



# *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**

WEDNESDAY, MARCH 24, 2021 6 PM to 9 PM

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

<https://global.gotomeeting.com/join/395068405>

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

United States ( toll free ) 1 877 309 2073

United States +1 ( 571 ) 317-3129

**Access Code 395-068-405**

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 15, 2021

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 15, 2021

MINUTES

The Monday, March 15, 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, Kevin Coons – Chief Appraiser, and Shelley Hemenway – Recording Secretary.

Chairman Vitali called the meeting to order at 6:10 PM. The Pledge of Allegiance to the flag was recited.

There were no minutes to approve.

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 2020-184**

Anthony Cantin	John Helm	DBA Technical Metal Finishing	29 Capitol Dr
Personal Property			Current Assessed Value \$ 1,117,340

Chairman Vitali questioned if Mr. Helm had authorization to speak, as Mr. Cantin's name is on the appeal. Mr. Cantin was on the phone and gave Mr. Helm permission to speak on behalf of the company.

Chairman Vitali stated they did not file their Personal Property Declaration.

Appellant stated they received call that the forms were not received. Appellant said they missed the deadline two years ago and paid the penalty. They put protocols in place to prevent that from

happening again. Appellant stated it obviously got lost in the mail because he knows his team did it and made sure it was put in the mail the same day. Appellant stated they took quite a loss and asked the Board to get rid of the penalty.

Chairman Vitali stated two years ago, we delayed your appeal so they could ask the Town Council. Appellant said he believed the previous owner went to Town Council, but he did not know that for a fact.

Chairman Vitali stated this penalty for not filing does not come from the Town of Wallingford. It is a State legislated mandate, or State statute. Appellant also lost their manufacturing exemption. Chairman Vitali asked Mr. Jackson to explain more about Personal Property.

Mr. Jackson stated the Assessors office tries to work with all businesses so that they can receive every benefit under State law. Every business has been impacted by Covid. Mr. Jackson continued that the Assessors office checked with the State about granting leeway, but the State said no. The State has given us no executive orders allowing the town the authority. Mr. Jackson said the appellant stated they mailed their Personal Property Declaration on November 1, 2020, but the Assessors office never received it or have any documentation that it was ever sent.

Appellant stated they did not send the documents by FedEx or certified mail. Appellant said he is going by the word of their accounting team, as they did not want this to happen again. Appellant felt they had protocol and procedure in place to prevent this from happening again.

Chairman Vitali stated right now there is no exemption and there is a penalty. Chairman Vitali continued that right now, the assessed value that the appellant will be taxed on is \$ 1,117,340 that includes the penalty. The Board is bound by State statute, last time the Board tabled it and the appellant took it to Town Council. Appellant stated that as he understands it, last time it was rejected by Town Council. Chairman Vitali stated they can also go to Superior Court.

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

#### **APPEAL 2020-166**

Salvatore Nicotro                      DBA Anneturi Property Management

1 Lily Lane

Personal Property

Current Assessed Value \$ 1,250

Chairman Vitali stated the appellant has a real estate support service.

Appellant stated he neglected to file Personal Property, and he does not have any assets

Chairman Vitali asked if appellant filed his company with the State.

Appellant said no, just with the Town of Wallingford. Appellant said he had plans to set up the company, but that never happened.

Mr. Jackson stated the appellant filed a BDA and if the appellant has no assets, we asked him to file a copy of their tax return and to provide documentation that they have no assets.

Chairman Vitali asked appellant if he is going to use or dissolve the company.

Appellant said he was going to use it in the future.

Chairman Vitali stated the appellants tax liability is approximately \$36. He continued, if it's a business, they are going to be looking for some form of assets. Right now, the Assessors office has estimated, due to not filing, assets of \$ 1000 plus penalty, totaling \$ 1250.

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

### **APPEAL 2020-167**

Owen Stone

DBA Stone Sand & Gravel LLC

1 Lone Place Rd

Personal Property

Current Assessed Value \$ 6660

Mark Stone was virtually at the meeting. Chairman Vitali asked if he had permission from Owen Stone to speak. Mark Stone stated he owned the company and his father, Owen Stone , owned the land. The Board approved Mark Stone speaking.

Chairman Vitali stated the Town placed an assessed value of \$ 6660 for equipment located at the property including, but not limited to, a bulldozer and a backhoe. The appellant estimated his assessed value at zero.

