



# *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 1<sup>ST</sup>, 2020**

THURSDAY, MARCH 18, 2021 6PM to 9PM

#### **Link to meeting from your computer, tablet, or smartphone**

<https://global.gotomeeting.com/join/722649765>

#### **You can also dial in from your phone**

United States ( toll free ) 1 866 899 4679

United States +1 ( 571 ) 317-3116

**Access Code 722-649-765**

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

March 8, 2021

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 8, 2021

MINUTES

The Monday, March 8, 2021 regular virtual meeting of the Wallingford Board of Assessment Appeals was held remotely at gotomeeting.com.

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

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

The minutes from the September 2020 regular meeting were reviewed by the Board. Mr. Bonamico made a motion to approve the minutes from September 2020. Seconded by Mr. Avery and passed unanimously.

There was no consent agenda.

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

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

**APPEAL 2020-177**

Debra Sherman-Godinez

Margarito Godinez

2005 GMC Sierra

-

2019 Supplemental Motor Vehicle

Current Assessed Value for 2019 Grand List \$ 5,780

Both appellants were sworn in. Telephone connection was lost. The Board moved on to the next hearing while waiting for the appellant to call back.

**APPEAL 2020-174**

Helene Bush

2006 Honda Accord

2020 Regular Motor Vehicle

Current Assessed Value \$ 3,380

Chairman Vitali stated the appellant wrote on the application that the truck is two wheel drive and has a lot of body damage. Chairman Vitali asked how the appellant arrived at \$3000. Appellant stated the truck has a lot of body damage and she brought photos last time. It was determined she was here last year for the same vehicle.

Appellant stated in 2019, the original assessment was \$ 2450. Appellant stated it is now appraised for \$3470, plus she gets an exemption for \$1000.

The Board reviews past appeal information.

Mr. Bonamico made a motion to reduce assessed value to \$ 2100. Seconded by Mr. Avery and passed unanimously.

Appellant asked about her exemption. Mr. Jackson said she is still eligible for the exemption.

**APPEAL 2020-177**

Debra Sherman-Godinez

Margarito Godinez

2005 GMC Sierra

-

2019 Supplemental Motor Vehicle

Current Assessed Value for 2019 Grand List \$ 5,780

Phone connection was restored and the Board continued with the appeal.

Appellant stated she put a value of \$900 to \$1000. She paid \$700 for the vehicle.

Chairman Vitali stated the Board had to go by NADA values, which market value states \$8257, with an assessed value of \$ 5780.

Appellant stated the previous owner destroyed the interior of the vehicle, including broken seats.

The Board viewed pictures provided by the appellant.

Based on the testimony, mileage, and pictures, Mr. Bonamico made a motion to reduce the assessed value to \$ 2800. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-178**

Michael Glidden

2005 Subaru Outback

2020 Regular Motor Vehicle

Current Assessed Value \$ 3,190

Appellant stated the Kelley Blue Book value is \$399. Appellant stated the car is in decent shape, but he would never get \$399 trade in for it.

Chairman Vitali stated the Blue Book Value is very different compared to the NADA value.

The Board reviewed the NADA values and evidence presented.

Mr. Bonamico made a motion to reduce the assessed value to \$ 1400. Seconded by Mr. Avery and passed unanimously.

#### **APPEAL 2020-171**

Tom Vitali

2016 Jeep Cherokee

2020 Regular Motor Vehicle

Current Assessed Value \$ 13,880

Appellant stated the high mileage.

Mr. Bonamico asked about the mileage and Mr. Jackson looked in the NADA. The Board reviewed all submitted information.

Mr. Bonamico made a motion to reduce the assessed value to \$ 1,1120. Seconded by Mr. Avery and passed unanimously.

#### **APPEAL 2020-161**

Jennifer Thomas

DBA Evolve Nutrition LLC

53 North St

Personal Property

Assessed Value \$ 2,800

Chairman Vitali stated the appellant placed a market value of \$1840, she has since moved out of the office, and gave away most of the office property. Appellant stated she filled out a personal property form at the Assessors office.

Mr. Jackson went over the personal property with the Board. Chairman Vitali stated the Town has a market value of \$ 1892 and the appellant has a market value of \$ 1840.

Mr. Bonamico made a motion to reduce the assessed value to \$ 1325. Seconded by Mr. Avery and passed unanimously.



**APPEAL 2020-179**

Sam Sharif

Sam & Sonia LLC

100 Quinnipiac St

DBA Arles & Boggs

Personal Property

Assessed Value \$ 58,600

Chairman Vitali stated the appellant placed a market value on restaurant equipment.

Appellant stated he had his CPA do his taxes this year. Appellant bought a container for \$600 and the other stuff was bought from Goodwill. His CPA had his ending assets at \$41034 and that is what he filed for taxes and equipment. Appellant stated the equipment was new but banged up and the furniture was from Goodwill.

Chairman Vitali stated this hearing was reviewed by Rhonda Caswell, an appraiser for the Town, with an estimated market value of \$26800. Chairman Vitali stated the appellant did not file a 2019 Personal Property form, and there is a penalty for not filing. Chairman Vitali stated the penalty is a state statute. Appellant stated he is new in business and business is struggling. Appellant asks the Board to reassess the value of furniture and equipment.

Mr. Jackson goes over findings with the Board.

Mr. Bonamico makes a motion to reduce the market value to \$ 33,500, with an assessed value of \$ 23450. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-183**

Michael Schoff

1012 Clintonville Rd

Personal Property

Assessed Value \$ 7,790

Appellant stated he has no business or Personal Property at this address. Appellant stated this was noticed because he has a transport plate that is registered in North Haven, which is where his business is located.

Mr. Jackson stated the plate is registered in Wallingford. The appellant disagreed and stated he does business out of North Haven. Appellant stated he has registration and it is out of North Haven. Chairman Vitali asked the appellant if he could show the Board the registration. Chairman Vitali asks appellant if he can fax or email the registration by 8:00 pm. Appellant stated he will do that.

The Board continued on with other appeals while waiting for the email.

**APPEAL 2020-182**

Aaron Stone

DBA Stonehenge Sound

1 Malchiodi Dr

Personal Property

Assessed Value \$ 31,110

Chairman Vitali stated the appellant has a market value on equipment of \$ 20,000 and has had no income due to the pandemic. The Towns current assessed value is \$ 31,110. Appellant did not file a 2020 Personal Property Declaration and due to not filing, the appellant will have a penalty.

Appellant stated he did not receive a Personal Property Declaration in the mail and did not know until later that you could go on-line and print out a form. Appellant filled out a personal property form last week.

Mr. Jackson went over the Personal Property form with the Board.

Chairman Vitali stated the appellant filled out the form stating the assessed value was \$ 26,680 plus a penalty for filing late. Chairman Vitali said the assessed value of \$ 26,680 is from the appellants own paper work.

Mr. Bonamico made a motion to change the market value to \$ 38,114, with an assessed value of \$ 26,680. Seconded by Mr. Avery and passed unanimously.

Chairman Vitali stated the Board cannot change the penalty as it is a State statute.

**APPEAL 2020-012**

Brian Daley

DBA Garden Homes Management

75 Yalesville Square

Residential

Current Market Value \$ \$ 95,000

Mr. Jackson stated that he had a lengthy discussion with Mr. Daley last week and they had come to a consensus on all ten of Mr. Daleys hearings.

The appellant, Mr. Daley, was in agreement.

The Board viewed the packet and list that Mr. Jackson and Mr. Daley has agreed upon.

Mr. Bonamico made a motion to reduce the market value to \$ 80,000. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-010**

Brian Daley DBA Garden Homes Management 53 Yalesville Square

Residential Current Market Value \$ 66,900

Mr. Bonamico made a motion to reduce the market value to \$ 55,000. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-011**

Brian Daley DBA Garden Homes Management 64 Yalesville Square

Residential Current Market Value \$ 69,300

Mr. Bonamico made a motion to reduce the market value to \$ 56,900. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-013**

Brian Daley DBA Garden Homes Management 77 Yalesville Square

Residential Current Market Value \$ 70,200

Mr. Bonamico made a motion to reduce the market value to \$ 58,000. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-005**

Brian Daley DBA Garden Homes Management 18 Yalesville Square

Residential Current Market Value \$ 119,300

Mr. Bonamico made a motion to reduce the market value to \$ 95,000. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-009**

Brian Daley DBA Garden Homes Management 49 Yalesville Square

Residential Current Market Value \$ 55,900

Mr. Bonamico made a motion to reduce the market value to \$ 47,500. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-007**

Brian Daley	DBA Garden Homes Management	19 Yalesville Square
Residential		Market Value \$ 59,400

Mr. Bonamico made a motion for no change, sustaining the market value at \$ 59,400. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-006**

Brian Daley	DBA Garden Homes Management	12 Yalesville Square
Residential		Market Value \$ 60,900

Mr. Bonamico made a motion for no change, sustaining the market value at \$ 60,900. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-014**

Brian Daley	DBA Garden Homes Management	5 A Yalesville Square
Residential		Market Value \$ 69,600

Mr. Bonamico made a motion to reduce the market value to \$ 62,600. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-008**

Brian Daley	DBA Garden Homes Management	38 Yalesville Square
Residential		Market Value \$ 62,600

Mr. Bonamico made a motion for no change, sustaining the market value at \$ 62,600. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-165**

Charlene Hopperstad

2011 Kia Soul

2020 Regular Motor Vehicle

Current Market Value – \$ 6,028

Chairman Vitali stated the appellant believes the market value should be \$ 1000, while the town has the market value at \$ 6028 based on NADA book Value.

Appellant stated the vehicle sustained a bent frame in an accident and there is over \$6000 in lost value. Appellant also stated it cannot be traded in due to the bent frame and she paid \$ 1000 for the vehicle.

Chairman Vitali asked if she still drives the vehicle. Appellant stated yes, she still drives it, but it is not in good condition, and she cannot sell it or use it for a trade in.

Chairman Vitali stated they use NADA to get the value, per state statutes.

The Board reviews the hearing packet.

Mr. Bonamico made a motion to reduce the market value to \$ 4,000. Seconded by Mr. Avery and passed unanimously.

Chairman Vitali told the appellant the assessed value will be approximately \$ 2800 and that is what you will pay taxes on. Appellant was advised she will have to come back in 2022 to maintain this reduced value.

Chairman Vitali stated they would give Mr. Schoff until 8:00 PM to produce a copy of his registration.

The Board had a five minute recess, with a return to the meeting at 7:50.

At 7:54, Chairman Vitali had not received an email from the appellant.

At 8:00 PM, Chairman Vitali reconvened the meeting.

Chairman Vitali stated hearing 2020-183 has not responded with an email of a copy of his registration.

Mr. Bonamico made a motion to review hearing 2020-183 first on Wednesday March 10, 2021 and vote on the appeal then, and vote to adjourn. Seconded by Mr. Avery and passed unanimously.

Mr. Schoff then called back.

Chairman Vitali reconvened the meeting to address case 2020-183.

**APPEAL 2020-183**

Michael Schoff

1012 Clintonville Rd

Personal Property

Assessed Value \$ 7,790

Appellant emailed both an older and newer registration, which both show a North Haven address.

Chairman Vitali printed out the email and showed it to the other Board members on screen. The Board discussed the emails. Appellant stated the tax town is North Haven.

Mr. Bonamico stated that based on the new evidence, the transporter number and previous registration, we cannot put a value on something that is not an asset in Wallingford.

Mr. Bonamico made a motion to cancel the account. Seconded by Mr. Avery and passed unanimously.

At 8:20 PM, Mr. Bonamico made a motion to adjourn. Seconded by Mr. Avery and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board Of Assessment Appeals

March 10, 2021

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 10, 2021

MINUTES

The Wednesday, March 10, 2021 regular virtual meeting of the Wallingford Board of Assessment Appeals was held remotely at gotomeeting.com.

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

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

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

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**APPEAL 2020-028**

Calogero Joe Marino

113 North Turnpike Rd

Commercial

Current Market Value \$ 49,700

Chairman Vitali stated the appellant put a market value of \$ 20,000 and the town has a market value of \$ 49,700 and asked the appellant to explain why he values the property at \$ 20,000.

Appellant said the property type is listed as commercial, but it is really Design District. Appellant said you can only build a small building, he tried to rent or lease it, the Town Planner didn't allow him to do things, and he just pays taxes on it with no income coming in.

Chairman Vitali asked Mr. Jackson if was previously assessed at \$ 5,000 and then went up to \$ 34,800 after the last assessment. Mr. Jackson stated the property fell below the radar and the property is

difficult to build without variances and approvals. Mr. Jackson continued that if the property was easier to build on, it would be assessed at around \$ 100,000.

Chairman Vitali asked Mr. Jackson about the commercial status. Mr. Jackson stated as is, it is buildable as strictly commercial, and the property may include residential as design district, but one would need approval.

Appellant stated he would need a variance to be residential.

Chairman Vitali stated the property is worth more than the previous assessment of \$ 5000. Appellant stated he has to pay insurance and taxes and cannot do anything with the property. The Board reviewed the files.

Mr. Bonamico made a motion to reduce market value to \$ 40,000. Seconded by Mr. Avery and passed unanimously.

#### **APPEAL 2020-029**

Calogero Joe Marino

120 Constitution St.

Residential

Current Market Value \$ 202,714

Chairman Vitali reads the application and states the appellant feels 120 Constitution St. is worth \$ 150,000 and his appeal is based on his taxes are too high. The prior assessment was \$ 130,300 and now it is \$ 141,900.

Appellant stated he is behind on the rent and all his tenants are behind on their rent. Appellant said landlords are hurting very badly because we are in difficult times.

Chairman Vitali stated that they understand and they are watching that very closely. He continued a two family house in todays market at \$ 202,000 is a fair price and increased \$ 14,000.

Appellant stated he doesn't understand how it went up so much and neighboring properties only went up \$ 5000. Appellant stated he can't go up on rent.

Board looks over the appeal.

Mr. Bonamico made a motion to reduce market value to \$ 193,000. Seconded by Mr. Avery and passed unanimously.

#### **APPEAL 2020-030**

Calogero Joe Marino

40 North Turnpike Rd



Residential

Current Market Value \$ 251,600

Chairman Vitali said that prior to the reevaluation, the house was \$ 230,428 and the house has gone up \$ 21,000.

Appellant said he thinks the increase was too much and he cannot convert it to commercial property, it's a busy street, and he can't rent it. The property is residential and it's a very busy road.

After reviewing the appeal, Mr. Bonamico made a motion to reduce market value to \$ 239,000. Seconded by Mr. Avery and passed unanimously.

### **APPEAL 2020-036**

Linda Moyles

31 Hickory CT

Residential

Current Market Value \$ 183,900

Chairman Vitali said the application stated it shouldn't appreciate higher than other properties at every reval.

Mr. Jackson said this development is low income and is restricted for sale to low and moderate income. There is a maximum allowable sale price for these homes and other factors can affect the value lower. We are already over the maximum allowed.

Chairman Vitali asked appellant the condition and appellant stated the condition of the home. Chairman Vitali asks for comparable housing in the area and appellant did not have any. Chairman Vitali stated without comps, we can only go by the condition of the house.

Mr. Bonamico made a motion to reduce market value to \$ 175,000. Seconded by Mr. Avery and passed unanimously.

### **APPEAL 2020-162**

Robert Cordova JR.

DBA Express Gutters

52 Claremont Ave

Personal Property

Current Assessed Value \$ 6,250

Chairman Vitali stated the appellant has a value of \$1500 for personal property. He continues that since the appellant did not file, the town put an assessed value of property at \$ 5,000, plus 25 % penalty for not filing, which is state statute.

Mr. Jackson stated the appellant has a seamless gutter machine and questioned the cost. Appellant stated he does have a seamless gutter machine that he purchased for \$ 1,000 and the other \$ 500 he



Mr. Bonamico made a motion to reduce market value to \$ 4,000 and reduce the assessed value from \$ 3130 to \$ 2800. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-163**

Angelo Greco

DBA Vanity Beauty bar LLC

850 South Colony Rd

Personal Property

Current Assessed Value \$ 12,500

Chairman Vitali said the appellant placed a market value of \$ 4620 on equipment at your business. The appellants business partner, Vana Azari, was also on the phone. The Town has a market value of \$ 14,286 with an assessed value of \$ 12,500. Chairman Vitali stated the appellant filed a 2020 Declaration with no supplies and \$ 6000 in permits. As this is a new business, you should have supplies and fixtures.

Appellant stated when they received the letter, they sent in the appeal and filled in the total cost of what our equipment cost us. We bought used equipment, sinks and mirrors from IKEA. We wrote down what we had and sent it to you. Appellant stated they never received a letter saying Personal Property Declaration was due in November.

Chairman Vitali had Mr. Jackson explain the things in your startup year that are affecting value. Mr. Jackson stated appellant listed mirrors and stations, where they also need to include \$ 6000 in permits, lease hold improvements, and cost of installation of sinks and work stations.

Appellant stated the work was done at no cost, they pulled a permit from the Town but had no labor costs.

Chairman Vitali said you pay for a permit based upon how much the work was going to cost, how much you said you were going to pay to have the work done. He stated they also have to include supplies in the document. Chairman Vitali stated there is a penalty.

Mr. Jackson stated we have the assessed value at \$ 10,000 plus \$2500 penalty, totaling \$ 12,500.

Chairman Vitali stated the appellant has the list of furniture and fixtures, but there are other costs associated with the declaration, such as supplies and value of installation. Even though you did not pay to have it installed, it adds value to the business. Because the appellant missed filing on time, there is a 25 % penalty, which is State statute.

After reviewing the appeal, Mr. Bonamico made a motion to reduce assessed value to \$ 9,260. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-168**

Thomas Rohlf

DBA Controlled Fluidics

18 Hollow Oak LN

Personal Property

Current Assessed Value \$ 32,350

Chairman Vitali stated the appellant has misclassified two manufacturing items.

Mr. Jackson said the Personal Property Declaration was filed on time, but there was a mistake on equipment. They were categorized as taxable and now they have amended as manufacturing machinery.

Appellant stated they were purchased in 2020 and are used in manufacturing.

Chairman Vitali confirmed that the appellant has lost the manufacturing exemption for those two pieces. Chairman Vitali stated the current assessed value is not exempt.

Appellant stated they make medical devices and have been making parts for ventilators, so it has been a very busy year. Chairman Vitali asked if appellant feels it is normally exempt. Appellant stated yes.

Mr. Bonamico made a motion to allow the exemption to take place. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-169**

Randolfo Criollo

DBA CRIOLLOS PAINTING LLC

11 Washington St

Personal Property

Current Assessed Value \$ 2,940

Chairman Vitali asked if the appellant is being assessed on a vehicle. Mr. Jackson said he is being assessed as a painting company and for business equipment for a painting company.

Appellant stated he kept the business but he is not making any money. Appellant is working for another company and is giving all his business to the company he is working for.

Chairman Vitali asked if appellant filed a dissolution of LLC. Appellant stated the company is in name only, no business and he sold all his equipment.

Mr. Jackson stated the appellant has filed to dissolve the company as of March 1, 2021 with the Secretary of State.

Mr. Bonamico asked if the company has any assets at all. Appellant stated he is not making any money and he sold his equipment.

Mr. Bonamico made a motion to cancel the assessed value on this company account. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-176**

Curt Vogt

DBA Cobra Automotive

37 Warehouse Point Rd

Personal Property

Current Assessed Value \$ 28,210

Virginia Blynn has permission to speak on behalf of appellant.

Chairman Vitali stated the market value on the appeal application is blank, so appellant has placed no market value on the property you are appealing. The Board goes through the assets and explains the 25 % penalty for filing late.

Appellant said they have accountants do the paperwork and then normally she sends it certified mail, but she did not send it certified this year and it got lost in the mail.

Chairman Vitali stated the appellant has filed on time every other year, but this year there is a penalty.

Chairman Vitali stated they will look at the past history, but they cannot take the penalty off.

The Board reads over the appeal again.

Mr. Bonamico made a motion to reduce assessed value to \$ 19,500 plus penalty, making the assessed value \$ 24,380 including penalty. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-175**

Erik Higgins

DBA Gen X Motors INC.

156 Dudley Ave

Personal Property

Current Assessed Value \$ 8,110

Chairman Vitali stated the appellant placed a market value of \$ 5,189.

Appellant stated they had an accountant and have claimed gross negligence from this accountant for the past years.

Chairman Vitali stated appellant has not filed since 2017.

Appellant stated he knows there is a 25 % penalty for each year, so he reassessed what they had and apparently it's a higher assessed value than what the appellant placed on it. Chairman Vitali stated the buildup of assessment penalty is \$ 8,110.

Appellant stated he will clean up the last four years of penalties with assessment. Appellant also stated his accountant has not done what he was supposed to in these last four years.

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

There was no old business.

There was no new business.

At 8:17 PM, Mr. Bonamico made a motion to adjourn. Seconded by Mr. Avery and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board Of Assessment Appeals

Date	Time	HEARING NO	TYPE	Account Number	Owner Full Name	Co-0
March 18, 2021	6:00 PM - 7:00 PM	2020-044	COMMERCIAL	G0110660	YALESVILLE PROPERTIES LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-044	COMMERCIAL	G0110660	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-042	COMMERCIAL	L0239650	38 WAREHOUSE POINT ROAD LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-042	COMMERCIAL	L0239650	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-043	COMMERCIAL	M0517300	YALESVILLE PROPERTIES LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-043	COMMERCIAL	M0517300	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-111	COMMERCIAL	S0591550	4 TOWER DRIVE INFINITY LLC + 4 TOWER	WALLINGFORD A
March 18, 2021	6:00 PM - 7:00 PM	2020-111	COMMERCIAL	S0591550	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-108	COMMERCIAL	H0416140	WORLDWIDE PROPERTIES LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-108	COMMERCIAL	H0416140	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-053	INDUSTRIAL	P00033800	350 NORTH CHERRY STREET EXTENSION LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-053	INDUSTRIAL	P00033800	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-109	INDUSTRIAL	C0122700	ULBRICH STAINLESS & SPECIAL METALS INC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-109	INDUSTRIAL	C0122700	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-050	INDUSTRIAL	G0110750	YALESVILLE PROPERTIES LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-050	INDUSTRIAL	G0110750	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-051	INDUSTRIAL	G0110850	YALESVILLE PROPERTIES LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-051	INDUSTRIAL	G0110850	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-056	INDUSTRIAL	W0060700	WALLINGFORD GROUP L L C	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-056	INDUSTRIAL	W0060700	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-049	INDUSTRIAL	W0060800	WALLINGFORD GROUP L L C	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-049	INDUSTRIAL	W0060800	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-052	INDUSTRIAL	H0000400	YALESVILLE PROPERTIES LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-052	INDUSTRIAL	H0000400	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-057	INDUSTRIAL	W0060900	WALLINGFORD GROUP LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-057	INDUSTRIAL	W0060900	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-054	INDUSTRIAL	G0248400	38 WAREHOUSE POINT ROAD LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-054	INDUSTRIAL	G0248400	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-055	INDUSTRIAL	C0405000	NORTH CHERRY EXT LLC	C/O BRIAN MULRE
March 18, 2021	6:00 PM - 7:00 PM	2020-055	INDUSTRIAL	C0405000	J.F. MULREADY COMPANY LLC	C/O BRIAN MULRE
March 18, 2021	7:00 PM - 8:00 PM	2020-088	INDUSTRIAL	I0004800	FERTI MANAGEMENT CORP	C/O BRIAN MULRE
March 18, 2021	7:00 PM - 8:00 PM	2020-088	INDUSTRIAL	I0004800	DAVID JOHNSON, JOSEPH C SANCONE CO	C/O LANDMARK A
March 18, 2021	7:00 PM - 8:00 PM	2020-090	COMMERCIAL	F0009605	10 FAIRFIELD REALTY LLC	C/O LANDMARK A
March 18, 2021	7:00 PM - 8:00 PM	2020-090	COMMERCIAL	F0009605	DAVID JOHNSON, JOSEPH C SANCONE CO	C/O ELIZABETH VE
March 18, 2021	7:00 PM - 8:00 PM	2020-078	COMMERCIAL	B0234600	GEM PROPERTY GROUP LLC	C/O ELIZABETH VE
March 18, 2021	7:00 PM - 8:00 PM	2020-079	INDUSTRIAL	C0314600	GEM PROPERTY GROUP LLC	C/O ELIZABETH VE
March 18, 2021	7:00 PM - 8:00 PM	2020-080	INDUSTRIAL	V0075900	801 NORTH MAIN STREET ASSOCIATES LLC	C/O VINCENZO VE
March 18, 2021	8:00 PM - 9:00 PM	2020-004	COMMERCIAL	L0037610	LAForge DENNIS J	C/O VINCENZO VE

BAD Hearings 3/18/21



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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

WTFD ASSESSOR
19 FEB '21 PM 2:12

Hearing No. 2020-044

APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvash Company LLC
Name of Owner's Agent: Brian Mulvash
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
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.)

Jon Gavin
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: 120 Church St 37/30
(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?: \$ 660,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value. 100% vacant

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 Vitall
Carl Bonamico
Robert Avery



CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
1	2	1	2	1	2	1	2	1	2	Code	Assessed
YALESVILLE PROPERTIES LLC		Public Water		Paved		Industrial		COM LAND		2-1	389,600
173 CHURCH ST								COM BLDG		2-2	1,011,600
WALLINGFORD CT 06492											272,800
											708,100
<b>VISION</b>											

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		SALE PRICE		PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code
		1251	0052	05-01-2006	U	0	29	2020	272,800	2019	2-1
		1251	0048	05-01-2006	U	0	29	2-1	708,100	2-2	256,100
		1251	0044	05-01-2006	U	0	29	2-2	618,800	2-2	618,800
		0753	0382	04-30-1993	U	0	0	2-5	176,200	2-5	176,200
		0718	0874	12-11-1991	U	0	0				
Total						980,900		1,401,200		980,900	

EXEMPTIONS		OTHER ASSESSMENTS		APPRaised VALUE SUMMARY	
Year	Code	Description	Amount	Code	Amount
			0.00		897,900
					54,000
					59,700
					389,600
					0
					1,401,200
					C

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
29553	06-19-2015	CA	C - Approval
29553	05-19-2015	CM	Commercial
25553	05-25-2011	CM	Commercial
24755	08-23-2010	CM	Commercial
21520 CA	10-09-2007	CA	C - Approval
21520	04-02-2007	CM	Commercial
19982	12-12-2005	CM	Commercial

LAND LINE EVALUATION SECTION		APPRaised VALUE SUMMARY	
Use Code	Description	Zone	Land Type
B	COMM WHS M9	140	43,560 SF
1	COMM WHS M9	140	0.790 AC
1	COMM WHS M9	140	8.630 AC
Total Card Land Units		10,420	AC

LAND LINE EVALUATION SECTION		APPRaised VALUE SUMMARY	
Use Code	Description	Zone	Land Type
B	COMM WHS M9	140	43,560 SF
1	COMM WHS M9	140	0.790 AC
1	COMM WHS M9	140	8.630 AC
Total Card Land Units		10,420	AC

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model: 96		Intr/Comm			
Grade: B-					
Stories: 1					
Occupancy: 4.00					
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Mintm/Masonry			
Interior Wall 2	03	Concr-Finished			
Interior Floor 1	14	Carpet			
Interior Floor 2	03	Gas			
Heating Fuel	03	Hot Air-no Duc			
Heating Type	06	Partial			
AC Type	06	COMM WHS M96			
Bldg Use	3160				
Total Rooms	00				
Total Bedrms	0				
Total Baths	02	Heat/AC Split			
Heat/AC	03	Masonry			
Frame Type	02	Average			
Baths/Plumbing	04	Ceil & Minr WL			
Ceiling/Wall	02	Average			
Rooms/Prtns	20.00				
Wall Height	0.00				
% Comm Wall	0.00				
1st Floor Use:	3160				

**MIXED USE**

Code	Description	Percentage
3160	COMM WHS M96	100
		0
		0

**COST / MARKET VALUATION**

RCN	1,448,241
Year Built	1962
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	38
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	62
Percent Good	897,900
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

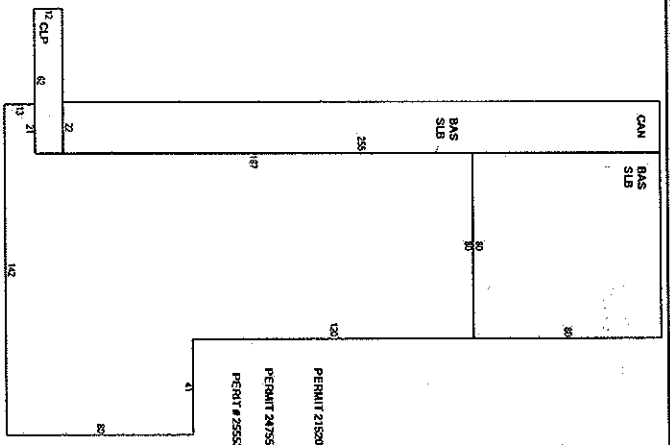
**OB - OUTBUILDING & YARD ITEMS**

**XC - BUILDING EXTRA FEATURES(B)**

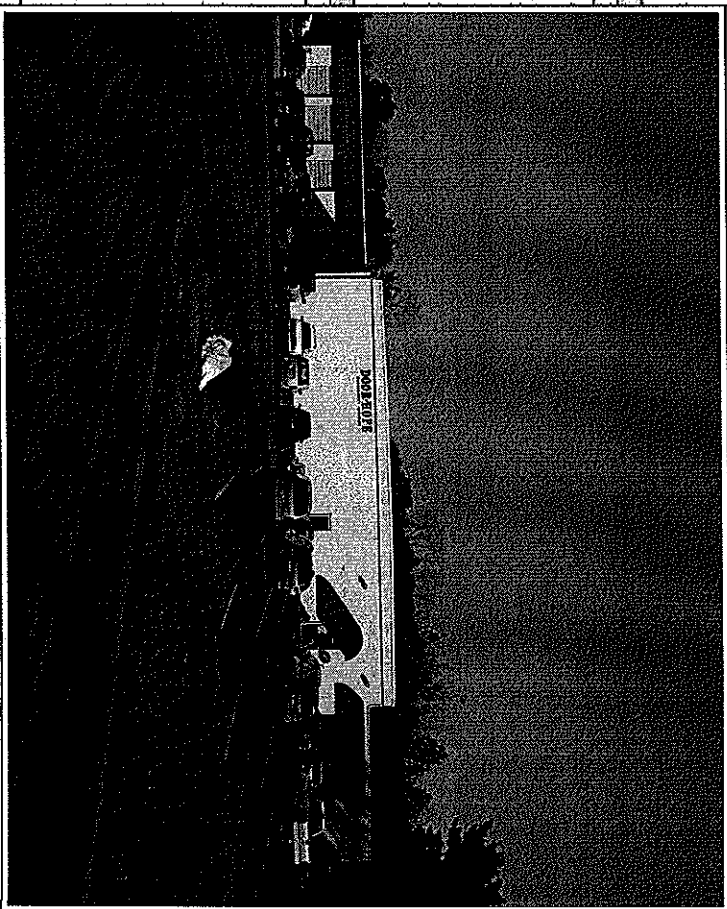
Code	Description	LB	Units	Unit Price	Yr Bld	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	160.00	3.00	1962		P	10	C	1.00	48,000
LT2	w/Double Light	L	1	1400.00	1962		A	50	C	1.00	700
LT5	Merc Vap/Fld	L	1	1300.00	1962		A	50	C	1.00	700
FN4	Fence- 8'Chain	L	750	14.00	2001		A	50	C	1.00	5,300
SPR3	Sprinklers Dry	B	25,600	1.00	1963			62		0.00	15,900
LDL1	Load Levelers	B	3	3600.00	1963			62		0.00	6,700
A/C	Air Condition	B	12,480	3.50	1963			62		0.00	27,100
TNK2	< 10,000 GAL	L	4,000	2.50	2009		A	50	C	1.00	5,000
MEZ2	Mezz Finished	B	460	15.00	1963			62		0.00	4,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	EFF Area	Unit Cost	Undeprec Value
BAS	First Floor	25,953	25,953	25,953	53.05	1,376,885
CAN	Canopy	0	5,610	1,122	10.61	59,525
CLP	Loading Platform, Finished	0	744	223	15.90	11,831
SLB	Slab	0	25,953	0	0.00	0
Ttl Gross Liv / Lease Area		25,953	58,260	27,298		1,448,241



PERMIT 21520 - LEASEHOLD IMPROVEMENTS  
 PERMIT 21255 - LEASEHOLD IMPROVEMENT  
 PERMIT 25523 - LEASEHOLD IMPROVEMENTS





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 15, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 120 Church St Yales 2020-044

---

**Current Market Value:** \$1,401,200      **Current Assessed Value:** \$980,900

**Appellant's estimate of Market Value:** \$660,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$199,600  
(Assessed value reduced by \$137,700)

**Notes:**

The Assessor's economic income approach to value of \$1,435,100 is higher than the current market value of \$1,401,200.

No supporting documentation provided to support a value of \$660,000.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
VALESVILLE PROPERTIES LLC		1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
173 CHURCH ST		7 Swampy				COM LAND	2-1	389,600	272,800
WALLINGFORD CT 06492		SUPPLEMENTAL DATA				COM BLDG	2-2	1,011,600	708,100
AIR Prci ID 048001020 Census 1751 Old MBLU TC MAP # 5359, 5154 TC MAP # 4985, 4973 Record Lot GIS ID 15249		P/Z MAP #		ENG MAP		<i>BAA = N/C</i> <i>↓ \$139,700 AN</i>			
		Easement		Town Line		<b>VISION</b> WALLINGFORD, CT			
		IND PARK		Assoc Pld#					

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
VALESVILLE PROPERTIES LLC		1251	0052	05-01-2006	U	0	29
GAVIN FAMILY LIMITED PARTNERSHIP THE		1251	0048	05-01-2006	U	0	29
GAVIN NORMAN		1251	0044	05-01-2006	U	0	29
GAVIN BARBARA		0753	0382	04-30-1993	U	0	0
DIME SAVINGS BANK OF WALLINGFORD		0718	0874	12-11-1991	U	0	0
Total						980,900	1,401,200

EXEMPTIONS		Amount	Code	Description	Number	Amount
Year	Code	Description	Amount	Code	Description	Number
		0.00		ASSESSING NEIGHBORHOOD		
		0.00		NOTES		
				Batch		

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
29553	06-19-2015	CA	C - Approval	2,500	08-06-2015	100	01-05-2021	JW/1
29553	05-19-2015	CM	Commercial	4,500	08-06-2015	100	03-25-2020	LS
25553	05-25-2011	CM	Commercial	100	08-06-2015	100	10-21-2016	KC
24755	06-23-2010	CM	Commercial	100	08-06-2015	100	12-10-2015	V
21520 CA	10-09-2007	CA	C - Approval	5,000	06-14-2007	100	08-06-2015	TH
21520	04-02-2007	CM	Commercial	5,000	06-14-2007	100	11-08-2011	KC
19992	12-12-2005	CM	Commercial	3,000	05-31-2006	100	01-06-2011	KPC

LAND LINE VALUATION SECTION		Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbhd	Nbhd Adj	Notes			
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond. <td>Nbhd <td>Nbhd Adj</td> <td>Notes</td> </td>	Nbhd <td>Nbhd Adj</td> <td>Notes</td>	Nbhd Adj	Notes
1	3160	COMM WHS M9	140	SF	43,560	2.76	1.00000	C	1.00	G30	1,650	3X L/B
1	3160	COMM WHS M9	140	AC	0,790	120,200	1.00000	0	1.00	C30	1,650	
1	3160	COMM WHS M9	140	AC	8,630	8,000	1.00000	0	0.50		1,000	WETLANDS/NON BUILDABL
Total Card Land Units		10,420		AC	Parcel Total Land Area: 10,4200		Total Appraised Parcel Value		1,401,200		Total Land Value	

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Ch	Purpose/Result
APPRaised VALUE SUMMARY <td colspan="2"></td> <td colspan="2"></td> <td colspan="2">Appraised Bldg. Value (Card) 897,900</td>						Appraised Bldg. Value (Card) 897,900	
						Appraised Xf (B) Value (Bldg) 54,000	
						Appraised Ob (B) Value (Bldg) 59,700	
						Appraised Land Value (Bldg) 389,600	
						Special Land Value 0	
						Total Appraised Parcel Value 1,401,200	
						Valuation Method C	

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		Assessed	6148
VALESVILLE PROPERTIES LLC		1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
173 CHURCH ST		7 Swampy				COM LAND	2-1	389,600	272,800
WALLINGFORD CT 06492						COM BLDG	2-2	1,011,600	708,100
All Pric ID 048001020		SUPPLEMENTAL DATA							
Census: 1751		P/Z MAP #							
Old MBLU		ENG MAP							
TC MAP # 5359, 5154		Easement							
TC MAP # 4985, 4973		Town Line							
Record Lot		IND PARK							
GIS ID 15249		Assoc Pld#							
		Total						1,401,200	980,900

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	WI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
VALESVILLE PROPERTIES LLC		1251	0052	05-01-2006	U	1	0	29	2020	272,800	2019	2-1	256,100
GAVIN FAMILY LIMITED PARTNERSHIP THE		1251	0048	05-01-2006	U	1	0	29		708,100		2-2	618,800
GAVIN NORMAN		1251	0044	05-01-2006	U	1	0	29				2-2	176,200
GAVIN BARBARA		0753	0382	04-30-1993			0					2-5	
DIME SAVINGS BANK OF WALLINGFORD		0718	0874	12-11-1991			0						
Total										980,900	Total	1051,100	

EXEMPTIONS		Description	Amount	Code	Description	Number	Amount	Comm Int	APPRaised VALUE SUMMARY
Year	Code							This signature acknowledges a visit by a Data Collector or Assessor	
Total		0.00						Appraised Bldg. Value (Card) 897,900	
Total		0.00						Appraised X( B) Value (Bidg) 54,000	
Total		0.00						Appraised Ob (B) Value (Bidg) 59,700	
Total		0.00						Appraised Land Value (Bidg) 389,600	
Total		0.00						Special Land Value 0	
Total		0.00						Total Appraised Parcel Value 1,401,200	
Total		0.00						Valuation Method C	

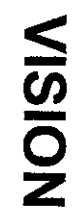
ASSESSING NEIGHBORHOOD		Nbhd Name	Amount	Code	Description	Number	Amount	Comm Int	
Nbhd									
C2		B			Tracing				
Total		0.00							

BUILDING/PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
29553	06-19-2015	CA	C - Approval	Commercial	2,500	08-06-2015	100			MEZZANINE/ULTIMATE SPO
29553	05-19-2015	CM	Commercial	Commercial	4,500	08-06-2015	100			MEZZANINE
25553	05-25-2011	CM	Commercial	Commercial	100	08-06-2015	100			INTER MEZZ DECK
24755	06-23-2010	CM	Commercial	Commercial	100	08-06-2015	100			DOOR
21520 CA	10-09-2007	CA	C - Approval	Commercial	5,000	06-14-2007	100			CERTIFICATE OF APPROVAL
21520	04-02-2007	CM	Commercial	Commercial	5,000	06-14-2007	100			CLASSROOM PARTITION
19992	12-12-2005	CM	Commercial	Commercial	3,000	05-31-2006	100			Tenant Fitout Playtime


LANDLINE VALUATION SECTION		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
29553	06-19-2015	CA	C - Approval	Commercial	2,500	08-06-2015	100			MEZZANINE/ULTIMATE SPO
29553	05-19-2015	CM	Commercial	Commercial	4,500	08-06-2015	100			MEZZANINE
25553	05-25-2011	CM	Commercial	Commercial	100	08-06-2015	100			INTER MEZZ DECK
24755	06-23-2010	CM	Commercial	Commercial	100	08-06-2015	100			DOOR
21520 CA	10-09-2007	CA	C - Approval	Commercial	5,000	06-14-2007	100			CERTIFICATE OF APPROVAL
21520	04-02-2007	CM	Commercial	Commercial	5,000	06-14-2007	100			CLASSROOM PARTITION
19992	12-12-2005	CM	Commercial	Commercial	3,000	05-31-2006	100			Tenant Fitout Playtime

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		01-05-2021	JW/T	LS	09	41	Change
		03-25-2020	LS	09	01	20	Measured
		10-21-2016	KC	04	31	31	Map Change
		12-10-2015	V	04	31	31	Hear-No Chg
		08-06-2015	TH	02	62	62	Permit - Interior Insp Only
		11-08-2011	KC	02	62	62	Permit - Interior Insp Only
		01-06-2011	KPC	02	40	40	No change

BUILDING/PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1	3160	COMM WHS M9	140		43,560	2,76	1,00000	C	1.00	C30	1,650	3X LB	0	4,55	198,400
1	3160	COMM WHS M9	140		0,790	120,200	1,00000	0	1.00	C30	1,650	WETLANDS/NON BUILDLABL	0	198,330	156,700
1	3160	COMM WHS M9	140		8,630	8,000	1,00000	0	0.50		1,000		0	4,000	34,500
Total Card Land Units		10,420		AC	Parcel Total Land Area: 10,4200		Total Appraised Parcel Value		1,401,200		Total Land Value		389,600		



