



Town of Wallingford, Connecticut

Board of Assessment Appeals
Tom Vitali, Chairman
Robert Avery, Member
Carl Bonamico, Member

203-294-2001 Phone
(203) 294-2003 Fax

BOARD OF ASSESSMENT APPEALS AGENDA

REGULAR VIRTUAL MEETING FOR THE GRAND LIST OCTOBER 1ST, 2020

WEDNESDAY, MARCH 17, 2021 6PM to 9PM

Link to meeting from your computer, tablet, or smartphone

<https://global.gotomeeting.com/join/244936509>

You can also dial in from your phone

United States (toll free) 1 877 309 2073

United States +1 (571) 317-3129

Access Code 244-936-509

1. Call to Order
2. Pledge of Allegiance
3. Attendance
4. Approval of Minutes
5. Consent Agenda
6. Discussion and possible action regarding attached appeals
7. Old Business
8. New Business
9. Adjournment

Date	Time	HEARING NO	TYPE	Account Number	Owner Full Name	Co-C
March 17, 2021	6:00 PM - 7:00 PM	2020-066	COMMERCIAL	G0429500	190 CENTER STREET LLC	
March 17, 2021	6:00 PM - 7:00 PM	2020-041	COMMERCIAL	L0457500	LYMAN WALLACE E	
March 17, 2021	6:00 PM - 7:00 PM	2020-019	COMMERCIAL	G0338710	JC LAURA LLC	C/O LAWRENCE
March 17, 2021	7:00 PM - 8:00 PM	2020-038	COMMERCIAL	L0162110	LAWRENCE JAMES A +	
March 17, 2021	7:00 PM - 8:00 PM	2020-126	COMMERCIAL	F0331100	MOZZICATO K.	
March 17, 2021	7:00 PM - 8:00 PM	2020-126	COMMERCIAL	F0331100	MOZZICATO WALLINGFORD LLC	
March 17, 2021	7:00 PM - 8:00 PM	2020-034	COMMERCIAL	G0209500	THORSEN LLC	
March 17, 2021	7:00 PM - 8:00 PM	2020-101	COMMERCIAL	O0001300	RYAN LLC	C/O GLEN SAIND
March 17, 2021	7:00 PM - 8:00 PM	2020-101	COMMERCIAL	O0001300	LIVE NATION WORLDWIDE INC	
March 17, 2021	7:00 PM - 8:00 PM	2020-102	COMMERCIAL	O0001200	LIVE NATION WORLDWIDE INC	
March 17, 2021	7:00 PM - 8:00 PM	2020-102	COMMERCIAL	O0001200	RYAN LLC	C/O GLEN SAIND
March 17, 2021	8:00 PM - 9:00 PM	2020-116	COMMERCIAL	M0691000	MOTZER S REALTY LLC	C/O SUE CARTER
March 17, 2021	8:00 PM - 9:00 PM	2020-116	COMMERCIAL	M0691000	JOSUE PEREDO	RYAN, LLC
March 17, 2021	8:00 PM - 9:00 PM	2020-067	RESIDENTIAL	C0722000	DION GEORGE	
March 17, 2021	8:00 PM - 9:00 PM	2020-069	RESIDENTIAL	E0067100	GIMONGALA LIZA	
March 17, 2021	8:00 PM - 9:00 PM	2020-040	RESIDENTIAL	H0095800	BURRONE JOSEPH + CARMELA	



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member

Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

Phone - 203-294-2001
Fax - 203-294-2003

17 FEB 21 PM 3:07
MFLD ASSESSOR

Hearing No. 2020-066 **APPLICATION**

**APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020**

HEARING DATE: _____

Property Owner:
Name of property Owner _____
Mailing Address _____
City, State, Zip _____
Phone _____

Appellant (if other than owner):
Name of Owner's Agent _____
Mailing Address _____
City, State, Zip _____
Phone _____

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Salvatore A. Greco Jr.
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 190 Centerst
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: DBA:

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? \$ 237,900.-
Briefly state the basis of the Appeal: See attached Form.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record Initials

Thomas Vitali	_____	_____
Carl Bonamico	_____	_____
Robert Avery	_____	_____

02-17-2021

To the board of assessment appeals;

The building located at 190 Center street in Wallingford,ct. formally owned by Ann Greco of 22 Anderson Rd who has had serious health issues during the covid crisis year of 2020 and has been in and out of the hospital and rehabilitation centers for the better part of 2020 and is now a permanent resident at Elim Park Baptist home.

In April of 2020 she transferred ownership to me, Salvatore A Greco Sr. (son) and I have also purchased her home at 22 Anderson rd . During this turmoilious time we believe some of her mail and documents were packed up with her personal belongings thus loosing important correspondence such as the income expense report.

I am requesting a reduction to the penalty because of the reasons stated above. Historically she has always returned all correspondence in a timely manner and I shall do the same going forward.

Thank you for your consideration.

Sal Greco 

22 Anderson Rd

Wallingford,ct

203-265-1514

RECORD OF OWNERSHIP	BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
190 CENTER STREET LLC	1510	0872	U	I	0	29	2021	2-1	55,600	2020	2-1	50,000
190 CENTER STREET LLC + GRIECO ANN	1510	0754	U	I	0	08						
190 CENTER STREET LLC + INTER VIVOS T	1504	1092	U	I	0	08						
GRECO SALVATORE A ESTATE OF +	1404	1165	U	I	0	29						
GRECO SALVATORE A AND ANN M	0823	0867			0							
Total							237900	Total	237900	Total	237900	213400

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
Year						
Total 0.00						

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm Int
Year						
Total 0.00						

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Batch
CB1	B	Tracing	

NOTES
WALLINGFORD FLOWER SHOP OWNER OCC
HEAT=GAS STOVE IN APTS,
8 EFF APTS GL10 I+E
RENOVATIONS 1996
3/25/20

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
30355	03-30-2016	RS	Residential	7,000	06-23-2016	100	09-10-2008	REPAIR EXTERIOR WALL	
22920	07-03-2008	CM	Commercial	2,500	09-10-2008	100	09-04-2001	REPLACE VINYL SIDING 1ST	
14237	09-04-2001			1,900		100	08-24-2012		
7070-2	02-21-1995			5,000		100	08-24-2012	CLOSED	
6701-1	09-01-1994			15,000		100	08-24-2012	CLOSED	

LANDLINE VALUATION SECTION	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	LOF	Notes	Location Adjustment	Adj Unit Price	Land Value
B	3030	MIXED USE M9	CA6		5,975	SF	13.28	1.00000	C	C80	1.000			0	13.28	79,400

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	256,700	3,700	79,400	0	339,800	339,800

VISIT/CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	03-25-2020	JG1	02	1	01	Measured
	06-23-2016	RSO	02	63	63	Permit Check - No Measur
	09-15-2010	KC	08	7	19	Map Correction-No Value
	04-30-2010	DT	03	29	29	Field Review
	08-19-2009	TH	03	00	00	Measur+Listed
	09-10-2008	DH	02	8	63	Permit Check - No Measur
	02-09-2001	TM	02	00	00	Measur+Listed

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 322		Store/Apartment			
Model: 94		Commercial			
Grade: C					
Stories: 3					
Occupancy: 9.00					
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 03		Gable			
Roof Structure: 04		Tar & Gravel			
Roof Cover: 05		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 05		Vinyl/Asphalt			
Interior Floor 1: 05					
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 01		None			
AC Type: 3030		MIXED USE M94			
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 00		Heat/Min			
Heat/AC: 02		Wood Frame			
Frame Type: 02		Average			
Baths/Plumbing: 06		Cell & Walls			
Ceiling/Wall: 02		Average			
Rooms/Ptrns: 9.00					
Wall Height: 3220					
% Conn Wall: 0					
1st Floor Use: 0					

COST / MARKET VALUATION

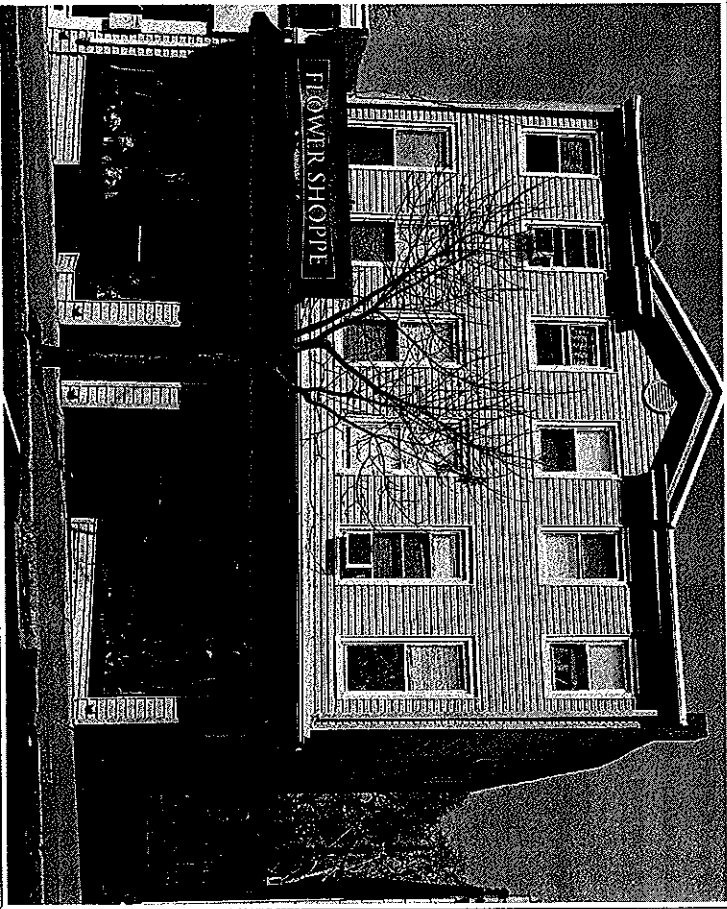
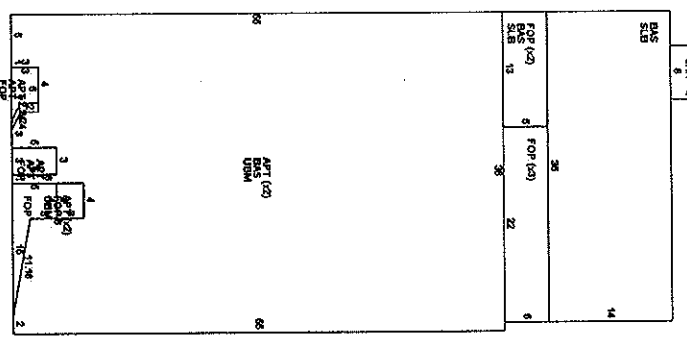
RCN	503,343
Year Built	1926
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	49
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	51
RCN/LD	256,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr Value
PAV1	Paving-Asphalt	L	2,200	3.00	1970	A		50	C	1.00	3,300
LT1	Lights-In w/PL	L	1	860.00	2020	A		50	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	ET Area	Unit Cost	Underrec Value
APT	Apartment	3,904	3,904	3,904	72.04	281,244
BAS	First Floor	2,464	2,464	2,464	15.01	177,507
CAN	Canopy	0	24	5	360	9,653
FOP	Porch, Open	0	534	134	18.08	0
SLB	Slab	0	555	0	0.00	0
UBM	Basement, Unfinished	0	1,921	480	18.00	34,579
Ttl Gross Liv / Lease Area		6,368	9,402	6,987		503,343





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

203-294-2001 Phone
203-294-2003 Fax

MEMORANDUM

Date: March 8, 2021
To: Shelby P. Jackson III, Assessor
From: Kevin Coons, Chief Appraiser
RE: 190 Center St. 2020-066

Current Market Value:	\$ 339,800
Current Net Assessment:	\$ 237,900
10% Assessment Penalty for not filing 2019 Income & Expense statement =	<u>\$ 23,790</u>
<i>(This penalty will not be applied going forward to the 2021 Grand List)</i>	
Total Assessment for 2020 Grand List	\$ 261,690
Appellant's estimate of Market Value:	N/A
Informal Hearing with Vision Appraisal:	No

Notes:

A 2019 Income & Expense statement was mailed on 4/15/20.

The original deadline for filing was 6/1/20, but an Executive order extended the deadline to August 15, 2020 because of Covid-19.

A reminder letter was sent on 8/6/20 indicating that their 2019 Income & Expense statement had not been received yet and that there would be a **10% penalty** if a statement is not filed.

Property owner did not file a 2019 Income & Expense statement for this BAA hearing.

(A 2018 Income & Expense statement was filed on time)

Recommendation:

The BAA may not remove the 10% assessment penalty for late or non-filing of the Income & Expense Form as required by CGS 12-63c unless the municipality adopts the ordinance outlined in CGS 12-63c (d).

TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRaised	ASSESSED	6148
1 Level	Public Water	1 Paved	4 Bus. District	COM LAND	2-1	79,400	55,600	WALLINGFORD, CT
4 Rolling				COM BLDG	2-2	260,400	182,260	
				SUPPLEMENTAL DATA				
				P/Z MAP #				
				ENG MAP				
				Easement				
				Town Line				
				IND PARK				
				Assoc Pld#				
				AT Prcl ID 056003019				
				Census: 1751				
				Old MBLU				
				TC MAP #				
				Record Lot				

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
1510 0872	02-06-2015	U	1	0	29	2020	2-1	55,600	2019	2-1	50,000
1510 0754	02-05-2015	U	1	0	08			161,100		2-2	161,100
1504 1092	10-16-2014	U	1	0	08			2,300		2-5	2,300
1404 1165	01-11-2011	U	1	0	29						
0823 0867	11-03-1995			0	0						
Total						237,900		339,800			237,860

EXEMPTIONS

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD								
Total 0.00								
OTHER ASSESSMENTS								
Nbhnd CB1 Nbhnd Name B Tracing Batch								

WALLINGFORD FLOWER SHOP-OWNER OCC

HEAT=GAS STOVE IN APTS,
8 EFF APTS GL 10 I+E
RENOVATIONS 1996

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
30355	03-30-2016	RS	Residential	7,000	06-23-2016	100	09-10-2008	REPAIR EXTERIOR WALL
22920	07-03-2008	CM	Commercial	2,500	09-10-2008	100	09-04-2001	REPLACE VINYL SIDING 1ST
14237	09-04-2001			1,900		100	08-24-2012	CLOSED
7070-2	02-21-1995			5,000		100	08-24-2012	CLOSED
6701-1	09-01-1994			15,000		100	08-24-2012	CLOSED

LANDLINE VALUATION SECTION

Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	LOF	Notes
B 3030	MIXED USE M9	CA6		5,975 SF	13.28	1.00000	C	1.00	C80	1,000	LOF	
Total Card Land Units 0.137 AC												
Parcel Total Land Area: 0.1372												
Total Land Value 79,400												

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
258,000	0	2,400	79,400	0	339,800
Total Appraised Parcel Value 339,800					

VISIT/CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
02-23-2021	KC	05	1	00	Measur+Listed
03-25-2020	JG1	01	01	01	Measured
06-23-2016	RSO	02	1	63	Permit Check - No Measur
09-15-2010	KC	08	7	19	Map Correction-No Value
04-30-2010	DT	03	03	29	Field Review
08-19-2009	TH	03	03	00	Measur+Listed
09-10-2008	DH	02	8	63	Permit Check - No Measur

(2018 filed on file)
 IFE
 Not filed
 No info
 VISION

This signature acknowledges a visit by a Data Collector or Assessor
 Signature: _____
 Date: _____

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 322		Store/Apartment			
Model: 94		Commercial			
Grade: C					
Stores: 3					
Occupancy: 9.00		Vinyl Siding			
Exterior Wall 1: 25					
Exterior Wall 2: 03		Gable			
Roof Structure: 04		Tar & Gravel			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 05					
Interior Floor 1: 05		Vinyl/Asphalt			
Interior Floor 2: 05					
Heating Fuel: 03		Gas			
Heating Type: 04		Forced Air-Duc			
AC Type: 04		Unit/AC			
Bldg Use: 3030		MIXED USE M94			
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 00					
Heat/AC: 00		Heat/Min			
Frame Type: 02		Wood Frame			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 06		Cell & Walls			
Rooms/Prtns: 02		Average			
Wall Height: 9.00					
% Conn Wall: 02					
1st Floor Use: 3220					

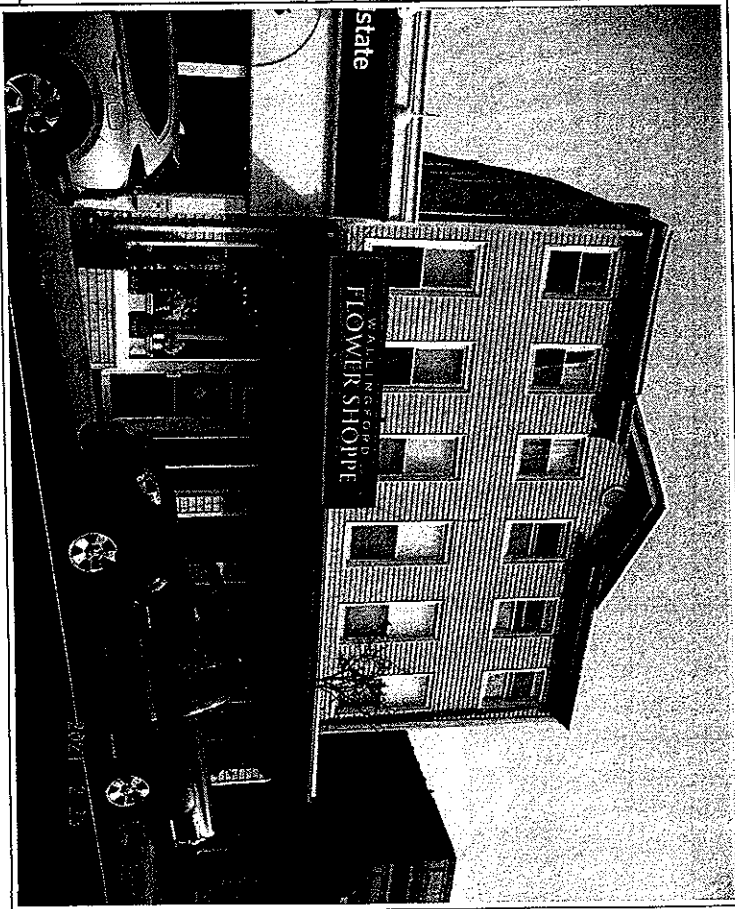
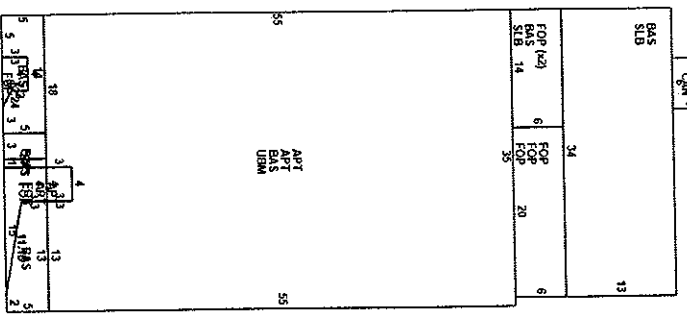
Code	Description	Percentage
3030	MIXED USE M94	100
		0
		0

COST/MARKET VALUATION

RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FOP	Porch, Open	0	599	150	18.02	10,796
BAS	First Floor	2,555	2,555	2,555	71.97	183,883
SLB	Slab	0	526	0	0.00	0
CAN	Canopy	0	24	5	14.99	360
APT	Apartment	3,850	3,850	3,850	71.97	277,085
UBM	Basement, Unfinished	0	1,913	478	17.98	34,402
Ttl Gross Liv/Lease Area		6,405	9,467	7,038		506,526



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
1	2	1	2	1	2	1	2	1	2	Description	Code
190 CENTER STREET LLC		1 Level	Public Water	Paved	4 Bus. District	COM LAND	2-1	79,400	55,600	6148	
		4 Rolling				COM BLDG	2-2	260,400	182,300	WALLINGFORD, CT	
SUPPLEMENTAL DATA Alt Pricl ID 056003019 Census: 1751 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15425 Assoc Pld# PIZ MAP # ENG MAP Easement Town Line IND PARK											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
190 CENTER STREET LLC		1510	0872	02-06-2015	U	0	29	2020	2-1	55,600	2018	2-1	50,000
190 CENTER STREET LLC + GRECO ANN M		1510	0754	02-05-2015	U	0	08		2-2	161,100		2-2	161,100
190 CENTER STREET LLC + INTER VIVOS T		1504	1092	10-16-2014	U	0	08		2-2	182,300		2-2	182,300
GRECO SALVATORE A ESTATE OF +		1404	1165	01-11-2011	U	0	29		2-5	2,300		2-5	2,300
GRECO SALVATORE A AND ANN M		0823	0867	11-03-1995		0	0						
Total												237,900	213,400

EXEMPTIONS		OTHER ASSESSMENTS		APPRaised VALUE SUMMARY	
Year	Code	Description	Amount	Description	Amount
			0.00	Appraised Bldg. Value (Card)	256,700
				Appraised Xr (B) Value (Bldg)	0
				Appraised Ob (B) Value (Bldg)	3,700
				Appraised Land Value (Bldg)	79,400
				Special Land Value	0
				Total Appraised Parcel Value	339,800
				Valuation Method	C

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Description	Batch
CB1		Tracing	
WALLINGFORD FLOWER SHOP OWNER OCC HEAT=GAS STOVE IN APTS, 8 EFF APTS GL10 I+E RENOVATIONS 1996			

Renovate

OVERRIDE 2/23/21

VISION

BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type
30355	03-30-2016	RS	Residential	7,000	06-23-2016	100	09-10-2008	REPAIR EXTERIOR WALL	03-25-2020	UG1	02
22920	07-03-2008	CM	Commercial	2,500	09-10-2008	100	09-04-2001	REPLACE VINYL SIDING 1ST	06-23-2016	RSO	02
14237	09-04-2001			1,900		100	08-24-2012	CLOSED	09-15-2010	KC	08
7070-2	02-21-1995			5,000		100	08-24-2012	CLOSED	04-30-2010	DT	03
6701-1	09-01-1994			15,000		100	08-24-2012	CLOSED	08-19-2009	STH	03
									09-10-2008	DH	02
									02-09-2001	TM	02

LAND LINE VALUATION SECTION											
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd	Nbhd Adj	LOF
1	3030 MIXED USE M9	CA6		5.975 SF	13.28	1.00000	C	1.00	C80	1.000	
Total Card Land Units 0.137 AC Parcel Total Land Area: 0.1372											
Total Land Value 79,400											

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 322		Store/Apartment			
Model: 94		Commercial			
Grade: C					
Stories: 3					
Occupancy: 9.00		Vinyl Siding			
Exterior Wall 1: 25					
Exterior Wall 2: 03		Gable			
Roof Structure: 04		Tar & Gravel			
Roof Cover: 05		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 05		Vinyl/Asphalt			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heating Fuel: 01		None			
Heating Type: 01		MIXED USE M94			
AC Type: 3030					
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 00					
Heat/AC: 00		Heat/Min			
Frame Type: 02		Wood Frame			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 06		Cell & Walls			
Rooms/Ptns: 02		Average			
Wall Height: 9.00					
% Conn Wall: 3220					
1st Floor Use:					

MIXED USE

Code	Description	Percentage
3030	MIXED USE M94	100
		0
		0

COST/MARKET VALUATION

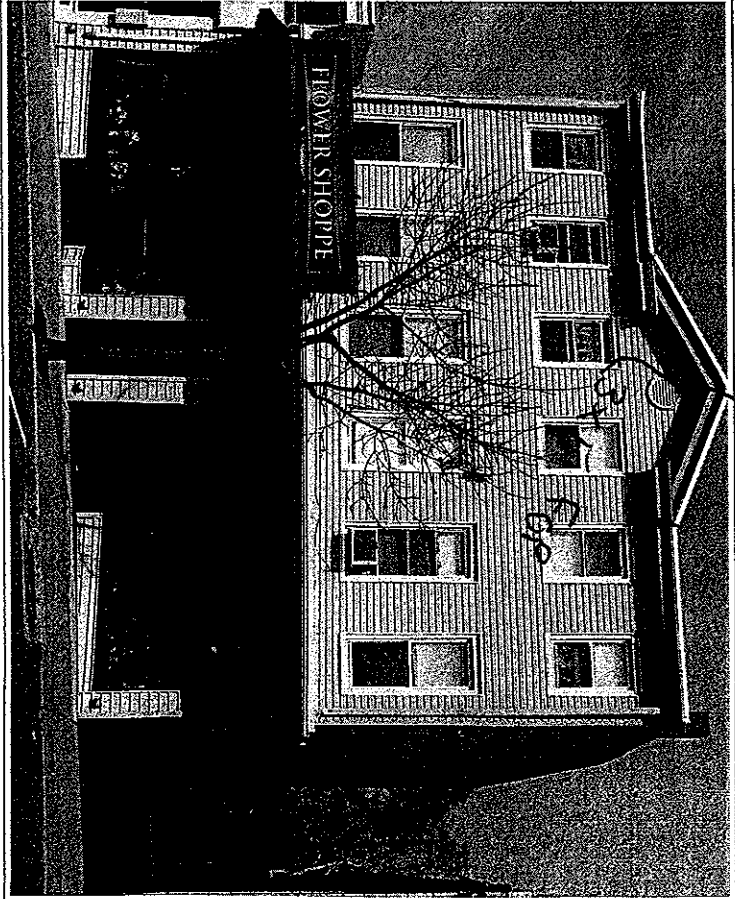
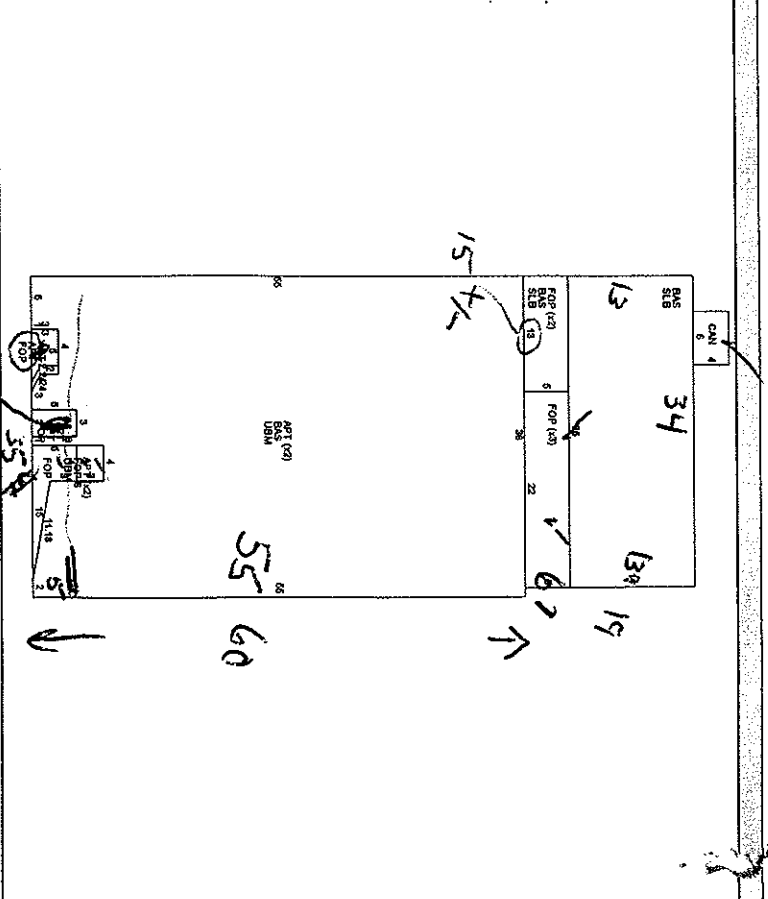
RCN	Year Built	Effective Year Built	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCMND	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	2,200	3.00	1970	A		50	C	1.00	3,300
LT1	Lights-In w/PL	L	1	860.00	2020	A		50	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepec Value
APT	Apartment	3,904	3,904	3,904	72.04	281,244
BAS	First Floor	2,464	2,464	2,464	72.04	177,507
CAN	Canopy	0	24	5	15.01	360
FOP	Porch, Open	0	534	134	18.08	9,653
SLB	Slab	0	555	0	0.00	0
UBM	Basement, Unfinished	0	1,921	480	18.00	34,579
Ttl Gross Liv/Lease Area		6,368	9,402	6,987		503,343



VAC DWLG 08 & Y MANUAL (M)
 PRINCIPAL BLDG. DESC.
 APARTMENTS 2 HOTEL 804 HOTEL 4955
 NO. UNITS 804
 AVG. UNIT SIZE 4955
 AGE
 ERECTED 1900 EXTENDED 1907 REMODELED 1919
 FOUNDATION
 TYPE MATERIAL
 02 1 2 3 4 5
 C.M. P. CONC. CB BRK STN. FR
 BASEMENT
 809 1 SLAB CRAWL 2 3 4 5 6
 010 EXTERIOR WALLS 21 AND PT. 1
 01 WOOD FRAME 09 REINFORCED CONC
 02 BRICK 10 METAL
 03 BR/FR 11 ENAMELED STEEL
 04 BRMS 12 GLASS
 05 8" CB 13 STONE
 06 12" CB 14 STUCCO/FRAME
 07 TILE 15 STUCCO/MS
 08 PRECAST CONC. 16 OPEN
 FRAMING
 811 WDR FIRE BR. R. CONC. STURDIN. CONC.
 812 ROOF
 TYPE STRUC. COVER MAT.
 1 FLAT 2 WOOD FR 3 BU COMP
 4 S.P 5 STEEL JOIST 6 COMP SH.
 7 D.P 8 STEEL TRUSS 9 SLATE
 10 HIP 11 WOOD TRUSS 12 METAL
 13 ARCH 14 TILE 15 COPPER
 16 SAW T. 17 MONITOR 18 WOOD
 19 MANSARD 20 GARREL
 FLOORING
 813 STRUCTURE 814 COVERING MATERIAL
 85MT FIRST 1-2
 UPPER 5-6
 1 WOOD 1 EARTH 2 CARPET
 3 WOOD 4 TERRAZZO
 5 STL JST 6 CERAMIC TILE
 7 CONC/STL JST 8 ASPHALT 9 MARBLE
 10 CONCRETE 11 VINYL
 INTERIOR FINISH
 815 WALLS 816 CEILING
 BSMT FIRST 01/02
 UPPER 03/04
 01 UNFIN 05 WOOD PANEL 09 TILE
 02 PAINT 06 METAL 10 ACCOUS. TILE
 03 ORYWALL 07 MARBLE 11 SUSP. ACCOUS.
 04 PLASTER 08 FIBRE BOARD 12 GLASS

HEATING & COOLING			
818 SYSTEM	819 HEATING TYPE	820 COOLING TYPE	
BSMT FIRST UPPER	1 NONE 2 UNIT HTGS 3 CENTRAL HTG 4 CENT HTG & AC	1 NONE 2 FHA 3 FHA 4 FLR/WL FUR 5 ELEC BR/CLG 6 STEAM/HOT WTR 7 HEAT PUMP	1 NONE 2 PKG UNITS 3 EVAP 4 REFRIG 5 HEAT PUMP
PHYSICAL CONDITION			
FUNCTIONAL UTILITY			
LISTED			
REVIEWED			
ADDITIONS			
NO	TYPE	SIZE	X RATE = AMOUNT
858	1	08	5X36
859	2	04	6X17
860	3	04	6X19
861	4	06	13X36
862	5		23.95
863	6		1100
TOTAL ADDITIONS 23,400			

MECHANICAL FEATURES & OTHER FEATURES			
ADDITION TYPE CODES	MF & OF TYPE CODES	QUANTITY/SIZE	RATE
01 CANOPY	01 PLBG FIXTURE		
02 DOCK	02 STORE FRONT		
03 COPY/DOCK	03 SPRINKLER		
04 OFF	04 MEZZANINE		
05 COMP	05 PARTITIONS		
06 FR ADDTN - FIN	06 FLOORING		
07 FR ADDTN - UF	07 DOORS		
08 MAS ADDTN - FIN	08 ENC. FIN		
09 MAS ADDTN - UNF	09 ENC. UNFIN		
10 WOOD DECK	10 CRANE		
11 PENHOUSE	11 PASS ELEVATOR		
12 SHED	12 FREIGHT ELEVATOR		
13 GARAGE	13 ESCALATOR		
99 MISCELLANEOUS	99 MISCELLANEOUS OF		

OTHER BUILDINGS & YARD			
ITEM NO	TYPE	CONST	SIZE
1	712	FMO	13
2	722	FMO	3000
3	732	FMO	723
4	742	FMO	733
5	752	FMO	743
6	762	FMO	753
7	772	FMO	763
8	782	FMO	773
9	792	FMO	783

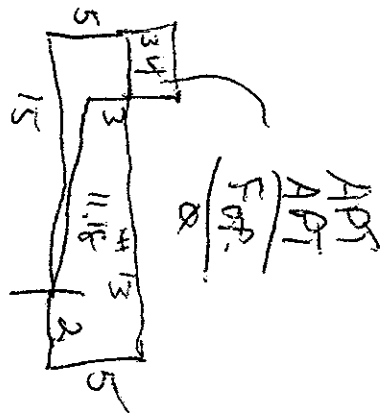
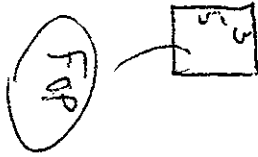
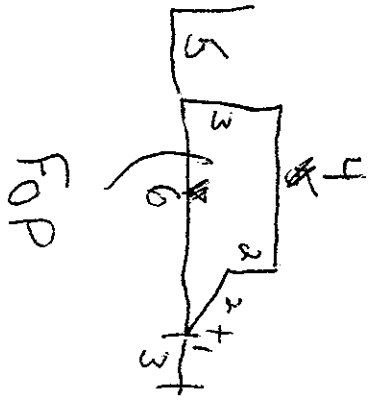
TOTAL MF & OF			
873	874	875	876
720	28440	2400	52
723	723	724	726
733	733	734	736
743	743	744	746
753	753	754	756
763	763	764	766
773	773	774	776
783	783	784	786

MECHANICAL FEATURES & OTHER FEATURES			
849	850	851	852
849	850	851	852
853	854	855	856
857	858	859	860
861	862	863	864
865	866	867	868
869	870	871	872

EQUALIZATION FACT.			
885	886	887	888
885	886	887	888
889	890	891	892
893	894	895	896
897	898	899	900

MAIN BLDG ASSMT.			
893	894	895	896
893	894	895	896
897	898	899	900
901	902	903	904
905	906	907	908
909	910	911	912

DEPRECIATION			
PHYS OBSOL	VALUE	EQ FAC	ASSESSMENT
52	1200	70	800
726	726	727	728
736	736	737	738
746	746	747	748
756	756	757	758
766	766	767	768
776	776	777	778
786	786	787	788
TOTAL 89 & Y 791			





Town of Wallingford, Connecticut

Shelby P. Jackson III, CCMAT
Assessor

Department of Finance
Assessing Division
45 South Main Street
Wallingford, CT 06492

(203) 294-2001 Phone
(203) 294-2003 Fax

August 6, 2020

190 CENTER STREET LLC
22 ANDERSON RD
WALLINGFORD, CT 06492

RE: 2019 Income & Expense Report
Location: 190 CENTER ST
UID: G0429500

COPY

Ann Greco filed
2018 on time

Dear Property Owner:

In April of this year our office sent to you a 2019 Income & Expense Report Form for your property referenced above. To date we have not received the completed report. This information is an important and necessary component of the October 1, 2020 property revaluation project and its filing is required by Connecticut Law.

Under Connecticut Law the Assessor is required to collect this information and consider it as part of the valuation process. It is also a requirement that owners of property used for the purpose of producing rental income provide the Assessor information disclosing the actual rental and rental-related income and operating expenses applicable to such property. In fact, under this section of the law, any owner who fails to submit such information, or submits information that is incomplete or in a false form with intent to defraud, shall be subject to an assessment penalty.

The penalty is an amount equal to a ten percent (10%) increase in the assessed value of such property for such assessment year. In essence, a ten per cent (10%) increase in taxes. Please understand that we do not want to impose these penalties, however, if the report is not properly filed we must follow the mandate of the law and impose the penalty.

If you believe that you have already completed and returned this form to our office, please contact us for verification. If you have not filed the report, please do so right away. **The filing deadline is August 15, 2020.** Please complete the form and return it by August 15, 2020 to avoid the 10% assessment penalty.

Should you have any questions regarding this matter, please don't hesitate to call.

Sincerely,

Shelby P. Jackson III, CCMAT
Assessor

APPEALS: (Connecticut General Statutes § 12-53a (d) and § 12-111) any person claiming to be aggrieved by the doings of the Assessor may appeal to the Board of Assessment Appeals with further appeal to the Superior Court. There is a deadline for filing an appeal. For further information, call this office.

