

2018 APR -4 A 8:38

**Board of Assessment Appeals**

March 29, 2018

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

  
TOWN CLERK

1. Call to Order: Erin called meeting to order at 7:07 pm  
Present: Dock Sellers, Erin Kichhoffer, Jennifer Davis

2. Decisions on Appeals

**Appeal #1 – 4 Hydeville Rd. Stafford, CT 06076**

Andrew LaRoche, LLC appealing property assessment on unique 2 family. Appraisal provided and discussed. Applicant notes several errors on assessment card related to an unfinished basement, incorrect measurements an unfinished loft.

**Decision:** Jen made a motion to reduce property value to \$240,000. Dock seconded motion, Motion passed 3-0

**Appeal #2 – 42 West St. , Stafford, CT 06076**

Nancy Smith representing Juan and Stacey Subiry, owners. Applicant noted that property was on market for 9 months and listed by Remax at 50,000 and then reduced to 47,000 and they were unable to sell due to location which is very close to a railroad track. Town assessment (70%) @65, 870 (.11 acres). This was a purchase within the family to prevent foreclosure. Purchased property for 44,000.00

**Decision:** Motion made by Jennifer to reduce Property Value to \$65,000.00, Erin seconded motion. All in favor 3-0.

**Appeal #3 – June Mitchell, 30 Stafford Street, Ext., Stafford, CT 06076**

Applicant is appealing her current assessment and presented that she purchased her house in March 2013 (foreclosure property) and felt it was over assessed at that time. She had previously appealed and the BAA lowered her assessment at that time. She also appealed to Vision during the revaluation, and never received a response. She tried to sell in 2015 for 209K and 2016 for 184K and took it off the market in 12/17 due to no interest. Current assessment 209,700.00, assessed value 146,790 and owner's position is that the value is \$125,930. She also included 3 comparable properties as part of her appeal.

**Decision:** Motion by Erin to reduce Property Value to 185,000.00, Jennifer seconded motion. All in favor 3-0.

**Appeal #4 - 25 Wales Rd., Stafford (application withdrawn)****Appeal #5 – 51 Stafford Street, Stafford (application withdrawn)****Appeal #6 – 47 Stafford Street, Stafford (application withdrawn)****Appeal #7 – 44 Tolland Avenue Unit 18, Stafford (application withdrawn)**

3. Adjournment - Motion to adjourn at 7:30 pm, made by Jennifer, seconded by Dock. All in favor, 3-0 Meeting adjourned.

Sincerely,

  
Jennifer J. Davis, Secretary BAA