Mr. Jackson provided photos that were taken that day showing equipment on the property.

Appellant said has personal property valued at \$ 5800. Appellant stated he did not know how to calculate and he gives this to his accountant to do. Appellant said he has machines bought back in 1968 or 1969, he doesn't know what they are worth, so that is why he gives it to his accountant.

Chairman Vitali asked if the appellant knew if his accountant had filed their Personal Property Declaration because the appellant has a penalty for not filing.

Appellant stated that he makes sure he does all the paperwork, and he went to the Assessors office and someone in the office said he filed.

Chairman Vitali stated they do not have anything. He also discussed the penalty with the appellant and told him he should check with accountant.

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

**APPEAL 2020-180**

Douglas Odishoo

DBA Delta Arsenal

342 Quinnipiac St BLD 8

Personal Property

Current Market Value \$ 143,650

Chairman Vitali asked if Delta Arsenal went to the Consent Agenda.

Mr. Jackson stated there was an error and Delta Arsenal was denied the extension to file, it was an oversight, and they should have been granted the extension retroactively. This is different from other cases and they did file within the time frame. The Assessors office made an error.

Mr. Bonamico made a motion to move hearing 2020-180 to consent agenda. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-122**

Peter A. Dinardo

DBA South Turnpike LLC

102 104 South Turnpike Rd

Commercial

Current Market Value \$ 1,407,800

Chairman Vitali stated the appellant placed a market value of \$ 720,000. A lengthy discussion was had concerning all hearings represented by Mr. Dinardo; Hearing 2020-122 , Hearing 2020-121 , Hearing 2020-120 , Hearing 2020-119 , Hearing 2020-117.

Appellant stated they acquired the property by taking over the debt of four buildings and they had to put some money in for improvements. The tenant only stayed for four years.

Chairman Vitali stated they did adjust their assessed value prior to the 2020 reevaluation from \$ 1,400,000 to \$ 985,000.

Appellant said the value was brought down, but the bank was going to take over the property and had appraisals closer to the debt. Appellant said the value is different when leased, the building is vacant, and it is in a flood zone. Appellant discussed similar sales in the area and building comparison.

Mr. Bonamico asked appellant if he had any documents to support his comparisons.

Appellant stated no, and many were five year old comparisons. Appellant said they have not had the need for a resent appraisal, and this property has always been appraised as one property even though there are four buildings.

The Board discussed with the appellant his comparison appraisals.

Appellant stated he thought the office market was stronger and he relies on rentals.

The Board discussed price per square foot on appellants properties and appellants verbal submission of comparable properties.

Chairman Vitali stated comparing the amount of commercial office space around, the Towns assessment is not out of line. Appellant disagreed and thinks the value of the property is not close to what the Town believes it to be.

Mr. Jackson stated they had reviewed this and adjusted assessed values, and if we had a recent appraisal, they would have more to go on. Mr. Jackson said he had a discussion with appellant months ago and the assessors office did reduce the assessed value. A discussion was had on why Mr. Jackson feels the properties the appellant feels are comparable are not comparable. Mr. Jackson stated the Town has made significant reductions and the appellant feels that is not enough.

Appellant discussed the tenants that he has and discussed the reductions for all the properties he was representing.

Chairman Vitali stated appraisals and back up would have helped the appellant, the Assessors office has already gone through and reduced values, and the Board needs more formal back up.

A discussion was had about the changing value of Commercial buildings and whether it is in the appellants best interest to go to Superior Court.

Based on the previous discussion, Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

#### **APPEAL 2020-121**

Peter A. Dinardo

DBA South Turnpike LLC

100 South Turnpike Rd

Commercial

Current Market Value \$ 637,600

Chairman Vitali stated the appellant puts a market value of \$ 360,000.

Appellant stated this building is leased by the BOE and is not vacant. Appellant stated the only way to value property is to compare same type of construction, same sites, and similar property. Appellant does not believe the Towns market value for the property is supportable.

A discussion was had about adjacent properties and comparable values. Appellant stated the Town did reduce the value, but not enough for this property.

Mr. Jackson discussed 110 South Turnpike Rd and how it cannot be compared since the previous tenants, which are no longer there, had accounts that were partially exempt and partially taxable.

Chairman Vitali stated the appellant is not seeing the tax exempt portion of the property. The Board needs facts, paperwork, and back up from the appellant.

