

BOARD OF ASSESSMENT APPEALS

Wednesday, March 8, 2023

6:30 PM

Called to Order:

Meeting of BAA called to order at 6:35 PM by chairman Tim Richmond.

Members present were: Tim Richmond, Ann Crane, Tom Jagoda.

Pledge of Allegiance:

Approval of Minutes: A motion was made by Tim Richmond & seconded by Ann Crane to accept minutes from Feb.22,2023 meeting. Motion carried unanimously.

Agenda:

Hearing of Appeals:

1. **Tom Biondi – 51-53 Oxford Rd, LLC Oxford Oil: 6:45PM-7:00P PM** Appeal because of late filing of income & expense report by 3 weeks. House/Business LLC set up for banking purposes. Owner of property as of Aug.22, 2019. Business sold; still owns building. No income, only expenses since 2019. Not even filing taxes for Biondi Oil. 10% penalty of assessment on \$336,200. Fine of \$818.99. A motion was made by Tim Richmond & seconded by Tom Jagoda to deny appeal. Motion carried unanimously.
2. **Robert Ives Ives Farm, Riggs St. 7:00PM-7:15PM** Vacant land(65.87 acres) assessed as forest land in 2019. Challenging classification of land as farmland. Land is not currently being farmed now. Apellant was a no show. A motion was made by Tim Richmond & seconded by Ann Crane to deny appeal. Motion carried unanimously.
3. **David & Bernice Shlian 350 Niblick Lane 7:15PM-7:30PM.** Appealing assessment (basement unfinished during time of sale). Appellant looking for assessment of \$291,200. A motion was made by Tim Richmond & seconded by Tom Jagoda to table decision of appeal until BAA members have opportunity to go out & examine property. Decision to be rendered at next BBA meeting on March 14, 2023. Motion carried unanimously.

4. Brad & Jennifer Seewald 599 Chestnut Tree Hill Rd. 7:30PM-7:45PM.

Appealing property at 613 Chestnut Tree Hill Rd., involving property bought from Fritz. 32 acres on map, but not 27 acres. Appealing 3rd parcel of land not on map; 2 title cards on one parcel of land being assessed twice. A motion was made by Ann Crane & seconded by Tom Jagoda for appellant to file new survey for 2nd piece of land that he doesn't have. Must make correction to survey map assessment at 613 Chestnut Tree Hill Rd. & file in Town Clerk's Office for appeal to withhold. Needs to be taxed on correct acreage that he owns. Motion carried unanimously.

- 5. Cornerstone Church, Oxford Rd. 7:45PM-8:00PM.** Vacant land(25 acres); no sign on it. Purchased summer of August, 2019. Issue being property not filed for church use. Disputing tax exempt church property. \$4,000 tax bill because not designated as church property. Deacon asking for 25 acres to add to church property for tax exempt land. Oversight on church since they didn't ask to update form on how land was being used such as for picnics, church gatherings, etc.; extension of church farmland. A motion was made by Tom Jagoda & seconded by Ann Crane to accept appeal for 25 acres to be tax exempt. Motion carried unanimously.

ADJOURNMENT OF MEETING:

A motion was made by Tim Richmond to adjourn & seconded by Tom Jagoda. Motion carried unanimously. Meeting adjourned at 9:40 PM.

Respectfully Submitted,

Lois Caprio

Lois Caprio, BAA Secretary

TOWN OF OXFORD, CT
Michael Hill
TOWN CLERK

2023 MAR -9 A 9:57