



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Assessor's Office

Steven Kosofsky
Town Assessor

Corrected Memorandum

To: James Kruplenski, Town Clerk
From: Steven Kosofsky, Assessor
Date: March 20, 2018
Re: Board of Assessment Appeals Meeting

RECEIVED FOR RECORD
IN NEWINGTON, CT
2018 MAR 20 PM 2:44
James Kruplenski
Town Clerk

The Board of Assessment Appeals held meetings on March 5, 6, 8, and 14 to listen to assessment appeals against the October 1, 2017 grand list. The meetings occurred at the Assessor's office and Conference Room One, 131 Cedar Street, Newington, Connecticut.

Notices of their actions were sent out by mail on March 15, 2018.

Total Assessment reductions to the October 1, 2017 Grand List is **\$689,240**.

Copies of minutes of those meetings are attached to this document.



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Assessor's Office

Steven Kosofsky
Town Assessor

Memorandum

To: James E. Krupienski, Town Clerk
From: Steven Kosofsky, Town Assessor
Date: March 20, 2018
Re: Board of Assessment Appeals Meeting Results

RECEIVED FOR RECORD
 IN NEWINGTON, CT
 2018 MAR 20 PM 2:44
 Steven O. Krupienski
 Town Clerk

The Board of Assessment Appeals held meetings on March 5, 6, and 8, 2018 to listen to assessment appeals on the October 1, 2017 Grand List and the October 1, 2016 Supplemental Motor Vehicle Grand List. The meetings occurred at the Assessor's Office, 131 Cedar Street, Newington, Connecticut.

The meetings were held over three days with all members of the board in attendance. Deliberations were then held on Wednesday March 14, 2018 with all members present. Notices of their actions were sent out by mail on March 15, 2017. The following table summarizes the financial implications of their deliberations:

Assessment Reductions on 2017 Grand List	\$689,240	
Current Mill Rate	0.03659	
Tax Loss @36.59 Mills Due To BAA Actions	\$ 25,219	
Number Of Appeals	25	
Number Withdrawn/Failed To Show	5	20.00%
Accounts With Changes	13	52.00%
Accounts With No Changes	7	28.00%

cc:
 Tanya Lane, Town Manager
 Janet Murphy, Finance Director
 Maria Pane, Chairperson Board of Assessment Appeals
 Jennifer Ancona, Member Board of Assessment Appeals
 Fred Callahan, Member Board of Assessment Appeals

Type	OWNER	PROPERTY DESCRIPTION	2017 ASSESSMENT	2017 TOWN APPRAISED	2017 OWNER ESTIMATE OF VALUE	2017 BAA ASSESSMENT	DIFFERENCE	REASON
MV	WIESLAW FORTUNA	2014 VOLVO	0	0	35,000	24,500	24,500	Unregistered Vehicle
MV	WIESLAW FORTUNA	2006 VOLVO	0	0	8,000	5,600	5,600	Unregistered Vehicle
MV	WIESLAW FORTUNA	2010 VOLVO	31,130	44,471	20,000	20,000	-11,130	Condition
MV	WIESLAW FORTUNA	1997 NISSAN QUEST	1,530	2,186	250	1,530	0	No Change Vehicle
MV	MACIULEWSKI WOJCIECH	2008 FORD	6,370	9,100	2,500	3,150	-3,220	Condition Vehicle
MV	NELSON CHAD	2013 JEEP	15,940	22,771	14,000	14,680	-1,260	Condition Vehicle
MVS	PAWLESKI DAVID	2009 TOYOTA TACOMA	9,000	12,857	2,620	3,500	0	Condition Vehicle
MV	NIERONOW MICHAL	2001 TOYOTA TUNDRA	4,880	6,971	1,000	250	-4,630	Condition
PP	BALLMORE LLC	705 N MOUNTAIN RD	8,310	11,870	2,000	8,310	0	Did Not Appear
PP	TERRA RESTORATION LLC	705 N MOUNTAIN RD	19,760	28,230	2,000	19,760	0	Did Not Appear
PP	HARTFORD ROOTER LLC	705 N MOUNTAIN RD	6,000	8,570	2,000	6,000	0	Did Not Appear
PP	PCF COMPUTER	120 APPLE HILL	3,800	5,429	0	0	-3,800	Out of Business
PP	WS CROWLEY & ASSOC	124 FRANCIS AVE	1,250	1,786	0	1,250	0	No Change
PP	50 ROCKWELL ROAD LLC	50 ROCKWELL ROAD	87,850	125,500	0	87,850	0	No Change
PP	STARLING PHYSICIANS PC	505 WILLARD AVE	509,840		214,560-15,000-	509,840	0	Did Not Appear
PP	GARRETTS BARBER SHOP LLC	139 LOWREY PLACE	38,240		20,000	38,240	0	Did Not Appear
PP	ELITE FAMILY DENTISTRY LLC MESSANA ANDREW D & MARY	3579 B BERLIN TNPk	336,130	391,294	PENALTY	268,900	-67,230	Adjusted Value
R	G	120 CANDLEWYCK DR	210,450	300,642	260,000	210,450	0	No Change
R	LUTZ LINDA T & MICHAEL L	93 STAGE COACH LANE	258,180	368,832	291,132	258,180	0	No Change
R	BOURNE GAVINGTON O	30 MAPLE HILL AVE	296,660	423,802	199,980	227,500	-69,160	House Condition Land
R	SYED RAZIN & RIZWANA	211 LAMP LIGHTER	235,940		290,000	200,000	-35,940	Topography
R	LUKIN NIKOLAI	11 HARLOW DR	234,100		300,000	217,000	-17,100	Condo Review
R	ALDI INC (CONNECTICUT)	2640 BERLIN TNPk	2,535,870	3,622,670	2,992,000	2,310,000	-225,870	Overall Value
R	NEWINGTON GROSS LLC	3475-3491 BERLIN TPK	19,462,490	27,803,840	15,000,000	19,462,490	0	No Change
R	TRUMBULL THOMAS	50 FENN RD	798,230	1,140,629	500,000	518,230	-280,000	Overall Value
TOTALS:							-689,240	