

Board of Assessment Appeals

March 9, 2021

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

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2 pages

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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 #26 – Stafford Springs Retail, LLC (CVS Pharmacy)

Former Assessment: 2,078,650
Current Assessment: \$2000,180

Appeal: Representative for Owner presented that based on the improvement data per square foot compared to other retail properties in Stafford that CVS feels is comparable, the assessment should be 1,516.778.

Decision: Jennifer Davis made a motion to keep assessment as is, Erin Kirchhoffer seconded the motion. Dock Sellers voted No, and the motion passed 2-1.

Appeal #27 Bolles Stafford Realty, LLC

Former Assessment: \$668,080
Current Assessment: \$666,610

Appeal: Representative for property presented comps to the BAA.

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

Appeal #28 –Edgewater Realty. LLC

Former Assessment: \$618,240
Current Assessment: \$606,060

Appeal: Representative presented comps to BAA

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

Appeal #29 – Pitbull Express – 13 Spellman Rd., Stafford, CT

Former Assessment: N/A as owner did not have trailers registered in CT
Current Assessment: \$4,500 (1972 Heil Trailer) \$4,500 (1977 Freuhauf trailer)

Appeal: Owner admitted that he got pulled over by Trooper who said he needed to register his trailer in CT so that it was being taxed by the municipality where he lived. He reports that the

assessor told him that she mailed him a personal property declaration that he never filled out and returned. Owner states he never received it. As such he feels his trailers were assessed too high. The cabs were already being assessed and he was paying taxes on them and that is the part with the engine that pulls the trailers and they were assessed lower than the trailers which he does not believe makes sense. He provided 8 Fruehauf trailers that were listed for sale and the years on the trailers ranged from 1973 to 1989 and all were priced significantly lower than his assessment. They ranged from \$1,100 to \$2,800. The 1977 being sold was listed at \$1,100. He did not provide listings for the sale of the Heil trailer.

Decision: Pending

3. Old Business: Decisions on appeals from 3/6/21 & 3/8/21

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

Decision: Dock Sellers made motion to keep assessment the same. Erin Kirchhoff seconded motion. Jennifer Davis voted against. Motion passed 2-1. *Corrections will be made to the assessment card to correct errors noted above.

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

Decision: Jennifer Davis made motion to keep assessment the same, Dock seconded motion. All in favor 3-0, motion passed.

Appeal # 21- Soucy 1- Stafford Heights, Stafford, CT

Decision: Jennifer Davis made a motion to reduce assessment by \$2,150.00. Dock Sellers seconded motion which passed 3-0.

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

Decision: Jennifer Davis made motion to leave assessment as is, Dock Sellers seconded motion, and the motion passed 3-0.


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

Decision: Jennifer Davis made a motion to keep the assessment where it currently is, Dock seconded motion with passed 3-0.

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

Decision: Jennifer Davis made a motion to reduce assessment by \$3,880. Dock Sellers seconded motion, which passed 3-0.

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