

Board of Assessment Appeals

Regular Meeting

March 2, 2015

7:00 p.m.

Present: Linda Czaplinski, Dana Flach, Jane Maher.

The meeting was called to order by Linda Czaplinski at 7:00 p.m. Everyone is in attendance.

Pre-Hearing discussions:

EAN Holdings LLC – documentation was distributed to the Board members. The hearing for this appeal will be held on March 9, 2015 at 8:15 p.m.

Amendments to Agenda

Under Discussion add:

1. Fette Trucking, Jankowski, Frager, and VEMS for Appeals.
2. Add Snow Date to be determined for impending snow storm for Tuesday, March 3, 2015 meeting
3. Letter from Eva Lintzner, Assessor for changes to Personal Property changes for review and approval

Also for the record:

Mr. Artman was originally scheduled for 8 p.m. is not able to meet this evening and is rescheduled for March 11th at 7:15 p.m.

Mr. Minski was originally scheduled for 8:15 p.m. and is not able to meet this evening or any evening this week. A daytime appointment is out of the realm for this committee. He can send his additional information to the Board for review or send an agent to represent him in his absence.

MOTION:

Dana Flach moved to approve the amendments to the agenda as presented. This was seconded by Jane Maher. All 3 Ayes. Motion carries.

Linda Czaplinski asked to have the flexibility if an appointment does not show, to continue with discussion in that appointment slot.

Appeals:

Appeal of Henry Palmieri, 2000 Ford F150 (310,000 miles)

Mr. Palmieri was sworn in. Mr. Palmieri stated that his truck is not worth \$4000, and stated it has 310,000 miles. It is a 2000 Ford F150, ½ ton V8, 4X4.

A review of the 2013 NADA books was held to verify amount. The assessment is 70% of the NADA Book value. It is a Class III, and it shows a value of \$5300, plus \$900 for the 4X4 and a deduction of \$1385 for high mileage, at 70% it should be assessed around \$3420. The Board will deliberate this appeal, and will send a written notice to Mr. Palmieri within seven days after deliberation with the decision by the Board.

Appeal of Dmitri Galinov, 24 Cherokee Drive, Oxford.

Mr. Galinov was sworn in. Mr. Galinov stated he purchased the house in September 2014 for \$365,000, and that the assessment of \$310,000 is out of whack compared to similar houses on Cherokee Drive. He feels his assessed value is high in comparison. He had compared his home to 26 Cherokee Drive (3 bedrooms, 2.5 baths) and 13 Cherokee Drive (4 bedrooms, 3.5 baths). Mr. Galinov stated that the other houses on the street are the same style, a classic colonial, the square footage is less according to what he found on the Internet, one has one extra bedroom, and an extra bath, and all were built at the same time period and that the assessments are very different.

The Board explained that the assessment is based on the last market evaluation done in 2010, and that there will be another statistical reevaluation done in 2015 for the October 2015 Grand List. The Board asked if there was any discrepancy in the field card. They also stated that the field card noted there was never a walk-through done at the time it was assessed in 2010. If you would like to have a walk-through done by the Assessor, you can request it but the decision could go either way. Since he recently purchased the home, he would like it reviewed. Mr. Galinov stated that his acreage is a little bit higher and that his field card is correct to the best of his knowledge. The Board will review this appeal and take everything into consideration and will send a written notice with outcome within seven days after deliberation with the decision by the Board.

Appeal of Steven & Patricia Fetyko, 20 Edgewood Road, Oxford.

Steven and Patricia Fetyko were sworn in. They had brought in an appraisal that they had recently had done in November 2014, which had an appraisal of \$385,000 compared to the Town's appraised value of \$421,100.

The Board stated that the Town's appraisal was done with the 2010 market value. This appraisal is a current one, and may impact the assessment which will be done this year, since a statistical reevaluation will be done for the October, 2015 Grand List. The Board asked if there were any changes in the field card, or if all of the information is accurate. Mr. Fetyko asked when the new evaluation will be done. The Board advised sometime this year before September, and it will be for the 2016 tax year, which if they wish to appeal it, they would have to notify the Tax Assessor in February for a hearing in March.

The Board explained the process and advised Mr. Fetyko that they will be sending a letter with the Board's decision within seven days after deliberating this appeal.

Discussion and Deliberation of Appeals

APPEAL of Henry Palmieri

Appeal: Value = 2000 Ford F150 with 310,000 miles; Appellant's Estimate of Value: \$500.00.

Discussion was held. The 2014 NADA book was not available at this meeting. The committee reviewed the 2013 NADA and the resale value would be \$5100, plus \$900 for the 4X4, minus \$200 deduction for a work truck package would come to approximately \$4060. The assessment was done without the added deduction for the mileage. The mileage deduction for higher mileage should not be higher than 40% of the trade-in value. The Board will need to review the 2014 NADA book. Dana Flach will also look up the information and bring the data sheet to the next meeting.

MOTION

Linda Czaplinski made the motion to table this discussion until we can get the 2014 NADA book. Dana Flach seconded the motion. All 3 ayes. Motion carries

Appeal of Dmitri Galinov, 24 Cherokee Drive, Oxford

Appeal: Would like to ask for a reduction in the assessment value. Appellant's estimate of value: \$241,500.

Discussion was held.

Linda Czaplinski stated for the reply that the Board of Assessment Appeals found no basis for a change to the assessed value of his home. As a formal walk through of the property has never been conducted per the field card it is up to Mr. Galinov's discretion as to whether or not he would like the Tax Assessor to perform a formal walk through. Please be advised that a walk through may yield no difference or has the potential to impact the current assessment in either direction.

