



# TOWN OF ROXBURY CONNECTICUT

Board of Assessment Appeals

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

## 2015 Complete Board of Assessment Appeals Minutes

Scroll down to view complete collection of 2015 Board of Assessment Appeals minutes  
or to go to specific meeting click date below

[February 21, 2015](#)

[March 14, 2015](#)

[March 26, 2015](#)

[September 12, 2015](#)



# TOWN OF ROXBURY CONNECTICUT

Board of Assessment Appeals

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

## ROXBURY BOARD OF ASSESSMENT APPEALS REGULAR MEETING FEBRUARY 21, 2015

### MINUTES

#### CALL TO ORDER

The meeting was called to order at 10:07 AM at the Roxbury Town Hall downstairs conference room.  
Members Present: William Colbert and Lucille Filous.  
Also present: James A. Hurlbut

#### ELECTION OF OFFICERS

William Colbert was nominated and voted unanimously to remain as Chairman.

#### BUSINESS

##### Review, Accept & Schedule Hearings

Six Applications were received by the filing deadline, they were accepted and the hearing dates are:

- 32 Battleswamp Road Roxbury LLC – 32 Battleswamp Rd
  - Hearing scheduled for March 14, 2014 at 10:00 AM
- Molly Leach & Lane Smith – 28 Holmes Rd
  - Hearing scheduled for March 14, 2014 at 10:15 AM
- John Murphy & Jack Rosenberg – 5 Bear Burrow
  - Hearing scheduled for March 14, 2014 at 10:30 AM
- Diane Stanley – 61 Mallory Rd
  - Hearing scheduled for March 14, 2014 at 10:45 AM
- Michael & Sandra Zack – 380 South St
  - Hearing scheduled for March 14, 2014 at 11:00 AM
- Alicia Zalka & Victor W. Nolletti – 29 Mine Hill Rd
  - Hearing scheduled for March 14, 2014 at 11:15 AM

#### ADJOURNMENT

With no further business to address, Lucille Filous moved to adjourn at 10:52 AM. Motion was seconded by Bill Colbert and carried.



# TOWN OF ROXBURY CONNECTICUT

Board of Assessment Appeals

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

## ROXBURY BOARD OF ASSESSMENT APPEALS SPECIAL MEETING MARCH 14, 2015

### HEARINGS

#### CALL TO ORDER

The meeting was called to order at 10:05 AM by Chairman William Colbert.  
Members Present: William Colbert, Lucille Filous & Mary Ellen Kimble

#### HEARINGS

##### 32 Battleswamp Rd - 32 Battle Swamp Roxbury LLC

32 Battleswamp Roxbury LLC was represented by William Horrigan, Jr. Mr. Horrigan was sworn in by Mr. Colbert. Mr. Horrigan indicated the condition of the property noted on the assessor's card did not accurately represent the property which in disrepair. A field visit to the property was scheduled to determine condition.

##### 28 Holmes Rd - Molly Leach & Lane Smith

Jeffery Coploff, Esquire represented the owners, Attorney Coploff was sworn in by Bill Colbert. A Portion of the home is in Roxbury and other portion in Woodbury. The appeal is made to reduce the Roxbury assessment based on the actual square footage located in Roxbury.

##### 5 Bear Burrow Rd - John Murphy & Jack Rosenberg

Attorney John Tower representing the owners who were not present. Attorney Tower was sworn in by Bill Colbert. Attorney Tower submitted an appraisal indicating that the value of the property was less than the town assessment. In addition, it was indicated the condition was listed as excellent however they submit it should have been listed as good. A visit to the property was planned.

##### 61 Mallory Rd - Diane Stanley

Ms. Stanley was appealing the assessment of the property indicating the driveway wasn't completed, also the area had mixed values. She submitted comparable sold properties however they were dated 1999.

##### 380 South St – Michael & Sandra Zack

Mr. Zack is appealing the assessment based on the proximity of the car junkyard adjacent to his property. The junkyard is grandfathered with no setback restrictions. Due to the noise, and the unsightly situation Mr. Zack felt that the value of the property has been impacted. A drive by of the property was planned.

##### 29 Mine Hill Rd – Alicia Zalka & Victor Nolletti

Both owners were present and sworn in by Bill Colbert. The owners indicated the assessment was based on inflated market values. They also suggested that portion of Mine Hill is dirt and impassable in inclement weather. In addition although the views are outstanding, the majority of the 8 acres is unusable. A visit of the property was planned.