Yalesville  Hailport

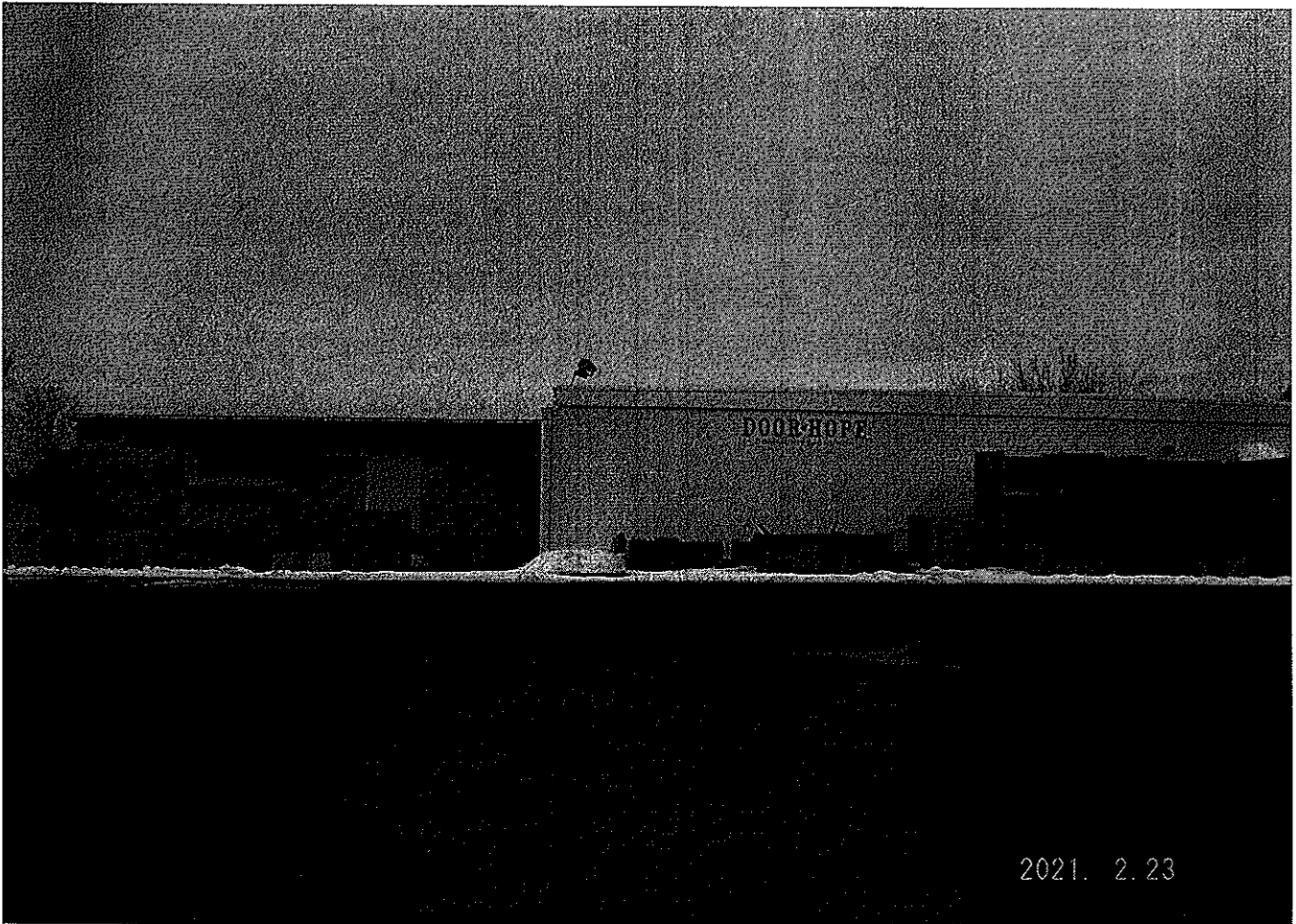
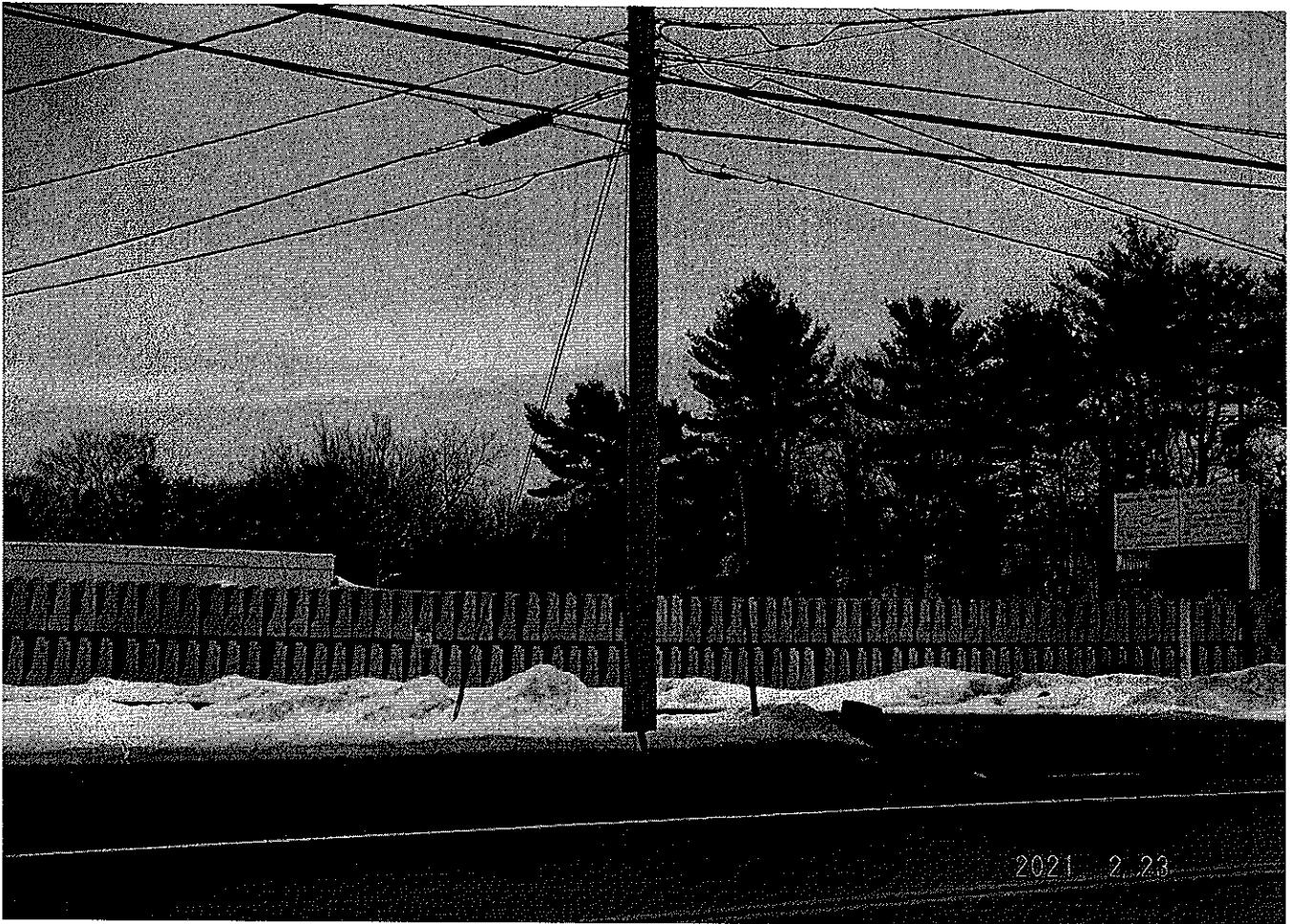
 Air Ocean  
203-294-8800  
[www.airocean.com](http://www.airocean.com)

*Ultimate Sports & Party Center*  
● Bunting Cages, Baseball, Football, Soccer, Lessons, Birthday Parties.  
203-265-1961  
[www.ultimatesportsandpartycenter.com](http://www.ultimatesportsandpartycenter.com)

 Door of Hope  
Community Church  
203.741.1001  
[www.doorofhopecc.com](http://www.doorofhopecc.com)

2021. 2.23





MBLU '371 / 30 /  
 Location 120 CHURCH ST VALESVILLE  
 Current Owner  
 VALESVILLE PROPERTIES LLC  
 GAVIN FAMILY LIMITED PARTNERSHIP THE  
 GAVIN NORMAN  
 GAVIN BARBARA  
 DIME SAVINGS BANK OF WALLINGFORD

Sales Information			Commercial Data Elements		
Sale Date	Q / U	V / I	Sale Price	Heat / AC	Notes
05-01-2006	U	I		02 Heat/AC Split	<b>INCOME VALUATION</b> 6148 WALLINGFORD, CT
05-01-2006	U	I		03 Masonry	
05-01-2006	U	I		02 Average	
04-30-1993	U	I		04 Cell & Min WL	
12-11-1991				02 Ceiling / Wall	
Year Built			1962	02 Rooms / Ptns	
Appraised Value			1,401,200	0.0 % Conn Wall	
				20.0 Wall Height	

**ECONOMIC INCOME VALUATION**

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	25,953	Cap Code	INDX	Gross Income	199,319	Income Value	1,435,100	1962/G	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	19,932	Excess Land	34,500		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	35,877	Total Income Value	1,469,600		
		Rent ID	NBHD			Value Per SF / Unit	57		
Total Leaseable Area	25953	0001	C2	Net Income	143,510				

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent / S	Gross Rent	Vac	Vac	Vacancy/All	EGI	Exp	Exp	Expenses	NOI
1	1	1	24 JOB SHOP	2	4	25953	GL	5.84	AA	VG	7.68	199,319	A	0.10	19,932	179,387	A	0.20	35,877	143,510

**ACTUAL INCOME VALUATION**

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	JS	Gross Income	87,935	Income Value	523,788	Heat	Trash Removal
Cap Adjust	A	Vacancy Allowance	61,488	Excess Land		Electric	Snow Removal
		Other Income	15,456	Total Income Value	523,788	Water	Accounting
						Sewer	Management
						Maintenance	Reserves
						Insurance	Other

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent / S	Gross Rent	Vac	Exp	Other Income	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	1	24 JOB SHOP	2	1	6400	GL	G	AA	7.24	46,335	A	AA	7956	NN			ULTIMATE SP		
2	1	1	24 JOB SHOP	2	1	6400	GL	G	AA	6.50	41,600	A	AA	7500	NN			AIROCEAN		





Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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

ASSESSOR
FEB 21 PM 2:11

Hearing No. 2020-042

APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jan Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvresdy Company LLC
Name of Owner's Agent: Brian Mulvresdy
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone:

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

Jan Gavin

Applicant signature

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

Motor Vehicle: Year Make / Model: Plate# Mileage

Real Estate: 38 Warehouse Point Rd 50/5
(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?: \$ 500,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value.

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 Vitall, Carl Bonamico, Robert Avery.

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRASSED	6148
38 WAREHOUSE POINT ROAD LLC	1 Level	2 Public Water	1 Paved	5 Industrial	COM LAND	2-1	206,600	144,600
					COM BLDG	2-2	416,800	291,800
173 CHURCH ST								
WALLINGFORD CT 06492								WALLINGFORD, CT

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	
38 WAREHOUSE POINT ROAD LLC	1027	0131			04-04-2002	Q	1	1	350,000	00	2020	2-1	144,600
BENNETT J J + WALLINGFORD REAL ESTA	0906	0313			10-07-1998	U			0	29	2-2	291,800	
LENDLER BERNICE & J J BENNETT	0389	0174			07-19-1972				0				
Total													

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
Total						

OTHER ASSESSMENTS	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD	B		
Notes			
BLDG SHOWS 38" WAREHOUSE			
CONCRETE PRODS COVER LOT			
2020			
CAN WAS REMOVED			

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
03/25/2011 - BAA HEARING NO. 2010 - 104									
Notes									

PREVIOUS ASSESSMENTS (HISTORY)	Year	Code	Assessed	Year	Code	Assessed
Total			436,400			411,800

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	Valuation Method
	393,800	22,800	200	206,600	0	623,400	C
Total Appraised Parcel Value							

LANDLINE 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	3160	COMM WHS M9	140		43,560	2.76	1.00000	C	1.00	C60	0.900		0	2.48	108,200
	3160	COMM WHS M9	140		0.910	120,200	1.00000	0	1.00	C60	0.900		0	108,180	98,400
Total Card Land Units: 1.910 AC															
Parcel Total Land Area: 1.9100															
Total Land Value: 206,600															



**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model 96		Ind/Comm			
Grade C					
Stories: 1					
Occupancy 1.00		Pre-finish Metl			
Exterior Wall 1 27					
Exterior Wall 2 03		Gable			
Roof Structure 01		Metal/Tin			
Roof Cover 01		Milim/Masonry			
Interior Wall 1 01					
Interior Wall 2 03		Concr-Finished			
Interior Floor 1					
Interior Floor 2					
Heating Fuel 00		None			
Heating Type 01		None			
AC Type 01		None			
Bldg Use 3160		COMM WHS M96			
Total Rooms 00					
Total Bedrms 0					
Total Baths 00		Heat/Min			
Heat/AC 00		Steel			
Frame Type 05		Average			
Baths/Plumbing 02		Cell & Min W/L			
Ceiling/Wall 04		Average			
Rooms/Prtis 02					
Wall Height 22.00					
% Conn Wall 0.00					
1st Floor Use: 3321					

**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
GIR3	GIRDERS 19'-2"	B	520	73.00	1979			60		0.00	22,800
FN8	W/O Top Rail-6'	L	40	9.00	2020			50	C	1.00	200

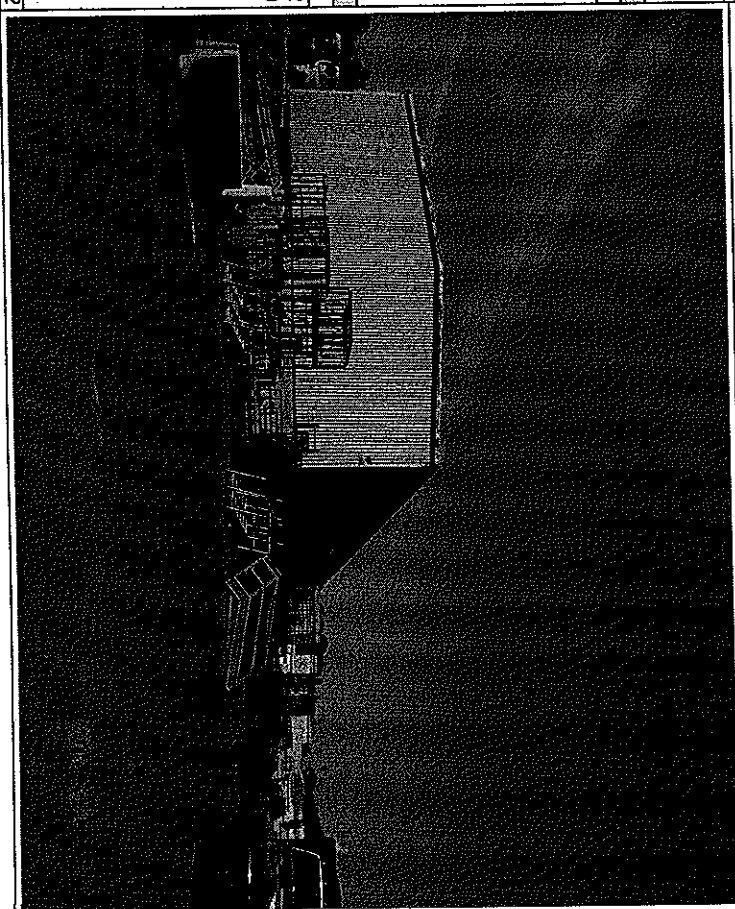
**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	ET Area	Unit Cost	Undeprc Value
BAS	First Floor	15,600	15,600	15,600	42.07	656,292
SLB	Slab	0	15,600	0	0.00	0
<b>Ttl Gross Liv / Lease Area</b>		<b>15,600</b>	<b>31,200</b>	<b>15,600</b>		<b>656,292</b>

BAS

280

60





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 15, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 38 Warehouse Point Rd 2020-042

---

**Current Market Value:** \$623,400      **Current Assessed Value:** \$436,400

**Appellant's estimate of Market Value:** \$500,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$14,000  
(Assessed value reduced by \$9,800)

**Notes:**

The Assessor's economic income approach to value of \$661,500 is higher than the current market value of \$623,400.

No supporting documentation provided to support a value of \$500,000.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change

TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRaised	ASSESSED	VISION		
1 Level	2 Public Water	1 Paved	5 Industrial	COM LAND	2-1	206,600	144,600	6148		
				COM BLDG	2-2	416,800	291,800	WALLINGFORD, CT		
<b>SUPPLEMENTAL DATA</b> All Prci ID 048001018B Census: Old MBLU 1754 TC MAP # TC MAP # Record Lot GIS ID 15247 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld# N/C.				<i>Internal</i> <i>9800 AV,</i>						
<b>RECORD OF OWNERSHIP</b>				<b>PREVIOUS ASSESSMENTS (HISTORY)</b>		<b>ASSESSED</b>				
38 WAREHOUSE POINT ROAD LLC				Year	Code	Assessed	Year	Code		
BENNETT J J + WALLINGFORD REAL ESTAT				2020	2-1	144,600	2019	2-1		
LENDLER BERINICE & J J BENNETT					2-2	291,800		2-2		
1027 0131 04-04-2002 Q 1 1 350,000 00 0906 0313 10-07-1998 U 1 1 0 29 2020 0389 0174 07-19-1972 0 0 <b>Total</b> 436,400				<b>Total</b> 623,400		<b>Total</b> 436,400				

EXEMPTIONS	OTHER ASSESSMENTS	AMOUNT	NUMBER	AMOUNT	COMMIT INT
Year	Description	Amount	Code	Description	Number
<b>TOTAL</b> 0.00					

ASSESSING NEIGHBORHOOD	NOTES
Nbhd 12	Tracing
Nbhd Name B	Batch

BLDG SHOWS 38" WAREHSE  
 CONCRETE PRODS COVER LOT  
 2020  
 CAN WAS REMOVED

03/25/2011 - BAA HEARING NO. 2010 - 104

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS
<b>BUILDING PERMIT RECORD</b>								
<b>LAND LINE VALUATION SECTION</b>								
USE CODE	DESCRIPTION	ZONE	LAND TYPE	LAND UNITS	UNIT PRICE	I. FACTOR	SITE INDEX	COND.
1	3160 COMM WHS M9	I40	I40	43,560 SF	2.76	1.00000	C	1.00
1	3160 COMM WHS M9	I40	I40	0.910 AC	120,200	1.00000	0	1.00
				<b>Total Card Land Units</b> 1.910 AC	<b>Parcel Total Land Area:</b> 1.9100			
				<b>Total Land Value</b> 108,200	<b>Total Land Value</b> 98,400			

DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
01-05-2021	JW1	03		41	Change
04-29-2020	JG1	03		01	Measured
12-10-2015	V	04		31	Hear-No Chg
03-25-2011	JS	05	6	51	BAA No Change
03-04-2011	KC			46	Photo
01-06-2011	KPC			41	Change
04-27-2010	KPC	03		29	Field Review

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
393,800	22,800	200	206,600	0	623,400
					<b>Total Appraised Parcel Value</b> 623,400

MBLU 501/511  
 Location 38 WAREHOUSE PT RD  
 Current Owner 38 WAREHOUSE POINT ROAD LLC  
 BENNETT J J + WALLINGFORD REAL ESTATE  
 LENDLER BERNICE & J J BENNETT

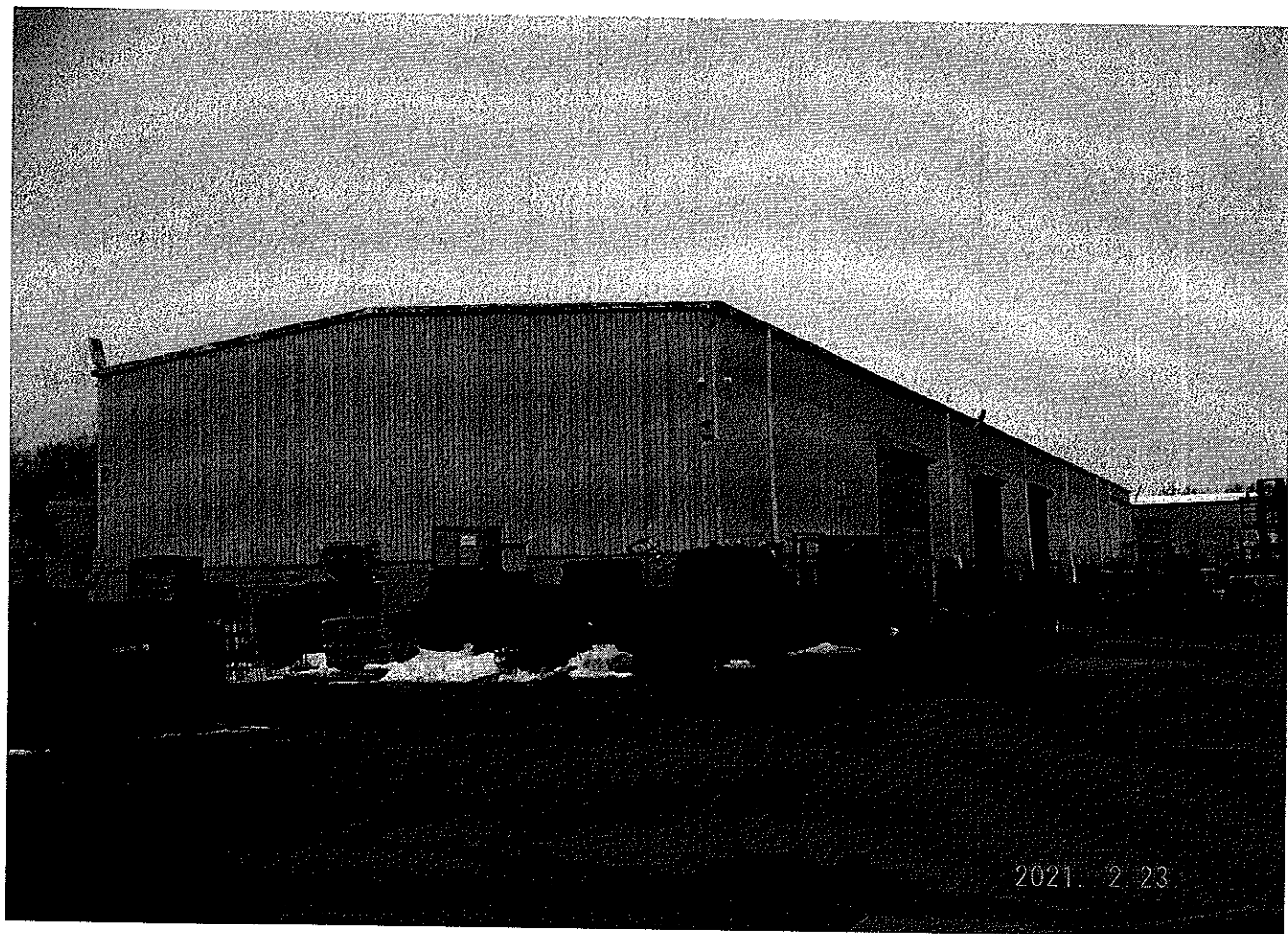
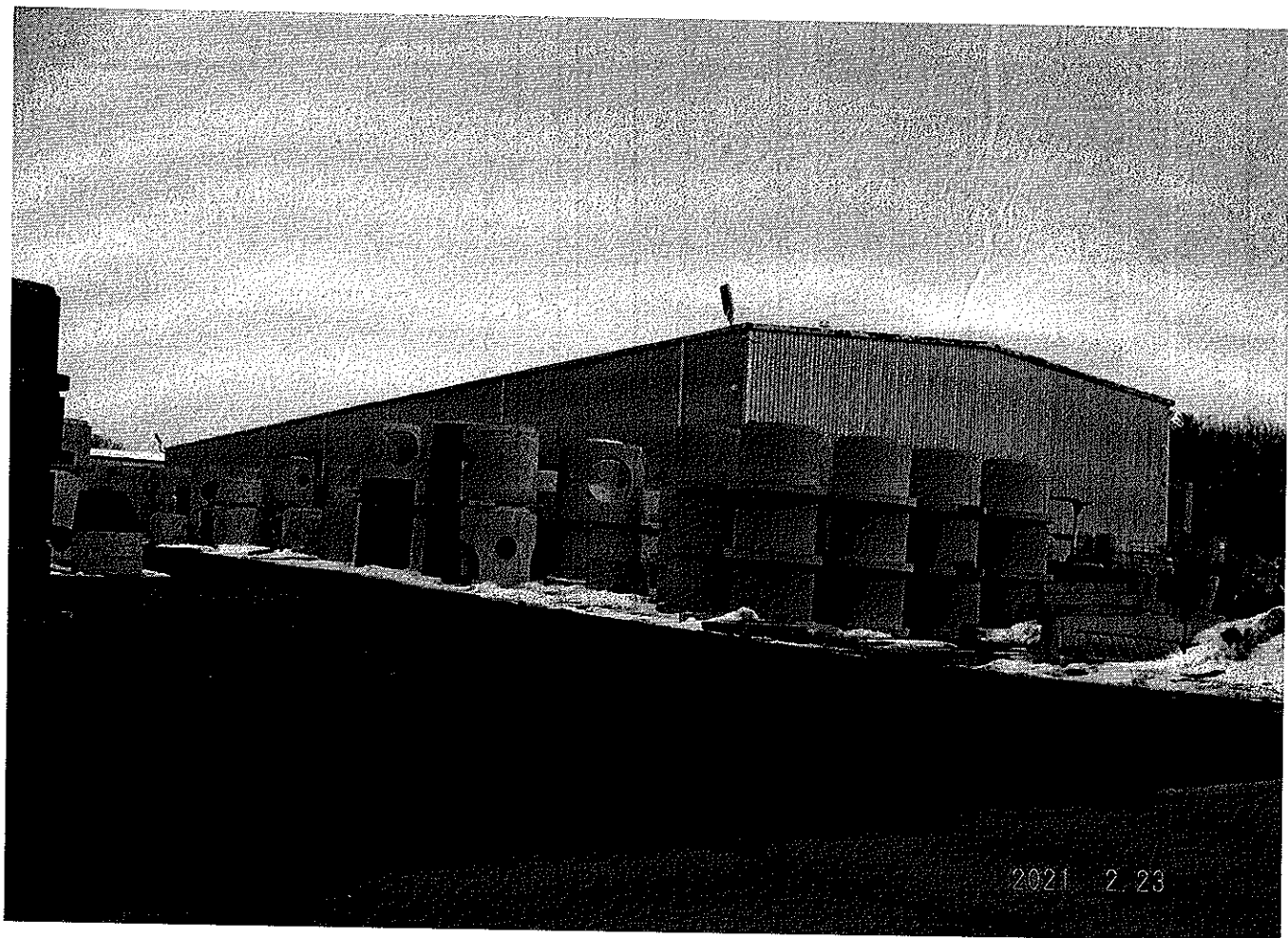
Sales Information				Commercial Data Elements			
Sale Date	Q/U	V/I	Sale Price	Heat / AC	Head/Min	INCOME VALUATION	
04-04-2002	Q	I	350,000	00	Steel	6148	
10-07-1998	U	I		05	Average	WALLINGFORD, CT	
07-19-1972				02	Average		
				04	Cell & Min W/L		
				02	Average		
				0.0			
				22.	3.00000000		

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	15,600	Cap Code	INDO	Gross Income	86,424	Income Value	661,500	1969/A	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	6,914	Excess Land	0	0	
Upper Level	0	Cap Rate	0.1000	Expense Allowance	13,358				
		Rent ID	NBHD						
Total Leaseable Area	15600	0001	12	Net Income	66,152	Total Income Value	661,500	42	

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	Firle	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	1	40 INDWHS M	2	1	15600	GL	6.68	F	A	5.54	86,424	A	0.08	6,914	79,510	F	0.16	13,358	66,152

ACTUAL INCOME VALUATION																			
Income										Income Value									
Gross Income										Income Value									
Vacancy Allowance										Income Value									
Other Income										Excess Land									
Net Income										Total Income Value									
Value Per SF / Unit										Value Per SF / Unit									

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	Firle	LocA	Use	Rent/S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Heat	Electric	Water	Sewer	Maintenance	Insurance	Notes	Leaset	Tenant	LeaseBe	Yrs
Cap Rate										Expense Breakdown																
Gross Income										Trash Removal																
Vacancy Allowance										Snow Removal																
Other Income										Accounting																
Net Income										Management																
Value Per SF / Unit										Reserves																
Other																										





Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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
19 FEB 21 PM 2:11

Hearing No. 2020-043

APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvree Company LLC
Name of Owner's Agent: Brian Mulvree
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
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.)

Jon Gavin
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: 125 Church St 37/19
(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?: \$ 92,300

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value.

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 Vitall

Carl Bonamico

Robert Avery



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		VISION
Level	Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	
1				COM LAND	2-1	113,900	79,700	6148
				COM BLDG	2-2	79,400	55,600	WALLINGFORD, CT
SUPPLEMENTAL DATA		P/Z MAP #						
Alt Pct ID 048001002		ENG MAP						
Census: 1751		Easement						
Old MBLU		Town Line						
TC MAP #		IND PARK						
Record Lot		Assoc Pld#						
GIS ID 15227								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed		
								2019	2-1	72,500	2018	2-1	72,500		
								2020	2-2	59,800		2-2	59,800		
									2-5	2,100		2-5	2,100		
Total						135,300		Total		134,400		Total		134,400	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
C2			

3/2020- UNOCCUPIED, INT. EST  
 VOID PERMIT #17474  
 CORNER WARHOUSE POINT RD

BUILDING PERMIT RECORD		BUILDING PERMIT RECORD	
Permit Id	Issue Date	Type	Description
17474	02-25-2004	CM	Commercial
			Amount 4,500 Insp Date 04-28-2004 % Comp 100 Date Comp 08-25-2005 Comments Void Permit-No start

LAND LINE VALUATION SECTION		VISIT/CHANGE HISTORY	
Date	Id	Type	Is
01-05-2021	JW1		
03-25-2020	LS		
12-10-2015	V		
03-25-2011	JS		
03-04-2011	KC		
01-06-2011	KPC		
04-27-2010	KPC		

APPRAISED VALUE SUMMARY		APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	Appraised Ob (B) Value (Bldg)	Special Land Value	Total Appraised Parcel Value
76,400	3,000	0	193,300
Total Appraised Parcel Value 193,300			

LAND LINE VALUATION SECTION	
Use Code	Description
B	Use Code
1	3220 STORESHOP M
	Zone I40
	Land Type
	Land Units 11,120 SF
	Unit Price 8.28
	1. Factor 1.00000
	Site Index C
	Cond. 0.75
	Nbhd. C30
	Nbhd Adj 1.660
	Notes -LOF/SHP/+CRNR
	Location Adjustment
	Adj Unit Price 10.24
	Land Value 113,900

Total Card Land Units	0.2551 AC	Parcel Total Land Area	0.2553
Total Land Value		113,900	

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 314		Store			
Model 94		Commercial			
Grade D-					
Stories: 1					
Occupancy 1.00		Wood Shingle			
Exterior Wall 1 14		Minimum			
Exterior Wall 2 01		Gable			
Roof Structure 03		Asphalt			
Roof Cover 03		Drywall			
Interior Wall 1 05					
Interior Wall 2 05		Vinyl/Asphalt			
Interior Floor 1 05					
Interior Floor 2 05					
Heating Fuel 03		Gas			
Heating Type 04		Forced Air-Duc			
AC Type 01		None			
Bldg Use 3220		STORE/SHOP M94			
Total Rooms 00					
Total Bedrms 0					
Total Baths 01		Heat/AC Pkgs			
Heat/AC 02		Wood Frame			
Frame Type 02		Average			
Baths/Plumbing 06		Ceil & Walls			
Ceiling/Wall 02		Average			
Rooms/Prnts 10.00					
Wall Height 0.00					
% Conn Wall 0.00					
1st Floor Use: 3221					

**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	2,000	3.00	1975	A		50	C	1.00	3,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Est Area	Unit Cost	Undeprec Value
BAS	First Floor	2,268	2,268	2,268	53.17	120,594
CAN	Canopy	0	244	49	10.68	2,605
SLB	Slab	0	2,268	0	0.00	0

Ttl Gross Liv / Lease Area

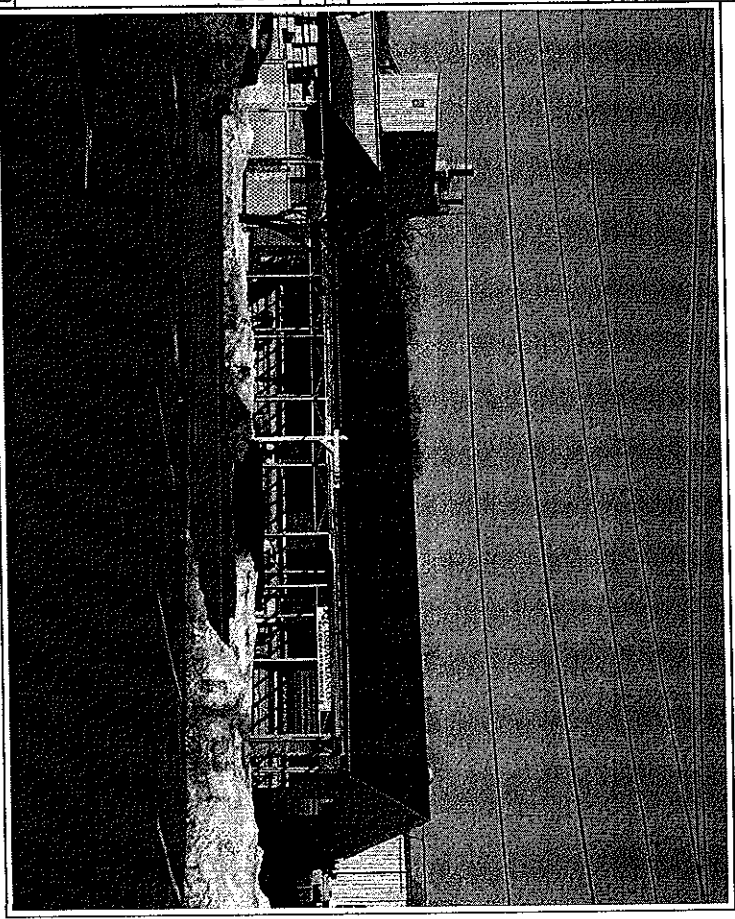
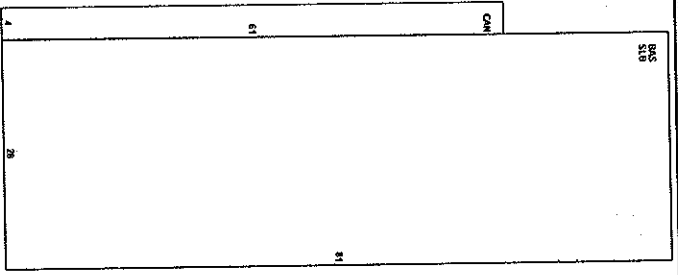
2,268 4,780 2,317 123,199

**MIXED USE**

Code	Description	Percentage
3220	STORE/SHOP M94	100
		0

**COST / MARKET VALUATION**

RCN	123,200
Year Built	1975
Effective Year Built	
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	38
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	62
Percent Good	
RCNLD	76,400
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*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 10, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 125 Church St Yales 2020-043

---

**Current Market Value:** \$193,300      **Current Assessed Value:** \$135,300

**Appellant's estimate of Market Value:** \$92,300

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$12,700  
(Assessed value reduced by \$8,900)

**Notes:**

No supporting documentation provided to support a value of \$92,300.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		VISION
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	6148
YALEVILLE PROPERTIES LLC					COM LAND	2-1	113,900	79,700
173 CHURCH ST					COM BLDG	2-2	79,400	55,600
YALEVILLE CT 06492		SUPPLEMENTAL DATA		P/Z MAP #		Easement		WALLINGFORD, CT
		AT Prcl ID 048001002		ENG MAP #		Town Line		
		Census: 1751		IND PARK		Assoc Pld#		
		Old MBLU						
		TC MAP #						
		Record Lot						
		GIS ID 15227						

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
		YALEVILLE PROPERTIES LLC	1368 0649	Q	Q	09-15-2009	212,500	2019	2-1	72,500
		MAO LLC	1082 1097	Q	I	04-10-2003	149,000	2018	2-2	59,800
		MIKOLINSKI RONALD T & LORRAINE A	0462 0006				0	2017	2-5	2,100
		Total	0.00				135,300	Total		134,400

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

3/2020- UNOCCUPIED, INT. EST  
 VOID PERMIT #17474  
 CORNER WARHOUSE POINT RD

*? own/occ*

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
17474	02-25-2004	CM	Commercial
		Amount	4,500
		Insp Date	04-28-2004
		% Comp	100
		Date Comp	08-25-2005
		Void Permit	No start
		Comments	

LAND LINE VALUATION SECTION		VISIT/CHANGE HISTORY	
Use Code	Description	Zone	Land Type
B	Use Code	3220	STORE/SHOP M
	Description	140	
	Land Units	11,120	SF
	Unit Price	8.28	1.00000
	I. Factor	C	
	Site Index	0.75	
	Nbhd.	C30	
	Nbhd Adj	1.650	
	Notes	-LOF/SH/P/+CRNR	
	Location Adjustment	0	
	Adj Unit Pric	10.24	
	Land Value		113,900
Total Card Land Units		0.255	AC
Parcel Total Land Area		0.2553	
Total Land Value			113,900

**VISION**

APPROVED VALUE SUMMARY

Appraised Bldg. Value (Card) 76,400  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 3,000  
 Appraised Land Value (Bldg) 113,900  
 Special Land Value 0  
 Total Appraised Parcel Value 193,300  
 Valuation Method C

Total Appraised Parcel Value 193,300

Date	Id	Type	Is	Cd	Purpose/Result
01-05-2021	JW1			41	Change
03-25-2020	LS			05	Unoccupied
12-10-2015	V			31	Hear-No Chg
03-25-2011	JS			50	BAA Change
03-04-2011	KC			46	Photo
01-06-2011	KPC			41	Change
04-27-2010	KPC			29	Field Review

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Description	Element	Cd	Description
Style: 314	Store			
Model: 94	Commercial			
Grade: D-				
Stores: 1				
Occupancy: 1.00	Wood Shingle			
Exterior Wall 1: 14	Minimum			
Exterior Wall 2: 01	Gable			
Roof Structure: 03	Asphalt			
Roof Cover: 03	Drywall			
Interior Wall 1: 05				
Interior Wall 2: 05	Vinyl/Asphalt			
Interior Floor 1: 05				
Interior Floor 2: 05				
Heating Fuel: 03	Gas			
Heating Type: 04	Forced Air-Duc			
AC Type: 01	None			
Bldg Use: 3220	STORE/SHOP M94			
Total Rooms: 00				
Total Bedrms: 00				
Total Baths: 01	Heat/AC Pkgs			
Heat/AC: 02	Wood Frame			
Frame Type: 02	Average			
Baths/Plumbing: 06	Ceiling/Wall			
Ceiling/Wall: 02	Average			
Rooms/Ptrns: 10.00				
Wall Height: 0.00				
% Conn Wall: 0.00				
1st Floor Use: 3221				

MIXED USE		COST/MARKET VALUATION	
Code	Description	Percentage	
3220	STORE/SHOP M94	100	
		0	
		0	

RCN 123,200

Year Built 1975

Effective Year Built F

Depreciation Code ?

