

Board of Assessment Appeals
Warren Memorial Town Hall
1 Main Street, Stafford, CT 06076
March 19, 2016

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TOWN CLERK

Call to Order at 11:01 Am

Present: Erin Kirchhoffer, Jennifer Davis, Dock Sellers

New Business

- **Hearing #31**

Brozek, 27 Laurel Dr., Stafford, CT 06076

Net Assessment Value: \$197,680

Discussion: Crumbling Foundation. Report by structural engineering firm, Fuss and O'Neil provided a comprehensive report of the current state of the foundation. Were planning to sell home, and learned of the issue. Insurance claim made, however no resolution.

Decision: pending-

- **Hearing #32**

Pamela Gladysz, 210 Orcuttville Rd., Stafford CT 06076

Net Assessment Value: \$163,450

Discussion: Crumbling Foundation. Applicant presented that the main part of the house showed issues (RES, LLC report 12/15) and then the addition started showing signs of cracking (march 1, 2016 report). Has had three Engineers look at the home but no specific estimate for replacement value. Has been told that range from 100,000 to 150,000 to do 24 X 34 foot space in main part of house. Consumer Protection registered. Has attorney working with insurance company Has not gave a denial officially yet. They came out to look at the situation twice but no decision yet. Insurance took core samples.

Decision: pending

- **Hearing #33**

Francis Works, 13 Arnold Lane, Stafford, CT

Net Assessment Value: \$130,690

Discussion: Crumbling Foundation. January 2016 letter from RES, structural Engineer confirming the problem exists. They hired an attorney who is dealing with the Insurance company. Applicant stated that insurance has stated that they do not cover foundations, but they are not allowed deny, but can delay a decision indefinitely. The are not part of a class action law suit. They have not registered with

Consumer Protection. They have just started this process. They have not received an estimate of replacement costs. In their case they have an attached garage, a chimney that has been impacted. Applicant runs and In Home Daycare and feels that this could impact her livelihood as she may not be able to maintain her daycare license.

Decision: pending

- **Hearing #34**

David Hoch, 29 Spusta Rd., Stafford, CT

Net Assessor's Value: 129,640

Discussion: Applicant presented that he was surprised that his assessment increased when his property has declined. Wasteland is no longer noted (300 per acre) and it is now changed to \$4000/acre. States he had wetlands. In 2011, BAA moved 1 acre to Wetland at 300, and Vision changed back to 4000 for the assessment of that acre. Total increase was 7,000 (8.5%). Property improvements (3 years ago) put a well in, and last Fall got a new furnace. No interior upgrades for past 47 years. No one from Vision came to look at property. Assessor's Office told him that Vision does not look at what BAA decides. Neighboring properties in much better condition where no assessed as high or increased as his property was. Applicant believes no increase should occur. There is no paint on the house. Needs new gutters due to rot, cracked walls and ceilings, painting needed in interior, doors no longer close in certain rooms and need to be repaired. Grade was unchanged from last assessment. Bricks in chimney are coming out in pieces and chunks. The picture on the card shows deterioration in the chimney. Septic has never been pumped out in 47 years. Carpets and floor, all original, all worn. Plumbing was a cheap job to begin with, needs to be replacement. Recent leak in toilet, with water pouring all over floor. There are no shut off valves.

Decision: pending

- **Hearing #35**

Locke, Richard 160 Monson Rd., Stafford, CT 06076

Net Assessor's Value: 144,130.00

Discussion: Had hearing with Vision who stated that the couple put in a new bathroom, which the applicant told them they had not done. Then Vision stated that they put in a new kitchen, the applicant denies. The applicant asked Vision why they believed this when they had not been in the property and they claimed that due to the age of the home, it is assumed that upgrades have been made. Vision then reduced the assessment by 10,000. However they were unable to explain the remaining increase. The applicant showed numerous photos of the rear property that has flooded due to beavers building dams. This flooded area used to be woods and walking property. The applicants believe that this decreases the value of their home. They have water issues and after having it tested (documents provided) it is no longer potable.

Decision: pending

- **Hearing #36**

Hadj-Salem, Salem 3 Tolland Avenue, Stafford, CT

Net Assessor's Value: \$144,130

Discussion: Upset with increase in assessment. Last year 129, 570 gross assessment. The new assessment comes in at \$144,130. In 2011 BAA changed assessment as the applicant has not completed the other side of the two family home. The card states that he was given a CO but he denies this. BAA member, Dock Sellers, recently saw the property and attested to the fact that it remains unfinished and vacant. BAA changes were reversed by reval and the assessment was increased as the property is graded as a B+ without being finished.

Decision: pending

- **Hearing #37**

Roswell, L. & Irish, Carol, 46 Edgewood Street, #78 Stafford, CT 06076

New Assessor's Value \$102,410

Discussion: Crumbling Foundation: The applicants believe their property is not worth anything due to failing foundation and would like their assessment reduced. They live in a stand alone condo, and the Condo Association is working with the insurance company as they carry the policy, not the condo owner. The applicants do not own land, only the condo. They had a structural engineer from New England Property Services, LLC, submit letter substantiating claim of crumbling foundation. They have not hired an attorney but have consulted with Atty. Dhage who has represented other clients with the same issue. They received a verbal assessment to replace the foundation at \$150,000 and he believes within 2 to 5 years the foundation will begin to collapse. The Association is currently assessing all the units for concrete issues.

Decision: pending

- **Hearing #38**

Stafford Savings Bank, Mike Muzio, applicant

New Assessor's Value \$ 726,810

Discussion: Applicant believes actual assessment should be \$530,139. BAA made adjustment in 2011, and Vision change back to formula. Same issue presented that 1/3 of banking space is used as banking office and 2/3rds of space is general office space and should be assessed accordingly. Gave some square footage comparables. Believes 2/3rds of the building should be assessed at \$44.88/per square foot. Did not meet with Vision, missed the small window offered.

Decision: pending

- **Hearing #39**

John Jones, Finch Rd., Stafford, CT 06076

Net Assessor's Value \$43,660

Discussion: Met with Vision who reduced assessment to \$43,660. BAA has previously (2011) made decision to removed 50K acre and 1 residual acre at 4K, and put both acres at 8,000 instead of 54,000. Vision reversed this decision and put 1 acre back at 50,000.

Decision: pending

Adjournment: Motion to adjourn at 1:30 PM by Erin, Jennifer Seconded motion. All in favor 3-0 motion passed.

Respectfully Submitted,
Jennifer J. Davis, BAA
3/20/15