

March 06, 2025

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 6, 2025

MINUTES

The Thursday, March 6, 2025 regular meeting of the Wallingford Board of Assessment Appeals was held in rooms 105 and 205, Town Hall Municipal Building, at 45 South Main Street, Wallingford, Connecticut.

In attendance were Thomas Vitali – Board Chairman, Carl Bonamico – Board Member, Jared Liu – Board Member. Kevin Coons – Town Assessor, Ian Fuller – Chief Appraiser and Shelley Hemenway – Recording Secretary.

Chairman Vitali called the meeting to order at 6:00 PM in room 105. The Pledge of Allegiance to the flag was recited.

Appointments were scheduled for each appellant and each appellant was sworn in before giving testimony. Each Board member heard appeals in separate rooms. Mr. Liu heard appeals in room 105. Mr. Bonamico heard appeals in room 105. Chairman Vitali heard appeals in room 205. After all the appeals were heard, the entire Board resumed the meeting in room 205. The entire Board then went over all the appeals to discuss. 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, 2024.

**APPEAL 2024-157**

Fifty-Five LLC Jeffrey Raup

55 Kondracki Ln

Real Estate

Assessed Value \$2,850,200

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$2,127,300. Seconded by Mr. Liu and passed unanimously.

RECEIVED FOR RECORD 3/12/25 RECORD  
AT 10:50 AM AND RECEIVED BY  
Christina Parra (LS) TOWN CLERK

**APPEAL 2024-143**

Mozzicato Wallingford LLC Brian Mulready / JF Mulready Company 731 North Colony Rd  
Real Estate Assessed Value \$537,800

Chairman Vitali heard the appeal.

Chairman Vitali made a motion of NO CHANGE. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-135**

Ubaldo Lopez DBA H Nos Lopez Crew LLC  
Personal Property Assessed Value \$5,140

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$1,540. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-152**

Nine Carlton St Inc Brian Mulready / JF Mulready Company 7 Carlton St  
Real Estate Assessed Value \$933,700

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 834,890. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-139**

Robert Maguder & Kelly Maguder 327 North Elm St  
Real Estate Assessed Value \$310,700

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$287,000. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-140**

Salvatore & Sally Diglio

1055 New Rock Hill Rd

Real Estate

Assessed Value \$348,900

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$329,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-136**

Cynthia Wendt L/U Dennis Wendt Catherine Morro

2 Wilson Ave

Real Estate

Assessed Value \$235,300

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value \$225,120. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-097**

Quentin Battisti

1 Little Ct

Real Estate

Assessed Value \$382,500

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 367,500. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-098**

Anna & William McBriarty

265 Cook Hill Rd

Real Estate

Assessed Value \$323,800

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value \$ 308,000. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-099**

Robert Jackson

79 Pond Hill Rd

Real Estate

Assessed Value \$334,800

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$318,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-185**

Joseph Gouveia

152 North Main St

Real Estate

Assessed Value \$312,300

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 302,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-029**

Giuseppe Mancino

367 North Elm St

Real Estate

Assessed Value \$302,000

Mr. Liu heard the appeal.

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

**APPEAL 2024-186**

Joseph Gouveia

60 North Main St

Real Estate

Assessed Value \$1,137,800

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 1,400,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-144**

866 Wallingford Corp Joe Voll Brian Mulready / JF Mulready Company

866 North Main St EXT

Real Estate

Assessed Value \$1,517,900

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 1,500,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-145**

Y&O Wallingford LLC Yoav Rubinstein Brian Mulready / JF Mulready Company

860 North Main St EXT

Real Estate

Assessed Value \$1,770,500

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 1,668,730. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-146**

Y&O Wallingford LLC Yoav Rubinstein Brian Mulready / JF Mulready Company

1 Barnes Ind Park Rd

Real Estate

Assessed Value \$1,575,100

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 1,207,800. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-149**

Voll Irrevocable Trust Joe Voll Brian Mulready / JF Mulready Company

101 Barnes Rd

Real Estate

Assessed Value \$2,091,600

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 1,260,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-150**

Ulbrich Stainless Steels Ulbrich Family Brian Mulready / JF Mulready Company 46 John St

Real Estate Assessed Value \$1,850,200

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to change the assessed value to \$ 1,400,000. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-151**

Y&O Wallingford LLC Yoav Rubinstein Brian Mulready / JF Mulready Company 2 Barnes Ind Park Rd

Real Estate Assessed Value \$2,019,900

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 1,878,300. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-153**

4 Tower Dr Infinity LLC Mark Greenberg Brian Mulready / JF Mulready Company 4 Tower Dr

Real Estate Assessed Value \$1,138,600

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to change the assessed value to \$ 980,000. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-154**

North Turnpike Wallingford LLC Joe Voll Brian Mulready / JF Mulready Company 8 Fairfield Blvd

Real Estate Assessed Value \$2,204,000

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 2,030,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-155**

Y&O Wallingford LLC Yoav Rubinstein Brian Mulready / JF Mulready Company 5 Barnes Ind Park Rd

Real Estate

Assessed Value \$1,811,700

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 1,680,000. Seconded by Mr. Bonamico and passed unanimously.

Old Business: There was no old business

New Business: Mr. Koons stated a sign language interpreter was needed for an appeal and is scheduled for March 12, so they will be the first appeal that evening.

Mr. Liu confirmed the Saturday March 8<sup>th</sup> meeting was cancelled and the next meeting will be Monday March 10<sup>th</sup>.

At 8:46 PM, Mr. Liu made a motion to adjourn the meeting. Seconded by Mr. Bonamico and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board of Assessment Appeals