Remodel Rating

Year Remodeled

Depreciation % 38

Functional Obsol 0

External Obsol 0

Trend Factor 1

Condition

Condition % 62

Percent Good 76,400

RCNLD

Dep % Ovr

Dep Ovr Comment

Misc Imp Ovr

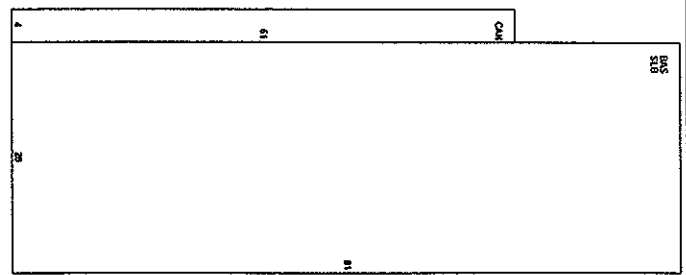
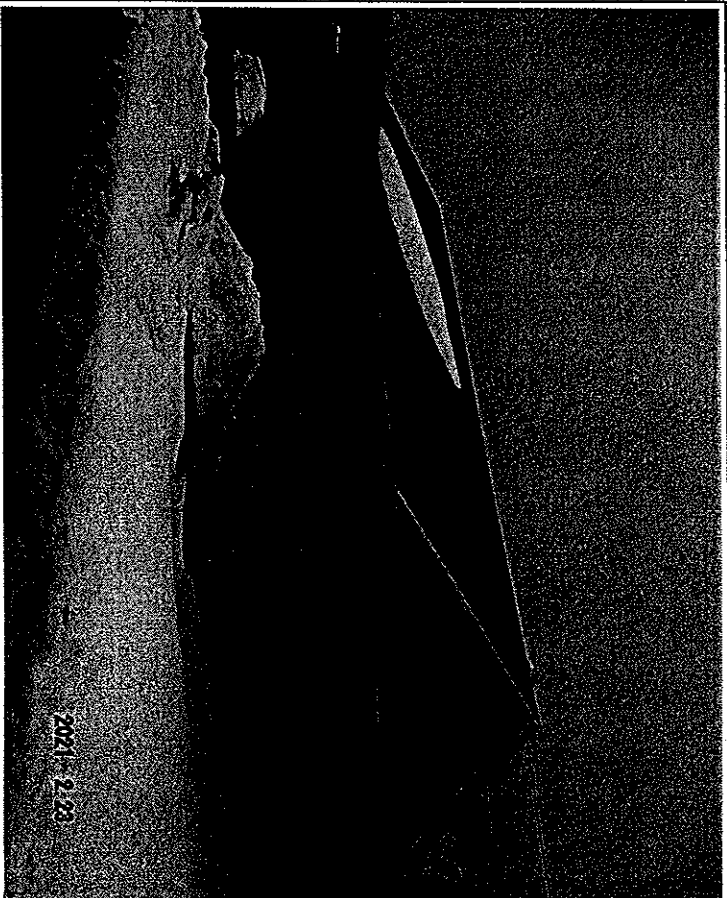
Misc Imp Ovr Comment

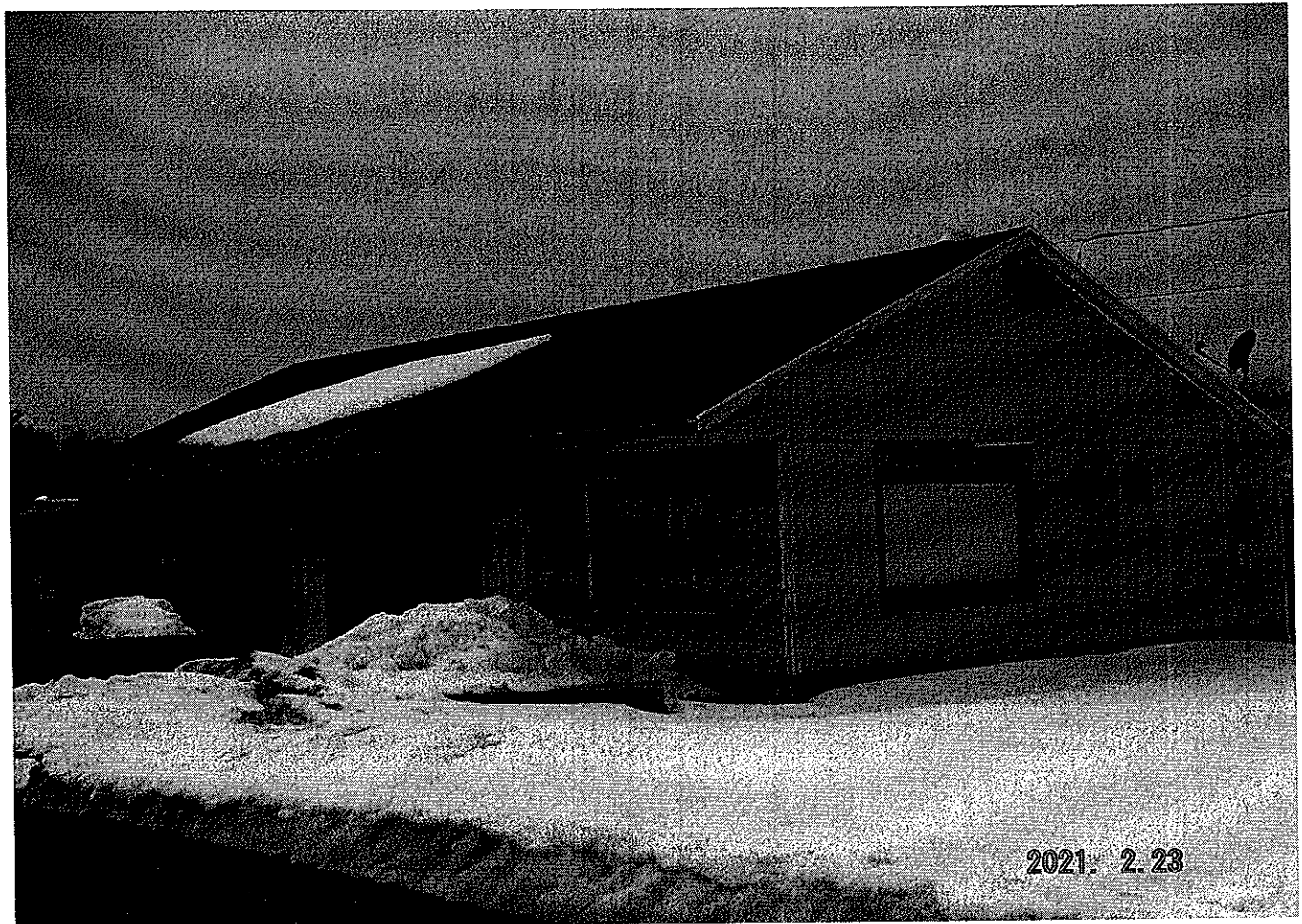
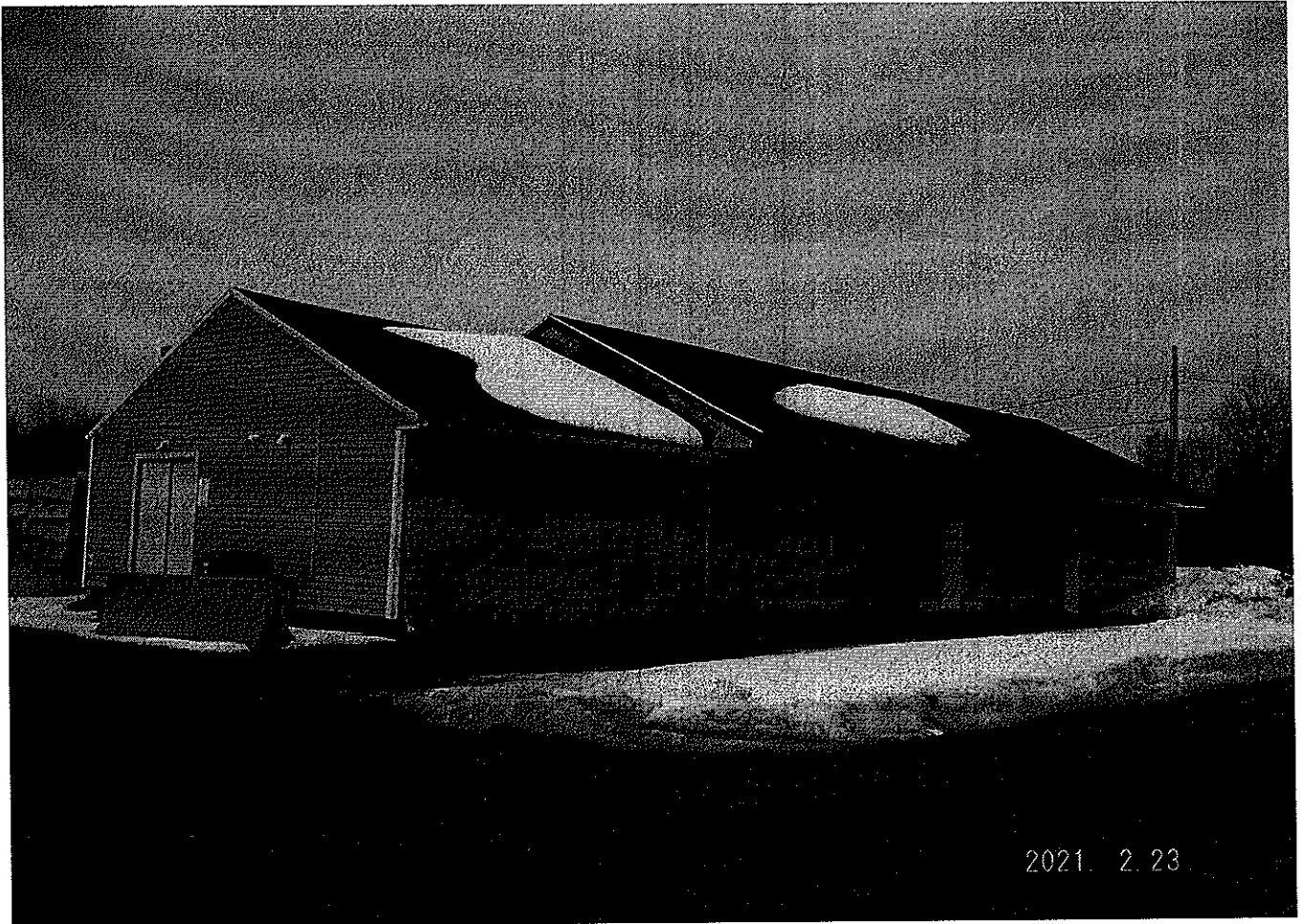
Cost to Cure Ovr

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	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	2,000	3.00	1975	A		50	C	1.00	3,000
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	2,268	2,268	2,268	53.17	120,594					
CAN	Canopy	0	244	49	10.68	2,605					
SLB	Slab	0	2,268	0	0.00	0					
Ttl Gross Liv / Lease Area		2,268	4,780	2,317	123,199						







MBLU 3711 / 1911  
 Location 125 CHURCH ST YALESVILLE  
 Current Owner  
 YALESVILLE PROPERTIES LLC  
 MAO LLC  
 MIKOLINSKI RONALD T & LORRAINE A

Sales Information			Commercial Data Elements		
Q / U	V / I	Sale Price	Heat / AC	01	Heat/AC Pkgs
09-15-2009	Q	212,500	Frame Type	02	Wood Frame
04-10-2003	Q	149,000	Baths / Plumbing	02	Average
		0	Ceiling / Wall	06	Cell & Walls
			Rooms / Ptns	02	Average
			% Conn Wall	0.0	
			Wall Height	10.0	-1.5000

**INCOME VALUATION**  
 6148  
 WALLINGFORD, CT

**ECONOMIC INCOME VALUATION**

Leasable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	2,268	Cap Code	RET	Gross Income	29,348	Income Value	189,500		
Lower Level	0	Cap Adjust	A	Vacancy Allowance	2,348	Excess Land	0		
Upper Level	0	Cap Rate	0.1040	Expense Allowance	7,290	Total Income Value	189,500		
		Rent ID	NBHD						
		0001	C2	Net Income	19,710	Value Per SF / Unit	84		
Total Leasable Area	2268								

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	1	RETAIL	1	1	2268	GL	13.02	BA	AA	12.94	29,348	A	0.08	2,348	27,000	AA	0.27	7,290	19,710

**ACTUAL INCOME VALUATION**

Cap Rate		Income		Income Value		Expense Breakdown														
Cap Code		Gross Income	Income Value	Income Value		Heat	Trash Removal													
Cap Adjust		Vacancy Allowance	Excess Land	Excess Land		Electric	Snow Removal													
		Other Income	Total Income Value	Total Income Value		Water	Accounting													
						Sewer	Management													
						Maintenance	Reserves													
						Insurance	Other													
Cap Rate		Net Income	Value Per SF / Unit	Value Per SF / Unit																
#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	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

WFD ASSESSOR
19 FEB '21 PM 2:13

Hearing No. 2020-111 APPLICATION

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

HEARING DATE:

Property Owner:
4 Tower Drive Infinity LLC
Name of property Owner
Mark Greenberg
Mailing Address
184 Fern Ave
City, State, Zip
Litchfield, CT 06759
Phone

Appellant (if other than owner):
J.F. Mulready Company LLC
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

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

Brian Mulready 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: 4 Tower Dr 37/8
(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?: \$ 630,000

Briefly state the basis of the Appeal: 100% vacant for 6 years
Wallingford's opinion of value exceeds fair market value.

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



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
4 TOWER DRIVE INFINITY LLC + 4 T WALLINGFORD ASSOCIATES LLC	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year
					COM LAND	2-1	366,400	256,500	2018
					COM BLDG	2-2	709,900	496,900	2019
							753,400	753,400	2018
							1,076,300	1,053,400	2019
							1,076,300	1,053,400	2020

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC
4 TOWER DRIVE INFINITY LLC + 4 TOWER	1360	0598	06-16-2009	Q	I	1,700,000	00
MVRL INVESTMENTS L P	1145	1003	03-08-2004	Q	I	1,450,000	00
SPAFFORD REALTY ASSOCIATES LLP	1031	0293	05-08-2002	U	I	0	04
SPAFFORD KENNETH C DBA SPAFFORD R	0715	0405	10-04-1991			0	0
LORAC RALTY ASSOCIATES	0582	0885	09-26-1986			0	0
Total						753400	Total

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
Total		11	B		

NOTES	
BACK UP DIESEL GENERATOR	
ROW TO WTR TANK - LOT 9	
ECO=MKT	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20387	04-24-2006	CM	04-24-2006	CM	Commercial	48,000	07-17-2006	100	06-15-2006	Office Space Fitout (Sinclair In
20387	04-24-2006	CC	04-24-2006	CC	C-Completion	48,000	07-17-2006	100	06-15-2006	Certificate of Completion-6/15/
18040	07-08-2004	CM	07-08-2004	CM	Commercial	90,000	09-30-2004	100	09-30-2004	Tenant Fitout-Sinclair Insuranc
5306-1	03-10-1993	CM	03-10-1993	CM	Commercial	3,000	10-01-1993	100	08-24-2012	Closed

LAND LINE VALUATION SECTION												
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
1	3400	OFFICE BLD M9	IX	SF	43,560	2.76	1.00000	0	1.00	C70	1,250	4X/LB
1	3400	OFFICE BLD M9	IX	AC	1,400	120,200	1.00000	0	0.85	C70	1,250	ROW
1	3400	OFFICE BLD M9	IX	AC	4,660	8,000	1.00000	0	1.00		1,000	
				Total Card Land Units		7.060		AC		Parcel Total Land Area: 7.0600		Total Land Value
												366,400

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	600,700
Appraised Xt (B) Value (Bldg)	8,900
Appraised Ob (B) Value (Bldg)	100,300
Appraised Land Value (Bldg)	366,400
Special Land Value	0
Total Appraised Parcel Value	1,076,300
Valuation Method	C



**CONSTRUCTION DETAIL (CONTINUED)**

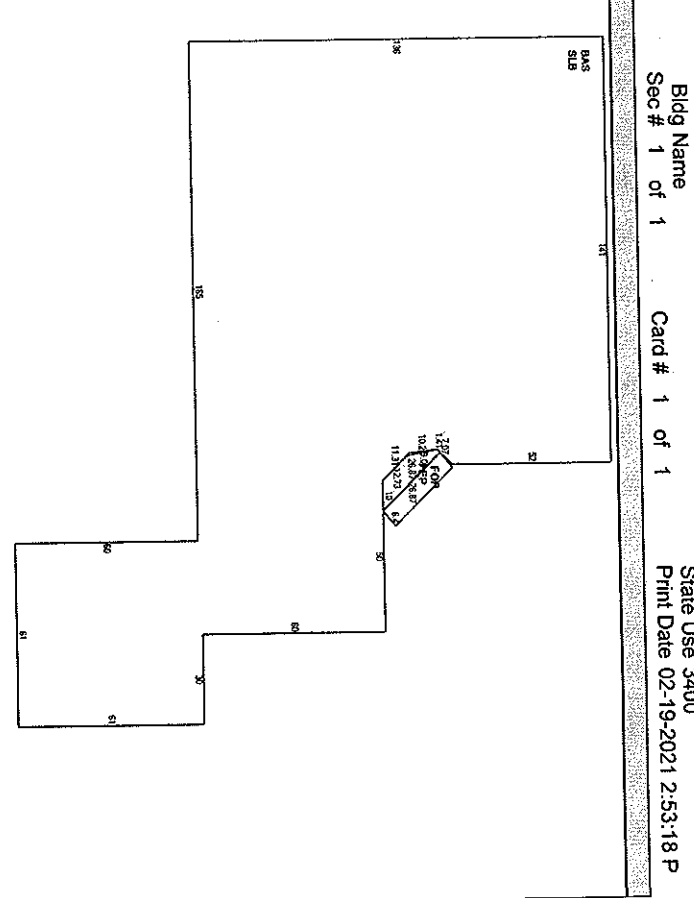
Element	Cd	Description	Element	Cd	Description
Style: 500		Office			
Model: 94		Commercial			
Grade: C					
Stories: 1					
Occupancy: 3.00		Pre-finish Metl			
Exterior Wall 1: 27		Flat			
Exterior Wall 2: 01		Tar & Gravel			
Roof Structure: 04		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 05		Vinyl/Asphalt			
Interior Floor 1: 14		Carpet			
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 02		Heat Pump			
AC Type: 3400		OFFICE BLD M94			
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 01		Heat/AC Pkgs			
Heat/AC: 05		Steel			
Frame Type: 02		Average			
Baths/Plumbing: 05		Sus-Ceil & WL			
Ceiling/Mail: 02		Average			
Rooms/Pkts: 12.00					
Wall Height: 0.00					
% Conn Wall: 3400					
1st Floor Use:					

**OB - OUTBUILDING & YARD ITEMS (L) / XF - 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	65,000	3.00	2001	A		50	C	1.00	97,500
LTS	w/Trip Light	L	2	1900.00	2001	A		50	C	1.00	1,900
LT1	Lights-In w/PL	L	2	860.00	2001	A		50	C	1.00	900
SPR1	Sprinklers Wet	B	26,172	1.00	1983			34		0.00	8,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	26,177	26,177	26,177	67.20	1,759,094
FEP	Porch, Enclosed	0	145	73	33.83	4,906
FOP	Porch, Open	0	171	43	16.90	2,890
SLB	Slab	0	26,177	0	0.00	0
<b>Ttl Gross Liv / Lease Area</b>		<b>26,177</b>	<b>52,670</b>	<b>26,293</b>		<b>1,766,890</b>





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 10, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 4 Tower Dr. 2020-111

---

**Current Market Value:** \$1,076,300      **Current Assessed Value:** \$753,400

**Appellant's estimate of Market Value:** \$630,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$89,700  
(Assessed value reduced by \$62,800)

**Notes:**

No supporting documentation provided to support a value of \$630,000.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change

CURRENT OWNER		TOPO	UTILITIES	STRI./ROAD	LOCATION	CURRENT ASSESSMENT		WALLINGFORD, CT	
4 TOWER DRIVE INFINITY LLC + 4 T WALLINGFORD ASSOCIATES LLC		1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
184 FERN AVE LITCHFIELD CT 06759						COM LAND	2-1	366,400	256,500
C/O MARK GREENBERG						COM BLDG	2-2	709,900	496,900
SUPPLEMENTAL DATA		Alt Prcl ID	021001009	P/Z MAP #	3003 D-LOT 9	<i>Original Assmt decreased Informal = ↓ 12,800 AN</i> <b>VISION</b>			
Census: 1759		Old MBLU		ENG MAP					
TC MAP #		TC MAP #		Town Line					
Record Lot		Record Lot		IND PARK	IB				
GIS ID 14669		Assoc Ptd#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
4 TOWER DRIVE INFINITY LLC + 4 TOWER		1360	0598	06-16-2009	Q	1,700,000	00	2020	2-1	256,500	2019	2-1	253,700
MVRL INVESTMENTS L P		1145	1003	03-08-2004	Q	1,450,000	00		2-2	496,900		2-2	729,500
SPAFFORD REALTY ASSOCIATES LLP		1031	0293	05-08-2002	U	0	04					2-5	70,200
SPAFFORD KENNETH C DBA SPAFFORD R		0715	0405	10-04-1991		0	0						
LORAC RALTY ASSOCIATES		0582	0885	09-26-1986		0	0						
Total						753,400				753,400			1053,400

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Nhbd Name	Tracing	Batch
11		B	Tracing	Batch

OTHER ASSESSMENTS		Description	Number	Amount	Comm Int
BAA HEARING CHANGE #2015-100		BACK UP DIESEL GENERATOR			
4/7/2020 FOR LEASE (860)-987-4792		IA			
2020 100% VACANT		ROW TO WTR TANK - LOT 9			
		ECO=MKT			

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
20387		04-24-2006	04-24-2006	CM	Commercial	48,000	07-17-2006	100	06-15-2006	Office Space Fitout (Sinclair In
20387		04-24-2006	07-08-2004	CC	C-Completion	90,000	09-30-2004	100	09-30-2004	Certificate of Completion-6/15/
18040		03-10-1993	03-10-1993	CM	Commercial	3,000	10-01-1993	100	08-24-2012	Tenant Fitout-Sinclair Insuranc
5306-1					Commercial					Closed

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nhbd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1		3400	OFFICE BLD M9	IX	SF	43,560	2.76	1.00000	0	1.00	G70	1,250	4X LB	0	3.45	150,300
1		3400	OFFICE BLD M9	IX	AC	1,400	120,200	1.00000	0	0.85	C70	1,250	ROW	0	127,712.5	178,800
1		3400	OFFICE BLD M9		AC	4,660	8,000	1.00000	0	1.00		1,000		0	8,000	37,300
Total Card Land Units						7,060										366,400
Parcel Total Land Area:						7.0600										

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
		600,700	8,900	100,300	366,400	0	1,076,300
							1,076,300

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		12-29-2020	JW1			41	Change
		04-07-2020	JG1			01	Measured
		03-22-2016	KC			05	BAA Change
		01-05-2016	RMC			6	No change
		05-17-2010	DT			03	Field Review
		02-25-2010	KPC			03	Sales Review
		11-02-2009	TH			03	Measure+listed

MB: J 39/ / 8/ /  
 Location 4 TOWER DR  
 Current Owner  
 4 TOWER DRIVE INFINITY LLC + 4 TOWER  
 MVRL INVESTMENTS L P  
 SPAFFORD REALTY ASSOCIATES LLP  
 SPAFFORD KENNETH C DBA SPAFFORD REALTY  
 LORAC RALTY ASSOCIATES

Sales Information			Commercial Data Elements		
Sale Date	Q/U	V/I	Sale Price	Heat / AC	Notes
06-16-2009	Q	I	1,700,000	01 Heat/AC Pkgs	<b>INCOME VALUATION</b> 6148 WALLINGFORD, CT
03-08-2004	Q	I	1,450,000	05 Steel	
05-08-2002	Q	I	0	02 Average	
10-04-1991	U	I	0	05 Sus-Cell & WL	
09-26-1986			0	06 Ceiling / Wall	
			0	07 Rooms / Ptns	
Year Built			1979	02 Average	
Appraised Value			1,076,300	00 % Comm Wall	
				12. 0.0000	
				Wall Height	

**ECONOMIC INCOME VALUATION**

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	26,177	Cap Code	OFF	Gross Income	278,000	Income Value	1,067,500	1979/A	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	111,200	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	60,048	Total Income Value	1,067,500		
		Rent ID	NBHD			Value Per SF / Unit	106,752	41	
Total Leaseable Area	26177	0001	I1	Net Income	106,752				

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	18 OFFICE	1	3	26177	GL	10.62	A	A	10.62	278,000	P	0.40	111,200	166,800	BA	0.36	60,048	106,752

**ACTUAL INCOME VALUATION**

Cap Rate		Income		Income Value		Expense Breakdown													
Cap Code	OFF	Gross Income	318,990	Income Value	0	Heat													
Cap Adjust	A	Vacancy Allowance	318,990	Excess Land	0	Electric													
		Other Income	0	Total Income Value	0	Water													
Cap Rate	0.1000	Net Income	0	Value Per SF / Unit	0	Sewer													
						Maintenance													
						Insurance													
#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	Leasabe	Yrs
1	1	18 OFFICE	1	3	26177	GL	AA	A	12.19	318,990	A	A							



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
19 FEB 21 PM 2:15

Hearing No. 2020-108 APPLICATION

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

Property Owner: Worldwide Properties LLC
Name of property Owner: Joe Vail
Mailing Address: 67 Main St
City, State, Zip: Trumbull, CT
Phone:

Appellant (if other than owner): J.F. Mulready Company
Name of Owner's Agent: Brian Mulready
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone: 866.690.3984

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

Brian Mulready 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: 7 North Turnpike Rd 89/213
(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?: \$ 460,000

Briefly state the basis of the Appeal: Wallingford's opinion of value exceeds fair market value

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.

PROPERTY OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPROXIMATE	ASSESSED	6148
WORLDWIDE PROPERTIES LLC	1 Level	2 Public Water	1 Paved	4 Bus. District	COM LAND	2-1	236,100	165,300	WALLINGFORD, CT
					COM BLDG	2-2	321,600	225,200	
POB 110384									
TRUMBULL CT 06601									
SUPPLEMENTAL DATA									
Alt Prcld ID 067002034									
Census: 1756									
Old MBLU									
TC MAP # 2343									
P/Z MAP #									
ENG MAP									
Easement									
Town Line									
IND PARK									
Record Lot									
GIS ID 15973									
Assoc Pld#									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	MG	Year	Code	ASSESSED	Year	Code	ASSESSED
WORLDWIDE PROPERTIES LLC	1545 0002	08-02-2016	Q	I	525,000	00	2020	2-1	165,300	2019	2-1	151,500
TD BAND NA	1245 0840	03-17-2006	U	I	0	40		2-2	225,200		2-2	240,400
HUDSON UNITED BANK	0932 0435	06-24-1999			0			2-5	38,400		2-5	38,400
LAFAYETTE AMERICAN BANK	0932 0434	06-24-1999			0							
DIME SAVINGS BANK OF WALLINGFORD T	0395 0155	12-04-1972			0							
Total										390,500	Total	430,300

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
ASSESSING NEIGHBORHOOD						
Nbhd			Nbhd Name	B		Batch
C2						

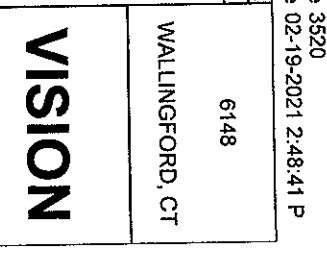
OTHER ASSESSMENTS	Number	Amount	Comm Int
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)		260,800	
Appraised Xf (B) Value (Bldg)		6,700	
Appraised Ob (B) Value (Bldg)		54,100	
Appraised Land Value (Bldg)		236,100	
Special Land Value		0	
Total Appraised Parcel Value		557,700	
Valuation Method			C

2020-CARVER PRESCHOOL (NEW LIFE CHURCH)  
 INFANTS-PREK  
 (FORMERLY T.D. BANK)  
 1 DRIVE-UP WINDOW TUBE (NOT IN USE)  
 1 DRIVE-UP WINDOW (NOT IN USE)  
 8X10 METAL SHED=NV

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
31897	10-20-2017	CM	Commercial	20,000	05-02-2018	100		DAY CARE
27117	11-15-2012	CA	C - Approval		05-09-2013	100		TD BANK/INTER RENOV
27117	10-02-2012	CM	Commercial	50,000	05-09-2013	100		TD BANK/INTERIOR RENOV

BUILDING PERMIT RECORD	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	CRNR	Notes	Location Adjustment	Adj Unit Pric	Land Value
	B	3520 DAYCARE M94	CA1	CA1	43.560	2.76	1.00000	C	1.00	C30	1.650			0	4.55	198,400
		3520 DAYCARE M94	CA1	CA1	0.190	120.200	1.00000	0	1.00	C30	1.650			0	198,330	37,700
Total Card Land Units 1.190 AC Parcel Total Land Area: 1.1900 Total Land Value 236,100																



**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

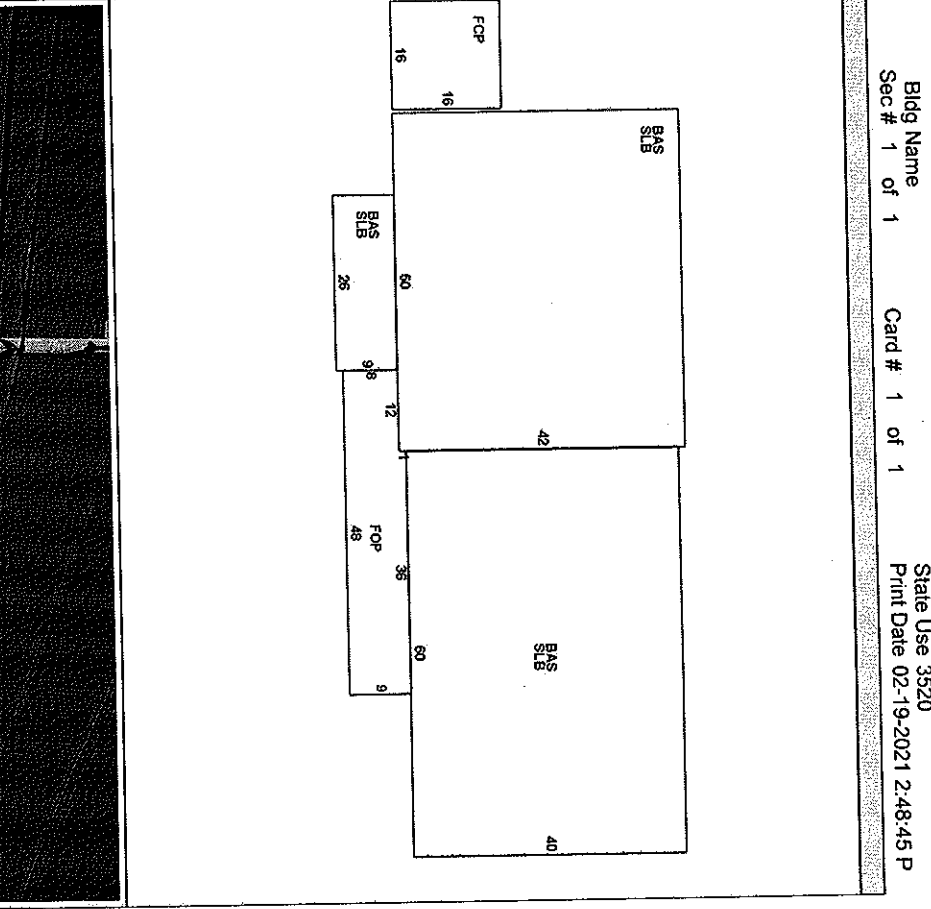
Element	Cd	Description	Element	Cd	Description
Style: 803		Day Care Center			
Model 94		Commercial			
Grade C					
Stories: 1					
Occupancy 1.00		Brick Veneer			
Exterior Wall 1 19		Gable			
Exterior Wall 2 03		Asphalt			
Roof Structure 03		Drywall			
Roof Cover 03					
Interior Wall 1 05					
Interior Wall 2 14		Carpet			
Interior Floor 1 11		Ceram Clay Till			
Interior Floor 2 03		Gas			
Heating Fuel 04		Forced Air-Duc			
Heating Type 03		Central			
AC Type 03		DAYCARE M94			
Bldg Use 3520					
Total Rooms 00					
Total Bedrooms 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/Prtms 10.00					
Wall Height 0.00					
% Conn Wall 0.00					
1st Floor Use: 3410					

MIXED USE		COST / MARKET VALUATION	
Code	Description	Percentage	
3520	DAYCARE 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 (A) - BUILDING EXTRA FEATURES (B)											
Code	Description	UB	Units	Unit Price	Yr Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
LT2	w/Double Light	L	1	1400.00	1973		A	50	C	1.00	700
PAV1	Paving-Asphalt	L	35,000	3.00	1973		A	50	C	1.00	52,500
VL T1	VAULT-AVG	B	98	116.00	1992		A	59	C	0.00	6,700
FN2	Fence-5' Chain	L	200	9.00	2018		A	50	C	1.00	900

BUILDING-SUB-AREA-SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,734	4,734	4,734	90.15	426,770
FCP	Carport	0	256	64	22.54	5,770
FOP	Porch, Open	0	420	105	22.54	9,466
SLB	Slab	0	4,734	0	0.00	0
TT Gross Liv / Lease Area		4,734	10,144	4,903		442,006







*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 10, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 7 North Tumpike Rd. 2020-108

---

**Current Market Value:** \$557,700      **Current Assessed Value:** \$390,500

**Appellant's estimate of Market Value:** \$460,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$31,700  
(Assessed value reduced by \$22,200)

**Notes:**

Owner purchased the property for \$525,000 in 2016.

No supporting documentation provided to support a value of \$460,000.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change

<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT./ROAD</b>		<b>LOCATION</b>	
WORLDWIDE PROPERTIES LLC		1 Level		2 Public Water		1 Paved		4 Bus District	
POB 110384		Alt Prcl ID 067002034		Census: 1756		P/Z MAP #		ENG MAP	
TRUMBULL CT 06601		Old MBLU		TC MAP # 2343		Town Line		Easement	
		Record Lot		GIS ID 15973		IND PARK			
		Assoc Pld#		BIA WC		Informal		22,200 AV.	

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>	
WORLDWIDE PROPERTIES LLC	1545	0002	08-02-2016	Q	1
TD BAND NA	1245	0840	03-17-2006	U	1
HUDSON UNITED BANK	0932	0435	06-24-1999		
LAFAYETTE AMERICAN BANK	0932	0434	06-24-1999		
DIME SAVINGS BANK OF WALLINGFORD T	0395	0155	12-04-1972		
Total		0.00			

<b>PREVIOUS ASSESSMENTS (HISTORY)</b>		<b>APPRaised VALUE SUMMARY</b>	
Year	Code	Assessed	Year
2020	2-1	165,300	2019
Total		390,500	Total

<b>ASSESSING NEIGHBORHOOD</b>		<b>NOTES</b>	
Nbhd	Nbhd Name	ECON = INC	
C2	B	Tracing	
2020-CARVER PRESCHOOL (NEW LIFE CHURCH)			
INFANTS-PREK			
(FORMERLY T.D. BANK)			
1 DRIVE-UP WINDOW TUBE (NOT IN USE)			
1 DRIVE-UP WINDOW (NOT IN USE)			
8X10 METAL SHED=NV			

<b>BUILDING PERMIT RECORD</b>		<b>VISIT/CHANGE HISTORY</b>	
Permit Id	Issue Date	Type	Description
31897	10-20-2017	CM	Commercial
27117	11-15-2012	CA	C - Approval
27117	10-02-2012	CM	Commercial

<b>LAND LINE VALUATION SECTION</b>		<b>APPRaised VALUE SUMMARY</b>	
Use Code	Description	Zone	Land Type
3520	DAYCARE M94	CA1	CA1
1	DAYCARE M94	CA1	CA1

<b>APPRaised VALUE SUMMARY</b>		<b>APPRaised VALUE SUMMARY</b>	
Total Appraised Parcel Value	557,700	Total Appraised Parcel Value	557,700
Total Card Land Units	1.190	AC	Parcel Total Land Area: 1.1900
Total Land Value		236,100	

MSLU 89/1213/1  
 Location 7 NORTH TURNPIKE RD  
 Current Owner  
 WORLDWIDE PROPERTIES LLC  
 TD BAND NA  
 HUDSON UNITED BANK  
 LAFAYETTE AMERICAN BANK  
 DIME SAVINGS BANK OF WALLINGFORD THE

Sales Information				Commercial Data Elements			
Sale Date	Q/U	V/I	Sale Price	Heat / AC	01	Heat/AC Pkgs	INCOME VALUATION 6148 WALLINGFORD, CT
08-02-2016	Q	U	525,000	0	03	Masonry	
03-17-2006	U	I		0	02	Average	
06-24-1999				0	05	Sus-Cell & WL	
06-24-1999				0	02	Average	
12-04-1972				0	00		
Year Built			1973	% Comin Wall			
Appraised Value			557,700	Wall Height	10.	-1.5400	

**ECONOMIC INCOME VALUATION**

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	4,634	Cap Code	DAYC	Gross Income	54,774	Income Value	552,900	CARVER PRESCHOOL	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	2,739	Excess Land	0		
Upper Level	0	Cap Rate	0.0800	Expense Allowance	7,805	Total Income Value	552,900		
		Rent ID	NBHD			Value Per SF / Unit	119		
Total Leaseable Area	4634			Net Income	44,230				

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent/S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	29 DAYCARE	1	1	4634	GL	11.82	A	A	11.82	54,774	A	0.05	2,739	52,035	A	0.15	7,805	44,230

**ACTUAL INCOME VALUATION**

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	DAYC	Gross Income	48,000	Income Value	176,125	Heat	
Cap Adjust	A	Vacancy Allowance	33,910	Excess Land		Electric	
		Other Income	0	Total Income Value	176,125	Water	
Cap Rate	0.0800	Net Income	14,090	Value Per SF / Unit	38	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	29 DAYCARE	1	1	4634	GL	G	A	10.36	48,000	A	A				CARVER PRE			



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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  
19 FEB 21 PM 2:19

Hearing No. 2020-053 APPLICATION

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

Property Owner:	<u>Yalesville Properties</u>
Name of property Owner	<u>Jon Gavin</u>
Mailing Address	<u>173 Church St.</u>
City, State, Zip	<u>Wallingford, CT 06492</u>
Phone	<u>203-815-7660</u>

Appellant (if other than owner):	<u>J.F. Mulvree Company LLC</u>
Name of Owner's Agent	<u>Brian Mulvree</u>
Mailing Address	<u>P.O. Box 44</u>
City, State, Zip	<u>W. Simsbury CT 06092</u>
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.)

Jon Gavin  
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: 350 North Cherry Street Ext 104/42  
(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? : \$ 665,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value.

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 Vitall \_\_\_\_\_

Carl Bonamico \_\_\_\_\_

Robert Avery \_\_\_\_\_

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)							
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed	Year	Code	Assessed		
350 NORTH CHERRY STREET EXTE					IND LAND	3-1	153,600	107,500	2019	3-1	89,600	2018	3-1	89,600	
173 CHURCH ST					IND BLDG	3-2	537,200	376,100	2020	3-2	234,100	2018	3-2	234,100	
WALLINGFORD CT 06492										3-3	10,300		3-3	10,300	
SUPPLEMENTAL DATA Alt Pct ID 057004012 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15595 Assoc Pct#		P/Z MAP # ENG MAP Easement Town Line IND PARK		Description Code Appraised Assessed		Year Code Assessed Year		Code Assessed							
Total		690,800		483,600		334,000		Total		334,000		Total		334,000	

RECORD OF OWNERSHIP		BK-VOLUME	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed		
350 NORTH CHERRY STREET EXTENSION		1394	09-20-2010	U	I	350,000	26	2020	3-1	107,500	2019	3-1	89,600		
PALM FAMILY LIMITED PARTNERSHIP + PALM FAMILY LIMITED PARTNERSHIP &		1345	12-11-2008	U	I	0	08		3-2	376,100		3-2	234,100		
		0431	09-09-1991						3-3			3-3	10,300		
Total		0.00				483,600		Total		334,000		Total		334,000	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					
Nbhnd		B		Tracing		Batch	

ASSESSING NEIGHBORHOOD		Notes
CALISE BAKERY (2016 GL)		Appraised Bldg. Value (Card) 512,200
IND BLDG		Appraised Xt (B) Value (Bldg) 10,300
FUNC=SPECIAL USE+MARKETABILITY		Appraised Ob (B) Value (Bldg) 14,700
		Appraised Land Value (Bldg) 153,600
		Special Land Value 0
		Total Appraised Parcel Value 690,800
		Valuation Method C

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
30293	03-07-2016	CM	Commercial	9,000	07-27-2016	100	08-24-2012	ROOFING PANELS	01-05-2021	JW1	LS	01	41	Change
7588-2	08-07-1995			7,000		100	08-24-2012	CLOSED	04-01-2020	LS	06	01	01	Measured
7534-1	07-20-1995			2,000		100	08-24-2012	CLOSED	07-16-2016	SJ	06	16	16	Letter Sent-Cost Informatio
									12-10-2015	V	04	31	31	Hear-No Chg
									04-19-2012	DS	08	7	19	Map Correction-No Value
									03-25-2011	JS	05	6	50	BAA Change
									03-04-2011	KC	05	6	46	Photo

LAND LINE EVALUATION SECTION															
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhnd.	Nbhnd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	4000	INDUSTRIAL M9	140	43,560	2.76	1.00000	0	1.00	C50	0.900		0	2.48	108,200	
1	4000	INDUSTRIAL M9	140	0.420	120,200	1.00000	0	1.00	C50	0.900		0	108,180	45,400	
Total Card Land Units										1,420	AC	Parcel Total Land Area: 1,4200		Total Land Value 153,600	



**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 401		Light Industrial			
Model: 96		Ind/Comm			
Grade: C					
Stories: 2					
Occupancy: 1.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 19		Brick Veneer			
Roof Structure: 01		Flat			
Roof Cover: 04		Tar & Gravel			
Interior Wall 1: 01		Minim/Masonry			
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03					
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 06		Partial			
AC Type: 4000		INDUSTRIAL M96			
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 00					
Heat/AC: 03		Heat/Min			
Frame Type: 02		Masonry			
Baths/Plumbing: 06		Average			
Ceiling/Wall: 02		Cell & Walls			
Rooms/Ptrns: 02		Average			
Wall Height: 16.00					
% Comm Wall: 0.00					
1st Floor Use: 3720					

**MIXED USE**

Code	Description	Percentage
4000	INDUSTRIAL M96	100
		0
		0

**COST / MARKET VALUATION**

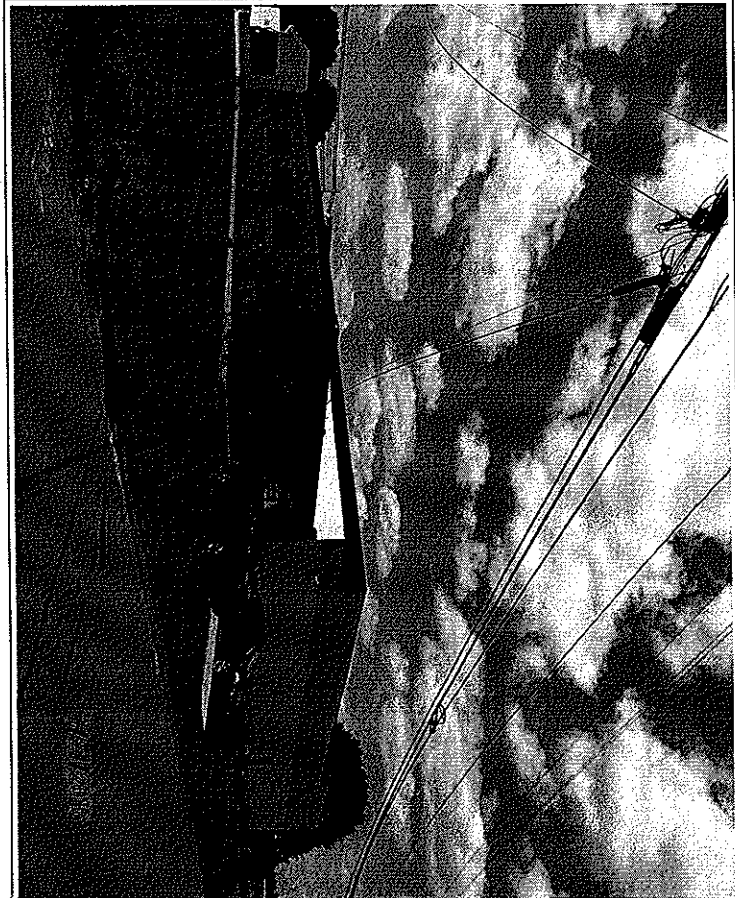
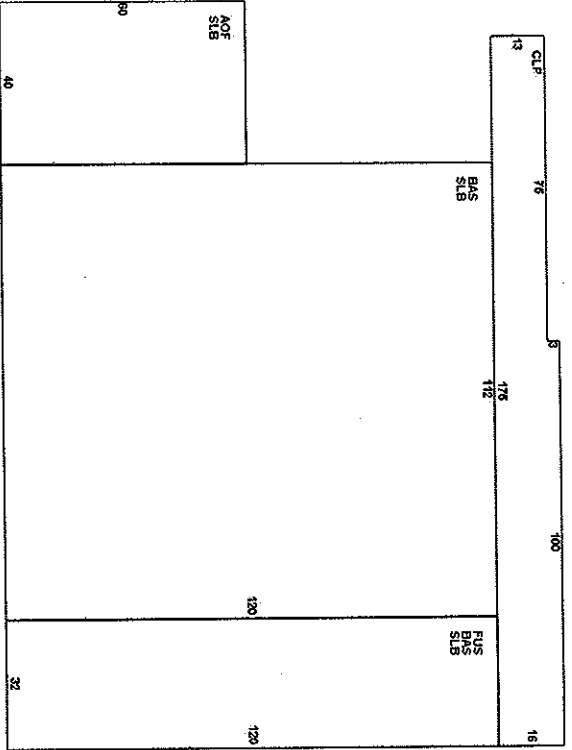
RCN	1,384,219
Year Built	1970
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	38
Functional Obsol	25
External Obsol	0
Trend Factor	1
Condition	
Condition %	37
Percent Good	
RCNLD	512,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bld	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	7,000	3.00	2016	G		70	C	1.00	14,700
SPR1	Sprinklers Wet	B	17,300	1.00	1981			37		0.00	6,400
LDL2	w/Man Lift Out	B	2	1100.00	1981			37		0.00	800
AC	Air Condition	B	2,400	3.50	1981			37		0.00	3,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value
AOFF	Office	2,400	2,400	3,120	71.94	172,661
BAS	First Floor	17,280	17,280	17,280	55.34	956,275
CLP	Loading Platform, Finished	0	2,575	773	16.61	42,778
FUS	Upper Story, Finished	3,840	3,840	3,840	55.34	212,506
SLB	Slab	0	19,680	0	0.00	0
TH Gross Liv / Lease Area		23,520	45,775	25,013		1,384,220





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 15, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 350 North Cherry St. Ext. 2020-053

---

**Current Market Value:** \$690,800      **Current Assessed Value:** \$483,600

**Appellant's estimate of Market Value:** \$665,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$70,600  
(Assessed value reduced by \$49,400)

**Notes:**

The Assessor's economic income approach to value of \$751,300 is higher than the current market value of \$690,800.

