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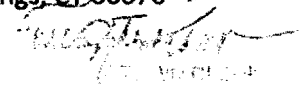
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2021 MAR 31 PM 4:04

**Board of Assessment Appeals**

March 25, 2021

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



1. Call to Order: Erin called meeting to order at 6:30 PM  
Present: Dock Sellers, Erin Kirchhoffer, Jennifer Davis

2. New Business – New appeals to be heard

**Appeal # 30 – Locke – 160 Monson Rd. Stafford. CT**

Former assessment: \$129,570

Current assessment: \$148,400

Appeal: Owner presented that and \$18,830 increase in his assessment is unreasonable. He believes his assessment should be \$129,570. Owner had meeting with vision and no change was made. Owner presents that furnace needs replacement at \$6700. Roof is older than 25 years and needs replacement which will be \$7,000 (recent estimate), copper plumbing has been replaced routinely due to creating pin holes causing drinking water issues. Current grade is C+. Owner feels that he gets no services from the Town of Stafford as he lives on a s state highway, has a septic system, and pays for his garbage. Owner noted that his bathroom is from 1964 with no upgrades.

**Decision:** Jennifer Davis made motion to reduce assessment by \$3,820. Dock Sellers seconded Motion, and motion passed 3-0.

**Appeal # 31 June Mitchell – 30 Stafford Street Ext., Stafford, CT**

Former assessment: \$ 129,500

Current assessment: \$ 152,040

Appeal: Owner does not feel that the assessment increase is unreasonable. Owner presents that the property was shown 60 times and when the potential buyer did inspections and learned that the septic needed to be replaced at 10K, the buyers backed out. 189,000 was the highest offer when on the market 3 years ago.

**Decision:** Jennifer Davis made motion to leave assessment as is, Erin Kirchhoffer seconded motion, all in favor 3-0, motion passed.

**Appeal # 32 – Commercial Development Services Group, LLC. – 47 Westford Ave., Stafford, CT**

Former assessment: \$ 95,410.00

Current assessment: \$ 90,860.00

Appeal: New owners presented that the assessment is overstated. They bought the property for \$32,000 from an estate. No one is residing at the property currently as the building is just framed out. Buyers intend to turn into 2 apartments and got delayed in construction during Covid-19. There is rough plumbing, no electricity, no dry wall, missing sections of floor and is not currently livable.

**Decision:** Jennifer Davis made motion to reduce assessment to \$75,000. Dock seconded motion. all in favor 3-0, motion passed.

**Appeal #33 - Marc Giupponi - 31 Galbraith Rd, Stafford, CT**

Application withdrawn

3. Old Business: Decisions on appeals from 3/6/21, 3/8/21 & 3/9/21.

**Appeal #2 - Robert Stewart - 35 Rockwell Rd**

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

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

**Decision:** Jennifer Davis made motion to leave assessment as is, Erin Kirchhoffer seconded motion, motion passed 3-0.

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

**Decision:** Jennifer Davis made motion to reduce assessment to \$15,000. Dock Sellers seconded motion, motion passed 3-0.

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

**Decision:** Motion made by Jennifer Davis to reduce assessment to \$150,000, Dock Sellers seconded motion. Vote 3-0, motion passed

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

**Decision:** Dock Sellers made motion to leave Assessor's changes as only change to assessment. Jennifer Davis seconded motion. Motion passed 3-0. \*\*Assessor change square footage from \$2,343 to 2,243 to reflect that a utility room attached to the home was not part of living space. The utility space was 10X10 sq. feet and there was no access to this room from inside of the home. The assessment card will also reflect that the home has 6 bedrooms, not 7 as that was an error.

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

**Decision:** Dock Sellers made motion to leave assessment as is, Erin Kirchhoffer seconded motion. Jennifer Davis voted against. Motion passed 2-1.

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

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

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

**Decision:** Jennifer Davis made motion to leave assessment as is, Erin Kirchhoffer seconded motion. Dock Sellers voted against. Motion passed 2-1.

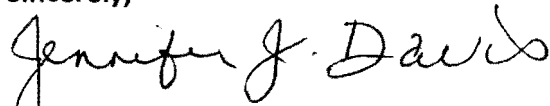
**Appeal #25 – Soucy – 363 East Street, Stafford, CT 06076**

**Decision:** Jennifer Davis made a motion to reduce property to \$103,000, Dock seconded motion, Erin Kirchhoffer voted against. Motion passed 2-1.

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

**Decision:** Jennifer Dave made a motion to reduce the assessment of the Heil trailer, based on multiple comps available, to \$2,000 and to reduce the assessment of the Fruehauf trailer, based on multiple comps available, to \$1,000. Dock Sellers seconded motion, motion passed 3-0.

Sincerely,



Jennifer J. Davis,

Board of Assessment Appeals Secretary