

Board of Assessment Appeals  
Town of Oxford  
Special Meeting

April 20, 2016

The meeting was called to order at 7:00 p.m.

Members Present: Linda Czaplinski, Ann Krane, Ed Carver

**Approval of Minutes:**

**MOTION**

Ed Carver moved to approve the minutes of the April 12, 2016 meeting. This was seconded by Ann Krane.

Discussion: Discussion was held regarding the corrections. Linda Czaplinski would like approval to correct the minutes as amended.

**MOTION:**

Ed Carver moved to approve the minutes of the April 12, 2016 meeting as amended. This was seconded by Ann Krane. All 3 Ayes. Motion carries.

**MOTION:**

Ed Carver moved to accept the minutes of the April 13, 2016 meeting as amended. This was seconded by Ann Krane. All 3 Ayes. Motion carries.

Since we just received the minutes from the April 14, 2016 meeting, we will wait until tomorrow so everyone has a chance to review them.

**Other Business**

Linda Czaplinski has the Vision book for information on the codes in the appeals.

Linda Czaplinski did go back to the Assessor regarding the Haynes appeal. This Board had a question as to if there was going to be any penalties. Eva stated that if they brought in the document that verified the error, we could reinstate the exemption. The schedules that we have in our packet are not what they filed, but will need to find out if that is the correct document. Linda will bring this back to the Assessor for clarification.

## **Deliberations**

### **Appeal of Kathleen & Martin Goldschmidt, 72-78 Larkey Road, Oxford**

Discussion: Access to the property was discussed. It was noted that because of the steep grade, there would not be access from Rt. 67, but it is a buildable lot. This is a contiguous piece of land but two lots, and there is a dirt path and is an unapproved town road. Basing this on a building lot and the comparables as presented yesterday that were \$100,000 (Botti appeal) with easier access, certainly this parcel is not worth \$148,000. The other comparables that are nicer are selling for less. It was noted that the Goldschmidt's are getting a 30% reduction for influence factor. The fact that they do have two access points gives them the ability to build on it. A discussion was held regarding this piece of property. Ann felt that the land sales are all under \$100,000 and this is not a nice lot, and feels the appellant is on target at \$70,000. Linda asked that if we did not change the value and the Goldschmidt's go through the Town agencies, would the Goldschmidt's have to pay for permits and applications to have someone from Planning and Zoning come out? Ed discussed the process he had to go through when he was in a similar situation. The C-Factor, topography, and I-Factors were reviewed from the Vision Book.

## **MOTION**

Ed Carver moved that the Goldschmidt's land value be reduced to \$100,000 as the appraised value. This was seconded by Linda Czaplinski.

Discussion: Do we want to say to reduce the 1.5 acres parcel from \$121,400 to \$100,000? Linda discussed that if we make the 1.5 acre to \$73,000 and leave the 2.7 acres at \$27,000 this would equal \$100,000.

## **MOTION:**

Ed Carver moved to amend the motion to read the Goldschmidt's appeal is approved. The new appraised value is applied as follows: the 1.5 acre is valued at \$73,000 with the 2.7 acre excess land remaining at \$27,000, for a new total market value of \$100,000. This was seconded by Linda Czaplinski. All 3 Ayes. Motion carries.

### **Appeal of Cross Hollow Associates, Oxford Road, Oxford**

Discussion: This property has water frontage and is a very bad piece of property even though it is on Rt. 67. The property is described as residential. Ed Carver stated the appellant has 17 acres (swamp) but felt that the 1.5 acre units were accurate for the lot at \$98,300. If the owner of the property wanted to build on it, they would need to buy access to it or buy an easement to have access. A lengthy discussion was held as to the value of this property with all of its wetlands. It was discussed if the C Factor could be brought down because of the swamp. This property does have two stages of flood levels.

**MOTION:**

Ed Carver moved that the Cross Hollow Associates appeal be approved for 18.5 acres to make it \$98,300. This was seconded by Ann Krane.

Discussion: Linda Czaplinski did not feel comfortable with writing the swamp down to zero. If the swamp was lowered to a .2 factor this would bring the total for the 17 acres to \$34,000, then with the 1.5 acres at \$98,300, would bring the total appraised land value to \$132,300.

**MOTION:**

Ed Carver moved to amend the motion to use a .5603 I-Factor for the 1.5 acres to bring the land value to \$94,000; and using a .4 factor will bring the land value to \$67,680 and the 17 acres of swamp would equal \$34,000 for a total appraised value of \$101,680. This was seconded by Ann Krane

Discussion: Linda has concerns with changing the guidelines, and the land still does have value. Ed stated if we use a .2 factor for the swamp, a .4 factor for the other part based on Ann's suggestion, the total appraised land value will be \$101,680. Linda stated we want to delineate them, and we need to communicate to the Assessor through the response to this appeal.

**MOTION:**

Ed Carver moved to amend the motion to approve Cross Hollow Associates with the total appraised land value as \$101,680 utilizing a .2 factor for the swamp, and a .4 factor for the dry land. Linda stated that the letter should read just the amounts without the factors in it.

**MOTION:**

Ed Carver moved to amend the motion to approve Cross Hollow Associates with the 1.4 acre parcel from \$98,300 to \$67,680, and the 17 acres of excess land being reduced to \$34,000 for a total new appraised value of \$101,680. This was seconded by Linda Czaplinski. All 3 Ayes. Motion carries.