No supporting documentation provided to support a value of \$665,000.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	VISION
350 NORTH CHERRY STREET EXTE	1 Level	2 Public Water	1 Paved	5 Industrial	IND LAND	3-1	6148
173 CHURCH ST					IND BLDG	3-2	WALLINGFORD, CT
WALLINGFORD CT 06492							
SUPPLEMENTAL DATA		P/Z MAP #		ENG MAP		Easement	
Alt Prcd ID 057004012		Census: 1754		Town Line		IND PARK	
Old MBLU		TC MAP #		IND PARK		Assoc Pld#	
Record Lot		GIS ID 15595		BAA		W/C	
				Informal = 49,400 AV,		VISION	

RECORD OF OWNERSHIP	BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	
350 NORTH CHERRY STREET EXTENSION	1394	1178	09-20-2010	U	350,000	26	2020	3-1	107,500	2019	3-1	89,600	
PALM FAMILY LIMITED PARTNERSHIP +	1345	0544	12-11-2008	U	0	08		3-2	376,100		3-2	234,100	
PALM FAMILY LIMITED PARTNERSHIP &	0431	0244	09-09-1991					3-3			3-3	10,300	
Total										483,600	Total		334,000

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMMIT INT
Total							0.00

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
	13		B	

CAUSE BAKERY (2016 GL)  
 IND BLDG  
 FUNC=SPECIAL USE+MARKETABILITY

NOTES

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS
30293	03-07-2016	CM	Commercial	9,000	07-27-2016	100	08-24-2012	ROOFING PANELS
7588-2	08-07-1995			7,000		100	08-24-2012	CL.OSED
7534-1	07-20-1995			2,000		100	08-24-2012	CLOSED

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS
30293	03-07-2016	CM	Commercial	9,000	07-27-2016	100	08-24-2012	ROOFING PANELS
7588-2	08-07-1995			7,000		100	08-24-2012	CL.OSED
7534-1	07-20-1995			2,000		100	08-24-2012	CLOSED

USE CODE	DESCRIPTION	ZONE	LAND TYPE	LAND UNITS	UNIT PRICE	I. FACTOR	SITE INDEX	COND.	NBHD.	NBHD ADJ
1	4000 INDUSTRIAL M9	I40		43,560 SF	2.76	1.00000	C	1.00	C50	0.900
1	4000 INDUSTRIAL M9	I40		0.420 AC	120,200	1.00000	0	1.00	C50	0.900

LAND LINE VALUATION SECTION	Notes	Location Adjustment	Adj Unit Price	Land Value
			2.48	108,200
			0	45,400
Total Land Value				153,600

PREVIOUS ASSESSMENTS (HISTORY)	Year	Code	Assessed	Year	Code	Assessed	
	2019	3-1	89,600	2018	3-1	89,600	
		3-2	234,100		3-2	234,100	
		3-3	10,300		3-3	10,300	
Total			334,000	Total			334,000

APPRAISED VALUE SUMMARY	Value
Appraised Bldg. Value (Card)	512,200
Appraised Xt (B) Value (Bldg)	10,300
Appraised Ob (B) Value (Bldg)	14,700
Appraised Land Value (Bldg)	153,600
Special Land Value	0
Total Appraised Parcel Value	690,800
Valuation Method	C

VISIT/CHANGE HISTORY	Date	ID	Type	IS	CD	Purpose/Result
	01-05-2021	JW1			41	Change
	04-01-2020	LS			01	Measured
	07-16-2016	SJ			06	Letter Sent-Cost Informatio
	12-10-2015	V			31	Hear-No Chg
	04-19-2012	DS			08	Map Correction-No Value
	03-25-2011	JS			50	BAA Change
	03-04-2011	KC			46	Photo



MBLU 104/ 42/ / Sales Information Commercial Data Elements

Location 350 NORTH CHERRY ST EXT Sale Date 09-20-2010 Q/U V/I Sale Price 350,000

Current Owner 350 NORTH CHERRY STREET EXTENSION LLC 12-11-2008 U I 0 Frame Type 03 Heat/AC 00 Heat/Min 03 Masonry

PALM FAMILY LIMITED PARTNERSHIP + 09-09-1991 U I 0 Baths / Plumbing 02 Average 06 Cell & Walls

PALM FAMILY LIMITED PARTNERSHIP & Rooms / Ptns 02 Average

Year Built 1970 % Corn Wall 0.0

Appraised Value 690,800 Wall Height 16.1 1.1000

**ECONOMIC INCOME VALUATION**

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	23,520	Cap Code	INDO	Gross Income	107,251	Income Value	751,300	CALISE BAKERY 1970/A	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	12,870	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	19,254	Total Income Value	751,300		
		Rent ID	NBHD			Value Per SF / Unit	32		
Total Leaseable Area	23520	0001	13	Net Income	75,127				

#	Bld Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vacancy/All	EGI	Exp	Exp	Expenses	NOI		
1	1	40	INDW/H/S M	2	1	23520	GL	6.52	A	P	4.56	107,251	F	0.12	12,870	94,381	P	0.20	19,254	75,127

**ACTUAL INCOME VALUATION**

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	INDO	Gross Income	106,080	Income Value	768,010	Heat	
Cap Adjust	A	Vacancy Allowance	51,239	Excess Land		Electric	
		Other Income	2,1960	Total Income Value	768,010	Water	
Cap Rate	0.1000	Net Income	76,801	Value Per SF / Unit	33	Sewer	
						Maintenance	
						Insurance	
						Other	
						Trash Removal	
						Snow Removal	
						Accounting	
						Management	
						Reserves	
						Other	

#	Bld Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	40	INDW/H/S M	2	1	23520	GL	P	4.51	106,080	VP	P	21960		N		CALISE BAKE		



# 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

WALLINGFORD  
ASSESSOR  
FEB 21 PM 2:14

Hearing No. 2020-109 APPLICATION

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

HEARING DATE: \_\_\_\_\_

Property Owner: <u>9 Carlton Street LLC</u>
Name of property Owner <u>Ulbrich Stainless</u>
Mailing Address <u>153 Washington Ave</u>
City, State, Zip <u>North Haven, CT 06473</u>
Phone _____

Appellant (if other than owner): <u>J.F. Mulready Company, LLC</u>
Name of Owner's Agent <u>Brian Mulready</u>
Mailing Address <u>P.O. Box 441</u>
City, State, Zip <u>W. Simsbury CT 06092</u>
Phone <u>860-690-3984</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.)

Brian Mulready 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: 7 Carlton St 148/2  
(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?: \$ 725,000

Briefly state the basis of the Appeal: Wallingford's opinion of value exceeds fair market value.

**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	_____

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)			
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed	
9 CARLTON STREET LLC					IND LAND	3-1	420,800	294,500	2018	3-1	245,500
153 WASHINGTON AVE					IND BLDG	3-2	666,000	466,200	2019	3-2	464,700
NORTH HAVEN CT 06473									2020	3-3	14,900
Alt Proj ID 065002007 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15871		SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#		Description Code Appraised Assessed		Year Code Assessed Year Code Assessed		Year Code Assessed			
Total		1,086,800		760,700		725,100		Total		725,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
9 CARLTON STREET LLC		1286	0407	02-15-2007	U	375,306	03	2020	3-1	294,500	2018	3-1	245,500
CARLTON MANAGEMENT COMPANY INC		0732	0148	06-24-1992		0			3-2	466,200	2019	3-2	464,700
UNISET INC		0545	0416	04-25-1985		0			3-3	14,900	2020	3-3	14,900
Total		760700		Total		725100		Total		725100		Total	

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

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

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
Nbhd		13	B	Tracing

NOTES		COMBINED PID 15871 AND 15869 05 LIST	TOTAL 3.89 AC LOTS 2 AND 3	ECO=MKT
AKA 9 CARLTON ST		Total Appraised Parcel Value 1,086,800		
162 X 100 AND 43 X 16 SECTIONS OF BLDG		Total Appraised Bldg. Value (Card) 641,700		
DEMO FOR 2011 GL		Appraised Xf (B) Value (Bldg) 3,000		
2020 GATED/EST		Appraised Ob (B) Value (Bldg) 21,300		
2 BUILDINGS DEMOLISHED FOR THE 2009 GL		Appraised Land Value (Bldg) 420,800		
2012 = BLDG 2 OF 2		Special Land Value 0		
		Total Appraised Parcel Value 1,086,800		

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
26399		08-03-2012	CO	G-Occupancy	464,000	11-01-2012	100			PRE ENG BLDG
26399		02-02-2012	CM	Commercial	40,000	11-01-2012	100			PRE ENG BUILDING
25282		02-15-2011	DE	Demolish	85,000	11-02-2011	100			Demolish 2 Buildings
23209		09-24-2008	CM	Commercial		06-22-2009	100			Demolish 2 Buildings

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
1		4000	INDUSTRIAL M9	I20		43,560	2.76	1.00000	C	1.00	C50	0.900	ALL SITE
1		4000	INDUSTRIAL M9	I20		2,890	1.00000	0	1.00	C50	0.900		
Total Card Land Units						3,890	AC	Parcel Total Land Area: 3.8900				Total Land Value 420,800	



Element	Cd	Description	Element	Cd	Description
Style: Model Grade	401	Light Industrial			
96		Ind/Comm			
Stories: 1					
Occupancy 1.00					
Exterior Wall 1	15	Concr/Cinder			
27		Pre-Finish Metl			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	01	Mirim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Bldg Use	4000	INDUSTRIAL M96			
Total Rooms					
Total Bedrms	00				
Total Baths	00				
Heat/AC	00	Heat/Min			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Wall	00	None			
Rooms/Ptrns	02	Average			
Wall Height	14.00				
% Corn Wall	0.00				
1st Floor Use:	4000				

OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)											
Code	Description	U/B	Units	Unit Price	Yr Bt	Cond	Cd 1	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	20,000	3.00	2001	F		30	C	1.00	18,000
FN3	Fence-6 Chain	L	1,000	11.00	2001	F		30	C	1.00	3,300

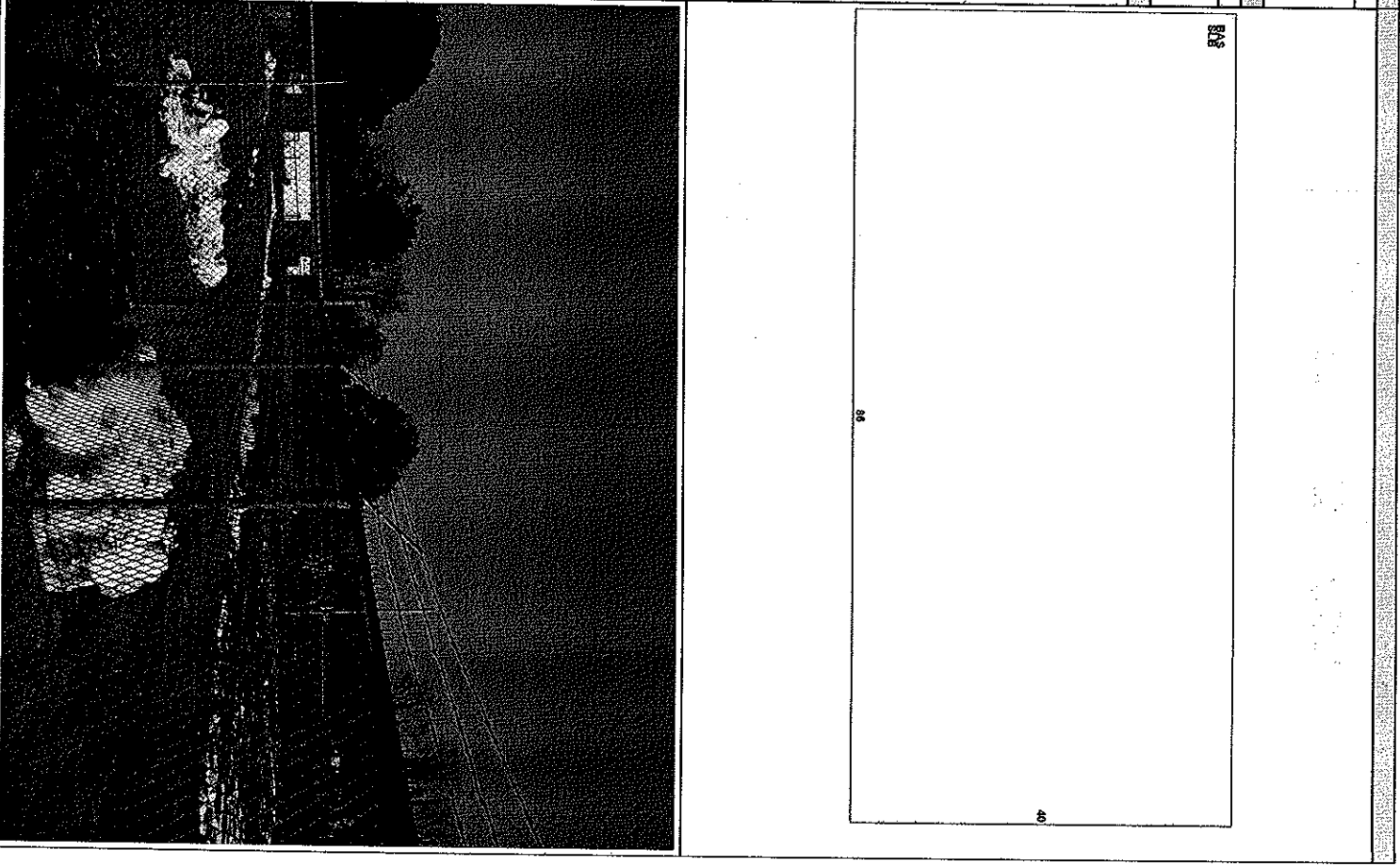
  

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor	3,440	3,440	3,440	71.43	245,719			
SLB	Slab	0	3,440	0	0.00	0			
Totl Gross Liv / Lease Area		3,440	6,880	3,440		245,719			

MIXED USE		
Code	Description	Percentage
4000	INDUSTRIAL M96	100
		0
		0

COST / MARKET VALUATION	
RCN	Value
Year Built	245,719
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	48
External Obsol	0
Trend Factor	10
Condition	1
Condition %	
Percent Good	
RCNLD	42
Dep % Ovr	103,200
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



**CURRENT OWNER**  
 9 CARLTON STREET LLC  
 153 WASHINGTON AVE  
 NORTH HAVEN CT 06473

**TOPO**  
 1 Level  
 2 Public Water

**UTILITIES**  
 1 Paved

**STRT/ROAD**  
 5 Industrial

**LOCATION**  
 Description: IND LAND, IND BLDG  
 Code: 3-1, 3-2  
 Appraised: 420,800, 666,000  
 Assessed: 294,500, 466,200

**SUPPLEMENTAL DATA**  
 Alt Pct ID: 065002007  
 Census: 1754  
 Old MBLU  
 TC MAP #  
 TC MAP #  
 Record Lot  
 GIS ID: 15871

**P/Z MAP #**  
 ENG MAP  
 Easement  
 Town Line  
 IND PARK  
 Assoc Pld#

**VISION**  
 WALLINGFORD, CT  
 6148

**RECORD OF OWNERSHIP**

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
9	1286	0407	02-15-2007	U	I	375,306	03	2020
	0732	0148	06-24-1992			0		3-1
	0545	0416	04-25-1985			0		3-2
<b>Total</b> 760700								

**EXEMPTIONS**

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total 0.000								

**OTHER ASSESSMENTS**

Year	Code	Description	Number	Amount	Comm Int
Total 760700					

**ASSESSING NEIGHBORHOOD**

Nbhd	Nbhd Name	Tracing	Batch
13	B		

**NOTES**  
 NEW BLDG FOR 2012 GI

**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
641,700	3,000	21,300	420,800	0	1,086,800	C

**BUILDING PERMIT RECORD**

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
					12-29-2020	JW1	41	Change

**VISIT/CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpose/Result
12-29-2020	JW1			41	Change

**LAND LINE EVALUATION 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
2	4000	INDUSTRIAL M9	120	0 SF	0	1.000000	0	1.00		1.000		0	0	0
<b>Total Card Land Units</b> 0.000														
<b>Parcel Total Land Area:</b> 3.8900														
<b>Total Land Value</b> 420,800														

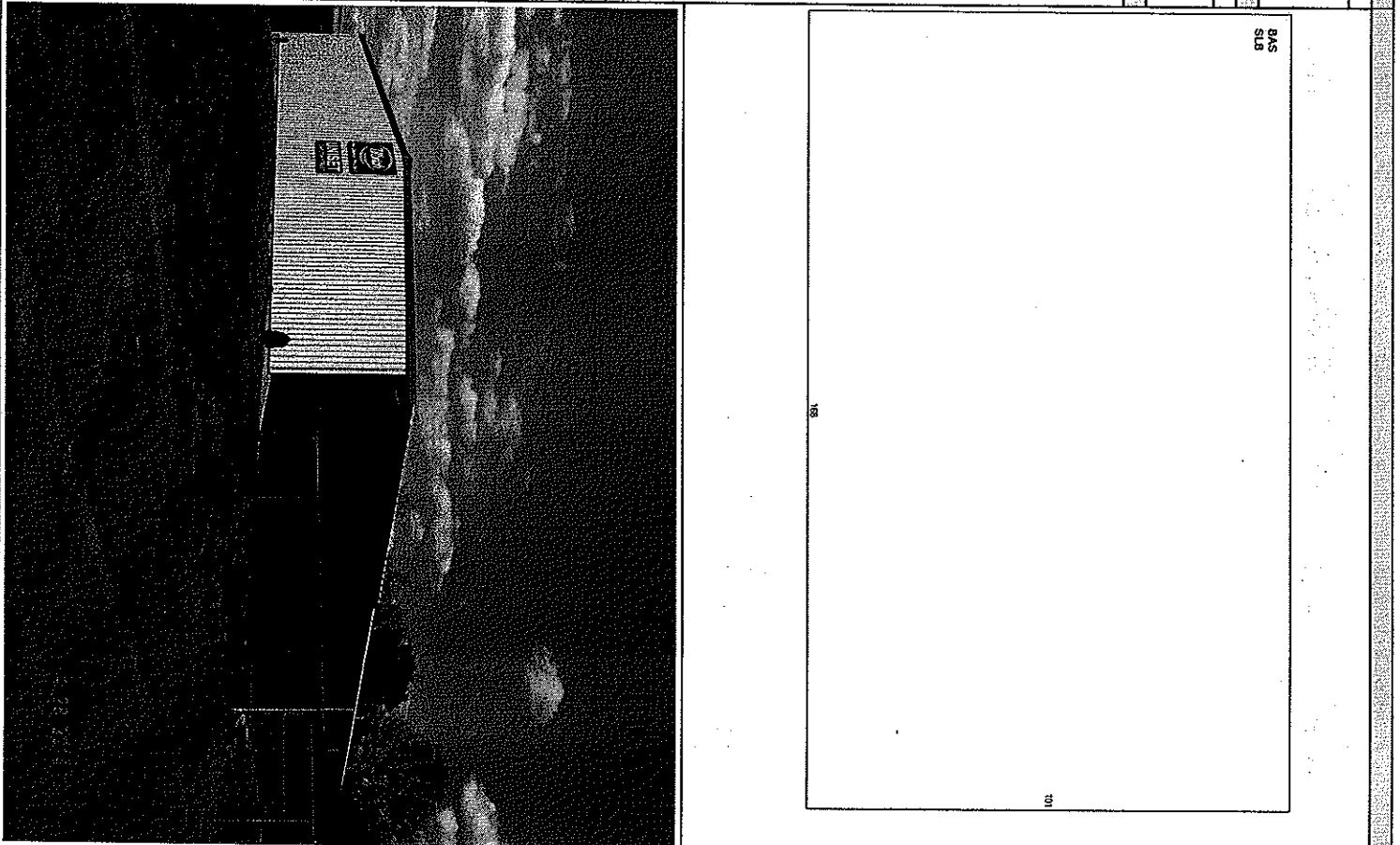
**PREVIOUS ASSESSMENTS/HISTORY**

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	3-1	294,500	2018	3-1	245,500	2017	3-1	245,500
2020	3-2	466,200	2019	3-2	464,700	2018	3-2	464,700
	3-3	14,900		3-3	14,900		3-3	14,900
<b>Total</b> 1,086,800								

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Style: 414		Warehouse									
Model Grade: 96 C		Ind/Comm									
Stories: 1											
Occupancy: 1.00											
Exterior Wall 1: 27		Pre-finish Metl									
Exterior Wall 2: 03		Gable									
Roof Structure: 01		Metal/Tin									
Roof Cover: 01		Minim/Masonry									
Interior Wall 1: 03		Concr-Finished									
Interior Floor 1: 03		Gas									
Interior Floor 2: 01		None									
Heating Fuel: 01		None									
Heating Type: 01		None									
AC Type: 01		None									
Bldg Use: 4000		INDUSTRIAL M96									
Total Rooms:											
Total Bedrms:											
Total Baths:											
Head/AC:		Heat/Min									
Frame Type: 05		Steel									
Baths/P/Plumbing: 02		Average									
Ceiling/Wall: 00		None									
Rooms/Prtns: 02		Average									
Wall Height: 20.00											
% Comm Wall: 0.00											
1st Floor Use:											
<b>OB - OUTBUILDING &amp; YARD ITEMS (L/X/BUILDING EXTRA FEATURES(B))</b>											
Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LDL1	Load Levelers	B	1	3600.00	2012			82		0.00	3,000
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	16,968	16,968	16,968	38.70	656,662					
SLB	Slab	0	16,968	0	0.00	0					
Ttl Gross Liv/Lease Area		16,968	33,936	16,968	656,662						

MIXED USE		COST/MARKET VALUATION	
Code	Description	Percentage	
4000	INDUSTRIAL M96	100	
		0	
		0	

RCN	
Year Built	Effective Year Built
2012	2012
Remodel Rating	Remodel Code
A	
Year Remodeled	Depreciation %
	8
Functional Obsol	External Obsol
	0
Trend Factor	Condition %
1	10
Condition	Percent Good
	82
RCNLD	Dep % Ovr
	538,500
Dep Ovr Comment	Misc Imp Ovr
Misc Imp Ovr Comment	Cost to Cure Ovr
Cost to Cure Ovr Comment	





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 15, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 7 Carlton St. 2020-109

---

**Current Market Value:** \$1,086,800      **Current Assessed Value:** \$760,700

**Appellant's estimate of Market Value:** \$725,000

**Informal Hearing with Vision Appraisal:** No.

**Notes:**

The Assessor's economic income approach to value of \$1,154,600 is higher than the current market value of \$1,086,800.

The demand for warehouse space has increased, not decreased.

No supporting documentation provided to support a value of \$725,000.

**Recommendation:**

No change

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
9 CARLTON STREET LLC	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year
153 WASHINGTON AVE					IND LAND	3-1	420,800	294,500	2018
					IND BLDG	3-2	666,000	466,200	2018
NORTH HAVEN CT 06473									
SUPPLEMENTAL DATA Alt Prcl ID 065002007 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15871 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld# No Informal N/A					WALLINGFORD, CT <b>VISION</b>				

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
9 CARLTON STREET LLC	1286	0407	02-15-2007	U	I	375,306	03	2020	3-1	294,500	2019	3-1	245,500
CARLTON MANAGEMENT COMPANY INC	0732	0148	06-24-1992						3-2	466,200		3-2	464,700
UNISET INC	0545	0416	04-25-1985						3-3	14,900		3-3	14,900
Total						760,700			Total	725,100		Total	725,100

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

ASSESSING NEIGHBORHOOD		Nbhd Name	Nbhd	Batch
		B		
NOTES AKA 9 CARLTON ST 162 X 100 AND 43 X 16 SECTIONS OF BLDG DEMO FOR 2011 GL 2020 GATED/EST 2 BUILDINGS DEMOLISHED FOR THE 2009 GL 2012 = BLDG 2 OF 2 COMBINED PID 15871 AND 15869 05 LIST TOTAL 3.89 AC LOTS 2 AND 3 ECO=MKT				

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
26399	08-03-2012	CO	02-02-2012	CM	C-Occupancy	464,000	11-01-2012	100		PRE ENG BLDG
26399	02-02-2012	CM	02-15-2011	DE	Commercial Demolish	40,000	11-02-2011	100		PRE ENG BUILDING
26282	02-15-2011	DE	09-24-2008	CM	Commercial	85,000	06-22-2009	100		Demolish 2 Buildings
23209	09-24-2008	CM								

LAND LINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj
1	4000	INDUSTRIAL M9	I20		43,560 SF	2.76	1,00000	C	1.00	C50	0.900
1	4000	INDUSTRIAL M9	I20		2,890 AC	120,200	1,00000	0	1.00	C50	0.900
Total Card Land Units				3,890 AC	Parcel Total Land Area: 3,8900						

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
		641,700	3,000	21,300	420,800	0	1,086,800
Total Appraised Parcel Value						1,086,800	

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		04-30-2020	JG1	03		11	No Trespassing
		12-06-2012	SJ	02		27	Sent Letter
		11-01-2012	KC	02		63	Permit Check - No Measur
		10-22-2012	SJ	06		16	Letter Sent-Cost Informatio
		11-02-2011	KC	02		63	Permit Check - No Measur
		05-03-2010	DT	03		29	Field Review
		08-26-2009	TH	03		05	Unoccupied

LAND LINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj
Total Card Land Units				3,890 AC	Parcel Total Land Area: 3,8900					
Total Land Value										420,800



CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		WALLINGFORD, CT	
9 CARLTON STREET LLC	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	6148
153 WASHINGTON AVE					IND LAND	3-1	420,800	294,500	
					IND BLDG	3-2	666,000	466,200	
SUPPLEMENTAL DATA									
Alt Prcl ID 065002007									
Census: 1754									
Old MBLU									
TC MAP #									
Record Lot									
GIS ID 15871									
Assoc Pict#									

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	
9 CARLTON STREET LLC		1286	0407	02-15-2007	U	1	375,306	03	2020	3-1	294,500	2019	3-1	245,500
CARLTON MANAGEMENT COMPANY INC		0732	0148	06-24-1992			0			3-2	466,200		3-2	464,700
UNISET INC		0545	0416	04-25-1985			0			3-3	14,900		3-3	14,900
Total							760,700			Total	1,086,800		Total	725,100

EXEMPTIONS		Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00						

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
Total		13	B	Tracing

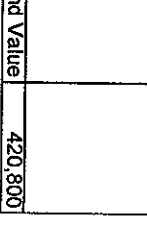
OTHER ASSESSMENTS		Description	Number	Amount	Comm Int
Total				760,700	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value										1,086,800

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 Price	Land Value
Total Card Land Units						0.000	AC					Parcel Total Land Area: 3.8900				420,800

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
Total		641,700	3,000	21,300	420,800	0	1,086,800

VISIT/CHANGE HISTORY		Date	Id	Type	IS	Cd	Purpose/Result
Total Land Value		12-29-2020	JW1			41	Change







Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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
19 FEB 21 PM 2:12

Hearing No. 2020-050 APPLICATION

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

HEARING DATE: \_\_\_\_\_

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulresda Company LLC
Name of Owner's Agent: Brian Mulresda
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
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.)

Jon Gavin
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 Warehouse Point Rd 50/4
(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?: \$ 780,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value.

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 Vitall, Carl Bonamico, Robert Avery.

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENT'S HISTORY		
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed
7 Swampy				IND LAND	3-1	162,100	113,400	2019	3-1	108,300
				IND BLDG	3-2	890,300	623,100	2018	3-2	574,400
									3-3	25,800
									Total	708500
									Total	708500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU/VL	SALE PRICE	VC	Year	Code	Assessed
YALESVILLE PROPERTIES LLC	1251	0065	05-01-2006	U	0	25	2020	3-1	113,400
GAVIN FAMILY LIMITED PARTNERSHIP THE	1251	0059	05-01-2006	U	0	29		3-2	623,100
GAVIN NORMAN	1251	0057	05-01-2006	U	0	29		3-3	25,800
GAVIN BARBARA L	0749	0933	03-02-1993		0			Total	736500
GAVIN NORMAN W	0528	0544	01-24-1984		0			Total	708500

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

ASSESSING NEIGHBORHOOD		Nbrhd Name	Tracing	Batch
Nbrhd		B		
12				

**NOTES**

ROCKLAND BAKERY (2019)  
 CRATES LLC  
 03/25/2011 - BAA HEARING NO. 2010 - 102

ECO-INCOME  
 LOT SIZE DECREASED FOR THE 2007 GL  
 SEE 1288/1063 FOR DETAILS

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Type	Description			

LAND LINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbrhd.	Nbrhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
B	Use Code	Description												
1	4010	IND WHSE M96	I40	43,560	2.76	1.00000	C	1.00	G60	0.900	3X LB	0	2.48	108,200
1	4010	IND WHSE M96	I40	0,600	120,200	1.00000	0	0.75	G60	0.900	WET/RIVER/EASMT	0	81,135	48,700
1	4010	IND WHSE M96		0,860	8,000	1.00000	0	0.75		1,000		0	6,000	5,200
Total Card Land Units 2,460 AC														
Parcel Total Land Area: 2,4600														
Total Land Value 162,100														

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		01-05-2021	JW1	03		41	Change
		04-29-2020	JG1	03		01	Measured
		12-10-2015	V	04		31	Hear-No Chg
		03-25-2011	JS	05	6	51	BAA No Change
		03-04-2011	KC			46	Photo
		01-06-2011	KPC			40	No change
		04-27-2010	KPC	03		29	Field Review



**CONSTRUCTION DETAIL**

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model Grade: 96		Ind/Comm			
Stories: 1					
Occupancy: 3.00		Pre-finish Metl			
Exterior Wall 1: 27		Gable			
Exterior Wall 2: 03		Tar & Gravel			
Roof Structure: 04		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03		Gas			
Interior Floor 2: 03		Forced Air-Duc			
Heating Fuel: 04		Partial			
Heating Type: 06		IND WHSE M96			
AC Type: 4010					
Bldg Use: 4010					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 0					
Heat/AC: 00		Heat/Min			
Frame Type: 05		Steel			
Baths/Plumbing: 02		Average			
Ceiling/Mall: 06		Cell & Walls			
Rooms/Prtns: 02		Average			
Wall Height: 26.00					
% Conn Wall: 0.00					
1st Floor Use: 4010					

**CONSTRUCTION DETAIL (CONTINUED)**

Code	Description	Percentage
4010	IND WHSE M96	100
		0
		0

**COST/MARKET VALUATION**

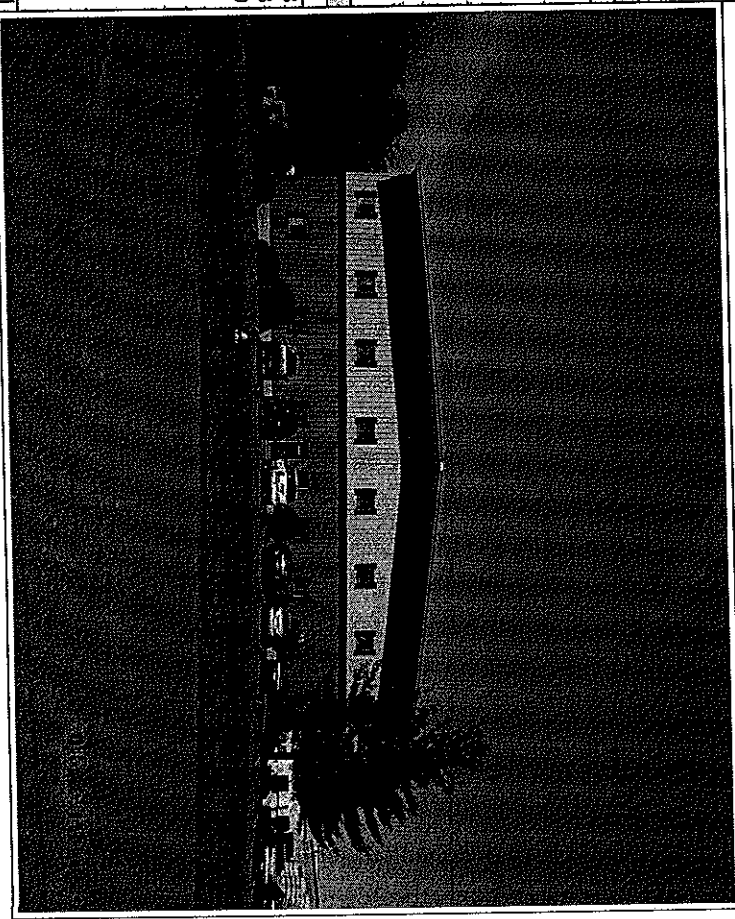
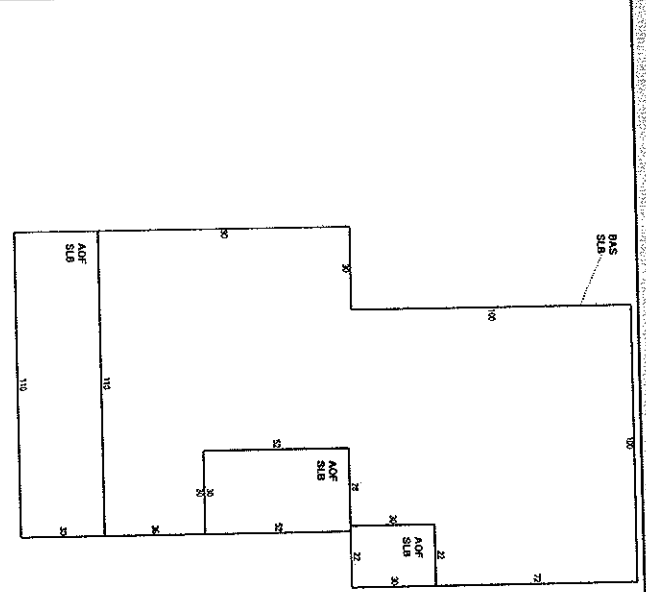
RCN	1,213,431
Year Built	1989
Effective Year Built	A
Depreciation Code	28
Remodel Rating	0
Year Remodeled	5
Depreciation %	1
Functional Obsol	67
External Obsol	813,000
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	L/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	41,000	3.00	2001	F		30	C	1.00	36,900
MEZ1	Mezzanine Unf	B	1,170	8.00	1991			67		0.00	6,300
A/C	Air Condition	B	1,000	3.50	1991			67		0.00	2,300
MEZ3	Mezz w/Partitio	B	1,050	23.00	1991			67		0.00	16,200
SPR1	Sprinklers Wet	B	23,240	1.00	1991			67		0.00	15,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	ETF Area	Unit Cost	Undeprc Value
AOF	Office	5,520	5,520	7,176	63.36	349,758
BAS	First Floor	17,720	17,720	17,720	48.74	863,673
SLB	Slab	0	23,240	0	0.00	0
<b>Ttl Gross Liv / Lease Area</b>		<b>23,240</b>	<b>46,480</b>	<b>24,896</b>		<b>1,213,431</b>





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 15, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 43 Warehouse Point Rd 2020-050

---

**Current Market Value:** \$1,052,400      **Current Assessed Value:** \$736,500

**Appellant's estimate of Market Value:** \$780,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$63,900  
(Assessed value reduced by \$44,700)

### Notes:

The Assessor's economic income approach to value of \$1,169,600 is higher than the current market value of \$1,052,400.

No supporting documentation provided to support a value of \$780,000.

### Recommendation:

Assessment has already been changed during revaluation hearings.

No change

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	CURRENT ASSESSMENT
YALESVILLE PROPERTIES LLC	1 Level 7 Swampy	2 Public Water	1 Paved	5 Industrial	IND LAND IND BLDG	3-1 3-2	162,100 890,300	113,400 623,100	6148 WALLINGFORD, CT
173 CHURCH ST	SUPPLEMENTAL DATA		P/Z MAP # ENG MAP Easement Town Line IND PARK		<p><i>Informed</i></p> <p><i>44700 AV.</i></p> <p><b>VISION</b></p>				
WALLINGFORD CT 06492	Alt Prcld ID 048001018A Census: 1754	Record Lot	Assoc Ptd#	Total					

RECORD OF OWNERSHIP	BK/OL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
YALESVILLE PROPERTIES LLC	1251	0065	05-01-2006	U	U	0	25	3-1	113,400	2019	3-1	108,300
GAVIN FAMILY LIMITED PARTNERSHIP THE	1251	0059	05-01-2006	U	U	0	29	3-2	623,100	2018	3-2	574,400
GAVIN NORMAN	1251	0057	05-01-2006	U	U	0	29	3-3	25,800	2018	3-3	25,800
GAVIN BARBARAL	0749	0933	03-02-1993			0						
GAVIN NORMAN W	0528	0544	01-24-1984			0						
Total												

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMMENTS
Total							0.00

ASSESSING NEIGHBORHOOD	NOTES
B	ROCKLAND BAKERY (2019) CRATES LLC 03/25/2011 - BAA HEARING NO. 2010 - 102

APPRaised VALUE SUMMARY
Appraised Bldg. Value (Card) 813,000
Appraised Xf (B) Value (Bldg) 40,400
Appraised Ob (B) Value (Bldg) 36,900
Appraised Land Value (Bldg) 162,100
Special Land Value 0
Total Appraised Parcel Value 1,052,400
Valuation Method C

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

LAND LINE VALUATION SECTION												
B	USE CODE	DESCRIPTION	ZONE	LAND TYPE	LAND UNITS	UNIT PRICE	I. FACTOR	SITE INDEX	COND.	NBHD.	NBHD ADJ	NOTES
1	4010	IND WHSE M96	I40		43,560 SF	2.76	1.00000	C	1.00	G60	0.900	3X LB
1	4010	IND WHSE M96	I40		0.600 AC	120,200	1.00000	0	0.75	G60	0.900	WET/RIVER/EASMT
1	4010	IND WHSE M96			0.860 AC	8,000	1.00000	0	0.75		1,000	
Total Card Land Units 2,460 AC												
Parcel Total Land Area: 2,4600												
Total Land Value 162,100												

MBI U 501/41/  
 Location 43 WAREHOUSE PT RD  
 Current Owner  
 YALESVILLE PROPERTIES LLC  
 GAVIN FAMILY LIMITED PARTNERSHIP THE  
 GAVIN NORMAN  
 GAVIN BARBARAL  
 GAVIN NORMAN W

Sales Information		Commercial Data Elements	
Date	Q/U	V/I	Sale Price
05-01-2006	U	I	
05-01-2006	U	I	
05-01-2006	U	I	
03-02-1993			
01-24-1984			
Year Built	1989		
Appraised Value	1,052,400		

Heat / AC	Heat/Min
0	00
0	05
0	02
0	06
0	02
0	0.0
0	26

**INCOME VALUATION**  
 6148  
 WALLINGFORD, CT

**ECONOMIC INCOME VALUATION**

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	23,765	Cap Code	JS	Gross Income	137,599	Income Value	1,169,600	SF INCL MEZ 3/1989/A	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	20,640	Excess Land	0		
Upper Level	0	Cap Rate	0.0800	Expense Allowance	23,392	Total Income Value	1,169,600		
		Rent ID	NBHD			Value Per SF / Unit	49		
Total Leaseable Area	23765	0001	12	Net Income	93,567				

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent/S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	1	24	JOB SHOP	2	3	23765	GL	5.79	A	5.79	137,599	F	0.15	20,640	116,959	A	0.20	23,392	93,568

**ACTUAL INCOME VALUATION**

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	JS	Gross Income	118,572	Income Value	1,194,325	Heat	
Cap Adjust	A	Vacancy Allowance	53,014	Excess Land		Electric	
		Other Income	29988	Total Income Value	1,194,325	Water	
Cap Rate	0.0800	Net Income	95,546	Value Per SF / Unit	50	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	1	24	JOB SHOP	2	3	23765	GL	A	4.99	118,572	F	A	29988						





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

WPA ASSESSOR
19 FEB 21 PM 2:15

Hearing No. 2020-051 APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jan Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvash Company LLC
Name of Owner's Agent: Brian Mulvash
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
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.)