MOTION

Dana Flach moved to send the reply that the Board of Assessment found no basis for a change to the assessed value of his home. As a formal walk through of the property has never been conducted per the field card it is up to Mr. Galinov's discretion as to whether or not he would like the Tax Assessor to perform a formal walk through. Please be advised that a walk through may yield no difference or has the potential to impact the

current assessment in either direction. Jane Maher seconded the motion. All 3 Ayes. Motion carries.

Appeal of Steven and Patricia Fetyko, 20 Edgewood Road, Oxford

Appeal: The assessed value is higher than it should be. Appellant's estimate of value \$385,000.

Discussion held.

MOTION

Linda Czaplinski moved that after reviewing the information, the Board of Assessment Appeals found no basis for adjustment to the current assessment. Jane Maher seconded the motion. All 3 Ayes. Motion carries.

Discussions:

1. Appeal of Fette Trucking, 2015 Kenworth T800 Dump Truck

Appeal: did not know a tax exemption form was to be filled out by him, not the dealer when purchased.

Discussion was held.

MOTION:

Linda Czaplinski made a motion to reply to Fette Trucking that the Board Of Assessment Appeals is in receipt of your appeal regarding a 2015 Kenworth T800 Dump Truck. Please be advised that no action will be taken as tax exemptions are outside the jurisdiction of this Board. Please meet with the Tax Assessor regarding this issue. This was seconded by Jane Maher. All 3 Ayes. Motion carries.

Appeal of Henry Jankowski

Appeal: This lot was used decades ago for recreational use. It is not a buildable lot, but is taxed as one.

Appellant's estimate of value: \$4000.

Discussion was held.

MOTION:

Linda Czaplinski made a motion to reply to Mr. Jankowski that the Board of Assessment Appeals is in receipt of your appeal regarding property on Mohawk Road. Please be advised that no action will be taken as the ability to change the property designation for tax purposes is outside the jurisdiction of this Board. Please meet with the Tax Assessor regarding this issue. This was seconded by Jane Maher. All 3 Ayes. Motion carries.

Appeal of Donald Fraser, Fraser Tree Service, 83 Bee Mountain Road, Oxford

Appeal: Tree Service business

Appellant's estimate of Value: 94 Bucket Truck \$5000; 1995 F350 \$2500; 1997 F35 \$3000

Discussion was held. The Board is unclear on what is being appealed, since the form is not filled out for the Agent's certification. So the question is should the Board of Assessment hear this appeal. If there is any sense that he is the rightful person to come before us, then we should hear this appeal. The Board decided to send Mr. Fraser a hearing notice for March 11, 2015 at 7:45 p.m.

Appeal of Valley Emergency Medical Services, Inc., 300 Oxford Road, Oxford, CT

Appeal: The vehicles and personal property are exempt from taxation.

Discussion was held. This is an invalid appeal since it is looking at previous years of 2012, 2013 and 2014 Grand Lists. The Assessor has been in contact with the Assessor in Seymour, and she agreed that the vehicles are in fact in Seymour. The Oxford Tax Assessor will address the issues to Seymour.

MOTION:

Linda Czaplinski moved to send a reply that the Board of Assessment Appeals is in receipt of your appeal regarding motor vehicles and please be advised that no action will be taken due to this being an invalid appeal. Additionally for your information the Tax Assessor in Oxford is communicating with the Tax Assessor in Seymour regarding the 2014 location of the vehicles. The Tax Assessor in Oxford will be removing the said 2014 vehicles from the Oxford Grand List and will be forwarding to the Tax Assessor in Seymour to be added to the Seymour Grand List. This was seconded by Dana Flach. All 3 Ayes. Motion carries.

2. Add Snow Date to be determined for impending snow storm for Tuesday, March 3, 2015 meeting

Discussion was held as to having a contingency plan to decide if the meeting on March 3, 2015 will need to be rescheduled due to snow. If the Town Hall closes early, no meeting can be held during the evening. It was noted that not all of the forms are completed with phone numbers in order to contact the individuals with appointments. The Board felt that they should decide by 4:30 p.m. Tuesday if the meeting is cancelled so the Town Clerk can put a note on the door of the building. Linda Czaplinski will contact the appellants that have phone numbers if the meeting is cancelled. It was decided that if the meeting is cancelled, the Board can hear 3 of these on March 11th, and the last three on March 24th.

3. Letter dated February 25, 2015 from Eva Lintzner, Assessor, for changes to Personal Property for review and possible action.

The Board reviewed and discussed the letter dated February 25, 2015 from Eva Lintzner, Assessor with changes to Personal Property for lease values when accounts were done. The accounts were reviewed and discussed. Dana Flach asked if the new assessments included a 25% penalty. Linda Czaplinski will inquire if everything has been cross referenced and will ask for back up information along with asking the Assessor for confirmation of the penalty.

MOTION

Dana Flach moved to table this action pending further clarification and documentation from the Assessor. Linda Czaplinski seconded the motion. All 3 Ayes. Motion carries.

4. Artman appeal will be rescheduled for 7:15 p.m. on March 11, 2015.
5. Minski appeal will be rescheduled for 7:30 p.m. on March 11, 2015.

ADJOURNMENT

MOTION

Dana Flach moved to adjourn the meeting at 9:15 PM. This was seconded by Linda Czaplinski. All 3 Ayes. Motion carries.

Respectfully submitted,

Linda Czaplinski
Chairman, Board of Assessment Appeals

15 MAR 10 PM 4:39
Dana Flach
Linda Czaplinski