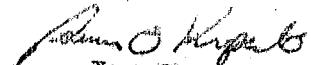


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## BOARD OF ASSESSMENT APPEALS March 19, 2025

The Newington Board of Assessment Appeals held a meeting on Wednesday, March 19, 2025, at the Town Hall, 200 Garfield Street, Newington, Connecticut in the Town Council Chambers. The meeting was called to order at 3:07 pm.

**Present:** Chairman Timothy Hutvagner, Kathleen Freeman, and Gary Guyette

### I. Approval of September 18, 2024 Meeting Minutes

Kathleen Freeman made a motion to approve the meeting minutes for the September 18, 2024 hearings. This motion was seconded by Gary Guyette. All members were in favor and the motion passed.

### II. Set Meeting Dates for September Hearings

Kathleen Freeman made a motion to set the September hearing dates for the 15<sup>th</sup> and 17<sup>th</sup> at 4:00 PM. This motion was seconded by Gary Guyette. All members were in favor and the motion passed.

### III. Hearings for Real Estate, Personal Property and Motor Vehicle Appeals

Property Owner:	John Rostkowski
Appellant:	John Rostkowski
Motor Vehicle :	2023 Nissan Rogue
Appeal Date:	3/19/2025
Sworn In By:	Timothy Hutvagner
Board Decision 3/19/2025:	Timothy Hutvagner moved to MAKE NO CHANGE TO the assessment, seconded by Kathleen Freeman The motion passed unanimously.
2024 Grand List:	Original Assessment: \$20,300

Property Owner:	Douglas & Rosemary Kraut Living Trust
Appellant:	Douglas & Rosemary Kraut
Real Estate :	59 Superior Ave
Appeal Date:	3/19/2025
Sworn In By:	Timothy Hutvagner
Board Decision 3/19/2025:	Timothy Hutvagner moved to REDUCE the assessment, seconded by Kathleen Freeman. The motion passed unanimously.
2024 Grand List:	Original Assessment: \$137,630 Adjusted Assessment: \$128,820

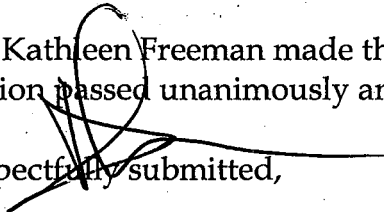
Property Owner: Top Gun Connecticut Realty LLC  
Appellant: Nicholas W. Vitti (Agent)  
Personal Property : Newington Ice Arena  
Appeal Date: 3/19/2025  
Sworn In By: Timothy Hutvagner  
Board Decision 3/19/2025: Timothy Hutvagner moved to REDUCE the assessment, seconded by Kathleen Freeman. The motion passed unanimously.  
2024 Grand List: Original Assessment: \$5,100,720  
Adjusted Assessment: \$2,000,000

Property Owner: Shahida & Ali LLC  
Appellant: Arif Pal  
Personal Property : Shah's Halal Food  
Appeal Date: 3/19/2025  
Sworn In By: Timothy Hutvagner  
Board Decision 3/19/2025: Kathleen Freeman moved to MAKE NO CHANGE TO the assessment, seconded by Timothy Hutvagner. The motion passed unanimously.  
2024 Grand List: Original Assessment: \$250,690

Property Owner: Gennady Adamitskiy  
Motor Vehicle : 2010 Volvo XC70  
Appeal Date: 3/19/2025  
Board Decision 3/19/2025: Timothy Hutvagner moved to DISMISS the appeal for a failure to show for the hearing. The motion passed unanimously.  
2024 Grand List: Original Assessment: \$250,690

Property Owner: Gyton Mitchell  
Personal Property : Smilies Logistics LLC  
Appeal Date: 3/19/2025  
Board Decision 3/19/2025: Timothy Hutvagner moved to DISMISS the appeal for a failure to show for the hearing. The motion passed unanimously.  
2024 Grand List: Original Assessment: \$1,850

Ms. Kathleen Freeman made the motion to adjourn, seconded by Mr. Timothy Hutvagner. The motion passed unanimously and the meeting was adjourned at 4:09 PM.

  
Respectfully submitted,

Danielle Dippolino  
Deputy Assessor  
Clerk to the Board