**REAL ESTATE RECORD
TOWN OF WALLINGFORD**

ASSESSMENT YEAR: 2020

GENERAL DATA:

DATE: 03/05/2021

Unique ID: G0429500 GIS: G0429500Sequence#: 00 List No.: 79
OWNER'S ADDRESS
Name 1: 190 CENTER STREET LLC
Name 2:
Care of:
Street 1: 22 ANDERSON RD
Street 2:
City: WALLINGFORD
State: CT Zip: 06492

Street/Form Code 026
Property Loc: 190 CENTER ST

Legal Prop Loc: 190 CENTER ST Vol/Page: 1510/872
Map/Block/Lot: 1330291

District: I and E Y

Record Status: ACTIVE
Billing Status: B-Billable Account
Total Acreage: 0.14
Record Date: 02/06/2015
Sale Price: \$0.00

Census Tract: 1751///
Prop Exempt: No

Last Audited: ___/___/____

By whom:
Last Visited: ___/___/____

By whom:

VALUES AND EXEMPTIONS:

ASSESSMENT

OLD CODES	NEW CODES	QUANTITY	AMOUNT	DESCRIPTION
21	200	0.14	55600	COMM LAND.....
22	200	0.00	182300	COMM BUILDINGS.
32	250	0.00	23790	10% PENALTY ..

EXEMPTIONS

EX. CODE	APP. DATE	EX. AMT.
	___/___/____	
	___/___/____	
	___/___/____	

Assessed Value: 261690 Total Exemptions: Net Value: 261690

BENEFITS AND SERVICES:

STATE ELDERLY REIMBURSEMENT PROGRAMS

Type	Year	% OR \$	Ben/Frz AMT	OWNER %	CB Gross
TOWN	0000		0.00	0.00	0
DISTRICT	0000	DOLLAR	0.00	0.00	0

LOCAL BENEFITS

0.00
0.00
0.00
0.00

SERVICES:

NONE



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax -- 203-294-2003

Hearing No. 2020-041 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
HEARING DATE: GRAND LIST OF OCTOBER 1, 2020

Property Owner: Wallace Lyman
Name of property owner
Mailing Address: 790 W. 330 Williams Rd
City, State, Zip: Wallingford, CT
Phone: 203-376-0825
Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: [X] Owner [] Owner's Agent
(Print applicant name and date) (Applicant signature)

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make/Model: Plate# Mileage
Real Estate: 106 South Colony Rd Wallingford CT
Personal Property: Unique ID: DBA:

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? \$

Briefly state the basis of the Appeal: Regarding the Income and expense Report form Penalty. My father is Homebound and we have had multiple caretakers over the past couple years. I believe the form that was to be completed & returned got misplaced.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: Date:

Print Name

Motion:

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.

Subject **Re: Wallace Lyman property assessment overdue**
From Jen Agosta <jenagosta74@gmail.com>
To <assessor@wallingfordct.gov>
Date 2021-02-19 13:59



-
- Wallace Lyman Paperwork.pdf (~391 KB)
-

Good Morning,

My name is Jennifer Agosta, I'm Wallace Lyman's daughter and his power of attorney. I have attached the power of attorney paperwork along with the appeal form I revived from your office.

I have become aware that paperwork regarding my father's property was not submitted on time. For this oversight, I am sorry.

My dad's health has been declining over the past few years and I've been doing my best manage his care and his finances. Unfortunately with having caretakers come and go, paperwork for my dad sometimes gets misplaced or overlooked.

I'm hoping we can resolve this oversight and I look forward to hearing from you.

Again because of my dad's health it would be easiest to have all correspondences regarding this matter sent to me

by email jenagosta74@gmail.com

by phone 203.376.0825, or

by mail
Jennifer Agosta
29 Michele Drive
Portland, CT 06480

If you can please reply to this email so I know it was revived, if greatly appreciate it.

Thank you in advance,
Jennifer Agosta

Sent from my iPhone

On Feb 17, 2021, at 3:07 PM, assessor@wallingfordct.gov wrote:

<BAAAppAndInstruc2020.pdf>

Appeals to the Wallingford Board of Assessment Appeals

General Instructions

Anyone claiming to be aggrieved by the actions of the assessor has the right to an appeal before the Board of Assessment Appeals.

Appeals must be presented to the Board of Assessment Appeals (BAA) at one of its March or September meetings. The BAA meets in September each year to hear **ONLY** Motor Vehicle Appeals. All other matters must be taken up at meetings held during the month of March.

September Meetings: The BAA will advertise the date of its September meeting in a local newspaper (Record-Journal). The September meeting is for Motor Vehicles Only. Taxpayers should appear with their vehicle and/or any evidence or documentation to support their claim. Appeals are handled on a first-come, first-serve basis.

March Meetings: In order to be heard by the BAA at its March Session, you must file a written application no later than February 20th. The BAA will receive all applications and schedule their meetings accordingly. **If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.** Once you have made application to the BAA, you will be notified in writing where and when to appear for your hearing.

APPEALS PROCEDURE

- ✓ Appear at the time and place prescribed by the BAA – (Please be on time)
- ✓ You **MUST** complete a separate form for each property you wish to appeal
- ✓ If you cannot or do not wish to appear, have your attorney or agent appear as your representative - (Written authorization is required)
- ✓ The BAA may reschedule an appointment for good cause if another time is available
- ✓ **NOTE:** Unless you receive **written** confirmation of a rescheduled appointment, you or your agent must appear at the time and place first prescribed by the BAA
- ✓ **FAILURE TO APPEAR MAY RESULT IN A DEFAULT - Denial of your claim**
- ✓ You will be sworn under oath to be truthful in answering questions concerning your property
- ✓ You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- ✓ You will be allowed to question the assessor regarding the assessment of your property
- ✓ **Remember -** It is your responsibility to prove your claim
- ✓ An appraisal by a qualified Appraiser is not required, but is recommended
- ✓ You must pay your taxes as they come due or interest and penalties will be applied
- ✓ Consult with the Tax Collector for payment instructions while your appeal is pending
- ✓ Notice of the Board's Decision will be mailed to the **property owner** unless otherwise requested in writing by appellant

*For further information you may wish to review the Connecticut General Statutes, as amended, relative to appeal rights. Below is a list of just some of those laws for your convenience. **NOTE: We do not provide legal advice, however we want you to be well informed of your appeal rights.** For a complete listing of applicable laws and competent, proper legal advice, we urge you to consult with an attorney.*

Connecticut General Statutes

Section

12-110	Sessions of the board of assessment appeals.
12-111	Appeals to the board of assessment appeals.
12-112	Limit of time for appeals.
12-113 (as amended)	When board of assessment appeals may reduce lists.
12-114 (as amended)	Board of assessment appeals to impose a penalty if reducing the assessment of A taxpayer who did not file a personal property declaration.
12-115 (as amended)	Board of assessment appeals may make supplemental additions to grand lists.
12-117a	Appeals from boards of tax review or boards of assessment appeals.
12-119	Remedy when property wrongfully assessed.

All information and correspondence with the BAA should be directed to:

Board of Assessment Appeals
Tom Vitali, Chairman
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

1-203-294-2001 - Telephone <> 1-203-294-2003 Fax

DURABLE POWER OF ATTORNEY

COPY

WALLACE E. LYMAN, SR.

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE DEFINED IN CONNECTICUT STATUTORY SHORT FORM POWER OF ATTORNEY ACT, SECTIONS 1-42 to 1-56, INCLUSIVE, OF THE GENERAL STATUTES, WHICH EXPRESSLY PERMITS THE USE OF ANY OTHER OR DIFFERENT FORM OF POWER OF ATTORNEY DESIRED BY THE PARTIES CONCERNED. THE GRANTOR OR ANY POWER OF ATTORNEY OR THE ATTORNEY(S)-IN-FACT MAY MAKE APPLICATION TO A COURT OF PROBATE FOR AN ACCOUNTING AS PROVIDED IN SUBSECTION (b) OF SECTION 45a-175.

KNOW ALL PEOPLE BY THESE PRESENTS, which are intended to constitute a GENERAL POWER OF ATTORNEY pursuant to Connecticut Statutory Short Form Power of Attorney Act:

That I, **WALLACE E. LYMAN, SR.**, of 338 Williams Road, Wallingford, Connecticut, hereby appoint my daughter, **JENNIFER AGOSTA**, of 29 Michele Drive, Portland, Connecticut, as my Attorney-in-fact, **TO ACT SINGLY**, or, if she fails or ceases to act as my Attorney-in-fact for any reason, then I appoint my son, **WALLACE E. LYMAN, JR.**, of 178 Baileyville Road, Middlefield, Connecticut, as my successor Attorney-in-fact, **TO ACT SINGLY**.

First: In my name, place and stead in any way that I myself could do, if I were personally present, with respect to the following matters as each of them is defined in the Connecticut Statutory Short Form Power of Attorney Act to the extent that I am permitted by law to act through an agent:

[Strike out and initial in the opposite box any one or more of the subdivisions as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subdivisions (A) to (K), inclusive, shall automatically constitute an elimination of subdivision (L).]

To strike out any subdivision the principal must draw a line through the text of that subdivision AND write his or her initials in the box opposite.

- (A.) real estate transactions; []
- (B.) chattel and goods transactions; []
- (C.) bond, share and commodity transactions; []
- (D.) banking transactions; []
- (E.) business operating transactions; []
- (F.) insurance transactions; []
- (G.) estate transactions; []
- (H.) claims and litigation; []
- (I.) personal relationships and affairs; []
- (J.) benefits from military service; []
- (K.) records, reports and statements; []
- (L.) all other matters; []

(Special Provisions and limitations may be included in the statutory short form power of attorney only if they conform to the requirements of the Connecticut Statutory Short Form Power of Attorney Act.)

AND in my name, place and stead in any way that I myself could do, if I were present and acting for myself, with respect to the following additional matters, as a supplement to the powers referred to in subdivisions (A) to (L) above, inclusive, but without limitation, to the extent that I am permitted by law to act through an agent:

(M.) **HIPAA Waiver.** I grant my Attorney-in-fact the authority to waive any privacy rights I may have under the Health Insurance Portability and Accountability Act of 1996 regarding my individually identifiable health information, and to request and obtain disclosures of my individually identifiable health information to my Attorney-in-fact or to those whom my Attorney-in-fact has designated to receive such information.

(N.) **Deal With Tax Authorities.** To execute and sign on my behalf any and all federal, state and local income and/or gift tax returns for any taxable year and to pay any tax due and owing; to represent me before any office of the Internal Revenue Service or any state, local or foreign taxing authority with respect to any such taxes referred to above; to appoint an attorney-at-law, certified public accountant, or enrolled agent to represent me before any office of the Internal Revenue Service or any state, local or foreign taxing authority and to sign Internal Revenue Service Form 2848 (Power of Attorney) and/or Internal Revenue Service Form 8821 (Tax Information Authorization), or other comparable form of authorization, in order to represent me before any office of the Internal Revenue Service or any state, local or foreign taxing authority with respect to any such taxes referred to above; to specify on any such authorization the type of taxes and the taxable years in question; to obtain or inspect confidential information from or in any office of the Internal Revenue Service or any state, local or foreign taxing authority; to receive payment of any refunds of federal, state, local or foreign taxes, including refunds of penalties and interest in connection with such refunds; to draw checks on any of my accounts for payment of any such taxes due and owing; to execute waivers (including offers of waivers) of restrictions on assessment or collection of deficiencies in tax and waivers of notice of disallowance of a claim for credit or refund; to execute consents extending the statutory period for assessment or collection of any such taxes; to execute offers in compromise; to execute closing agreements under Section 7121 (or comparable provisions) of the Internal Revenue Code of 1986, as amended, or any state, local or foreign tax statutes or regulations; to delegate authority or to substitute another representative for anyone previously appointed by me or my Attorney-in-fact; and to receive copies of all notices and other written communications involving my federal, state, local or foreign income or gift taxes at the home or office of my Attorney-in-fact.

(O.) **Have Access To Storage Facilities.** To have access to any and all warehouses, safe deposit boxes, drawers, vaults, safes, and strongboxes that I may own or lease in my name alone or in conjunction with one or more third parties, including the unrestricted right to remove any or all of the contents from any such warehouse, safe deposit boxes, drawers, vaults, safes, and strongboxes.

(P.) **Obtain Government Benefits.** To take any action that my Attorney-in-fact may deem necessary or advisable to determine, obtain, or adjust benefits due me as a result of any federal, state, local or foreign civil or military service, as well as any Social Security, Medicare, or other federal, state, local or foreign government sponsored benefits to which I may be entitled.

(Q.) **Deal With Motor Vehicles.** To renew the registration for any motor vehicles that I may own; to sell any such motor vehicles, transfer the registration thereof, and convey title thereto to the purchaser or purchasers thereof.

(R.) **Deal with Employee-Benefit Plans.** To create and contribute to employee benefit plans (including plans for a self-employed individual) for my benefit; to select any payment option under any Individual Retirement Account (IRA) or employer sponsored employee benefit plan in which I am a participant (including plans for a self-employed individual) or to change any option that was previously selected; to make voluntary contributions to any such plans; to transfer plan benefits from one plan to another in such manner as will continue the deferral of income taxation on such benefits in accordance with applicable provisions of the Internal Revenue Code of 1986, as amended; to apply for and receive payments and benefits; to waive rights given to non-employee spouses under state and federal law; to borrow money and purchase assets therefrom and sell assets thereto; to make and change beneficiary designations, including revocable and irrevocable designations; and to consent and/or waive consent in conjunction with the designation of beneficiaries and the selection of joint and survivor annuities under any such employee benefit plan.

(S.) **Transfer Assets To Revocable Trust.** To transfer any or all of my assets to any revocable trust established by me. In connection with any such transfer, I direct all banks, brokers, transfer agents, registrars, insurance companies, employee benefit plan and individual retirement account custodians, trustees, and administrators to accept the directions of my Attorney-in-fact and to perform all actions necessary to carry out those directions.

(T.) **Designation of Conservator.** I request that no conservatorship proceeding for my property be commenced in the event of my incapacity, but in the event a court of competent jurisdiction finds it necessary to appoint a conservator for my estate, I nominate my Attorney-in-fact hereunder to serve as my conservator, and request the court to appoint my Attorney-in-fact as the conservator of my estate and waive bond thereon.

(U.) **Disclaim Property and Powers.** To disclaim any and all property interests, partially or fully, as well as any and all powers, as completely as I could do on my own.

(V.) **Examine Estate Planning Documents.** To obtain and examine original copies of my last will and testament, including any codicil or codicils thereto, any inter vivos (living) trust agreements, including any amendments thereto, and any and all papers or documents relating to my estate planning.

If this power of attorney is terminated, revoked or amended for any reason, I, my estate, my heirs, my successors, and my assigns will hold any third party or parties harmless from any loss suffered or liability incurred by such third party or parties in reliance on the powers granted herein prior to that party's receipt of notice of any such termination, revocation or amendment.

Any action taken by any third party in good faith reliance upon the powers granted herein, or upon any representation my Attorney-in-fact may make as to the scope of their authority hereunder, shall be fully binding upon me, my estate, my heirs, personal representatives, conservators, guardians, successors, and assigns.

Every party to whom this power of attorney, including a photocopy or facsimile hereof, is presented shall be authorized to receive, honor and give effect to all instruments signed pursuant to the authority contained herein without inquiring as to the circumstances or the disposition of the property delivered pursuant to such instruments, and shall have no responsibility to determine or insure the proper application of funds or property under such instruments or the proper discharge of the duties of my Attorney-in-fact hereunder.

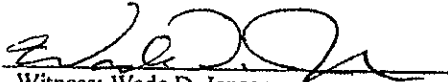
The powers delegated under this power of attorney are separable, so that the invalidity of one of the powers shall not affect any others.

**THIS POWER OF ATTORNEY SHALL NOT BE AFFECTED BY THE
SUBSEQUENT DISABILITY OR INCOMPETENCE OF THE PRINCIPAL.**


Second: I hereby ratify and confirm all that my Attorney-in-fact shall do or cause to be done.

In Witness Whereof, I have hereunto signed my name and affixed my seal this 27th day of September, 2012.

Attested and subscribed to in the presence
of the principal and subsequent to the
principal subscribing same:



Witness: Wade D. Jensen

 ⁵²
WALLACE E. LYMAN, SR. [L.S.]

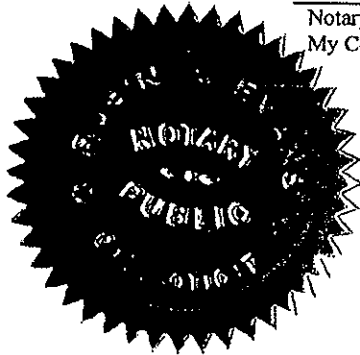

Witness: Robin A. Evans

STATE OF CONNECTICUT)
) ss. Groton
COUNTY OF NEW LONDON)

Personally appeared WALLACE E. LYMAN, SR., signer of the foregoing instrument, and acknowledged the same to be he free act and deed, before me this 27th day of September, 2012.



Notary Public
My Commission Expires:



ROBIN A. EVANS
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2015

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			VISION	
1 Level	2 Public Water	1 Paved	4 Bus. District		Description	Code	Appraised	Assessed		
					COM LAND	2-1	95,400	66,800	6148	
					COM BLDG	2-2	207,700	145,400		
					Total			303,100	212,200	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	O/U	W/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
Year	Code	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed
		1448	08-22-2012	U	1	0	2019	2-1	60,100	2018	2-1	60,100
		0531	05-16-1984			0	2020	2-2	106,400		2-2	106,400
		Total				0.00	Total		172,800	Total		172,800

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Code
		Total	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
CBI	B		

SPLAT NEW FOR 2014 GL
 CORNER GRAPHICS 1040 SF O/OCC
 10 PRKG SPACES

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
28950	08-28-2014	CM	Commercial

Year	Code	Amount	Code	Description	Number	Amount	Comm Int
		Total				0.307	AC

Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
B	MIXED USE M9	CA1		13.361	7.14	1.00000	C	1.00	C80	1,000	CRNR

VISIT/CHANGE HISTORY		PURPOSE/RESULT	
Date	ID	Type	Is
03-06-2012	DS	08	7
04-27-2010	DT	03	
08-19-2009	TH	03	
01-24-2001	TM		

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	198,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	9,000
Appraised Land Value (Bldg)	95,400
Special Land Value	0
Total Appraised Parcel Value	303,100
Valuation Method	C

TOTAL APPRAISED PARCEL VALUE	
Total Appraised Parcel Value	303,100

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

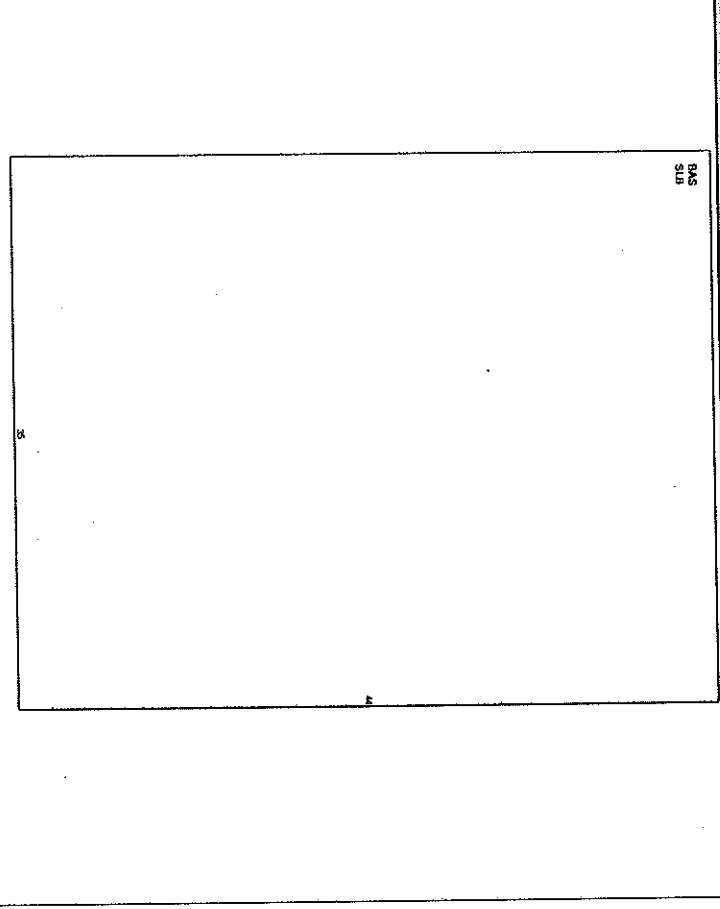
Element	Cd	Description	Element	Cd	Description
Style: 314		Store			
Model: 94		Commercial			
Grade: C-					
Stories: 1					
Occupancy: 2.00					
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	01	Flat			
Roof Structure	04	Tar & Gravel			
Roof Cover	05	Drywall			
Interior Wall 1	05				
Interior Wall 2	14	Carpet			
Interior Floor 1	14				
Interior Floor 2	03	Gas			
Heating Fuel	04	Forced Air-Duc			
Heating Type	03	Central			
AC Type	03	MIXED USE M94			
Bldg Use	3030				
Total Rooms	00				
Total Bedrms	0				
Total Baths	01	Heat/AC Pkgs			
Heat/AC	03	Masonry			
Frame Type	02	Average			
Baths/Plumbing	05	Sus-Cell & WL			
Ceiling/Wall	02	Average			
Rooms/Prms	12.00				
Wall Height	0.00				
% Comn Wall	0.00				
1st Floor Use:	0321				

MIXED USE		COST / MARKET VALUATION	
Code	Description	Percentage	
3030	MIXED USE M94	100	
		0	
		0	

RCN		RCNLD	
Year Built	Effective Year Built	Dep % Ovr	Dep Ovr Comment
1931	1931	45	
F	F	75,600	
Remodel Rating	Remodel Code		
Year Remodeled	Year Remodeled		
Depreciation %	Depreciation %		
Functional Obsol	Functional Obsol		
Trend Factor	Trend Factor		
Condition	Condition		
Condition %	Condition %		
Percent Good	Percent Good		
Misc Imp Ovr Comment	Misc Imp Ovr Comment		
Cost to Cure Ovr	Cost to Cure Ovr		
Cost to Cure Ovr Comment	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS/LA/XE BUILDING EXTRA FEATURES(B)											
Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	6,000	3.00	2001	A		50	C	1.00	9,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,540	1,540	1,540	109.12	168,039
SLB	Slab	0	1,540	0	0.00	0
Ttl Gross Liv / Lease Area		1,540	3,080	1,540		168,039



CURRENT OWNER		TOPO	UTILITIES	SIRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENT (HISTORY)			
Level	Public Water	Paved	Bus. District	Description	Code	Appraised	Assessed	Year	Code	Assessed	
1				COM LAND	2-1	95,400	66,800	2019	2-1	60,100	
2				COM BLDG	2-2	207,700	145,400	2018	2-2	106,400	
Total						303,100	212,200	Total			
WALLINGFORD, CT						6148		VISION			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
LYMAN WALLACE E	1448	0009	08-22-2012	U	I	0	08	2020	2-1	66,800	2019	2-1	60,100
LYMAN WALLACE E & MARY JANE	0531	1009	05-16-1984			0	0		2-2	145,400		2-2	106,400
Total						212200	Total	Total		172800	Total	172800	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code	Description	Amount	Code	Description	Number	Amount
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
Nbhd		CB1	B	Tracing
AKA 114 SOUTH COLONY ST				
2014=NEW WINDOWS, ROOF, SIDING				
FLR 1+2=BR, LR, K, BTH				

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		
Total Appraised Parcel Value 303,100										

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Date	Id	Type	Is	Cd	Purpose/Result		

LAND LINE VALUATION SECTION										
Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
B	303R	MIXED USE MO	CA12	0	SF	0	1.00000	0	1.00	1.000
Total Card Land Units 0.000 AC										
Parcel Total Land Area 0.3067										

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Op (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method			
198,700	0	9,000	95,400	0	303,100	C			

CONSTRUCTION DETAIL (CONTINUED)

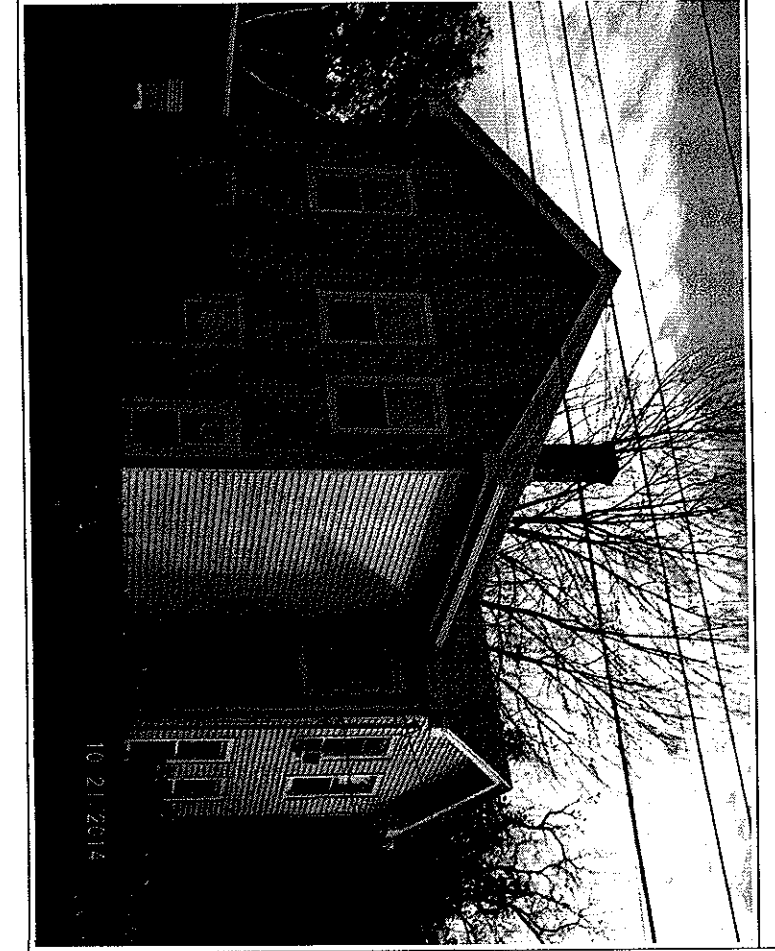
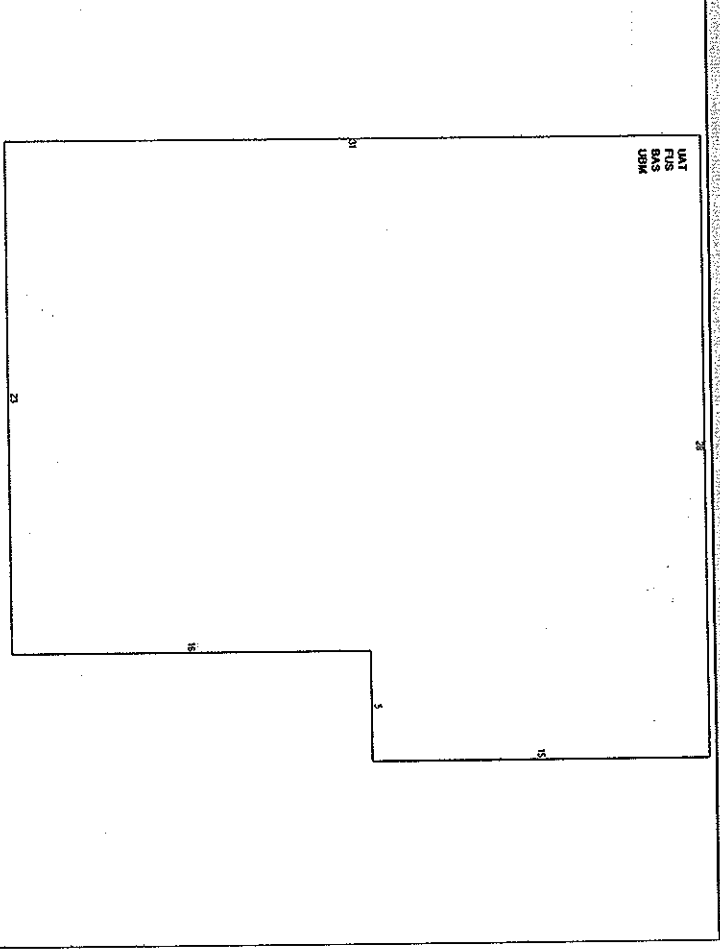
Element	Cd	Description	Element	Cd	Description
Style: 09		Multi Family			
Model: 01		Residential			
Grade: C					
Stories: 2		2 Stories			
Occupancy: 2		Vinyl Siding			
Exterior Wall 1: 25					
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 03		Plastered			
Interior Wall 1: 03					
Interior Wall 2: 12		Hardwood			
Interior Flr 1: 03		Gas			
Interior Flr 2: 05		Hot Water			
Heat Fuel: 01		None			
Heat Type: 02		2 Bedrooms			
AC Type: 02					
Total Bedrooms: 2					
Total Bathrms: 0					
Total Half Baths: 0					
Total Xtra Fixtrs: 6		6 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02					
Whirlpool Tub					
Fireplaces					

OB - OUTBUILDING & YARD ITEMS(L) / X - BUILDING EXTRA FEATURES(B)

Code	Description	UB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Ad.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value
BAS	First Floor	788	788	788	85.62	67,469
FUS	Upper Story, Finished	788	788	788	12.82	10,103
UAT	Attic, Unfinished	0	0	0	17.17	13,528
UBM	Basement, Unfinished	0	0	0		
Ttl Gross Liv / Lease Area		1,576	3,152	1,852		158,569





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

203-294-2001 Phone
203-294-2003 Fax

MEMORANDUM

Date: March 8, 2021
To: Shelby P. Jackson III, Assessor
From: Kevin Coons, Chief Appraiser
RE: 106 South Colony St. 2020-041

Current Market Value:	\$ 303,100
Current Net Assessment:	\$ 212,200
10% Assessment Penalty for not filing 2019 Income & Expense statement =	<u>\$ 21,220</u>
<i>(This penalty will not be applied going forward to the 2021 Grand List)</i>	
Total Assessment for 2020 Grand List	\$ 233,420

Appellant's estimate of Market Value: N/A

Informal Hearing with Vision Appraisal: No

Notes:

A 2019 Income & Expense statement was mailed on 4/15/20.

The original deadline for filing was 6/1/20, but an Executive order extended the deadline to August 15, 2020 because of Covid-19.

A reminder letter was sent on 8/6/20 indicating that their 2019 Income & Expense statement had not been received yet and that there would be a **10% penalty** if a statement is not filed.

Property owner did not file a 2019 Income & Expense statement for this BAA hearing.

*(A 2018 Income & Expense statement **was not filed either**)*

Recommendation:

The BAA may not remove the 10% assessment penalty for late or non-filing of the Income & Expense Form as required by CGS 12-63c unless the municipality adopts the ordinance outlined in CGS 12-63c (d).

CURRENT OWNER		TOPO	UTILITIES	SIRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)						
LYMAN WALLACE E	1 Level	2 Public Water	1 Paved	4 Bus District	Description	Code	Appraised	Assessed	Year	Code	Assessed	Year	Code	Assessed
338 WILLIAMS RD					COM LAND	2-1	95,400	66,800	2018	2-1	60,100	2018	2-1	60,100
WALLINGFORD CT 06492					COM BLDG	2-2	207,700	145,400	2020	2-2	106,400	2020	2-2	106,400
SUPPLEMENTAL DATA Alt Pict ID 056002118 Census: 1752 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15417 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld# BLOCK MAP 17					BAA No change 2018 Not Filed as well 2019 The Not Filed VISION		Total 303,100 Total 212,200		Total 172,800 Total 172,800					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	APPRaised VALUE SUMMARY	
LYMAN WALLACE E	1448	0009	08-22-2012	U	I	0	08	Appraised Bldg. Value (Card)	198,700
LYMAN WALLACE E & MARY JANE	0531	1009	05-16-1984					Appraised Xt (B) Value (Bldg)	0
EXEMPTIONS Description Amount Code Description Number Amount Total 0.00								Appraised Ob (B) Value (Bldg)	9,000
OTHER ASSESSMENTS Description Number Amount Total 212,200								Appraised Land Value (Bldg)	95,400
ASSESSING NEIGHBORHOOD Nbhnd Nbhnd Name B Tracing Batch CBI B								Special Land Value	0
NOTES SPLAT NEW FOR 2014 GL CORNER GRAPHICS 1040 SF O/OCC 10 PRKG SPACES								Total Appraised Parcel Value	303,100

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
Permit Id	Issue Date	1,000	10-21-2014	100		INTERIOR DEMO	03-06-2012	DS	08	7	19	Map Correction-No Value
28950	08-28-2014						04-27-2010	DT	03		29	Field Review
							08-19-2009	TH	03		00	Measur+Listed
							01-24-2001	TM			00	Measur+Listed

LAND LINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	L. Factor	Site Index	Cond.	Nbhnd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
B	Use Code	CA1	MIXED USE M9	13,361	7.14	1.00000	C	1.00	C80	1,000	CRNR	0	7.14	95,400
Total Card Land Units 0.307 AC Parcel Total Land Area: 0.3067 Total Land Value 95,400														

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Public Water	1 Paved	4 Bus District	Description	Code	Appraised	Assessed
1				COM LAND	2-1	95,400	66,800
				COM BLDG	2-2	207,700	145,400
				SUPPLEMENTAL DATA Alt Pricl ID 056002118 Census: 1752 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15417 Assoc Pld#			
				P/Z MAP # ENG MAP BLOCK MAP 17 Easement Town Line IND PARK			

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed
LYMAN WALLACE E	1448	0009	08-22-2012	U	I	0	08	2020	2-1	66,800
LYMAN WALLACE E & MARY JANE	0531	1009	05-16-1984						2-2	145,400
							Total	212,200		6,300
							Total	212,200		172,800

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		Total	0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
CB1			Batch

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description

LAND LINE VALUATION SECTION		APPRAISED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description

B	Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
2	303R	MIXED USE MO	CA12		0	SF	0	1.00000	0	1.00	1.000		0.0000	0	0
Total Card Land Units 0.000 AC															
Parcel Total Land Area 0.3067															
Total Land Value 0															





Town of Wallingford, Connecticut

Shelby P. Jackson III, CCMA II
Assessor

Department of Finance
Assessing Division
45 South Main Street
Wallingford, CT 06492

(203) 294-2001 Phone
(203) 294-2003 Fax

August 6, 2020

LYMAN WALLACE E
338 WILLIAMS RD
WALLINGFORD, CT 06492

RE: 2019 Income & Expense Report
Location: 106 SOUTH COLONY ST
UID: L0457500

2018 Not Filed
10% penalty included
COPY

Dear Property Owner:

In April of this year our office sent to you a 2019 Income & Expense Report Form for your property referenced above. To date we have not received the completed report. This information is an important and necessary component of the October 1, 2020 property revaluation project and its filing is **required by Connecticut Law**.

Under Connecticut Law the Assessor is required to collect this information and consider it as part of the valuation process. It is also a requirement that owners of property used for the purpose of producing rental income provide the Assessor information disclosing the actual rental and rental-related income and operating expenses applicable to such property. In fact, under this section of the law, any owner who fails to submit such information, or submits information that is incomplete or in a false form with intent to defraud, shall be subject to an assessment penalty.

The penalty is an amount equal to a ten percent (10%) increase in the assessed value of such property for such assessment year. In essence, a ten per cent (10%) increase in taxes. Please understand that we do not want to impose these penalties, however, if the report is not properly filed we must follow the mandate of the law and impose the penalty.

If you believe that you have already completed and returned this form to our office, please contact us for verification. If you have not filed the report, please do so right away. **The filing deadline is August 15, 2020.** Please complete the form and return it by August 15, 2020 to avoid the 10% assessment penalty.

Should you have any questions regarding this matter, please don't hesitate to call.

Sincerely,

Shelby P. Jackson III, CCMAII
Assessor

APPEALS: (Connecticut General Statutes § 12-53a (d) and § 12-111) any person claiming to be aggrieved by the doings of the Assessor may appeal to the Board of Assessment Appeals with further appeal to the Superior Court. There is a deadline for filing an appeal. For further information, call this office.

