

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 29, 2021

MINUTES

The Monday, March 29, 2021 special virtual meeting of the Wallingford Board of Assessment Appeals was held remotely at gotomeeting.com.

In attendance were via audio and video were Thomas Vitali – Board Chairman, Robert Avery – Board Member, Carl Bonamico – Board Member, Shelby Jackson – Town Assessor , and Shelley Hemenway – Recording Secretary.

Chairman Vitali called the meeting to order at 6:00 PM. The Pledge of Allegiance to the flag was recited.

Chairman Vitali stated the Board would hold today's received minutes and review them with the final upcoming minutes, and vote on them in September.

Chairman Vitali stated that for this special meeting, the Board was voting on previously heard appeals and there would be no more input from the appellants. All relevant information had been sent in and reviewed by the Board members and the Assessors office. The appellants would receive the Board's decision by mail.

There was one new appeal to be heard by the Board for this special meeting. Appointments were scheduled in time blocks for the virtual meeting for the appellant, and the appellant was sworn in before giving testimony. The entire Board heard each individual appeal. A decision was made by the Board and said decision will be sent in writing from the Assessors Office to each appellant within approximately one week.

The determination of appeals is based on the doings of the Wallingford Assessor on the Grand List dated October 1, 2020.

APPEAL 2020-044

John Gavin	Brian Mulready	DBA Yalesville Properties	120 Church St
Commercial			Current Market Value \$ 1,401,200

Chairman Vitali stated the appeal was to reduce the market value to \$ 660,000.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-042

38 Warehouse Point Rd LLC Brian Mulready Jon Gavin DBA 38 Warehouse Point Rd LLC 173 Church St
Commercial Current Market Value \$ 623,400

Chairman Vitali stated the Town placed a market value of \$ 623,400 on the property and the appellant placed a market value of \$ 500,000.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-043

Yalesville Properties LLC Brian Mulready Jon Gavin 125 Church St
Commercial Current Market Value \$ 193,300

Chairman Vitali stated the Town placed a market value of \$ 193,300 on the property and the appellant placed a market value of \$ 92,300.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-108

Joe Voil Brian Mulready DBA Worldwide Properties LLC 7 North Turnpike Rd
Commercial Current Market Value \$ 557,700

Chairman Vitali stated the Town placed a market value of \$ 557,700 on the property and the appellant placed a market value of \$ 460,000. Chairman Vitali stated this had been reduced in the 2020 reevaluation.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-053

350 North Cherry Street Ext LLC Brian Mulready 350 North Cherry St EXT
Industrial Current Market Value \$ 690,800

Chairman Vitali stated the Town placed a market value of \$ 690,800 and the appellant placed a market value of \$ 665,000. Chairman Vitali stated this appeal was reviewed and a change was made.

Mr. Bonamico made a motion to reduce the market value to \$ 680,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-050

Yalesville Properties LLC Brian Mulready Jon Gavin 43 Warehouse Point Rd
Industrial Current Market Value \$ 1,052,400

Chairman Vitali stated the Town placed a market value of \$ 1,052,400 on the property and the appellant placed a market value of \$ 780,000.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-051

Yalesville Properties LLC Brian Mulready Jon Gavin 41 Warehouse Point Rd
Industrial Current Market Value \$ 739,100

Chairman Vitali stated the Town placed a market value of \$ 739,100 on the property and the appellant placed a market value of \$ 540,000.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-056

Wallingford Group LLC LLC Brian Mulready Jon Gavin 39 North Plains Industrial Rd
Industrial Current Market Value \$ 820,900

Chairman Vitali stated the Town placed a market value of \$ 820,900 on the property and the appellant placed a market value of \$ 740,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-049

Wallingford Group LLC Brian Mulready Jon Gavin 47 North Plains Industrial Rd
Industrial Current Market Value \$ 789,500

Chairman Vitali stated the Town placed a market value of \$ 789,500 on the property and the appellant placed a market value of \$ 700,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-052

