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Board of Assessment Appeals
Warren Memorial Town Hall
1 Main Street, Stafford Springs, CT 06076
March 10, 2016


TOWN CLERK

Meeting called to order at 7:02pm

Present: Dock Sellers, Jennifer Davis, Erin Kirchhoffer

1. Approval of minutes dated 3-4-16 and 3-5-16. Motion to approve minutes (with amended spelling of Sellers, Dock). Dock seconded the motion. All in favor 3-0 approved.

2. Old Business -

Reconsideration of Harold Blake Hatch's request to reschedule a hearing that he did not show up for. Presented that an emergency with his son whose jeep broke down, and the meeting slipped his mind. Erin moves to reschedule appeal, there was no second to the motion. Motion does not pass. Hearing will not be rescheduled.

3. New Business -

- Applicants:
Ralph Botnick, 9 Goodell Rd., Stafford
Peter Bazan, 113 New City Rd., Stafford, CT.

Discussion: Due to the health issues with one applicant and the other applicant living out of state, requests have been made to hold hearings via teleconference as neither party can find an agent to represent them.

Decision Motion by Dock to allow two applicants to present appeals via teleconference, Erin seconded motion, all in favor 3-0. Motion passes.

- Hearing # 11 - Lary & Carla Pincince
15 Green Street, Stafford , CT 06076

Current Net Value: \$138,040 (after hearing and adjustment by Vision)

Discussion: After hearing made decision to have appraisal as it appeared that the assessment was too high. The measurements by the appraisal company was almost 500 square feet less than the assessor's card indicates (were both exterior and interior).

Decision: Jennifer made motion for BAA to go to home to take exterior measurements to compare to appraisal measurement provided. Erin second the motion. Motion passed 3-0. Final decision pending.

- Hearing #12 - David Dreiboldz
184 Hamden Rd, Stafford Springs, CT 06076

Current Net Value: \$192,220.00

Discussion: Had 3 different market analysis by 3 different companies who all came in with a figure between 219,000 and 229,000. Contacted Vision via email and letter and got no response. Wanted to know what the comps were that Vision used. Paid 205,000 for land and home in 2005. Built garage in 2006 and addition in 2008.

Decision: *Final decision pending* - There is a question regarding the solar panels adding to the assessment by Vision. Is the value of the square footage for the in law apartment valued higher than an addition square footage would be. Discussion with Assessor to occur to obtain more information, before any decision is made.

- Hearing #13 - Donald Bradway
163 Bradway Rd., Stafford, CT 06076

Current Net Value: \$49,780

Discussion: The revaluation returned this assessment to the 2012 assessment after the BAA had reduced the assessment. One acre is being assessed as 1 acre building lot. Met with Vision and they said they could not do anything with PA-490. Vision made the recommendation to the assessors office and it was unchanged.

Decision: Motion by Erin made to return 1 acre and categorize as PA -490 Tillable D. Dock seconded motion, all in favor 3-0. Motion passed.

Motion to adjourn meeting at 8:10 PM by Erin, Dock seconded motion. All in favor 3-0. Motion passed. Meeting adjourned.

Respectfully Submitted,



Jennifer J. Davis,

Secretary

Board of Assessment Appeals