**REAL ESTATE RECORD
TOWN OF WALLINGFORD**

ASSESSMENT YEAR: 2020

GENERAL DATA:

DATE: 03/05/2021

Unique ID: L0457500 GIS: L0457500Sequence#: 00 List No.: 8923
OWNER'S ADDRESS
 Name 1: LYMAN WALLACE E
 Name 2:
 Care of:
 Street 1: 338 WILLIAMS RD
 Street 2:
 City: WALLINGFORD
 State: CT Zip: 06492

 Street/Form Code 008
 Property Loc: 106 SOUTH COLONY ST

 Legal Prop Loc: 106 COLONY S Vol/Page: 1448/9
 Map/Block/Lot: 1330404

 District:

Record Status: ACTIVE
 Billing Status: B-Billable Account
 Total Acreage: 0.31
 Record Date: 08/22/2012
 Sale Price: \$0.00

 Census Tract: 1752///
 Prop Exempt: No

 Last Audited: ___/___/___

 By whom:
 Last Visited: ___/___/___

 By whom:

VALUES AND EXEMPTIONS:

ASSESSMENT

OLD CODES	NEW CODES	QUANTITY	AMOUNT	DESCRIPTION
21	200	0.31	66800	COMM LAND.....
22	200	0.00	145400	COMM BUILDINGS.
82	250	0.00	21220	10% PENALTY

EXEMPTIONS

EX. CODE	APP. DATE	EX. AMT.
	___/___/___	
	___/___/___	
	___/___/___	

Assessed Value: 233420 Total Exemptions: Net Value: 233420

BENEFITS AND SERVICES:

STATE ELDERLY REIMBURSEMENT PROGRAMS

Type	Year	% OR \$	Ben/Frz AMT	OWNER %	CB Gross
TOWN	0000		0.00	0.00	0
DISTRICT	0000	DOLLAR	0.00	0.00	0

LOCAL BENEFITS

0.00
 0.00
 0.00
 0.00

SERVICES:

NONE



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-019

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

FILED ASSESSOR
FEB 21 PM 3:41

JC LAURA LLC
 Property Owner: Lawrence HOGAN
 Name of property Owner _____
 Mailing Address _____
925 East Center St
 City, State, Zip _____
Wallingford CT 06492
 Phone _____

Appellant (if other than owner): _____
 Name of Owner's Agent _____
 Mailing Address _____
 City, State, Zip _____
 Phone _____

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Lawrence HOGAN 2/4/21
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 925 East Center St
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 305,000.00

Briefly state the basis of the Appeal: On May 19 2019 this is the price I paid at closing

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

CURRENT OWNER		TOPO	UTILITIES	STRT//ROAD	LOCATION
JC LAURA LLC	1 Level	2 Public Water	1 Paved	2 Suburban	
SUPPLEMENTAL DATA Alt Prcl ID 024001003 Census: 1759 Old MBLU TC MAP # 06492 TC MAP # Record Lot GIS ID 1294					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
JC LAURA LLC	1604	0492	05-30-2019	U	I	0	29
HOGAN LAWRENCE	1603	0433	05-14-2019	Q	I	320,000	00
GOMES RUI & JOSEFINA	0736	0106	08-21-1992				
MEYER MARGARET & AUGUST	0401	0021					
MEYER MARGARET & AUGUST	0180	0283					
Total							

EXEMPTIONS		Amount	Description	Number	Amount
Year	Code				
Total		0.00			

ASSESSING NEIGHBORHOOD		Code	Description	Number	Amount
Nbhd	Nbhd Name				
110	B		Tracing		
NOTES PAT1 BEHIND FGR, RUB SHED + SM SHED = NV ADJ TO GOLF COURSE VAR 08-020 (LOCATED FRONT OF HOUSE, SEP ENT, 1ST FLR ONLY, 1RM, .5BTH, 3 CHAIRS, 2 HAIR SNKS, 1 UTIL SNK)					

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Description				
41310	10-01-2020	Commercial	0			HANDICAP SHOWER IN EX B
34201	01-14-2020	RE	100			NEW ROOF
33543	05-23-2019	RS	100			AG POOL
23389 CA	01-06-2009	CA	100			BP #23389
23389	11-10-2008	RS	100			WOOD STOVE
22581 CA	09-11-2008	CA	100			BP #22581
22581	04-07-2008	RE	100			ENCLOSE PORCH INT REN

LAND LINE VALUATION SECTION		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
B Use Code	Description	Land Units						
1 303R	MIXED USE M0	31,118 SF	3.61	1.00000	5	1.00	110	GOLF COURSE
Total Card Land Units		0.714	AC	Parcel Total Land Area		0.7144		

CURRENT ASSESSMENT		Code	Appraised	Assessed
COM LAND	2-1	117,400	82,200	
COM BLDG	2-2	228,200	159,700	
Total		345,600	241,900	

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed V	Year	Code	Assessed
		2021	2-1	90,100	2019	2-1	90,100
			2-2	128,000		2-2	128,000
			2-5	17,500		2-5	17,500
Total		241,900	Total	248,100	Total		235,600

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		206,400	0	21,800	117,400	0	345,600
Valuation Method		C					

CURRENT ASSESSMENT		Code	Appraised	Assessed
COM LAND	2-1	117,400	82,200	
COM BLDG	2-2	228,200	159,700	
Total		345,600	241,900	

OTHER ASSESSMENTS		Code	Description	Number	Amount
Year	Code				
Total					

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		12-10-2020	JW1	03	41	01	Change Measured
		01-15-2020	LS	02	63	19	Permit Check - No Measur
		08-21-2019	IF	08	7	29	Map Correction-No Value
		04-13-2011	JS	03	00	00	Field Review
		05-07-2010	DT	03	1	63	Measur+Listed
		12-04-2009	DC	03			Permit Check - No Measur
		09-17-2009	JS				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
JC LAURA LLC	1604	0492	05-30-2019	U	I	0	29
HOGAN LAWRENCE	1603	0433	05-14-2019	Q	I	320,000	00
GOMES RUI & JOSEFINA	0736	0106	08-21-1992				
MEYER MARGARET & AUGUST	0401	0021					
MEYER MARGARET & AUGUST	0180	0283					
Total							

ASSESSING NEIGHBORHOOD		Code	Description	Number	Amount
Nbhd	Nbhd Name				
110	B		Tracing		
NOTES PAT1 BEHIND FGR, RUB SHED + SM SHED = NV ADJ TO GOLF COURSE VAR 08-020 (LOCATED FRONT OF HOUSE, SEP ENT, 1ST FLR ONLY, 1RM, .5BTH, 3 CHAIRS, 2 HAIR SNKS, 1 UTIL SNK)					

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Description				
41310	10-01-2020	Commercial	0			HANDICAP SHOWER IN EX B
34201	01-14-2020	RE	100			NEW ROOF
33543	05-23-2019	RS	100			AG POOL
23389 CA	01-06-2009	CA	100			BP #23389
23389	11-10-2008	RS	100			WOOD STOVE
22581 CA	09-11-2008	CA	100			BP #22581
22581	04-07-2008	RE	100			ENCLOSE PORCH INT REN

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)					
1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	Year	Code	Assessed V	Year	Code	Assessed
JC LAURA LLC		925 EAST CENTER ST		COM LAND	2-1	117,400	82,200	2020	2-1	90,100	2019	2-1	90,100
WALLINGFORD CT 06492		06492		COM BLDG	2-2	228,200	159,700	2021	2-2	128,000	2019	2-2	128,000
Supplemental Data:		Assoc Pld#		P/Z MAP #		ENG MAP		Town Line		IND PARK		Record Lot	
GIS ID 1294		1294		1759		1759		024001003		024001003		024001003	
Census: Old MBLU		TC MAP #		TC MAP #		Record Lot		Record Lot		Record Lot		Record Lot	
Total		345,600		241,900		248,100		235,600		235,600		235,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
JC LAURA LLC		1604	0492	05-30-2019	U	1	0	29	2-1	82,200	2020	2-1	90,100
HOGAN LAWRENCE		1603	0433	05-14-2019	Q	1	0	2021	2-1	159,700	2021	2-2	128,000
GOMES RUI & JOSEFINA		0736	0106	08-21-1992			0		2-2	17,500		2-5	17,500
MEYER MARGARET & AUGUST		0401	0021				0						
MEYER MARGARET & AUGUST		0180	0283				0						
Total		241,900		248,100		235,600		235,600		235,600		235,600	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code	Description	Amount	Code	Description	Number	Amount
Total		0.00		Total		241,900	

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00		Total		241,900	

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch	
Total		110		B	

NOTES	
PAT1 BEHIND FGR, RUB SHED + SM SHED = NV	
ADJ TO GOLF COURSE	
VAR 08-020	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
41310	10-01-2020	CM	Commercial	2,000	0					HANDICAP SHOWER IN EX B
34201	01-14-2020	RE	Residential	7,800	100					NEW ROOF
33543	05-23-2019	RS	Residential	5,000	100					AG POOL
23389 CA	01-06-2009	CA	C - Approval	4,884	100					BP #23389
23389	11-10-2008	RS	Residential	4,884	100					WOOD STOVE
22581 CA	09-11-2008	CA	C - Approval	15,100	100					ENCLOSE PORCH, INT REN
22581	04-07-2008	RE	Remodel	15,100	100					BP #22581

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	303R	MIXED USE M0	R18	31,118	SF	3.61	1,00000	5	1.00	110	1,100	GOLF COURSE	TF1	1,0000	117,400
Total Card Land Units		0.714		AC		Parcel Total Land Area		0.7144		Total Land Value		117,400			



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 09		Multifamily Residential			
Model: 01		Residential			
Grade: C+		2 Stories			
Stories: 2		Vinyl Siding			
Occupancy 2					
Exterior Wall 1 25		Gable			
Exterior Wall 2 03		Asphalt Drywall			
Roof Structure: 03					
Roof Cover 05					
Interior Wall 1 05					
Interior Wall 2 14		Carpet			
Interior Fir 1 12		Hardwood			
Interior Fir 2 02		Oil			
Heat Fuel 04		Forced Air-Duc			
Heat Type: 04		Central			
AC Type: 03		3 Bedrooms			
Total Bedrooms 03					
Total Bathrms: 2		1 Half Bath			
Total Half Baths 1					
Total Rooms: 7		7 Rooms			
Total Xtra Fixtrs 5		Average			
Total Rooms: 7		Average			
Bath Style: 02					
Kitchen Style: 02					
Whitipool Tub					
Fireplaces					

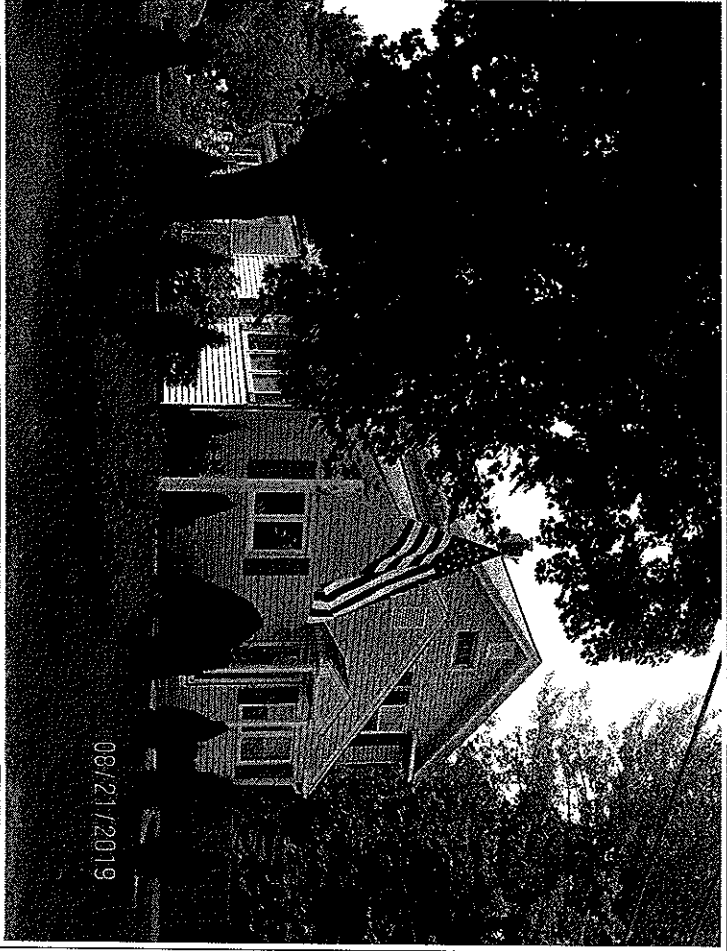
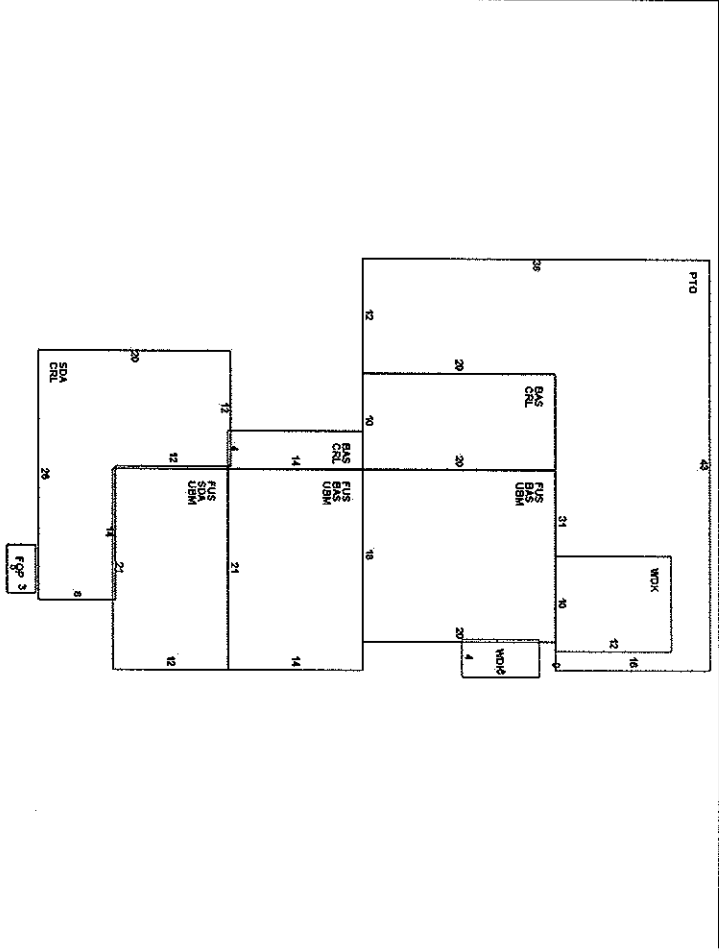
CONDO DATA			
Parcel Id	C	B	Ownr
COST/MARKET VALUATION			
Building Value New	254,848		
Year Built			
Effective Year Built	1855		
Depreciation Code			
Remodel Rating	VG		
Year Remodeled			
Depreciation %	19		
Functional Obsol			
External Obsol			
Trend Factor	1		
Condition			
Percent Good	81		
RCNLD	206,400		
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

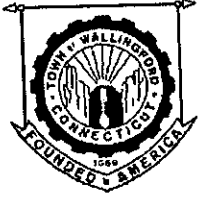
OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	264	13.00	2019		G	75	C	1.00	2,600
FGRS	w/Loft Good	L	864	41.00	1995		A	50	C	1.00	17,700
SHD3	Shed Vinyl	L	80	8.00	2000		A	50	C	1.00	300
PATI	Patio-Avg	L	416	6.00	1995		A	50	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	910	910	910	91.67	83,420
CRL	Crawl Space	0	608	0	0.00	0
FOP	Porch, Open	0	15	3	18.33	275
FUS	Upper Story, Finished	906	906	906	91.67	83,053
PTO	Patio	0	928	93	9.19	8,525
SDA	Store Display Area	604	604	513	77.86	47,027
UBM	Basement, Unfinished	0	906	181	18.31	16,592
WDK	Deck, Wood	0	152	15	9.05	1,375
Ttl Gross Liv / Lease Area		2,420	5,029	2,621		240,267





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

203-294-2001 Phone
203-294-2003 Fax

MEMORANDUM

Date: March 9, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 925 East Center St 2020-019

Current Market Value: \$345,600 **Current Assessed Value:** \$241,900

Appellant's estimate of Market Value: \$305,000

Informal Hearing with Vision Appraisal: Yes- Market value reduced by \$9,800
(Assessed value reduced by \$6,200)

Notes:

Purchased property 5/30/2019 for \$320,000. An appraisal was not submitted for the appeal.
Sale price is within 10% of current market value.

Recommendation:

No change

MBLJ 1501 / 1791 /
 Location 925 EAST CENTER ST
 Current Owner
 JG LAURA LLC
 HOGAN LAWRENCE
 GOMES RUI & JOSEFINA
 MEYER MARGARET & AUGUST
 MEYER MARGARET & AUGUST

Sales Information		Commercial Data Elements	
Sale Date	Q/U	V/I	Sale Price
05-30-2019	U	I	320,000
05-14-2019	Q		0
08-21-1992			0

Year Built	1855	Heat / AC	
Appraised Value	345,600	Frame Type	
		Baths / Plumbing	0
		Ceiling / Wall	0
		Rooms / Ptns	
		% Comn Wall	
		Wall Height	

INCOME VALUATION
 6148
 WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes											
Ground Level	Lower Level	Cap Code	Cap Adjust	Gross Income	Vacancy Allowance	Income Value	Excess Land	Expenses	NOI										
Upper Level		Cap Rate		Expense Allowance															
Total Leaseable Area		Rent ID	NBHD	Net Income		Total Income Value													
#	Bld / Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	Vacancy/All	EGI	Exp	Exp	Expenses	NOI

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown													
Cap Code	Cap Adjust	Gross Income	Vacancy Allowance	Expense Allowance	Other Income	Income Value	Expense Breakdown												
Cap Rate		Net Income		Value Per SF / Unit															
#	Bld / Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs

Heat
 Electric
 Water
 Sewer
 Maintenance
 Insurance

Trash Removal
 Snow Removal
 Accounting
 Management
 Reserves
 Other



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-038

APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020

REC'D ASSESSOR
19 FEB 21 PM 3:03

HEARING DATE: _____

Property Owner:
James Lawrence, Robert Lawrence,
Michael Lawrence and Danielle Wollschlager

Name of property Owner :
G&R Self Storage LLC

Mailing Address:
95 Dudley Ave

City, State, Zip:
Wallingford, CT 06492

Phone
860-997-6047

Appellant (if other than owner):

Name of Owner's Agent

Mailing Address

City, State, Zip _____ **Phone** _____

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

James Lawrence 2/19/21
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate:
G&R Self Storage, 95 Dudley Ave Wallingford, CT 06492

(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ _____ *I + E Penalty*

Briefly state the basis of the Appeal: 10% additional Charge of Property.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

And

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of
Owner(s) or Agent: _____ Date: _____ (Must be signed in
the presence of the Board)

Print Name

Motion: _____

Voting Record

Initials

Thomas Vitali

Carl Bonamico

Robert Avery

Appeals to the Wallingford Board of Assessment Appeals

General Instructions

Anyone claiming to be aggrieved by the actions of the assessor has the right to an appeal before the Board of Assessment Appeals.

Appeals must be presented to the Board of Assessment Appeals (BAA) at one of its March or September meetings. The BAA meets in September each year to hear **ONLY** Motor Vehicle Appeals. All other matters must be taken up at meetings held during the month of March.

September Meetings: The BAA will advertise the date of its September meeting in a local newspaper (RecordJournal). The September meeting is for Motor Vehicles Only. Taxpayers should appear with their vehicle and/or any evidence or documentation to support their claim. Appeals are handled on a first-come, first-serve basis.

March Meetings: In order to be heard by the BAA at its March Session, you must file a written application no later than February 20th. The BAA will receive all applications and schedule their meetings accordingly. **If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.** Once you have made application to the BAA, you will be notified in writing where and when to appear for your hearing.

APPEALS PROCEDURE

- ✓ Appear at the time and place prescribed by the BAA – (Please be on time)
- ✓ You **MUST** complete a separate form for each property you wish to appeal
- ✓ If you cannot or do not wish to appear, have your attorney or agent appear as your representative - (Written authorization is required)
- ✓ The BAA may reschedule an appointment for good cause if another time is available

For further information you may wish to review the Connecticut General Statutes, as amended, relative to appeal rights. Below is a list of just some of those laws for your convenience. **NOTE: We do not provide legal advice, however we want you to be well informed of your appeal rights.** For a complete listing of applicable laws and competent, proper legal advice, we urge you to consult with an attorney.

Connecticut General Statutes

Section

12-110	Sessions of the board of assessment appeals.
12-111	Appeals to the board of assessment appeals.
12-112	Limit of time for appeals.
12-113 (as amended)	When board of assessment appeals may reduce lists.
12-114 (as amended)	Board of assessment appeals to impose a penalty if reducing the assessment of A taxpayer who did not file a personal property declaration.
12-115 (as amended)	Board of assessment appeals may make supplemental additions to grand lists.
12-117a	Appeals from boards of tax review or boards of assessment appeals.
12-119	Remedy when property wrongfully assessed.

All information and correspondence with the BAA should be directed to:

**Board of Assessment Appeals
Tom Vitali, Chairman
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492**

1-203-294-2001 - Telephone<>1-203-294-2003 Fax

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	VISION
LAWRENCE JAMES A +	1 Level	2 Public Water	1 Paved	5 Industrial	Description Code COM LAND COM BLDG 2-1 2-2	Appraised Value 107,500 512,400 75,300 358,600
107 ROSEGARTEN CT	SUPPLEMENTAL DATA				Assessed	6148
NEW BERN NC 28562	Alt Prol ID 065002038	Census: 1754	P/Z MAP #	ENG MAP #	Assessed	WALLINGFORD, CT
	Old MBLU	TC MAP #	Record Lot	IND PARK	Assessed	
	GIS ID 15886	Assoc Pld#			Assessed	

RECORD OF OWNERSHIP	BK VOLUME	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS/HISTORY
LAWRENCE JAMES A +	1618	0659	01-15-2020	U	1	0	Year Code Assessed
LAWRENCE CHILDREN TRUST AGREEMEN	1536	0388	03-23-2016	U	1	29	Year Code Assessed
LAWRENCE ANN S	1428	0985	12-19-2011	U	1	08	Year Code Assessed
LAWRENCE ROBERT J & ANN S	0894	0447	06-05-1998			0	Year Code Assessed
ERDOS ANTHONY J III	0876	0147	11-13-1997			0	Year Code Assessed
Total							433,900

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
Total	0.00					

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Batch
	13	B	Tracing

NOTES
 (FORMERLY G+R TRUCK + AUTO REPAIR)
 (48 X 118) UNHEATED CONTRACTOR'S STORAGE
 BAYS (16 UNITS)
 ECO=MKT
 G&R SELF STORAGE: RICH AUTO REPAIR;
 G&R TRUCK REPAIR: ASJ SPECIALTIES

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	10823-1	08-12-1998	COMM.GARAG		150,000		100		

OTHER ASSESSMENTS	Year	Code	Description	Number	Amount	Comm Int
Total					433,900	

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	455,200	50,900	6,300	107,500	0	619,900
						Total Appraised Parcel Value

VISIT/CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	04-15-2020	JG1	03			
	05-17-2012	DS	08	7	01	Measured
	05-03-2010	DT	03		19	Map Correction-No Value
	08-31-2009	TH	03		29	Field Review
	02-16-2001	SB			00	Measur+Listed
					03	2nd Callback

LANDLINE VALUATION SECTION	B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
	1	316A SELF STGE M96	140		40,283 SF	2.97	1.00000	C	1.00	C50	0.900		0	2.67	107,500
Total Card Land Units					0.925	AC					Parcel Total Land Area: 10.9248	Total Land Value	107,500		

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LAWRENCE JAMES A +	107 ROSEGARTEN CT	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
						COM LAND	2-1	107,500	75,300
						COM BLDG	2-2	512,400	358,600
NEW BERN NC 28562									
SUPPLEMENTAL DATA									
Alt Prcil ID 065002038						P/Z MAP #			
Census: 1754						ENG MAP			
Old MBLU						Easement			
TC MAP #						Town Line			
Record Lot						IND PARK			
GIS ID 15886						Assoc Pld#			
VISION									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
LAWRENCE JAMES A +	1618 0859	01-15-2020	U	1	1	0	29	Year	Code
LAWRENCE CHILDREN TRUST AGREEMENT	1536 0388	03-23-2016	U	1	1	0	29	2020	2-1
LAWRENCE ANN S	1428 0985	12-19-2011	U	1	1	0	08		2-2
LAWRENCE ROBERT J & ANN S	0894 0447	06-05-1998				0			2-5
ERDOS ANTHONY J III	0876 0147	11-13-1997				0			2-5
Total						433,900		Total	339,200

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	APPRaised VALUE SUMMARY	
								Appraised Bldg. Value (Card)	455,200
								Appraised Xf (B) Value (Bldg)	50,900
								Appraised Ob (B) Value (Bldg)	6,300
								Appraised Land Value (Bldg)	107,500
								Special Land Value	0
								Total Appraised Parcel Value	619,900
								Valuation Method	C

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
		B	Tracing
NOTES			
(FORMERLY G+R TRUCK + AUTO REPAIR)			
(48 X 118) UNHEATED CONTRACTOR'S STORAGE			
BAYS (16 UNITS)			
ECO=MKT			
G&R SELF STORAGE: RICH AUTO REPAIR;			
G&R TRUCK REPAIR; ASJ SPECIALTIES			

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Description				
10823-1	08-12-1998	COMM GARAG		100		
Total Appraised Parcel Value 619,900						

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		04-15-2020	JG1	03		01	Measured
		05-17-2012	DS	08	7	19	Map Correction-No Value
		05-03-2010	DT	03		29	Field Review
		08-31-2009	TH	03		00	Measur+Listed
		02-16-2001	SB				2nd Callback

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	L. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1	316A	SELF STGE M96	I40		40,283 SF	2.97	1.00000	C	1.00	C50	0.900		0	2.67	107,500
Total Card Land Units 0.925 AC Parcel Total Land Area: 10.9248															
Total Land Value 107,500															

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 415		Self Storage			
Model 96		Ind/Comm			
Grade C-					
Stories: 1					
Occupancy 20.00					
Exterior Wall 1 15		Concr/Cinder			
Exterior Wall 2 03		Gable			
Roof Structure 03		Asphalt			
Roof Cover 01		Minim/Masonry			
Interior Wall 1 01					
Interior Wall 2 03		Concr-Finished			
Interior Floor 1 03					
Interior Floor 2 04		Electric			
Heating Fuel 04		Forced Air-Duc			
Heating Type 03		Central			
AC Type 03		SELF STGE M96			
Bldg Use 316A					
Total Rooms 00					
Total Bedrms 0					
Total Baths 0					
Heat/AC 01		Heat/AC Pkgs			
Frame Type 03		Masonry			
Baths/Plumbing 02		Average			
Ceiling/Wall 04		Ceil & Min W/L			
Rooms/Prtns 02		Average			
Wall Height 16.00					
% Comn Wall 0.00					
1st Floor Use: 4010					

MIXED USE		COST / MARKET VALUATION	
Code	Description	Description	Percentage
316A	SELF STGE M96		100
			0
			0

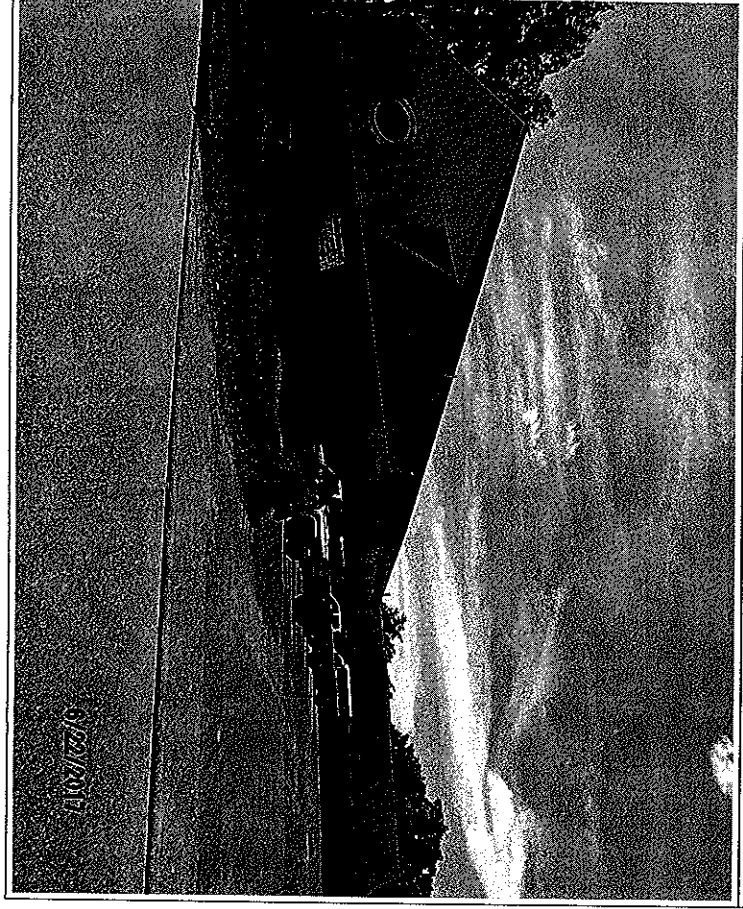
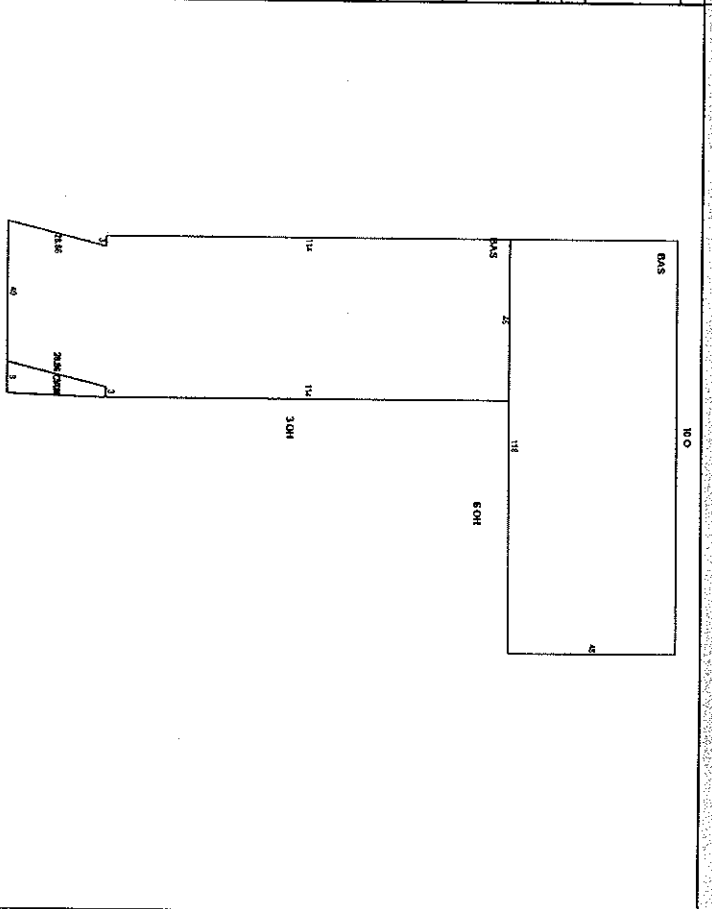
RCN		COST / MARKET VALUATION	
Code	Description	Description	Percentage
			569,061
			1998
			A
			20
			0
			0
			1
			80
			455,200

OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bld	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
FN3	Fence-6 Chain	L	824	11.00	2001	G		70	C	1.00	6,300
HT3	FORCED AIR H	B	6,364	10.00	1999			80		0.00	50,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	EIF Area	Unit Cost	Undeprec Value
BAS	First Floor	12,028	12,028	12,028	47.18	567,457
CAN	Canopy	0	168	34	9.55	1,604
TTI Gross Liv / Lease Area		12,028	12,196	12,062		569,061



6/22/2017



Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

203-294-2001 Phone
203-294-2003 Fax

MEMORANDUM

Date: March 9, 2021
To: Shelby P. Jackson III, Assessor
From: Kevin Coons, Chief Appraiser
RE: 95 Dudley Ave. 2020-038

Current Market Value:	\$ 619,900
Current Net Assessment:	\$ 433,900
10% Assessment Penalty for not filing 2019 Income & Expense statement =	<u>\$ 43,390</u>
<i>(This penalty will not be applied going forward to the 2021 Grand List)</i>	
Total Assessment for 2020 Grand List	\$ 477,290
Appellant's estimate of Market Value:	N/A
Informal Hearing with Vision Appraisal:	No

Notes:

A 2019 Income & Expense statement was mailed on 4/15/20.

The original deadline for filing was 6/1/20, but an Executive order extended the deadline to August 15, 2020 because of Covid-19.

A reminder letter was sent on 8/6/20 indicating that their 2019 Income & Expense statement had not been received yet and that there would be a **10% penalty** if a statement is not filed.

Property owner did not file a 2019 Income & Expense statement for this BAA hearing.

*(A 2018 Income & Expense statement **was filed but was incomplete and not signed**)*

Recommendation:

The BAA may not remove the 10% assessment penalty for late or non-filing of the Income & Expense Form as required by CGS 12-63c unless the municipality adopts the ordinance outlined in CGS 12-63c (d).

CURRENT OWNER LAWRENCE JAMES A +
TOPO 1 Level
UTILITIES 2 Public Water
STRT / ROAD 1 Paved
LOCATION 5 Industrial
DESCRIPTION COM LAND
Code 2-1
Appraised 107,500
Assessed 75,300
 WALLINGFORD, CT 6148

107 ROSEGARTEN CT
NEWBERN NC 28562
Alt Prnt ID 065002038
Census 1754
Old MBL
TC MAP #
Record Lot
GIS ID 15886
Assoc Pld#

SUPPLEMENTAL DATA
P/Z MAP #
ENG MAP
Easement
Town Line
IND PARK

2018 I & E Incomplete
Not signed
VISION

RECORD OF OWNERSHIP

NAME	1618	0859	01-15-2020	U	1	0	29	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAWRENCE JAMES A +	1536	0388	03-23-2016	U	1	0	29	2020	2-1	75,300	2019	2-1	62,700	2018	2-1	62,700
LAWRENCE CHILDREN TRUST AGREEMEN	1428	0985	12-19-2011	U	1	0	08		2-2	358,600		2-2	272,100		2-2	272,100
LAWRENCE ANN S	0894	0447	06-05-1998	U	1	0	0		2-5	4,400		2-5	4,400		2-5	4,400
LAWRENCE ROBERT J & ANN S	0876	0147	11-13-1997	U	1	0	0									
ERDOS ANTHONY J III																
Total										433,900			433,900			433,900

EXEMPTIONS

Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	Tracing	Batch
13	B		

NOTES
 (FORMERLY G+R TRUCK + AUTO REPAIR)
 (48 X 118) UNHEATED CONTRACTOR'S STORAGE BAYS (16 UNITS)
 ECO-MKT # Pauls Complete Auto & Truck
 G&R SELF STORAGE: RICH AUTO REPAIR;
 G&R TRUCK REPAIR: ASJ SPECIALTIES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
10823-1	08-12-1998		COMM.GARAG	150,000		100		

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	Land Type	Land Units	Unit Price	l. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj.	Notes	Location Adjustment	Adj Unit Price	Land Value	
1	316A SELF STGE M96	140		40,283 SF	2.97	1.00000	C	1.00	C50	0.900			0	2.67	107,500

APPRASED VALUE SUMMARY

Appraised Bldg Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
455,200	50,900	6,300	107,500	0	619,900	
Total Appraised Parcel Value	619,900					

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2018	2-1	62,700	2019	2-1	75,300	2020	2-1	75,300
	2-2	272,100		2-2	358,600		2-2	358,600
	2-5	4,400		2-5	4,400		2-5	4,400
Total		339,200	Total		433,900	Total		339,200

VISIT/CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
04-15-2020	JG-1	03			Measured
05-17-2012	DS	08	7		Map Correction-No Value
05-03-2010	DT	03			Field Review
08-31-2009	TH	03			Measur+Listed
02-16-2001	SB				2nd Callback

Total Card Land Units: 0.925 AC
 Parcel Total Land Area: 0.9248
 Total Land Value: 107,500



Town of Wallingford, Connecticut

Shelby P. Jackson III, CCMA II
Assessor

Department of Finance
Assessing Division
45 South Main Street
Wallingford, CT 06492

(203) 294-2001 Phone
(203) 294-2003 Fax

August 6, 2020

LAWRENCE JAMES A +
107 ROSEGARTEN CT
NEW BERN, NC 28562

RE: 2019 Income & Expense Report
Location: 95 DUDLEY AVE
UID: L0162110

2018 Not signed
COPY Incomplete.

Dear Property Owner:

In April of this year our office sent to you a 2019 Income & Expense Report Form for your property referenced above. To date we have not received the completed report. This information is an important and necessary component of the October 1, 2020 property revaluation project and its filing is **required by Connecticut Law**.