#### ADJOURNMENT

Motion by William Colbert to adjourn at 11:25 AM the motion was seconded by Mary Ellen Kimble and carried unanimously.

Respectfully submitted,

*Lucille Filous*

Lucille Filous



# TOWN OF ROXBURY CONNECTICUT

Board of Assessment Appeals

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

## ROXBURY BOARD OF ASSESSMENT APPEALS SPECIAL MEETING MARCH 26, 2015

### MINUTES

#### CALL TO ORDER

William Colbert called the meeting to order at 2:00 PM at the Roxbury Town Hall.

Members Present: Chairman William Colbert & Mary Ellen Kimble

#### BUSINESS

##### 32 Battleswamp Rd - 32 Battle Swamp Roxbury LLC

After visiting the property a decision to make adjustments to both the land lines and building value was agreed upon. A motion was made by William Colbert and seconded by Mary Ellen Kimble to remove the "s" factor, change grade to average, remove finish basement area, change the bathroom count from 3 full to 2 full and 1 half. The hardwood floors were changed to pine and an adjustment was made for frozen pipe damage, the motion passed unanimously. The assessment was adjusted from \$793,540 to \$607,140. A notice of the Boards decision was sent to the homeowners.

##### 28 Holmes Rd - Molly Leach & Lane Smith

After a discussion with the Assessor about the unique situation of the house being partially in Roxbury and Woodbury a motion was made by William Colbert and seconded by Mary Ellen Kimble to adjust the assessment based on square footage in Roxbury, motion passed unanimously. The assessment was adjusted from \$661,230 to \$518,380. A notice of the Boards decision was sent to the homeowners.

##### 5 Bear Burrow Rd - John Murphy & Jack Rosenberg

After a site visit a decision was made to make adjustments to the land value. A motion was made by William Colbert and seconded by Mary Ellen Kimble to lower the assessment, motion passed unanimously. The assessment was adjusted from \$1,128,530 to \$988,520. A notice of the Boards decision was sent to the homeowners.

##### 61 Mallory Rd - Diane Stanley

After a discussion it was decided this property is correctly valued. A motion was made by William Colbert and seconded by Mary Ellen Kimble to make no adjustments to the property at 61 Mallory Rd. Motion passed unanimously. The Assessment will remain \$611,660. A notice of the Boards decision was sent to the homeowners.

##### 380 South St – Michael & Sandra Zack

After the hearing and the viewing of pictures provided by the homeowner a decision was made to adjust both the dwelling and land lines. The under construction percentage was reinstated to 87% and a 20% influence factor was applied to the excess acreage for abutting the auto salvage yard, motion passed unanimously. The assessment was adjusted from \$426,950 to \$407,200. A notice of the Boards decision was sent to the homeowners.

##### 29 Mine Hill Rd – Alicia Zalka & Victor Nolletti

After visiting the property a decision was made to make adjustments based on the location of the property. A motion was made by William Colbert and seconded by Mary Ellen Kimble to remove the "s" factor and apply a 25% condition factor to house lot for poor access, motion passed unanimously. The assessment was adjusted from \$1,853,180 to \$1,737,630. A notice of the Boards decision was sent to the homeowners.

**ADJOURNMENT**

A motion to adjourn was made by William Colbert and seconded by Mary Ellen Kimble. The meeting was adjourned at 3:15 AM.

Respectfully submitted,  
*James A. Hurlbut*  
James A. Hurlbut, Clerk



# TOWN OF ROXBURY CONNECTICUT

Board of Assessment Appeals

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

## ROXBURY BOARD OF ASSESSMENT APPEALS REGULAR MEETING SEPTEMBER 12, 2015

### MINUTES

#### CALL TO ORDER

Chairman William Colbert called the meeting to order at 10:07 AM.

Members Present: Chairman William Colbert, Mary-Ellen Kimble & Lucille Filous.

#### APPROVAL OF MINUTES

Special Meeting – September 13, 2014

Motion by William Colbert to approve the minutes of the regular meeting of September 13, 2014. The motion was seconded by Mary-Ellen Kimble and carried.

#### BUSINESS

2014 Grand List Motor Vehicle Appeals

No applicants

#### ADJOURNMENT

Motion by William Colbert to adjourn at 10:40 AM, the motion was seconded by Mary-Ellen Kimble and carried.

Respectfully submitted,

*Lucille Filous*

Lucille Filous