Yalesville Properties LLC Brian Mulready Jon Gavin 5 Capital Dr

Industrial Current Market Value \$ 393,800

Chairman Vitali stated the Town placed a market value of \$ 393,800 on the property and the appellant placed a market value of \$ 270,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-057

Wallingford Group LLC Brian Mulready Jon Gavin 21 North Plains Industrial Rd

Industrial Current Market Value \$ 874,000

Chairman Vitali stated the Town placed a market value of \$ 874,000 on the property and the appellant placed a market value of \$ 740,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-054

38 Warehouse Point Road LLC Brian Mulready Jon Gavin 117 Church St Yalesville

Industrial Current Market Value \$ 196,000

Chairman Vitali stated the Town placed a market value of \$ 196,000 on the property and the appellant placed a market value of \$ 41,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-055

North Cherry Street EXT LLC Brian Mulready Jon Gavin 430 North Cherry St EXT

Industrial

Current Market Value \$ 94,900

Chairman Vitali stated the Town placed a market value of \$ 94,900 on the property and the appellant placed a market value of \$ 33,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

The next appellant joined the meeting by phone.

APPEAL 2020-193

Samira Faran

DBA One Stop Properties

68 North Turnpike Rd

Commercial

Current Market Value \$ 537,100

Appellant stated that One Stop Properties is only the store, not the underground tanks or pumps. Appellant stated all material belongs to One Stop and One Stop paid 25 % including stock, they do not own anything based on the contract. Appellant stated he pays taxes to them and they combine one property tax to one location.

Mr. Jackson explained the breakdown of real estate property and personal property. Mr. Jackson stated the Assessors office maintains three separate accounts so they can be separate and show different assets. There are separate accounts for real estate, the pumps and underground tanks, and for the convenience store itself. Mr. Jackson explained the pumps, tanks, and equipment classify as personal property, which can depreciate over time, as well as some equipment disposed of or added. Mr. Jackson stated the personal property account is subject to change every year.

Appellant stated he did not have that information.

Mr. Jackson explained to the Board and the appellant that the Town already has three separate accounts, the real estate, the pumps, tanks, and piping infrastructure, and the convenience store. Mr. Jackson explained the value of all three separate accounts.

Appellant stated he received a penalty for not filing and wanted to understand what needed to be done.

Mr. Jackson stated that the appellant can review this going forward with the Assessors office.

A lengthy discussion was had concerning the three different accounts and the values for each.

Mr. Bonamico made a motion to reduce the real estate market value to \$ 500,000, and leaving the Personal Property value for the pumps,tanks, and equipment at \$ 132,300, and leaving the Personal Property for the convenience store at \$ 2,700. Seconded by Mr. Avery and passed unanimously.

The Board continued their voting on previously heard appeals which were tabled to this special meeting.

APPEAL 2020-109

9 Carlton Street LLC Brian Mulready DBA Ulbrich Stainless & Special Metals Inc 7 Carlton St
Industrial Current Market Value \$ 1,086,800

Chairman Vitali stated the appellant placed a value of the property at \$ 725,000.

Chairman Vitali stated that the Town had agreed for a reduction based on discussions between the Assessors office and the appellant.

Mr. Bonamico made a motion to reduce the market value to \$ 1,000,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-110

Ulbrich Stainless & Special Metals Inc Brian Mulready 1 Dudley Ave
Industrial Current Market Value \$ 2,389,300

Chairman Vitali stated per negotiations with the Assessors office, they had agreed to reduce the market value.

Mr. Bonamico made a motion to reduce the market value to \$ 2,200,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-076

Harvest Park Associates LLC Elizabeth Verna 101 North Plains Industrial Rd
Commercial Current Market Value \$ 7,177,200

Chairman Vitali stated that per negotiations with the Assessors office, they have agreed to reduce the market value.

Mr. Bonamico made a motion to reduce the market value to \$ 6,640,670. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-077

GEM property Group LLC Elizabeth Verna 12 Beaumont Rd
Industrial Current Market Value \$ 1,967,400

Chairman Vitali stated that per negotiations with the Assessors office, they have agreed to reduce the market value.