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

**APPEAL 2020-120**

Peter A. Dinardo

DBA South Turnpike LLC

98 South Turnpike Rd

Commercial

Current Assessed Value \$ 393,300

Appellant stated previously, his assessment was reduced by \$ 30,000. Appellant said large office space is harder to rent and this building needs a lot of work. A discussion was had about cost per square foot.

Appellant discussed the potential to rent space and what a property is worth based on potential.

Chairman Vitali stated as there is similar intent by the Town as with previous hearings, and the appellant needs something such as paperwork or appraisal to justify another decrease.

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

**APPEAL 2020-119**

Peter A. Dinardo

DBA South Turnpike LLC

94 96 South Turnpike Rd

Commercial

Current Assessed Value \$ 432,600

Chairman Vitali stated the appellant puts a market value of \$ 360,000.

A discussion was had about square footage, acreage, value, and tenants.

Mr. Coons recommended no change, as there was not much information submitted for this appeal.

Mr. Jackson stated appellant was correct about similar buildings, then describes the difference in vacancy rates.

Appellant stated this is a partially leased building on a month by month basis.

A discussion was had about the rent and current tenants.

Mr. Bonamico made a motion to reduce the market value to \$ 580,000, making the assessed value \$ 406,000. Seconded by Mr. Avery and passed unanimously.



**APPEAL 2020-117**

Peter A. Dinardo

DBA South Turnpike LLC

South Turnpike Rd PID 139571

Commercial

Current Assessed Value \$ 142,000

Mr. Jackson stated this is a parcel of vacant land and there are issues with the sewer line. He said the last appeal was settled by reducing the value from \$ 203,200 to \$ 190,000.

Appellant stated the prior assessment on the land was much less than before it was split. Before the land was split, the numbers were significantly different. Appellant said the portion split off is wetlands and major sewer upgrades would cost over \$ 100,000. Appellant stated he increased the tax liability substantially by splitting the property.

Mr. Jackson stated the sewer would be a significant cost, but only in the event that another apartment building is built similar to what is next door.

A discussion was had on the building next door.

Mr. Jackson discussed the sewer line improvement is based upon what is built on the vacant lot.

Appellant stated any development will require an increase in sewer line and part of zoning conditions for future development would require an upgrade, which would cost at least \$ 150,000. Appellant stated he would have to spend 125,000 to \$ 150,000 to use this property.

Mr. Vitali asked about building on the property.

Appellant stated they never submitted anything to the town and it took them three years to get a certification of occupancy. Appellant has reviewed for future development and what he has heard coming from the town, any development would require major upgrades. Appellant stated the Towns assessment does not reflect the sewer upgrade and a substantial portion of the property is wetland. Appellant said the land is not usable in its current form.

Mr. Bonamico made a motion to reduce the market value to \$ 180,000, making the assessed value \$ 126,000. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-003**

Robert Maguder

327 North Elm St

Residential

Current Market Value \$ 334,600

Chairman Vitali stated the appellant puts a market value of \$ 297,000 on the property and the Town has a market value of \$ 334,600.

Appellant stated it is an increase from his last evaluation. Appellant cannot find a home similar to his that has sold in the past few years. His value has increased a significant amount in the past five years. Appellant talked to people from Vision and appellant said they agreed and were surprised that no adjustment was made.

The Board reviewed the appeal and discussed what the Assessors office recommends based on the current information. A discussion was had about surrounding property and wetlands. Mr. Coons stated there are no adjustments for wetlands on appellants property.

Appellant discussed neighboring properties and the amount his neighbors went up or down in value.

Mr. Bonamico made a motion to reduce the market value to \$ 310,000. Seconded by Mr. Avery and passed unanimously.

### **APPEAL 2020-020**

Erin and Matthew Vescey

4 Penn Dr

Residential

Current Market Value \$ 258,700

Appellant stated he put a market value of \$ 230,000 on the property based on a recent appraisal and the chimney doesn't work. Appellant said they purchased the house in 2019 and then found out the fireplace did not work. There is an unfinished porch that used to be a carport, and the appellant questioned the rating. Appellant stated there was a half bath in the basement, but based on inspection, it was suggested they not use it, so it has been removed. Appellant stated the kitchen is rated at average and it should be below average due to the original cabinets and no renovations have been done, it is original from the 1950's. Appellant talked about water damage and the condition of the walls and floors. Appellant stated the original owner did no upkeep on the house and the appellant questions why the value has gone up with no improvements to the house.