Jan Gavin
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: 41 Warehouse Point Rd 50/2
(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?: \$ 540,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value.

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 3 columns: Name, Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		6148 WALLINGFORD, CT
YALESVILLE PROPERTIES LLC	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Assessed	
173 CHURCH ST					IND LAND	3-1	81,800	VISION
					IND BLDG	3-2	435,600	
WALLINGFORD CT 06492								

**RECORD OF OWNERSHIP**

BK/VOL/PAGE	SALE DATE	O/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
1251 0065	05-01-2006	U	I	0	25	2020	3-1	81,800	2018	3-1	77,200
1251 0063	05-01-2006	U	I	0	08		3-2	388,100		3-2	388,100
1251 0061	05-01-2006	U	I	0	08		3-3	10,400		3-3	10,400
0985 0436	04-26-2001	U	I	165,000	08						
0749 0933	03-02-1993			0							
<b>TOTAL</b>								517,400			475,700

**EXEMPTIONS**

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					
<b>ASSESSING NEIGHBORHOOD</b>								
Nbhd	12	Nbhd Name	B	Tracing				Batch
<b>NOTES</b>								
ENGLERT - WHOLESALE								
2020								

**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
590,800	22,500	8,900	116,900	0	739,100
Valuation Method					

**BUILDING PERMIT RECORD**

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

**LANDLINE VALUATION SECTION**

Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
1	4010 IND WHSE M96	L-40		43,560 SF	2.76	1.00000	C	1.00	C60	0.900	
1	4010 IND WHSE M96	L-40		0.080 AC	120,200	1.00000	0	1.00	C60	0.900	
<b>TOTAL CARD LAND UNITS</b>											
1.080 AC											
<b>PARCEL TOTAL LAND AREA</b>											
1.0800											

**VISIT/CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpose/Result
01-05-2021	JW1	03		40	No change
04-29-2020	JG1	03		01	Measured
12-10-2015	V	04		31	Hear-No Chg
01-06-2011	KPC	03		40	No change
04-27-2010	KPC	03		29	Field Review
08-04-2009	TH	03		00	Measur+Listed
08-03-2007	DH	08		19	Map Correction-No Value

**Location Adjustment**

Adj Unit Price	Land Value
2.48	108,200
108,180	8,700
<b>Total Land Value</b>	
116,900	

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 401		Light Industrial			
Model: 96		Ind/Comm			
Grade: C+					
Stories: 1					
Occupancy: 1.00		Pre-finish Metl			
Exterior Wall 1: 27					
Exterior Wall 2: 03		Gable			
Roof Structure: 01		Meta/Tin			
Interior Wall 1: 01		Mimim/Masonry			
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03					
Interior Floor 2: 03		Gas			
Heating Fuel: 03		Hot Air-no Duc			
Heating Type: 06		Partial			
AC Type: 06		IND WHSE M96			
Bldg Use: 4010					
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 0		Heat/Min			
Heat/AC: 00		Steel			
Frame Type: 05		Average			
Baths/Plumbing: 02		Cell & Min WL			
Ceiling/Wall: 04		Average			
Rooms/Prtns: 02					
Wall Height: 20.00					
% Corn Wall: 0.00					
1st Floor Use: 4010					

MIXED USE		
Code	Description	Percentage
4010	IND WHSE M96	100
		0
		0

COST/MARKET VALUATION		
RCN	Year Built	Effective Year Built
757,418	1987	1987
	Depreciation Code	V/G
	Remodel Rating	
	Year Remodeled	
	Depreciation %	22
	Functional Obsol	0
	External Obsol	0
	Trend Factor	1
	Condition	
	Condition %	78
	Percent Good	590,800
	RCNLD	
	Dep % Ovr	
	Dep Ovr Comment	
	Misc Imp Ovr	
	Misc Imp Ovr Comment	
	Cost to Cure Ovr	
	Cost to Cure Ovr Comment	

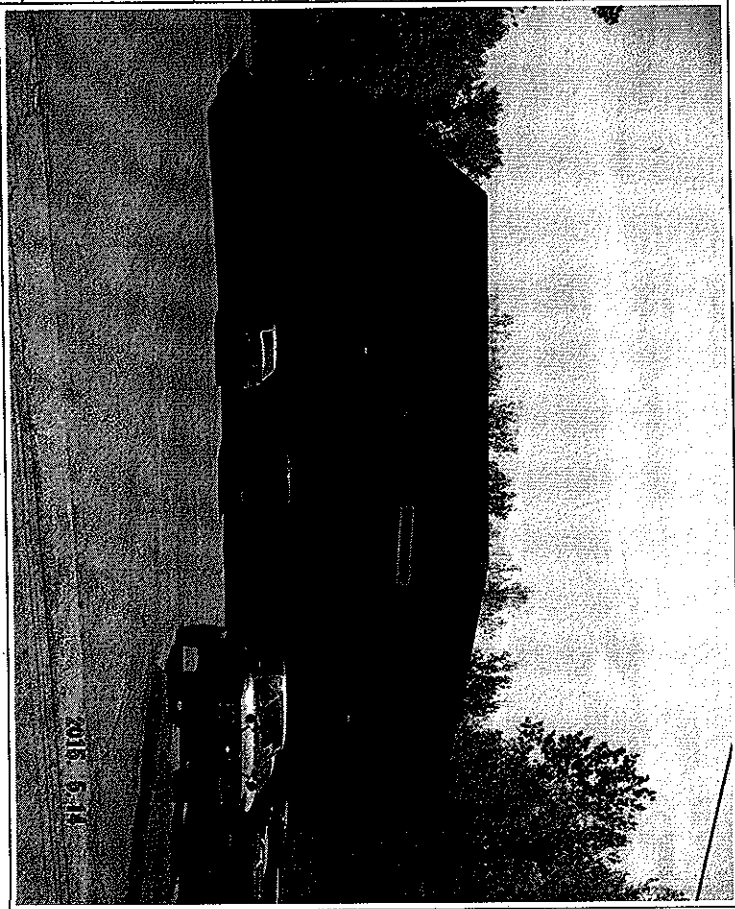
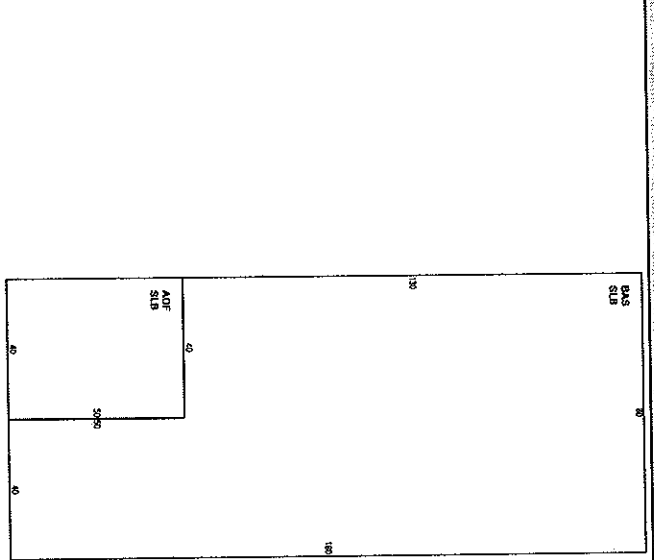
**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	9,900	3.00	2001	F	30	C	1.00	8,900
A/C	Air Condition	B	2,000	3.50	1996		78		0.00	5,500
MEZ1	Mezzanine Unf	B	2,720	8.00	1996		78		0.00	17,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underec Value
AOF	Office	2,000	2,000	2,600	65.64	131,286
BAS	First Floor	12,400	12,400	12,400	50.49	626,132
SLB	Slab	0	14,400	0	0.00	0

TH Gross Liv / Lease Area		14,400	28,800	15,000		757,418
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2016 5-18



*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 10, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 41 Warehouse Point Rd            2020-051

---

**Current Market Value:**            \$739,100            **Current Assessed Value:**    \$517,400

**Appellant's estimate of Market Value:** \$540,000

**Informal Hearing with Vision Appraisal:** Yes – No Change

**Notes:**

The Assessor's economic income approach to value of \$785,300 is higher than the current market value of \$739,100.

The demand for warehouse space has increased, not decreased.

No supporting documentation provided to support a value of \$540,000.

**Recommendation:**

No change

CURRENT OWNER		TOPO	UTILITIES	STRI./ROAD	LOCATION	CURRENT ASSESSMENT	
YALESVILLE PROPERTIES LLC	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised
173 CHURCH ST					IND LAND	3-1	116,900
					IND BLDG	3-2	622,200
WALLINGFORD CT 06492							435,600
SUPPLEMENTAL DATA All Prcil ID 047001018C Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15186					P/Z MAP # ENG MAP 0-773 Easement Town Line IND PARK Assoc Ptd#		
<b>VISION</b>							

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
YALESVILLE PROPERTIES LLC	1251	0065	05-01-2006	U	I	0	25
GAVIN FAMILY LIMITED PARTNERSHIP THE	1251	0063	05-01-2006	U	I	0	08
GAVIN NORMAN + GAVIN FAMILY LIMITED	1251	0061	05-01-2006	U	I	0	08
GAVIN BARBARA L & GAVIN FAMILY LIMITE	0985	0436	04-26-2001	U	I	165,000	08
GAVIN BARBARA L & FREDERICK J MELLIL	0749	0933	03-02-1993			0	
Total						517,400	739,100

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

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount
Year	Code	Description	Amount	Code	Description	Number
Total		517,400				

ASSESSING NEIGHBORHOOD		Nbhd	Batch
12	B	Tracing	Batch

NOTES	
ENGLERT- WHOLESALE	
2020	

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value 739,100										

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
1	4010	IND WHSE M96	I-40	43,560	SF	2.76	1.00000	C	1.00	C60	0.900		
1	4010	IND WHSE M96	I-40	0.080	AC	120,200	1.00000	0	1.00	C60	0.900		
Total Card Land Units		1.080		AC		Parcel Total Land Area: 1.0800		Total Land Value		116,900			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	590,800
Appraised Xf (B) Value (Bldg)	22,500
Appraised Ob (B) Value (Bldg)	8,900
Appraised Land Value (Bldg)	116,900
Special Land Value	0
Total Appraised Parcel Value	739,100
Valuation Method	C

VISIT/CHANGE HISTORY					
Date	ID	Type	Is	Cd	Purpose/Result
01-05-2021	JW1	03		40	No change
04-29-2020	JG1	03		01	Measured
12-10-2015	V	04		31	Hear-No Chg
01-06-2011	KPC	03		40	No change
04-27-2010	KPC	03		29	Field Review
08-04-2009	TH	03		00	Measur+Listed
08-03-2007	DH	08		19	Map Correction-No Value

Sales Information				Commercial Data Elements			
Sale Date	Q/U	V/T	Sale Price	Heat / AC	Heat/Min	INCOME VALUATION	
05-01-2006	U	I		00	00	6148	
05-01-2006	U	I		05	Steel	WALLINGFORD, CT	
05-01-2006	U	I		02	Average		
04-26-2001	U	I		04	Cell & Min W/L		
03-02-1993	U	I		02	Average		
Year Built			1987	02	Average		
Appraised Value			739,100	0.0			
				20.	3.3000		

**ECONOMIC INCOME VALUATION**

Leaseable Area Summary	Cap Rate	Income	Income Value	Notes
Ground Level	14,400	Cap Code	INDM	
Lower Level	0	Cap Adjust	A	
Upper Level	0	Cap Rate	0.0800	
		Rent ID	NBHD	
Total Leaseable Area	14400	0001	12	
		Net Income	62,828	
		Gross Income	82,080	
		Vacancy Allowance	6,566	
		Expense Allowance	12,686	
		Total Income Value	785,300	
		Value Per SF / Unit	55	

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent/S	GrossRent	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI		
1	1	1	40	INDWHS M	2	1	14400	GL	6.71	A	F	5.70	82,080	A	0.08	6,566	75,514	F	0.16	12,686	62,827

**ACTUAL INCOME VALUATION**

Cap Rate	Income	Income Value	Expense Breakdown
0.0800	Net Income	60,439	Trash Removal Snow Removal Accounting Management Reserves Other
	Gross Income	82,800	Heat Electric
	Vacancy Allowance	22,361	Water Sewer Maintenance
	Other Income	0	
	Total Income Value	755,488	
	Income Value	755,488	
	Income Value	52	

#	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	1	40	INDWHS M	2	1	14400	GL	A	A	5.75	82,800	A	A				ENGLERT		



# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

Thomas Vitell, 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

MFD ASSESSOR  
 19 FEB 21 PM 2:12

Hearing No. 2020-056 APPLICATION

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

HEARING DATE: \_\_\_\_\_

Property Owner: <u>Yalesville Properties</u>	Appellant (if other than owner): <u>J.F. Mulresda Company LLC</u>
Name of property Owner: <u>Jon Gavin</u>	Name of Owner's Agent: <u>Brian Mulresda</u>
Mailing Address: <u>173 Church St.</u>	Mailing Address: <u>P.O. Box 44</u>
City, State, Zip: <u>Wallingford, CT 06492</u>	City, State, Zip: <u>W. Simsbury CT 06092</u>
Phone: <u>203-815-7660</u>	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.)

Jon Gavin  
 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: 39 N. Plains Ind Rd 50/12  
 (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?: \$ 740000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value.

**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: \_\_\_\_\_

Motion: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Voting Record	Initials
Thomas Vitell	_____
Carl Bonamico	_____
Robert Avery	_____

PROPERTY OWNER	TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	ASSESSED
WALLINGFORD GROUP LLC	1 Level	2 Public Water	1 Paved	5 Industrial	IND LAND IND BLDG	214,000 606,900
173 CHURCH ST						149,700 424,900
VALESVILLE CT 06492						6148 WALLINGFORD, CT
<b>VISION</b>						

**RECORD OF OWNERSHIP**

OWNER	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
WALLINGFORD GROUP LLC	1478	0036	07-22-2013	U	1,200,000	25	2020	3-1	149,700	2019	3-1	145,400
WE 21-150 NORTH PLAINS ROAD LLC	1359	0587	06-08-2009	U	1,980,000	25		3-2	424,900		3-2	260,100
NORTH PLAINS COMMERC PARK LLC	1359	0585	06-08-2009	U	0	40		3-3	87,200		3-3	87,200
WALLINGFORD NORTH PLAINS COMMERC	0850	0208	11-19-1996		0	0						
WALLINGFORD NORTH PLAINS COMMERC	0850	0204	11-19-1996		0	0						
Total												820,900

**EXEMPTIONS**

Year	Code	Description	Amount	Code	Description	Number	Amount	
Total								0.00

**ASSESSING NEIGHBORHOOD**

Nbhd	Nbhd Name	Tracing	Batch
12	B		

**NOTES**

UNIT A = INTERACTOR (2018)  
 WILLIS+CO., ENCORE LIMO  
 UNIT B = KRAFTY KAKES  
 PENSKE TRUCK, UNIT 39A=CTDI  
 ENCORE GUNS  
 1359/587=21,39, & 47 NORTH PLAINS IND

PORTFOLIO PURCHASE: SPACE BETWEEN  
 AOF'S EST 7/09; NOT ALL AOF'S VIEWED.

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
27276	02-07-2013	CA	C - Approval	28,000	09-25-2013	100		UNIT A/BORTEC INTERIOR
27276	11-30-2012	CM	Commercial	55,000	09-25-2013	100		UNIT A/BORTEC INTERIOR
26727	06-04-2012	CM	Commercial	75,000	06-29-2012	100		UNITS D/E - INTERIOR REN DEMO
26568	04-12-2012	CM	Commercial	36,450	09-25-2013	100		RENOVATIONS + REPAIRS
26420	02-14-2012	CM	Commercial	1,000	04-18-2012	100		TONY TOMATO 39-C RENOV
7535	01-26-2012	PL	Plumbing	1,000	04-18-2012	100		TONY TOMATO ELECTRIC P
21480	01-26-2012	CA	C - Approval	1,000	04-18-2012	100		TONY TOMATO ELECTRIC P

**LAND LINE VALUATION SECTION**

Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
1	4010 IND WHSE M96	I40	SF	43,560	2.76	1.00000	C60	1.00	C60	0.900	3X L/B
1	4010 IND WHSE M96	I40	AC	0.810	120,200	1.00000	C60	1.00	C60	0.900	
1	4010 IND WHSE M96	I40	AC	2,270	8,000	1.00000		1.00		1,000	
Total Land Value: 214,000											

**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	
474,400	8,000	124,500	214,000	0	820,900	
Valuation Method					Total Appraised Parcel Value	820,900

**VISIT/CHANGE HISTORY**

Date	Id	Type	Is	Cd	Change	Purpose/Result
01-05-2021	JW1	03		41	Measured	
04-14-2020	LS	03		32	Hear-Decl	
12-10-2015	V	04		16	Letter Sent-Cost Informatio	
10-18-2013	SJ	06		62	Permit - Interior Insp Only	
09-25-2013	TH	02		63	Permit Check - No Measur	
09-19-2012	KC	02		63	Permit Check - No Measur	
06-29-2012	KC	02		63	Permit Check - No Measur	



**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model 96		Ind/Comm			
Grade C					
Stories: 1					
Occupancy 5.00		Concr/Cinder			
Exterior Wall 1 15		Gable			
Exterior Wall 2 03		Asphalt			
Roof Structure 03		Drywall			
Roof Cover 05					
Interior Wall 1 05		Concr-Finished			
Interior Wall 2 03		Vinyl/Asphalt			
Interior Floor 1 05		Gas			
Interior Floor 2 03		Hot Air-no Duc			
Heating Fuel 03		Partial			
Heating Type 06		IND WHSE M96			
AC Type 4010					
Bldg Use					
Total Rooms 00					
Total Bedrms 0					
Total Baths 02		Heat/AC Split			
Heat/AC 03		Masonry			
Frame Type 02		Average			
Baths/Plumbing 04		Ceil & Min WL			
Ceiling/Wall 02		Average			
Rooms/Prtns 14.00					
Wall Height 0.00					
% Cornn Wall 4010					
1st Floor Use:					

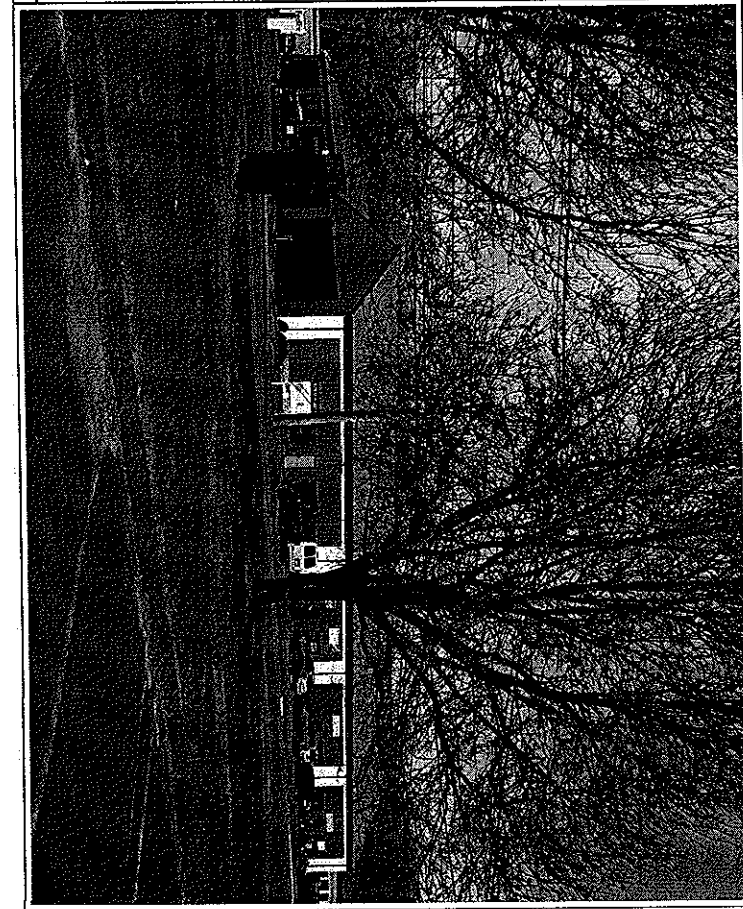
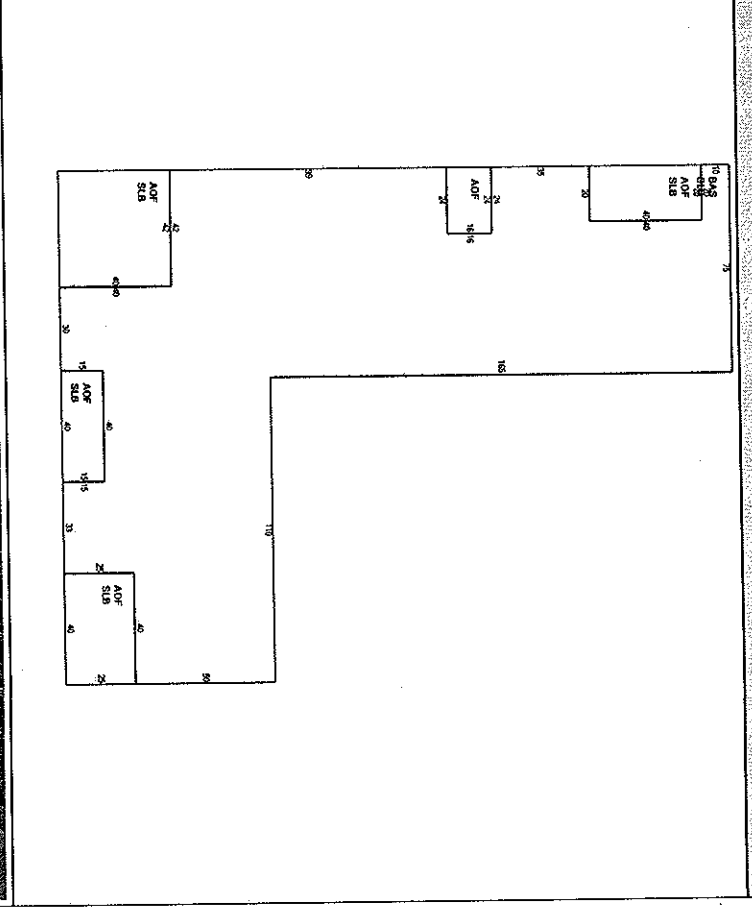
Code	Description	LB	Units	Unit Price	Yr Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	83,000	3.00	2001	A		50	C	1.00	124,500
AVC	Air Condition	B	6,312	3.50	1983			36		0.00	8,000

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

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOFF	Office	4,464	4,464	5,803	62.09	277,151
BAS	First Floor	21,786	21,786	21,786	47.76	1,040,499
SLB	Slab	0	25,866	0	0.00	0
<b>Ttl Gross Liv / Lease Area</b>		<b>26,250</b>	<b>52,116</b>	<b>27,589</b>		<b>1,317,650</b>

Code	Description	Percentage
4010	IND WHSE M96	100
		0
		0

**COST / MARKET VALUATION**





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 15, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 39 North Plains Ind. Rd. 2020-056

---

**Current Market Value:** \$820,900      **Current Assessed Value:** \$574,600

**Appellant's estimate of Market Value:** \$740,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$40,000  
(Assessed value reduced by \$28,000)

**Notes:**

The Assessor's economic income approach to value of \$884,500 is higher than the current market value of \$820,900.

The demand for warehouse space has increased.

No supporting documentation provided to support a value of \$740,000.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		VISION	
WALLINGFORD GROUP LLC	173 CHURCH ST	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
SUPPLEMENTAL DATA						IND LAND	3-1	214,000	149,700
Alt Prcl ID 047001082 Census: 1754 Old MBLU TC MAP # 4577 Record Lot 2 GIS ID 15223						IND BLDG	3-2	606,900	424,900
P/Z MAP # ENG MAP Easement Town Line IND PARK IN						<i>Information = 28,000 AV</i>			
Assoc Pld# BSA <i>Actual</i>						<b>VISION</b>			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
WALLINGFORD GROUP LLC	1478	0036	07-22-2013	U	I	1,200,000	25	Year	Code
WE 21-150 NORTH PLAINS ROAD LLC	1359	0587	06-08-2009	U	I	1,980,000	25	2020	3-1
NORTH PLAINS COMMERCE PARK LLC	1359	0585	06-08-2009	U	I	0	40		3-2
WALLINGFORD NORTH PLAINS COMMERC	0850	0208	11-19-1996			0	0		3-3
WALLINGFORD NORTH PLAINS COMMERC	0850	0204	11-19-1996			0	0		3-3
Total							574,600	820,900	574,600

EXEMPTIONS		OTHER ASSESSMENTS	APPRaised VALUE SUMMARY	
Year	Code	Description	Amount	Comm Int
Total			0.00	
Total			474,400	
Total			8,000	
Total			124,500	
Total			214,000	
Total			0	
Total			820,900	

UNIT A = INTERACTOR (2018)  
 WILLIS+CO, ENCORE LIMO  
 UNIT B = KRAFTY KAKES  
 PENSKE TRUCK, UNIT 39A=CTDI  
 ENCORE GUNS  
 1359/587-21.39 & 47 NORTH PLAINS IND

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Description
27276	02-07-2013	CA	C-Approval
27276	11-30-2012	CM	Commercial
26727	06-04-2012	CM	Commercial
26568	04-12-2012	CM	Commercial
26420	02-14-2012	CM	Commercial
7535	01-26-2012	PL	Plumbing
21480	01-26-2012	CA	C-Approval

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Use Code	Description	Zone	Land Units
4010	IND WHSE M96	140	43,560
4010	IND WHSE M96	140	0,810
4010	IND WHSE M96	140	2,270
Total Card Land Units		4,080	46,640

W/BLU 50/1/12/1  
 Location 39 NORTH PLAINS IND RD

Sales Information  
 Sale Date Q/U V/I Sale Price  
 07-22-2013 U U 1,200,000  
 06-08-2009 U U 1,980,000  
 06-08-2009 U U 1,980,000  
 11-19-1996 U U 0  
 11-19-1996 U U 0

Commercial Data Elements  
 Heat/AC 02 Heat/AC Split  
 Frame Type 03 Masonry  
 Baths / Plumbing 02 Average  
 Ceiling / Wall 04 Cell & Min W/L  
 Rooms / Ptns 02 Average  
 % Conn Wall 0.0  
 Wall Height 14. -1.0000

**INCOME VALUATION**  
 6-148  
 WALLINGFORD, CT

Client Owner  
 WALLINGFORD GROUP LLC  
 WE 21-150 NORTH PLAINS ROAD LLC  
 NORTH PLAINS COMMERCE PARK LLC  
 WALLINGFORD NORTH PLAINS COMMERCE PARK  
 WALLINGFORD NORTH PLAINS COMMERCE PARK

Year Built 1980  
 Appraised Value 820,900

**ECONOMIC INCOME VALUATION**

Leaseable Area Summary		Cap Rate		Income		Income Value		Income Value		Notes	
Ground Level	26,250	Cap Code	BAY	Gross Income	143,588	Income Value	884,500	1980/881G			
Lower Level	0	Cap Adjust	A	Vacancy Allowance	17,231	Excess Land	0				
Upper Level	0	Cap Rate	0.1000	Expense Allowance	37,907	Total Income Value	884,500				
		Rent ID	NBHD			Value Per SF / Unit	88,450				
Total Leaseable Area	26,250	0001	12	Net Income	88,450		34				

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	Vacancy/All	EGl	Exp	Exp	Expenses	NOI
1	1	1	36 BUS BAY	2	5	26250	GL	5.95	BA	A	5.47	143,588	BA	0.12	17,231	126,357	A	0.30	37,907	88,450

**AGI/VAL/INCOME VALUATION**

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	BAY	Gross Income	130,796	Income Value	942,600	Heat	
Cap Adjust	A	Vacancy Allowance	73,997	Excess Land		Electric	
		Other Income	37,461	Total Income Value	942,600	Water	
Cap Rate	0.1000	Net Income	94,260	Value Per SF / Unit	36	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	1	36 BUS BAY	2	5	26250	GL	A	BA	4.98	130,796	A	A	37,461	N					



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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

WALLINGFORD ASSESSOR
19 FEB 21 PM 2:12

Hearing No. 2020-049

APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvree Company, LLC
Name of Owner's Agent: Brian Mulvree
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury, CT 06092
Phone:

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

Jon Gavin

Applicant signature

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

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 47 N. Plains Ind Rd 50/13
(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?: \$ 700,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value.

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 Vitall

Carl Bonamico

Robert Avery

CURRENT OWNER	TOPO		UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	VISION		
	1 Level	2 Public Water						1 Paved	5 Industrial
WALLINGFORD GROUP L LC					IND LAND	3-1	196,300	137,400	6148
173 CHURCH ST					IND BLDG	3-2	593,200	415,200	WALLINGFORD, CT
YALESVILLE CT 06492									
Alt Pctd ID: 047001080 Census: 1754 Old MBLU TC MAP # 4577 TC MAP # Record Lot 1 GIS ID 15222		SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK IN		Assoc Pctd #					

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
							Year	Code	Assessed	Year	Code	Assessed	
WALLINGFORD GROUP L LC	1478	0036	07-22-2013	U	1,200,000	25	137,400	2019	3-1	130,200	2018	3-1	130,200
WE 21-150 NORTH PLAINS ROAD LLC	1359	0587	06-08-2009	U	1,980,000	25	415,200		3-2	300,800		3-2	300,800
NORTH PLAINS COMMERCE PARK LL	1359	0585	06-08-2009	U	0	40			3-3	22,000		3-3	22,000
WALLINGFORD NORTH PLAINS COMMERC	0860	0196	11-19-1996		0	0							
BARON ROBERT H & WALTER KOWALSKI	0417	0454			0	0							
Total							789,500	552,600		453,000			453,000

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRaised VALUE SUMMARY	
								Appraised Bldg. Value (Card)	Appraised Ob (B) Value (Bldg)
								548,400	13,300
								31,500	196,300
								789,500	0
Total								548,400	196,300

OTHER ASSESSMENTS	Description	Number	Amount	Comm Int	Notes
NOTES 1359/587=21, 39 & 47 NORTH PLAINS IND RD \$1,980,000 RECORD 6/8/09 PORTFOLIO PURCHASE 18 X 75 = AOF UNIT B					

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	VISIT/CHANGE HISTORY		Purpose/Result
											Id	Type	
	34115	11-15-2019	CM	Commercial	80,000	04-14-2020	100		ROOF	01-05-2021	JW1	03	41 Change
	33278	04-15-2019	TI	Commercial	30,000	08-07-2019	100		47B-INTERIOR RENOV	04-14-2020	ES	03	01 Measured
	33278	04-15-2019	CA	Commercial	82,100	08-07-2019	100		47B-INTERIOR RENOV/TENA	10-07-2019	SJ	06	16 Letter Sent-Cost Informatio
	26419	02-14-2012	CM	Commercial	20,000	09-25-2013	100		UNIT'S F+G INTERIOR DEMO	08-07-2019	KC	02	63 Permit Check - No Measur
	25264	02-24-2011	CA	C - Approval	20,000	07-15-2011	100		47C-INTERIOR RENOV 2 BT	09-25-2013	TH	02	63 Permit Check - No Measur
	25264	02-01-2011	CM	Commercial	2,000	07-15-2011	100		47C-INTERIOR RENOV 2 BT	07-10-2013	TH	02	63 Permit Check - No Measur
	16079	12-09-2002	CM	Commercial	2,000	04-15-2003	100		Interior Partitions-Tenant Fit-O	09-19-2012	KC	02	61 Permit - Measure Only

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
	1	4010	IND WHSE M96	I40	43,560	2.76	1.00000	C	1.00	G60	0.900			0	108,200
	1	4010	IND WHSE M96	I40	0.790	120,200	1.00000	0	1.00	G60	0.900			0	85,500
	1	4010	IND WHSE M96	I40	0.320	8,000	1.00000	0	1.00	G60	1.000			0	2,500
Total Card Land Units: 2.110 AC															
Parcel Total Land Area: 2.1100															
Total Land Value: 196,300															





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 15, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 47 North Plains Ind. Rd. 2020-049

---

**Current Market Value:** \$789,500      **Current Assessed Value:** \$552,600

**Appellant's estimate of Market Value:** \$700,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$25,500  
(Assessed value reduced by \$17,800)

**Notes:**

The Assessor's economic income approach to value of \$832,800 is higher than the current market value of \$789,500.

The demand for warehouse space has increased.

No supporting documentation provided to support a value of \$700,000.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change



Current Owner: WALLINGFORD GROUP LLC  
 Account # W0060800  
 Map ID 50/13/1  
 Bldg # 1  
 Sec # 1 of 1  
 Card # 1 of 1

TOPO	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	Code	Appraised	Assessed
1 Level	1 Public Water	1 Paved	5 Industrial	IND LAND	3-1	196,300	137,400
				IND BLDG	3-2	593,200	415,200
				<p>Information ↓ 17,500 AV.</p>			
				<p>VISION</p>			

173 CHURCH ST  
 YALESVILLE CT 06492

Alt Prcd ID 047001080  
 Census: 1754  
 Old MBLU  
 TC MAP # 4577  
 TC MAP #  
 Record Lot 1  
 GIS ID 15222

Supplemental Data  
 P/Z MAP #  
 ENG MAP  
 Easement  
 Town Line  
 IND PARK IN

Assoc Pld#

RECORD OF OWNERSHIP

WALLINGFORD GROUP LLC  
 WE 21-150 NORTH PLAINS ROAD LLC  
 NORTH PLAINS COMMERCE PARK LL  
 WALLINGFORD NORTH PLAINS COMMERC  
 BARON ROBERT H & WALTER KOWALSKI

BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
1478	07-22-2013	U	1	1,200,000	25
1359	06-08-2009	U	1	1,980,000	25
1359	06-08-2009	U	1	0	40
0850	11-19-1996			0	0
0417				0	0
0454				0	0
Total				552,600	789,500

EXEMPTIONS

Year	Code	Description	Amount
Total 0.00			

OTHER ASSESSMENTS

Code	Description	Number	Amount
B	Tracing		
Total 0.00			

ASSESSING NEIGHBORHOOD

Nbhd 12  
 Nbhd Name B  
 Batch

NOTES

4/20 NEW ROOF (2019)  
 1359/587=21, 39 & 47 NORTH PLAINS IND

UNIT A = HUNTERS AMBULANCE  
 RD \$1,980,000 RECORD 6/8/09  
 PORTFOLIO PURCHASE

UNIT B = HANDY WORKS REMODELING (2019)  
 PORTFOLIO PURCHASE

UNIT C = REALTRAPS ACOUSTICS LLC (2017)  
 18 X 75 = AOF UNIT B

UNIT D-1 = HARDESCAPES LAND (2019)

UNIT F+G = THERMO SPAS

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
34115	11-15-2019	CM	Commercial	80,000	04-14-2020	100		ROOF
33278	04-15-2019	TI	Commercial	30,000	08-07-2019	100		47B INTERIOR RENOV
33278	04-15-2019	CA	Commercial		08-07-2019	100		47B-INTERIOR RENOV/TENA
26419	02-14-2012	CM	Commercial	82,100	09-25-2013	100		UNITS F+G INTERIOR DEMO
25264	02-24-2011	CA	Commercial	20,000	07-15-2011	100		47C-INTERIOR RENOV 2 BT
25264	02-01-2011	CM	Commercial	20,000	07-15-2011	100		47C-INTERIOR RENOV 2 BT
16079	12-09-2002	CM	Commercial	2,000	04-15-2003	100		Interior Partitions-Tenant Fit.O

LAND LINE VALUATION SECTION

Date	ID	Type	Is	Cd	Purpose/Result
01-05-2021	JW1	03		41	Change Measured
04-14-2020	ES	06		01	Letter Sent-Cost Informatio
10-07-2019	SU	02		16	Permit Check - No Measur
08-07-2019	KC	02		63	Permit Check - No Measur
09-25-2013	TH	02		63	Permit Check - No Measur
07-10-2013	TH	02		63	Permit Check - No Measur
09-19-2012	KC	02		61	Permit - Measure Only

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
548,400	13,300	31,500	0	789,500
Total Appraised Parcel Value 789,500				

PREVIOUS ASSESSMENTS/HISTORY

Year	Code	Assessed	Year	Code	Assessed
2020	3-1	137,400	2019	3-1	130,200
	3-2	415,200		3-2	300,800
	3-3	0		3-3	22,000
Total		552,600	Total		453,000

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
548,400	13,300	31,500	0	789,500
Total Appraised Parcel Value 789,500				

VALUATION METHOD

Total Appraised Parcel Value 789,500

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
1	4010 IND WHSE M96	I40		43,560 SF	2.76	1.00000	C	1.00	C60	0.900	3X LB		0	108,200
1	4010 IND WHSE M96	I40		0.790 AC	120,200	1.00000	0	1.00	C60	0.900			0	108,180
1	4010 IND WHSE M96	I40		0.320 AC	8,000	1.00000	0	1.00	C60	1.000			0	8,000
Total Card Land Units 2.110 AC														
Parcel Total Land Area: 2.1100														
Total Land Value 196,300														

MBLJ 50/131/

Location 47 NORTH PLAINS IND RD

Current Owner  
 WALLINGFORD GROUP LLC  
 WE 21-150 NORTH PLAINS ROAD LLC  
 NORTH PLAINS COMMERCE PARK LL  
 WALLINGFORD NORTH PLAINS COMMERCE PARK  
 BARON ROBERT H & WALTER KOWALSKI

Sales Information				Commercial Data Elements			
Sale Date	Q/U	V/T	Sale Price	Heat / AC	02	Heat/AC Split	INCOME VALUATION 6148 WALLINGFORD, CT
07-22-2013	U	U	1,200,000	Frame Type	03	Masonry	
06-08-2009	U	U	1,980,000	Baths / Plumbing	02	Average	
11-19-1996	U	U		Ceiling / Wall	04	Cell & Min Wl	
Year Built			1978	Rooms / Ptns	02	Average	
Appraised Value			789,500	% Comin Wall	0.0		
				Wall Height	14.	-1.0000	

**ECONOMIC INCOME VALUATION**

Leasable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	26,025	Cap Code	BAY	Gross Income	159,533	Income Value	832,800	TENANT CONTAMINATION/1978/G	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	15,953	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	60,304	Total Income Value	832,800		
		Rent ID	NBHD			Value Per SF / Unit	32		
Total Leasable Area	26025	0001	12	Net Income	83,276				

#	Bld	Sec	Style	AdjTa	Occ	SF / Unit	Ffile	Base Ra	Use	Loca	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Expenses	NOI
1	1	1	BUS BAY	2	7	26025	GL	6.13	A	A	6.13	159,533	A	0.10	15,953	143,580	F	60,304	83,276

**ACTUAL INCOME VALUATION**

Cap Rate		Income		Income Value		Expense Breakdown														
Cap Code	BAY	Gross Income	164,841	Income Value	1,169,360	Heat														
Cap Adjust	A	Vacancy Allowance	47,905	Excess Land		Electric														
		Other Income	0	Total Income Value	1,169,360	Water														
Cap Rate	0.1000	Net Income	116,936	Value Per SF / Unit	45	Sewer														
						Maintenance														
						Insurance														
#	Bld	Sec	Style	AdjTa	Occ	SF / Unit	Ffile	Loca	Use	Rent /S	Gross Rent	Vac	Exp	OtherInc	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	1	BUS BAY	2	5	26025	GL	A	A	6.33	164,841	A	A							



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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

FILED ASSESSOR
19 FEB 21 PM 2:19

Hearing No. 2020-052 APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvree Company LLC
Name of Owner's Agent: Brian Mulvree
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
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.)

Jon Gavin
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: 5 Capital Dr 77/9
(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?: \$ 270,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value. 100% vacant

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 Vitall, Carl Bonamico, Robert Avery.