Under Connecticut Law the Assessor is required to collect this information and consider it as part of the valuation process. It is also a requirement that owners of property used for the purpose of producing rental income provide the Assessor information disclosing the actual rental and rental-related income and operating expenses applicable to such property. In fact, under this section of the law, any owner who fails to submit such information, or submits information that is incomplete or in a false form with intent to defraud, shall be subject to an assessment penalty.

The penalty is an amount equal to a ten percent (10%) increase in the assessed value of such property for such assessment year. In essence, a ten per cent (10%) increase in taxes. Please understand that we do not want to impose these penalties, however, if the report is not properly filed we must follow the mandate of the law and impose the penalty.

If you believe that you have already completed and returned this form to our office, please contact us for verification. If you have not filed the report, please do so right away. **The filing deadline is August 15, 2020.** Please complete the form and return it by August 15, 2020 to avoid the 10% assessment penalty.

Should you have any questions regarding this matter, please don't hesitate to call.

Sincerely,

Shelby P. Jackson III, CCMA II
Assessor

APPEALS: (Connecticut General Statutes § 12-53a (d) and § 12-111) any person claiming to be aggrieved by the doings of the Assessor may appeal to the Board of Assessment Appeals with further appeal to the Superior Court. There is a deadline for filing an appeal. For further information, call this office.

**REAL ESTATE RECORD
TOWN OF WALLINGFORD**

ASSESSMENT YEAR: 2020

GENERAL DATA:

DATE: 03/05/2021

Unique ID: L0162110 GIS: L0162110Sequence#: 00 List No.: 8415

OWNER'S ADDRESS

Name 1: LAWRENCE JAMES A +
Name 2:
Care of:
Street 1: 107 ROSEGARTEN CT
Street 2:
City: NEW BERN
State: NC Zip: 28562

Record Status: ACTIVE
Billing Status: B-Billable Account
Total Acreage: 0.92
Record Date: 01/15/2020
Sale Price: \$0.00

Street/Form Code 003
Property Loc: ~~95 DUDLEY AVE~~

Census Tract: 1754///
Prop Exempt: No

Legal Prop Loc: 95 DUDLEY AVE Vol/Page: 1618/859
Map/Block/Lot: 1620018

Last Audited: __/__/__

I and E Y

By whom:
Last Visited: __/__/__

District:

By whom:

VALUES AND EXEMPTIONS:

ASSESSMENT

OLD CODES	NEW CODES	QUANTITY	AMOUNT	DESCRIPTION
21	200	0.92	75300	COMM LAND.....
22	200	0.00	358600	COMM BUILDINGS.
82	250	0.00	43390	10% PROPERTY

EXEMPTIONS

EX. CODE	APP. DATE	EX. AMT.
	__/__/__	
	__/__/__	
	__/__/__	

Assessed Value: 477290

Total Exemptions:

Net Value: 477290

BENEFITS AND SERVICES:

STATE ELDERLY REIMBURSEMENT PROGRAMS

LOCAL BENEFITS

Type	Year	% OR \$	Ben/Frz AMT	OWNER %	CB Gross
TOWN	0000		0.00	0.00	0.00
DISTRICT	0000	DOLLAR	0.00	0.00	0.00
					0.00

SERVICES:

NONE



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member

Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

Phone - 203-294-2001
* Fax - 203-294-2003

Hearing No. 2020-126

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner: Morris also Wallingfd Hc
 Name of property Owner: _____
125 New Britain Ave
 Mailing Address: _____
Plainville Ct 06062
 City, State, Zip: _____
 Phone: 860 796 4103

Appellant (if other than owner): Kino Motticato
 Name of Owner's Agent: _____
125 New Britain Ave
 Mailing Address: _____
Plainville Ct 06062
 City, State, Zip: _____
 Phone: 860 796 4103
Kino MOTT @ GMAIL.COM

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Kino Motticato
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

NA Motor Vehicle: Year _____ Make / Model: _____ Plate# _____ Mileage _____

Real Estate: 731 North Colony Rd Wallingfd -
(Address and/or Assessor's Map/Block/Lot/Unit Number)

NA Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$ 472,000.00

Briefly state the basis of the Appeal: Based on Attached report
Provided by Morris Associates Commercial & Residential Appraisers
Robert Morris Ct License RCR 1216
Paul Speno Ct License PCG 575

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of _____

CURRENT OWNER		TOPO	UTILITIES	SIRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1	Level	2	Public Water	1	Paved	4	Bus. District
MOZZICATO WALLINGFORD LLC							
631 RIDGE RD							
WETHERSFIELD CT 06109							
WALLINGFORD, CT							
VISION							
Assessed		Appraised		Code		Assessed	
231,900		331,300		2-1		201,400	
323,600		462,200		2-2		295,700	
Total		Total		Total		Total	
793,500		793,500		555,500		519,100	

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Description	Amount	Year	Code	Assessed	Assessed
2021	2-1	2021	600,000	2019	2-1	201,400	201,400
	2-2		380,000	2020	2-2	295,700	295,700
				2020	2-5	22,000	22,000
Total				Total			
555,500				555,500			

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Amount	Number	Comm Int.
Total 0.00					

ASSESSING NEIGHBORHOOD			NOTES		
Nbhd	Nbhd Name	Batch			
R52		Tracing			
2020					
MOZZICATO BAKERY & PASTRY - 2014					
24X40 UST=COOLER					

BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
27941	01-03-2014	CA	C - Approval		04-02-2014	100		BAKERY RENOVATIONS	03-26-2020	LS	06	01	01	Measured
27941	12-11-2013	CA	C - Approval		04-02-2014	100		BAKERY RENOVATIONS	07-08-2014	SJ	02	16	16	Letter Sent-Cost Informatio
22738	09-06-2013	EL	Electric	20,000	04-02-2014	100		BAKERY WIRING/400 AMP	04-02-2014	RSO	02	62	62	Permit - Interior Insp Only
27941	07-25-2013	CM	Commercial	22,000	04-02-2014	100		BAKERY RENOVATIONS	09-26-2013	TH	02	60	60	Permit - Measure & List
27882	07-12-2013	CM	Commercial	2,000	07-29-2013	100		INTERIOR DEMO	07-29-2013	TH	02	63	63	Permit Check - No Measur
10395-1	05-04-1998	NC	New Construct	190,000		100			04-28-2010	KPC	03	29	29	Field Review
10275-2	04-30-1998			4,000		100			07-22-2009	TH	03	00	00	Measur+Listed
Total						Total								
793,500						793,500								

LAND LINE VALUATION SECTION														
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	3260 REST/CLUBS M	RF4		43,560 SF	2.76	1.00000	C	1.00	C20	2.650		0	7.31	318,600
1	3260 REST/CLUBS M	RF4		0.040 AC	120,200	1.00000	0	1.00	C20	2.650		0	318,530	12,700
Total Card Land Units										Total Land Value		Total Land Value		
1.040 AC										1.0400		331,300		

731 N. Colony

Mozzicato

MORRA ASSOCIATES
Commercial & Residential Real Estate Appraisers
624 Talcottville Road, Vernon Ct 06066

December 16, 2020

Reno Mozzicato
631 Ridge Road
Wethersfield Ct 06109

Re: 731 North Colony Road, Wallingford Ct

Dear Mr. Mozzicato

Per your request we have determined the market value of the property located at 731 North Colony Road, Wallingford Ct based on the property income and expenses (Direct Income Capitalization Approach). The summary follows.

Summary of the Direct Income Capitalization Approach applied to 731 North Colony Road, Wallingford Ct.

(2,492 sq ft building Bakery & Coffee Shop on a .84 acre lot)

Projected Net Operating Income Based on Market Rent

Projected Income 2020:		
Projected Annual gross rental income Based on \$15.00 per sq ft net of all expenses	\$37,380.00	
Less area vacancy and rent loss factor 6%	(\$ 2,240.00)rounded	
Annual Effective Gross Income	\$35,140.00	\$35,140.00

Projected Expenses 2020		
Insurance:	Included in rent	
Management Cost:	Included in rent	
Reserve for Capital replacement & repair (such as roofs, HVAC Systems,:	Included in rent	
Total	\$0.00	(\$0.00)
Net Operating Income		\$35,140.00

Development of Capitalization Rate

The Capitalization Rate is developed as follows:

1) The following data pertaining to the subject potential mortgage and rate of return:

Loan to Value Ratio:	75%
Equity Position:	25%
Mortgage Loan Rate (Fixed):	4%
Amortization Schedule Term:	20 Years
Balloon Payment Due (If Any):	10 Years
Minimum Rate of Return on Capital Investment: (Equity Dividend Rate)	8%

2) The Mortgage Constant to be used:

$$\text{Periodic Payment / Amount Financed} = \text{Mortgage Constant}$$

$$[(\% \text{ Financed} \times \text{Mortgage Constant}) + (\% \text{ Equity Position} \times \text{Minimum Rate of Return})] = \text{Capitalization Rate}$$

$$\begin{aligned} .75 \times .0725 &= .0544 \\ .25 \times .08 &= +.0200 \\ \hline .0744 &= 7.44\% \end{aligned}$$

Capitalization Rate Conclusion:

The capitalization rate is 7.44%

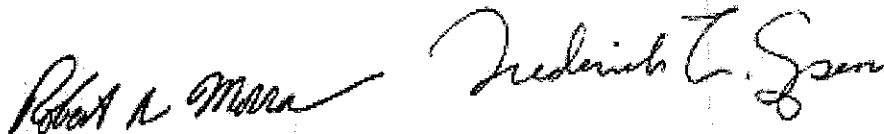
The final step is to use the following equation to find the indicated market value:

$$\text{Net Operating Income} / \text{Capitalization Rate} = \text{Market Value}$$

$$\frac{\$35,140.00}{7.44\%} = \$472,311.83 \text{ rounded to } \$472,300.00$$

Indicated Market Value Utilizing the Direct Income Capitalization Approach \$472,300.00

Respectfully



Robert Morra
License # RCR 1216

Frederick L. Speno SRA
License # RCG 575

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		
Level	Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	Year	Code	Assessed
1				COM LAND	2-1	331,300	231,900	2020	2-1	201,400
				COM BLDG	2-2	462,200	323,600	2020	2-2	295,700
SUPPLEMENTAL DATA										
All Pric ID 046001011										
Census: 1754										
Old MBLU										
TC MAP # 4461										
TC MAP #										
Record Lot										
GIS ID 15137										
Assoc Pld#										
P/Z MAP #										
ENG MAP #										
Easement										
Town Line										
IND PARK										
VISION										

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
MOZZICATO WALLINGFORD LLC	1476	0327	07-01-2013	Q	I	600,000	00	2021	2-1	231,900	2020	2-1	201,400
FULMER ROBERT P	0886	0206	03-19-1998			380,000	0						
JU&L FAMILY LIMITED PARTNERSHIP	0879	0718	12-26-1997			0	0						
MILICI JOHN J	0511	0148	04-01-1982			0	0						
Total											793,500	555,500	519,100

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Description						
		0.00					
Total							

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
R52		B			
NOTES					
MOZZICATO BAKERY & PASTRY- 2014					
24X40 UST=COOLER					

BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
27941	01-03-2014	CA	C - Approval		04-02-2014	100		BAKERY RENOVATIONS	03-26-2020	LS			01	Measured
27941	12-11-2013	CA	C - Approval		04-02-2014	100		BAKERY RENOVATIONS	07-08-2014	SJ			16	Letter Sent-Cost Informatio
22738	09-06-2013	EL	Electric	20,000	04-02-2014	100		BAKERY WIRING/400 AMP	04-02-2014	RSO			62	Permit - Interior Insp Only
27941	07-25-2013	CM	Commercial	22,000	04-02-2014	100		BAKERY RENOVATIONS	09-26-2013	TH			60	Permit - Measure & List
27882	07-12-2013	CM	Commercial	2,000	07-29-2013	100		INTERIOR DEMO	07-29-2013	TH			63	Permit Check - No Measur
10395-1	05-04-1998	NC	New Construct	190,000		100			04-28-2010	KPC			29	Field Review
10275-2	04-30-1998			4,000		100			07-22-2009	TH			00	Measure+Listed

LAND LINE VALUATION SECTION										APPRaised VALUE SUMMARY					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1	3260	REST/CLUBS M	RF4		43,560	2,761	1.00000	0	1.00	C20	2,650		0	7.31	318,600
1	3260	REST/CLUBS M	RF4		0,040	120,200	1.00000	0	1.00	C20	2,650		0	318,530	12,700
Total Card Land Units 1.040 AC															
Parcel Total Land Area: 1.0400															
Total Land Value 331,300															

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 303		Fast Food Regional			
Model Grade: 94		Commercial			
Stories: 1					
Occupancy: 1.00		Concr/Cinder			
Exterior Wall 1: 15		Stucco/Masonry			
Exterior Wall 2: 17		Flat			
Roof Structure: 01		Tar & Gravel			
Roof Cover: 04		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 11		Ceram Clay Ttl			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heating Fuel: 03		Central			
Heating Type: 03		REST/CLUBS M94			
AC Type: 3260					
Bldg Use: 3260					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 0					
Heat/AC: 01		Heat/AC Pkgs			
Frame Type: 03		Masonry			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 05		Sus-Ceil & WL			
Rooms/Ptms: 02		Average			
Wall Height: 12.00					
% Cornn Wall: 0.00					
1st Floor Use: 3260					

MIXED USE

Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST / MARKET VALUATION

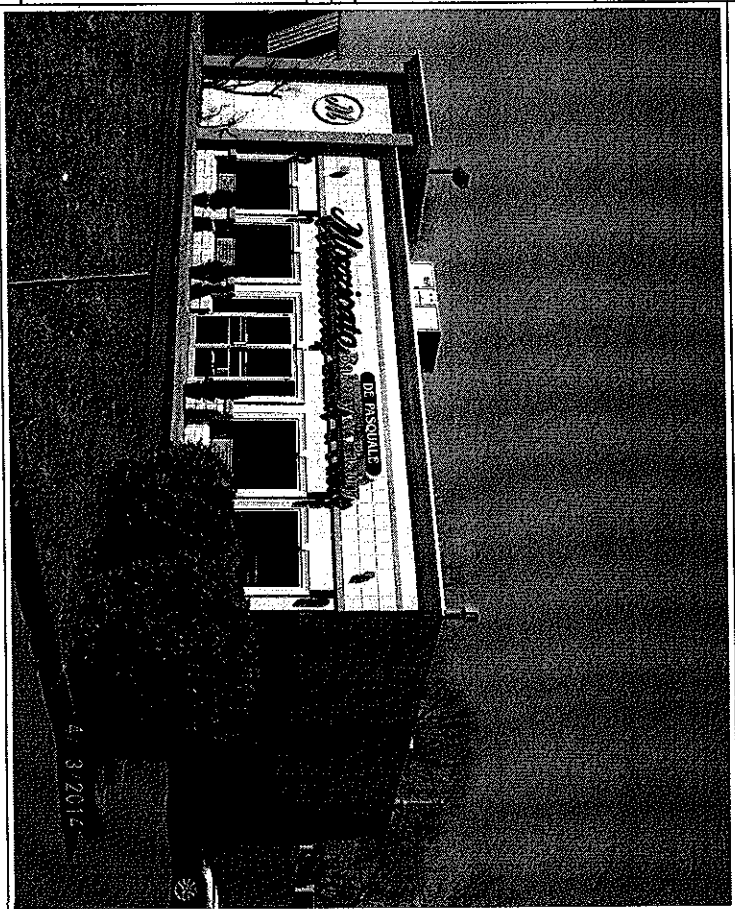
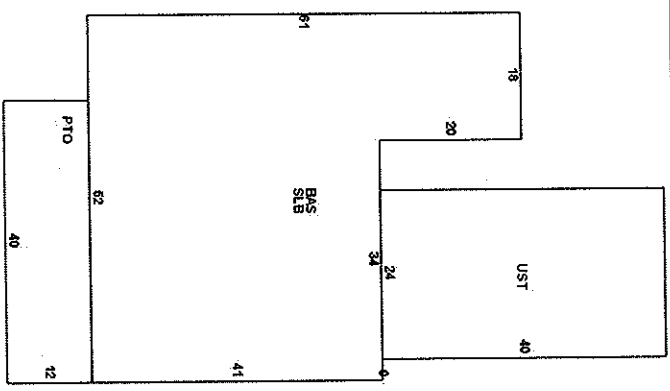
RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS (A) / XE - BUILDING EXTRA FEATURES (B)

Code	Description	U/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	17,752	3.00	1998	A		50	C	1.00	26,600
L11	Lights-In w/PL	L	7	860.00	2001	A		50	C	1.00	3,000
FNS	Fence-6' Chain	L	135	11.00	2001	A		50	C	1.00	700
DUW	Drive-up Windo	B	1	7500.00	2005			81		0.00	6,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,492	2,492	2,492	185.88	463,208
PTO	Patio	0	480	48	18.59	8,922
SLB	Slab	0	2,492	0	0.00	0
UST	Utility, Storage, Unfinished	0	960	288	55.76	53,533
Ttl Gross Liv/Lease Area		2,492	6,424	2,828		525,663





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

203-294-2001 Phone
203-294-2003 Fax

MEMORANDUM

Date: March 9, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 731 North Colony Rd 2020-126

Current Market Value: \$793,500 **Current Assessed Value:** \$555,500

Appellant's estimate of Market Value: \$472,300

Informal Hearing with Vision Appraisal: No

Notes:

The appellant's estimate of market value is based on a direct income capitalization approach.
(See attached)

The assessor's income approach to value is \$840,000.

This is an owner occupied restaurant/fast-food property on Route 5.

Recommendation:

No change

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
MOZZICATO WALLINGFORD LLC	1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	Year	Code	Assessed
631 RIDGE RD					COM LAND	2-1	331,300	231,900	2019	2-1	201,400
WETHERSFIELD CT 06109					COM BLDG	2-2	462,200	323,600	2019	2-2	295,700
SUPPLEMENTAL DATA Alt Prcl ID 046001011 Census: 1754 Old MBLU TC MAP # 4461 TC MAP # Record Lot GIS ID 15137 P/Z MAP # ENG MAP # Easement Town Line IND PARK Assoc Ptd# Cop, They used direct from No informal hearing.											
RECORD OF OWNERSHIP MOZZICATO WALLINGFORD LLC FULMER ROBERT P J&L FAMILY LIMITED PARTNERSHIP MILICI JOHN J										PREVIOUS ASSESSMENTS (HISTORY) Year Code Assessed 2020 2-1 231,900 2019 2-2 295,700 2018 2-2 295,700 2017 2-5 22,000 Total 555,500	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
ASSESSING NEIGHBORHOOD Nbhd R52 Nbhd Name B Tracing Batch			

BUILDING PERMIT RECORD		LANDLINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
27941	01-03-2014	CA	C - Approval
27941	12-11-2013	CA	C - Approval
22738	09-06-2013	EL	Electric
27941	07-25-2013	CM	Commercial
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27882	07-12-2013	CM	Commercial
10395-1	05-04-1998	NC	New Construct
10275-2	04-30-1998	NC	New Construct

VISION

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	425,800
Appraised Xf (B) Value (Bldg)	6,100
Appraised Ob (B) Value (Bldg)	30,300
Appraised Land Value (Bldg)	331,300
Special Land Value	0
Total Appraised Parcel Value	793,500
Valuation Method	C

APPRaised Parcel Value	
Total Appraised Parcel Value	793,500

APPRaised Parcel Value	
Total Appraised Parcel Value	793,500

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

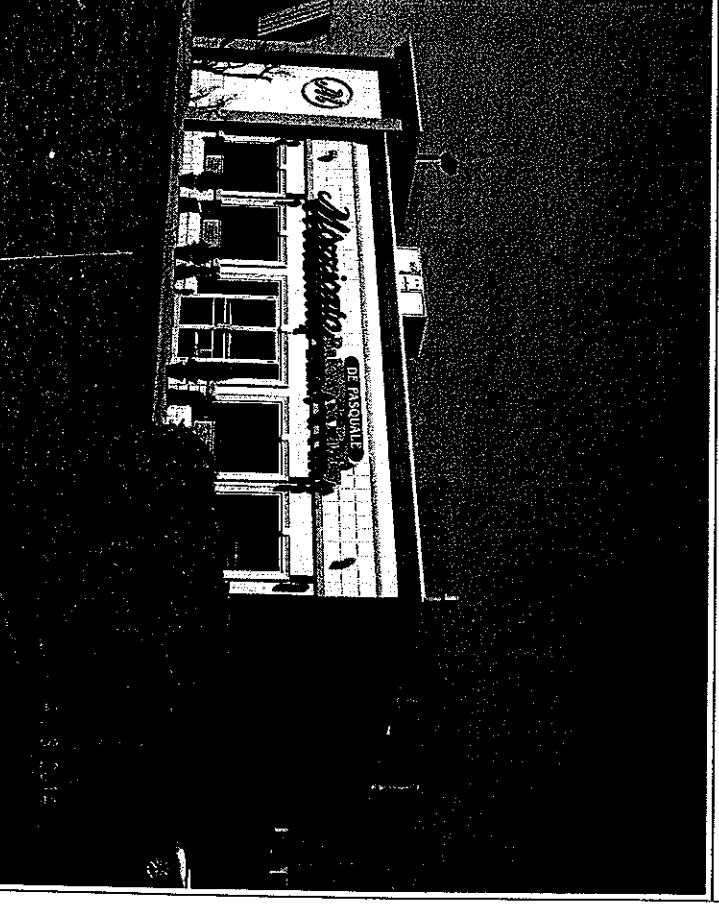
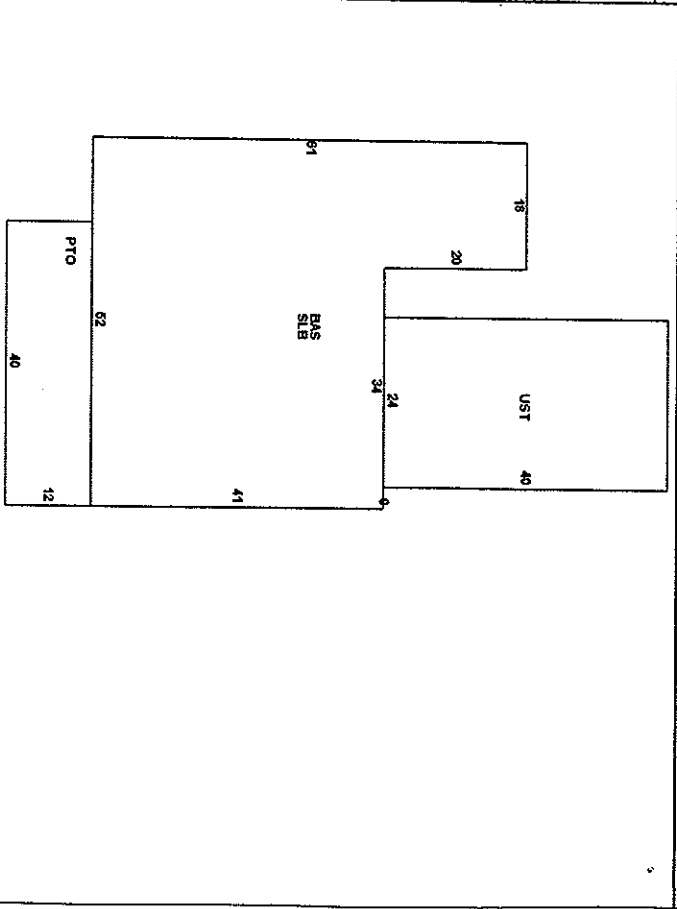
Element	Cd	Description	Element	Cd	Description
Style: 303		Fast Food Regional			
Model: 94		Commercial			
Grade: B-					
Stories: 1					
Occupancy: 1.00					
Exterior Wall 1	15	Corner/Cinder			
Exterior Wall 2	17	Stucco/Masonry			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Till			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3260	REST/CLUBS M94			
Total Rooms					
Total Bedrooms	00				
Total Baths	0				
Heat/AC	01	Heat/AC Pkgs			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Wall	05	Sus-Ceil & WL			
Rooms/Pkts	02	Average			
Wall Height	12.00				
% Corn Wall	0.00				
1st Floor Use:	3260				

MIXED USE		
Code	Description	Percentage
3260	REST/CLUBS M94	100
		0
		0

COST/MARKET VALUATION		
RCN	Year Built	Effective Year Built
	1998	1998
		Depreciation Code
		Remodel Rating
		Year Remodeled
		Depreciation %
		Functional Obsol
		External Obsol
		Trend Factor
		Condition
		Condition %
		Percent Good
		RCNLD
		81
		425,800
		Dep % Ovr
		Dep Ovr Comment
		Misc Imp Ovr
		Misc Imp Ovr Comment
		Cost to Cure Ovr
		Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	LB	Units	Unit Price	Yr. Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	17,752	3.00	1998	A		50	C	1.00	26,600
LT1	Lights-In w/PL	L	7	860.00	2001	A		50	C	1.00	3,000
FN3	Fence-6 Chain	L	135	11.00	2001	A		50	C	1.00	700
DUV	Drive-up Windo	B	1	7500.00	2005			81		0.00	6,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underprec Value
BAS	First Floor	2,492	2,492	2,492	185.88	463,208
PTO	Patio	0	480	48	18.59	8,922
SLB	Slab	0	2,492	0	0.00	0
UST	Utility, Storage, Unfinished	0	960	288	55.76	53,533
Ttl Gross Liv / Lease Area		2,492	6,424	2,828		525,663



MBLJ 7/1/16/ Sales Information Commercial Data Elements

Location 731 NORTH COLONY RD Sale Date 07-01-2013 Q/U V/I 1 Sale Price 600,000

Current Owner MOZZICATO WALLINGFORD LLC 03-19-1998 380,000 Heat / AC 01 Heat/AC Pkgs

FULMER ROBERT P 12-26-1997 0 Baths / Plumbing 03 Masonry

JJ&L FAMILY LIMITED PARTNERSHIP 04-01-1982 0 Ceiling / Wall 02 Average

MILLICI JOHN J Rooms / Ptns 05 Sus-Ceil & WL

Year Built 1998 % Conn Wall 02 Average

Appraised Value 793,500 Wall Height 12.000000000

ECONOMIC INCOME VALUATION

Leaseable Area Summary Cap Rate Income Value Notes

Ground Level 2,492 Cap Code FFL Gross Income 86,647 Income Value 840,500

Lower Level 0 Cap Adjust A Vacancy Allowance 2,599 Excess Land 11,100

Upper Level 0 Cap Rate 0.0900 Expense Allowance 8,405 Total Income Value 851,600

Total Leaseable Area 2492 Rent ID NBHD Net Income 75,643 Value Per SF / Unit 342

Bid Sec Style AdjTa Occ SF / Unit File Base Ra Use LocA Rent/S GrossRent Vac Vacancy/All EGI Exp Exp Expenses NOI

1 1 1 21 FASTFOOD 1 1 2492 GL 26.14 A E 34.77 86,647 A 0.03 2,599 84,047 A 0.10 8,405 75,643

ACTUAL INCOME VALUATION

Cap Rate Income Value Income Value

Cap Code Gross Income Vacancy Allowance Excess Land Heat Electric Water Sewer Maintenance Insurance

Cap Adjust Other Income Total Income Value Value Per SF / Unit Trash Removal Snow Removal Accounting Management Reserves Other

Cap Rate Net Income Value Per SF / Unit Expense Breakdown Tenant LeaseBe Yrs



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

REC'D ASSESSOR
18 FEB 21 PM 2:25

Hearing No. 2020-034 APPLICATION

HEARING DATE:
APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

Property Owner: Thorsen LLC
John Panillo
Mailing Address: 419 S. Cherry St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-671-2677

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: Owner (checked) or Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

John F. Panillo 2-19-2021
Print applicant name and date Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make/Model: Plate# Mileage

Real Estate: 144 Dodgys Ave Wallingford, CT (AKA 140 + 144)
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: DBA:

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? \$

Briefly state the basis of the Appeal: we did not receive the Income + Expense notice, we moved in 2020 and not all of our mail has been forwarded. I'm only appealing the penalty of 10% (add-on)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the Board) Date:

Print Name

Motion:

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.

2019 ANNUAL INCOME AND EXPENSE REPORT SUMMARY

Owner: Thorsen LLC
 Mailing Address: 419 S. Cherry St. Suite 12
 City / State / Zip: Wallingford, CT
 Property Address: 144 Dudley Ave. Wall
 Unique ID: 15877

1. Primary Property Use (Circle One) A. Apartment B. Office C. Retail D. Mixed Use E. Shopping Center F. Industrial G. Other
 2. Gross Building Area (Including Owner-Occupied Space) 9800 ± Sq. Ft.
 3. Net Leasable Area _____ Sq. Ft.
 4. Owner-Occupied Area _____ Sq. Ft.
 5. No. of Units _____


INCOME - 2019

9. Apartment Rental (From Schedule A) _____
 10. Office Rentals (From Schedule B) _____
 11. Retail Rentals (From Schedule B) _____
 12. Mixed Rentals (From Schedule B) _____
 13. Shopping Center Rentals (From Schedule B) _____
 14. Industrial Rentals (From Schedule B) 18,000.
 15. Other Rentals (From Schedule B) _____
 16. Parking Rentals _____
 17. Other Property Income _____
 18. TOTAL POTENTIAL INCOME (Add Line 9 Through Line 17) 18,000.
 19. Loss Due to Vacancy and Credit _____
 20. EFFECTIVE ANNUAL INCOME (Line 18 Minus Line 19) 18,000.

EXPENSES - 2019

21. Heating/Air Conditioning _____
 22. Electricity 2,729.82
 23. Other Utilities _____
 24. Payroll (Except management, repair & decorating) _____
 25. Supplies _____
 26. Management _____
 27. Insurance 205.96
 28. Common Area Maintenance _____
 29. Leasing Fees/Commissions/Advertising _____
 30. Legal and Accounting _____
 31. Elevator Maintenance _____
 32. Security _____
 33. Other (Specify) water 250.32
 34. Other (Specify) _____
 35. Other (Specify) _____
 36. TOTAL EXPENSES (Add Lines 21 Through 35) 83,186.10
 37. NET OPERATING INCOME (Line 20 Minus Line 36) 14,813.90
 38. Capital Expenses _____
 39. Real Estate Taxes 6,206.68
 40. Mortgage Payment (Principal and Interest) _____
 41. Depreciation _____
 42. Amortization _____

I DO HEREBY DECLARE UNDER PENALTIES OF FALSE STATEMENT THAT THE FOREGOING INFORMATION, ACCORDING TO THE BEST OF MY KNOWLEDGE, REMEMBRANCE AND BELIEF, IS A COMPLETE AND TRUE STATEMENT OF ALL THE INCOME AND EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY (Section §12-63c (b) of the Connecticut General Statutes).

SIGNATURE:  _____
 NAME / TITLE (Print) John F. Pavillo / Sole managing member
 DATE 2-19-2021 TELEPHONE 203-671-2677

Return to the Assessor on or Before June 1, 2020

Return to the Assessor on or Before June 1, 2020

SCHEDULE A - 2019 APARTMENT RENT SCHEDULE

Complete this Section for Apartment Rental activity only.

UNIT TYPE	NO. OF UNITS		ROOM COUNT		UNIT SIZE SQ. FT.	MONTHLY RENT		TYPICAL LEASE TERM
	TOTAL	RENTED	ROOMS	BATHS		PER UNIT	TOTAL	
EFFICIENCY								
1 BEDROOM								
2 BEDROOM								
3 BEDROOM								
4 BEDROOM								
OTHER RENTABLE UNITS								
OWNER/MANAGER/JANITOR OCCUPIED								
SUBTOTAL								
GARAGE/PARKING								
OTHER INCOME (SPECIFY)								
TOTALS								

BUILDING FEATURES INCLUDED IN RENT
(Please Check All That Apply)

- Heat
- Electricity
- Other Utilities
- Air Conditioning
- Tennis Courts
- Stove/Refrigerator
- Other Specify _____
- Garbage Disposal
- Furnished Unit
- Security
- Pool
- Dishwasher

SCHEDULE B - 2019 LESSEE RENT SCHEDULE

Complete this section for all other rental activities except apartment rental.

NAME OF TENANT	LOCATION OF LEASED SPACE	TYPE/USE OF LEASED SPACE	LEASE TERM			ANNUAL RENT			PROPERTY EXPENSES & UTILITIES PAID BY TENANT
			START DATE	END DATE	LEASED SQ. FT.	BASE RENT	ESC/CAM/OVERAGE	TOTAL RENT	
E + G Machine	Bays 1-5 (North) Bay 5 (South)	Industrial	month		3000 ±	1500		1500	Elect, Gas
TOTAL									



Town of Wallingford, Connecticut

Shelby P. Jackson III, CCMA II
Assessor

Department of Finance
Assessing Division
45 South Main Street, Room 101
Wallingford, CT 06492

(203) 294-2001 Phone
(203) 294-2003 Fax

February 8, 2021

THORSEN LLC
3376 DIXWELL AVE
NORTH HAVEN CT 06473

RE: 2019 Income & Expense Report Form Penalty Notice

Location: 144 DUDLEY AVE
PID: 15877

Dear Property Owner:

In April of last year, our office mailed a 2019 Income & Expense Report form to you, which asked for information about your commercial property. On August 6, 2020, we also mailed a reminder indicating that the form was due back no later than August 15, 2020, and failure to submit the form would result in a penalty of 10% of the assessed value of said property. We asked for this information because under Connecticut law we are required to compile and study this data as part of the state mandated revaluation project that we recently completed.

Our records indicate that you did not submit the required form. As a result, the property referenced above will be assessed a 10% penalty for failure to submit the required Income and Expense form. This penalty is effective for the October 1, 2020 Grand List.

October 1, 2020 Revaluation Assessment	\$ 217,400
10% Penalty	\$ 21,740
Total Assessment for the 2020 Grand List	\$ 239,140

Should you have any questions regarding this letter, please don't hesitate to contact me.

Sincerely

Shelby P. Jackson III, CCMA II
Assessor

APPEALS: (Connecticut General Statutes § 12-53a(d) and § 12-111) Any person claiming to be aggrieved by the doings of the Assessor may appeal to the Board of Assessment Appeals with further appeal to the Superior Court. There is a deadline for filing an appeal. For further information, call this office.

Fax Cover Sheet

**To: Board of Appeals
Fax#: 203-294-2003**

**From: Thorsen LLC / John Parillo
Phone: 203-671-2677
Property ID: 15877**

Date: February 19, 2021

Time: 1:39pm

Pages including this sheet: 5

Subject **Property ID: 15877 (Dudley Ave - 144) AKA 140 & 144**
From <johnfparillo@aol.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-18 14:59



-
- Scan 2021-2-18 13.43.53.pdf (~23 KB)
-

Hi Shelby, I had my assistant look through our 2019 records for more up to date info. Attached is the 2019 info. I did send the same to the B of A along with the appeals form, (One page is Blank).

