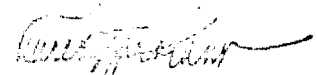


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2017 APR -3 P 1:46

Board of Assessment Appeals
March 31, 2017
Warren Memorial Town Hall
1 Main Street, Stafford Springs, CT 06076


TOWN CLERK

1. Call to Order: Erin called meeting to order at 8:40 am
BAA Members Present: Dock Sellers, Erin Kichhoffer, Jennifer Davis
2. Discussion & vote on appeals

(Hearings #1- #27 ~ Wayne & Jean Pisciotta, LLC)

Hearing #1 – 49 Willington Avenue, Stafford, CT 06076

Assessed: \$90,720

Owner's Opinion: \$77,000

Decision: Erin moved to keep assessment the same, Jennifer seconded motion. All in favor 3-0, motion Passed.

Hearing #2 – 122 West Main Street, Unit N, Stafford, CT 06076

Assessed: \$36,190

Owner's Opinion: \$108,500 ~~\$~~ 28,000

Decision: Dock moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed.

Hearing #3 – 52 West Main Street, Stafford, CT 06076

Assessed: \$118,160

Owner's Opinion: \$108,500

Decision:

Jennifer moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed.

Hearing #4 – 16 West Main Street, Stafford, CT 06076

Assessed: \$123,20

Owner's Opinion: \$116,900

Decision: Erin moved to add 5% Physical Depreciation to property, Jennifer seconded. All n favor 3-0, motion passed.

Hearing #5 – 218 Upper Rd., Stafford, CT 06076

Assessed: \$122,50

Owner's Opinion: 112,000

Decision: Dock moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed.

Hearing #6 – 44 Tolland Ave. #68, Stafford, CT 06076

Assessed: \$76,340

Owner's Opinion: \$ 66,500

Decision: Jennifer moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed

Hearing #7 –44 Tolland Ave. #22, Stafford, CT 06076

Assessed: \$64,340

Owner's Opinion: \$ 52,500

Decision: Dock moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed

Hearing #8 - 6 Monson Rd., Stafford, CT 06076

Assessed: \$ 91,350.00

Owner's Opinion: \$ 56,000

Decision: Dock moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed

Hearing #9 – 14 Patten Rd., Stafford, CT 06076

Assessed: \$179,970

Owner's Opinion: \$136,500

Decision: Erin moved to add 5% Physical Depreciation to property, Jennifer seconded. All in favor 3-0, motion passed.

Hearing #10 – 41 Hydeville Rd., Stafford. CT 06076

Assessed: \$148,190

Owner's Opinion: \$129,500

Decision: Jennifer moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed

Hearing #11 – 37 Hydeville Rd., Stafford. CT 06076

Assessed: \$156,940

Owner's Opinion: \$126,000

Decision: Erin moved to keep assessment the same, Jennifer seconded motion. All in favor 3-0, motion Passed

Hearing #12 – 33 Hydeville Rd., Stafford, CT 06076

Assessed: \$153,930

Owner's Opinion: \$129,500

Decision: Jennifer moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion passed

Hearing #13 – 29 Hydeville Rd, Stafford, CT 06076

Assessed: \$151,270

Owner's Opinion: \$129,50

Decision: Erin moved to keep assessment the same, Jennifer seconded motion. All in favor 3-0, motion Passed

Hearing #14 – 25 Hydeville Rd., Stafford, CT 06076

Assessed: \$156,740

Owner's Opinion: \$126,000

Decision: Jennifer moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed

Hearing #15 -21 Hydeville Rd., Stafford, CT 06076

Assessed: \$156,240

Owner's Opinion:\$129,500

Decision: Erin moved to keep assessment the same, Jennifer seconded motion. All in favor 3-0, motion Passed

Hearing #16 -26 High Street, Stafford, CT 06076

Assessed: \$154,350

Owner's Opinion: \$128,800

Decision: Erin moved to add 5% Physical Depreciation to property, Jennifer seconded. All n favor 3-0, motion passed.

