



**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    | <b>7/1/2025</b> | <b>1/1/2026</b> |               |
|  |                  |           |                |           | 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    | <b>7/1/2025</b> | <b>1/1/2026</b> |               |
|  |                  |           |                |           | 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    | <b>7/1/2025</b> | <b>1/1/2026</b> |               |
|  |                  |           |                |           | 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. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> RHS       | 3. <input type="checkbox"/> Conv. Unins. | 6. File Number | 7. Loan Number | 8. Mortgage Insurance Case Number |
| 4. <input type="checkbox"/> VA  | 5. <input type="checkbox"/> 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 ( <input checked="" type="checkbox"/> From ) ( <input type="checkbox"/> 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 ( <input checked="" type="checkbox"/> To ) ( <input type="checkbox"/> From ) Seller | \$172,120.72 |

| <b>L. SETTLEMENT CHARGES</b>                                                                 |                                                                                                           |                 |            |                                                                 |                                                               |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------|------------|-----------------------------------------------------------------|---------------------------------------------------------------|
| 700. TOTAL REAL ESTATE BROKER FEES                                                           |                                                                                                           |                 |            | <b>PAID FROM<br/>BORROWER'S<br/>FUNDS<br/>AT<br/>SETTLEMENT</b> | <b>PAID FROM<br/>SELLER'S<br/>FUNDS<br/>AT<br/>SETTLEMENT</b> |
| <b>Division of commission (line 700) as follows:</b>                                         |                                                                                                           |                 |            |                                                                 |                                                               |
| 701.                                                                                         | to                                                                                                        |                 |            |                                                                 |                                                               |
| 702.                                                                                         | to                                                                                                        |                 |            |                                                                 |                                                               |
| 703.                                                                                         | Commission paid at settlement                                                                             |                 |            |                                                                 |                                                               |
| 704.                                                                                         |                                                                                                           |                 |            |                                                                 |                                                               |
| <b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN:</b>                                           |                                                                                                           |                 |            |                                                                 |                                                               |
| 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.                                                                                         |                                                                                                           |                 |            |                                                                 |                                                               |
| <b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:</b>                                  |                                                                                                           |                 |            |                                                                 |                                                               |
| 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.                                                                                         |                                                                                                           |                 |            |                                                                 |                                                               |
| <b>1000. RESERVES DEPOSITED WITH LENDER:</b>                                                 |                                                                                                           |                 |            |                                                                 |                                                               |
| 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.                                                                                        |                                                                                                           |                 |            |                                                                 |                                                               |
| <b>1100. TITLE CHARGES:</b>                                                                  |                                                                                                           |                 |            |                                                                 |                                                               |
| 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.                                                                                        |                                                                                                           |                 |            |                                                                 |                                                               |
| <b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES:</b>                                      |                                                                                                           |                 |            |                                                                 |                                                               |
| 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.                                                                                        |                                                                                                           |                 |            |                                                                 |                                                               |
| <b>1300. ADDITIONAL SETTLEMENT CHARGES:</b>                                                  |                                                                                                           |                 |            |                                                                 |                                                               |
| 1301.                                                                                        | Required services that you can shop for                                                                   | (from GFE # 6)  |            |                                                                 |                                                               |
| 1302.                                                                                        |                                                                                                           |                 |            |                                                                 |                                                               |
| 1303.                                                                                        |                                                                                                           |                 |            |                                                                 |                                                               |
| 1304.                                                                                        |                                                                                                           |                 |            |                                                                 |                                                               |
| 1305.                                                                                        |                                                                                                           |                 |            |                                                                 |                                                               |
| <b>1400. TOTAL SETTLEMENT CHARGES</b> (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.