Also, kindly allow this email to be formal notice of our change of address:

Old Mailing Address: 3376 Dixwell Ave, North Haven, CT

New Mailing Address: 419 S. Cherry St Suite 12, Wallingford, CT

Thank you for your help

Thorsen LLC
John Parillo (Managing Member)
cel 203-671-2677

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		VISION		
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed		
THORSEN LLC					COM LAND	2-1	104,400	2019	2-1	60,800		
3376 DIXWELL AVE					COM BLDG	2-2	206,100	2018	2-2	128,700		
NORTH HAVEN CT 06473									2-5	3,800		
AT Pct ID 065002029D Census: 1754 Old MBLU TC MAP # 2404 TC MAP # Record Lot GIS ID 15877		SUPPLEMENTAL DATA PIZ MAP # ENG MAP Easement Town Line IND PARK Record Lot		Description Code COM LAND 2-1 COM BLDG 2-2		Appraised Assessed 104,400 206,100		Year Code 2019 2-1 2018 2-2		Assessed 60,800 128,700		WALLINGFORD, CT 6148

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	O/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
THORSEN LLC		1350	0272	02-24-2009	U	200,000	10	2020	2-1	73,100	2018	2-1	60,800
GESTAY ALLEN J		1171	0567	08-26-2004	U	0	08		2-2	128,700	2018	2-2	128,700
GESTAY MARIE E		0567	0584	04-25-1986					2-5	3,800	2018	2-5	3,800
Total		0.00				217,400				193,300			193,300

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	
Year		Total						0.00
Nbhd		ASSESSING NEIGHBORHOOD						B
Nbhd Name		Tracing						Batch

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int	
Year		Total						0.00

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
26303	12-12-2011	CM	Commercial	4,500	10-08-2013	100		REPAIR WALL
26024	09-22-2011	CM	Commercial	3,000	10-07-2011	100		EXPLORATORY/CK FOOTIN

LAND LINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond. <td>Nbhd. <td>Nbhd Adj </td></td>	Nbhd. <td>Nbhd Adj </td>	Nbhd Adj	
1	3320	AUTO REPR M9	I20		32,182	SF	3.6	1.00000	C	1.00	C50	0.900

VISIT/CHANGE HISTORY		Date	ID	Type	Is	Cd	Purpose/Result	
Total Appraised Parcel Value		310,500						
Total Appraised Parcel Value		310,500						

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xi (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
Total		198,300	900	6,900	104,400	0	310,500	C

Total Card Land Units 0.739 AC Parcel Total Land Area: 0.7388 Total Land Value 104,400

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 420		Service Shop/Garage			
Model: 96		Ind/Comm			
Grade: C-					
Stories: 1					
Occupancy: 4.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 01		Minim/Masonry			
Interior Wall 1: 03		Concr-Finished			
Interior Wall 2: 03					
Interior Floor 1: 03					
Interior Floor 2: 03					
Heating Fuel: 03		Gas			
Heating Type: 01		Hot Air-no Duc			
AC Type: 01		None			
Bldg Use: 3320		AUTO REPR M94			
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 00		Heat/Min			
Heat/AC: 03		Masonry			
Frame Type: 02		Average			
Baths/Plumbing: 04		Ceil & Min WL			
Ceiling/Wall: 02		Average			
Rooms/Prtns: 10.00					
Wall Height: 0.00					
% Comm Wall: 0.00					
1st Floor Use: 3160					

Year Built: 1978
 Effective Year Built: 1978
 Depreciation Code: P
 Remodel Rating: 43
 Year Remodeled: 0
 Depreciation %: 10
 Functional Obsol: 1
 External Obsol: 1
 Trend Factor: 1
 Condition: 47
 Condition %: 130,500
 Percent Good: RCNLD
 Dep % Ovr: 47
 Dep Ovr Comment: 130,500
 Misc Imp Ovr: 47
 Misc Imp Ovr Comment: 130,500
 Cost to Cure Ovr: 47
 Cost to Cure Ovr Comment: 130,500

MIXED USE

Code	Description	Percentage
3320	AUTO REPR M94	100
		0
		0

COST/MARKET VALUATION

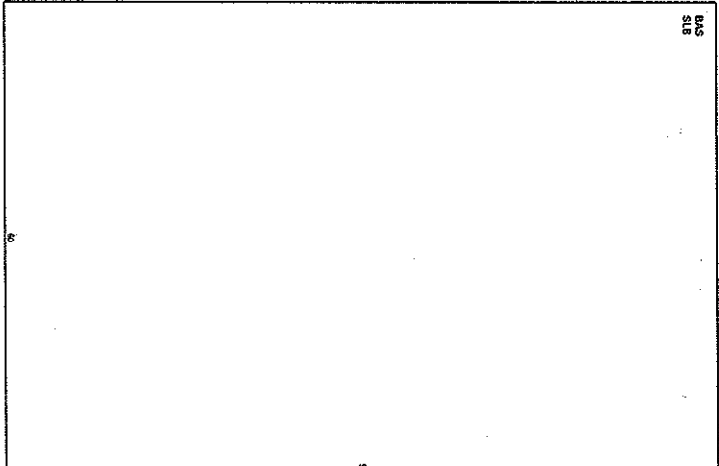
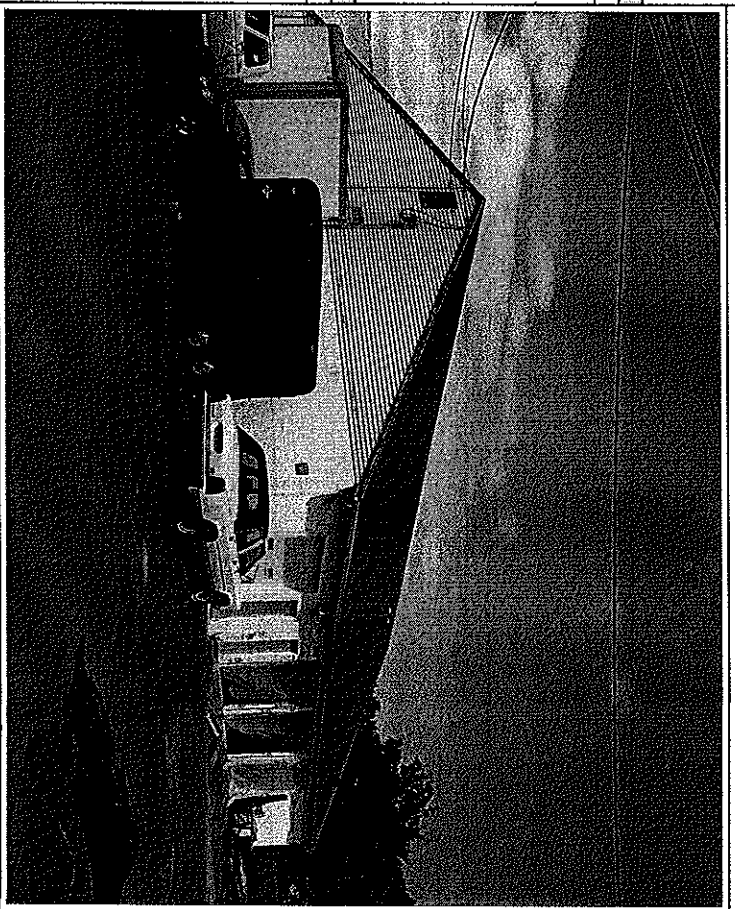
RCN	Value
RCN	277,603

OB: OUTBUILDING & YARD ITEMS/LX: BUILDING EXTRA FEATURES/B

Code	Description	L/B	Units	Unit Price	Yr Bld	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	6,000	3.00	2001	F		30	C	1.00	5,400
LT1	Lights-In w/PL	L	1	860.00	2020	G		70	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,400	5,400	5,400	51.41	277,603
SLB	Slab	0	5,400	0	0.00	0
Totals		5,400	10,800	5,400		277,603



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
THORSEN LLC	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year
3376 DIXWELL AVE					COM LAND	2-1	104,400	73,100	2018
NORTH HAVEN CT 06473					COM BLDG	2-2	206,100	144,300	2019
SUPPLEMENTAL DATA AT Pctd ID 065002029D Census: 1754 Old MBLU TC MAP # 2404 TC MAP # Record Lot GIS ID 15877 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pctd#					WALLINGFORD, CT 6148		Total 310,500 217,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
THORSEN LLC	1350	0272	02-24-2009	U	I	200,000	10	2020	2-1	73,100	2019	2-1	60,800
GESTAY ALLEN J	1171	0567	08-26-2004	U	I	0	08		2-2	128,700		2-2	128,700
GESTAY MARIE E	0567	0584	04-25-1986			0			2-5	3,800		2-5	3,800
Total										217,400		Total	193,300

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code						
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd		B		
NOTES UNABLE TO VERIFY TENANTS ROOF LINE SAGS IN CTR OF BLDG CRACKS IN CONCRETE BLOCK				

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
AP-CRACKS IN SLAB + SETTLING										

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		198,300	900	6,900	104,400	0	310,500

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value 310,500							

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
B	3320	AUTO REPR M9	120			0 SF	0	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units: 0.000 AC Parcel Total Land Area: 0.7388 Total Land Value: 104,400																

CONSTRUCTION DETAIL (CONTINUED)

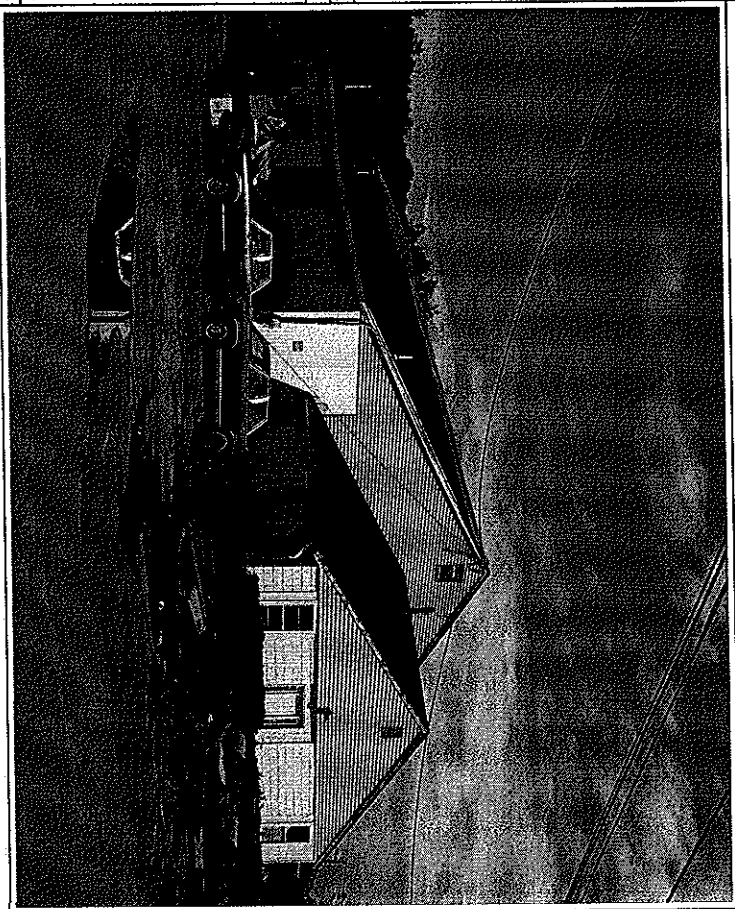
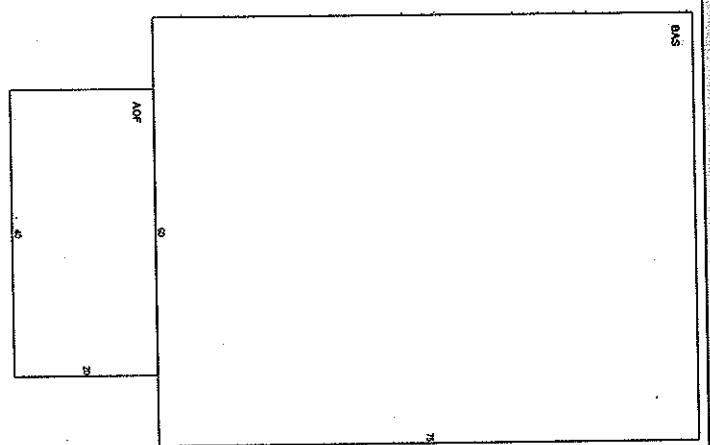
Element	Cd	Description	Element	Cd	Description
Style: 420		Service Shop/Garage			
Model: 96		IndComm			
Grade: D					
Stories: 1					
Occupancy: 2.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 01		Mint/Masonry			
Interior Wall 1: 01		Concr-Finished			
Interior Wall 2: 03					
Interior Floor 1: 03		Gas			
Interior Floor 2: 03		Hot Air-no Duc			
Heating Fuel: 03		None			
Heating Type: 01		AUTO REPR M94			
AC Type: 01					
Bldg Use: 3320					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 00					
Heat/AC: 00		Heat/Min			
Frame Type: 02		Wood Frame			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 04					
Rooms/Ptrs: 02					
Wall Height: 14.00					
% Conn Wall: 0.00					
1st Floor Use: 3160					

Code	Description	Percentage
3320	AUTO REPR M94	100
		0
		0

Code	Description	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCN/LD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appt. Value
A/C	Air-Condition	B	800	3.50	1972	F	31	C	0.00	900
PAV2	Paving-Conc	L	330	3.50	2020	G	30	C	1.00	300
LT1	Lights-In w/PL	L	1	860.00	2020		70	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office	800	800	1,040	51.29	41,030
BAS	First Floor	4,500	4,500	4,500	39.45	177,534
Ttl Gross Liv / Lease Area		5,300	5,300	5,540		218,564





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

203-294-2001 Phone
203-294-2003 Fax

MEMORANDUM

Date: March 9, 2021
To: Shelby P. Jackson III, Assessor
From: Kevin Coons, Chief Appraiser
RE: 144 Dudley Ave. 2020-034

Current Market Value:	\$ 310,500
Current Net Assessment:	\$ 217,400
10% Assessment Penalty for not filing 2019 Income & Expense statement =	<u>\$ 21,740</u>
<i>(This penalty will not be applied going forward to the 2021 Grand List)</i>	
Total Assessment for 2020 Grand List	\$ 239,140

Appellant's estimate of Market Value: N/A
Informal Hearing with Vision Appraisal: No

Notes:

A 2019 Income & Expense statement was mailed on 4/15/20. (See attached)

The original deadline for filing was 6/1/20, but an Executive Order extended the deadline to August 15, 2020 because of Covid-19.

A reminder letter was sent on 8/6/20 indicating that their 2019 Income & Expense statement had not been received yet and that there would be a **10% penalty** if a statement is not filed.

Property owner filed a 2019 Income & Expense statement for this BAA hearing.

*(A 2018 Income & Expense statement **was not filed**)*

Recommendation:

The BAA may not remove the 10% assessment penalty for late or non-filing of the Income & Expense Form as required by CGS 12-63c unless the municipality adopts the ordinance outlined in CGS 12-63c (d).



2019 ANNUAL INCOME AND EXPENSE REPORT



Town of Wallingford

THORSEN LLC
3376 DIXWELL AVE
NORTH HAVEN, CT 06473

COPY

RETURN TO:
Assessor's Office
Town of Wallingford
45 South Main St.
Wallingford, CT 06492-4201
(203) 294-2000

The Assessor's Office is preparing for the next revaluation of all real property located in Wallingford. In order to assess your real property fairly and equitably, information regarding the property income and expenses is required. Section §12-63c of the Connecticut General Statutes requires all owners of rental real property to annually file this report. **The information filed and furnished with this report will remain confidential in accordance with §12-63c(b), which provides that actual rental and operating expenses shall not be a public record and is not subject to the provisions of Section §1-210 (Freedom of Information).**

Please complete and return the completed form to the Wallingford Assessor's Office on or before June 1, 2020. In accordance with Section §12-63c(d), of the Connecticut General Statutes, as amended, any owner of rental real property who fails to file this form or files an incomplete or false form with intent to mislead the Assessor, shall be subject to a penalty equal to Ten Percent (10%) of the assessed value of such property.

GENERAL INSTRUCTIONS & DEFINITIONS – Please complete this form for all rented or leased apartment, commercial, retail, industrial or combination property. Identify the property and address and provide Annual information for the Calendar Year 2019.

TYPE/USE OF LEASED SPACE:

Indicate the type of use the leased space is being utilized for (i.e., office, retail, warehouse, restaurant, garage, etc.).

ESC/CAM/OVERAGE:

ESCALATION: Amount, in dollars, of adjustment to base rent either pre-set or tied to the Inflation Index.

CAM: Income received from common area charges to tenant for common area maintenance, or other income received from the common area property.

OVERAGE: Additional fee or rental income. This is usually based on a percent of sales or income.

PROPERTY EXPENSES & UTILITIES PAID BY TENANT: Indicate the property expenses & utilities the tenant is responsible for. Abbreviations may be used (i.e., "RE" for real estate taxes & "E" for electricity).

VERIFICATION OF PURCHASE PRICE: Must be completed if the property was acquired on or after January 1, 2019.

WHO SHOULD FILE - All individuals and businesses receiving this form should complete and return this form to the Assessor's Office. If you believe that you are not required to fill out this form, please call the number listed above to discuss your special situation. All properties which are rented or leased, including commercial, retail, industrial and residential properties, except "*such property used for residential purposes, containing not more than six dwelling units and in which the owner resides*", must complete this form. If a property is partially rented and partially owner-occupied this report must be filed.

HOW TO FILE - Each summary page should reflect information for a single property for the calendar year 2019. If you own more than one rental property in the Town of Wallingford, a separate report/form must be filed for each property. An income and expense report summary page and the appropriate income schedule must be completed for each rental property. Income Schedule A must be filed for apartment rental property and Schedule B must be filed for all other rental properties. **All property owners must sign & return this form to the Wallingford Assessor's Office on or before June 1, 2020 to avoid a Ten Percent (10%) penalty.**

A COMPUTER PRINT-OUT IS ACCEPTABLE AS LONG AS ALL THE REQUIRED INFORMATION IS PROVIDED.

If your property is 100% owner-occupied or leased in its entirety to a family member or members, or to a corporation, business or other entity operated by the owner or owner's family members, please indicate by checking the following box and provide the requested information.

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

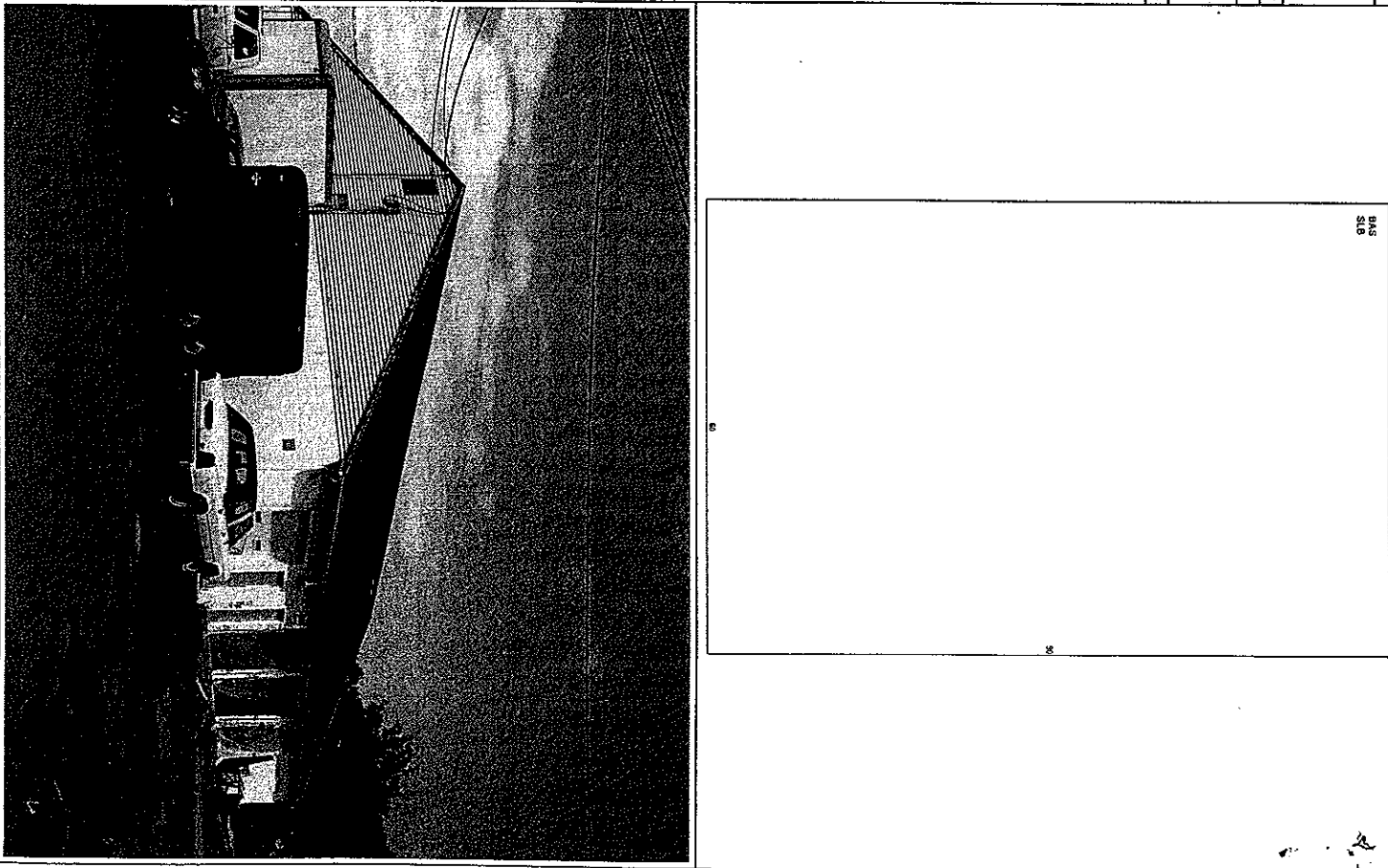
Element	Cd	Description	Element	Cd	Description
Style: 420		Service Shop/Garage			
Model: 96		Ind/Comm			
Grade: C-					
Stories: 1					
Occupancy: 4.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 01		Minim/Masonry			
Interior Wall 1: 03		Concr-Finished			
Interior Wall 2: 03		Gas			
Interior Floor 1: 03		Hot Air-no Duc			
Interior Floor 2: 03		None			
Heating Fuel: 01		AUTO REPR M94			
Heating Type: 03					
AC Type: 01					
Bldg Use: 3320					
Total Rooms: 00					
Total Bedrooms: 00					
Total Baths: 00					
Heat/AC: 00		Heat/Min			
Frame Type: 03		Masonry			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 04		Ceil & Min W/L			
Rooms/Prms: 02		Average			
Wall Height: 10.00					
% Comm Wall: 0.00					
1st Floor Use: 3160					

MIXED USE		COST / MARKET VALUATION	
Code	Description	Percentage	
3320	AUTO REPR M94	100	
		0	
		0	

RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)											
Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	6,000	3.00	2001	F			C	1.80	5,400
LT1	Lights-In w/PL	L	1	860.00	2020	G			C	1.00	860

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,400	5,400	5,400	51.41	277,603
SLB	Slab	0	5,400	0	0.00	0
Ttl Gross Liv / Lease Area		5,400	10,800	5,400		277,603



BAS
 SLB

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
419 SOUTH CHERRY ST SUITE 12				COM LAND	2-1	104,400	73,100
WALLINGFORD CT 06492				COM BLDG	2-2	206,100	144,300
GIS ID 15877 All Prcl ID 065002029D Census: 1754 Old MBLU TC MAP # 2404 TC MAP # Record Lot P/Z MAP # ENG MAP # Easement Town Line IND PARK Assoc Pld#				VISION		6148	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed
THORSEN LLC		1350	0272	02-24-2009	U	1	200,000	2019	2-1	60,800
GESTAY ALLEN J		1171	0567	08-26-2004	U	1	0	2018	2-2	128,700
GESTAY MARIE E		0567	0584	04-25-1986			0	2017	2-5	3,800
Total		0.000					217,400	Total		193,300

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.000	

ASSESSING NEIGHBORHOOD		NOTES	
Nbrhd	Nbrhd Name	Tracing	Batch
13	B		

PENMR BOILER CLEANING, 4/16/2020
 INC
 STORAGE OF VECHICLES
 ONLY
 AP=CRACKS IN SLAB + SETTLING

UNABLE TO VERIFY TENANTS
 ROOF LINE SAGS IN CTR OF BLDG
 CRACKS IN CONCRETE BLOCK

BUILDING PERMIT RECORD		APPROVED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
Total Appraised Parcel Value		310,500	

LAND LINE VALUATION SECTION		VISIT / CHANGE HISTORY	
Use Code	Description	Zone	Land Type
2	3320	AUTO REPR M9	I20
Total Card Land Units		0.000 AC	

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
Total Appraised Parcel Value		310,500	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 420		Service Shop/Garage			
Model Grade 96		Ind/Comm			
Stories: 1					
Occupancy 2.00					
Exterior Wall 1 15		Concr/Cinder			
Exterior Wall 2 03		Gable			
Roof Structure 03		Asphalt			
Roof Cover 01		Mltm/Masonry			
Interior Wall 1 03		Concr-Finished			
Interior Floor 1 03		Gas			
Interior Floor 2 03		Hot Air-no Duc			
Heating Fuel 03		None			
Heating Type 01		AUTO REPR M94			
AC Type 3320					
Bldg Use					
Total Rooms 00					
Total Bedrooms 00					
Total Baths 00					
Heat/AC 00		Heat/Min			
Frame Type 02		Wood Frame			
Baths/Plumbing 02		Average			
Ceiling/Mail 04					
Rooms/Ptns 02					
Wall Height 14.00					
% Conn Wall 0.00					
1st Floor Use: 3160					

187

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
A/C	Air Condition	B	800	3.50	1972			31			0.00
PAV2	Paving-Conc	L	330	3.50	2020	F		30			1.00
LT1	Lights-In w/P	L	1	860.00	2020	G		70			1.00

BUILDING SUB-AREA SUMMARY SECTION

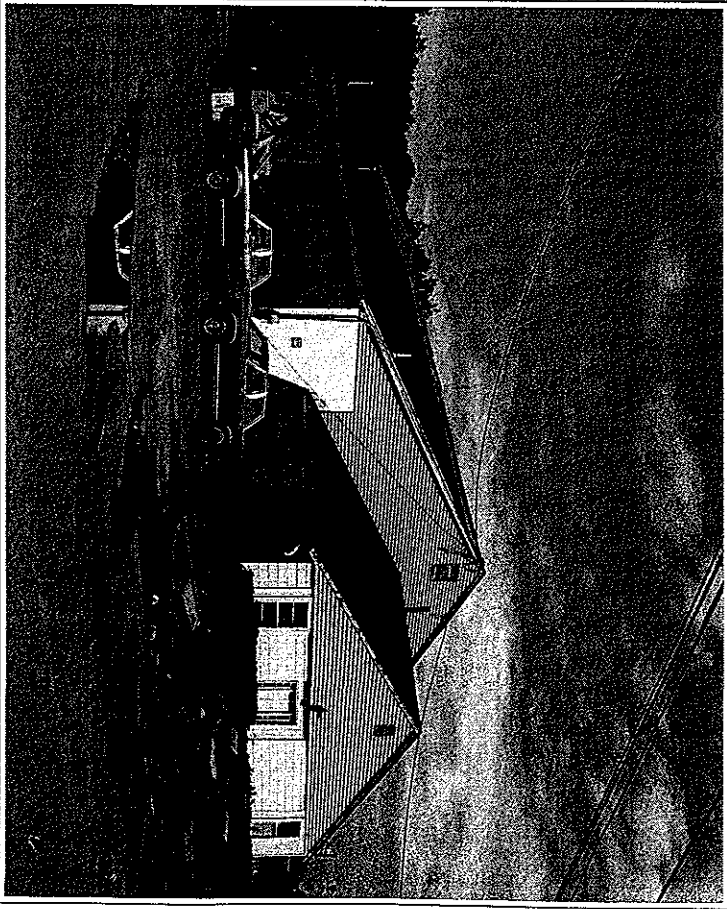
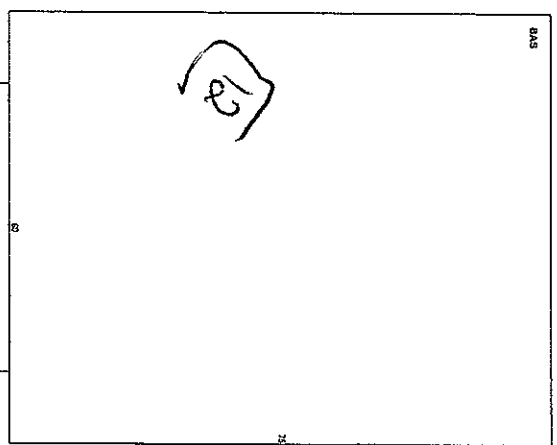
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office	800	800	1,040	51.29	41,030
BAS	First Floor	4,500	4,500	4,500	39.45	177,534
Ttl Gross Liv / Lease Area		5,300	5,300	5,540		218,564

MIXED USE

Code	Description	Percentage
3320	AUTO REPR M94	100
		0
		0

COST / MARKET VALUATION

RCN	218,564
Year Built	
Effective Year Built	1978
Depreciation Code	VP ✓
Remodel Rating	
Year Remodeled	
Depreciation %	49
Functional Obsol	10
External Obsol	10
Trend Factor	1
Condition	
Condition %	
Percent Good	31
RCNLD	67,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





Town of Wallingford, Connecticut

Shelby P. Jackson III, CCMA II
Assessor

Department of Finance
Assessing Division
45 South Main Street
Wallingford, CT 06492

(203) 294-2001 Phone
(203) 294-2003 Fax

August 6, 2020

THORSEN LLC
3376 DIXWELL AVE
NORTH HAVEN, CT 06473

RE: 2019 Income & Expense Report
Location: 144 DUDLEY AVE
UID: G0209500

Dear Property Owner:

In April of this year our office sent to you a 2019 Income & Expense Report Form for your property referenced above. To date we have not received the completed report. This information is an important and necessary component of the October 1, 2020 property revaluation project and its filing is required by Connecticut Law.

Under Connecticut Law the Assessor is required to collect this information and consider it as part of the valuation process. It is also a requirement that owners of property used for the purpose of producing rental income provide the Assessor information disclosing the actual rental and rental-related income and operating expenses applicable to such property. In fact, under this section of the law, any owner who fails to submit such information, or submits information that is incomplete or in a false form with intent to defraud, shall be subject to an assessment penalty.

The penalty is an amount equal to a ten percent (10%) increase in the assessed value of such property for such assessment year. In essence, a ten per cent (10%) increase in taxes. Please understand that we do not want to impose these penalties, however, if the report is not properly filed we must follow the mandate of the law and impose the penalty.

If you believe that you have already completed and returned this form to our office, please contact us for verification. If you have not filed the report, please do so right away. **The filing deadline is August 15, 2020.** Please complete the form and return it by August 15, 2020 to avoid the 10% assessment penalty.

Should you have any questions regarding this matter, please don't hesitate to call.

Sincerely,

Shelby P. Jackson III, CCMA II
Assessor

COPY
2018 Not Filed
10% Penalty Applied

APPEALS: (Connecticut General Statutes § 12-53a (d) and § 12-111) any person claiming to be aggrieved by the doings of the Assessor may appeal to the Board of Assessment Appeals with further appeal to the Superior Court. There is a deadline for filing an appeal. For further information, call this office.

REAL ESTATE RECORD
TOWN OF WALLINGFORD

ASSESSMENT YEAR: 2020

GENERAL DATA:

DATE: 03/05/2021

Unique ID: G0209500 GIS: G0209500Sequence#: 00 List No.: 14731
OWNER'S ADDRESS
Name 1: THORSEN LLC
Name 2:
Care of:
Street 1: 3376 DIXWELL AVE
Street 2:
City: NORTH HAVEN
State: CT Zip: 06473
Street/Form Code 011
Property Loc: 144 DUDLEY AVE
Legal Prop Loc: 144 DUDLEY AVE Vol/Page: 1350/272
Map/Block/Lot: 1620024 I and E
District:

Record Status: ACTIVE
Billing Status: B-Billable Account
Total Acreage: 0.74
Record Date: 02/24/2009
Sale Price: \$200000.00
Census Tract: 1754///
Prop Exempt: No
Last Audited: ___/___/___
By whom:
Last Visited: ___/___/___
By whom:

VALUES AND EXEMPTIONS:

ASSESSMENT

EXEMPTIONS

OLD CODES	NEW CODES	QUANTITY	AMOUNT	DESCRIPTION	EX. CODE	APP. DATE	EX. AMT.
21	200	0.74	73100	COMM LAND.....		___/___/___	
22	200	0.00	144300	COMM BUILDINGS.		___/___/___	
82	250	0.00	21740	10% BENEFIT		___/___/___	

Assessed Value: 239140 Total Exemptions: Net Value: 239140

BENEFITS AND SERVICES:

STATE ELDERLY REIMBURSEMENT PROGRAMS

LOCAL BENEFITS

Type	Year	% OR \$	Ben/Frz AMT	OWNER %	CB Gross	
TOWN	0000		0.00	0.00	0	0.00
DISTRICT	0000	DOLLAR	0.00	0.00	0	0.00
						0.00

SERVICES:

NONE

Subject **95 South Turnpike Rd - 146/8**
From Saindon, Glen <Glen.Saindon@ryan.com>
To Assessor@wallingfordct.gov <Assessor@wallingfordct.gov>
Date 2021-03-10 16:13



Mr. Jackson,

Thank you for the offer to settle our GL 2020 appeal on the above parcel at a value of \$9,200,000. I have discussed with my client and they would be willing to conclude the appeal at an FMV of \$9,000,000. Please advise if you're in agreement to accept this offer, contingent upon the BAA's approval.

Additionally, parcel 81 South Turnpike Rd – parcel 146/7 will remain at an FMV of \$759,200.

