

RECEIVED FOR RECORD

VOL. _____ PAGE _____
STAFFORD LAND RECORDS

2014 MAR 13 A 11:11

Board of Assessment Appeals Meeting 3-8-14

Members present: Dock Sellers, Erin Kirchhoffer, Jennifer Davis

Members absent: None

New Business ~

Income and Expense reports must be filed annually to the Assessor's office for owners of rental and business properties. There is a 10% penalty of the assessment placed on the property to any owner who fails to submit the Income and Expense report by June 1st. The Assessor's Office extended the deadline to January 2014. Two businesses that were penalized for not filing the report have appealed this penalty. Statute 12-63C (d) prevents BAA from reducing these appeals unless the municipality has an ordinance in place that allows such. The Town of Stafford has no such ordinance, and the BAA will provide written notice that the appeals are denied. The two companies sent denial letters are The Warren Corporation, and Dunbeath LLC. The letters were mailed on February 28, 2014.

Hearing # 4

Diane Young

5 Melissa Way

Owner appealing value of property stating that current assessment is higher than other comparable homes in town.

Market Analysis provided. Assessment value \$258,000 with appeal to reduce to \$214,900.

Decision - pending further review of properties on Melissa Way to see if assessments were consistent.

Hearing #5

Keenan Clark

80 Orcuttville Rd.

Appealing 11 acres of vacant land, owner reports all wetlands and that he believes the value is \$14,000 and not the current assessment of \$61,880. No wetland map was provided.

Decision - Owner needs to provide wetlands map within the next week, as he was previously asked to bring supporting documents and failed to do so.

Decision pending.

Hearing #6

Julia Ruben

4 Edgewood Street

*Did not show for hearing

Hearing #7

Joan Johnson

43 Highland Terrace

Appealing assessment due to condition of 1930 home. Market Analysis conducted and proposed a value of \$108,500 as assessed value. Assessor has current assessment at 155,890. The heating system is archaic, there is no insulation in the walls, the attic is unfinished with no floor and a bedroom on the second floor is unfinished.

Decision - Motion: Jennifer Davis made motion to reduce grade to C and adjust attic as unfinished. Dock Sellers seconded the motion.

Vote 3-0 all in favor.

Hearing #8

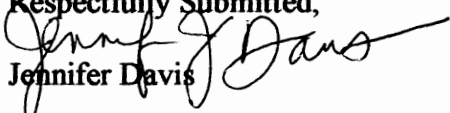
Mr. & Mrs. Cleveland representing 30% of Stafford Group, LLC

Property owners of vacant land and subdivision on 131 Wales Rd., Stafford
Appealing portion of subdivision (20.4 acres) that was not divided out as building lots, believing
assessment to be too high. \$122,200 is current assessed value of the acreage. The acreage has
frontage on Wales Rd. , across the street from Staffordville Lake. Land value increased
significantly once it was removed from PA 490 Forest Land designation.

Decision ~ Dock Sellers made motion that acreage is being taxed consistently with other vacant
land at 4,000/acre in Stafford, and to keep the current assessment. Erin Kirchhoffer seconded
motion. All in favor - 3-0 motion passed.

Erin Kirchhoffer made a motion to adjourn the meeting. Dock Sellers seconded the
motion. Meeting adjourned at 1:20.

Respectfully Submitted,


Jennifer Davis