A discussion was had about comparable homes and their value. There was more discussion about the condition of the home.

Chairman Vitali discussed how the home market has increased since 2019 and demand is high now.

Mr. Bonamico made a motion to reduce the market value to \$ 245,000. Seconded by Mr. Avery and passed unanimously.

### **APPEAL 2020-001**

Jared and Kristin Liu

59 Curtis Ave

Residential

Current Market Value \$ 318,100

Chairman Vitali stated the appellant puts a market value of \$ 159,200 on the property and the Town has a market value of \$ 318,100.

Appellant shares pictures with the Board and explains all the photos. Appellant discussed comparable homes. Appellant discussed an incident that happened on the property which appellant stated will cost them a significant amount in repairs. Appellant discussed the condition of the property and stated they took photos the day VISION came to their house. Appellant stated the chimney is in bad condition and needs work done. Appellant continued with the condition of the roof and siding, which has blown off in several places. Appellant stated the gutters are in bad condition and the retaining wall is not in good shape and will cost a significant amount to repair. Appellant stated they have not done any repairs since they last came before the Board.

Appellant continued discussing the condition of the home and land. Appellant said their house is below average condition and the shed is taking on water. Appellant stated the fence is falling down and the attic has plaster walls that are not in good condition.

Appellant stated they have begun work on the interior foundation and the plumbing, as there are leaky pipes. Appellant stated they had to do an emergency repair on the roof and the windows need to be replaced and are cracked. Appellant said the chimney has to be repaired.

Chairman Vitali stated that back in 2017, the Board reviewed the property and reduced the assessed value to \$ 219,800. Chairman Vitali stated the new assessed value from VISION is \$ 343,200, which the Town has reduced to \$ 318,100 during an informal VISION appraisal process and the condition was reduced from good to average. Chairman Vitali stated the appellant is almost back to the assessed value they had before the VISION appraisal. Chairman Vitali stated the appellants market value has only gone up approximately \$ 4100 since the last evaluation.

Appellant stated that they suffered a major incident and the Board is not understanding the condition of the property.

Chairman Vitali stated the appellant placed a market value of \$ 159,200 and the market value has only gone from approximately \$ 314,000 to approximately \$ 318,000, and that is a big difference from what the appellant feels his property is worth. Chairman Vitali stated he believes the Town is staying within the guidelines for the market value.

A discussion was had about insurance and what insurance will cover for repairs. Appellant stated the condition of the property is quite below average. Appellant discussed how much it will cost to repair everything, including, but not limited to, the roof and siding.

Chairman Vitali stated these are the prevalent things that will affect the market value of the home and they will be repaired to maintain the value of the house. A further discussion was had on the repairs and the cost needed to repair the property and house.

Mr. Jackson stated real estate values have come up since 2015 and it is located in a desirable neighborhood. Mr. Jackson said it is the job of the Assessors office evaluate properties and it comes



Appellant stated she is interested in the land value. Appellant stated she is right across from municipal land, she is directly in line with the airport, and there is a lot of air traffic over her house. Appellant stated the airport has expanded since 2017 and there is more air traffic both day and night.

A discussion was had concerning home values near the airport.

Chairman Vitali asked the appellant what she felt her property is worth. Appellant stated between \$ 198,000 and \$ 210,000.

Appellant stated her kitchen and bath have not been renovated, but she is more concerned about property values since the airplanes fly so close to her house.

Mr. Bonamico made a motion to reduce the market value to \$ 210,000. Seconded by Mr. Avery and passed unanimously.

There was no old business.

There was no new business.

At 9:55 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



# Town of Wallingford, Connecticut

BOARD OF ASSESSORS  
1988-21 AM 11:28

## 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. 2020-063

### APPLICATION

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

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

Property Owner:	<u>Rogers Family Ltd Partnership</u>
Name of property Owner	<u>Robert Rogers</u>
Mailing Address	<u>101 Dudley Ave.</u>
City, State, Zip	<u>Windsor, Ct. 06492</u>
Phone	<u>203 464 1538</u>

Appellant (if other than owner):	<u>John Comonte</u>
Name of Owner's Agent	<u>John Comonte</u>
Mailing Address	<u>Po Box 290-0563</u>
City, State, Zip	<u>Wethersfield, Ct 06129</u>
Phone	<u>860 635 7500</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.)