Regards,

Glen Saindon
Director, Property Tax Consulting
Ryan - Boston MA
857.288.1978 Ext. 88-1978
617.849.2452 Mobile



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member

Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-101 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner: <u>Live Nation Worldwide Inc</u>
Name of property Owner
Mailing Address <u>13155 Noel Rd, Suite 100 L873</u>
City, State, Zip <u>Dallas, TX 75240</u>
Phone <u>x 602 332 2216</u>

Appellant (if other than owner): <u>Ryan LLC</u>
Name of Owner's Agent <u>Glen Saindon</u>
Mailing Address <u>One International Pl, 1840</u>
City, State, Zip <u>Boston, MA 02110</u>
Phone <u>857-288-1978</u>

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Glen Saindon, Ryan LLC 2/15/21
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 81 South Turnpike Road, 146-7
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$ 380,000

Briefly state the basis of the Appeal: Property has had close to zero revenue since the start of the pandemic, with uncertainty for the 2021 season. 2020 income statement through 10/1/20 attached. Appraisal to be obtained as needed

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record Initials

Thomas Vitali	_____	_____
Carl Bonamico	_____	_____
Robert Avery	_____	_____

12 Month P&L with Summary Accounts

C3059 - Outside Theater

ALLDEPT - All Departments

Total Actual (Not Including Pro-Forms Adjustments)

Amounts in Local Currency (0%)

	2020 Jun	2020 Jul	2020 Aug	2020 Sep	2020 Oct	2020 Nov	2020 Dec	2020 YTD Total
	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual
Revenue								
Ticket Revenue	100,523	246,333	124,233	1,142	9,527	1,402	6,839	494,028
Facility Maintenance Fee	149	17,157	5,516	(67)				27,755
Printing Revenue	30,456	34,212	16,446	2,869	2,869			69,483
Service Charge Revenue	(822)	(1,321)	(1,486)	(10)	(10)			(3,668)
Senior Citizen Revenue	24,778	69,883	27,433	734	3,098			125,936
Concession Revenue	29,474	30,338	14,830					101,502
Concession Contra Revenue	(12,848)	(18,378)	(20,064)	183	(469)			(51,907)
Merchandise Revenue	5,777	46,990	18,693					71,460
Merchandise Contra Revenue	(6,054)	(8,616)	(15,097)	1	788			(9,889)
Rentals / Special Event Revenue	84,555	16,134	1,113	37,060	4,455	15,424	15,450	182,131
Other Event Revenue	5,516	8,473	1,483	382	1,777			13,551
Sponsorship Non-Event Revenue	49,933	64,974	34,035	169	2,859			132,454
Box Office Revenue	0	47,337	20,285	2,000	77			70
Premium/Season Ticket Revenue	0	42	85					127
Arduary/Other Non-Event Revenue	340,839	339,942	295,332	43,542	15,489	23,467	4,765	1,210,833
Variable Expenses								
Ticket Fees	53,741	125,011	70,834	1,105	1,105			19,000
Production Expense	25,632	75,077	(19,839)	(779)	1,577			(4,383)
Operative Expense	9,237	(17,042)	34,501	53	(3,594)			22,253
Co-Promote Expense	634	66,508	(576)	(16,697)				31,229
Insurance Expense	16,561	7,744	15,352	6,295	6,295			41,251
Advertising Expense	3,231	1,248	255	(2,428)	11			1,051
Rentals / Special Variable Expense	5,970	3,971	2,049	(703)	(2,859)			10,838
Credit Card Expense	590	3,860	446	5,137	(2,859)			9,117
Other Event Variable Expense	17,507	2,100	3,033	2,250	788			30,472
Sponsorship Expense	1,920	1,920	18,597	36,677	9,894			79,781
Other Non-Event Variable Expense	187,042	313,592	142,765	41,327	6,450			811,024
Contribution Margin	153,777	205,551	152,557	24,086	(12,099)	354,625	8,988	1,159,951
Total Fixed Expenses								
Salary Expense	91,215	96,590	66,338	81,208	61,832	49,973	47,976	523,953
Bonus Expense	6,200	7,700	(8,600)	7,000	24,843	17,936	16,488	58,520
Benefit & Other Comp Expense	4,650	3,691	3,652	(639)	(3,024)	3,428	1,346	15,511
Rent Expense	1,650	1,450	871	911	2,009	2,124	1,718	13,204
Indirect Advertising Expense	86	2,825	27,177	25,009	25,446	24,297	17,738	229,916
Utility Expense	3,407	2,715	24,285	6,276	5,529	8,254	8,411	98,624
Maintenance/Repair Expense	1,480	810	1,446	1,446	57	907	93	4,202
Travel & Entertainment	2,113	3,385	4,659	5,543	97	907	93	14,617
Office Supplies & Postage	39,840	39,840	39,840	39,840	39,786	39,786	39,786	359,502
Property Tax & Int Expense	26,456	24,924	28,788	(10,115)	(2,447)	986	3,362	(6,489)
Subsidiary Expense	266,631	257,171	254,627	162,666	149,745	139,004	151,868	1,579,916
Total Fixed Expenses	266,631	352,171	354,627	162,666	149,745	139,004	151,868	1,579,916
Operating Income	40,012	39,546	36,993	29,083	39,138	39,138	39,138	39,266
Depreciation Expense	40,012	39,546	36,993	29,083	39,138	39,138	39,138	39,266
Depreciation, Amortization & Other Oper Inc/Exp	(152,866)	(90,387)	(141,063)	(177,663)	(201,083)	(216,483)	(182,018)	(653,559)
Operating Income	(152,866)	(90,387)	(141,063)	(177,663)	(201,083)	(216,483)	(182,018)	(653,559)
Interest, Equity & Other Inc/Exp								
Interest Income	0	(14)	(14)	(14)	(83)	(83)	0	(140)
Other Inc/Exp	0	(14)	92,624	199,167	199,167	199,167	199,167	54,196
Interest, Equity & Other Inc/Exp	0	(14)	92,624	199,167	199,167	199,167	199,167	285,576
Net Income Before Tax	(152,866)	(90,387)	(141,063)	(177,663)	(201,083)	(216,483)	(182,018)	(653,559)
Net Income from Continuing Operations	(152,866)	(90,387)	(141,063)	(177,663)	(201,083)	(216,483)	(182,018)	(653,559)
Net Income	(152,866)	(90,387)	(141,063)	(177,663)	(201,083)	(216,483)	(182,018)	(653,559)
Net Income Attributable To U.S.	(152,866)	(90,387)	(141,063)	(177,663)	(201,083)	(216,483)	(182,018)	(653,559)
Operating Income	(152,866)	(90,387)	(141,063)	(177,663)	(201,083)	(216,483)	(182,018)	(653,559)
Depreciation Expense	40,012	39,546	36,993	29,083	39,138	39,138	39,138	39,266
Net Income	(112,854)	(50,820)	(104,070)	(148,580)	(161,944)	(177,345)	(142,880)	(414,293)

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS/HISTORY			
Level	Public Water	Paved	Bus. District	Description	Code	Appraised	Assessed	Year	Code	Assessed	
1				COM LAND	2-1	751,700	526,200	2019	2-1	478,300	
				COM BLDG	2-2	7,500	5,300	2018	2-5	5,300	
Total						759,200	531,500	Total			
13155 NOEL RD STE 100 L873						WALLINGFORD, CT		VISION			
DALLAS TX 75240											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
LIVE NATION WORLDWIDE INC	1353	0239	04-01-2009	U	V	0	40	2020	2-1	526,200	2019	2-1	478,300
OAKDALE THEATER CONCERTS, INC	1042	0332	08-14-2002	U	V	0	25		2-2	5,300		2-5	5,300
OAKDALE DEVELOPMENT LIMITED PARTN	0840	0553	07-03-1996			0	0						
COOK HILL ASSOCIATES	0810	0976	05-03-1995			0	0						
	0614	0658	08-10-1987			0	0						
Total						531,500	Total	483,600	Total	483,600	Total	483,600	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
C2		B		

NOTES	
VACANT PARKING LOT, GRAVEL, FOR OAKDALE 200' @ 2' FENCING WOOD VALUE W/146/8 PARTIALLY PAVED, EST. GATED	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value 759,200										

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
03-10-2020		ES	03			99	Vacant Lot Insp
03-10-2011		KC	08		7	19	Map Correction-No Value
01-04-2011		DT				40	No change
05-07-2010		DT	03			29	Field Review
09-02-2009		TH	03			99	Vacant Lot Insp
05-01-2001		JS				99	Vacant Lot Insp
02-01-2001		SB				99	Vacant Lot Insp

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	3370	PARK LOT M00	DD40	43,560	SF	2.76	1,000,000	C	1.00	C30	1,650	W/146/8 CRNR	1,0000	4.55	198,400	
1	3370	PARK LOT M00	DD40	3,720	AC	120,200	1,000,000	0	0.75	C30	1,650	TOPO/BROOK	1,0000	148,747.5	553,300	
Total Card Land Units 4,720 AC Parcel Total Land Area 4,7200 Total Land Value 751,700																

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 94	00	Outbuildings			
Model		Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrooms					
Total Half Baths					
Total Xtra Fixts					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Whirlpool Tub					
Fireplaces					

OB - OUTBUILDING & YARD ITEMS/LX - BUILDING EXTRA FEATURES (B)

Code	Description	VB	Units	Unit Price	Yr Bt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	Paving-Asphal	L	5,000	3.00	2009	A		50	C	1.00	7,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprac Value
	Ttl Gross Liv / Lease Area	0	0	0	0	0

CONDO DATA

Parcel Id	C	Ownr	
Adjust Type		Description	Factor%
Condo Flr			
Condo Unit			

COST/MARKET VALUATION

Building Value New	0
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	0
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch





Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-102 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE:

Property Owner: Live Nation Worldwide Inc
Name of property Owner
Mailing Address: 13155 Noel Rd, Suite 100
City, State, Zip: Dallas, TX 75240 L873
Phone: 602 332 2216

Appellant (if other than owner): Ryan LLC
Name of Owner's Agent: Glen Saindon
Mailing Address: One International Pl 1840
City, State, Zip: Boston, MA 02110
Phone: 857-288-1978

Appellant's Capacity: Owner's Agent
(Print applicant name and date)

Glen Saindon, Ryan LLC 2/15/21

[Signature]

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

X Real Estate: 95 South Turnpike Rd 146-8
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: DBA:

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$4,900,000

Briefly state the basis of the Appeal: Property has had close to zero revenue since the start of the pandemic, with an uncertain 2021 season. 2020 income statement through 10/1/20 attached. Appraisal to be obtained as needed.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: Date:

Print Name

Motion:

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.


LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

Live Nation Worldwide Inc
Property Owner
81 and 95 South Turnpike Street, parcels 146-7 & 146-8
Subject Property
Wallingford, CT
Jurisdiction and State
FY 2020 (Grand list 10/1/20)
Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining all property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property. If there are any questions concerning this authorization please contact the following:
Ryan LLC, Glen Saindon, 857-288-1978 or glen.saindon@ryan.com

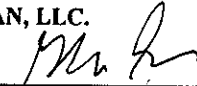
This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner.

Property Owner:


Signature Printed Name Date
VP-Finance
Title

I certify that the signature above is a true and correct signature provided as a duly appointed officer or authorized employee of the above referenced company. If a copy of this form is being submitted, I will produce the original form with original signature upon request. If a completed application for changed assessment is attached to this authorization, I certify that a copy has been forwarded to applicant named in this application.

RYAN, LLC.

By: 

Date: 2/17/21

12 Month P&L with Summary Accounts

C3059 - Oakdale Theater
ALLDEPT - All Departments

Total Actual (Not Including Pro Forma Adjustments)
 Amounts in Local Currency (0's)

Revenue	2020 Jan	2020 Feb	2020 Mar	2020 Apr	2020 May	2020 Jun	2020 Jul	2020 Aug	2020 Sep	2020 Oct	2020 Nov	2020 Dec	2020 Total
	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual
Ticket Revenue	100,823	246,339	123,233	(32)	9,927	1,142		6,839	6,937	39	(99)	1,062,331	1,556,334
Facility Maintenance Fee	149	17,157	5,516		(67)								22,755
Parking Revenue	10,456	34,212	16,446		2,369								63,483
Service Charge Revenue	(822)	(1,321)	(1,466)	10	(10)							(15,732)	(19,341)
Concession Revenue	24,728	69,883	27,433	794	3,098						10	52,461	178,397
Concession Contra Revenue	(12,869)	(18,378)	(20,064)	183	(169)							148,486	316,417
Merchandise Revenue	5,727	46,890	18,603										39,930
Merchandise Contra Revenue	(6,064)	(38,616)	(15,047)	1									(90,227)
Rentals / Special Event Revenue	84,556	16,134	1,112	37,000	4,456	768	15,361	16,450	(4,200)			46,518	117,838
Other Event Revenue	5,516	8,023	1,433	500	1,777	962						17,125	(25,339)
Sponsorship Non-Event Revenue	57,735	64,574	53,203	20,305	(26,961)	(89)	77	0	(51,388)	55,880		36,500	263,469
Box Suite Revenue	45,035	42,337	42,337	2,000	2,000	(10,000)		70	84	4,000	(51,787)	41	116,319
Premium/Season Ticket Revenue	(3,518)	1,774	867	2,000	2,000	(10,000)		308	(427,745)	2	2	2	81,963
Auxiliary/Other Non-Event Revenue	114	42	86	2		435,952	15,439	23,467	(476,912)	208,397	(51,814)	1,200,270	358
Revenue	340,839	519,942	295,222	60,763	(3,979)	435,952	15,439	23,467	(476,912)	208,397	(51,814)	1,200,270	2,567,685

Variable Expense	2020 Jan	2020 Feb	2020 Mar	2020 Apr	2020 May	2020 Jun	2020 Jul	2020 Aug	2020 Sep	2020 Oct	2020 Nov	2020 Dec	2020 Total
	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual
Talent Fees	33,741	125,011	70,834										267,320
Production Expense	25,652	75,027	(19,839)	240	1,106	(5,035)	1,677	(267)	18,000	(1,278)	6,952	297,374	376,813
Operating Expense	9,237	(17,042)	34,301	(320)	(3,094)	52		(91)	(4,285)	1,334		44,860	69,486
Co-Promote Expense	634	66,503	2,244	(576)		(16,697)						366,501	417,731
Insurance Expense	16,561	49,227	15,132	(3,888)	6,206	67,616	4,550	7,653	41,138	2,921	262	73,340	273,728
Rentals / Special Variable Expense	52,937	3,231	255	(1,828)	11	(2,947)	(3,659)	2,900	5,633	40,032		5,485	104,405
Credit Card Expense	5,970	9,049	(746)	(2,509)	(1,771)	(3,185)	(42)	(83)	241	50	230	2,359	13,578
Other Event Variable Expense	590	3,660	5,008	(100)	(2,895)	(42)							20,179
Sponsorship Expense	17,507	3,580	4,406	5,137	(2,895)	(42)	2,003	728			10,834	229	37,318
Premium Seat Expense	2,261	210	3,039	2,250		(188)	27	188				6,847	9,747
Other Non-Event Variable Expense	1,970	1,970	18,997	36,510	9,894	1,510	1,610	1,610	1,610	52,444	1,609	1,610	131,444
Variable Expense	187,062	313,592	142,766	36,677	8,720	41,327	6,450	11,669	62,543	94,503	19,887	798,605	1,723,999
Contribution Margin	153,777	206,351	152,457	24,086	(12,699)	394,625	8,988	11,599	(539,454)	113,894	(71,701)	401,664	843,685

Total Fixed Expense	2020 Jan	2020 Feb	2020 Mar	2020 Apr	2020 May	2020 Jun	2020 Jul	2020 Aug	2020 Sep	2020 Oct	2020 Nov	2020 Dec	2020 Total
	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual
Salary Expense	91,225	96,590	86,368	81,608	61,382	42,973	47,476	42,974	32,953	36,926	22,769	24,031	666,795
Bonus Expense	6,200	6,200	7,700	(18,600)					5,835	15,487	12,286	12,679	1,500
Benefit & Other Comp Expense	31,221	31,697	27,456	23,117	18,769	24,813	17,956	16,489	5,835	7,377	48	48	237,806
Rent Expense	4,650	3,691	3,062	(687)	(639)	(1,034)	3,631	48	4,858	7,377	48	48	25,053
Marketing Expense	1,650	1,450	871	813			5,400	1,340					11,368
Indirect Advertising Expense	196	25	25						16	123	272	2,772	3,094
Utility Expense	34,071	30,907	30,907	27,172	25,209	25,446	24,297	21,242	17,738	32,484	33,551	23,808	319,759
Maintenance/Repairs Expense	27,215	24,715	23,285	16,475	6,976	5,259	9,254	8,414	(22,969)	(10,392)	9,849	17,908	114,889
Travel & Entertainment	1,690	810	1,646								456	483	5,141
Office Supplies & Postage	2,113	3,395	4,659	3,543	57	710	907	89	(699)	445	237	501	15,801
Property Tax & Ins Expense	39,944	39,944	39,944	39,944	39,944	39,944	39,796	39,796	39,786	39,786	39,786	(84,714)	403,960
Other Fixed Expenses	26,456	24,924	28,768	(10,115)	(2,417)	995	3,162	(6,499)	700	2,726	2,191	(7,596)	63,296
Subtotal Operational Fixed Costs	266,631	257,471	254,627	162,666	149,245	139,004	151,668	123,885	74,819	124,960	120,444	39,839	1,865,160
Total Fixed Expense	356,631	257,171	254,627	162,666	149,245	139,004	151,668	123,885	74,819	124,960	120,444	39,839	1,865,160

Depreciation Amortization & Other Oper Incl/Exp	2020 Jan	2020 Feb	2020 Mar	2020 Apr	2020 May	2020 Jun	2020 Jul	2020 Aug	2020 Sep	2020 Oct	2020 Nov	2020 Dec	2020 Total
	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual	Total Actual
Depreciation Expense	40,012	39,546	38,993	39,083	39,138	39,138	39,138	40,025	39,286	38,586	38,586	38,586	470,118
Depreciation, Amortization & Other Oper Incl/Exp	40,012	39,546	38,993	39,083	39,138	39,138	39,138	40,025	39,286	38,586	38,586	38,586	470,118
Operating Income	(152,866)	(90,867)	(141,063)	(177,663)	(201,083)	216,483	(182,018)	(152,312)	(659,559)	(49,653)	(230,731)	323,239	(1,491,592)



One International Place
100 Oliver Street, Suite 1840
Boston, MA 02110
Tel. 857.362.7522

www.ryan.com

February 15, 2021

Board of Assessment Appeals
Town Hall, Rm 101
45 South Main Street
Wallingford, CT 06492

RE: FY2020 Appeal Application(s)

Enclosed please find (2) appeal application(s) in duplicate for fiscal year 2020. Please date stamp the duplicate copies of the application(s) and return them our office in the envelope provided.

If you have any questions about the application(s), please contact me at 857-288-1978 or Glen.saindon@ryan.com.

Sincerely,

Glen Saindon
Director

Enc.

act 2/18/2021

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		WALLINGFORD, CT
LIVE NATION WORLDWIDE INC		2 Above Street	2 Public Water	1 Paved	4 Bus. District	Description	Code	Assessed
13155 NOEL RD STE 100 LB73						COM LAND	2-1	2,016,000
DALLAS TX 75240						COM BLDG	2-2	7,788,800
		SUPPLEMENTAL DATA						5,452,300
		Alt Prcd ID	085003031	ENG MAP #	15-13			
		Census:	Old MBLU	Easement	Town Line			
			TC MAP #	IND PARK				
			Record Lot #	1				
		GIS ID	134321	Assoc Pld#				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
LIVE NATION WORLDWIDE INC	1353	0239	04-01-2009	U	I	0	40	Year	Code
OAKDALE THEATER CONCERTS INC	1042	0332	08-14-2002	Q	I	13,000,000	00	2020	2-1
OAKDALE DEVELOPMENT LIMITED PARTN	0840	0553	07-03-1996	U	V	0	0		2-2
OAKDALE DEVELOPMENT LIMITED PARTN	0623	0979	12-11-1987			0	0		2-5
Total		0 00						9,804,800	6,863,600

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total			0 00						Appraised Bldg. Value (Card)
Total									Appraised X1 (B) Value (Bldg)
Total									Appraised Ob (B) Value (Bldg)
Total									Appraised Land Value (Bldg)
Total									Special Land Value
Total									Total Appraised Parcel Value
Total									Valuation Method

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total									Appraised Bldg. Value (Card)
Total									Appraised X1 (B) Value (Bldg)
Total									Appraised Ob (B) Value (Bldg)
Total									Appraised Land Value (Bldg)
Total									Special Land Value
Total									Total Appraised Parcel Value
Total									Valuation Method

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
33237	02-04-2019	CM	Commercial	35,000	08-13-2019	100	10-19-2010	STEEL RIGGING ONLY/PRO	05-05-2020	JG1	03		01	Measured
24142	10-16-2009	RE	Remodel	22,000	10-19-2010	100	04-30-2009	REMODEL CONCESSION BA	08-13-2019	KC	02		62	Permit - Interior Insp Only
23489	02-04-2009	CM	Commercial	40,000	04-30-2009	100	05-02-2007	REPAIR WATER DAMAGE (C	08-02-2012	KC	02		63	Permit Check - No Measur
20104	02-01-2006	CM	Commercial	12,000	05-02-2007	100	02-14-2006	Construct 14 kneewalls for priv	05-23-2012	KC	02		63	Permit Check - No Measur
19973	12-01-2005	CM	Commercial	16,500	02-14-2006	100	02-14-2006	ADA Sealing	03-10-2011	KC	08		19	Map Correction-No Value
19973	12-01-2005	CC	C of C	16,500	02-14-2006	100	02-14-2006	Certificate of Completion-2/14/	01-04-2011	DT			40	No change
14962	03-25-2002	CM	Commercial	1,200	08-28-2002	100	08-28-2002	Interior partition door	10-19-2010	TH			63	Permit Check - No Measur

LAND LINE VALUATION SECTION		Land Units	Unit Price	I. Factor	Site Index	Cond.	Nhbd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value				
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nhbd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	3640	THEATER	DD4	DD4	43,560	2.76	1.00000	C	1.00	C30	1.650	5X LB		0	4.55	198,400
1	3640	THEATER	DD4	DD4	12,010	120,200	1.00000	0	0.75	C30	1.650	TOPO		0	148,747.5	1,786,500
1	3640	THEATER			15,570	8,000	1.00000	0	0.25					0	2,000	31,100

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value							9,804,800
Total Card Land Units		28,580	AC				
Parcel Total Land Area:		28,5800					
Total Land Value		2,016,000					

CONSTRUCTION DETAIL / **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: Model	603	Theater Cinema			
Grade	B	Commercial			
Stories:	3				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	11	Clapboard			
Roof Structure	08	Irregular			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3640	THEATER			
Total Rooms	00				
Total Bedrms	0				
Total Baths	01	Heat/AC Pkgs			
Heat/AC	05	Steel			
Frame/Plumbing	02	Average			
Baths/Plumbing	05	Average			
Ceiling/Wall	02	Sus-Ceil & WL			
Rooms/Prtns		Average			
Wall Height	32.00				
% Conn Wall					
1st Floor Use:	3640				

Code	Description	Percentage
3640	THEATER	100
		0
		0

MIXED USE

RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

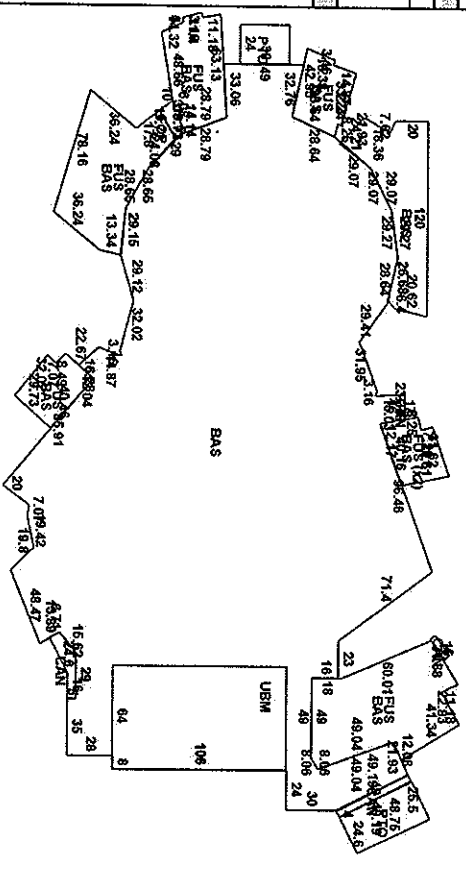
OB - OUTBUILDING & YARD ITEMS (L/X/BUILDING EXTRA FEATURES/B)

Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	498.20	3.00	1996	A	50	50	C	1.00	747,300
LTS	Merc Vap/Flu	L	4	1300.00	1996	A	50	50	C	1.00	26,000
LTS	MV w/Double Lt	L	8	1900.00	1996	A	50	50	C	1.00	7,600
LTS	MV w/Four Lts	L	15	3300.00	1996	A	50	50	C	1.00	24,800
FNS3	Fence-6' Chain	L	2,080	11.00	1996	A	50	50	C	1.00	11,400
SHD6	Shd Com Wd	L	576	20.00	1996	A	50	50	C	1.00	5,800
SHD2	Shd w/Elec	L	192	16.00	1997	A	50	50	C	1.00	1,500
SPR1	Sprinklers Wet	B	139.05	1.00	1989	A	46	46		0.00	64,000
MEZ2	Mezz Finished	B	12,912	15.00	1989	A	46	46		0.00	89,100
MEZ3	Mezz w/Partitn	B	10,608	23.00	1989	A	46	46		0.00	112,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	91,883	91,883	91,883	126.48	11,621,481
CAN	Canopy	0	119	597	25.21	15,051
FOP	Porch, Open	0	160	40	31.62	5,059
FUS	Upper Story, Finished	15,356	15,356	15,356	126.48	1,942,247
PTO	Patio	0	1,947	195	12.67	24,664
UBM	Basement, Unfinished	0	6,784	1,696	31.62	214,512

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Lnr / Lease Area						
		107,239	116,727	109,289		13,823,014



CURRENT OWNER		LIVE NATION WORLDWIDE INC		TOPO		2 Above Street		UTILITIES		1 Paved		STRT / ROAD		4 Bus. District		LOCATION		COM LAND		2-1		2,016,000		1,411,300		6148	
13155 NOEL RD STE 100 L873		DALLAS TX 75240		Alt Prcl ID 085003031		Census: Old MBLU TC MAP # 4477 Record Lot 1		GIS ID 134321		SUPPLEMENTAL DATA		P/Z MAP # 15-13		ENG MAP Easement Town Line IND PARK		Assoc Pld#		COM BLDG		2-2		7,788,800		5,452,300		WALLINGFORD, CT	

RECORD OF OWNERSHIP												BK-VOL/PAGE SALE DATE Q/U VI SALE PRICE VC											
Total												9,804,800											
Total												6,863,600											
Total												8651000											

EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Total																
Total																

ASSESSING NEIGHBORHOOD																
Nbhd C2 Nbhd Name B Tracing Batch																
NOTES																

BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments								
Total Appraised Parcel Value 9,804,800																

LAND LINE VALUATION SECTION																
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
Total Card Land Units																
Parcel Total Land Area:																
Total Land Value 2,016,000																

APPRaised VALUE SUMMARY																
Appraised Bldg. Value (Card) 6,560,400																
Appraised Xr (B) Value (Bldg) 399,700																
Appraised Ob (B) Value (Bldg) 828,700																
Appraised Land Value (Bldg) 2,016,000																
Special Land Value 0																
Total Appraised Parcel Value 9,804,800																
Valuation Method C																



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: Model	603	Theater Cinema			
Grade	94	Commercial			
Stories:	3				
Occupancy	1.00	Pre-finish Meil			
Exterior Wall 1	27	Clapboard			
Exterior Wall 2	11	Irregular			
Roof Structure	08	Tar & Gravel			
Roof Cover	04	Drywall			
Interior Wall 1	05				
Interior Wall 2	05				
Interior Floor 1	14	Carpet			
Interior Floor 2	14				
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3640	THEATER			
Total Rooms	00				
Total Bedrms	0				
Total Baths	01	Heat/AC Pkgs			
Heat/AC	01	Steel			
Frame Type	05	Average			
Baths/Plumbing	02	Sus-Cell & WL			
Ceiling/Wall	05	Average			
Rooms/Prtms	02				
Wall Height	32.00				
% Conn Wall					
1st Floor Use:	3640				

Year Built
 Effective Year Built
 Depreciation Code
 Remodel Rating
 Year Remodeled
 Depreciation %
 Functional Obsol
 External Obsol
 Trend Factor
 Condition
 Condition %
 Percent Good
 RCNLD
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

MIXED USE

Code	Description	Percentage

COST / MARKET VALUATION

RCN

OB - OUTBUILDING & YARD ITEMS//XF-BUILDING EXTRA FEATURES//B

Code	Description	L/B	Units	Unit Price	Yr Bkt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
SHD1	Shed Frame	L	144	13.00	2009	A		50	C	1.00	900
ELV2	Pass Elev	B	4	25000.00	1989			46		0.00	46,000
ELV2	Pass Elev	B	4	25000.00	1989			46		0.00	46,000
ELV2	Pass Elev	B	3	25000.00	1989			46		0.00	34,500
PAV2	Paving Conc	L	360	3.50	2020	A		50	C	1.00	600
LT2	w/Double Light	L	4	1400.00	2020	A		50	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Efr Area	Unit Cost	Undeprec Value

TI Gross Lrv / Lease Area

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
Live Nation Worldwide Inc	2 Above Street	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	6148
13155 NOEL RD STE 100 L873					COM LAND	2-1	2,016,000	1,411,300	WALLINGFORD, CT
DALLAS TX 75240					COM BLDG	2-2	7,788,800	5,452,300	
SUPPLEMENTAL DATA Alt Proj ID 085003031 Census: Old MIBLU TC MAP # 4477 TC MAP # Record Lot 1 GIS ID 134321 P/Z MAP # 15-13 ENG MAP Easement Town Line IND PARK Assoc Pld#					PREVIOUS ASSESSMENTS (HISTORY) Total 9,804,800 6,863,600 Assessed Year Code Assessed Year Code Assessed Year Code Assessed 1,411,300 2019 2-1 1,290,300 2018 2-1 1,290,300 5,452,300 2-2 6,783,300 2-2 6,783,300 577,400 2-5 577,400 2-5 577,400 Total 8651000 Total 8651000				

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC				
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed			
		LIVE NATION WORLDWIDE INC	1353	0239	04-01-2009	U	0	40	2020	1,411,300	2019	2-1	1,290,300			
		OAKDALE THEATER CONCERTS INC	1042	0332	08-14-2002	Q	13,000,000	00	2-2	5,452,300	2-2	6,783,300	2-2	6,783,300		
		OAKDALE DEVELOPMENT LIMITED PARTN	0840	0563	07-03-1996	U	0	0								
		OAKDALE DEVELOPMENT LIMITED PARTN	0623	0979	12-11-1987	V	0	0								
Total													6863600	8651000	Total	8651000

EXEMPTIONS		OTHER ASSESSMENTS			
Year	Code	Description	Amount	Number	Amount
			0.00		
Total					

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
C2	B		
CONCESSION/KITCHEN FOR PATIO RESTAURANT			

BUILDING PERMIT RECORD		APPROVED VALUE SUMMARY													
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
Total Appraised Parcel Value															9,804,800

LANDLINE VALUATION SECTION		APPRaised VALUE SUMMARY												
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
B	3640 THEATER	DD4		0 SF	0	1.00000	0	1.00	1.000			0	0	0
Total Card Land Units														0.000
AC														28,5800
Parcel Total Land Area:														28,5800
Total Land Value														2,016,000

VISIT/CHANGE HISTORY	
Date	Purpose/Result

APPRaised VALUE SUMMARY					
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
6,560,400	399,700	828,700	2,016,000	0	9,804,800
Total Appraised Parcel Value					



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

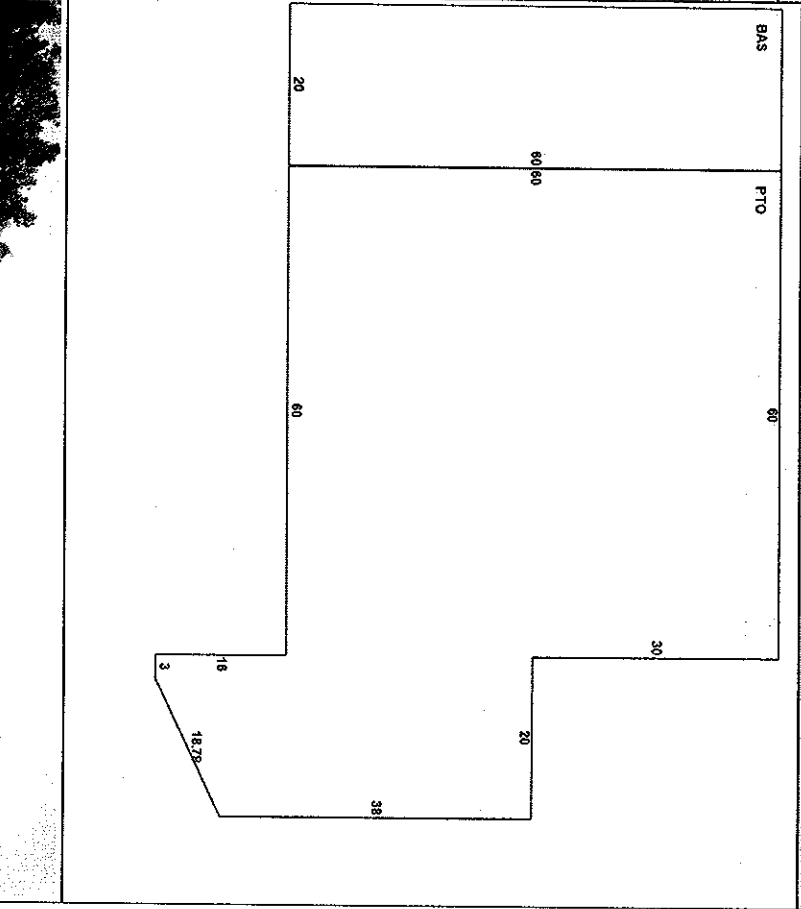
Element	Cd	Description	Element	Cd	Description
Style: Model	304	Fast Food Local			
Grade	94	Commercial			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	03	Gable			
Roof Structure	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2	11	Ceram Clay Ttl			
Interior Floor 1	03	Gas			
Interior Floor 2	03	Hot Air-no Duc			
Heating Fuel	01	None			
AC Type	3640	THEATER			
Bldg Use					
Total Rooms	00				
Total Bedrms	0				
Total Baths	00				
Heat/AC	02	Heat/Min			
Frame Type	01	Wood Frame			
Baths/Plumbing	05	Light			
Ceiling/Wall	02	Sus-Ceil & WL			
Rooms/Ptms	8.00	Average			
Wall Height					
% Comm Wall					
1st Floor Use:	3630				

MIXED USE		COST/MARKET VALUATION	
Code	Description	Percentage	
3640	THEATER	100	
		0	
		0	

RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS (A) - BUILDING EXTRA FEATURES (B)											
Code	Description	U/B	Units	Unit Price	Yr Bt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	103.35	124,016
PTO	Patio	0	4,452	445	10.33	45,989
Ttl Gross Liv / Lease Area:		1,200	5,652	1,645		170,005



PROPERTY	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	6148
LIVE NATION WORLDWIDE INC	2 Above Street	2 Public Water	1 Paved	4 Bus. District	COM LAND	2-1	2,016,000	1,411,300	6148
					COM BLDG	2-2	7,788,800	5,452,300	WALLINGFORD, CT
13155 NOEL RD STE 100 LB73	SUPPLEMENTAL DATA								
	Alt Pctd ID 085003031	P/Z MAP # 15-13							
	Census: Old MBLU	ENG MAP							
	TC MAP # 4477	Easement							
	TC MAP #	Town Line							
	Record Lot 1	IND PARK							
DALLAS TX 75240	GIS ID 134321	Assoc Pctd#							

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	YEAR	CODE	ASSESSED	YEAR	CODE	ASSESSED
LIVE NATION WORLDWIDE INC	1353	0239	U	I	0	40						
OAKDALE THEATER CONCERTS INC	1042	0332	U	I	13,000,000	00	2020	2-1	1,411,300	2019	2-1	1,290,300
OAKDALE DEVELOPMENT LIMITED PARTN	0840	0553	U	V	0	0		2-2	5,452,300		2-2	6,783,300
OAKDALE DEVELOPMENT LIMITED PARTN	0623	0979			0	0		2-5	577,400		2-5	577,400
Total												
9,804,800												
6,863,600												
8651000												

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	OTHER ASSESSMENTS	NUMBER	AMOUNT
Total									
0.00									

ASSESSING NEIGHBORHOOD	NBHND	NBHND NAME	B	TRACING	BATCH
	C2				

NOTES

OLD TICKET OFFICE/BARN
 OFFICE/STORAGE
 LOW GRADE OFFICE 1ST FLR
 WALK IN STORAGE 2ND FLR
 FUNC=UTQ

BUILDING PERMIT RECORD	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS

LAND LINE VALUATION SECTION	USE CODE	DESCRIPTION	ZONE	LAND TYPE	LAND UNITS	UNIT PRICE	L. FACTOR	SITE INDEX	COND.	NBHND.	NBHND ADJ	NOTES	LOCATION ADJUSTMENT	ADJ UNIT PRIC	LAND VALUE
	B	3160	COMM WHS M9	DD4	0	SF	0	1.00000	0	1.00	1.000		0	0	0

APPRaised VALUE SUMMARY	APPRAISED BLDG. VALUE (CARD)	APPRAISED XI (B) VALUE (BLDG)	APPRAISED OB (B) VALUE (BLDG)	APPRAISED LAND VALUE (BLDG)	SPECIAL LAND VALUE	TOTAL APPRAISED PARCEL VALUE	VALUATION METHOD	TOTAL APPRAISED PARCEL VALUE
	6,560,400	399,700	828,700	2,016,000	0	9,804,800	C	9,804,800

VISIT/CHANGE HISTORY	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model: 96		Ind/Comm			
Grade: D					
Stories: 1.75					
Occupancy: 1.00					
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	07	Gambrel			
Roof Structure	03	Asphalt			
Roof Cover	05	Drywall			
Interior Wall 1	14	Carpet			
Interior Wall 2					
Interior Floor 1					
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	06	Partial			
Bldg Use	3160	COMM WHS M96			
Total Rooms	00				
Total Bedrms	0				
Total Baths	02	Heat/AC Split			
Heat/AC	02	Wood Frame			
Frame Type	02	Average			
Baths/Plumbing	06	Ceiling/Wall			
Ceiling/Wall	02	Average			
Rooms/Prtns	7.00				
Wall Height					
% Comm Wall					
1st Floor Use:	3630				

Code	Description	Percentage
3160	COMM WHS M96	100
		0
		0

COST/MARKET VALUATION

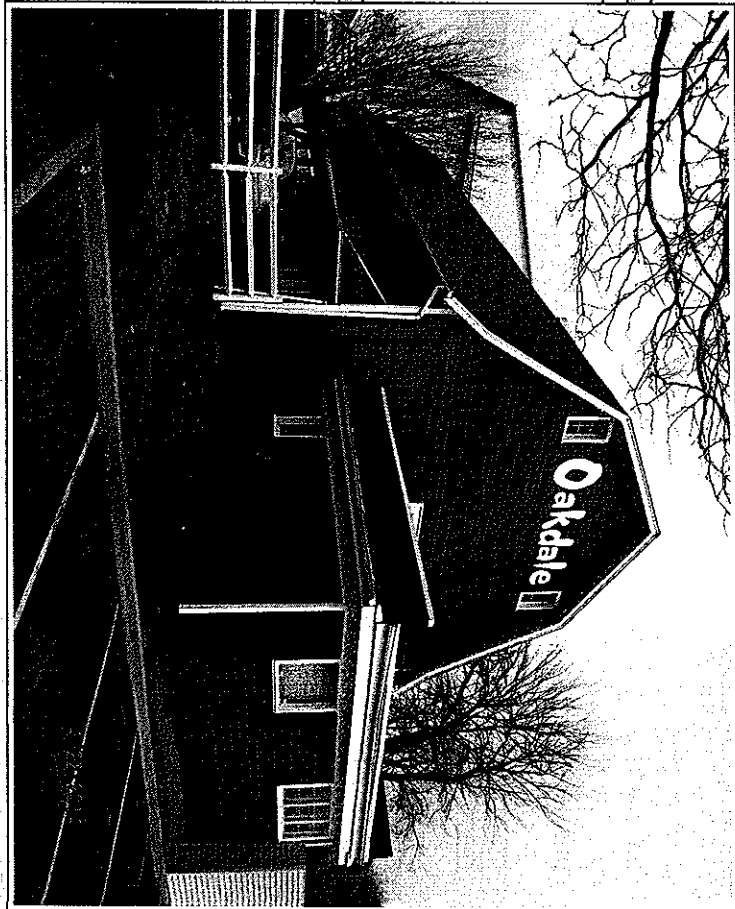
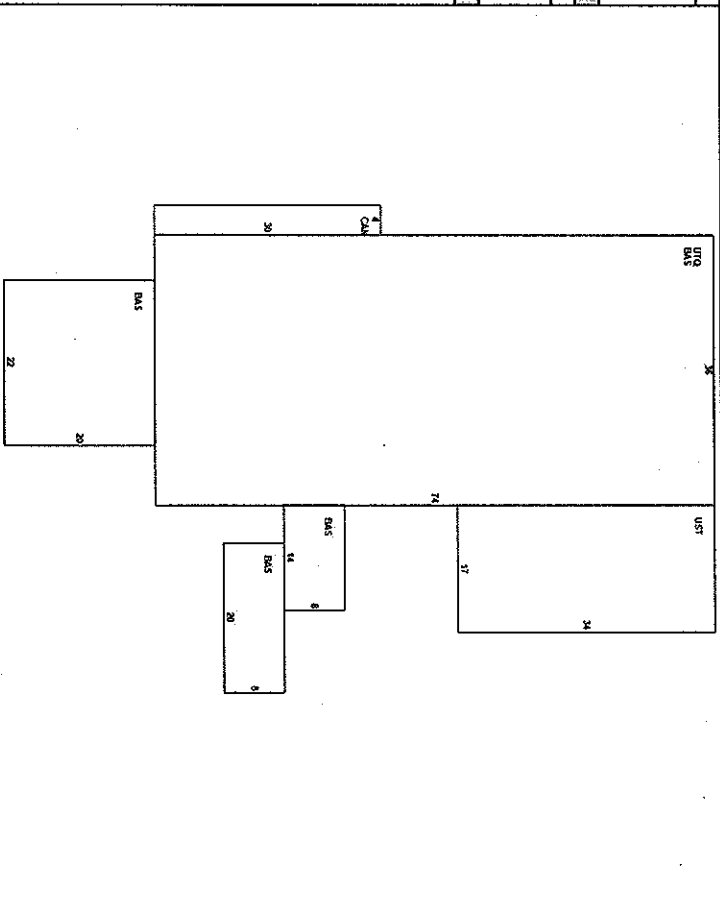
RCN	Year Built	Effective Year Built	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

OB: OUTBUILDING & YARD ITEMS/LX: BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	YT Blt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
MEZ1	Mezzanine Unf	B	1,296	8.00	1975			36		0.00	3,700
AC	Air Condition	B	3,360	3.50	1975			36		0.00	4,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	3,376	3,376	3,376	39.50	133,355
CAN	Canopy	0	120	24	7.90	948
UST	Utility, Storage, Unfinished	0	578	173	11.82	6,834
UTQ	Unf Three Quarter Story	0	2,664	932	13.82	36,815
Ttl Gross Liv / Lease Area		3,376	6,738	4,505		177,952





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

203-294-2001 Phone
203-294-2003 Fax

MEMORANDUM

Date: March 9, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 888 North Colony Rd 2020-116

Current Market Value: \$1,273,900 **Current Assessed Value:** \$891,800

Appellant's estimate of Market Value: \$1,100,000

Informal Hearing with Vision Appraisal: No

Notes:

Appellant's estimate of value is based on cost and income. (See attached)

Cost conclusion = \$1,098,500

Income = 1,016,400

The Assessor's cost = \$1,273,900

Economic Income = \$1,312,600

Recommendation:

Owner doesn't recall authorizing an appeal by Ryan LLC

There is no letter of auth. included w/ the appeal.

