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Board of Assessment Appeals
Warren Memorial Town Hall
1 Main Street, Stafford Springs, CT 06076
March 11, 2016


TOWN CLERK

Meeting called to order at 6:45PM

Present: Dock Sellers, Jennifer Davis, Erin Kirchhoffer

- Hearing # 14- Soucy Enterprises
21 Upper Rd., Stafford, CT 06076

Current Net Value: \$144,620

Discussion: Two family (foreclosure property) that has been completely renovated. Last assessment was \$94,640. Grade was C+ and remains the same grade. Depreciation code went from average to good in 2013. Comparibles given for Dennis Lane and Conklin Rd.

Decision: Erin made motion to to reduce grade to C from C+. Jennifer seconded motion. All in favor 3-0 approved.

- Hearing # 15 - Soucy Enterprises
157 Colburn Rd., Stafford, CT

Current Net Value: 140,910

Discussion: Estate sale purchased for 120,000.00. Painted and put carpet down. Did not complete much renovation. Grade changed from C to C+. The did some schrub removal and cut the lawn. Vision did not go into this property.

Decision: Jennifer moves to reduce grade from C+ back to C. No reason given for increase in grade. Dock seconded the motion. All in favor 3-0 motion passed.

- Hearing # 16 - Soucy Enterprises
24 Upper Rd., Stafford, CT 06076

Current Net Value: \$92,610

Discussion: Bought in tax foreclosure sale. The person who was living there continues to live there and the condition of the home is very poor. No upgrades have been made. The property requires complete renovation. The grade is current a C, unchanged from last reval.

Decision: Eriin made motion to move grade to D due to poor condition of home. Jennifer seconded motion. All in favor 3-0 motion passed.

- Hearing # 17 - Soucy Enterprises
113 Hydeville Rd., Stafford Springs, CT 06076

Current Net Value: \$160,160

Discussion: Property sold 3/11/16, requesting to withdraw application.

Decision: Jennifer made motion to withdraw application due to sale of property on 3-10-16. Erin second, All in favor 3-0 motion passed.

- Hearing # 18 - Soucy Enterprises
67 East Main Street, Stafford Springs, CT

Current New Value: \$125,790

Discussion: Bought in foreclosure, three family home. Completed renovated the year of purchase (2010-11) except no new siding. New roof. Gutting to studs, new plaster walls, new bathrooms, kitchens w/granite tops in one, carpets, pine floors with carpet over. Erin pointed out that the card indicates that the lot (which is minimal) was adjusted down to 32,000 as opposed to 50,000.

Decision: Erin made motion to change the interior floor 1 notation from hardwood to carpet. Jennifer seconded. All in favor 3-0 motion passed.

- Hearing #19 - Soucy Enterprises
180 Upper Rd., Stafford Springs, CT

Current Net Value: \$76,000

Discussion: Explained land assessments for first acre and residual land as standard for most properties.

Decision: Jennifer made motion to keep current assessment with no change. Dock seconded. All in favor, motion passed 3-0.

- Hearing # 20 - Soucy Enterprises
135 Colburn Rd., Stafford Springs

Current Net Value: \$194, 320

Discussion: No hearing with Vision. Wants value reduced due to bad foundation (crumbling foundation . poured by JJ Mottes). They have not gotten a structural engineer to come assess the foundation. Legislature has recently made legislation to prevent insurance companies from canceling your homeowner policies on people with these issues. However this does not prevent the bank from calling the mortgage in for no reasons. Discussed appraisal for replacing foundation on the property. Foundation Advisory has to be given by Agents selling homes in this area, within a range of years to have buyers sign off. State Rep reports that they are applying to FEMA for disease relief. Requesting that the

BAA devalue the housed based on the inability to sell and in the future. The property is not worth what they are being taxed on and agree that once it is fixed, they know it will go back to the original assessment

Decision: No decision, pending further study.

Motion to Adjourn at 7:20PM. Erin made motion to adjourn, Jennifer seconded motion. 3-0 Motion passed in favor. Meeting adjourned.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jennifer J. Davis", with a long horizontal flourish extending to the right.

Jennifer J. Davis,

Secretary

Board of Assessment Appeals