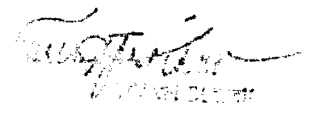


Board of Assessment Appeals

March 6, 2021

Warren Memorial Town Hall ~ 1 Main Street, Stafford Springs, CT 06076

RECEIVED
STAFFORD, CT
4 pages
2021 MAR 31 PM 4:04



1. Call to Order: Erin called meeting to order at 9:03 AM
Present: Dock Sellers, Erin Kirchhoffer, Jennifer Davis

2. Old Business: None

3. New Business: Appeals to be heard

Appeal #1 ~ Elizabeth Ouellette 53 Wales Rd., Stafford

Previous Assessment \$316,330
New Assessment \$370,630

Appeal: Owner believes increase was too much; after explaining how values are determined, the owner said she feels that home is worth more, and as such withdrew her appeal.

Decision: N/A

Appeal #2 - Robert Stewart - 35 Rockwell Rd.

Former Assessment: \$40,940
Current Assessment: \$36,010

Appeal: 1989 subdivision (Packard Ridge, Carter Dr. and Marshal Dr.) was built. 35 Rockwell (8.190 acres) is a second egress from cul-de-sac and is currently on the market with the Buckley Hwy Lot (see appeal #6) for \$199,00 (both parcels). Since 2017, the property was on (11 months) and then off the market. 1 offer for 110K which he turned down. Both properties are currently assessed for a total of \$259,00 and owner feels that if he could not sell the lots for 199,900, there is no way he will sell them at or near 259K. Owner feels another barrier is that PA 490 impacts a new buyer as the new buyer will not benefit from 490 & as such the tax implications could be a deterrent for any buyer.

Decision: Pending

Appeal #3 - Robert Stewart 103 Buckley Highway, Stafford, CT

Former Assessment: \$66,240
Current Assessment: \$61, 820

Appeal: See notes from Appeal #2

Decision: Pending

Appeal #4 - Robert Stewart - 32 Forest Rd. Stafford, CT

Former Assessment: \$20,020

Current Assessment: \$17,290

Appeal: The property has been on sale since April 2020 for \$9,900; received 1 offer for \$7,000 which was accepted and then the offer was withdrawn after the proposed buyer alleged that he found ledge. This property is 1.25 acres and has an easement with a power line running through the property.

Decision: Pending

Appeal #5 - Thomas Soucy - 20 Sartori Rd., Stafford, CT

Former Assessment: N/A new construction

Current Assessment: \$178,220

Appeal: Module home purchased for \$146,00, back up documentation was not provided, did not schedule hearing with Vision or with Assessor's office. No comps offered.

Decision: Dock Sellers made motion to make no change to assessment. Jennifer Davis seconded motion. Motion passed 3-0.

Appeal # 6 - Bourque - 24 Clearview Drive, Stafford, CT

Former Assessment: \$119,140

Current Assessment: \$126,980

Appeal: Owner feels that neighborhood is older homes and he has not made improvements to his property, his driveway is cracked, and his sidewalk is also cracked as water from the street does not go into the catch basin, but rather onto his property and driveway. Electricity needs to be updated, furnace is 54 years old, backyard is not cleared, it is "wilderness". Owner states that home does not meet current building codes. He called Vision who were no longer taking appointments.

Decision: Jennifer Davis made a motion to reduce the assessment by \$2,840.00. Dock Seller's seconded motion, Erin Kirchhoffer voted against, Motion passed 2-1.

Appeal #7 - Mark Carter - 0 West Stafford Rd (A), Stafford, CT

Former Assessment: \$1750

Current Assessment: \$3,290

Appeal: 100% wetland, tried to donate to the town who said they did not want the property, it has no value. In 2015 BAA reduced and Vision increased during recent revaluation.

Decision: Jennifer Davis made motion to reduce assessment to \$800.00. Dock Sellers seconded Motion. Passed 3-0.

Appeal # 8 - Mark Carter - 0 West Stafford Rd. (B), Stafford CT

Former Assessment: \$2,898

Current Assessment: \$6,440

Appeal: 100% wetland, only accessed by boat. BAA reduced assessment in 2015, Vision increased assessment during recent revaluation.

Decision: Jennifer Davis made motion to reduce assessment to \$2000, Dock Sellers seconded motion, Erin Kirchhoffer voted against, motion passed 2-1.

Appeal #9 - Mark Carter - 0 West Stafford Rd. (C), Stafford, CT

Former Assessment: \$2,800

Current Assessment: \$6,440

Appeal: 100% wetlands, access by boat only. BAA reduced assessment in 2015, Vision increased assessment in revaluation process.

Decision: Dock Sellers made motion to reduce the assessment to \$2,000. Jennifer Davis seconded Motion, all in favor 3-0 - motion passed.

Appeal #10 Miguel Caldera - 39 East Street, Stafford, CT

Former Assessment: \$132,300

Current Assessment: \$142,590

Appeal: Owner presented that he bought hi home in 2011, has done nothing to improve the home. Understands that there is a seller's market due to interest rates being so low. He feels that he now has an older home that needs work and his assessment is too high. He provided photos of his home showing areas that require routine upkeep and maintenance.

Decision: Dock Sellers made a motion to keep the assessment the same. Jennifer Davis seconded the motion. Vote 3-0 motion passed.

Appeal #11 - Robertson - 59 Prospect Rd., Stafford, CT

Former Assessment: \$134,750

Current Assessment: \$138,880

Appeal: Owner believes property should be reduced to \$134,750. Letter provided detailing reasons. Old plumbing, wooden counter tops, leaky radiators, knob and tube wiring.

Decision: Jennifer Davis made motion to reduce assessment to \$134,750. Dock Sellers seconded motion, motion passed 3-0

Appeal #12 Otto Trust - 40 Converse Street, Stafford, CT

Former Assessment: \$144,000

Current Assessment: \$185,360

Appeal: Owner does not feel that an increase of \$41,360.00 is not reasonable. The location has limited parking. It is difficult to find renters due to the neighborhood, the police presence in the area, and the conditions of the surrounding homes. He must pay for trash removal because of the number of units,

his water bill annually is \$6,000.00. The home is unique with a flat roof, it used to be an old hotel. There are no comparable properties in Stafford. He has 6 units on the large multi-family and a 7th unit that is a small structure next to the larger 6 family structure. The grade is a D plus currently. He received the packet from Vision and the appeal date had already gone by. The home sits on .39 acres. He tried to sell the property for \$250K - no offers. In 2019-2020 he listed it for 180K, and he had one offer that was lower than his asking price and he declined it.

Decision: Pending

Appeal #13 - Neyssen - 30 Patten Rd., Stafford, CT

Former Assessment: \$113,190

Current Assessment: \$126,070

Appeal: Owner does not believe that a 11.5% increase is reasonable. This is an unoccupied building, the square footage is incorrectly noted on the card according to the owner as the assessor's office noted an area that is a shed, attached to the home that cannot be accessed from the home, but only from the outside. This area is 9X10' and is unheated. The home was built in 1810, it sits on the road with a blind driveway. The home also deals with excessive lighting from Mill Pond Store, and the streetlights in that area. The home has 6 rooms, not 7 as listed on the card. The exterior of the home needs extensive work (photos were shown).

Decision: Pending

1. Adjournment: Jennifer Davis made motion to adjourn at 12:45PM, Dock Sellers seconded motion, all in favor. Motion passed 3-0

Sincerely,



Jennifer Davis, Board of Assessment Appeals Secretary