Susan Carter called our office @ 4:30 3/11/21 once she received notice of hearing date and time.

(Kc)



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-116

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner: Motzer S Realty LLC
Name of property Owner 2905 Rae Dell Avenue
Mailing Address Austin, TX 78704
City, State, Zip
Phone

Appellant (if other than owner): Josue Peredo - Ryan, LLC
Name of Owner's Agent 13155 Noel Road, Suite 100
Mailing Address Dallas, Texas 75240
City, State, Zip 469-399-4145
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Josue Peredo 2/15/2021
Print applicant name and date

Josue Peredo
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 888 North Colony Rd 63//38//
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 1,100,000

Briefly state the basis of the Appeal: Using a Marshall and Swift Cost Approach and an above market income approach, we believe that the above site is being over assessed. We request a hearing to discuss these matters. Thank you! (Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of _____

2020 Valuation Analysis: Cost Approach

Site Name	CT - BK-606 - 888 North Colony Road
Client/Owner Name	Dhanani Group
Parcel Number(s)	WALL-000063-000000-000038
Address	888 North Colony Road
City	Wallingford
State	CT
Postal Code	6492
Assessor	Wallingford Town
Class	Masonry Bearing Walls
Quality	2.0 - Average
Year Built	2011
Actual Age	10
Total NLA (Sq. Ft.)	3,388
Land (Sq. Ft.)	46,609

Assessed	\$
\$/Sq.Ft.	
Assessed	\$
\$/Sq.Ft.	
Assessed	\$
\$/Sq.Ft.	

COST

	Main Imp		Imp 2		Imp 3	
Imp	Fast Food Restaurant					
Imp Site Code	349					
NLA (Sq. Ft.)	3,388	(Sq. Ft.)		(Sq. Ft.)		(Sq. Ft.)
Marshall & Swift	Section 13					
Unit Cost	\$210.75	page 17				
Perimeter Multiplier	1.183	page 41				
Story Height Multiplier	1.09	page 42				
Cost Multipliers	Section 99		Section 99		Section 99	
Current Cost Multipliers	1.05	page 3	1.05	page 3	1.05	page 3
Local Multipliers	1.16	pages 5-10	1.16	pages 5-10	1.16	pages 5-10
Total Cost New	\$714,021		\$0		\$0	
Life & Depreciation	Section 97		Section 97		Section 97	
Life Expectancy	30	page 11				
Depreciation	21%	page 24				
Less Depreciation	\$149,944		\$0		\$0	
Total Cost Depreciated	\$564,077					

	Paving, Asphalt 7001		Paving, Concrete 7003		Sprinklers 683		Canopy	
Additions	31,600							
Units	31,600							
Marshall & Swift	Section 64		Section 64		Section 13		Section 13	
Unit Cost	\$2.75	page 3	\$7.34	page 3	\$0.00	page 40	\$0.00	page
Cost Multipliers	Section 99		Section 99		Section 99		Section 99	
Current Cost Multipliers	1.05	page 3	0.97	page 3	1.05	page 3	1.05	page
Local Multipliers	1.16	pages 5-10	1.16	pages 5-10	1.16	pages 5-10	1.16	pages
Total Cost New	\$86,900		\$0		\$0		\$0	
Life & Depreciation	Section 97		Section 97		Section 97		Section 97	
Life Expectancy	8	page 19	13	page 19	18	page 19	20	page
Depreciation	55%	page 26		page 26		page 26		
Less Depreciation	\$47,795		\$0		\$0		\$0	
Total Cost Depreciated	\$39,105							

2020 Valuation Analysis: Income Approach

Site Name	CT - BK-606 - 888 North Colony Road
Client/Owner Name	Dhanani Group
Parcel Number(s)	WALL-000063-000000-000038
Address	888 North Colony Road
City	Wallingford
State	CT
Postal Code	6492
Assessor	Wallingford Town
Class	Masonry Bearing Walls
Quality	2.0 - Average
Year Built	2011
Actual Age	10
Total NLA (Sq. Ft.)	3,388
Land (Sq. Ft.)	46,609

Total Value			
	2020	% Change	2019
Assessed	\$1,274,000	15.17%	\$1,106,143
\$/Sq.Ft.	\$378.03	15.17%	\$326.49

Imp. Value			
	2020	% Change	2019
Assessed	\$778,714	18.73%	\$655,857
\$/Sq.Ft.	\$229.84	18.73%	\$193.58

Land Value			
	2020	% Change	2019
Assessed	\$495,286	9.99%	\$450,286
\$/Sq.Ft.	\$10.63	9.99%	\$9.66

INCOME

Rent (\$/SF)	Vacancy	EGI	Expenses	NOI	Cap Rate*
\$25.00	4.00%	\$24.00	5.0%	\$22.80	7.60%

Submarket \$12.17
Market Overall \$15.72

Submarket Vacancy 4%
Market Overall Vacancy 6%

Submarket Cap Rate 7.80%
Market Overall Cap Rate 7.60%

Indicated Value	\$1,016,400	\$300.00 per SF
-----------------	-------------	-----------------

Land \$495,286 \$10.63 per SF

Imp Value \$521,114 \$153.81 per SF

888 N Colony Rd



Fast Food - Wallingford
Submarket
Wallingford, CT 06492

3,000 SF GLA 1.07 AC Lot 1970 Built Single Tenancy

Building

Type	3 Star Retail Fast Food		
Location	Suburban		
GLA	3,000 SF	Year Built	1970
Stories	1	Tenancy	Single
Typical Floor Class	3,000 SF B	Owner Occup	No
Docks	None		
Construction	Steel		
CoStar Est. Rent	\$10 - 13/SF (Retail)		
Frontage	32' on Colony Rd (with 2 curb cuts)		
Taxes	\$7.53/SF (2020)		
Walk Score®	Somewhat Walkable (54)		
Transit Score®	Minimal Transit (0)		
Parking Type	Spaces		
Surface	60		

Land

Land Acres	1.07 AC	Land SF	46,609 SF
Bldg FAR	0.06		
Parcel	WALL-000063-000000-000038		

Tenants

Name	SF Occupied
Burger King	3,000

Source: CoStar Research

About the Owner

Motzer Sally R
523 PLEASANT VALLEY Rd
Saxtons River, VT 05154
United States
Since Dec 28, 2011

Amenities

Drive Thru Pylon Sign

Public Transportation

Airport	Drive	Distance
Tweed-New Haven Airport	28 min	17.0 mi

Location

Zip	06492
Submarket	Wallingford
Submarket Cluster	Wallingford
Location Type	Suburban
Market	Westchester/So Connecticut
County	New Haven
State	Connecticut
CBSA	New Haven-Milford, CT
DMA	Hartford-New Haven, CT
Country	United States

Market Conditions

<u>Vacancy Rates</u>	Current	YOY Change
Subject Property	0.0%	↔ 0.0%
Submarket 2-4 Star	4.0%	↓ -0.1%
Market Overall	5.6%	↑ 0.9%
<u>Market Rent Per Area</u>		
Submarket 2-4 Star	\$12.17/SF	↓ -3.8%
Market Overall	\$15.74/SF	↓ -3.9%
<u>Submarket Leasing Activity</u>		
12 Mo. Leased	10,290 SF	↓ -64.8%
Months on Market	18.1	↑ 1.3 mo
<u>Submarket Sales Activity</u>	Current	Prev Year
12 Mo. Sales Volume	\$4.78M	\$3.31M
12 Mo. Price Per Area	\$126/SF	\$127/SF

Property Contacts

True Owner Motzer Sally R
Recorded Owner Motzer Sally R

Demographics

	1 mile	3 miles
Population	1,921	45,637
Households	822	18,285
Median Age	44	42.80
Median HH Income	\$73,908	\$74,344
Daytime Employees	10,816	31,551
Population Growth '20 - '25	▼ -2.29%	▼ -0.96%
Household Growth '20 - '25	▼ -2.80%	▼ -1.07%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
N Colony Rd	Ives Rd S	21,416	2018	0.09 mi
N Colony Rd	Pent Hwy N	17,080	2018	0.25 mi
State Hwy 68	Church St NW	16,811	2018	0.27 mi
Barnes Rd	N Main St Exd NW	15,710	2018	0.32 mi
N Colony Rd	Yale Ave N	21,912	2018	0.48 mi
Barnes Rd	Barnes Industrial R...	15,945	2018	0.51 mi
Wilson Cross Pkwy	Church St SW	46,980	2018	0.57 mi
Church St	Main St W	20,222	2018	0.69 mi
N Colony Rd	Wilson Cross Pkwy S	22,553	2018	0.71 mi
Main St	Cottage St SW	12,408	2018	0.72 mi

Made with TrafficMetrix® Products

Property ID: 8283678

Images



Primary Photo



Building Photo



Building Photo

Subject **Appeal Form and evidence**
From Peredo, Josue <Josue.Peredo@ryan.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-18 16:01
Priority Highest



-
- AOBOAAAppAndInstruc2020.pdf (~589 KB)
-

Good Afternoon,

Thank you for the opportunity to file my appeal electronically. Please see the attached appeal form and evidence. If a copy of paper appeal is needed please let me know as well. Currently in the Dallas area, we are still having blackouts and won't be above freezing temperatures until late Friday so the most likely scenario will be back to normal Monday. Thank you for understanding this situation and feel free to let me know if anything else is needed. Have a good day.

Best Regards,

Josue Peredo
Senior Consultant, Property Tax Consulting
Property Tax
Ryan
Three Galleria Tower
13155 Noel Road
Suite 100
Dallas, Texas 75240

469.399.4145 Direct
972.934.0022 Ext. 10-1145

ryan.com



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		6148	
MOTZER S REALTY LLC		1 Level	2 Public Water	1 Paved	4 Bus District	Description	Code		Appraised
SUE CARTER						COM LAND	2-1	495,300	346,700
2905 RAE DELL AVE						COM BLDG	2-2	778,600	545,100
AUSTIN TX 78704		SUPPLEMENTAL DATA							
		All Prci ID	047001025	P/Z MAP #	O-1050	WALLINGFORD, CT			
		Census:	1754	ENG MAP	O-1050	VISION			
		Old MBLU		Easement					
		TC MAP #	5210	Town Line					
		TC MAP #		IND PARK					
		Record Lot		Assoc Pld#					
		GIS ID	15194						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed
		MOTZER S REALTY LLC	1480 0217	U	08-15-2013	U	0	2020	2-1	346,700
		MOTZER SALLY R TRUSTEE	1217 0889	U	08-10-2005	I	0	2019	2-1	315,200
		MOTZER ALFRED E	0216 0147				0	2019	2-2	423,200
		Total	0.00				0	2019	2-5	35,900
		Total					891,800	2019	2-5	35,900

EXEMPTIONS		OTHER ASSESSMENTS	APPROAISED VALUE SUMMARY		
Year	Code	Description	Amount	Code	Assessed
		ASSESSING NEIGHBORHOOD	0.00		713,000
		Tracing			13,700
		Batch			51,900
		NOTES			495,300
		BURGER KING			0
		2020 IA			1,273,900
		DINING ROOM/BATHS			C
		2-DUW			
		EASEMENT FIELD= 1389/943			

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Date	Id	Type	Is	Cd	Purpose/Result
24940	11-04-2010	CO	C-Occupancy	02-12-2020	LS	03		00	Measur+Listed
24940	08-26-2010	NC	New Construct	04-12-2012	KC	09		20	Map Change
24901	08-13-2010	CM	Commercial	11-23-2011	KC	09		26	Add Map Refere
14886	02-26-2002	RE	Remodel	05-11-2011	JS			62	Permit - Interior Insp Only
				03-17-2011	DH	06		27	Sent Letter
				03-04-2011	KC			46	Photo
				02-04-2011	KC	09		19	Map Correction-No Value

LAND LINE VALUATION SECTION		APPROAISED VALUE SUMMARY												
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
B	3260	REST/CLUBS M	RF4	43,560 SF	2.76	1,00000	C	1.00	C10	3,850		0	10.63	462,900
1	3260	REST/CLUBS M	RF4	0.070 AC	120,200	1,00000	0	1.00	C10	3,850		0	462,770	32,400
		Total Card Land Units		1.070 AC	Parcel Total Land Area:		1.0700	Total Land Value		495,300				

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

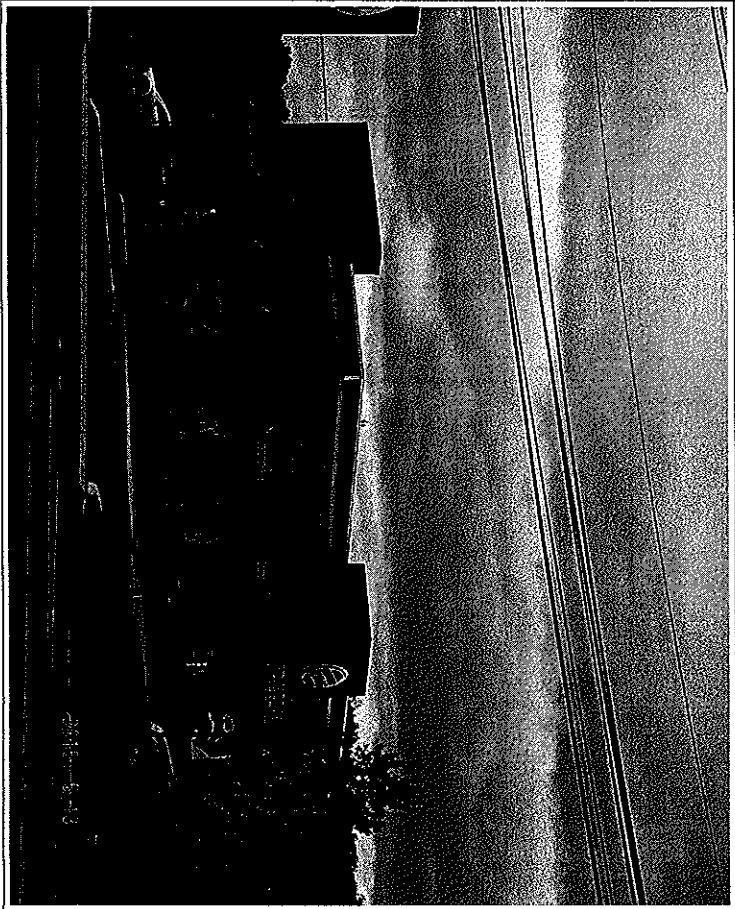
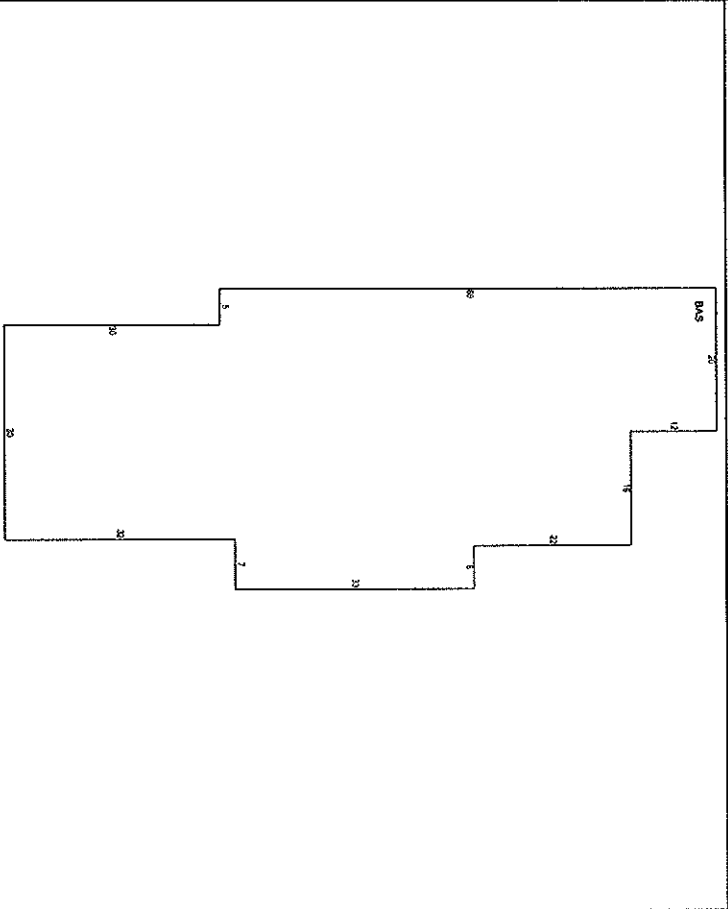
Element	Cd	Description	Element	Cd	Description
Style: 303		Fast Food Regional			
Model Grade: 94	B+	Commercial			
Stories: 1	1.00				
Occupancy: 20		Brick/Masonry			
Exterior Wall 1	01	Flat			
Exterior Wall 2	04	Tar & Gravel			
Roof Structure	05	Drywall			
Roof Cover					
Interior Wall 1	11	Ceram Clay Ttl			
Interior Wall 2					
Interior Floor 1					
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3260	REST/CLUBS M94			
Total Rooms	00				
Total Bedrooms	0				
Total Baths	01	Heat/AC Pkgs			
Heat/AC	03	Masonry			
Frame Type	02	Average			
Baths/Plumbing	05	Sus-Ceill & WL			
Ceiling/Wall	02	Average			
Rooms/Prtns	16.00				
Wall Height	0.00				
% Corn Wall	0.00				
1st Floor Use:	3260				

OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)

Code	Description	VB	Units	Unit Price	Yr Bkt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LT2	w/Double Light	L	5	1400.00	2001	A		50	C	1.00	3,500
LT3	w/Triple Light	L	1	1900.00	2001	A		50	C	1.00	1,900
DUW	Drive-up Windo	B	2	7500.00	2011	A		91	C	0.00	13,700
PAV1	Paving-Asphalt	L	31.600	3.00	2010	A		50	C	1.00	47,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,388	3,388	3,388	231.27	783,555
TH Gross Liv / Lease Area		3,388	3,388	3,388		783,555





Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-067

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

17 FEB 21 PM 5:58
WALLINGFORD ASSESSOR

Property Owner:
Name of property Owner <u>George Dian</u>
Mailing Address <u>2 Westview DR</u>
City, State, Zip <u>Wallingford CT 06492</u>
Phone <u>203-395-4312</u>

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Print applicant name and date

Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 2 Westview DR
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$ 195,000

Briefly state the basis of the Appeal: House under Construction
For last 18 months House cannot be lived in. Has no CO
Including maintenance, chimney, roof, etc.
This will be 2 year in a row my assessment went up

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of
Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

CURRENT OWNER		TOPO		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT	
DION GEORGE	1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	6148	WALLINGFORD, CT	
2 WESTVIEW DR					RES LAND DWELLING	1-1	107,300	75,100			
WALLINGFORD CT 06492						1-3	109,300	76,500			
SUPPLEMENTAL DATA		P/Z MAP #		ENG MAP # TU-K1		Easement		Town Line		IND PARK	
Alt Prcl ID 025001156		Census: 1759		Old MBLU		TC MAP #		Record Lot		GIS ID 1723	

RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				QU/VL				SALE PRICE				VC			
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed					
		DION GEORGE	1596		12-20-2018	U	114,000	25	Year	2021	1-1	75,100	2020	1-1	73,100	2019	1-1	73,100					
		CULLEN JAMES P	1596		12-20-2018	U	0	08	Code	2021	1-1	75,100	2020	1-3	46,100	2019	1-3	46,100					
		CULLEN JAMES P	1310		09-18-2007	U	178,600	01	Code		1-3	76,500		1-4	4,200		1-4	4,200					
		CULLEN ELLEN T	0352				0		Code		1-4	4,200											
Total				Total				Total				Total				Total							
151600				216,600				151,600				192400				136000							

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total				Total			
0.00				151600			

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Nbhd Name	Batch	Amount	Code	Description	Number	Amount
115	B	Tracing					
Total				Total			
0.00				102,300			

BUILDING PERMIT RECORD				APPRAISED VALUE SUMMARY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
33681	06-25-2019	AD	Addition	25,000	09-30-2020	60		ADD 2ND FL/2 BDR, BTH, RO	102,300	0	7,000	107,300	0	216,600	C
22197	09-25-2007	RS	Residential	2,185	05-07-2008	100		ROOF	0	0	0	0	0	216,600	C
Total Appraised Parcel Value				Total Appraised Parcel Value				Total Appraised Parcel Value				Total Appraised Parcel Value			
216,600				216,600				216,600				216,600			

LAND LINE VALUATION SECTION				VISIT/CHANGE HISTORY			
Date	Id	Type	Is	Cd	Purpose/Result	Code	Amount
12-30-2020	JW1			54	Hearing/BAA - Measur & In	41	1,000
12-19-2020	JW1			54	Change	61	8.98
09-30-2020	ID			29	Permit - Measure Only	02	107,300
07-13-2020	MK			01	Field Review	01	
01-23-2020	PB			02	1st Callback	13	
01-22-2020	PB			01	Measured		
10-07-2019	IF			02	Left Door Hanger		

LAND LINE VALUATION SECTION				VISIT/CHANGE HISTORY											
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	R11	11,952 SF	8.16	1.00000	5	1.00	115	1.100		1,000	8.98	107,300	
Total Card Land Units				Total Card Land Units				Total Card Land Units				Total Card Land Units			
0.274 AC				0.274 AC				0.274 AC				0.274 AC			
Parcel Total Land Area				Parcel Total Land Area				Parcel Total Land Area				Parcel Total Land Area			
0.2744				0.2744				0.2744				0.2744			
Total Land Value				Total Land Value				Total Land Value				Total Land Value			
107,300				107,300				107,300				107,300			



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 04		Cape Cod			
Model: 01		Residential			
Grade: C+					
Stories: 1.25		1 Story			
Occupancy: 1		Vinyl Siding			
Exterior Wall 1: 25		Gable			
Exterior Wall 2: 03		Asphalt			
Roof Structure: 03		Drywall			
Interior Wall 1: 05		Carpet			
Interior Wall 2: 14		Oil			
Interior Fir 1: 02		Forced Air-Duc			
Interior Fir 2: 04		None			
Heat Fuel: 01		3 Bedrooms			
Heat Type: 03		2 Full Baths			
AC Type: 03					
Total Bedrooms: 2					
Total Baths: 2					
Total Half Baths: 1					
Total Xtra Fixts: 5					
Total Rooms: 5					
Bath Style: 02					
Kitchen Style: 02					
Whirlpool Tub					
Fireplaces					

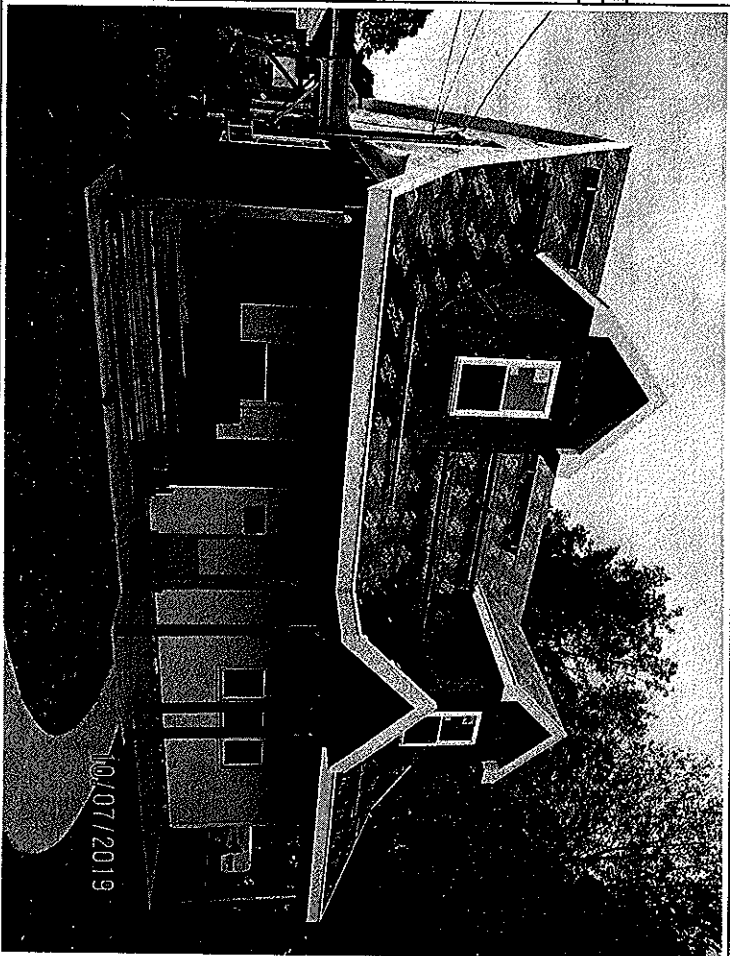
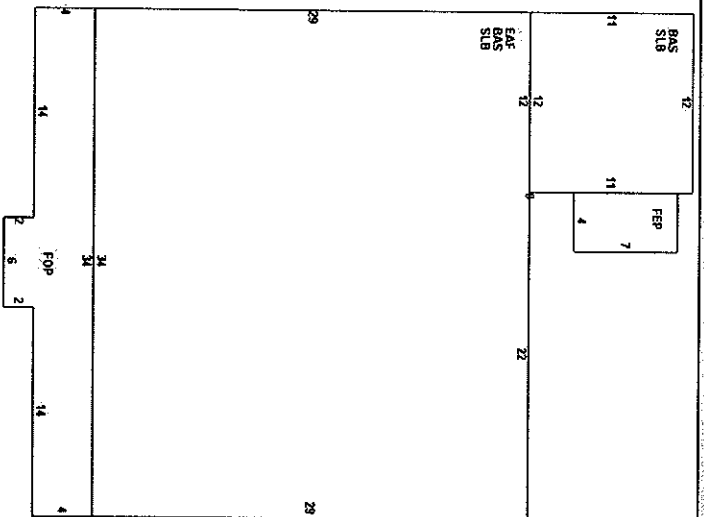
CONDO DATA			
Parcel Id	Code	Description	Factor%
	C		
	B		
	S		
COST / MARKET VALUATION			
Building Value New		173,351	
Year Built		1951	
Effective Year Built		E	
Depreciation Code		G	
Remodel Rating		2019	
Year Remodeled		3	
Depreciation %		5	
Functional Obsol		1	
External Obsol		UC	
Trend Factor		59	
Condition		59	
Condition %		102,300	
Percent Good			
RCNLD			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)

Code	Description	UB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage-Avg	L	400	35.00	1956		A	50	C	1.00	7,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underrec Value
BAS	First Floor	1,118	1,118	1,118	102.88	115,021
EAF	Attic, Expansion, Finished	394	986	394	41.11	40,535
FEP	Porch, Enclosed	0	28	17	62.46	1,749
FOP	Porch, Open	0	148	30	20.85	3,086
SLB	Slab	0	1,118	0	0.00	0
Ttl Gross Liv / Lease Area		1,512	3,398	1,559		160,391



10/07/2019

2020-067



Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

203-294-2000 Phone
203-294-2003 Fax

MEMORANDUM

Date: 3/3/2020
To: Shelby Jackson
From: Ian Fuller
CC:
RE: 2 Westview Dr

Current Market Value: \$ 216,600

Current Assessed Value: \$ 151,600

Appellant's estimate of Market Value: \$ 195,000

Notes:

- As of October 1st, 2020 the subject property was under construction at approximately 60% complete.
- During the informal appeal process we reduced the market value from **\$274,900** to **\$216,600** to accurately account for the 60% level of completion as of October 1st, 2020

Recommendation:

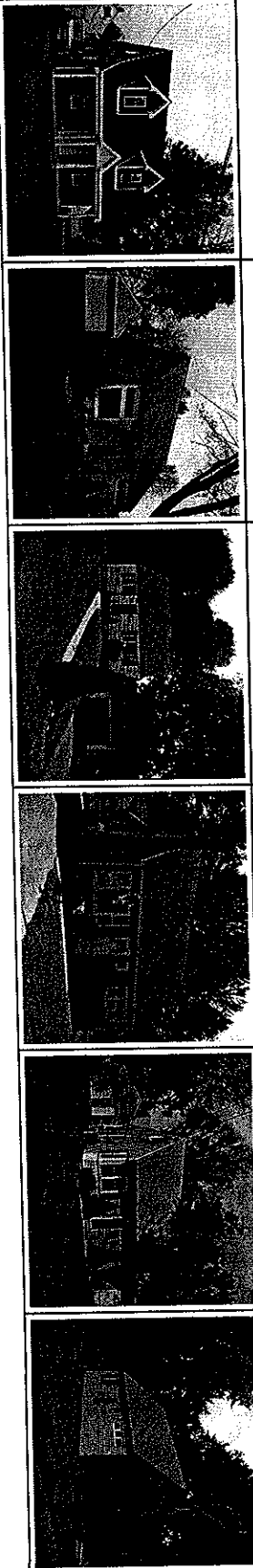
No Change

2020-067

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Prc Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	135///100// 2 WESTVIEW DR 115 1010 273,800	135///64// 9 COOPER AVE 115 1010 243,100 10-29-2019 248,000 00	136///108// 40 BURKE HEIGHTS DR 115 1010 255,100 10-24-2019 255,000 00	135///86// 26 CHESTER LN 115 1010 192,900 07-30-2019 192,000 00	135///56// 18 COOPER AVE 115 1010 214,100 10-21-2019 219,900 00	135///93// 22 COOPER AVE 115 1010 199,900 06-04-2020 227,000 00
BUILDING ATTRIBUTES		Adjustments	Adjustments	Adjustments	Adjustments	Adjustments
Effective Year Built Area Effective Prc Assng Dist Grade: Style Desc Appraised Bldg Value	2009 1559 115 C+ Cape Cod 159,500	2009.00 1279.00 115 C Cape Cod 131,000	1996.00 1774.00 115 C Cape Cod 140,000	1986.00 1373.00 115 C Cape Cod 84,700	1994.00 1272.00 115 C Cape Cod 95,800	1994.00 1205.00 115 C Cape Cod 92,300
Total Appraised Extra Feat Total Appraised Outbidg	00 7,000	00 6,300	00 7,000	00 4,200	00 11,600	00 800
LAND ATTRIBUTES						
Site Index Condition Factor Total Appraised Land	5 1.00 107,300	5 1.00 105,800	5 1.00 115,100	5 1.00 104,000	5 1.00 106,700	5 1.00 106,800
VALUE SUMMARY						
Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF		30,700 30,700 20.3 160.78	18,700 18,700 12.37 168.72	80,900 80,900 53.51 127.58	59,700 59,700 39.48 141.6	73,900 73,900 48.88 132.21

100%
Complete
Value



Final Value : 278,700



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-069

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

17 FEB 21 PM 11:18
ALF0 ASSESSOR

Property Owner; <u>Liza Gimongala</u>
Name of property Owner <u>43 CHRISTIAN STREET</u>
Mailing Address <u>Wallingford, CT 06492</u>
City, State, Zip <u>203-213-5440</u>
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

LIZA GIMONGALA 2/16/21
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 43 Christian St.
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 346,080 OR LESS

Briefly state the basis of the Appeal: _____

See ATTACH PAGE
(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of
Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Location location location

There's no adjustment in our assessment for location.

On my street there has never been a sale more than \$300,000 in town old neighborhood on main road. Near North Colony Road. We can see the gas station on the corner of our street from our bedroom window. We can hear the train from inside our house .

Our neighboring properties

39 Christian St. is 11 feet from and west of our house. This would affect the value of our house

47 Christain St. East side of our house. old assessment \$119,900 new 120,000, my assessment increase 25%

We were told the two comparable homes that were use are 23 Morgan Dr. (3% increase in the assessment), 16 Ascoli Drive (4.5 increase in the assessment)

Both homes are located in a subdivision not on a main road one home has an acre lot and the other home has a half acre lot.

Both homes have a Masonary fireplace and we have a prefab gas fireplace, both homes are on private lots .

My opinion is my home value should've increased more than 3%. At the most my value would be \$346,080.

