

Board of Assessment Appeals Meeting 3-10-14
Members present: Dock Sellers, Erin Kirchhoffer, Jennifer Davis
Members absent: None
Call to order at 5:30PM

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Hearing # 9

Tyler Prinzivalle
12 Charter Ave.

Athena J. Marino
ATTEST TOWN CLERK

Appealing property assessment increase as owner believes property should be categorized as "accessory land" instead of as a building lot as new assessment determined. Lot went from 12K to 36K. .25 acres in AA zone assessed as building lot incorrectly as lot is not large enough to build home on. Lot lacks required frontage.

*Note: Bathroom list on card should be removed as this applies to 13 Charter Ave. property and is already noted on card.

Decision: Jennifer Davis made motion to return assessment to prior assessment due to error. Dock Sellers seconded motion. All in favor 3-0

Hearing #10

Justin Warren
81 West Street

Current assessment 136,710 (195,300 full)
Owners view is \$122,500
Purchases property for 175,000.00 in 2012
Acreage was noted to increase from .55 acres to 2.4 acres.

Decision: Pending. Erin Kirchhoffer is going to check on garage size to determine if card can note single garage versus double to lower assessment, no other adjustments to be made.

Hearing # 11

June Mitchell
30 Stafford St. Ext.

Owner appealing current assessment. She purchased the foreclosed property on 3/29/13 for \$120,500.00. Current assessment (206K full) \$144,760.00
Owner believes property is worth \$75,000.00 in current condition. Owner provided list of extensive damage inside home. Exterior looks good, however roof leaked causing water damage to walls and ceilings, toilets broke, vandalism inside, kitchen requires upgrading, no appliances, attic is unfinished.

Decision: Motion by Erin Kirchhoffer to reduce grade to D, reduce average to "below average" for interior walls and floor, bath and kitchen style. Jennifer Davis seconded motion. Vote 3-0 all in favor.

*Note: Owner understands that once permits are pulled and work is completed, assessment will change to reflect those upgrades.

Hearing #12

Julia Ruben
4 Edgewood Street
Stafford, CT

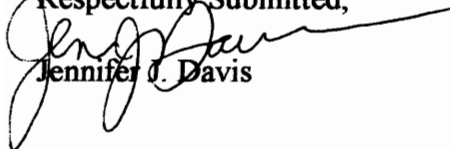
Owner is appealing assessment of \$133,420 (full value at \$190,00). Stafford Savings completed an appraisal of the property for loan application and reported that value as \$150,000 at full value.

Decision: Doc made motion to change grade from C plus to Grade C.

J. Davis made motion, D. Sellers seconded it, vote 3-0 in favor.

Erin Kirchhoffer made a motion to adjourn the meeting, Dock Sellers seconded the motion. Meeting adjourned at 6:45PM.

Respectfully Submitted,



Jennifer J. Davis