

Board of Assessment Appeals  
Town of Oxford  
Regular Meeting

March 16, 2017

The meeting was called to order at 7:05 p.m.

Members Present: Linda Czaplinski, Ann Krane, Ed Carver

1. Approval of minutes from the Special Meeting

**MOTION**

Ed Carver moved to approve the minutes of the Special Meeting on January 24, 2017. This was seconded by Ann Krane. All 3 Ayes. Motion carries.

2. Amendments to the Agenda – none
3. Pre Hearing discussion: The Aiello appeal was reviewed. A discussion was held on real estate appeals after a re-evaluation year. Appellants cannot appeal the re-evaluation unless something changed or the field card is incorrect. The Harding appeal was discussed.
4. Hearings:

**Appeal of Justin & Kelly Harding - Pole Barn.** Justin and Kelly Harding were sworn in. They discussed that they have a car tent that the town appraised at \$3,600. The next item is the pole barn that is appraised extremely high. It is a pole barn which should be about ¼ of the price, and it was appraised by their bank for \$22,000. When they asked the Assessor's Office how they came up with the assessment, they were told it was a premium garage. This is the first appraisal they have received. The pole barn does have a concrete floor, it has pine siding and pre-built tresses. The pole barn is appraised at \$87,600 and the assessment is \$86,100; it actually cost \$45,000 to build. The assessment that came in the mail did not have a breakdown so they went down to Town Hall to get a breakdown. They asked how they tax on a canopy. A discussion was held with the Board regarding the cost to put up the pole barn, the estimated cost and "premium garage". Mr. Harding originally took out a permit for an agricultural structure for equipment storage. The process was discussed by Linda Czaplinski.

Deliberation: Linda Czaplinski will discuss with the Assessor's office why the appraisal is \$87,600 and the assessment is \$86,100.

**Appeal of Elizabeth Pesapane, Roosevelt Drive 15/52/7.** Elizabeth Pesapane was sworn in. Ms. Pesapane discussed that this piece of property is associated with the lot her house sits on,

and that it is across the street on Rt. 34. Ms. Pesapane stated that you can't build on it, not even a dock due to all the rock. She has owned the property since 2014. When she received her tax bill that is when she noticed she was getting taxed on it. She was not aware that this piece of property was part of the house purchase until the closing. Linda Czaplinski gave Ms. Pesapane the process for the Board of Appeals, and that she will get a notice from the Board about their decision. Ms. Pesapane stated the first tax bill was \$30 with an assessed value of \$1300, now the assessed value is \$26,500.

**Appeal of Stefan Scerba – 207 Park Road, Oxford** - Mr. Scerba was sworn in. Mr. Scerba brought in documentation from an appraisal done for a refinance on his home and the appraisal for the refinance was lower than what Oxford appraisal was. Mr. Scerba also brought in Vision comparables of various homes in Oxford with approximately the same square footage, approximately the same amount of land, and these homes were lower in their appraisal amounts. Linda Czaplinski stated that the re-evaluation was done in 2015 and he should have come in at that time. Mr. Scerba stated he has owned the house for 12 years and hasn't done anything to the house. Linda Czaplinski noted that statistical re-evaluations are done every 5 years, so the next one will be in 2020. The Board will deliberate and Mr. Scerba will be getting a letter with the Board decision.

**Appeal of Elizabeth Duncan –Great Hill Road (no number assigned) and 106 Great Hill Road.** Ms. Duncan was sworn in. Ms. Duncan stated that she has two pieces of property and since they are contiguous, she did not know if they can be combined for tax purposes. Ms. Duncan stated that Parcel 2, 106 Great Hill Road states that it has a shed on it, which is incorrect; the shed is on Parcel 1. Linda Czaplinski stated she needs to talk with the Assessor regarding this item. Ms. Duncan would like to have these two parcels combined, since one parcel is all wetlands, and then receive only one tax bill. The Board will check into this for her and get back to her. Ed Carver will do research with Planning & Zoning for general information.

### **Deliberations:**

1) Harding Appeal – Linda Czaplinski will go to the assessor for the appraised value being so close to the Assessed value, \$86,100 against the \$87,600, and will confirm the \$40,000 when the permit was issued. Ed Carver will check with Planning & Zoning about carports or if there was any zoning change. Ed Carver will also get clarification if a pole barn is an inexpensive structure, and why it is being charged at a premium as a workshop. Discussion was held. The appellants did not come in with any supporting documentation.

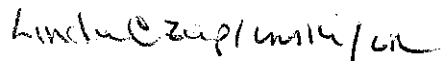
2. Pesapane Appeal – Linda will ask the Assessor on Friday if it is truly the case that the window for the re-evaluation appeal is over, and also to site the Statue where this is stated. Ann Krane will check the Statutes to see if there is something we can do after a revaluation. Linda Czaplinski will also ask the Assessor how they got from \$1300 to \$26,500.

3) Scerba appeal – Lynda will make copies of all of the documentation Mr. Scerba brought in for all of the Board members.

**MOTION:**


Ed Carver moved to adjourn the meeting at 8:50 p.m. Ann Krane seconded the motion. All 3 Ayes. Meeting adjourned.

Respectfully submitted,



Linda Czaplinski, Chairman

Recorder: Lynda Romanowski

17 MAR 30 PM 4:45  
TOWN OF OXFORD, CT  
  
TOWN CLERK