PROPERTY OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	VISION
GIMONGALA LIZA	1 Level	1 Public Water	1 Paved	2 Suburban	RES LAND DWELLING	1-1	89,800	62,900	6148
43 CHRISTIAN ST						1-3	328,900	230,300	WALLINGFORD, CT
WALLINGFORD CT 06492									
SUPPLEMENTAL DATA Alt Pctd ID 045001060 Census: 1751 Old MBLU TC MAP # 5279 P/Z MAP # ENG MAP Easement Town Line IND PARK Record Lot B Assoc Pctd#									
GIS ID 4294 Total 418,700 293,200									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GIMONGALA LIZA	1492	0047	03-03-2014	U	79,900	07	2021	1-1	62,900	2020	1-1	67,100	2019	1-1	67,100
ENNIS RUBY H (ESTATE OF)	1489	0785	01-08-2014	U	0	08		1-3	230,300		1-3	155,800		1-3	155,800
ENNIS RUBY H	0685	0123	04-26-1990		0						1-4	12,300		1-4	12,300
ENNIS THOMAS & RUBY H	0301	0224	08-01-1962		0										
Total 293200 293200															

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	OTHER ASSESSMENTS	NUMBER	AMOUNT	COMMIT INT
ASSESSING NEIGHBORHOOD Nbrhd Name B Tracing Batch 40										
NOTES 1ST - K,L,R,DR,FR 1/2 BTH 2ND - 4 BD, 2 BTH 3RD - REC ROOM										

BUILDING PERMIT RECORD	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS
	28688	04-16-2015	CO	C-Occupancy Residential	10,000	05-01-2015	100		SINGLE FAM DETACHED GRG
	28715	06-16-2014	RS	Residential	135,430	05-01-2015	100		SINGLE FAM DWELLING
	28688	06-09-2014	NC	New Construct					

LAND LINE VALUATION SECTION	USE CODE	DESCRIPTION	ZONE	LAND TYP	LAND UNITS	UNIT PRICE	SIZE ADJ	SITE INDEX	COND	NBHD	NBHD ADJ	NOTES
	B	Use Code										
	1	1010	Single Family	R6	7,401	12.13	1.00000	5	1.00	40	1.000	
Total Card Land Units 0.170 AC Parcel Total Land Area 0.1689 Total Land Value 89,800												

APPRaised VALUE SUMMARY	APPRAISED BLDG. VALUE (CARD)	APPRAISED Xf (B) VALUE (BLDG)	APPRAISED Ob (B) VALUE (BLDG)	APPRAISED Land Value (BLDG)	SPECIAL Land Value	TOTAL APPRAISED Parcel Value
	308,500	20,400	89,800	0	418,700	418,700

VISIT/CHANGE HISTORY	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
	12-10-2020	HH			40	No change
	08-25-2020	MK			29	Field Review
	07-21-2020	MG			66	Phone Appt
	05-28-2020	OM			01	Measured
	03-15-2018	KC			05	BAA Change
	10-07-2015	V			29	Field Review
	05-06-2015	TH			02	Permit - Interior Insp Only

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 03	01	Colonial Residential			
Model: B-	2.25				
Stories: 1					
Occupancy: 1					
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 05		Drywall			
Interior Wall 1: 12		Hardwood			
Interior Wall 2: 12		Hardwood			
Interior Fir 1: 03		Gas			
Interior Fir 2: 04		Forced Air-Duc			
Heat Fuel: 03		Central			
Heat Type: 04		4 Bedrooms			
AC Type: 03		1 Half Bath			
Total Bedrooms: 2		9 Rooms			
Total Bathrms: 1		Average			
Total Xtra Baths: 1		Average			
Total Rooms: 9					
Bath Style: 02					
Kitchen Style: 02					
Whirlpool Tub: 1					
Fireplaces: 1					

OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bld	Cond	Cd	% Gd	Grade	Grade Adj	Appr. Value
FGR1	Garage-Avg	L	480	35.00	2014	E		90	B	1.35	20,400

BUILDING SUB-AREA SUMMARY SECTION

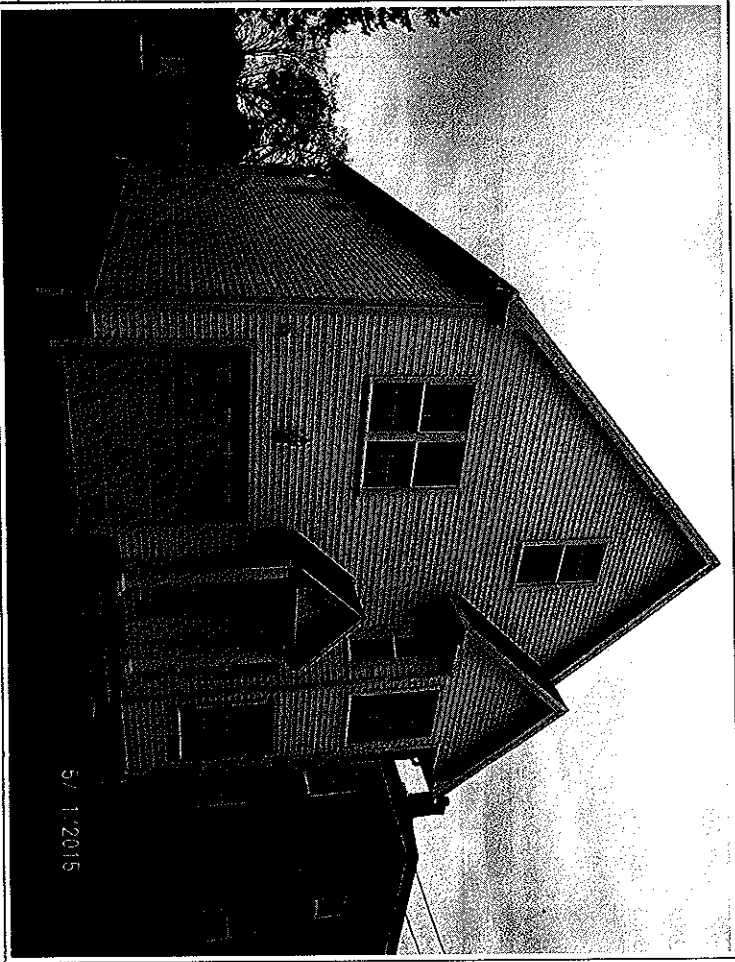
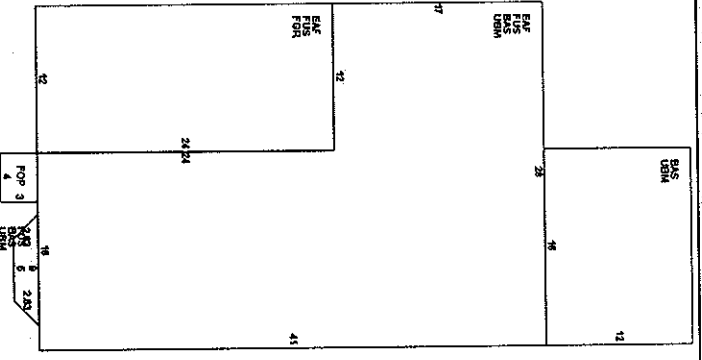
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,066	1,066	1,066	101.67	108,375
EAF	Attic, Expansion, Finished	459	1,148	459	40.65	46,664
FGR	Garage	0	288	115	40.60	11,691
FOP	Porch, Open	0	12	2	16.94	203
FUS	Upper Story, Finished	1,162	1,162	1,162	101.67	118,135
UBM	Basement, Unfinished	0	1,066	213	20.31	21,655
Ttl Gross Liv / Lease Area		2,687	4,742	3,017		306,723

CONDO DATA

Parcel Id	C	Ownr	S
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

COST / MARKET VALUATION

Building Value New	324,736
Year Built	2015
Effective Year Built	A
Depreciation Code	5
Remodel Rating	0
Year Remodeled	0
Depreciation %	0
Functional Obsol	1
External Obsol	1
Trend Factor	95
Condition %	308,500
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

203-294-2000 Phone
203-294-2003 Fax

MEMORANDUM

Date: 3/5/2020
To: Shelby Jackson
From: Ian Fuller
CC:
RE: 43 Christian St

Current Market Value: \$ 418,700

Current Assessed Value: \$ 293,200

Appellant's estimate of Market Value: \$ 346,080

Notes:

- The subject is located in a neighborhood comprised of primarily older and smaller housing stock.
- The size and age of this home makes finding comparable sales in its area a challenge.

Recommendation:

Change style from Colonial to Conventional bringing it more in line with its neighbors. Also change the quality grade of the house and detached garage to C+ resulting in a market value of **\$376,100**

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed
1				RES LAND DWELLING	1-1	89,800	62,900
					1-3	286,300	200,400
43 CHRISTIAN ST		WALLINGFORD CT 06492		WALLINGFORD, CT		6148	
VISION							

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
GIMONGALA LIZA	1492	0047	03-03-2014	U	V	79,900	07	2020	1-1	62,900	2019	1-1	67,100
ENNIS RUBY H (ESTATE OF)	1489	0785	01-08-2014	U	V	0	08		1-3	230,300		1-3	155,800
ENNIS RUBY H	0685	0123	04-26-1990			0			1-4	12,300		1-4	12,300
ENNIS THOMAS & RUBY H	0301	0224	08-01-1962			0			Total	293,200	Total	Total	235,200

EXEMPTIONS		Amount	Code	Description	Number	Amount	Other Assessments
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total							

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
40		B	Tracing	

NOTES		1ST - K.L.R.DR.FR 1/2 BTH	2ND - 4 BD. 2 BTH	3RD - REC ROOM
Total Appraised Parcel Value				
376,100				

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
28688	04-16-2015	CO	C-Occupancy	10,000	05-01-2015	100		100		SINGLE FAM	12-10-2020	HH			40	No change
28715	06-16-2014	RS	Residential	135,430	05-01-2015	100		100		DETACHED GRG	08-25-2020	NIK			29	Field Review
28688	06-09-2014	NC	New Construct		05-01-2015	100		100		SINGLE FAM DWELLING	07-21-2020	MG			66	Phone Appt
											03-28-2020	OM			01	Measured
											03-15-2018	KC			50	BAA Change
											10-07-2015	V			29	Field Review
											05-06-2015	TH	02		62	Permit - Interior Insp Only

LANDLINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	1010	Single Family	R6			7.401	SF	12.13	1.00000	5	1.00	40	1,000	1.0000	12.13	89,800
Total Card Land Units 0.170 AC Parcel Total Land Area 0.1699 Total Land Value 89,800																

CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style: 06		Conventional			
Model: 01		Residential			
Grade: C+					
Stories: 2.25					
Occupancy 1		Vinyl Siding			
Exterior Wall 1 25					
Exterior Wall 2		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 03		Drywall			
Interior Wall 1 05					
Interior Wall 2		Hardwood			
Interior Fir 1 12					
Interior Fir 2		Gas			
Heat Fuel: 03		Forced Air-Duc			
Heat Type: 04		Central			
AC Type: 03		4 Bedrooms			
Total Bedrooms 04					
Total Bathrms: 2		1 Half Bath			
Total Half Baths 1					
Total Xtra Fixtrs 1		9 Rooms			
Total Rooms: 9		Average			
Bath Style: 02		Average			
Kitchen Style: 02					
Whirlpool Tub 1					
Fireplaces 1					

CONSTRUCTION DETAIL (CONTINUED)

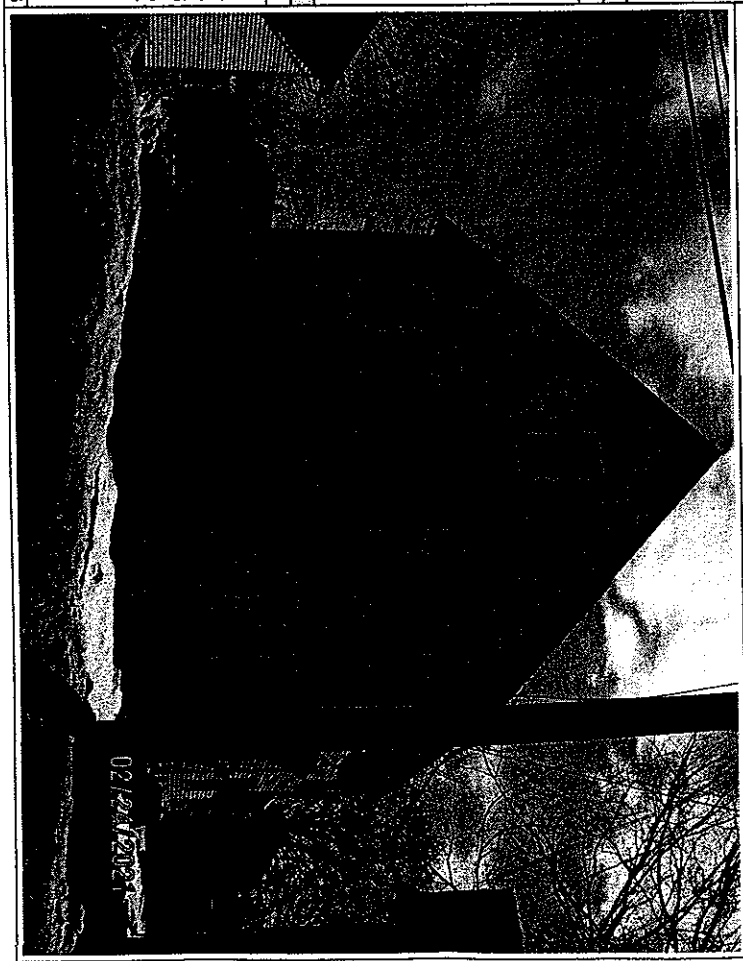
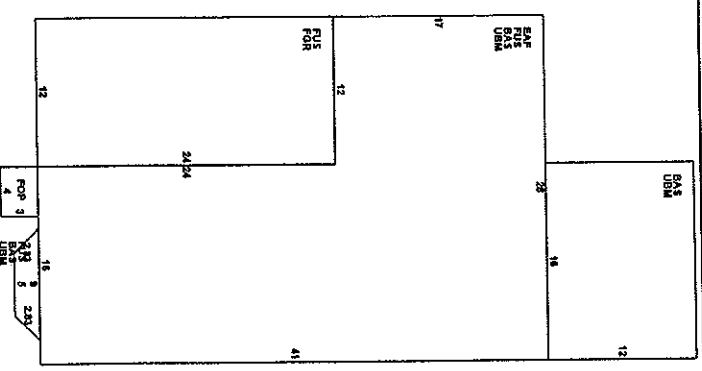
Element	Cd	Description
Year Built		2015
Effective Year Built		2015
Depreciation Code		A
Remodel Rating		
Year Remodeled		5
Depreciation %		0
Functional Obsol		0
External Obsol		1
Trend Factor		
Condition		
Condition %		95
Percent Good		273,700
RCNLD		
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage-Avg	L	480	35.00	2014	G	75	C	1.00	12,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FUS	Upper Story, Finished	1,162	1,162	1,162	93.41	108,541
FGR	Garage	0	288	115	37.30	10,742
BAS	First Floor	1,066	1,066	1,066	93.41	99,574
UBM	Basement, Unfinished	0	1,066	213	18.66	19,896
EAF	Attic, Expansion, Finished	344	860	344	37.36	32,133
FOP	Porch, Open	0	12	2	15.57	187
Ttl Gross Liv / Lease Area		2,572	4,454	2,902		271,073





Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member

Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

Phone - 203-294-2001
Fax - 203-294-2003

WFD ASSESSOR
18 FEB '21 PM 12:49

Hearing No. 2020-040

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE:

Property Owner:
Joseph + Carmela Burrone
Name of property Owner
1183 Durham Rd
Mailing Address
Wallingford, Ct. 06492
City, State, Zip
203-626-5759
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity [X] Owner [] Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Joseph Burrone 2/13/21
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 1183 Durham Rd. 109 / 131 1
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: DBA:

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$ Unknown Purchased Nov. 2015 for \$281,500

Briefly state the basis of the Appeal: Land is .93 acres appraised at \$149,800, surrounding properties at equal or greater size all appraised at lower values. Please see attached list.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the Board) Date:

Print Name

Motion:

Voting Record Initials

Thomas Vitali

Carl Bonamico

Robert Avery

Address	Acreage	Appraised Value (Land)
1183 Durham Rd.	0.93	\$149,800
1181 Durham Rd.	1.06	\$143,700
1179 Durham Rd.	1.52	\$141,000
1175 Durham Rd.	1.57	\$149,000
1173 Durham Rd.	0.96	\$142,600
1171 Durham Rd.	0.94	\$142,200
2 Woodman's Hill Rd.	1.21	\$145,300
4 Woodman's Hill Rd.	1.31	\$146,300

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		Assessed
BURRONE JOSEPH + CARMELA	2 Above Street	2 Public Water	1 Paved	2 Suburban	RES LAND DWELLING	Code	Appraised	Assessed
1183 DURHAM RD					1-1	143,500	100,500	6148
WALLINGFORD CT 06492					1-3	151,100	105,800	WALLINGFORD, CT
SUPPLEMENTAL DATA		Alt Prcd ID 006001006B	P/Z MAP #	ENG MAP	VISION			
		Census: 1760	Easement	Town Line				
		Old MBLU	IND PARK	Record Lot				
		TC MAP # 2848						
		Record Lot						
		GIS ID 136	Assoc Pld#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
BURRONE JOSEPH + CARMELA	1529	0720	11-23-2015	Q	I	281,500	00	Year	Code
FASCIA CHARLES + GIANOTTI JENI TRUST	1356	0767	05-06-2009	Q	I	332,500	00	2019	1-1
ANNUNZIATA ANTHONY	1290	0812	03-29-2007	Q	I	330,000	00	1-3	100,500
HANISKO PHILIP	1290	0810	03-29-2007	U	I	0	08	105,800	1-3
HANISKO SAMUEL W (ESTATE) & PHILIP	0688	0836	06-21-1990			0		Total	206300
Total		0.00						Total	206300

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
125	B		Tracing	Batch

NOTES

1ST=3 BED, 2B, LR, DR, K
 XTRA FIX - SINK, SHOWER IN BASEMENT
 1A 2/10

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
30213	01-13-2016	RS	Residential	4,000	08-09-2016	100				SIX FOOT FRONT DOOR OV
12267	10-19-1999	RE	Remodel	2,700		100				RESHGL HSE+GARAGE

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
B	1010	Single Family	RU4		40,574 SF	2.95	1.00000	5	1.00	125	1.200	
Total Card Land Units		0.931	AC	Parcel Total Land Area	0.9315							

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		151,100	0	0	143,500	0	294,600
							294,600

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		08-09-2016	TH	02		61	Permit - Measure Only
		09-08-2015	V			29	Field Review
		02-16-2012	DS	08		7	Map Correction-No Value
		06-25-2010	SR			19	Field Review
		02-12-2010	SR			28	Sales Review
		02-06-2010	GM	03		00	Measur-Listed
		12-24-2009	DW	03		02	1st Callback

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		VISION	
BURRONE JOSEPH + CARMELA		2 Above Street	2 Public Water	1 Paved	2 Suburban	Description	Code		Appraised
1183 DURHAM RD						RES LAND DWELLING	1-1	149,800	104,900
WALLINGFORD CT 06492							1-3	159,500	111,700
		SUPPLEMENTAL DATA							
		Alt Prid ID	00600T006B	P/Z MAP #					
		Census:	1760	ENG MAP					
		Old MBLU		Easement					
		TC MAP #	2848	Town Line					
		Record Lot		IND PARK					
		GIS ID	136	Assoc Pld#					

RECORD OF OWNERSHIP																										
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
BURRONE JOSEPH + CARMELA										1529	0720	11-23-2015	Q	281,500	00	2020	1-1	104,900	2019	1-1	100,500	2018	1-1	100,500		
FASCIA CHARLES + GIANOTTI JENI TRUST										1356	0767	05-06-2009	Q	332,500	00											
ANNUNZIATA ANTHONY										1290	0812	03-29-2007	Q	330,000	00											
HANISKO PHILIP										1290	0810	03-29-2007	U	0	08											
HANISKO SAMUEL W (ESTATE) & PHILIP										0688	0836	06-21-1990		0	0											
Total										216,600		309,300		216,600		206,300		206,300								

EXEMPTIONS																	
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
Total										0.00							

ASSESSING NEIGHBORHOOD									
Nbhd	Nbhd Name	Notes	Batch						
125	B	Tracing	Batch						

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Total Appraised Parcel Value
30213	01-13-2016	RS	Residential	4,000	08-09-2016	100		SIX FOOT FRONT DOOR OV	309,300
12267	10-19-1999	RE	Remodel	2,700		100		RESHGL HSE+GARAGE	

LAND LINE VALUATION SECTION																
Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
B	1010	Single Family	RU40	40,574	SF	2.84	1.00000	5	1.00	125	1.300	1.0000	3.69	149,800		
Total Card Land Units										0.931	AC	Parcel Total Land Area		0.9315	Total Land Value	149,800

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method			
159,500	0	0	149,800	0	309,300	C			

VISIT / CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
12-16-2020	HH			41	Change				
03-30-2020	FS			01	Measured				
08-09-2016	TH			02	Permit - Measure Only				
09-08-2015	V			29	Field Review				
02-16-2012	DS			08	Map Correction-No Value				
06-25-2010	SR			29	Field Review				
02-12-2010	SR			28	Sales Review				

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 01	01	Ranch Residential			
Model: 01	C				
Grade: C					
Stories: 1	1	1 Story			
Occupancy 1					
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2	26	Aluminum Siding			
Roof Structure:	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel:	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms:	03	3 Bedrooms			
Total Bathrms:	2				
Total Half Baths:	0				
Total Xtra Fixtrs:	2				
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Whirlpool Tubs:					
Fireplaces:	1				

CONDO DATA			
Parcel Id	C	Owne	
Adjust Type		B	S
Condo Flr		Description	Factor%
Condo Unit			

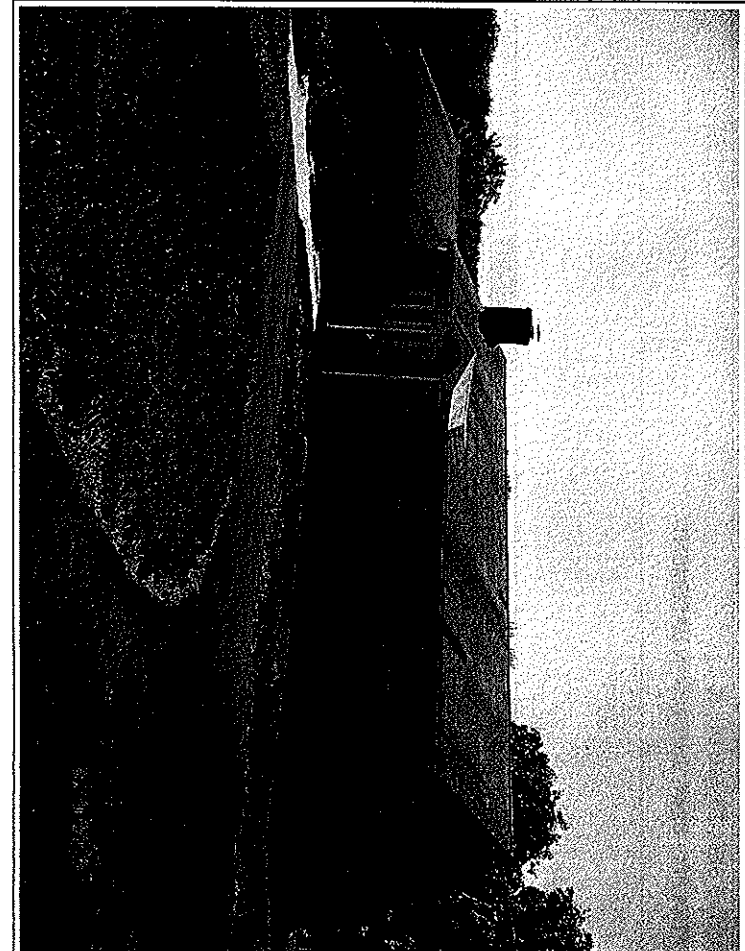
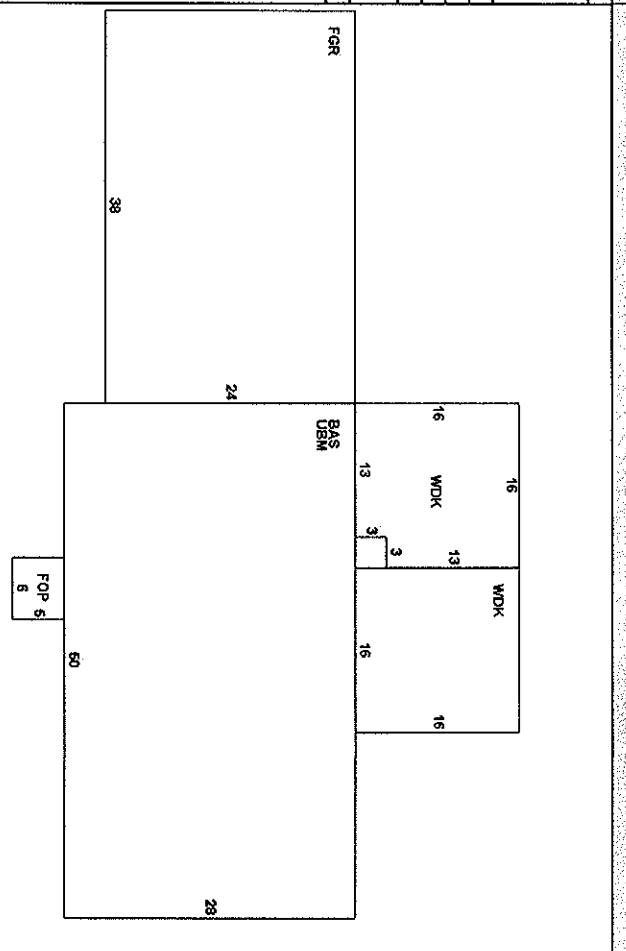
COST / MARKET VALUATION	
Building Value New	218,464
Year Built	1979
Effective Year Built	A
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	73
Percent Good	159,500
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	VB	Units	Unit Price	Yr Bld	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,400	1,400	1,400	97.27	136,178
FOR	Garage	0	912	365	38.93	35,504
FOR	Porch, Open	0	30	6	19.45	584
UBM	Basement, Unfinished	0	1,400	280	19.45	27,236
WDK	Deck, Wood	0	503	50	9.67	4,864
TL Gross Liv / Lease Area		1,400	4,245	2,101		204,366





Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

203-294-2000 Phone
203-294-2003 Fax

MEMORANDUM

Date: 3/5/2020
To: Shelby Jackson
From: Ian Fuller
CC:
RE: 1183 Durham Rd

Current Market Value: \$ 309,300

Current Assessed Value: \$ 216,600

Appellant's estimate of Market Value: \$

Notes:

- During the informal appeal process this property was reduced from a market value of **322,000** to **309,300**
- The subject lot is smaller than its immediate neighbors but has a land higher value

Recommendation:

Reduce land value by 5% for highway proximity to bring it in line with its neighbors resulting in a market value of **\$301.800**

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		WALLINGFORD, CT	
M/JTZER S REALTY LLC	SUE CARTER	1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
2905 RAE DELLAVE						COM LAND	2-1	495,300	346,700
AUSTIN TX 78704						COM BLDG	2-2	778,600	545,100
All Pricl ID 047001025 Census: 1754 Old MBLU TC MAP # 5210 Record Lot GIS ID 15194		SUPPLEMENTAL DATA P/Z MAP # ENG MAP O-1050 Easement Town Line IND PARK Assoc Pld#		No informal Est = 1,100,000 See attached info		1,273,900 891,800		774,300 774,300	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MOTZER S REALTY LLC	1480	0217	08-15-2013	U	I	0	29	2020	2-1	346,700	2019	2-1	315,200	2018	2-1	315,200
MOTZER SALLY R TRUSTEE	1217	0889	08-10-2005	U	I	0	29		2-2	545,100		2-2	423,200		2-2	423,200
MOTZER ALFRED E	0216	0147							2-5	35,900		2-5	35,900		2-5	35,900
Total										891,800		774,300		774,300		

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code	Description	Amount	Code	Description	Number	Amount
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
R51	B		Tracing	

NOTES		Year	Code	Description	Amount
BURGER KING		2020	IA		1,273,900
DINING ROOM/BATHS					0
2-DUW					0
EASEMENT FIELD= 1389/943					1,273,900

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
24940	11-04-2010	CC	C-Occupancy	267,000	10-11-2010	100	11-04-2010	CERTIFICATE OF OCCUPAN		
24940	08-26-2010	NC	New Construct	25,000	07-23-2002	100	07-23-2002	DEMOLISH PLAY SCAPE & R		
24901	08-13-2010	CM	Commercial	80,000		100		Upgrade existing dining room		
14886	02-26-2002	RE	Remodel							

LANDLINE VALUATION SECTION		Parcel	Land Units	Unit Price	L. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	L. Factor	Site Index <td>Cond. <td>Nbhd. <td>Nbhd Adj </td></td></td>	Cond. <td>Nbhd. <td>Nbhd Adj </td></td>	Nbhd. <td>Nbhd Adj </td>	Nbhd Adj
1	3260	REST/CLUBS M	RF4	43,560 SF	2,761	1,00000	C	1,00	C10	3,850	
1	3260	REST/CLUBS M	RF4	0,070 AC	120,200	1,00000	0	1,00	C10	3,850	
Total Card Land Units		1.070 AC		Parcel Total Land Area: 1.0700		Total Appraised Parcel Value		1,273,900		Total Land Value	

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
	02-12-2020	LS	03			00	Measur+Listed
	04-12-2012	KC	09			20	Map Change
	11-23-2011	KC	09			26	Add Map Refere
	05-11-2011	JS	09			62	Permit - Interior Insp Only
	03-17-2011	DH	06			27	Sent Letter
	03-04-2011	KC	06			46	Photo
	02-04-2011	KC	09			19	Map Correction-No Value

VISION

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 303		Fast Food Regional			
Model: 94		Commercial			
Grade: B+					
Stories: 1					
Occupancy: 1.00		Brick/Masonry			
Exterior Wall 1: 20					
Exterior Wall 2: 01		Flat			
Roof Structure: 04		Tar & Gravel			
Roof Cover: 05		Drywall			
Interior Wall 1: 11		Ceram Clay Ttl			
Interior Wall 2: 03		Gas			
Interior Floor 1: 04		Forced Air-Duc			
Interior Floor 2: 03		Central			
Heating Fuel: 03		REST/CLUBS M94			
Heating Type: 3260					
AC Type: 00					
Bldg Use: 01					
Total Rooms: 02					
Total Bedrms: 03					
Total Baths: 01					
Heat/AC: 03		Heat/AC Pkgs			
Frame Type: 02		Masonry			
Baths/Plumbing: 05		Average			
Ceiling/Wall: 02		Sus-Ceil & WL			
Rooms/Prtns: 16.00		Average			
Wall Height: 0.00					
% Conn Wall: 0.00					
1st Floor Use: 3260					

MIXED USE
 Code Description Percentage
 3260 REST/CLUBS M94 100
 0 0
 0

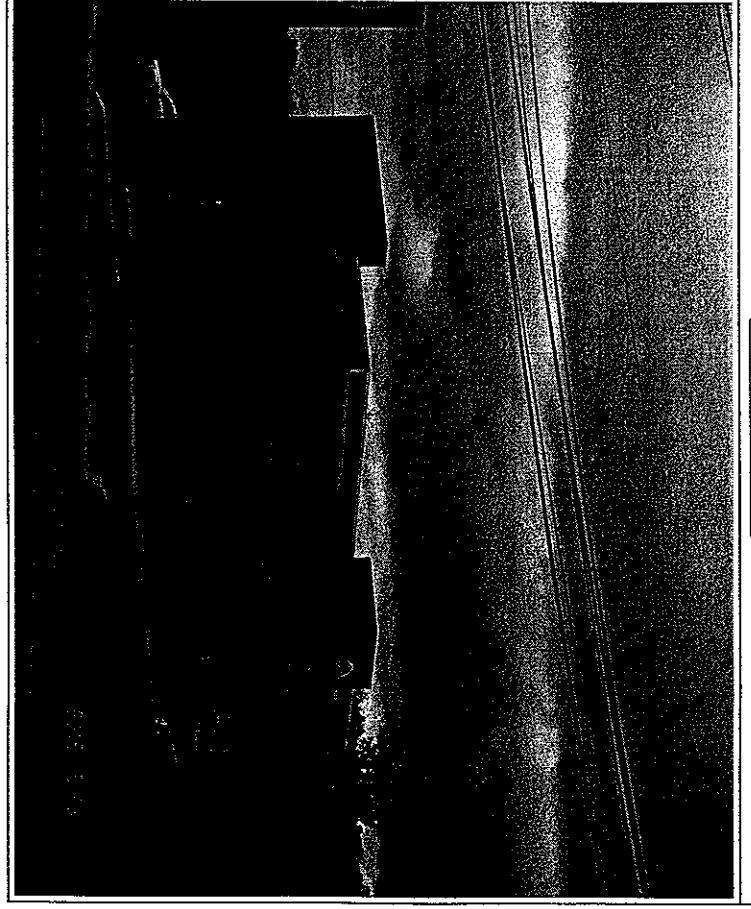
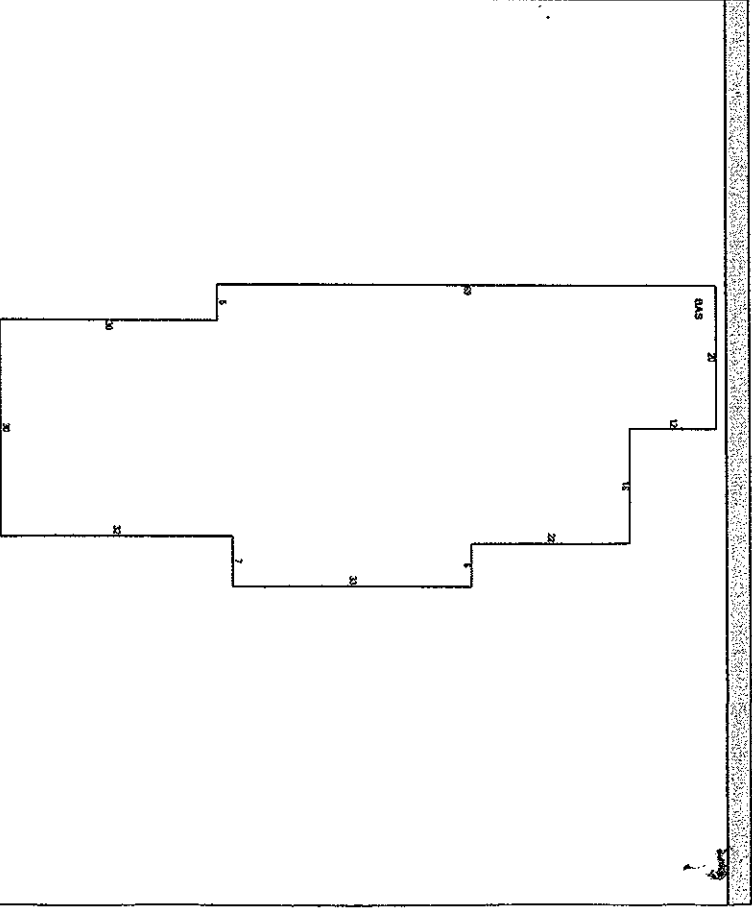
COST/MARKET VALUATION
 RCN 783,555
 Year Built 2011
 Effective Year Built
 Depreciation Code
 Remodel Rating
 Year Remodeled
 Depreciation %
 Functional Obsol
 External Obsol
 Trend Factor
 Condition
 Condition %
 Percent Good
 RCNLD 91
 Dep % Ovr 713,000
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)

Code	Description	LB	Units	Unit Price	Yr. Bld	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LT2	w/Double Light	L	5	1400.00	2001	A		50	C	1.00	3,500
LT3	w/Triple Light	L	1	1900.00	2001	A		50	C	1.00	1,000
DUW	Drive-up Windo	B	2	7500.00	2011	A		91	C	0.00	13,700
PAV1	Paving-Asphalt	L	31,600	3.00	2010	A		50	C	1.00	47,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,388	3,388	3,388	231.27	783,555
Ttl Gross Liv / Lease Area		3,388	3,388	3,388		783,555



MFLU 63 / 38 /
 Location 888 NORTH COLONY RD
 Rent Owner
 MOTZER S REALTY LLC
 MOTZER SALLY R TRUSTEE
 MOTZER ALFRED E

Sales Information
 Sale Date 08-15-2013 Q/U U V/I I Sale Price 0
 08-10-2005 U I 0
 Year Built 2011
 Appraised Value 1,273,900

Commercial Data Elements
 Heat / AC 01 Heat/AC Pkgs
 Frame Type 03 Masonry
 Baths / Plumbing 02 Average
 Ceiling / Wall 05 Sus-Ceil & WL
 Rooms / Ptns 02 Average
 % Conn Wall 0.0
 Wall Height 16.52000

ECONOMIC INCOME VALUATION
 Income Value
 Notes

Leaseable Area Summary		Cap Rate		Income		Income Value		Income Value		Notes	
Ground Level	3,388	Cap Code	FFR	Gross Income	135,317	Income Value	1,312,600	BURGER KING			
Lower Level	0	Cap Adjust	A	Vacancy Allowance	4,060	Excess Land	0				
Upper Level	0	Cap Rate	0.0900	Expense Allowance	13,126	Total Income Value	1,312,600				
		Rent ID	NBHD								
Total Leaseable Area	3388	0001	R51	Net Income	118,131	Value Per SF / Unit	387				

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent / S	GrossRent	Vac	Vac	VacancyAll	EGL	Exp	Exp	Expenses	NOI	
1	1	21	FASTFOOD	1	1	3388	GL	24.82	VG	E	39.94	135,317	A	0.03	4,060	131,257	A	0.10	13,126	118,131

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	FFR	Gross Income	144,948	Income Value	1,590,756	Heat	
Cap Adjust	A	Vacancy Allowance	1,780	Excess Land		Electric	
		Other Income	0	Total Income Value	1,590,756	Water	
Cap Rate	0.0900	Net Income	143,168	Value Per SF / Unit	470	Sewer	
						Maintenance	
						Insurance	

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent / S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	21	FASTFOOD	1	1	3388	GL	E	VG	42.78	144,948	A	A		NNN		BURGER KIN	02-18-20	5