Hearing #17 -20 High Street, Stafford, CT 06076

Assessed: \$135,100

Owner's Opinion: \$ 115,500

Decision: Dock moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed

Hearing #18 – 13 High Street, Stafford, CT 06076

Assessed: \$91,070

Owner's Opinion: \$49,000

Decision: Erin moved to keep assessment the same, Dock seconded motion. All in favor 3-0, motion Passed

Hearing #19 – 27 Gold Street, Stafford, CT 06076

Assessed: \$72,730

Owner's Opinion: \$42,000

Decision: Jennifer moved to keep assessment the same, Dock seconded motion. All in favor 3-0, motion Passed

Hearing #20 -26 Gold Street, Stafford, CT 06076

Assessed: \$123,970

Owner's Opinion:\$ 112,000

Decision: Jennifer moved to add 5% Physical Depreciation to property, Erin seconded. All in favor 3-0, motion passed.

Hearing #21 – 24 Gold Street, Stafford CT 06076

Assessed: \$89,810

Owner's Opinion: \$42,000

Decision: Erin moved to change to a two family, per owner, as the property is currently listed as a single family. Dock seconded motion. All in favor 3-0, motion passed.

Hearing #22 – 14 Gold Street, Stafford, CT 06076

Assessed: \$117,950

Owner's Opinion: \$101,520

Decision: Dock moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed

Hearing #23 – 23 Crown Street, Stafford, CT 06076

Assessed: \$151,480

Owner's Opinion:\$129,500

Decision: Erin moved to add 5% Physical Depreciation to property, Jennifer seconded. All in favor 3-0, motion passed.

Hearing #24 – 8 Colburn Rd., Stafford, CT 06076

Assessed: \$149,560

Owner's Opinion:\$115,500

Decision: Dock moved to add 5% Physical Depreciation to property, Jennifer seconded. All in favor 3-0, motion passed.

Hearing #25 – 17 Furnace Ave., Stafford, CT 06076

Assessed: \$84,350

Owner's Opinion:\$73,500

Decision: Dock moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed

Hearing #26 -38 Furnace Ave., Stafford, CT 06076

Assessed: \$117,110

Owner's Opinion:\$108,500

Decision: Dock moved to add 5% Physical Depreciation to property, Jennifer seconded. All in favor 3-0, motion passed.

Hearing #27 – 7 Gold Street, Stafford, CT 06076

Assessed: \$86,6660

Owner's Opinion: \$42,000

Decision: Jennifer moved to keep assessment the same, Erin seconded motion. All in favor 3-0, motion Passed

Hearing #28 – Joyce Murray, 46 Edgewood Street, Unit 52, Stafford, CT

Decision: Dock made motion to keep assessment the same, Erin seconded. All in favor 2-0 Motion passed. Jennifer was not present at hearing and abstained from the vote.

Hearing #29 – Debra Lewis, 245 Old Monson Rd. (Appealing 2008 Subaru Forester)

Decision: Docks made motion to change assessment to \$3400.00 due to high mileage. Erin seconded. All in favor 2-0 motion passed. Jennifer was not present at hearing and abstained from the vote.

Hearing #30 – Zamichiei, 39 Old Monson Rd., Stafford

Applicant feels that property is (CRCOG depreciation schedule) not Level B 60% but is actually Level C 75% regarding his crumbling foundation. While photos were provided the applicant would not allow the BAA member to view interior basement foundation of the property.

Decision: Erin made motion to leave assessment as is, Dock seconded motion. Motion passed 2-0. Jennifer was not present at hearing and abstained from the vote.

Hearing #31 ~ 11 Reilly Place, Stafford

Net Assessor's Value: \$624,330.00

Owner's Opinion: \$384,300.00

Decision: Dock moved to add 3,084 square feet of finished basement living area, and a seconded kitchen which will increase value of property. Erin seconded motion. All in favor 3-0, motion passed.

Information was documented in recent real estate listing and owners would not allow interior inspection of property.

Motion to adjourn at 9:30am, made by Jennifer, seconded by Dock. Meeting adjourned

Sincerely, Jennifer J. Davis, Secretary BAA