Mr. Bonamico made a motion to reduce the market value to \$ 1,900,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-081

857 North Main Street Associates LLC Elizabeth Verna 857 North Main St EXT

Commercial Current Market Value \$ 1,595,600

Chairman Vitali stated that per negotiations with the Assessors office and the appellant, they recommend no change.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-082

Circle Plaza Associates LLC Elizabeth Verna 1104 North Colony Rd

Commercial Current Market Value \$ 1,478,000

Chairman Vitali stated that per negotiations with the Assessors office and the appellant, they recommend reducing the market value.

Mr. Bonamico made a motion to reduce the market value to \$ 1,280,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-112

Y + O Wallingford LLC Brian Mulready 860 North Main St EXT

Commercial Current Market Value \$ 1,759,500

Chairman Vitali stated that per negotiations with the Assessors office and the appellant, they recommend reducing the market value.

Mr. Bonamico made a motion to reduce the market value to \$ 1,560,300. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-113

Y + O Wallingford LLC Brian Mulready

1 South Barnes Industrial Rd

Commercial

Current Market Value \$ 1,578,200

Chairman Vitali stated that per negotiations with the Assessors office and the appellant, they recommend reducing the market value.

Mr. Bonamico made a motion to reduce the market value to \$ 1,459,100. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-114

Y + O Wallingford LLC Brian Mulready

5 South Barnes Industrial Rd

Commercial

Current Market Value \$ 2,139,000

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-084

RUCOL LLC Larry Garfinkel Joseph C Sansone Co.

413 South Cherry St

Industrial

Current Market Value \$ 841,600

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-085

Barnes Homestead LLC Larry Garfinkel

36 North Main St EXT

Commercial

Current Market Value \$ 744,400

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-185

Barnes Homestead LLC Larry Garfinkel 924 North Main St EXT
Commercial Current Market Value \$ 1,148,600

Chairman Vitali stated that the appellant placed a market value of \$ 551,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-187

Vernon II CT LLC Larry Garfinkel 53 North Plains Industrial Rd
Commercial Current Market Value \$ 1,309,900

Chairman Vitali stated that the appellant placed a market value of \$ 954,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-188

Euro Realty LLC Larry Garfinkel 569 North Colony St
Commercial Current Market Value \$ 867,300

Chairman Vitali stated that the appellant placed a market value of \$ 685,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-063

Rogers Family Trust Limited Partnership John Lomonte 237 Hall Ave
Commercial Current Market Value \$ 679,500

Chairman Vitali stated that the appellant placed a market value of \$ 575,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-061

Rogers Family Trust Limited Partnership John Lomonte 159 – 181 North Colony St

Commercial Current Market Value \$ 572,400

Chairman Vitali stated that the appellant placed a market value of \$ 500,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-064

Rogers Family Trust Limited Partnership John Lomonte 101 Dudley Ave

Commercial Current Market Value \$ 271,400

Chairman Vitali stated that the appellant placed a market value of \$ 225,000 on the property.

Mr. Bonamico made a motion to reduce the market value to \$ 260,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-059

Rogers Family Trust Limited Partnership John Lomonte 110 Christian St

Residential Current Market Value \$ 251,700

Chairman Vitali stated that the appellant placed a market value of \$ 220,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-062

Rogers Family Trust Limited Partnership John Lomonte 71 Bull Ave

Residential Current Market Value \$ 183,800

Chairman Vitali stated that the appellant placed a market value of \$ 150,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-060

Rogers Family Trust Limited Partnership John Lomonte

155 South Elm St

Residential

Current Market Value \$ 303,100

Chairman Vitali stated that the appellant placed a market value of \$ 250,000 on the property.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

Chairman Vitali asked if there were any other hearings.

Mr. Jackson stated that concludes the sessions for the 2020 Grand List.

At 6:45 PM, Mr. Bonamico made a motion to adjourn. Seconded by Mr. Avery and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board Of Assessment Appeals