

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

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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 2020-165

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