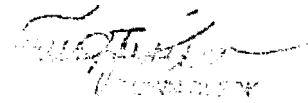


Board of Assessment Appeals

March 8, 2021

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

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- 1. Call to Order: Erin called meeting to order at 5:30 PM
Present: Dock Sellers, Erin Kirchhoffer, Jennifer Davis

- 2. New Business: Appeals to be heard

Appeal #14 Minor, LLC – 0 Minor Rd. Stafford, CT

Former Assessment: \$2,100

Current Assessment: \$1,890

Appeal: Owner presented that the property was not purchased but was given to him as part of another land deal. It is worthless as it cannot be developed and the drainage pipe pumps water onto the property of which is already 70% wetlands. There is a very steep grade from the road and the .69-acre parcel is a sliver of land that borders 2 towns.

Decision: Jennifer Davis made motion to reduce assessment to \$1,200. Dock Sellers seconded motion. All in favor 3-0 motion passed.

Appeal #15 HCON – 108 Hampden Rd., Stafford, CT

Former Assessment: \$138,810

Current Assessment: \$149,800

Appeal: In December 2019 the owners bought a vacant home from foreclosure sale from bank. The prior owner walked away due to crumbling foundation. The home was purchased for \$55,000.00. The drive way has a very steep grade, the windows are 35 years old and need replacing. Boiler needs to be replaced and water comes through the wall and into the basement. The owner is residing at the property currently. There is black mold, the finished basement had to be gutted. The deck is rotted and the electrical panel is rusted due to water damage. The owner met with the Assessor and his basement was assessed by Trinity College (document provided) and the owner also provided several photos of the property including the foundation which shows damage. The Trinity Concrete Analysis determined that pyrrhotite was found to be present, however the report stated that they cannot predict what will happen to the concrete in the future. Owner does not want to spend 1200 on obtaining a report from a structural engineer which is required to prove that a crumbling foundation exists.

Decision: Jennifer Davis made a motion to reduce the assessment to \$120,000 based on the other factors presented re: the properties current condition, and noted in the motion that this recommended change does not include any reduction due to the alleged condition of the foundation as owner will

need to obtain a report by a structural engineer which is a requirement to establish a crumbling foundation. Dock Sellers seconded the motion and the motion passed 3-0.

Appeal #16 – LaPort – 272 Diamond Ledge Rd., Stafford, CT

Former Assessment: \$74,900

Current Assessment: \$71,470

Appeal: Owner purchased property in 2020 as recreation property for \$36,500. It was on the market much higher but did not sell and the priced dropped. The property has a 150 foot of frontage with 2 acres of wetlands on the 15.99 acres.

Decision: Jennifer Davis made motion to reduce assessment to \$53,985. Dock Sellers seconded motion, which passed 3-0.

Appeal # 17 - Soucy – 137 Colburn Road, Stafford, CT

Former Assessment: \$140,840

Current Assessment: \$258,000

Appeal: Owner claims that no updates have been done to the property, that he built the home as a retirement property. It is a metal building with 1616 square living space and the rest of the squarer footage (2864) is for a garage that was meant to house an RV eventually. The card states oil for heat, however it is gas. There are no extra fixtures. There are 2 ½ baths, not 2 full baths. The property was newly constructed in April 2020.

Decision: Pending

Appeal # 18 – Soucy – 145 Colburn Rd., Stafford, CT

Former Assessment: \$97,860

Current Assessment: \$105,770

Appeal: Owner stated that the home is a very old farm house, with a stone foundation, and the home needs sills. Believes increase was not warranted.

Decision: Pending

Appeal # 19 – Soucy – 157 Colburn Rd., Stafford, CT

Former Assessment: \$136,220

Current Assessment: \$146, 510

Appeal: The home as built in 1951, it needs a roof, windows and siding. The furnace is original and needs replacement.

Decision: Pending

Appeal # 20- Soucy, 21 Upper Rd., Stafford, CT

Former Assessment: \$139,720

Current Assessment: \$151,620

Appeal: This property is a duplex with asbestos siding. Purchased on a foreclosure sale for \$52,000, put another \$50,00 into each unit as a complete remodel.

Decision: Pending

Appeal # 21- Soucy – 10 Stafford Heights, Stafford, CT

Former Assessment: \$112,490

Current Assessment: \$122,150

Appeal: This is a rare 1-bedroom home that was purchased from an estate. The card indicates tile which is vinyl flooring. Owner has added carpet but no other upgrades. The home is unique as it is circular. No comps available. Owner tried to sell home in 2014 for 150,000 but not one is interested in a 1-bedroom home.

Decision: Pending

Appeal #22 – Soucy - 26 RFD Rd., Stafford, CT 06076

Former Assessment: \$182,280

Current Assessment: \$ 181,580

Appeal: Property is co-owned and the owners believe the property has foundation issues. They have not tested for that to date. Siding, roof and windows need repair/replacement.

Decision: Pending

Appeal #23 – SPM Holdings, LLC – 112 West Stafford Rd., Stafford, CT

Former Assessment: \$135,800

Current Assessment: \$208,320

Appeal: Property is former Simon Says business. The property is currently not being used as Certificate of Occupancy has not been issued. The 2 buildings have been remodeled and the garage has no heat. The assessment card says “hot air”. Handicap bathrooms need to be put in to be up to code and that has not happened yet.

Decision: pending

Appeal #24 –Colburn Enterprises LLC, 74 Wales Rd., Stafford, CT 06076

Former Assessment: \$146,300

Current Assessment: \$151,760

Appeal: Owner purchases home at town tax sale. There were two side by side properties sold during the tax sale. Owner has gutted the home but the home is not currently livable (no windows), and the deck is rotted and a lot of work is required which he cannot do currently as he does not driveway access to the property. Owner stated that home needs a full rebuild (windows, roof, floors replaced due to water damage, heating system needs replacement).

Decision: Pending

Appeal #25 – Soucy – 363 East Street, Stafford, CT 06076

Former Assessment: \$115,150

Current Assessment: \$103,880

Appeal. Owner states that the 2 family remains empty as it has no plumbing, the windows are boarded up and there are no walls.

Decision: Pending

3. Old Business: None

4. Adjournment: Jennifer Davis made motion to adjourn at 7:45PM, Dock Sellers seconded motion, all in favor. Motion passed 3-0

Sincerely,



Jennifer J. Davis, Board of Assessment Appeals Secretary