

BOARD OF ASSESSMENT APPEALS MINUTES

MARCH 8, 2021 HEARINGS

1:00-5:00 PM

Pledge of Allegiance: 1:05 PM.

Members present: Marty Wing, Tim Richmond, Ann Krane.

New Business: Hearings for Tax Appeals.

- 1) David Bacchiocchi, 40 Macintosh Dr., Oxford, CT 06478, sworn in by Tim Richmond at 1:15PM. Felt he was grossly overassessed by 40% in 2020. Area above garage unfinished & just used for storage. In 2015, assessment went down(\$366,000) until 2020. Phone & site visit. Adjustment made when Penny came out to measure.

Decision: Has to be revalued for 2018, 2019. Credit for clerical error for area above garage not finished will be adjusted based on 2018, 2019, since can only go back up to 3 years. Tim made motion to accept for 2018 & 2019, & give same adjustment as in 2020. Ann Krane seconded motion. Motion passed unanimously.

- 2) Joseph P. & Mary D. Carbone, 630 Troon CT., Oxford, CT 06478, sworn in at 2:15PM. Appealing because similar Franklin units valuation decreased while theirs increased to \$252,000. Supported documentation of values of similar units. Made call to Vision Solutions in Dec. Never got report. Did not get data mailer. Increase of almost \$6,000. Looking to reduce assessment to same as comparable Franklin units in area.

Decision: A motion was made by Marty Wing & seconded by Tim Richmond to reduce Carbone's assessment from \$246,700 to \$244,000. Motion passed unanimously.

- 3) Mary Ariano, 5 Michael Circle, Oxford, CT 06478, sworn in by Tim Richmond at 2:40 PM. Appealing because of increase in assessment value. Assessment value is 70% of market value at that moment in time. Did not get data sheet. Based on square footage cost & other houses on street, a 2% reduction in assessment value was made.

Decision: A motion was made by Marty Wing & seconded by Ann Krane for a 2% reduction in assessment value. Vote was 2 yeas & 1 neigh. Motion passed by majority.

- 4) Sandra & Jason Kosikowski, 55 Cedar Lane, Oxford, CT 06478. Jason Kosikowski sworn in at 3:15PM. Contesting grade of house. Should be more in line with amenities. 4.16

acres of land. House built 52 years ago. Bought house in 2013 for \$320,000 as a foreclosure. House needed a lot of work. Walk thru with Vision representative. Received data mailer. Personal appraisal on Sept. 20th was \$445,000. Town has him at \$514,400. Can't see house going up \$70,000 in 5 days. In 2019, Assessor said didn't have any right to appeal appraisal because wife works for town. Would like to go back to 2019 Grand List appraisal. Current appraisal of \$514,400 feels is too high.

Decision: A motion was made by Ann Krane & seconded by Marty Wing to deny appeal. Motion passed unanimously.

- 5) Leonard & Linda Czaplinski, 30 Freeman Rd., Oxford, CT. Linda Czaplinski was sworn in at 4:00PM. Appealing because felt assessment increase was too much. No improvements made since moved in.

Decision: In looking at documentation of similar dwellings in same area, old value of dwelling on 30 Freeman Rd., of \$116,700 to \$137,500, still low compared to rest of dwelling comparisons. A motion was made by Ann Krane & seconded by Marty Wing to deny appeal. Motion passed unanimously.

Adjournment: A motion was made by Tim Richmond & seconded by Ann Krane to adjourn meeting. Meeting was adjourned at 4:50PM.

Respectfully Submitted,

Lois Caprio

Lois Caprio, BAA Secretary

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TOWN OF OXFORD, CT
Myra H. West
TOWN CLERK