Robert Rogers 2/17/2021  
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: 237 Hall Ave.  
(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? : \$ 575,000

Briefly state the basis of the Appeal: Reval exceeds market value.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of \_\_\_\_\_

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

**Know All Persons by These Presents**, which are intended to constitute a **GENERAL POWER OF ATTORNEY** pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Rogers 101 Dudley Ave Wtd, Ct.

(insert name and address of the principal) do hereby appoint

John Lomonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wtd, Ct.

(insert name and address of the agent, or each agent, if more than one is designated) my agent(s) TO ACT Severally.

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

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

**(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)**

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

- (A) Real property;
- (B) Tangible personal property;
- ~~(C) Stocks and bonds;~~
- ~~(D) Commodities and options;~~

( )  
( )  
( RJL )  
( RJL )

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (my)
- ~~(G) Insurance and annuities;~~ (my)
- ~~(H) Estates, trusts and other beneficial interests;~~ (my)
- ~~(I) Claims and litigation;~~ (my)
- ~~(J) Personal and family maintenance;~~ (my)
- ~~(K) Benefits from governmental programs or civil or military service;~~ (my)
- ~~(L) Retirement plans;~~ (my)
- ~~(M) Taxes;~~ (my)
- ~~(N) All other matters;~~ (my)

(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

**Second: LIMITATION ON AGENT'S AUTHORITY** An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

**Third:** Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

**Fourth:** With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

## Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: Theresa Holmes

Successor Agent's Address: Buttonwood Circle, Wallingford, CT

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:



DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Name of Second Successor Agent: Lynne Rogers  
Second Successor Agent's Address: 258 Shore Ave, Grafton, Ct 06340

**Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL)**  
If a conservator of my estate should be appointed, I designate that \_\_\_\_\_  
be appointed to serve as conservator of my estate. If \_\_\_\_\_ is unable  
to serve or cease to serve as conservator of my estate, I designate that  
\_\_\_\_\_ be appointed to serve as conservator of my estate. I direct that bond for  
the conservator of my estate, including any sureties thereon (be required or not be  
required.)

**Seventh: EFFECTIVE DATE:** This power of attorney is effective immediately  
unless I have stated otherwise in the special instructions. The execution of this statutory  
short form power of attorney shall be duly acknowledged by the principal in the manner  
prescribed for the acknowledgment of a conveyance of real property.

**IN WITNESS WHEREOF,** I have hereunto signed my name and affixed my seal  
this 17 day of Feb, 2021.

[Signature]  
(Signature of Principal) (Seal)

[Signature] Witness Sign on line  
Print Below

[Signature] Witness Sign on line  
Print Below

STATE OF CONNECTICUT  
COUNTY OF New Haven } ss: \_\_\_\_\_

On this the 17 day of Feb, 2021, before me, (name of the principal), signer  
of the foregoing instrument, personally appeared, and acknowledged the execution of  
such instrument to be his/her free act and deed.

Commissioner of the Superior Court/Notary Public  
[Signature]  
My commission expires:  
March 31, 2022

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)			
1 Level	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed	Year	Code	Assessed	
ROGERS FAMILY LIMITED PARTNER					COM LAND	2-1	237,400	166,200	2019	2-1	133,300
101 DUDLEY AVE					COM BLDG	2-2	442,100	309,500	2019	2-2	257,700
WALLINGFORD CT 06492									2018	2-5	21,000
SUPPLEMENTAL DATA AT Prcl ID 067003013 Census: 1754 Old MBLU TC MAP # 4551 Record Lot GIS ID 15984 PIZ MAP # 00-12 ENG MAP Easement Town Line IND PARK Assoc Pld#					<b>VISION</b>						
ROGERS FAMILY LIMITED PARTNERSHIP T R L ROGERS & SONS INC					Total		679,500	475,700	Total		412,000

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
1015	0981	0628	01-02-2002	Q	I	200,000	00	2020	2-1	166,200	2019	2-1	133,300
			02-16-1988			0			2-2	309,500		2-2	257,700
Total						475,700		Total		412,000	Total		412,000

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

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	Type			
AP2	B			

**NOTES**

7 - 1 BD/ 1 BTH APT  
 1- DRS OFFICE  
 EAU - MECHANICAL = FUNC  
 ECO = ADJ TO C + 1  
 3-12-2020 IG

THE BUILDING WAS CHANGED FROM AN OFFICE BUILDING TO AN 8 UNIT APT BLDG FOR THE 2002 GRAND LIST. THERE IS ONE OFFICE UNIT DR GOLD DDS LEFT.