*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 10, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 5 Capital Dr. 2020-052

---

**Current Market Value:** \$393,800      **Current Assessed Value:** \$275,700

**Appellant's estimate of Market Value:** \$270,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$53,700  
(Assessed value reduced by \$37,600)

**Notes:**

No supporting documentation provided to support a value of \$270,000.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		APPRaised VALUE SUMMARY			
1	Level	2	Public Water	1	Paved	5	Industrial	Year	Code	Assessed	Year	Code	Assessed
YALEVILLE PROPERTIES LLC								2019	3-1	107,800	2018	3-1	75,500
173 CHURCH ST								2020	3-2	286,000	2019	3-2	186,400
WALLINGFORD CT 06492								Total		393,800	Total		267,700
SUPPLEMENTAL DATA Alt Prcl ID 058003010B Census: 1754 Old MBLU TC MAP # 3221, 3128 TC MAP # Record Lot GIS ID 15654 Assoc Pld#		P/Z MAP # ENG MAP Easement Town Line IND PARK IN		IND LAND IND BLDG Informal 37,600 AN		Assessed 75,500 200,200		Assessed 75,500 186,400 5,700		Assessed 6148 WALLINGFORD, CT			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		APPRaised VALUE SUMMARY			
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed
		YALEVILLE PROPERTIES LLC	1311 0955					2019	3-1	107,800	2018	3-1	75,500
		H & L ENTERPRISES	0733 0701					2020	3-2	286,000	2019	3-2	186,400
		DIME SAVINGS BANK OF WALLINGFORD T	0701 0689					Total		393,800	Total		267,700

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
Total			

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
12			

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

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Year	Code	Assessed	Year
		75,500	2019
		200,200	2020
Total		393,800	275,700

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

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

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Year	Code	Assessed	Year
		75,500	2019
		200,200	2020
Total		393,800	275,700

MBLU 7/71/91/ Location 5 CAPITAL DR Current Owner YALESVILLE PROPERTIES LLC H & L ENTERPRISES DIME SAVINGS BANK OF WALLINGFORD THE

Sales Information				Commercial Data Elements			
Sale Date	Q/U	V/I	Sale Price	Heat / AC	01	Heat/AC Pkgs	INCOME VALUATION 6148 WALLINGFORD, CT
10-05-2007	Q	1	600,000	05	Steel		
07-17-1992			460,000	02	Average		
02-19-1991			0	04	Ceil & Min W/L		
Year Built			1989	02	Average		
Appraised Value			393,800	0.0			
				18.	3.1200		

ECONOMIC INCOME VALUATION				Income Value			
Ground Level	6,094	Cap Code JS	Gross Income	43,206	Income Value	388,900	1989/A
Lower Level	0	Cap Adjust A	Vacancy Allowance	4,321	Excess Land	0	
Upper Level	0	Cap Rate 0.0800	Expense Allowance	7,777			
		Rent ID NBHD					
Total Leaseable Area	6094	0001	12	Net Income	31,108	Value Per SF / Unit	64

Leaseable Area Summary				Income				Income Value											
#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent /S	GrossRent	Vac	Vac	Vacancy/All	EGI	Exp	Exp	Expenses	NOI
1	1	24 JOB SHOP	2	1	6094	GL	5.86	G	AA	7.09	43,206	A	0.10	4,321	38,886	A	0.20	7,777	31,109

ACTUAL INCOME VALUATION																			
Cap Rate					Income					Expense Breakdown									
Cap Code	JS	Vacancy Allowance	14,317	Income Value	526,325	Heat	Electric	Water	Sewer	Maintenance	Insurance	Trash Removal	Snow Removal	Accounting	Management	Reserves	Other		
Cap Adjust	A	Other Income	7666	Excess Land															
Cap Rate	0.0800	Net Income	42,106	Total Income Value	526,325														
#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Loca	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	Va/Co	Notes	LeaseT	Tenant	LeaseBe	Yrs
1	1	24 JOB SHOP	2	1	6094	GL	AA	S	8.00	48,757	A	A	7666				PHOENIX CL		

AGUAL INCOME VALUATION																			
Cap Rate					Income					Expense Breakdown									
Cap Code	JS	Vacancy Allowance	14,317	Income Value	526,325	Heat	Electric	Water	Sewer	Maintenance	Insurance	Trash Removal	Snow Removal	Accounting	Management	Reserves	Other		
Cap Adjust	A	Other Income	7666	Excess Land															
Cap Rate	0.0800	Net Income	42,106	Total Income Value	526,325														
#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Loca	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	Va/Co	Notes	LeaseT	Tenant	LeaseBe	Yrs
1	1	24 JOB SHOP	2	1	6094	GL	AA	S	8.00	48,757	A	A	7666				PHOENIX CL		





Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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

19 FEB '21 PM 2:12

Hearing No. 2020-057 APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jan Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulresda Company LLC
Name of Owner's Agent: Sean Mulresda
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
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.)

Jan Gavin
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: 21 North Plain Ind Rd 50/10
(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?: \$ 740,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value.

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 3 columns: Name, Voting Record, Initials. Rows for Thomas Vitall, Carl Bonamico, Robert Avery.

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED	VISION
WALLINGFORD GROUP LLC	1 Level	2 Public Water	1 Paved	5 Industrial	IND LAND	Code 3-1	Appraised 164,900	ASSESSED 115,400
					IND BLDG	Code 3-2	Appraised 709,100	ASSESSED 496,300
173 CHURCH ST								WALLINGFORD, CT
VALESVILLE CT 06492	Alt Pcdl ID 047001070	Census: 1754	Eng MAP # 0-536	Easement				
	Old MBLU	TC MAP # 4577	Town Line	IND PARK				
	Record Lot 4	GIS ID 15220	Assoc Pld#					

RECORD OF OWNERSHIP	BK/VOL/PAGE	SALE DATE	Q/U	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
WALLINGFORD GROUP LLC	1514 0782	04-10-2015	Q	775,000	00	2020	3-1	115,400	2018	3-1	110,000
WE 21-150 NORTH PLAINS ROAD LLC	1359 0587	06-08-2009	U	1,980,000	25			496,300		3-2	391,300
NORTH PLAINS COMMERCE PARK LLC	1359 0585	06-08-2009	U	0	40			42,800		3-3	42,800
NORTH PLAINS COMMERCE PARK LLC	1359 0582	06-08-2009	U	0	29						
WALLINGFORD NORTH PLAINS COMMERCIAL	0856 0104	02-27-1997		0	0						
<b>Total</b>								611,700			544,100

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
<b>Total</b>	0.00					

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
12		B		

NOTES	UNIT G = AA LOCKSERV	UNIT B = BLUE OX AXE THROWING (2018)	UNIT C = NATIONS HANDYMAN	UNIT D = VACANT	UNIT E = RAISE THE BARRE	UNIT F = FUSION DANCE CENTER (2018)
4/20 UNIT A = BARAN'S KENPO KARATE						
UNIT B = BLUE OX AXE THROWING (2018)						
UNIT C = NATIONS HANDYMAN						
UNIT D = VACANT						
UNIT E = RAISE THE BARRE						
UNIT F = FUSION DANCE CENTER (2018)						

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	28379	03-17-2014	CA	C - Approval	135,000	05-14-2014	100		BARAN KENPO KARATE/TIE
	28379	12-20-2013	CM	Commercial	156,000	05-14-2014	100		BARAN KARATE/TENANT FI
	28188	10-15-2013	CM	Commercial	28,750	05-14-2014	100		ROOF COLLAPSE REPAIRS
	26421	02-14-2012	CM	Commercial	0		100		DEMO REPAIRS
	5864-1	09-22-1993			0		100		
	5171-2	11-12-1991			3,500		100		

LANDLINE VALUATION SECTION	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
	4020	IND OFFICE M9	140	SF	43,560	2.76	1.00000	C	1.00	C60	0.900	3X LB
	4020	IND OFFICE M9	140	AC	0.480	120,200	1.00000	0	1.00	C60	0.900	
	4020	IND OFFICE M9		AC	0.600	8,000	1.00000	0	1.00		1.000	
<b>Total</b>					2,080							

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
	620,200	27,700	61,200	164,900	0	874,000
						874,000

VISIT/CHANGE HISTORY	Date	ID	Type	Is	Cd	Purpose/Result
	01-05-2021	JW1	03	01	41	Change Measured
	04-14-2020	LS	06	16	01	Letter Sent-Cost Informatio
	07-08-2014	SJ	02	62	02	Permit - Interior Insp Only
	05-14-2014	KC	02	63	02	Permit Check - No Measur
	09-25-2013	TH	02	63	02	Permit Check - No Measur
	07-25-2013	TH	02	63	02	Permit Check - No Measur
	09-12-2012	KC	02	63	02	Permit Check - No Measur

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model Grade: 96		IndComm			
Stories: 1					
Occupancy: 8.00		Concr/Cinder			
Exterior Wall 1: 15		Gable			
Exterior Wall 2: 03		Asphalt Drywall			
Roof Structure: 03		Concr-Finished			
Interior Wall 1: 05		Gas			
Interior Wall 2: 03		Hot Air-no Duc			
Interior Floor 1: 03		Partial			
Interior Floor 2: 03		IND OFFICE M96			
Heating Fuel: 03					
Heating Type: 06					
AC Type: 4020					
Bldg Use: 4020					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 01		Heat/AC Pkgs			
Head/AC: 03		Masonry			
Frame Type: 02		Average			
Baths/Plumbing: 04		Cell & Min WL			
Ceiling/Wall: 02		Average			
Rooms/Prms: 14.00					
Wall Height: 0.00					
% Corn Wall: 0.00					
1st Floor Use: 4000					

Code	Description	Percentage
4020	IND OFFICE M96	100
		0
		0

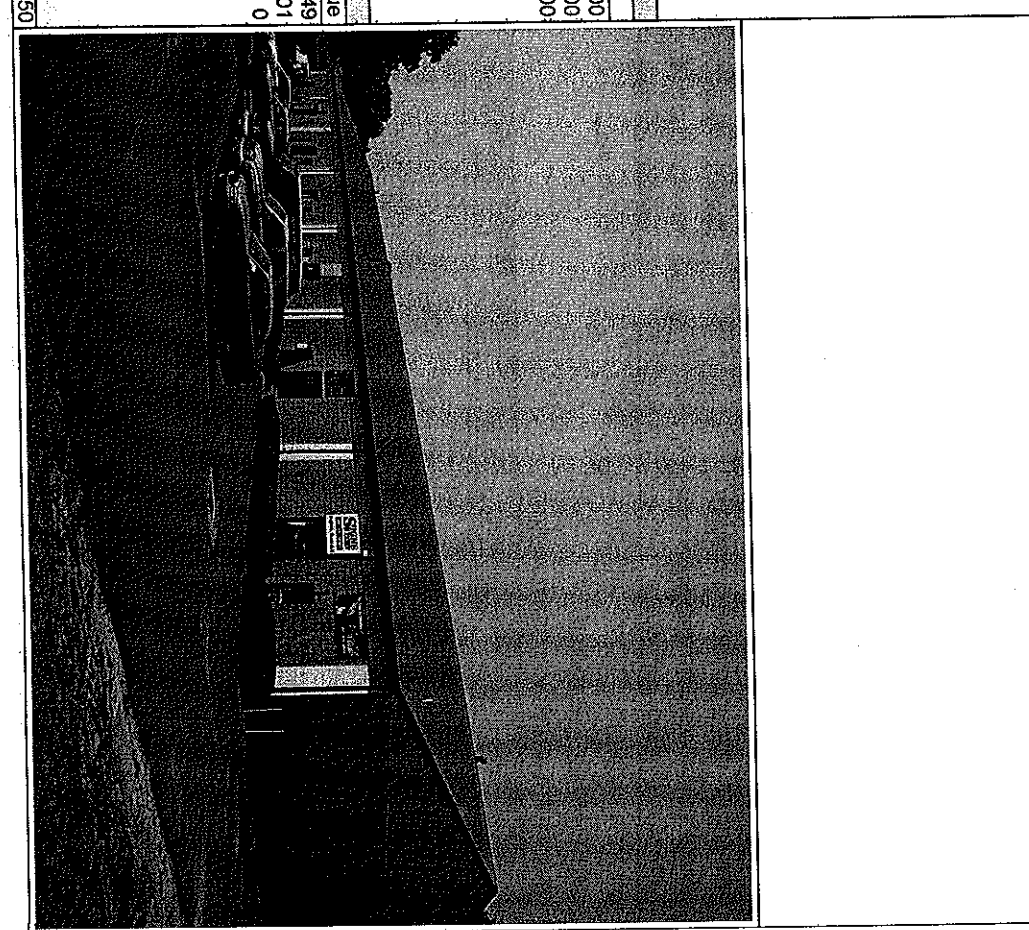
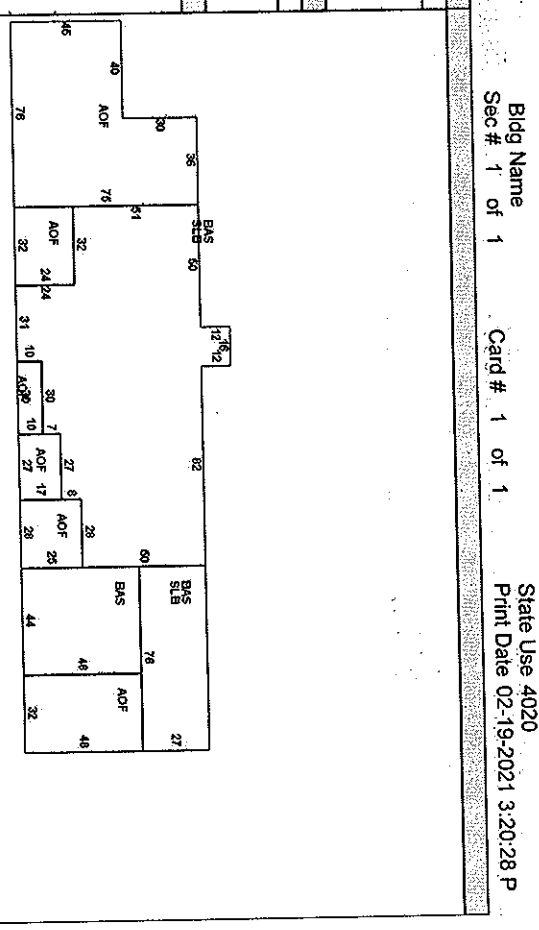
RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Cost to Cure Ovr	Cost to Cure Ovr Comment	

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

Code	Description	UB	Units	Unit Price	Yr. Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appl. Value
PAV1	Paving-Asphalt	L	40,800	3.00	2001		A	50		1.00	61,200
MEZ1	Mezzanine Unit	B	3,961	8.00	1985			54		0.00	17,109
A/C	Air Condition	B	5,618	3.50	1985			54		0.00	10,606

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepec Value
AOFF	Office	8,263	8,263	10,742	62.28	514,649
BAS	First Floor	13,229	13,229	13,229	47.91	633,801
SLB	Slab	0	11,117	0	0.00	0
<b>Ttl Gross Liv / Lease Area</b>		<b>21,492</b>	<b>32,609</b>	<b>23,971</b>		<b>1,148,450</b>





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 15, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 21 North Plains Ind. Rd. 2020-057

---

**Current Market Value:** \$874,000      **Current Assessed Value:** \$611,700

**Appellant's estimate of Market Value:** \$740,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$24,000  
(Assessed value reduced by \$16,800)

**Notes:**

The Assessor's economic income approach to value of \$892,400 is higher than the current market value of \$874,000.

The demand for warehouse space has increased not decreased.

No supporting documentation provided to support a value of \$740,000.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT																																														
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed																																													
WALLINGFORD GROUP LLC				IND LAND	3-1	164,900	115,400																																													
173 CHURCH ST				IND BLDG	3-2	709,100	496,300																																													
YALESVILLE CT 06492				<p><i>Informal =</i>  <i>16,800 AN.</i></p>																																																
GIS ID 15220 All Pricl ID 047001070 Census: 1754 Old MBLU TC MAP # 4577 TC MAP # Record Lot 4 Assoc Pld#				SUPPLEMENTAL DATA PIZ MAP # ENG MAP O-536 Easement Town Line IND PARK IN																																																
<b>RECORD OF OWNERSHIP</b> WALLINGFORD GROUP LLC WE 21-150 NORTH PLAINS ROAD LLC NORTH PLAINS COMMERCE PARK LLC NORTH PLAINS COMMERCE PARK LLC WALLINGFORD NORTH PLAINS COMMERCIAL				<b>PREVIOUS ASSESSMENTS (HISTORY)</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>Year</th> <th>Code</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>3-1</td> <td>115,400</td> <td>2019</td> <td>3-1</td> <td>110,000</td> <td>2018</td> <td>3-1</td> <td>110,000</td> </tr> <tr> <td></td> <td>3-2</td> <td>496,300</td> <td></td> <td>3-2</td> <td>391,300</td> <td></td> <td>3-2</td> <td>391,300</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>3-3</td> <td>42,800</td> <td></td> <td>3-3</td> <td>42,800</td> </tr> <tr> <td colspan="2">Total</td> <td>611,700</td> <td colspan="2">Total</td> <td>544,100</td> <td colspan="2">Total</td> <td>544,100</td> </tr> </tbody> </table>				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	2020	3-1	115,400	2019	3-1	110,000	2018	3-1	110,000		3-2	496,300		3-2	391,300		3-2	391,300					3-3	42,800		3-3	42,800	Total		611,700	Total		544,100	Total		544,100
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																																												
2020	3-1	115,400	2019	3-1	110,000	2018	3-1	110,000																																												
	3-2	496,300		3-2	391,300		3-2	391,300																																												
				3-3	42,800		3-3	42,800																																												
Total		611,700	Total		544,100	Total		544,100																																												

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
<b>ASSESSING NEIGHBORHOOD</b> Nbhd 12 Nbhd Name B Tracing Batch			
<b>NOTES</b> UNIT G = AALOCKSERV NNL-CV-11-6003401S=COURT STIP 2010 GL 1359/587=21,39 & 47 NORTH PLAINS IND ECO = INC			

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
<b>ASSESSING NEIGHBORHOOD</b> Nbhd 12 Nbhd Name B Tracing Batch			
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EXEMPTIONS		OTHER ASSESSMENTS	
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EXEMPTIONS		OTHER ASSESSMENTS	
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EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
<b>ASSESSING NEIGHBORHOOD</b> Nbhd 12 Nbhd Name B Tracing Batch			
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EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
<b>ASSESSING NEIGHBORHOOD</b> Nbhd 12 Nbhd Name B Tracing Batch			
<b>NOTES</b> UNIT G = AALOCKSERV NNL-CV-11-6003401S=COURT STIP 2010 GL 1359/587=21,39 & 47 NORTH PLAINS IND ECO = INC			

MBLU 50/10/  
 Location 21 NORTH PLAINS IND RD  
 Current Owner  
 WALLINGFORD GROUP LLC  
 WE 21-150 NORTH PLAINS ROAD LLC  
 NORTH PLAINS COMMERCE PARK LLC  
 NORTH PLAINS COMMERCE PARK LLC  
 WALLINGFORD NORTH PLAINS COMMERCIAL PARK

Sales Information  
 Sale Date Q/U V/I Sale Price  
 04-10-2015 0 1,980,000  
 06-08-2009 0  
 06-08-2009 0  
 06-08-2009 0  
 02-27-1997 0  
 Year Built 1976  
 Appraised Value 874,000

Commercial Data Elements  
 Heat/AC 01 Heat/AC Pkgs  
 Frame Type 03 Masonry  
 Baths / Plumbing 02 Average  
 Ceiling / Wall 04 Cell & Min W/L  
 Rooms / Ptns 02 Average  
 % Conn Wall 0.0  
 Wall Height 14. -1.0000

INCOME VALUATION  
 6148  
 WALLINGFORD, CT

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	21,492	Cap Code	BAY	Gross Income	135,829	Income Value	892,400	1976/G	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	13,583	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	33,007	Total Income Value	892,400		
		Rent ID	NBHD			Value Per SF / Unit	89,239	42	
Total Leaseable Area	21492	0001	12	Net Income	89,239				

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI	
1	1	36	BUS BAY	2	8	21492	GL	6.32	A	A	6.32	135,829	A	0.10	13,583	122,246	AA	0.27	33,007	89,240

Cap Rate		Income		Income Value		Expense Breakdown													
Cap Code	BAY	Gross Income	125,015	Income Value	933,990	Heat													
Cap Adjust	A	Vacancy Allowance	66,956	Excess Land		Electric													
		Other Income	35340	Total Income Value	933,990	Water													
Cap Rate	0.1000	Net Income	93,399	Value Per SF / Unit	43	Sewer													
						Maintenance													
#	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	36	BUS BAY	2	8	21492	GL	A	A	5.82	125,015	A	A	35340					



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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
19 FEB 21 PM 2:11

Hearing No. 2020-054 APPLICATION

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

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvash Company LLC
Name of Owner's Agent: Brian Mulvash
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
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: 117 Church St 37/20
(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?: \$ 41,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value.

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 Vitall
Carl Bonamico
Robert Avery

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	6148
38 WAREHOUSE POINT ROAD LLC		1 Level	2 Public Water	1 Paved	5 Industrial	IND BLDG VAC IN LN	3-2 5-3	19,500 176,500	13,700 123,600	WALLINGFORD, CT
173 CHURCH ST		SUPPLEMENTAL DATA Alt Pcl ID 048001001 Census: 1751 Old MBLU TC MAP # Record Lot GIS ID 15224 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#								
WALLINGFORD CT 06492		Total 196,000 Total 137,300								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
38 WAREHOUSE POINT ROAD LLC		1621	0239	03-04-2020	U	1	350,000	22	0	08	2020	3-2	13,700	2019	2-1	101,100	
GIGANTE ANTONIO (ESTATE)		1621	0234	03-04-2020	U	1	0	08	0	29		5-3	123,600		2-2	94,600	
GIGANTE ANTONIO		1307	0490	08-23-2007	U	1	0	29	0	29			17,900		2-5	17,900	
GIGANTE ANTONIO + MARIA		1307	0488	08-23-2007	U	1	0	29	0	29							
GIULIITI GRACE + GIGANTE JOSEPH M +		1290	0044	03-23-2007	U	1	0	29	0	29							
Total		0.001				137,300		Total		213,600		Total		213,600		Total	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	
Year		Total						0
Description		0.001						0

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int	
Year		Total						0
Description		0.001						0

ASSESSING NEIGHBORHOOD		Nbrhd	Nbrhd Name	Batch
C2			B	Tracing

NOTES  
 A BUTS RT15  
 2020=IA

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
34668		07-15-2020	07-15-2020	CA	10,000	08-20-2020	100	100	09-24-2007	DEMO BLDG
34668		07-01-2020	07-01-2020	DE	5,250	08-20-2020	100	100	09-24-2007	DEMO BLDG
22130		09-05-2007	09-05-2007	CM		09-24-2007	100	100		REROOF

LANDLINE VALUATION SECTION		Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbrhd.	Nbrhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1		4410	IND LD PO	I40		21,780 SF	4.91	1.00000	C	1.00	C30	1.650		1.0000	8.1	176,500
Total Card Land Units						0.500	AC	Parcel Total Land Area		0.5000			Total Land Value		176,500	

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
Total Appraised Parcel Value		0	0	0	19,500	0	196,000





**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 94		Outbuildings			
Model Grade: 00		Vacant			

Occupancy: Exterior Wall 1, Exterior Wall 2, Roof Structure, Interior Wall 1, Interior Wall 2, Interior Flr 1, Interior Flr 2, Heat Fuel, Heat Type: A/C Type: Total Bedrooms, Total Bathrms, Total Half Baths, Total Xtra Fixtrs, Total Rooms, Bath Style, Kitchen Style, Whirlpool Tub, Fireplaces

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 Value New

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

Code	Description	UB Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PAV1	Paving-Asphal	L	13.00	3.00	1970	A	50	C	1.00	19,500

CONDO DATA

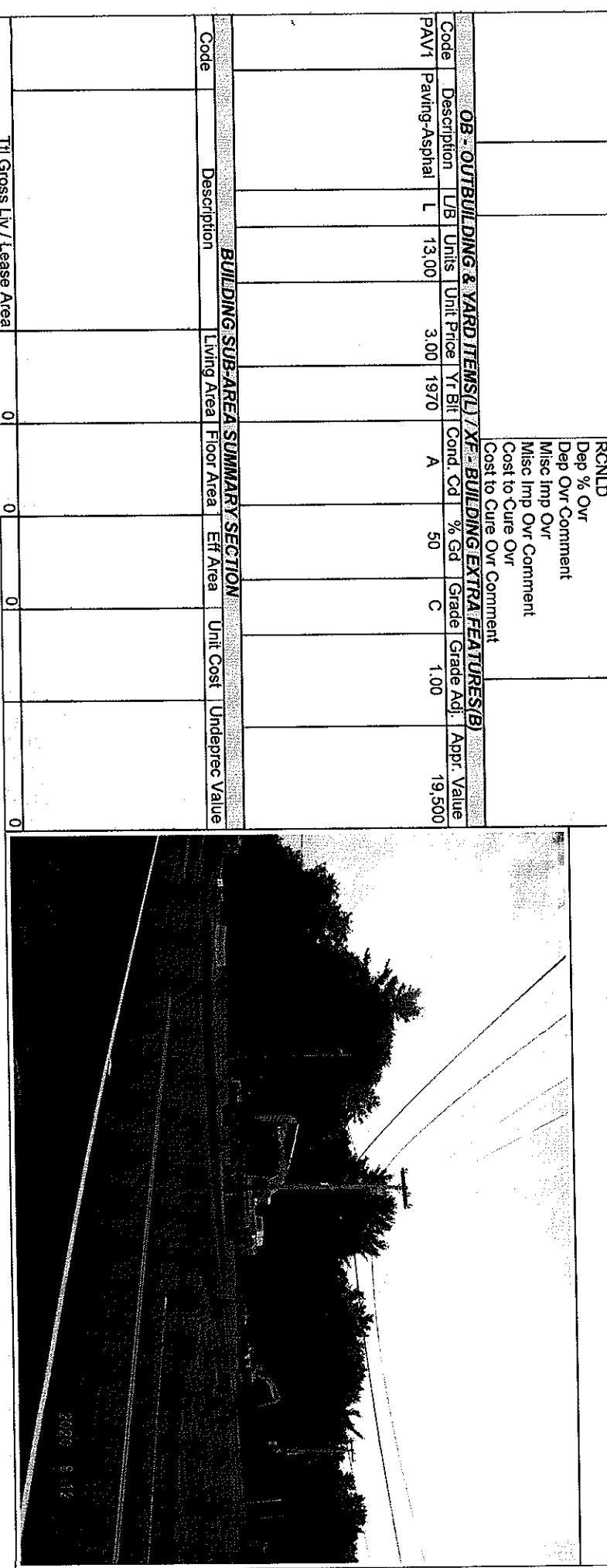
Parcel Id	Code	Description	Factor%
	C		
	B		
	S		

COST / MARKET VALUATION

BUILDING SUB-AREA SUMMARY SECTION

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

No Sketch





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 10, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 117 Church St Yales. 2020-054

---

**Current Market Value:** \$196,000      **Current Assessed Value:** \$137,300

**Appellant's estimate of Market Value:** \$41,000

**Informal Hearing with Vision Appraisal:** Yes- No Change

**Notes:**

The owner purchased the property on 3/4/2020 for \$350,000 and then spent \$10,000 to demolish the building to create a vacant parcel for owner occupied parking/storage.

No supporting documentation provided to support a value of \$41,000.

**Recommendation:**

No change

CURRENT OWNER		TOPO	UTILITIES	START/ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
38 WAREHOUSE POINT ROAD LLC				IND BLDG VAC IN LN	3-2	19,500	13,700
173 CHURCH ST					5-3	176,500	123,600
WALLINGFORD CT 06492							123,600
SUPPLEMENTAL DATA Alt Prci ID 048001001 Census: 1751 P/Z MAP # ENG MAP Old MBLU Esasment TC MAP # Town Line TC MAP # IND PARK Record Lot GIS ID 15224 Assoc Pld#		Paid 350,000 + 10,000 Demo = 360,000 No change		Total 196,000 137,300		Total 213,600 176,500	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Assessed
38 WAREHOUSE POINT ROAD LLC	1621	0239	03-04-2020	U			0	2-1	101,100
GIGANTE ANTONIO (ESTATE)	1621	0234	03-04-2020	U			0	2-2	94,600
GIGANTE ANTONIO	1307	0490	08-23-2007	U			0	2-2	94,600
GIGANTE ANTONIO + MARIA GIULITTI GRACE + GIGANTE JOSEPH M +	1307	0488	08-23-2007	U			0	2-5	17,900
	1290	0044	03-23-2007	U			0	2-5	17,900
Total		0.00						Total	213,600

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
C2			
(FORMERLY GIGANTES DELI) DEMO=2020		ABUTS RT15 2020=IA	

BUILDING PERMIT RECORD		APPROVED VALUE SUMMARY	
Permit ID	Issue Date	Type	Description
34668	07-15-2020	CA	10,000
34668	07-01-2020	DE	5,250
22130	09-05-2007	CM	100
Total Appraised Parcel Value			196,000

LAND LINE VALUATION SECTION		VISIT / CHANGE HISTORY	
Use Code	Description	Zone	Land Type
1	4410	IND LD PO	140
Total Card Land Units		0.500	AC
Parcel Total Land Area		0.5000	
Total Land Value		176,500	

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cl	Purpose/Result
34668	07-15-2020	CA	10,000	08-20-2020	100			DEMO BLDG	01-05-2021	JW1			40	No change
34668	07-01-2020	DE	5,250	08-20-2020	100			DEMO BLDG						
22130	09-05-2007	CM	100	09-24-2007	100			REROOF						

*No change*

**VISION**

<b>CURRENT OWNER</b>		<b>38 WAREHOUSE POINT ROAD LLC</b>	<b>173 CHURCH ST</b>	<b>WALLINGFORD CT 06492</b>
<b>Level</b>	<b>1</b>	<b>Public Water</b>	<b>1</b>	<b>Paved</b>
<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT/ROAD</b>	<b>LOCATION</b>	<b>IND BLDG</b>
<b>1</b>	<b>2</b>	<b>1</b>	<b>5</b>	<b>VAC IN LN</b>
<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>5-3</b>
<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>19,500</b>
<b>4</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>176,500</b>
<b>5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>13,700</b>
<b>6</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>123,600</b>
<b>7</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>196,000</b>
<b>8</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>137,300</b>
<b>9</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>213,600</b>
<b>10</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>213,600</b>

**RECORD OF OWNERSHIP**

<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>QU</b>	<b>VI</b>	<b>SALE PRICE</b>	<b>VC</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>	<b>Year</b>	<b>Code</b>	<b>Assessed</b>
1621	0239	03-04-2020	U	350,000	22	2020	3-2	13,700	2019	2-1	101,100	2018	2-1	101,100
1621	0234	03-04-2020	U	0	08									
1307	0490	08-23-2007	U	0	29		5-3	123,600		2-2	94,600		2-2	94,600
1307	0488	08-23-2007	U	0	29					2-5	17,900		2-5	17,900
1290	0044	03-23-2007	U	0	29									
<b>Total</b>								<b>137,300</b>			<b>213,600</b>			<b>213,600</b>

**EXEMPTIONS**

<b>Year</b>	<b>Code</b>	<b>Description</b>	<b>Amount</b>	<b>Code</b>	<b>Description</b>	<b>Number</b>	<b>Amount</b>	<b>Comm Int</b>
			0.00					
<b>Total</b>			<b>0.00</b>					

**ASSESSING NEIGHBORHOOD**

<b>Nbhd</b>	<b>Nbhd Name</b>	<b>B</b>	<b>Tracing</b>	<b>Batch</b>
C2				

**NOTES**

ABUTS RT15  
2020=IA

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card)	0
Appraised XI (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	19,500
Appraised Land Value (Bldg)	176,500
Special Land Value	0
Total Appraised Parcel Value	196,000
Valuation Method	C

**BUILDING PERMIT RECORD**

<b>Permit Id</b>	<b>Issue Date</b>	<b>Type</b>	<b>Description</b>	<b>Amount</b>	<b>Insp Date</b>	<b>% Comp</b>	<b>Date Comp</b>	<b>Comments</b>
34668	07-15-2020	CA		10,000	08-20-2020	100		DEMO BLDG
34668	07-01-2020	DE		5,250	08-20-2020	100		DEMO BLDG
22130	09-05-2007	CM	Commercial		09-24-2007	100	09-24-2007	REROOF

**LANDLINE VALUATION SECTION**

<b>B</b>	<b>Use Code</b>	<b>Description</b>	<b>Zone</b>	<b>Land Typ</b>	<b>Land Units</b>	<b>Unit Price</b>	<b>Size Adj</b>	<b>Site Index</b>	<b>Cond.</b>	<b>Nbhd.</b>	<b>Nbhd. Adj</b>	<b>Notes</b>	<b>Location Adjustment</b>	<b>Adj Unit P</b>	<b>Land Value</b>
1	4410	IND LD PO	I40		21,780	4.91	1.00000	C	1.00	C30	1.650		1.0000	8.1	176,500

**VISIT/CHANGE HISTORY**

<b>Date</b>	<b>Id</b>	<b>Type</b>	<b>Is</b>	<b>Cd</b>	<b>Purpose/Result</b>
01-05-2021	JW1			40	No change

**Total Appraised Parcel Value** 196,000

**Total Card Land Units** 0.500 **AC** Parcel Total Land Area 0.5000

**Total Land Value** 176,500







Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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

MLFD ASSESSOR
19 FEB '21 PM 2:11

Hearing No. 2020-055 APPLICATION

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

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J F Mulready Company LLC
Name of Owner's Agent: Brian Mulready
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
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.)

Jon Gavin
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: 430 N Cherry St Ext 91/3
(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?: \$ 33,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value.

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 Vitall, Carl Bonamico, Robert Avery.

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
NORTH CHERRY EXT LLC				IND LAND	3-1	91,100	63,800
173 CHURCH ST				IND BLDG	3-2	3,800	2,700
YALESVILLE CT 06492				Total		94,900	66,500
SUPPLEMENTAL DATA At Pcd ID 058002012 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15618 P/Z MAP # 0-979 Easement Town Line IND PARK Assoc Pcd#				WALLINGFORD, CT <h1 style="text-align: center;">VISION</h1>			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
NORTH CHERRY EXT LLC		1593	10-12-2018	U	I	610,000	25	2020	3-1	63,800	2019	2-1	53,200
CHRISTONI FAMILY REALTY LLC THE		1542	06-29-2016	U	I	0	08			2,700		2-2	96,600
CHRISTONI FAMILY REALTY LLC THE		1541	06-13-2016	U	I	0	08					2-5	2,700
CHRISTONI JOSEPH R (ESTATE)		0190	0528										
Total						66500				152500			

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

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int	
APPRaised Bldg. Value (Cart)		Total						0
APPRaised Xf (B) Value (Bldg)		Total						0
APPRaised Ob (B) Value (Bldg)		Total						3,800
APPRaised Land Value (Bldg)		Total						91,100
Special Land Value		Total						0
Total Appraised Parcel Value		Total						94,900
Valuation Method		Total						C

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
34313	07-15-2020	CA		5,000	03-23-2020	100		34313
34313	03-06-2020	DE						DEMO 3100 SF BLDG+ MOD

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result	
Total Appraised Parcel Value		Total						94,900
Date		01-05-2021						JW1
Date		03-23-2020						KC
Date								02
Date								40
Date								63
Date								No change
Date								Permit Check - No Measur

LANDLINE VALUATION SECTION		Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
B Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.
1	4030	ACC LND MFG	140	17,398	SF	5.82	1.00000	C	1.00
Total Card Land Units		0.399		AC		Parcel Total Land Area		0.3994	
Total Land Value		91,100		Total Land Value		91,100		91,100	

LANDLINE VALUATION SECTION		Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
B Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.
1	4030	ACC LND MFG	140	17,398	SF	5.82	1.00000	C	1.00
Total Card Land Units		0.399		AC		Parcel Total Land Area		0.3994	
Total Land Value		91,100		Total Land Value		91,100		91,100	

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land			
Model:					
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 Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Whirlpool Tub					
Fireplaces					

CONDO DATA			
Parcel Id	C	B	IS
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

**COST/MARKET VALUATION**

Building Value New

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

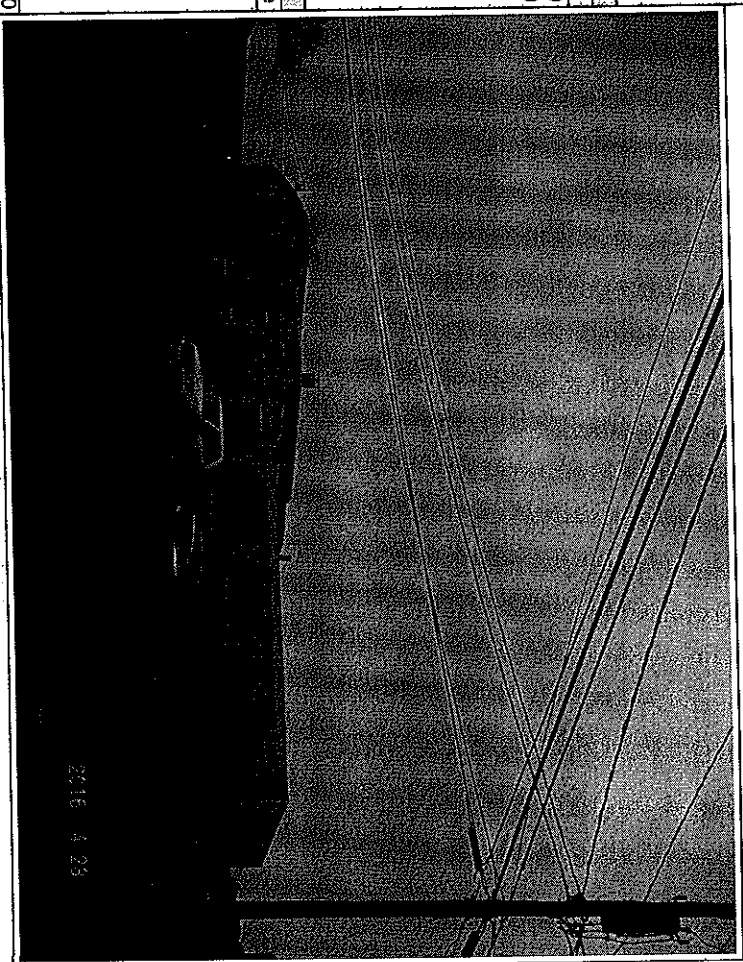
**OB - OUTBUILDING & YARD ITEMS / XE - BUILDING EXTRA FEATURES (B)**

Code	Description	L/B	Units	Unit Price	Yr. Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	Paving-Asphal	L	3,900	3.00	1970	F		30	C	1.00	3,500
FN3	Fence-6' Chai	L	90	11.00	2001			30	C	1.00	300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	EF Area	Unit Cost	Undeprec Value
		0	0	0	0	0
	TI Gross Liv / Lease Area	0	0	0	0	0

No Sketch







*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 10, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 430 North Cherry St Ext... 2020-055

---

**Current Market Value:** \$94,900      **Current Assessed Value:** \$66,500

**Appellant's estimate of Market Value:** \$33,000

**Informal Hearing with Vision Appraisal:** Yes- No Change

**Notes:**

The buildings were demolished in 2020. Currently used for parking/storage.

No supporting documentation provided to support a value of \$33,000.

**Recommendation:**

Remove value for fence that is no longer there.

