



TOWN OF NEWTOWN
BOARD OF ASSESSMENT APPEALS
MINUTES

The Board of Assessment Appeals held a regular meeting on Thursday April 28th, 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: Rick Vitale (Deputy Assessor), Linda Koonz (Clerk)

Ms. Brown opened the meeting at 6:19 pm.

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

636 Cook St LLC
71 Lakeview Terrace
Agent: Vin Guardiano representing Brian Botti (also present)

Property is 100 feet above water level and then just drops straight down to the lake. There is new info on this property. A trail goes through the property. The trail was transferred to Brian's father. Brian had a buyer for the property for around 100,000 or 110,000. Lawyers say you can't get title insurance for the property because it was a public trail and others may have claims to it. Ownership of the property extends across the street. Town wants to take an easement to run water through his property and use about 4,000 square feet for an easement. Not sure exactly where that would be, but it affects the property as to where a house can be put.

NCMIC Finance Corp.
Personal Property

Appellant did not show.
No action taken.

Edward and Sandra Lundblad
151 Lakeview Terrace and 130 Lakeview terrace

Demolition complete on both properties. Both are non-conforming lots. The status change is 10 10. 10 10 is a buildable lot. Abutting properties are 13 20 (non buildable). There never has been a well. There was a bucket on the front porch. Appellant stated he doesn't intend to combine properties. No 130 had an outhouse in the yard but we demolished it.

*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.*

George and Mary Bennett
17 Oak Ridge Drive

Taxes are not in line with quite a lot of other houses on the street and other streets of comparable houses. George says they only have 5340 s.f. according to the architect's drawing.

Marianne explained your appraised building value is 132 per square foot. Per your closest comp, if I take pool out and divide it by square foot, it is \$123 a square foot which is a common appraised value per square foot for a similar house in your neighborhood.

Thomas and Eileen Kirk
30 Horseshoe Ridge

Mr Kirk stated his property is assessed at a higher value than comparable properties in his area. He provided field cards from a dozen or so neighbors noting market value and assessment and a spreadsheet that attempts to quantify a square foot to assessment metric to help understand how comparable houses can be judged.

Marianne explained his appraised building value is at 116 per square foot. The closest comps show 109, 108, and 110 per square foot.

Anthony Cirigliano
7 Bungalow Terrace

Appellant stated he has been there 31 years. Highway noise louder and louder. Around 2013-2014 they cut a lot of trees down exposing the highway and resulted in increased noise. Chris Murphy promised a barrier of trees. It is about 1500 feet from the highway. Trucks go down with their brakes. His house rattles at night. They gun it going up the hill to exit 11. It is so loud.

Gary Collesian
Personal Property – Non CT Registered Motor Vehicles

Appellant explained Chrysler Pacifica is the NY registered motor vehicle that is here in Newtown the most. He uses the Ford F150 and it is an old jalopy. The BMW is usually parked at my house in NY. It is only for long trips. Beamer is usually in Mahopac. But it is broken right now. That is why here now.

Marianne asked what is mileage on the truck? F150 truck mileage 153,000 mileage. NADA 2015 taxable value 9025 in clean condition.

164,000 is mileage on Pacifica. Touring. All wheel drive

Marianne explained the full value of both vehicles, not counting BMW, is 15,350.

Assessed value would be \$10,745.

Raffie Aryeh
57 Eden Hill Road
Agent: Pamela Gordon

One comparable property which did not support appellant's claim. Marianne explained that he has 50 excess acres. And he should look into getting a 490 on that excess acreage. You have to have at least 25 acres of land to be deemed open space or forest or woodland or if no trees then considered meadow or grazing land. There is an application online with DEP and you submit to tax assessor's office and sign off on the paper. Download the 490 form.

Susan Felin
10 Mile Hill Road South

Appellant doesn't think the grade is right. She provided a list of other houses on the block. One is a D- and one is a B-. Another one is a B. Also contesting the ambulance garage ... Walking trail across the street was put up and there is no privacy anymore ... they cut the trees down. Maureen asked what her view out her front window was prior to the trees being cleared. She says it was woods.

Agron and Dea Ferati
42 Swamp Road

Appellant did not show.
No action taken.

Mark Loutensock
8 Boulder Creek Road

Appellant claims the appraised value on the field card is \$909,440 but thinks the market value is much lower than that. Bought property in Aug 2014. Marianne explained taxable values are based on a market picture of Oct. 1, 2012. State mandates that towns assign current market values every five years. Oct 2016 is the last year you will be taxed on this value. Appellant inquired how to do an appeal. Maureen explained that there's a couple of ways to do this. 1st one is to have an appraisal as of Oct 1, 2012. Other way is find houses in your neighborhood or similar properties, if you pull those field cards, it has info on here that we can look at and compare to your house. We look at building and the land... Appellant asked about further action he would be able to take. Maureen explained you could file a lawsuit against the town to appeal the decision.

Rick returned to the meeting after hearings ended.

James Kelly
61 Woods Lane

Rick explained that the 2014 assessment was based on partial construction and 2015 assessment is based on certificate of occupancy being issued on 10/3/2014.

Ronald Revere
18 Bryan Lane

Rick informed the board that the field inspection, scheduled for today, was delayed to next week which is beyond our meeting schedule.

Having no further business, meeting was adjourned at 10:11 p.m.

Respectfully submitted,
Linda Tuccio-Koonz