

Board of Assessment Appeals  
Town of Oxford

March 29, 2017

Present: Linda Czaplinski, Ann Krane, Ed Carver

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

**Approval of Minutes:**

The March 16, 2017 and the March 20, 2017 minutes were approved for filing.

**Deliberations:**

The Board received the packet of information from M. Aiello, but he has missed the deadline to hand in the documentation which was Friday, or Monday the latest, since we were meeting that Monday evening. There was nothing in the box on Monday evening when the board deliberated. A discussion was held. This board has already made a motion at the March 20, 2017 meeting regarding this appeal. The Board decided not to reinstitute the appeal, and there is no further action on either of the appeals.

**Appeal of E. Duncan:** Ed Carver went to the Assessor's office and they did acknowledge that the shed is on the wrong piece of property. Ed Carver asked about the pond which was listed on both pieces of property. On the buildable lot there are wetlands, and the lot that is not buildable does have the pond. The appellant was asking to combine the two contiguous properties for tax purposes only. Ed Carver asked 1) do we want to reduce the one property for the shed, and place the shed on the other piece of property; and 2) discuss the value for the pond. A lengthy discussion was held regard the unit price per acre and the land value of the 2.41 parcel which is not buildable. The condition factor was discussed and the town is taking a C-factor of 25% for this land that is not buildable. The appellant came to the appeals board because the Assessor told her to go through this board first. There was nothing noted in her appeal that she was questioning the value of the properties. The pond does have value.

**MOTION:**

Ed Carver moved to deny the appeal of E. Duncan with a recommendation for the Tax Assessor to relocate the building to the other property. Remove the shed from Map 35/73/10A and place it on Map 35/73/10 which is where it belongs. This was seconded by Linda Czaplinski. All 3 Ayes. Motion carries.

**Appeal of J. Toth, 209 Riggs Street:** A lengthy discussion ensued regarding the list of comparable properties he presented. Mr. Toth has 2211 square feet of living space and is being appraised for the building at \$352,000. His home is a cape style. A discussion about the different style homes in the comparables that Mr. Toth presented was discussed and reviewed on the Vision website. Some were colonials, some were ranches, and assessments do consider the style of home, the quality of materials, the grade and additional fixtures. The comparables presented were different grades; some were Grade C, C+, and B's. The Board felt that the comparables should be with a cape style house. Three homes were used for comparison through the Vision website. #160 Bowers Hill, #1 Sunrise Drive, and #17 Good Hill Road. #160 Bowers Hill is a 2200 sq. ft. cape, a grade C+, has 2 baths, 5 extra fixtures, and the appraised building value is \$215,900. #1 Sunrise Drive is a cape, a grade B+, has 4,055 sq. ft. of living space, 3-1/2 baths, no extra fixtures, and the appraised building value is \$401,900. #17 Good Hill Road, is 1860 sq. ft. cape, a grade C+, has 2-1/2 baths, and has 2 extra fixtures and is appraised at \$198,600. #209 Riggs Street is 2211 sq. ft. living space, is a B grade, and has 2 baths, 1 extra fixture. The total appraised value of the three comparable capes divided by the square footages comes to \$101.30 per square foot. Mr. Toth has 2211 sq. ft. of living space multiplied by the \$101.30 equals \$224,000.

**MOTION:**

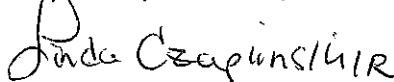
Linda Czaplinski made a motion to reduce the appraised value of the dwelling from \$352,400 to \$224,000. This was seconded by Ed Carver. All 3 Ayes. Motion carries.

**Adjournment:**

**MOTION:**

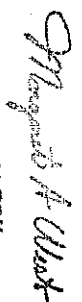
Ed Carver moved to adjourn the meeting at 8:15 p.m. This was seconded by Linda Czaplinski. All 3 ayes. Motion carries.

Respectfully submitted,



Linda Czaplinski, Chairman

Recorder: Lynda Romanowski

17 APR -3 PM 5:25  
TOWN OF OXFORD, CT  
  
TOWN CLERK