

BOARD OF ASSESSMENT APPEALS MINUTES

MARCH 9, 2021 HEARINGS

9:00 AM -1:00 PM

Pledge of Allegiance: 9:00 AM

Members present were: Marty Wing, Ann Krane, & Tim Richmond

New Business: Hearings for Tax Appeals:

- 1) Michele & Robert Rosko, 127 Hurley Rd., Oxford, CT 06478. Michele Rosko sworn in by Tim Richmond at 9:05AM. Appealing because taxing as building lot. Went up \$40,000 on assessment. Unbuildable lot. In 2017, \$25,000 appraisal felt appropriate. Assessment value \$17,500. In 2020 appraisal value \$82,290 (vacant property). Last assessment on lot was \$17,500. Went up 70%. Claims falling down shack close to road. Request for taxes be reduced to \$17,500. Michele claimed issue was with house. Going up \$30,000 & felt not appropriate because value has gone down. House is residential, not industrial property.**

Decision: 1) Take away classification of buildable lot to excess land. 2) Change shed to outhouse; no value. 3) Change good condition to fair condition. Motion was made by Marty Wing & seconded by Ann Krane. Motion passed unanimously.

- 2) Donna & Normand Cloutier, 451 Oxford Rd., Oxford, CT 06478, sworn in at 11:06AM. Claimed signed form on Oct.24th(which was due Nov.1st),dropped it in mailbox across street from business location on Oct.25th or Oct.26th, but was told by Assessor that form was never received. Penalty fee of \$8,540(25% of assessment value \$42,680). Assessor told Donna to bring issue to hearing. Property owners felt penalty fee would close their business down. Claimed it was a Covid19 issue. BBA stated legally not entitled to adjust penalty fee**

Decision: After further discussion with Assessor, who stated it was against statue to remove penalty fee, BBA decision was to override penalty. Tim Richmond made motion to get rid of penalty & accept filing of form with explanation because of Covid19 during mailing situation. Motion seconded by Ann Krane. Motion passed unanimously.

- 3) George G. Moward, 183 Christian St., Oxford, CT 06478. Commercial property (3 separate self storage buildings on same property). Biggest jump was land value. Felt it was excessive & no comparable sales in Oxford. Purchased for \$700,000, appraisal value \$900,000, assessed value \$630,000; increase of \$300,000.

Decision: BBA felt issue was with how land was being used. A motion was made by Tim Richmond & seconded by Marty Wing to deny appeal due to insufficient supporting documentation. Motion passed unanimously.

A motion was made by Ann Krane & seconded by Marty Wing to recess at 10:50AM. Motion passed unanimously.

- 4) Barry & Gloria Quint, 568 Putting Green Lane, Oxford, CT 06478. Sworn in at 11:27AM. By Tim Richmond. Documentation of 2 comparable buildings to their property on Putting Green Lane. Felt assessment was not in line with other condos. Sq. footage basically the same for all properties. Current assessment gone up \$6,000. Owners looking for appraisal somewhere in middle of comparable properties: \$438,900.

Decision: A motion was made by Ann Krane & seconded by Marty Wing to lower appraisal value from \$466,900 to \$458,000. Motion passed unanimously.

Adjournment: A motion was made by Marty Wing & seconded by Tim Richmond to adjourn meeting. Meeting was adjourned at 12:40pm.

Respectfully Submitted,

Lois Caprio

Lois Caprio, BAA Secretary

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TOWN OF OXFORD, CT
Margaret A. West
TOWN CLERK