



Avalonia Land Conservancy, Inc.
PO Box 49
Old Mystic, CT 06372



Avalonia.org
info@Avalonialc.org



860.884.3500

BOARD OF DIRECTORS

Officers

Dennis Main
President

Neil Duncan
Vice President

Elanah Sherman
Secretary

Peter Gauthier
Treasurer

January 12, 2025

Fred Allyn, Mayor; Ledyard Town Council
Ledyard Town Hall
741 Colonel Ledyard Highway
Ledyard, CT 06339

Dear Mayor Allyn & Ledyard Town Council members,
Avalonia Land Conservancy, Inc. (ALC) recently acquired property for open space conservation in Ledyard.

Directors at Large

Maureen Cain

Dick Conant

Scott Dawley

Christopher Houlihan

Megan Trujillo

In accordance with CGS 12-81dd:

"Any municipality may, upon approval by its legislative body, abate the real or personal property taxes due for any portion of a tax year or the interest on delinquent taxes with respect to any tax paid by a nonprofit land conservation organization that was due for a period before the date of acquisition, but which was paid subsequent to the date of acquisition"

STAFF

Director of Stewardship

Tobias Glaza

We are requesting your Town legislative body's approval of an abatement of the taxes and interest that ALC has paid. The total is \$1,120.72

Director of Philanthropy

Christopher Kepple

We are also requesting an abatement of the taxes due January, 2026. The total is \$3098.96. and a copies of the tax and HuD statements are attached.

Office Manager

Mary Anne Sherman

Administrator

Ukiah Pastor

Sincerely,

Dennis S. Main, President
Avalonia Land Conservancy, Inc.



Avalonia Land Conservancy, Inc. preserves natural habitats in southeastern Connecticut by acquiring and protecting lands and by communicating the value of these irreplaceable resources. Avalonia Land Conservancy is a 501(c)3, non-profit organization.



Make checks payable to:
LEDYARD TAX COLLECTOR
741 Colonel Ledyard Hwy
Ledyard, CT 06339
Phone: 860-464-3232 or 464-3233
Monday - Thursday, 7:30a.m.-4:15p.m.

REAL ESTATE TAX BILL
GRAND LIST OF OCTOBER 1, 2024

DESCRIPTION 154 STODDARDS WHARF RD					LIST NUMBER 127151 R 2024		
BK	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	MILL RATE	1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
	166,880		166,880	37.140	7/1/2025	1/1/2026	
					3,098.96	3,098.96	6,197.92

AVALONIA LAND CONSERVANCY INC
756 COLONEL LEDYARD HWY
LEDYARD, CT 06339

UNPAID TAX 0.00
INTEREST 0.00
FEES 0.00
LIEN 0.00
TOTAL 0.00

Payments Received: 3,098.96

Last Payment Date: 7/23/2025

RETURN WITH SECOND PAYMENT

DESCRIPTION 154 STODDARDS WHARF RD					LIST NUMBER 127151 R 2024		
BK	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	MILL RATE	1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
	166,880		166,880	37.140	7/1/2025	1/1/2026	
					3,098.96	3,098.96	6,197.92

AVALONIA LAND CONSERVANCY INC
756 COLONEL LEDYARD HWY
LEDYARD, CT 06339

UNPAID TAX 0.00
INTEREST 0.00
FEES 0.00
LIEN 0.00
TOTAL 0.00

Payments Received: 3,098.96

Last Payment Date: 7/23/2025

RETURN WITH FIRST PAYMENT

DESCRIPTION 154 STODDARDS WHARF RD					LIST NUMBER 127151 R 2024		
BK	GROSS ASSESSMENT	EXEMPTION	NET ASSESSMENT	MILL RATE	1st PAYMENT DUE	2nd PAYMENT DUE	TOTAL TAX DUE
	166,880		166,880	37.140	7/1/2025	1/1/2026	
					3,098.96	3,098.96	6,197.92

AVALONIA LAND CONSERVANCY INC
756 COLONEL LEDYARD HWY
LEDYARD, CT 06339

UNPAID TAX 0.00
INTEREST 0.00
FEES 0.00
LIEN 0.00
TOTAL 0.00

Payments Received: 3,098.96

Last Payment Date: 7/23/2025

**B. TYPE OF LOAN:**

1. ☐ FHA	2. ☐ RHS	3. ☐ Conv. Unins.	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
4. ☐ VA	5. ☐ Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown.
Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME AND ADDRESS OF BORROWER: Avalonia Land Conservancy, Inc. 756 Colonel Ledyard Highway Ledyard, CT 06339	E. NAME AND ADDRESS OF SELLER: Pfizer, Inc. 66 Hudson Blvd East New York, NY 10001	F. NAME AND ADDRESS OF LENDER:	
G. PROPERTY LOCATION: 154 Stoddards Wharf Ledyard, CT 06339	H. SETTLEMENT AGENT: Suisman Shapiro Wool Brennan Gray & Greenberg, PC 20 S. Anguilla Rd, Pawcatuck, CT 06379	H. SETTLEMENT DATE October 27, 2025	DISBURSEMENT DATE October 27, 2025
PLACE OF SETTLEMENT 20 S. Anguilla Rd, Pawcatuck, CT 06379			

J. SUMMARY OF BORROWER'S TRANSACTION**100. GROSS AMOUNT DUE FROM BORROWER:**

101. Contract sales price	175,000.00
102. Personal property	
103. Settlement charges to borrower (from line 1400)	2,862.00
104.	
105.	

ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:

106. City/town taxes	10/27/2025	to 12/31/2025	1,120.72
107. County taxes		to	
108. Assessments		to	
109.			
110.			
111.			
112.			

120. GROSS AMOUNT DUE FROM BORROWER:

178,982.72

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:

201. Deposit or earnest money	4,000.00
202. Principal amounts of new loan(s)	
203. Existing loan(s) taken subject to	
204. Town of Ledyard donation	80,000.00
205.	
206.	
207.	
208.	
209.	

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:

210. City/town taxes	to
211. County taxes	to
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	

220. TOTAL PAID BY/FOR BORROWER:

84,000.00

300. CASH AT SETTLEMENT FROM/TO BORROWER:

301. Gross amount due from borrower (line 120)	178,982.72
302. Less amount paid by/for borrower (line 220)	84,000.00
303. Cash (☒ From) (☐ To) Borrower	\$94,982.72

K. SUMMARY OF SELLER'S TRANSACTION**400. GROSS AMOUNT DUE TO SELLER:**

401. Contract sales price	175,000.00
402. Personal property	
403.	
404.	
405.	

ADJUSTMENTS FOR ITEMS PAID BY SELLER IN ADVANCE:

406. City/town taxes	10/27/2025	to 12/31/2025	1,120.72
407. County taxes		to	
408. Assessments		to	
409.			
410.			
411.			
412.			

420. GROSS AMOUNT DUE TO SELLER:

176,120.72

500. REDUCTIONS IN AMOUNT DUE TO SELLER:

501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. Deposit or earnest money	4,000.00
507.	
508.	
509.	

ADJUSTMENTS FOR ITEMS UNPAID BY SELLER:

510. City/town taxes	to
511. County taxes	to
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	

520. TOTAL REDUCTION IN AMOUNT DUE SELLER:

4,000.00

600. CASH AT SETTLEMENT FROM/TO SELLER:

601. Gross amount due to seller (line 420)	176,120.72
602. Less total reductions in amount due seller (line 520)	4,000.00
603. Cash (☒ To) (☐ From) Seller	\$172,120.72

L. SETTLEMENT CHARGES					
700. TOTAL REAL ESTATE BROKER FEES				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of commission (line 700) as follows:					
701.	to				
702.	to				
703.	Commission paid at settlement				
704.					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN:					
801.	Our origination charge	(from GFE # 1)			
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE # 2)			
803.	Your adjusted origination charges	(from GFE A)			
804.	Appraisal fee to	(from GFE # 3)			
805.	Credit report to	(from GFE # 3)			
806.	Tax service fee to	(from GFE # 3)			
807.	Flood certification to	(from GFE # 3)			
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:					
901.	Daily interest charges from 10/27/2025 to 11/1/2025 (5 days) @ \$0.0000/day	(from GFE # 10)			
902.	Mortgage insurance premium for	(from GFE # 3)			
903.	Homeowner's insurance for to	(from GFE # 11)			
904.					
905.					
906.					
1000. RESERVES DEPOSITED WITH LENDER:					
1001.	Initial deposit for your escrow account	(from GFE # 9)			
1002.	Homeowner's insurance				
1003.	Mortgage insurance				
1004.	Property taxes				
1005.					
1006.					
1007.					
1008.	Aggregate Accounting Adjustment	\$0.00			
1009.					
1100. TITLE CHARGES:					
1101.	Title services and lender's title insurance	(from GFE # 4)	2,000.00		
1102.	Settlement or closing fee to Suisman Shapiro	\$2,000.00			
1103.	Owner's title insurance to CATIC	(from GFE # 5)	765.00		
1104.	Lender's title insurance to CATIC				
1105.	Lender's title policy limit				
1106.	Owner's title policy limit \$175,000.00				
1107.	Agent's portion of the total title insurance premium to Suisman Shapiro Wool Brennan Gray & Greenberg, PC	\$459.00			
1108.	Underwriter's portion of the total title insurance premium to CATIC	\$306.00			
1109.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:					
1201.	Government recording charges	(from GFE # 7)	97.00		
1202.	Deed \$ 97.00 Mortgage \$ Releases \$				
1203.	Transfer taxes	(from GFE # 8)			
1204.	City/County tax/stamps Deed \$ Mortgage \$				
1205.	State tax/stamps Deed \$ Mortgage \$				
1206.					
1207.					
1300. ADDITIONAL SETTLEMENT CHARGES:					
1301.	Required services that you can shop for	(from GFE # 6)			
1302.					
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (enter on Line 103, Section J and line 502, Section K)			\$2,862.00		
B=borrower S=seller L=lender R=broker I=investor O=other POC=paid outside closing by					

I have carefully reviewed the HUD-1 Settlement Statement, and, to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower:	_____	Date: 10/27/2025	Seller:	_____	Date: 10/27/2025
	Avalonia Land Conservancy, Inc.			Pfizer, Inc.	
	_____	Date: 10/27/2025		_____	Date: 10/27/2025

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____ Date: 10/27/2025

Robert Avena Esq.

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.