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TOWN CLERK

Board of Assessment Appeals  
March 23, 2017  
Warren Memorial Town Hall  
1 Main Street, Stafford Springs, CT 06076

1. Call to Order: Erin called meeting to order at 7:00 PM  
BAA Members Present: Dock Sellers, Erin Kichhoffer, Jennifer Davis
2. New Business

**Hearing #31 ~ 11 Reilly Place, Stafford**

Net Assessor's Value: \$624,330.00

Owner's Opinion: \$384,300.00

Wendell Avery, Esq representing Mr. Vono, owner who feels assessment is too high. Grade is A plus, however Assessor lists "average to describe portions on interior. Comparables were challenging as there is no property similar to this in the area. Owner will not allow BAA to complete site visit to gather more information on the property.

Jennifer made motion for Chair of BAA to investigate with the Assessor, the discrepancy with the listing of the property describing a finished basement level where the Assessors card shows "unfinished". Further to determine if there is any record of permits being pulled to complete the work on the property, and what impact this finished area of the home would have on the assessed value. Also discuss the "average" descriptions of the interior with an A plus rating. Dock seconded motion. All in favor 3-0, motion passed.

Decision pending

**Hearing #32 ~ 177 Hampden Rd., Stafford**

Net Assessor's Value \$43,400

Owner's Opinion \$14,000

James Missell represented that he purchased the property in 2016 for a sale price of 20,000 (raw acreage) which is now appraised at 62K (43,400 is assessed value). Lot is not an approved building lot currently and does not believe other lots are being assessed at this price. Property has not been perk tested, and no site work has been done. The property is not flat, and areas will need work.

Jennifer made motion to reduce assessment to \$14, 000 to conform with assessment in town of land that has not been approved as building lot. Dock seconded motion. All in favor 2 (Jennifer & Dock) Opposed – Erin.

Motion to Adjourn at 7:35pm, by Erin, Dock seconded. All in favor 3-0 motion passed.

Respectfully submitted, Jennifer J. Davis, Secretary BAA