Reduce assessed value to \$66,300

CURRENT OWNER		TOPO	UTILITIES	SIRI/ROAD	LOCATION	CURRENT ASSESSMENT		6148	
RTH CHERRY EXT LLC		1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
173 CHURCH ST						IND LAND	3-1	91,100	63,800
YALESVILLE CT 06492						IND BLDG	3-2	3,800	2,700
		SUPPLEMENTAL DATA				Informed - No change		VISION	
		Alt Prcd ID	058002012	P/Z MAP #	0-979				
		Census:	1754	ENG MAP #					
		Old MBLU		Easement					
		TC MAP #		Town Line					
		Record Lot		IND PARK					
		GIS ID	15618	Assoc Pct#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
NORTH CHERRY EXT LLC		1593	0046	10-12-2018	U	610,000	25	Year	Code
CHRISTONI FAMILY REALTY LLC THE		1542	0812	06-29-2016	U	0	08	2020	3-1
CHRISTONI FAMILY REALTY LLC THE		1541	0540	06-13-2016	U	0	08		3-2
CHRISTONI JOSEPH R (ESTATE)		0190	0528			0			
Total						66500		Total	94,900
								Total	152,500

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

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
		13	B		

2 BLDGS DEMOLISHED FOR 2020 GL

Remove FV13

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
		34313	07-15-2020	CA				0		34313
		34313	03-06-2020	DE		5,000	03-23-2020	100		DEMO 3100 SF BLDG+ MOD

LAND LINE EVALUATION 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	4030	ACC LND MFG	140			17,398	SF	5.82	1.00000	C	C50	0.900	W/91/4 & 5	1,0000	5.24	91,100
Total Card Land Units 0.399 AC Parcel Total Land Area 0.3994 Total Land Value 91,100																

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
		0	3,800	91,100	0	94,900	94,900
Total Appraised Parcel Value							94,900

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		01-05-2021	JW1			40	No change
		03-23-2020	KC	02		63	Permit Check - No Measur

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 99					
Model: 00		Vacant Land			
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 Fixtrs:					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Whirlpool Tub:					
Fireplaces:					

CONDO DATA		
Parcel Id	C	Owner
Adjust Type	Code	Description
Condo Flr		Factor%
Condo Unit		

**COST / MARKET VALUATION**

Building Value New

Year Built

Effective Year Built

Depreciation Code

Remodel Rating

Year Remodeled

Depreciation %

Functional Obsol

External Obsol

Trend Factor

Condition

Condition %

Percent Good

RCNILD

Dep % Ovr

Dep Ovr Comment

Misc Imp Ovr

Misc Imp Ovr Comment

Cost to Cure Ovr

Cost to Cure Ovr Comment

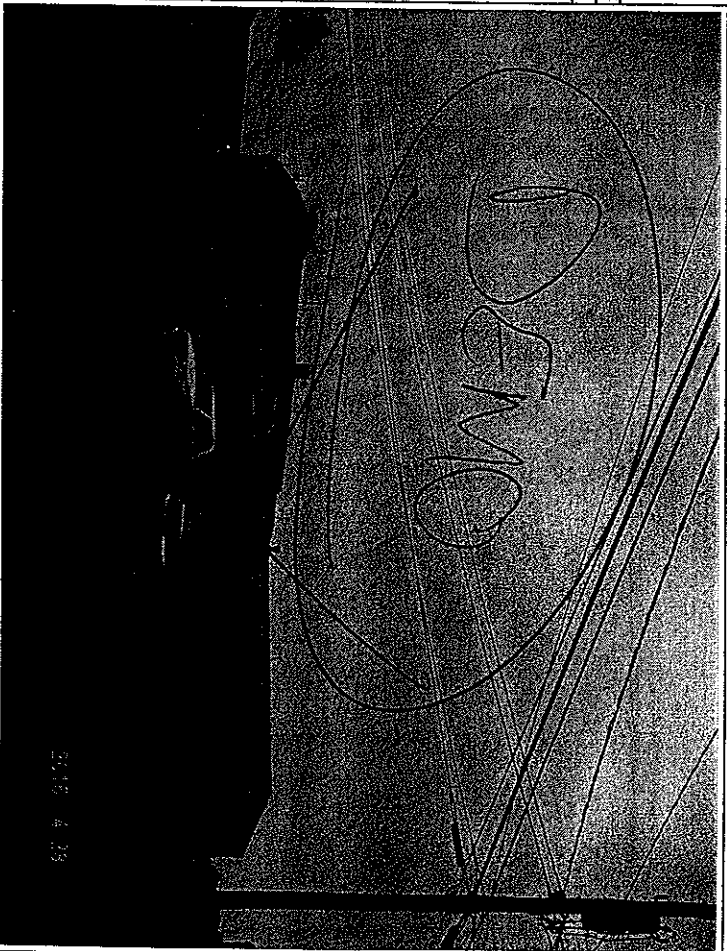
**OB - OUTBUILDING & YARD ITEMS(D) / XF - BUILDING EXTRA FEATURES(B)**

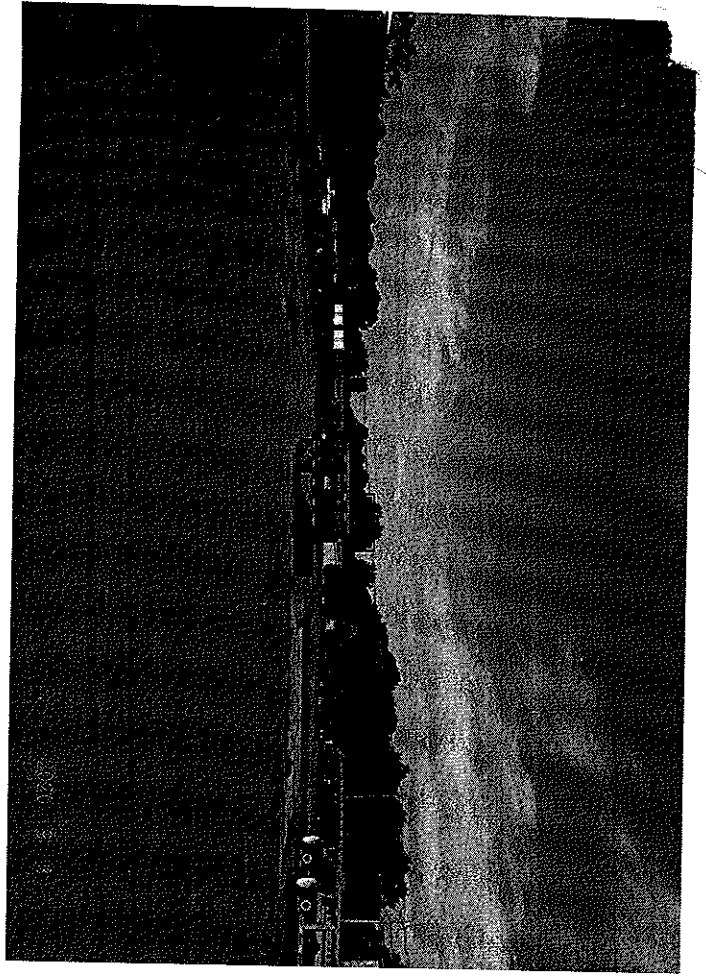
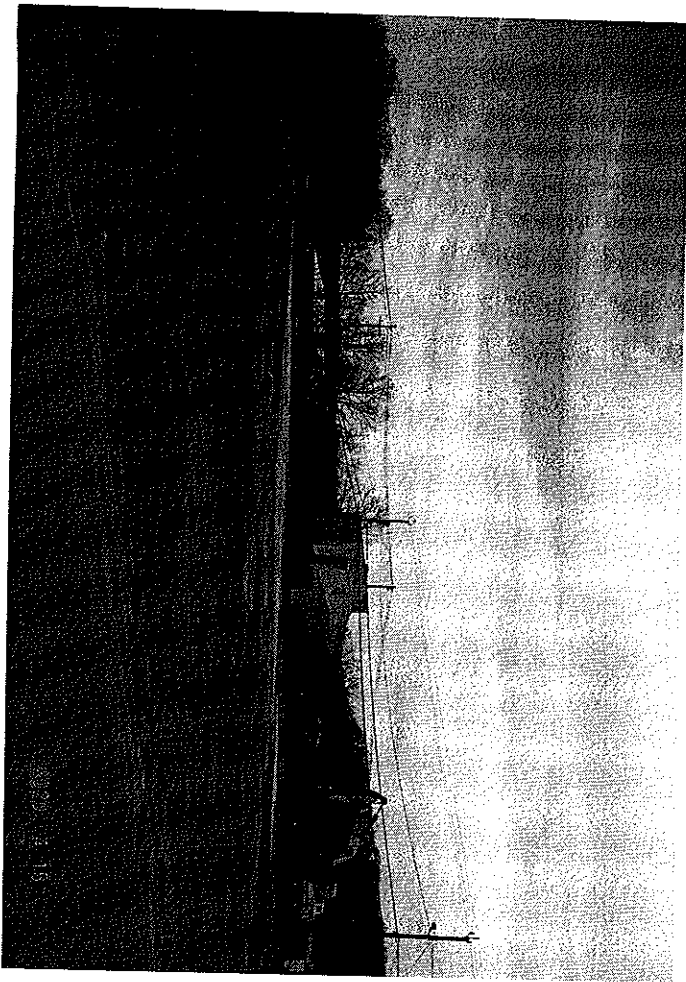
Code	Description	U/B	Units	Unit Price	Yr Bilt	Cond	Cd	% Gd	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphal	L	3,900	3.00	1970	F		30	C	1.00	3,500
FN3	Fence-6' Chai	L	90	11.00	2001	F		30	C	1.00	300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprrec Value
		0	0	0	0	0
	Ttl Gross Liv / Lease Area	0	0	0	0	0

No Sketch





Subject **Settlement - 155 East Street (147-2)**  
From David Johnson <djohnson@jcsco.com>  
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>  
Date 2021-03-11 10:47



Shelby,

We can agree to settle our appeal at the BAA for 155 East Street (147-2) at a market value of \$3,700,000 (\$2,590,000 Assessed).

Thank you,

David Johnson  
Joseph C Sansone Company  
18040 Edison Avenue  
Chesterfield, MO 63005  
1-636-733-5455 Direct  
1-800-394-0140 Ext 5455  
1-636-733-2223 Fax  
djohnson@jcsco.com

2020 - ~~088~~  
088



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. 2020-088 APPLICATION

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

HEARING DATE: \_\_\_\_\_

Property Owner:
FERTI MANAGEMENT CORP
Name of property Owner
155 EAST ST
Mailing Address
WALLINGFORD, CT 06492
City, State, Zip
Phone

Appellant (if other than owner):
DAVID JOHNSON, JOSEPH C SANSONE CO
Name of Owner's Agent
18040 EDISON AVENUE
Mailing Address
CHESTERFIELD, MO 63005
City, State, Zip
636-733-5455
Phone

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

DAVID JOHNSON
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: 155 EAST ST (MBLU 147/1 2/1)
(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? : \$ 2,689,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS

THE ACTUAL MARKET VALUE OF THE PROPERTY

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-36036-0001-CT

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 \_\_\_\_\_



**JOSEPH C. SANSONE COMPANY**  
*Business Tax Solutions®*

## **AGENT AUTHORIZATION**

TO: \_\_\_\_\_  
Assessor's Office and the  
Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 20 20 through 20 24 assessments are resolved.

FERTI MANAGEMENT CORP	M:147 L:002	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

**Frank DeRosa** Digitally signed by Frank DeRosa  
Date: 2020.12.23 10:25:42 -05'00'

---

AUTHORIZED SIGNATURE

**12-23-20**

---

DATE

**Frank DeRosa**

---

PRINT NAME OF AUTHORIZED SIGNER

**Plant Manager**

---

TITLE

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Code	Appraised	Assessed	
6 Low				IND LAND	3-1	545,000	381,500	3-1	3,391,200	2,374,000	
7 Swampy				IND BLDG	3-2	3,391,200	2,374,000	3-2	3,391,200	2,374,000	
SUPPLEMENTAL DATA		P/Z MAP # 18-04		WALLINGFORD, CT		6148					
All Pct ID 076001077A		ENG MAP # 18-04									
Census: 1754		Easement									
Old MBLU		Town Line									
TC MAP # 5221		IND PARK									
TC MAP #											
Record Lot											
GIS ID 16062		Assoc Pct#									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU		WI		SALE PRICE		VC	
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Assessed	Year	Code	Assessed	Year
		FERTI MANAGEMENT CORP	1570	0244	08-31-2017	U	2,675,000	14	381,500	2019	3-1	324,000	2018
		GREENWICH INVESTORS 47 WALLINGFORD ASSOCIATES INC	1526	0410	10-05-2015	U	2,236,186	14	2,374,000	2019	3-2	1,935,600	2018
		KEY AMERICA OF SOUTHERN NEW ENGLA	0808	0688	03-27-1995		0	0	55,800	2019	3-3	55,800	2018
			0606	0495						2019			
Total						2,755,000		231,5400		231,5400		231,5400	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		ASSESSING NEIGHBORHOOD	0.00
		Tracing	
Total		0.00	

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit ID	Issue Date	Type	Description
32998	10-31-2018	CM	Commercial
32786	08-28-2018	CM	Commercial
32603	07-11-2018	CM	Commercial
32161	02-21-2018	RS	Residential
32114	01-23-2018	CM	Commercial
31849	10-05-2017	DE	Demolish
26861	07-09-2012	RS	Residential

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit ID	Issue Date	Type	Description
32998	10-31-2018	CM	Commercial
32786	08-28-2018	CM	Commercial
32603	07-11-2018	CM	Commercial
32161	02-21-2018	RS	Residential
32114	01-23-2018	CM	Commercial
31849	10-05-2017	DE	Demolish
26861	07-09-2012	RS	Residential

VISIT/CHANGE HISTORY	
Date	Id
01-06-2021	JW1
10-07-2020	LS
08-21-2020	KC
06-19-2018	KC
10-23-2012	KC
01-05-2011	DT
05-10-2010	DT

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	Appraised Ob (B) Value (Bldg)
3,077,000	234,500
	79,700
	545,000
	0
	3,936,200
	C

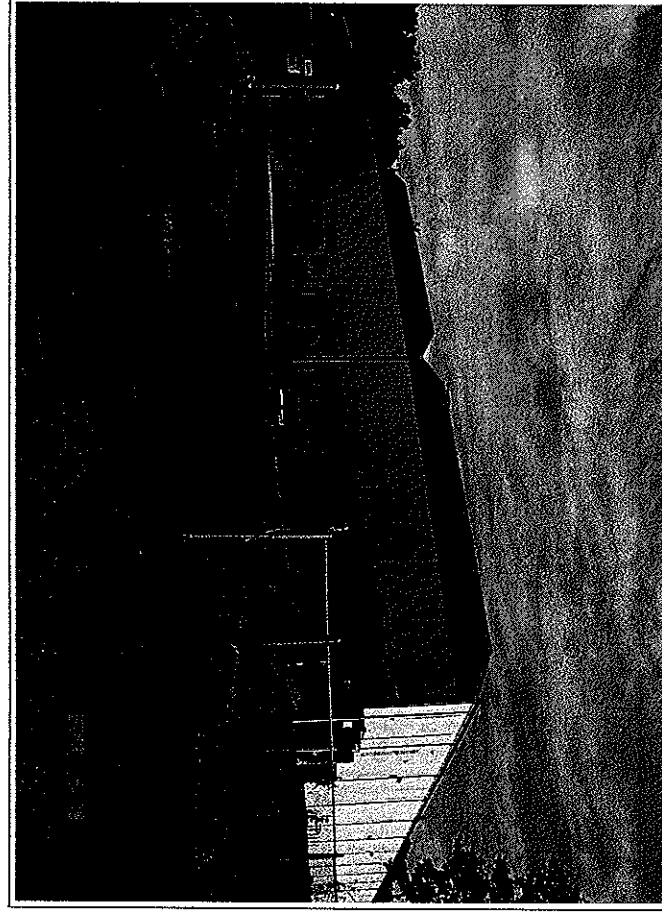
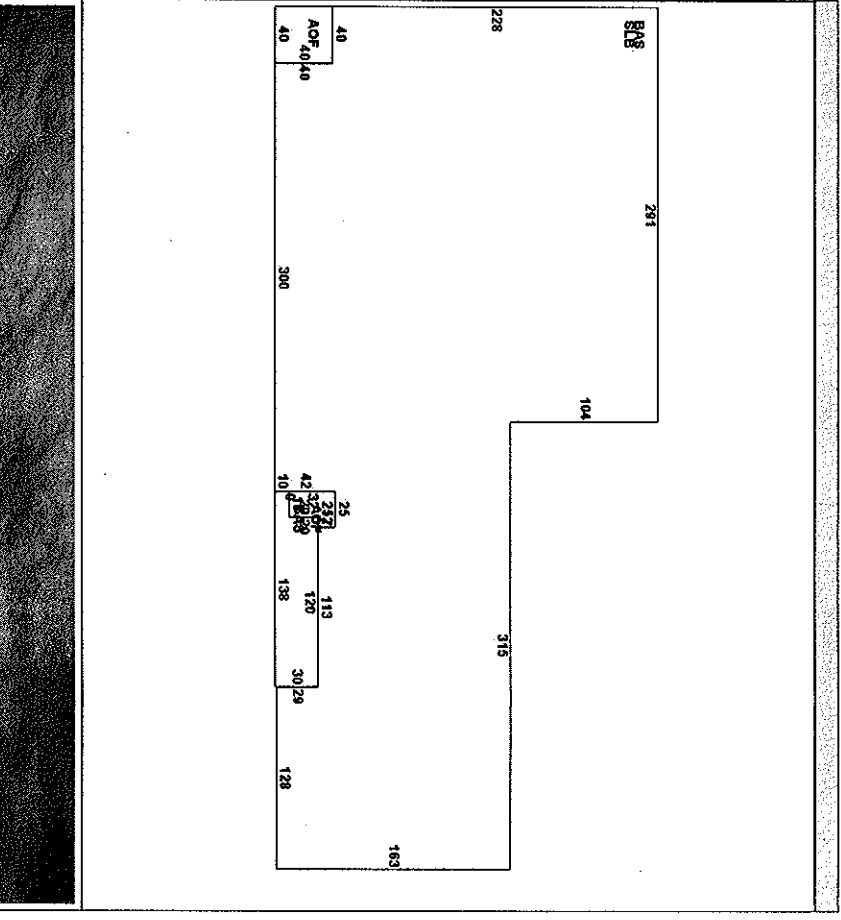




CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
Style: 414	Warehouse		
Model: 96	Ind/Comm		
Grade: C			
Stories: 1			
Occupancy: 1.00			
Exterior Wall 1	Pre-finish Melt		
Exterior Wall 2	Irregular		
Roof Structure	Tar & Gravel		
Interior Wall 1	Minim/Masonry		
Interior Wall 2	Drywall		
Interior Floor 1	Conc-Finished		
Interior Floor 2	Ceram Clay Tile		
Heating Fuel	Gas		
Heating Type	Hot Air-no Duc		
AC Type	Partial		
Bldg Use	IND WHSE M96		
Total Rooms			
Total Bedrms			
Total Baths			
Heat/AC	Heat/AC Pkgs		
Frame Type	Steel		
Baths/Plumbing	Average		
Ceiling/Wall	Cell & Min WL		
Rooms/Prtns	Average		
Wall Height			
% Comm Wall			
1st Floor Use:			

OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)										
Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd	% Good	Grade	Appr. Value
PAV1	Paving-Asphalt	L	40,000	3.00	2001	A		50	C	60,000
LDL1	Load Levelers	B	9	3600.00	1981			55		17,800
SPR1	Sprinklers Wet	B	141.30	1.00	1981			55		77,700
LT1	Lights-In w/PL	L	4	860.00	2001	A		50	C	1,700
FN3	Fence-6 Chain	L	2,000	11.00	2001	A		50	C	11,000
MEZ2	Mezz Finished	B	5,740	15.00	1981			55		47,400
A/C	Air Condition	B	21,720	3.50	1981			55		41,800
MEZ2	Mezz Finished	B	6,040	15.00	1981			55		49,800
TNK2	< 10,000 GAL	L	5,600	2.50	2009	A		50	C	7,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOFF	Office	2,260	2,260	2,938	55.86	126,246
BAS	First Floor	127,260	127,260	127,260	42.97	5,468,362
SLB	Slab	0	123,480	0	0.00	0
Ttl Gross Liv / Lease Area		129,520	253,000	130,198		5,594,608



Subject **Settlement - 10 Fairfield Blvd (52-19)**  
From David Johnson <djohnson@jcsco.com>  
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>  
Date 2021-03-11 10:48



---

Shelby,

We can agree to settle our appeal at BAA for 10 Fairfield Blv (52-19) at \$2,100,000 (\$1,470,000 Assessed).

Thank you,

David Johnson  
Joseph C Sansone Company  
18040 Edison Avenue  
Chesterfield, MO 63005  
1-636-733-5455 Direct  
1-800-394-0140 Ext 5455  
1-636-733-2223 Fax  
djohnson@jcsco.com

2020-090



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. 2020-090 APPLICATION

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

HEARING DATE: \_\_\_\_\_

Property Owner:
10 FAIRFIELD REALTY
Name of property Owner
12 MELNICK DR
Mailing Address
MONSEY, NY 10952
City, State, Zip
Phone

Appellant (if other than owner):
DAVID JOHNSON, JOSEPH C SANSONE CO
Name of Owner's Agent
18040 EDISON AVENUE
Mailing Address
CHESTERFIELD, MO 63005
City, State, Zip
636-733-5455
Phone

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

DAVID JOHNSON
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: 10 FAIRFIELD BLVD (MBLU 52/ 19/ 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? : \$ 1,700,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS

THE ACTUAL MARKET VALUE OF THE PROPERTY

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-36097-0001-CT

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 \_\_\_\_\_



### AGENT AUTHORIZATION

TO: \_\_\_\_\_  
Assessor's Office and the  
Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

<u>10 Fairfield Realty LLC</u> Exact Name of Property Owner	<u>M:052 L:019</u> Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)

**Israel Grossman**  
Digitally signed by Israel Grossman  
Date: 2021.01.26 14:24:47 -05'00'  
\_\_\_\_\_  
AUTHORIZED SIGNATURE  
01/25/2021  
\_\_\_\_\_  
DATE

**Israel Grossman**  
\_\_\_\_\_  
PRINT NAME OF AUTHORIZED SIGNER  
**Managing Member**  
\_\_\_\_\_  
TITLE

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED	6148
10 FAIRFIELD REALTY LLC	1 Level	2 Public Water	1 Paved	5 Industrial	COM LAND	Code 2-1	Appraised 586,000	410,200
C/O LANDMARK ALLIANCE LLC					COM BLDG	Code 2-2	Appraised 1,669,100	1,168,500
12 MELNICK DR								
MONSEY NY 10952								
SUPPLEMENTAL DATA Alt Pct ID 021001005C Census: 1759 Old MBLU TC MAP # 3424 TC MAP # Record Lot GIS ID 14666 P/Z MAP # ENG MAP # 0-662 Easement Town Line IND PARK IC Assoc Pct#					PREVIOUS ASSESSMENTS (HISTORY) Year Code Assessed 2019 2-1 393,800 2018 2-1 393,800 2017 2-2 1,429,000 2016 2-5 85,800 Total 1,908,600			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
10 FAIRFIELD REALTY LLC	1304	0704	07-27-2007	Q	4,300,000	00	2020	2-1	410,200	2019	2-1	393,800
CENTRACT ASSOCIATES LLC	1038	0894	07-16-2002	Q	2,800,000	U		2-2	1,168,500		2-2	1,429,000
FAIRFIELD ASSOCIATES V	0648	0579	11-10-1988					2-2			2-5	85,800
Total												1,908,600

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
Total 0.00							

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
11		B		

NOTES	APPROX 24,000 SF	ULTRA MSI - 26X45 SPACE	REST OF BLDG VACANT	SPA - WHS SPACE - NO FINISH	ALOKA SPACE RENOVATED FOR THE 2009 GL
IA	CARRIER ACCESS NEW GL 10	ECO=MKT	CT PHARMACY	10/2020 FOR SALE \$2,500,000	

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	23071	06-18-2009	CA	C - Approval	100,000	06-29-2009	100	06-18-2009	CERT OF APPROVAL, 6731,
	23071	08-13-2008	CM	Commercial	100,000	06-29-2009	100	06-18-2009	INTER RENOV/ALOKA
	13656	01-08-2001	CM	Commercial	20,000	03-20-2001	100	10-01-2001	Fitup:ADC Broadband
	11210-3	12-29-1998		FTUP: AT&S	10,000		100		
	3529-1	02-13-1991			66,800		100		
	3481-2	12-21-1990			55,000		100		

LANDLINE 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	OFFICE BLD M9	IX	AC	43,560	2.76	1.00000	0	1.00	C70	1,250		0	3.45	150,300
	1	OFFICE BLD M9	IX	AC	2,900	120,200	1.00000	0	1.00	C70	1,250		0	150,250	435,700
Total Card Land Units 3,900 AC															
Parcel Total Land Area: 3,9000															
Total Land Value 586,000															

APPRASSED 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
	1,526,500	20,100	122,500	586,000	0	2,255,100
						2,255,100



**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 500					
Model: 94		Office Commercial			
Grade: C					
Stories: 1					
Occupancy: 4.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 19		Brick Veneer			
Roof Structure: 01		Flat			
Roof Cover: 04		Tar & Gravel			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 05		Drywall			
Interior Floor 1: 14		Carpet			
Interior Floor 2: 14		Carpet			
Heating Fuel: 03		Gas			
Heating Type: 04		Forced Air-Duc			
AC Type: 03		Central			
Bldg Use: 3400		OFFICE BLD M94			
Total Rooms: 00					
Total Bedrooms: 00					
Total Baths: 01		Heat/AC Pkgs			
Heat/AC: 03		Masonry			
Frame Type: 02		Average			
Baths/Plumbing: 05		Sus-Ceiling & WL			
Ceiling/Wall: 02		Average			
Rooms/Prtns: 02					
Wall Height: 16.00					
% Conn Wall: 0.00					
1st Floor Use: 3400					

**MIXED USE**

Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

**COST / MARKET VALUATION**

RCN	Value
RCN	3,634,479
Year Built	1988
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	0
External Obsol	30
Trend Factor	1
Condition	
Condition %	42
Percent Good	
RCNLD	1,526,500
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	% Good	Grade	Grade Adj	Appr. Value
LT1	Lights-In w/PL	L	1	860.00	2001		A	50	C	1.00	400
PAV1	Paving-Asphalt	L	80,000	3.00	2001		A	50	C	1.00	120,000
LT2	w/Double Light	L	3	1400.00	2001		A	50	C	1.00	2,100
SPR1	Sprinklers Wet	B	46,638	1.00	1991		A	42		0.00	19,600
LDL2	w/Man Lift Out	B	1	1100.00	2020		A	42		0.00	500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	40,818	40,818	40,818	80.18	3,272,787
CAN	Canopy	0	1,360	272	16.04	21,809
PTO	Patio	0	4,560	456	8.02	36,562
SLB	Slab	0	46,606	0	0.00	0
SPA	Service Production Area	5,820	5,820	3,783	52.12	303,321

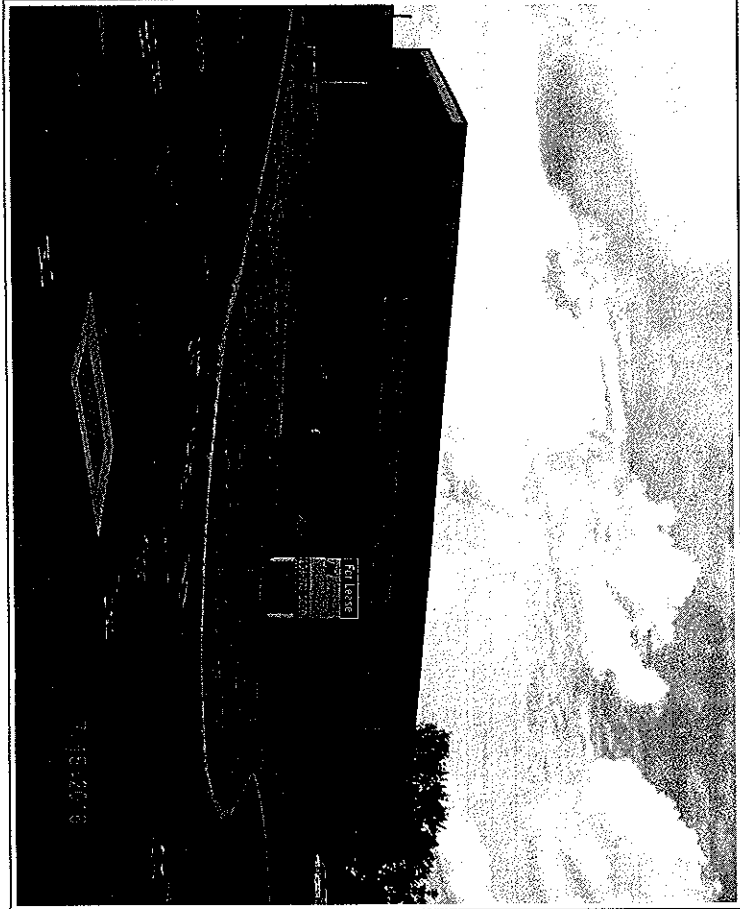
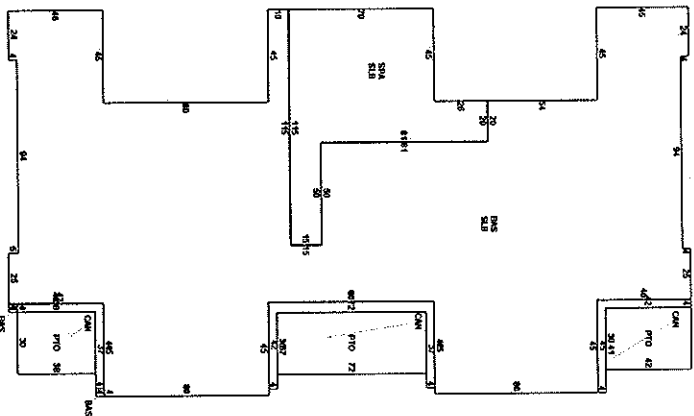
Ttl Gross Liv / Lease Area

46,638

99,164

45,329

3,634,479





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. 2020-078 APPLICATION

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

HEARING DATE:

19 FEB 21 AM 10:51
WLFD ASSESSOR

Property Owner: GEM PROPERTY GROUP LLC
Name of property Owner: GEM PROPERTY GROUP LLC
Mailing Address: 101 North Plains Industrial Road PO Box 176
City, State, Zip: Wallingford, CT 06492
Phone: 203-269-4968

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.)

Elizabeth Verna its managing member duly authorized Feb 5, 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: 720 North Main Street Extension, Wallingford, CT 06492 Mblu771 / 40 /
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 4684 DBA: Corner Place

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? : \$ 1,040,000.00

Briefly state the basis of the Appeal:

Opinion of value exceeds fair market value based on comparable assessments and comparable sales.

(Attach additional page, documentation or appraisal if needed)

Additionally, direct capitalization of income supports the market value the applicant placed on the property.

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		PREVIOUS ASSESSMENTS (HISTORY)	
GEM PROPERTY GROUP LLC	1 Level	2 Public Water	1 Paved	4 Bus District	Description	Code	Appraised	Assessed	Year
P O BOX 176					COM LAND	2-1	232,600	162,900	2018
WALLINGFORD CT 06492					COM BLDG	2-2	959,000	671,400	2018
SUPPLEMENTAL DATA All Prcil ID 046003005 Census: 1758 Old IMBLU TC MAP # 4962/2929 Record Lot GIS ID 4684 PIZ MAP # 251, 06-42 ENG MAP Easement Town Line IND PARK Assoc Pld#					WALLINGFORD, CT		VISION		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	
GEM PROPERTY GROUP LLC	1415	0873	06-27-2011	Q	V	300,000	00	2020	2-1	2-1	162,900	2019	2-1	148,600	
VISITING NURSE ASSOCIATION OF WIEDEMANN ROBERT G JR	1243	0451	02-24-2006	U	I	720,000	25		2-2	2-2	671,400		2-2	519,500	
BEAUMONT RICHARD H	1136	0882	12-19-2003	Q	I	330,000	00		2-2	2-5	28,700		2-5	28,700	
	0504	0149	12-31-1980			0									
Total											834,300	Total	696,800	Total	696,800

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

ASSESSING NEIGHBORHOOD			Nbhd Name	Batch
C1			B	Tracing
NOTES				
UC = 3RD UNIT 2020				
1/2020 AVAILABLE 2500SF/PROTO GROUP/				
203-234-6371 UNFIN INT INSUALTION ONLY				
100% SPR1 ECO=VAC/LOC				
CORNER OF BEAUMONT				

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					
41155	10-26-2020	CA	C - Approval	3,200		0		(UNIT 1) BUILD 1 BATHROO	01-05-2021	JW1	03		41	Change					
41155	09-15-2020	CM	Commercial	67,000	07-26-2016	100		DR CHUGHTAI OFFICE FIT O	01-23-2020	LS	03		00	Measur+Listed					
29774	01-19-2016	CA	C - Approval	285,303	07-26-2016	100		DR CHUGHTAI OFFICE FIT O	08-14-2018	KC	02		63	Permit Check - No Measur					
29674	12-03-2015	CA	Commercial	67,000	07-26-2016	100		DR CHUGHTAI OFFICE FIT O	05-03-2018	KC	02		63	Permit Check - No Measur					
29774	07-09-2015	CM	Commercial	285,303	07-26-2016	100		DR CHUGHTAI OFFICE FIT O	07-26-2016	KC	02	2	60	Permit - Measure & List					
29674	06-23-2015	CM	Commercial	285,303	07-26-2016	100		FIT OUT- DIALYSIS FACILITY	07-13-2016	SJ	06		16	Letter Sent-Cost Informatio					
29387	03-30-2015	CM	Commercial	2,300	05-29-2015	100		2 HR FIRE WALL	07-13-2016	SJ	06		16	Letter Sent-Cost Informatio					
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					
3220	STORE/SHOP M	RF4		43,560	2.76	1.000000	C	1.00	C30	1,650		5X LB	0	4,55					
3220	STORE/SHOP M	RF4		0,160	120,200	1.000000	C	1.00	C30	1,650			0	198,330					
3220	STORE/SHOP M	RF4		0,310	8,000	1.000000	C	1.00	C30	1,650			0	8,000					
Total Card Land Units 1,470 AC																			
Parcel Total Land Area 1,4700																			
Total Land Value 232,600																			



**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

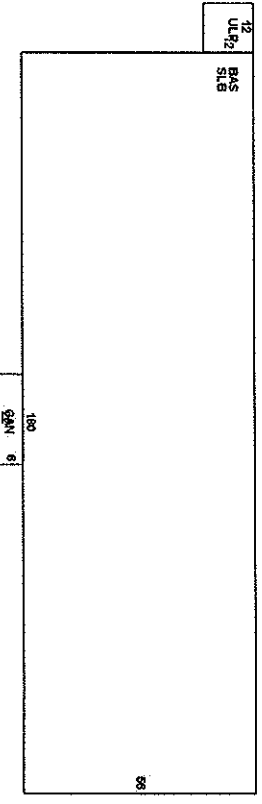
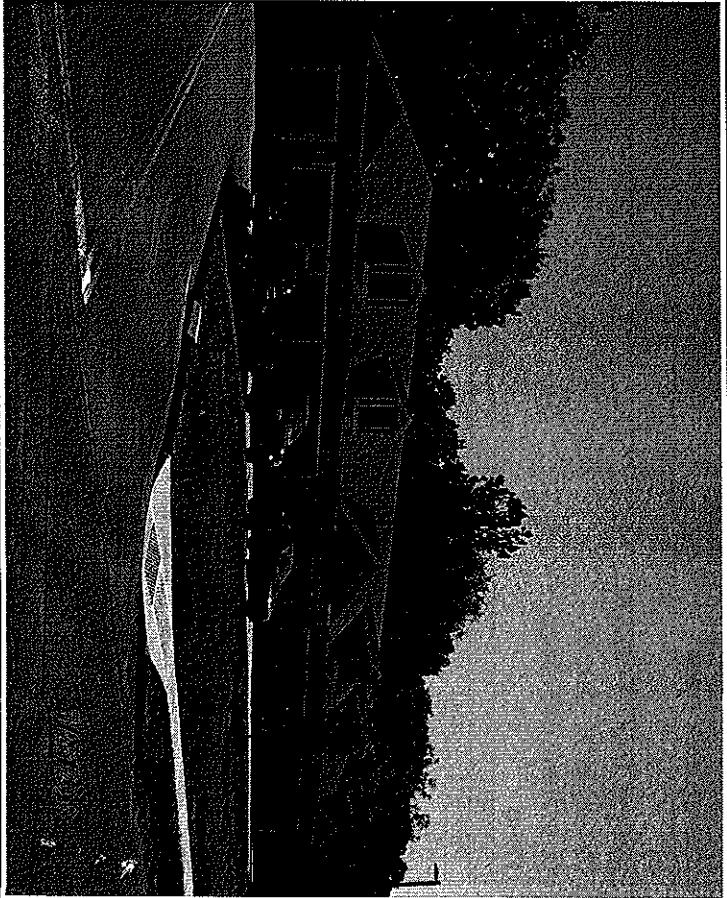
Element	Cd	Description	Element	Cd	Description
Style: 503		Medical Office			
Model: 94		Commercial			
Grade: C					
Stories: 1					
Occupancy: 3.00		Vinyl Siding			
Exterior Wall 1: 25		Stone			
Exterior Wall 2: 21		Wood Truss			
Roof Structure: 04		Asphalt			
Roof Cover: 03		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 20		Laminate			
Interior Floor 1: 20					
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 03		Central			
AC Type: 03		STORESHOP M94			
Bldg Use: 3220					
Total Rooms: 3220					
Total Bedrms: 3220					
Total Baths: 01		Heat/AC Pkgs			
Heat/AC: 02		Wood Frame			
Frame Type: 02		Average			
Baths/Plumbing: 05		Sus-Ceiling & WL			
Ceiling/Wall: 02		Average			
Rooms/Ptrns: 14.00					
Wall Height: 14.00					
% Comm Wall: 14.00					
1st Floor Use: 14.00					

MIXED USE		COST / MARKET VALUATION	
Code	Description	Percentage	
3220	STORESHOP 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
		2014	A			6	0	0	1			94		925,400					

OB - OUTBUILDING & YARD ITEMS / XF - BUILDING EXTRA FEATURES/B											
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	14,000	3.00	2014	A		50	C	1.00	21,000
LT1	Lights-In w/PL	L	4	860.00	2014	E		90	C	1.00	3,100
SPR1	Sprinklers Wet	B	10,080	1.00	2020	A		94	C	0.00	9,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value
BAS	First Floor	10,080	10,080	10,080	97.14	979,171
CAN	Canopy	0	132	26	19.13	2,526
SLB	Slab	0	10,080	0	0.00	0
ULP	Loading Platform, Unfinished	0	144	29	19.56	2,817
TH Gross Livr/Lease Area		10,080	20,436	10,135		984,514





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 15, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 720 North Main St Ext. 2020-078

---

**Current Market Value:** \$1,191,600      **Current Assessed Value:** \$834,300

**Appellant's estimate of Market Value:** \$1,040,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$46,300  
(Assessed value reduced by \$32,400)

**Notes:**

The Assessor's economic income approach to value of \$1,203,100 is higher than the current market value of \$1,191,600.

No supporting documentation provided to support a value of \$1,040,000.

**Recommendation:**

Assessment has already been changed during revaluation hearings.

No change

CURRENT OWNER		TOPO	UTILITIES	STRI./ROAD	LOCATION	CURRENT ASSESSMENT		ASSESSED	
JEM PROPERTY GROUP LLC		1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
P O BOX 176		SUPPLEMENTAL DATA			COM LAND	2-1	232,600	162,900	6148
WALLINGFORD CT 06492		Alt Prcl ID 046003005	Eng Map	P/Z MAP # 251, 06-42	COM BLDG	2-2	959,000	671,400	WALLINGFORD, CT
		Census: 1758	Essment	IND PARK					<b>VISION</b>
		Old MBLU	TC MAP #	IND PARK					
		TC MAP #	4962/2929						
		Record Lot	GIS ID	Assoc Pld#					
			4684						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Description	Code	Description	Number	Amount	Year	Code	Assessed
		GEM PROPERTY GROUP LLC	06-27-2011	Q	V	300,000	2020	2-1	162,900
		VISITING NURSE ASSOCIATION OF	02-24-2006	U	I	720,000	2019	2-1	148,600
		WIEDEMANN ROBERT G JR	12-19-2003	Q	I	330,000	2018	2-2	519,500
		BEAUMONT RICHARD H	12-31-1980			0	2018	2-5	28,700
Total						834,300		Total	696,600

EXEMPTIONS		Amount	Code	Description	Number	Amount	APPRAISED VALUE SUMMARY	
Year	Code	Description	Code	Description	Number	Amount	Appraised Bldg. Value (Card)	Appraised Value
						0.00	925,400	9,500
Total						0.00	Appraised Xr (B) Value (Bldg)	24,100

ASSESSING NEIGHBORHOOD		Nbhd	Tracing	Batch
		C1		
2020 CORNER PLACE				
NOTES				
UC = 3RD UNIT 2020				
1/2020 AVAILABLE 2500SF/PROTO GROUP/				
203-234-6371 UNFIN INT INSULATION ONLY				
100% SPR1 ECO=VAC/LOC				
CORNER OF BEAUMONT				
DIALYSIS FACILITY= 2016 GL				
DR CHUGHTAI = 2016 GL				
CT NEPHROLOGY ASSOC				
1 OHD				

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
		41155	10-26-2020	CA	C - Approval	3,200		0		(UNIT 1) BUILT 1 BATHROOM	01-05-2021	JW1	03		41	Change	
		41155	09-15-2020	CM	Commercial	67,000		100		DR CHUGHTAI OFFICE FIT O	01-23-2020	LS	03		00	Measur+Listed	
		29774	01-19-2016	CA	C - Approval	285,303	07-26-2016	100		DR CHUGHTAI OFFICE FIT O	08-14-2018	KC	02		63	Permit Check - No Measur	
		29774	12-03-2015	CA	C - Approval	67,000	07-26-2016	100		DR CHUGHTAI OFFICE FIT O	05-03-2018	KC	02		63	Permit Check - No Measur	
		29774	07-09-2015	CM	Commercial	87,000	07-26-2016	100		DR CHUGHTAI OFFICE FIT O	07-26-2016	KC	02		60	Permit - Measure & List	
		29674	06-23-2015	CM	Commercial	285,303	07-26-2016	100		DR CHUGHTAI OFFICE FIT O	07-13-2016	SA	06		16	Letter Sent-Cost Informatio	
		29387	03-30-2015	CM	Commercial	2,300	05-29-2015	100		2 HR FIRE WALL	07-13-2016	SA	06		16	Letter Sent-Cost Informatio	
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	3220	STORE/SHOP M	RF4	RF4	43,560	2.76	1.00000	C	1.00	C30	1.650	5X LB		4.55	198,400		
1	3220	STORE/SHOP M	RF4	RF4	0.160	120,200	1.00000	0	1.00	C30	1.650			0	31,700		
1	3220	STORE/SHOP M	AC	AC	0.310	8,000	1.00000	0	1.00		1.000			0	2,500		
Total Card Land Units				1.470	AC	Parcel Total Land Area: 1.4700										Total Land Value	232,600

771/401

720 NORTH MAIN ST EXT

Current Owner

GEM PROPERTY GROUP LLC  
VISITING NURSE ASSOCIATION OF  
WIEDENMANN ROBERT G JR  
BEAUMONT RICHARD H

Sales Information

Sale Date	Q/U	V/I	Sale Price
06-27-2011	Q	V	300,000
02-24-2006	U	I	720,000
12-19-2003	Q	I	330,000
12-31-1980			0

Commercial Data Elements

Heat / AC	01	Heat/AC Pkgs
Frame Type	02	Wood Frame
Baths / Plumbing	02	Average
Ceiling / Wall	05	Sus-Ceil & WL
Rooms / Ptns	02	Average
% Conn Wall		
Wall Height	14.	1.88000000

**INCOME VALUATION**  
6148  
WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leaseable Area Summary	Cap Rate	Income	Income Value	Notes
Ground Level	10,080	Cap Code MED	Gross Income 193,133	Income Value 1,203,100
Lower Level	0	Cap Adjust A	Vacancy Allowance 15,451	Income Value Excess Land 0
Upper Level	0	Cap Rate 0.0960	Expense Allowance 62,189	Income Value 0
		Rent ID NBHD		
Total Leaseable Area	10080	0001	Net Income 115,493	Income Value 1,203,100
		C1	Value Per SF / Unit 119	

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI	
1	1	19	MED OFFIC	1	3	10080	GL	14.49	G	G	19.16	193,133	A	0.08	15,451	177,682	A	0.35	62,189	115,493

ACTUAL INCOME VALUATION

Cap Rate	Income	Income Value	Expense Breakdown																
0.1000	Net Income 21,086	Value Per SF / Unit 28	Heat Electric Water Sewer Maintenance Insurance																
Cap Code OFF	Gross Income 152,931	Income Value 210,860	Trash Removal Snow Removal Accounting Management Reserves Other																
Cap Adjust A	Vacancy Allowance 131,845	Excess Land 0																	
	Other Income 0	Total Income Value 210,860																	
Cap Rate 0.1000	Net Income 21,086	Value Per SF / Unit 28																	
#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Loca	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	VaiCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	19	MED OFFIC	1	1	7500	GL	G	AA	20.39	152,931	A	A				WALLINGFOR		



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. 2020-079 APPLICATION

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

19 FEB 21 AM 10:30
MFLD ASSESSOR

HEARING DATE:

Property Owner: GEM PROPERTY GROUP LLC
Name of property Owner: GEM PROPERTY GROUP LLC
Mailing Address: 101 North Plains Industrial Road, P.O. Box 176
City, State, Zip: Wallingford, CT 06492
Phone: 203-269-4968

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.)

