment Appeals at their next meeting. A recording of the public hearing is made available in the Tax Assessor's Office, 3 Primrose Street, Newtown, CT.

The Board of Assessment Appeals held a regular meeting on Monday, April 25, 2016 in Meeting Room 3, Newtown Municipal Center, 3 Primrose Street, Newtown, Connecticut.

Present: Marianne Dunmire (Chair), Maureen Crick Owen and James McFarland.

Staff Present: Rick Vitale, Deputy Assessor.

Ms. Dunmire opened the public hearings at 6:14 p.m. She said that we would table approval of all minutes to the April 28, 2016 meeting.

All applicants were sworn in.

The Board held hearings and acted on the following appeals:

- Alex Dachenhausen/Dachenhausen & Sons Excavating: Personal Property tax appeal for his business. Appellant stated that his personal property tax doubled. He stated he did add the skid steer in 2015 but questioned how the Assessor came up with \$17,000 for office furniture. He said that that value is overstated and provided a picture of his office equipment. It was agreed that this appeal would be deliberated at the next meeting.
- Barbara Bobowick, 5 Rowledge Pond: Appellant is requesting that the property classification be changed and corrected to 490 Woodlands. Mr. McFarland made a motion to change the 10.31 acres to 490 Woodlands, seconded by Ms. Owen and unanimously approved.
- James and Claudia Kelly, 61 Woods Lane: Appellant stated that they do not have a bump out like other homes in their neighborhood due and are appealing that their assessment changed from 2014 to 2015 when nothing has been changed/modified with their property. The Board reviewed the field card and noted that there were no changes to the property listed to warrant a change in the value. Mr. McFarland made a motion to restore the assessed value to

\$223,340 as stated for 2014 from \$276,160 as stated for 2015, seconded by Ms. Dunmire and unanimously approved.

- Kevin Rose and Ronald Kroha, 23 Kent Road: Appellants appealed stating that their assessment is not in line with other homes in their neighborhood. After review of the comps provided by the Appellants, it was determined that their square foot appraised building value was not in line with other comparable homes in their neighborhood. Mr. McFarland made a motion to change the appraised building value to \$135 square foot which is an average of the comps provided by the Appellants, seconded by Ms. Owen and unanimously approved.
- James Ryan, 21 Huntingtown Road: Appellant was represented by his brother, William Ryan, and provided a notarized document authorizing William Ryan to present on behalf of the Appellant. William Ryan explained that the house had been bought in foreclosure and that they had to take out all the electrical and plumbing, that the house had structural issues, has no bathrooms and is uninhabitable. Ms. Owen made a motion to change the grade of the property to the lowest grade because the property is uninhabitable, seconded by Ms. Dunmire and unanimously approved.
- Magda Szabo, 43 Charter Ridge Road: Appellant's husband, Paul Szabo, was her agent and presented the appeal. Mr. Szabo stated that the family room and master bedroom are too small and that the house has six bedrooms with the sixth bedroom not being a bedroom since it does not have a closet. He stated this home does not have other features that other houses in his neighborhood have. Mr. Szabo provided field cards of properties within his neighborhood. After the Board reviewed the field cards it was determined that the comps provided all had a lower values for an appraised building value. Ms. Owen made a motion to reduce the appraised building value from \$121 per square foot to \$114 per square foot, seconded by Mr. McFarland and unanimously approved.
- Kurt and Patricia Goldbach, 35 Meadowbrook Road: Appellant stated that value of home was too high and provided evidence of three bedroom homes sold in the last year. It was explained to the Appellants that values need to be as of the last reval date which was 10.01.2012. Ms. Dunmire also explained to them what type of documentation would assist them in their appeal should they choose to appeal next year. Ms. Owen made a motion to deny the application for insufficient information to support their appeal, seconded by Mr. McFarland and unanimously approved.
- Jack and Sue Bonacci, 125 Castle Hill Road: Appellant appealed stating that his assessment was too high. He stated that there has been wear and tear to the house. The home was built in 2001. Mr. McFarland made a motion to reduce the grade from A to B due to the age of the home, seconded by Ms. Owen and unanimously approved.

- James and Pamela Spinner, 49 Mt. Nebo Road: Mr. Spinner was present with his attorney, Lisa Zaccardelli. Attorney Zaccardelli stated that Vision Appraisals utilized the AA grade factor in determining the value for this property. She questioned the basis for using an AA grade factor. She stated that normally AA grade factors are found on mansions in Greenwich, CT. She said she could not find any other homes in Newtown that had an AA grade but found similar properties in Newtown with A or A+ grades. Mr. McFarland made a motion to reduce the grade from AA to A+ based on the comps presented by the Appellant, seconded by Ms. Owen and unanimously approved.
- Michael Pierwola, 5 Horseshoe Ridge Road: Appellant purchased house in April 2012. He submitted an appraisal dated 03.20.2012 with a value of \$280,000 for the property. He also provided pictures showing the deteriorating condition of the property. Ms. Owen made a motion to reduce the appraised value to \$280,000 based on the appraisal submitted by the Applicant, seconded by Mr. McFarland and unanimously approved.
- William Pieragostini:
 - 13 Point of Rocks Road: Appellant requested that the property classification be restored to 490 Woodlands. Ms. Owen made a motion to change the use code from 6100 to 7170 490 Woodlands, seconded by Mr. McFarland and unanimously approved.
 - 9 Point of Rocks Road: Appellant described to Board how the two lots had been merged. He is requesting that the 6.7 acres be put back to 490 Woodlands. Ms. Owen made a motion to change the land line valuation section to reflect the 3 acres of the house lot, 1.31 excess acreage and 6.7 acres with 490 Woodlands, seconded by Mr. McFarland and unanimously approved.
 - Personal Property Return: Appellant stated he is a cabinet maker. He reviewed his return with the Board and it was determined that he made an error by writing the tools value in twice (for 2014 and for 2015). He did not buy any tools in 2015. In addition he entered his tools in mechanic's tools and it was changed to furnishings and fixtures. Mr. McFarland made a motion to fix the Appellant's errors by removing the \$475 entered for 2015 and to reclassify furnishings and fixtures back to mechanic's tools and include the mechanic's tools in the exemption which is up to \$500, seconded by Ms. Owen and unanimously approved.
- Debra Sands, 24 Greenleaf Farms Road: Appellant stated that field car states she has 4 bathrooms and that she only has 3 bathrooms. Plans for a 4th bathroom was changed to a bar with a sink. She also stated that she feels the assessment is too high. She provided comps of similar homes bedrooms. The Board reviewed the comps. After review, Mr. McFarland made a motion to change 4 bathrooms to 3 bathrooms and add 1 fixture and to adjust the appraised building value to

\$118 per square foot based on the comps provided, seconded by Ms. Owen and unanimously approved.

The Board will deliberate on the appeals from the April 11, 2016 meeting at their next meeting.

The next regularly scheduled meeting is scheduled for April 26, 2016 at 6:00 p.m.

The meeting was adjourned by motion at 10:11 p.m.

Respectfully submitted,

Maureen Crick Owen
Acting Clerk