**APPEALS from April 12, 2016 meeting**

**Deliberations:**

**Appeal of Barry & Gloria Quint, 568 Putting Green Lane, Oxford**

Discussion: Ann Krane discussed the different square footage for each of the models at Oxford Greens. The Adler's are 2,008 sq.ft; Redbridges are 2080 sq. ft.; Laurels are 2648 sq. ft., Laurels

without Florida rooms are 2499 sq. ft. Mr. Quint feels his field card is wrong. Ann pulled out the specs which state 2648 sq. ft. for a Laurel with a Florida Room, and came to an average of \$164 per square foot. Mr. Quint's appraised value is \$473,300 which equates to \$178.73/sq. ft. There is an upcharge for the golf course. The Laurels do come standard with a deck. Mr. Quint does have a finished walk-out basement and a Florida room. A discussion and review was held. Based on this Board's estimate, Mr. Quint's estimate is accurate.

**MOTION:**

Linda Czaplinski moved to approve the appeal of Barry & Gloria Quint for \$456,300 as appellant's estimate of value. This was seconded by Ed Carver. All 3 Ayes. Motion carries.

**Appeal of Steven and Patricia Fetyko, 134 Park Road, Oxford**

Discussion: The Assessor gave the Board information on the adjustments. There was no flaw; they were equalizing the values for the current market. These are current market values, plus zoning regulations currently. The Fetyko property went from \$115,700 to \$119,780. The difference is \$4,000 or 3.5% increase. A discussion was held.

**MOTION:**

Ed Carver moved to deny the appeal of Stephen and Patricia Fetyko because the Board could find no error with the assessed value. This was seconded by Linda Czaplinski. All 3 Ayes. Motion carries.

**Appeal of Steven and Patricia Fetyko, 20 Edgewood Road, Oxford**

Discussion: Mr. Fetyko had brought in the appraisal from his realtor. The last assessed value was \$294,800. For 2015, the assessed value is \$300,600. The appraisal was done in 2014. Mr. Fetyko's appraisal was reviewed and discussed..

**MOTION:**

Ann Krane moved to approve the appeal of Steven and Patricia Fetyko and reduce the appraised value to \$385,000. This was seconded by Linda Czaplinski.

Discussion: In 2014, his appraised value was \$421,000; in 2009 it was appraised at \$420,879. That was a change in market value of less than 2%. The comparables used in the Fetyko's appraisal averaged \$151/sq. ft. If we multiply that by his square footage, it would come to \$496,000. If using a \$146.7/sq. ft., times 3290 sq. ft. equals \$482,000. A 2% change isn't unreasonable.

**MOTION:**

Ed Carver moved to deny the appeal of Steven and Patricia Fetyko, property located at 20 Edgewood Road because the Board could find no discrepancy in the assessed value. This was seconded by Ann Krane. All 3 Ayes. Motion carries.

**Appeal of Carol V. Mastrianni, 72 Freeman Road, Oxford**

**MOTION:**

Linda Czaplinski moved to deny the appeal of Carol V. Mastrianni because the Board could find no error in the assessment or the assessor's ability to look back three years. This was seconded by Ed Carver.

Discussion: Discussion was held regarding the underpaying of taxes for the past 17 years. When the property was being sold, they had Mr. Gramolini come out to the property, and sign the C/O. The Assessor was never able to get into see the house and the In-law apartment was never on the C/O. It was an In-law apartment in the basement. The assessor could only look back three years in order to collect additional taxes. Ann asked why the \$1,300 per year for a finished basement and a discussion was held. An In-Law apartment is a 2<sup>nd</sup> dwelling. It was listed as having an In-Law set up. Linda Czaplinski spoke with the Assessor, and Mr. Gramolini went in and approved all that was done in the house to be sure it was done properly and done up to code.

**MOTION:**

Linda Czaplinski moved to deny the appeal of Carol Mastrianni and found no discrepancy in the assessed value nor in the action taken by the assessor for collection of back taxes. This was seconded by Ed Carver. All 3 Ayes. Motion carries.

**Appeal of Thomas Biondi, 51-53 Oxford Road, Oxford**

Discussion: Based on this appeal, and the review of the field card, that when he did his LLC, the property was always commercial and residential, and then it went more to the commercial side rather than residential. Mr. Biondi did not request to be zoned commercial, he didn't change anything. On his 3/16/16 field card, everything is commercial. The unit changed to 2.0 acres Commercial, at \$100,000 per acre, and .73 acres as excess commercial acreage at \$10,000 per acre. A review of all the past three field cards for the previous years for this appeal were reviewed and discussed. The comparable commercial properties that the Assessor gave the Board were also reviewed and discussed. The Board felt that nothing changed to re-appropriate the property. Linda Czaplinski will reach out to Eva and ask why they changed this property.

**MOTION**

Ann Krane move to adjourn the meeting at 9:26 P.M. This was seconded by Linda Czaplinski. All 3 Ayes. Motion carries.

Respectfully submitted,

*Linda Czaplinski*

Linda Czaplinski  
Chairman, Board of Assessment Appeals

16 APR 27 AM 8:57  
TOWN OF OXFORD, CT  
*Margaret A. West*  
TOWN CLERK