Elizabeth Verna its managing member duly authorized Feb 15, 2021

Print applicant name and date

[Handwritten Signature]
Applicant signature

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

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 1 Miles Drive, Wallingford, CT 06492 671 / 611
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 14622 DBA: Miles Drive

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? : \$ 220,000.00

Briefly state the basis of the Appeal:

Opinion of value exceeds fair market value based on comparable sales and assessments

(Attach additional page, documentation or appraisal if needed)

Additionally, there are off site improvements in order to get approval and permits.

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	
Level	Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	Year	Code	Assessed	
1				VAC IN LN	5-3	484,200	338,900	2019	5-3	294,300	
						WALLINGFORD, CT					
<b>VISION</b>											

RECORD OF OWNERSHIP		BK VOL/PAGE		SALE DATE		QU		V/I		SALE PRICE		VC	
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed
		GEM PROPERTY GROUP LLC	1432		02-10-2012	0	383,000	2020	5-3	338,900	2019	5-3	294,300
		CSI WILTON LIMITED PARTNERSHIP	1350		02-25-2009	U	0						
		CHALET SUSSE INTERNATIONAL INC	0610		06-29-1987		0						
		Total				338900						294300	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
		Total	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Batch	Tracing
C1	B		
VACANT LOT			
EASEMENT 1199/0527			
SURVEY 4886 & 4922			
COMBINED WITH 677 FOR 2011 GL			

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
			01-05-2021 JW1 03 40 No change
			05-12-2020 LS 03 99 Vacant Lot Insp
			03-30-2012 KC 07 49 Lot Merger
			03-15-2012 KC 05 6 BAA Change
			05-20-2010 DT 03 29 Field Review
			11-23-2009 TH 03 99 Vacant Lot Insp
			08-15-2005 DH 20 Map Change

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Use Code	Description	Zone	Land Type
1	4410 IND LD PO	I5	15
		Total	

TOTALS		TOTALS	
Year	Code	Assessed	Year
		338,900	2019
		294,300	2018
		Total	

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land			
Grade: 00		Vacant			

Occupancy: Exterior Wall 1, Exterior Wall 2, Roof Structure, Interior Wall 1, Interior Wall 2, Interior Flr 1, Interior Flr 2, Heat Fuel, Heat Type: AC Type: Total Bedrooms, Total Bathrms, Total Half Baths, Total Xtra Fixtrs, Total Rooms, Bath Style, Kitchen Style, Whirlpool Tub, Fireplaces

CONDO DATA			
Parcel Id	C	B	Ownr
Adjust Type	Code	Description	Factor %
Condo Flr			
Condo Unit			

Building Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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 Value New 0

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

Ttl Gross Liv / Lease Area 0

No Sketch



*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 12, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 1 Miles Dr. 2020-079

---

**Current Market Value:** \$484,200      **Current Assessed Value:** \$338,900

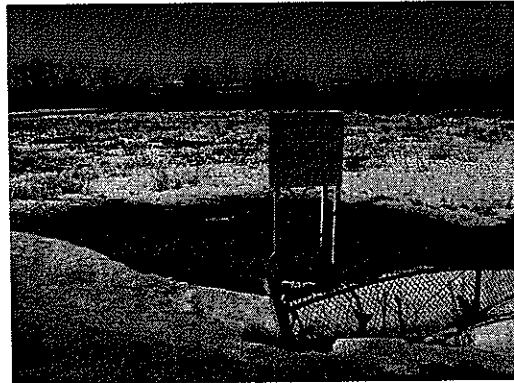
**Appellant's estimate of Market Value:** \$220,000

**Informal Hearing with Vision Appraisal:** Yes- No Change

**Notes:**

No supporting documentation provided to support a value of \$220,000.

This is a prime site at the intersection of Rte. 68 and I-91



**Recommendation:**

No change



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		VISION	
GEM PROPERTY GROUP LLC	1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	6148
P O BOX 176					VAC IN LN	5-3	484,200	338,900	WALLINGFORD, CT
WALLINGFORD CT 06492									
SUPPLEMENTAL DATA		P/Z MAP #		ENG MAP #		O-610			
Alt Prol ID 008002001X		Census: 1758		Town Line		IND PARK II			
Old MBLU		TC MAP #		Record Lot		Assoc Pld#			
4922,4886		GIS ID 14622							

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS/HISTORY	
GEM PROPERTY GROUP LLC	1432	1147	02-10-2012	Q	I	383,000	00	Year	Code
C/SI WILTON LIMITED PARTNERSHIP	1350	0483	02-25-2009	U	I	0	40	2020	5-3
CHALET SUSSE INTERNATIONAL INC	0610	0030	06-29-1987			0			
Total		0.00				338,900		294,300	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
C1			

VACANT LOT  
 EASEMENT 11991/0527  
 SURVEY 4886 & 4922  
 COMBINED WITH 6777 FOR 2011 GL

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Date	Id
		01-05-2021	JW1
		05-12-2020	LS
		03-30-2012	KC
		03-15-2012	KC
		05-20-2010	DT
		11-23-2009	TH
		08-15-2005	DH

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xr (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	484,200
Special Land Value	0
Total Appraised Parcel Value	484,200
Valuation Method	C

LAND LINE VALUATION SECTION											
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
1	4410	IND LD PO	I5	43,560	2.76	1.00000	C	1.00	C20	2,650	CORNER
1	4410	IND LD PO	I5	1,040	120,200	1.00000	0	0.50	C20	2,650	

TOTALS	
Total Card Land Units	2,040
Parcel Total Land Area	2,0400
Total Appraised Parcel Value	484,200
Total Land Value	484,200

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 99		Vacant Land			
Model: 00		Vacant			
Grade:					
Stories:					
Occupancy:					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Fir 1					
Interior Fir 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Baths:					
Total Half Baths					
Total Xtra Fixts					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Whirlpool Tub					
Fireplaces					

CONDO DATA			
Parcel Id	C	B	Own
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

**COST / MARKET VALUATION**

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

No Sketch

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

Code	Description	LB	Units	Unit Price	Yr Bit	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
TI Gross Liv / Lease Area		0	0	0		0

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
Level	Public Water	1	Paved	4	Bus. District	Description	Code	Appraised	Assessed	Code	Appraised
1						VAC IN LN	5-3	484,200	338,900		
P O BOX 176 WALLINGFORD CT 06492 GEM PROPERTY GROUP LLC SUPPLEMENTAL DATA: Alt Parcel ID 008002001X Census: 1758 Old MBLU TC MAP # 4922,4886 Record Lot GIS ID 14622 P/Z MAP # ENG MAP O-610 Easement Town Line IND PARK II Assoc Pld#											
<b>VISION</b>											

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU/VI		SALE PRICE		VC	
Year	Code	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code
							2020	5-3	338,900	2019	5-3
GEM PROPERTY GROUP LLC		1432	1147	02-10-2012	Q	1					
CSI WILTON LIMITED PARTNERSHIP		1350	0483	02-25-2009	U	1					
CHALET SUSSE INTERNATIONAL INC		0610	0030	06-29-1987		0					
Total								338,900		294,300	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
C1			

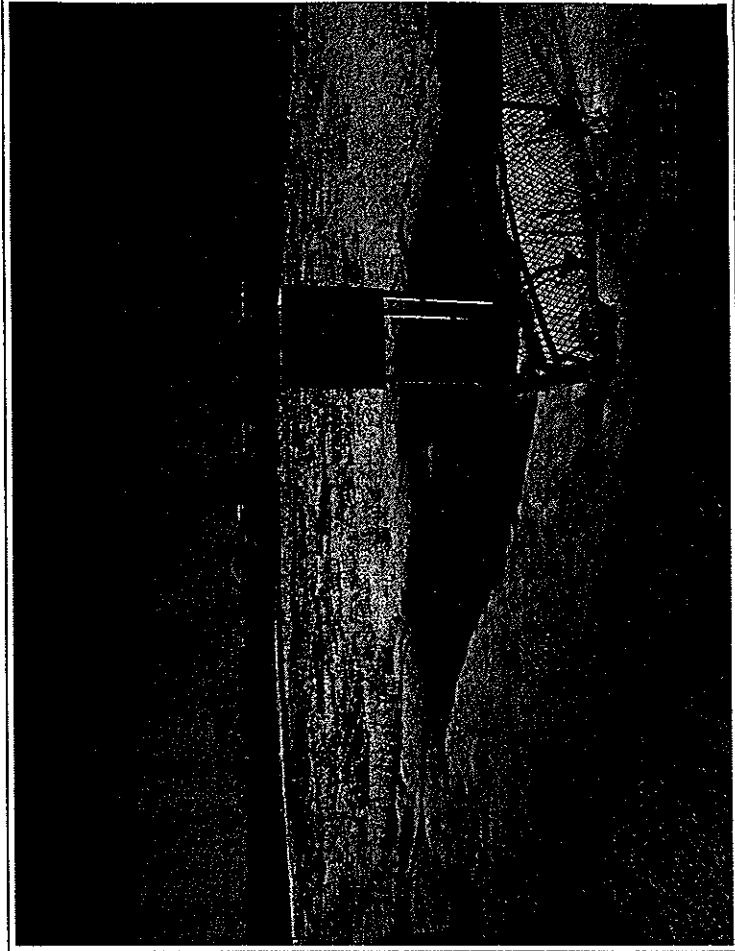
BUILDING PERMIT RECORD		DATE COMP		COMMENTS	
Permit ID	Issue Date	Type	Description	Amount	Insp Date
Total Appraised Parcel Value					

APPRAISED VALUE SUMMARY		VISIT/CHANGE HISTORY	
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Date	Id
0	0	01-05-2021	JW/1
0	0	05-12-2020	LS
0	0	03-30-2012	KC
0	0	03-15-2012	KC
0	0	05-20-2010	DT
0	0	11-23-2009	TH
0	0	08-15-2005	DH

LANDLINE VALUATION SECTION		PURPOSE/RESULT	
Use Code	Description	Zone	Land Type
1	4410	IND LD PO	I5
1	4410	IND LD PO	I5
Total Card Land Units 2,040 AC			
Parcel Total Land Area 2,0400			
Total Land Value 484,200			

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Element	Cd							
Style: 99	Vacant Land									
Model: 00	Vacant									
Grade:										
Stories:										
Occupancy										
Exterior Wall 1										
Exterior Wall 2										
Roof Structure:										
Roof Cover										
Interior Wall 1										
Interior Wall 2										
Interior Fir 1										
Interior Fir 2										
Heat Fuel										
Heat Type:										
AC Type:										
Total Bedrooms										
Total Bthrms:										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms:										
Bath Style:										
Kitchen Style:										
Whirlpool Tub										
Fireplaces										
		CONDO DATA								
Parcel Id	C	Parcel Id	Owne							
Adjust Type	Code	Description	Factor%							
Condo Fir										
Condo Unit										
		COST / MARKET VALUATION								
Building Value New	0									
Year Built										
Effective Year Built										
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol										
External Obsol										
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										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	EIF Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0	0	0				0

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. 2020-080 **APPLICATION**

08:01 AM '20  
19 FEB 21 AM 10:30  
WALLINGFORD ASSESSOR

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

HEARING DATE: \_\_\_\_\_

<b>Property Owner:</b> 801 North Main Street Associates LLC
<b>Name of property Owner</b> 801 North Main Street Associates LLC
<b>Mailing Address</b> 101 North Plains Industrial Road, P.O. Box 176
<b>City, State, Zip</b> Wallingford, CT 06492
<b>Phone</b> 203-269-4968

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

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.)

Elizabeth Verna its managing member duly authorized Feb 15, 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: 801 North Main St. Ext. Wallingford, CT Mblu 77 / 1 26 / 1  
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 14787 DBA: 801 N. Main

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? : \$ 580,000.00

Briefly state the basis of the Appeal: \_\_\_\_\_

Opinion of value exceeds fair market value based on comparable assessments and comparable sales.

(Attach additional page, documentation or appraisal if needed)

Additionally, direct capitalization of income, vacancies and lease expirations support the market value the applicant placed on the property

**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		PREVIOUS ASSESSMENTS (HISTORY)		
Level	Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed
1				IND LAND	3-1	287,300	201,100	2018	3-1	209,600
				IND BLDG	3-2	701,900	491,400	2019	3-2	472,400
Total						989,200	692,500		3-3	26,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed
801 NORTH MAIN STREET ASSOCIATES LL	1195	0909	03-04-2005	U	I	0	29	2020	3-1	201,100
801 NORTH MAIN STREET ASSOCIATES LL	1195	0908	03-04-2005	U	I	0	29		3-2	491,400
VERNA VINCENZO	0408	0437	09-05-1973			0			3-3	26,300
Total										692,500

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	
Total								0.00

ASSESSING NEIGHBORHOOD		Nbhd Name	Nbhd	Tracing	Batch
ASSESSING NEIGHBORHOOD		B			

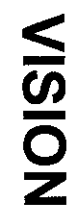
**NOTES**  
 PRIMERICA = 7500SF  
 NATURAL SECURITY GROUP, FTS  
 PROSHRED SECURITY=2025SF  
 WALLINGFORD GLASS  
 ADVANCED SPINE & SPORTS  
 CETRO AMERICA  
 CAMEO BUILDERS

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BUILDING PERMIT RECORD		42135	01-26-2021	CM	Commercial	5,200		0		UNIT#8=2 OFF, 1 BTH,KITCH

LAND LINE VALUATION SECTION										
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj
B	IND WHSE M96	RF4	SF	43,560	2.76	1.00000	C	0.65	C30	1,650
1	IND WHSE M96	RF4	AC	1,200	120,200	1.00000	0	0.65	C30	1,650
1	IND WHSE M96		AC	0.520	8,000	1.00000	0	0.90		1,000

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
VISIT/CHANGE HISTORY		01-05-2021	JW1	03	41		Change Measured
		04-23-2020	JG1	03	01		Map Correction-No Value
		12-09-2016	KC	08	7		No change
		01-05-2016	RMC	05	6		BAA Change
		03-15-2012	KC	03	29		Field Review
		05-11-2010	KPC	03	00		Measure Listed
		07-23-2009	TH	03			

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
APPRAISED VALUE SUMMARY		645,800	18,000	38,100	287,300	0	989,200
							Total Appraised Parcel Value



Total Card Land Units 2.720 AC Parcel Total Land Area: 2.7200 Total Land Value 287,300

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model: 96		Ind/Comm			
Grade: C-					
Stories: 1					
Occupancy: 9.00					
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	4010	IND WHSE M96			
Total Rooms	00				
Total Bedrms	00				
Total Baths	00				
Heat/VAC	00	Heat/Min			
Frame Type	02	Wood Frame			
Baths/Plumbing	02	Average			
Ceiling/Wall	04	Cell & Min W/L			
Rooms/Prtns	02	Average			
Wall Height	12.00				
% Comm Wall	0.00				
1st Floor Use:	4000				

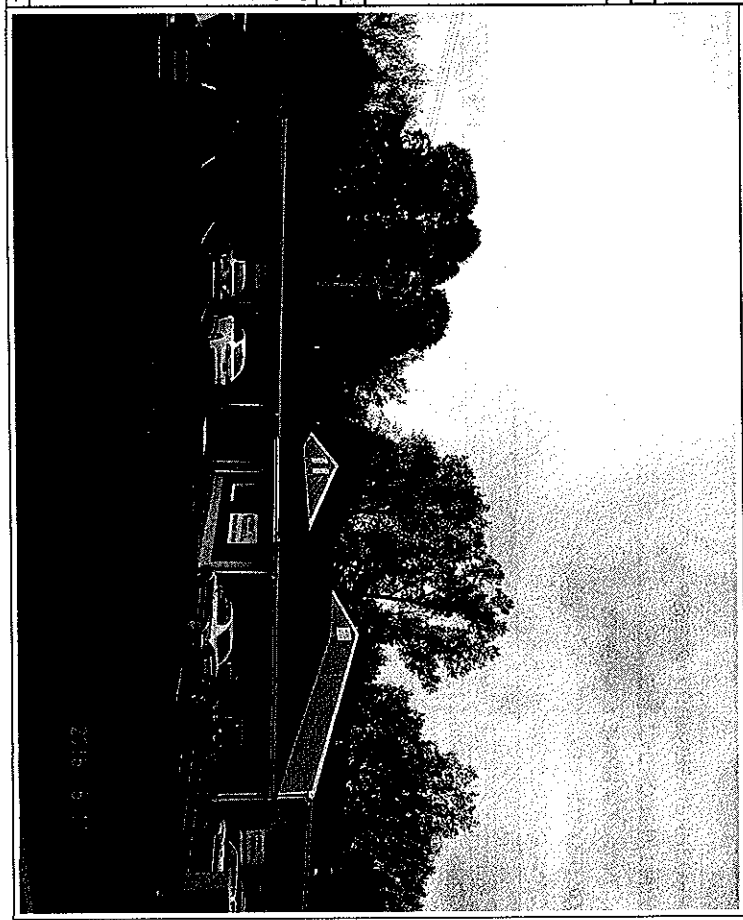
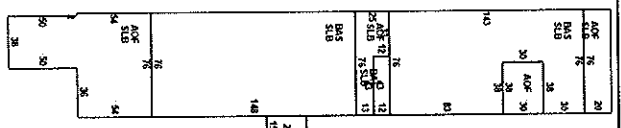
Year Built: 1975  
 Effective Year Built: 1975  
 Depreciation Code: A  
 Remodel Rating: A  
 Year Remodeled: 0  
 Depreciation %: 36  
 Functional Obsol: 0  
 External Obsol: 15  
 Trend Factor: 1  
 Condition: 1  
 Condition %: 1  
 Percent Good: 49  
 RCNLD: 645,800  
 Dep % Ovr: 49  
 Dep Ovr Comment: 645,800  
 Misc Imp Ovr: 0  
 Misc Imp Ovr Comment: 0  
 Cost to Cure Ovr: 0  
 Cost to Cure Ovr Comment: 0

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

Code	Description	L/B	Units	Unit Price	Yr Bkt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	25,000	3.00	1971	A		50	C	1.00	37,500
A/C	Air Condition	B	10,483	3.50	1979	A		49	C	0.00	18,000
LTT1	Lights-In w/PL	L	1	860.00	2020	A		50	C	1.00	400
FN9	W/O Top Rail:8'	L	35	11.00	2020	A		50	C	1.00	200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprrec Value
AOF	Office	10,483	10,483	13,628	48.79	511,459
BAS	First Floor	21,492	21,492	21,492	37.53	806,595
SLB	Slab	0	30,400	0	0.00	0
<b>Ttl Gross Liv / Lease Area</b>		<b>31,975</b>	<b>62,375</b>	<b>35,120</b>		<b>1,318,054</b>





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** March 15, 2021  
**To:** Shelby P. Jackson III, Assessor  
**Cc:**  
**From:** Kevin Coons, Chief Appraiser  
**RE:** 801 North Main St Ext. 2020-080

---

**Current Market Value:** \$989,200      **Current Assessed Value:** \$692,500

**Appellant's estimate of Market Value:** \$580,000

**Informal Hearing with Vision Appraisal:** Yes-      Market value reduced by \$135,400  
(Assessed value reduced by \$94,800)

### Notes:

The Assessor's economic income approach to value of \$1,042,400 is higher than the current market value of \$989,200.

No supporting documentation provided to support a value of \$580,000.

### Recommendation:

Assessment has already been changed during revaluation hearings.

No change



CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
801 NORTH MAIN STREET ASSOCIA				IND LAND	3-1	287,300	201,100
C/O VINCENZO VERNA				IND BLDG	3-2	701,900	491,400
P O BOX 176				WALLINGFORD, CT			
WALLINGFORD CT 06492				6148			

**RECORD OF OWNERSHIP**

BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
1195 0909	03-04-2005	U	I	0	29	2020	3-1	201,100	2019	3-1	209,600
1195 0908	03-04-2005	U	I	0	29		3-2	472,400		3-2	472,400
0408 0437	09-05-1973			0			3-3	26,300		3-3	26,300
Total								692,500			708,300

**PREVIOUS ASSESSMENTS (HISTORY)**

Year	Code	Assessed	Year	Code	Assessed
2018	3-1	209,600	2018	3-1	209,600
2018	3-2	472,400	2018	3-2	472,400
2018	3-3	26,300	2018	3-3	26,300
Total		692,500	Total		708,300

**EXEMPTIONS**

Year	Code	Description	Amount	Code	Description	Number	Amount
Total							
0.00							

**OTHER ASSESSMENTS**

Year	Code	Description	Number	Amount
Total				
0.00				

**ASSESSING NEIGHBORHOOD**

Nbhd	Nbhd Name	Batch
C1	B	Tracing

**NOTES**

PRIMERICA = 7500SF  
 NATURAL SECURITY GROUP; FTS  
 PROSHRED SECURITY=2026SF  
 WALLINGFORD GLASS  
 ADVANCED SPINE & SPORTS  
 CETRO AMERICA  
 CAMEO BUILDERS

**BUILDING PERMIT RECORD**

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
42135	01-26-2021	CM	Commercial	5,200		0		UNIT#8=2 OFF, 1 BTH, KITCH

**LAND LINE VALUATION SECTION**

Date	Id	Type	Is	Cd	Purpose/Result
01-05-2021	JW/T	03	7	41	Charge
04-23-2020	JG1	03	7	04	Measured
12-09-2016	KC	08	7	19	Map Correction-No Value
01-05-2016	RWC	05	6	40	No change
03-15-2012	KC	05	6	50	BAA Change
05-11-2010	KPC	03	29	29	Field Review
07-23-2009	TH	03	00	00	Measure+listed

**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
645,800	18,000	38,100	287,300	0	989,200
Total Appraised Parcel Value					989,200

**VISIT/CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpose/Result
01-05-2021	JW/T	03	7	41	Charge
04-23-2020	JG1	03	7	04	Measured
12-09-2016	KC	08	7	19	Map Correction-No Value
01-05-2016	RWC	05	6	40	No change
03-15-2012	KC	05	6	50	BAA Change
05-11-2010	KPC	03	29	29	Field Review
07-23-2009	TH	03	00	00	Measure+listed

**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 Price	Land Value
1	4010	IND WHSE M96	RF4	SF	43,560	2.76	1.00000	C	0.65	C30	1,650	3X L/B/W/ET	0	2.96	128,900
1	4010	IND WHSE M96	RF4	AC	1,200	120,200	1.00000	0	0.65	C30	1,650		0	128,914.5	154,700
1	4010	IND WHSE M96		AC	0,520	8,000	1.00000	0	0.90		1,000		0	7,200	3,700
Total Card Land Units															2,720
Parcel Total Land Area:															2.7200
Total Land Value															287,300

**VISION**

Informal = 1 # 94,500

No change

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
801 NORTH MAIN STREET ASSOCIA				IND LAND	3-1	287,300	201,100
C/O VINCENZO VERNA				IND BLDG	3-2	701,900	491,400
P O BOX 176							
WALLINGFORD CT 06492							
SUPPLEMENTAL DATA Alt Prcl ID 036002050 Census: 1758 PIZ MAP # ENG MAP Old MBLU Easement TC MAP # Town Line IND PARK Record Lot Assoc Pld#				Total 989,200 692,500			

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
801 NORTH MAIN STREET ASSOCIATES LL	1195	0909	03-04-2005	U	I	0	29	2019	3-1	209,600
801 NORTH MAIN STREET ASSOCIATES LL	1195	0908	03-04-2005	U	I	0	29	2018	3-2	472,400
VERNA VINCENZO	0408	0437	09-05-1973					2018	3-3	26,300
Total							692,500	Total	708,300	708,300

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
Total			

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
C1	B		

PROSHRED SECURITY=2025SF  
 WALLINGFORD GLASS  
 ADVANCED SPINE & SPORTS  
 CETRO AMERICA  
 CAMEO BUILDERS

PRIMERICA =7500SF  
 NATURAL SECURITY GROUP, FTS

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
42135	01-26-2021	CM	Commercial

LAND LINE VALUATION SECTION										
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj
4010	IND WHSE M96	RF4	SF	43,560	2.76	1.00000	C	0.65	C30	1,650
4010	IND WHSE M96	RF4	AC	1,200	120,200	1.00000	0	0.65	C30	1,650
4010	IND WHSE M96		AC	0,520	8,000	1.00000	0	0.90		1,000

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	Appraised Parcel Value
645,800	989,200
Appraised Xf (B) Value (Bldg)	
18,000	
Appraised Ob (B) Value (Bldg)	
38,100	
Appraised Land Value (Bldg)	
287,300	
Special Land Value	
0	
Total Appraised Parcel Value	989,200

Total Card Land Units 2,720 AC  
 Parcel Total Land Area: 2,7200  
 Total Land Value 287,300



MBLU 7711261 /  
 Location 801 NORTH MAIN ST EXT  
 Current Owner  
 801 NORTH MAIN STREET ASSOCIATES LLC  
 801 NORTH MAIN STREET ASSOCIATES LLC  
 VERNA VINCENZO

Sales Information		Commercial Data Elements	
Sale Date	Q/U	V/I	Sale Price
03-04-2005	U	I	
03-04-2005	U	I	
09-05-1973			
Year Built	1975		
Appraised Value	989,200		

Heat / AC		Heat/Min	
Heat / AC	Frame Type	02	Wood Frame
0	0	02 <td>Average</td>	Average
0	Baths / Plumbing	04 <td>Ceil &amp; Min W/L</td>	Ceil & Min W/L
0	Ceiling / Wall	02 <td>Average</td>	Average
0	Rooms / Ptns	0.0	
0	% Conn Wall	12.	-2.0000
0	Wall Height		

**INCOME VALUATION**  
 6148  
 WALLINGFORD, CT

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	31,975	Cap Code	BAY	Gross Income	180,979	Income Value	1,042,400	1975/A USE = WALL HT	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	18,098	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	58,637	Total Income Value	1,042,400		
Total Leaseable Area		RentID	NBHD	Net Income		104,244		Value Per SF / Unit	
			C1					33	

#	Bld Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI	
1	1	36	BUS BAY	2	9	31975	GL	6.15	BA	A	5.66	180,979	A	0.10	18,098	162,881	BA	0.36	58,637	104,244

Cap Rate		Income		Income Value		Expense Breakdown													
Cap Code	BAY	Gross Income	203,567	Income Value	857,570	Heat													
Cap Adjust	A	Vacancy Allowance	117,810	Excess Land		Electric													
		Other Income	0	Total Income Value	857,570	Water													
Cap Rate	0.1000	Net Income	85,757	Value Per SF / Unit	27	Sewer													
#	Bld Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	36	BUS BAY	2	9	31975	GL	A	BA	6.37	203,567	A	A						



Town of Wallingford, Conn

2/19/2020

Lafarge - 3/18/21  
Thurs - 6-9  
good

Works  
6pm - 6am  
S-Th

EALS  
MED ASSESSOR  
15 FEB 21 AM 11:45

Hearing No. 2020-004 **APPLICA**  
**APPEAL OF ASSES**  
**BOARD OF ASSESS**  
**HEARING DATE:** \_\_\_\_\_ **GRAND LIST OF OC**

Property Owner:	<u>Dennis LaForge</u>
Name of property Owner	<u>491 North Cherry St. ext.</u>
Mailing Address	<u>Wallingford Ct. 06492</u>
City, State, Zip	
Phone	<u>(203) 606-1303</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.)

Dennis LaForge  
Print applicant name and date

Dennis LaForge  
Applicant signature

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

Motor Vehicle: Year \_\_\_\_\_ Make /Model: \_\_\_\_\_ Plate# \_\_\_\_\_ Mileage \_\_\_\_\_

Real Estate: 491 North Cherry St. ext. Wallingford Ct. 06492  
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: \_\_\_\_\_ DBA: Cherry Street Station

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: (Please see attached explanation)  
Seeking penalty waiver due to covid 19 and not receiving  
income and expense report  
(Attach additional page, 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

The property in question is a bar/music venue. As such I was ordered to shut down by one of the governors many executive orders on March 15th 2020. I am still awaiting guidance from the State to resume business. Needless to say almost a full year with zero income from the listed property and absolutely no help from the government or State has been extremely difficult. I do not feel that an unusable piece of property could possibly be assessed for more than it was before I was ordered to stop conducting business there.

That said the other reason I am filing this appeal is because I was assessed a 10% penalty for not filing the income and expense report on time. The property is 100% owner occupied and all that was needed was to check off that box and sign it. The problem is that due to Covid 19 and an immune compromised individual living in the house I was unable to stay at the only address that the form was sent to. In the past these types of things were always sent to the property address as well. This was probably just a simple oversight by the town during a very confusing time in our history.

Under the circumstances I feel that it would be appropriate to at least forgive the penalty as this would definitely impose yet another hardship on top of an already grueling year.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed
LAForge DENNIS J				COM LAND	2-1	97,900	68,500	2020	2-1	57,100
1220 W CENTER ST				COM BLDG	2-2	97,900	68,500	2021	2-2	65,200
SOUTHINGTON CT 06489									2-5	7,800
SUPPLEMENTAL DATA Alt Prci ID 058002001 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15610 Assoc Pld#						WALLINGFORD, CT 6148		<b>VISION</b>		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
LAForge DENNIS J	0871	0094	09-15-1997			250,000	
MKP INC	0714	0655	09-26-1991			0	
Total						137,000	137,000

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
13	B
Tracing	
Batch	

**NOTES**  
 UNLIKELY TO BE REFURBISHED FOR RES USE/  
 OWNER.TM  
 CHERRY STREET STATION  
 SEATING CAPACITY-46  
 APT VACANT+NOT HABITABLE  
 EGRESS PROBLEMS+HOLES  
 IN WALLS=NV

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
4336-1	10-24-1991		Amount 6,000
Date		Comments	
04-01-2020		LS	
05-10-2010		KPC	
07-20-2009		TH	
03-13-2001		TM	
01-09-2001		TM	

APPRAISED VALUE SUMMARY		VISIT/CHANGE HISTORY	
Year	Code	Assessed	Year
Total		137,000	137,000
Total		137,000	137,000

Year	Code	Assessed	Year	Code	Assessed
2021	2-1	68,500	2020	2-1	57,100
2021	2-2	68,500	2020	2-2	65,200
Total		137,000	Total		137,000

Year	Code	Assessed	Year	Code	Assessed
2021	2-1	68,500	2020	2-1	57,100
2021	2-2	68,500	2020	2-2	65,200
Total		137,000	Total		137,000

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 322		Store/Apartment			
Model: 94		Commercial			
Grade: D					
Stories: 2					
Occupancy: 2.00		Vinyl Siding			
Exterior Wall 1: 25		Gable			
Exterior Wall 2: 03		Asphalt			
Roof Structure: 03		Drywall			
Roof Cover: 05					
Interior Wall 1: 05					
Interior Wall 2: 14		Carpet			
Interior Floor 1: 14					
Interior Floor 2: 02		Oil			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 03		Central			
AC Type: 03		MIXED USE M94			
Bldg Use: 3030					
Total Rooms: 00					
Total Bedrooms: 0					
Total Baths: 02		Heat/AC Split			
Heat/AC: 02		Wood Frame			
Frame Type: 02		Average			
Baths/Plumbing: 06		Cell & Walls			
Ceiling/Wall: 02		Average			
Rooms/Ptms: 02					
Wall Height: 9.00					
% Comn Wall: 0.00					
1st Floor Use: 3260					

**MIXED USE**

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

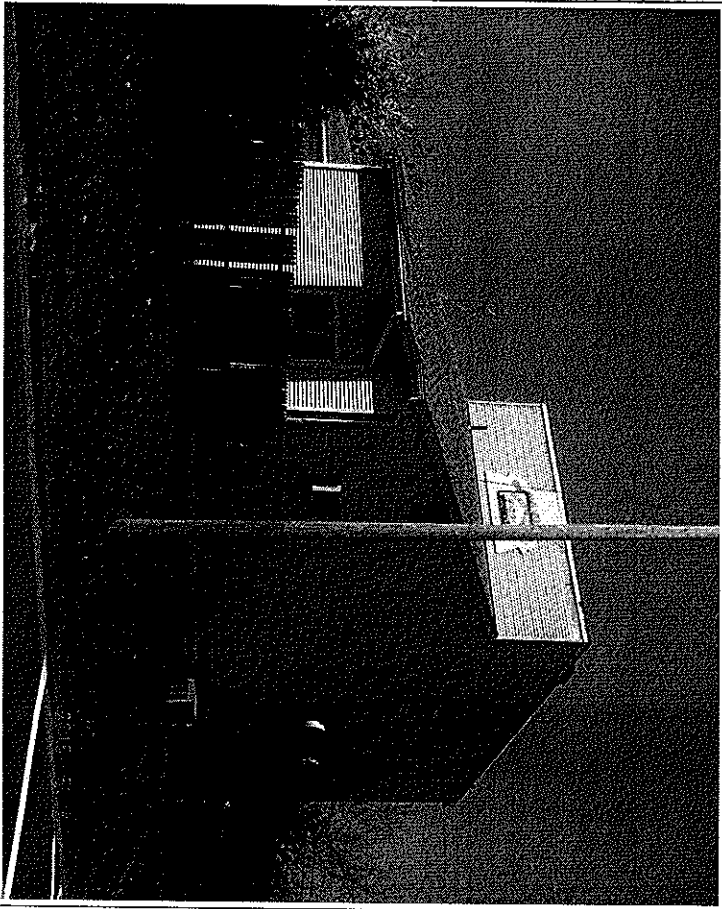
**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	12,000	3.00	2001	F		30	C	1.00	10,800
LT1	Lights-In w/PL	L	1	860.00	2001	F		30	C	1.00	300
FPL3	FIREPLACE 2	B	1	3800.00	1962	F		42	C	0.00	1,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepec Value
APT	Apartment	690	690	690	60.03	41,417
BAS	First Floor	2,516	2,516	2,516	60.03	151,023
SLB	Slab	0	1,826	0	0.00	0
UBM	Basement, Unfinished	0	690	173	15.05	10,384
<b>Ttl Gross Lw / Lease Area</b>		<b>3,206</b>	<b>5,722</b>	<b>3,379</b>		<b>202,824</b>

BAS SLB				
APT BAS SLB UBM				



REAL ESTATE RECORD  
TOWN OF WALLINGFORD

ASSESSMENT YEAR: 2020

GENERAL DATA:

DATE: 03/12/2021

Unique ID: L0037610 GIS: L0037610Sequence#: 00 List No.: 8219  
OWNER'S ADDRESS  
Name 1: LAFORGE DENNIS J  
Name 2:  
Care of:  
Street 1: 1220 W CENTER ST  
Street 2:  
City: SOUTHTONINGTON  
State: CT Zip: 06489  
Street/Form Code 027  
Property Loc: 491 NORTH CHERRY ST EXT  
Legal Prop Loc: 491 CHERRY ST EXT N  
Map/Block/Lot: 0910010 Vol/Page: 871/94  
District: I and E

Record Status: ACTIVE  
Billing Status: B-Billable Account  
Total Acreage: 0.54  
Record Date: 09/15/1997  
Sale Price: \$250000.00  
Census Tract: 1754///  
Prop Exempt: No  
Last Audited: \_\_\_/\_\_\_/\_\_\_  
By whom:  
Last Visited: \_\_\_/\_\_\_/\_\_\_  
By whom:

VALUES AND EXEMPTIONS:

ASSESSMENT

OLD CODES	NEW CODES	QUANTITY
21	200	0.54
22	200	0.00

AMOUNT	DESCRIPTION
68500	COMM LAND.....
68500	COMM BUILDINGS.

EXEMPTIONS

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

Assessed Value: 137000

Total Exemptions:

Net Value: 137000

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

No letter was sent in February



2020-004





*Town of Wallingford, Connecticut*

**Kevin Coons**  
Chief Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

Date: March 12, 2021  
To: Shelby P. Jackson III, Assessor  
From: Kevin Coons, Chief Appraiser  
RE: 491 North Cherry St Ext. 2020-004

---

<b>Current Market Value:</b>	\$ N/A
<b>Current Net Assessment:</b>	\$ N/A
There was no penalty applied for the 2020 GL	<u>\$ 0</u>
Total Assessment for 2020 Grand List	\$ N/A
<b>Appellant's estimate of Market Value:</b> N/A	
<b>Informal Hearing with Vision Appraisal:</b> No	

**Notes:**

There was no penalty applied for the 2020 GL

**Recommendation:**

WITHDRAW APPEAL

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		Assessed	6148
LAForge Dennis J	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	WALLINGFORD, CT
1220 W CENTER ST					COM LAND	2-1	97,900	68,500	
					COM BLDG	2-2	97,900	68,500	
SOUTHINGTON CT 06489									
SUPPLEMENTAL DATA		P/Z MAP #		ENG MAP		Easement		TOWN LINE	
Alt Prcl ID 058002001		Old MBLU 1754		Town Line		IND PARK		Record Lot	
Census: 1754		GIS ID 15610		Assoc Pld#					

**VISION**

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	Year	Code	Assessed
2020	2-1		68,500	2019	2-1	57,100	2018	2-1	57,100	2018	2-1	57,100	
	2-2		68,500		2-2	65,200		2-2	65,200		2-2	65,200	
					2-5	7,800		2-5	7,800		2-5	7,800	
Total			137,000	Total		130,700	Total		130,700	Total		130,700	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		Assessed Bldg. Value (Card)	85,200
		Appraised Xr (B) Value (Bldg)	1,600
		Appraised Ob (B) Value (Bldg)	11,100
		Appraised Land Value (Bldg)	97,900
		Special Land Value	0
		Total Appraised Parcel Value	195,800
		Valuation Method	C

**ASSESSING NEIGHBORHOOD**  
 Nbhnd 13 Nbhnd Name B Tracing Batch  
**NOTES**  
 UNLIKELY TO BE  
 REFURBISHED FOR RES USE/  
 OWNER.TM

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
4336-1	10-24-1991	6,000	Insp Date 100 % Comp 08-27-2012 Closed
Total Appraised Parcel Value		195,800	

LAND LINE VALUATION SECTION										
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhnd	Nbhnd Adj
1	MIXED USE M9	I40		23,568 SF	4.61	1.00000	C	1.00	C50	0.900
Total Card Land Units 0.541 AC Parcel Total Land Area 0.5410										

APPRAISED VALUE SUMMARY									
Date	Id	Type	Is	Cd	Purpose/Result	Location Adjustment	Adj Unit Price	Land Value	Notes
04-01-2020	LS				Measured				
05-10-2010	KPC	03			Field Review				
07-20-2009	TH				Unoccupied				
03-13-2001	TM				Measur+Listed				
01-09-2001	TM				Measured				
Total Land Value 97,900									

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		Assessed
LAForge Dennis J	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	
1220 W CENTER ST					COM LAND	2-1	97,900	68,500
					COM BLDG	2-2	97,900	68,500
SOUTHINGTON CT 06489								
SUPPLEMENTAL DATA Alt Prcl ID 058002001 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15610 Assoc Pld#					P/Z MAP # ENG MAP Easement Town Line IND PARK		6148 WALLINGFORD, CT	

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
								2019	2-1	57,100
								2018	2-1	57,100
								2019	2-2	65,200
								2018	2-2	65,200
								2019	2-5	7,800
								2018	2-5	7,800
Total								137,000	Total	130100

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			

ASSESSING NEIGHBORHOOD	
Nbhd	Tracing
13	B

NOTES	
UNLIKELY TO BE REFURNISHED FOR RES USE/ OWNER.TM	

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Closed	Comments
4336-1	10-24-1991			6,000		100	08-27-2012		

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj
1	3030 MIXED USE M9	I40		23,568 SF	4.61	1.00000	C	1.00	C50	0.900
Total Card Land Units 0.541 AC Parcel Total Land Area: 0.5410										

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	85,200
Appraised Xr (B) Value (Bldg)	1,600
Appraised Ob (B) Value (Bldg)	11,100
Appraised Land Value (Bldg)	97,900
Special Land Value	0
Total Appraised Parcel Value	195,800
Valuation Method	C

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
04-01-2020	LS			01	Measured
05-10-2010	KPC			03	Field Review
07-20-2009	TH			05	Unoccupied
03-13-2001	TM			00	Measur+Listed
01-09-2001	TM			01	Measured

*any/orc*

**VISION**



# 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

LAFORGE DENNIS J  
1220 W CENTER ST  
SOUTHINGTON, CT 06489

RE: 2019 Income & Expense Report  
Location: 491 NORTH CHERRY ST EXT  
UID: L0037610

COPY

Filed 2018  
as 02/15/2020

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

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**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.