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
42013	01-05-2021	5,700	06-04-2002	0	05-01-2002	635 SF OFF TO 1BDRM APT
14508	09-21-2001	31,000	06-04-2002	100	05-01-2002	Convert Office Bldg Into 8 Unit
14508	09-21-2001	31,000	06-04-2002	100	05-01-2002	Proposed Adaptive Re-Use of
	06-10-2000					01-04-2002

LAND LINE VALUATION SECTION		Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd	Nbhd Adj	Notes
B	Use Code								
1	3030	8	28,000	1.00000	0	1.00	AP2	1.060	8 UNITS LAND AREA
1	3030	25,560	0	1.00000	0	1.00		1.000	
Total Card Land Units		0.587	AC	Parcel Total Land Area: 0.5870		Total Land Value		29,680	237,400

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		03-12-2020	JG1	03	7	00	Measur+Listed
		09-21-2010	JS	08		19	Map Correction-No Value
		05-14-2010	DT	03		29	Field Review
		07-13-2009	TH			07	Measur/Info at Door
		05-05-2007	DH	06		19	Map Correction-No Value
		06-04-2002	DH			47	Permit Check
		01-04-2002	RR			41	Change

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 203		Apartment			
Model: 94		Commercial			
Grade: C					
Stories: 2					
Occupancy: 8.00		Acrylic/Stucco			
Exterior Wall 1: 29					
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 05		Diywall			
Interior Wall 1: 14		Carpet			
Interior Wall 2: 11		Ceram Clay Til			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heating Fuel: 03		Central			
Heating Type: 03		MIXED USE M94			
AC Type: 3030					
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 02		Heat/AC Split			
Heat/AC: 02		Wood Frame			
Frame Type: 02		Average			
Baths/Plumbing: 06		Ceiling/Wall			
Ceiling/Wall: 02		Average			
Rooms/Ptms: 8.00					
Wall Height: 0.00					
% Comm Wall: 1111					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
3030	MIXED USE M94	100
		0
		0

**COST / MARKET VALUATION**

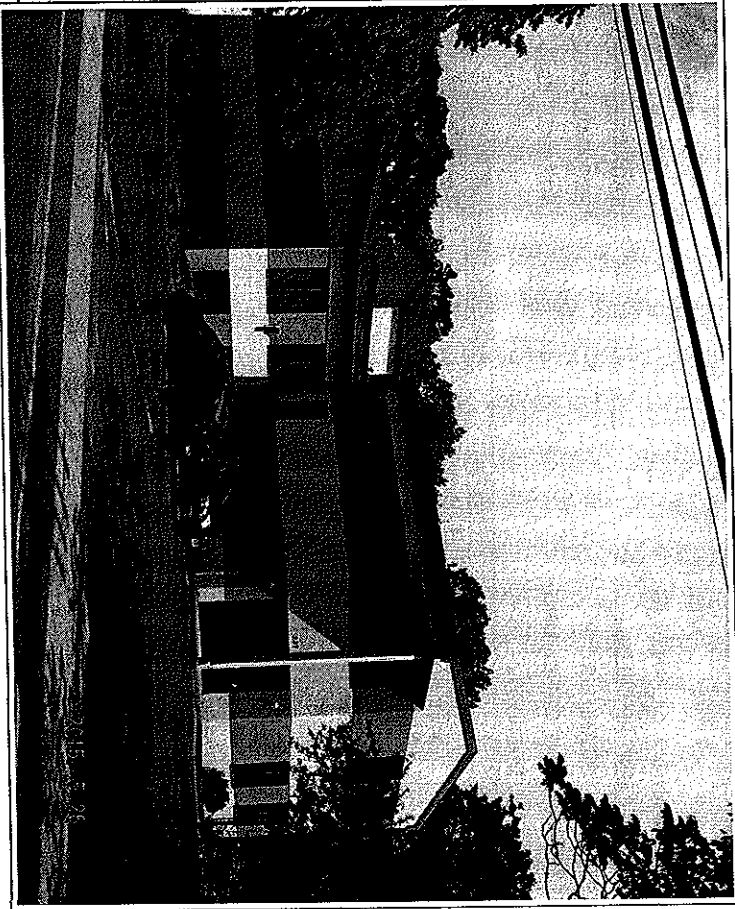
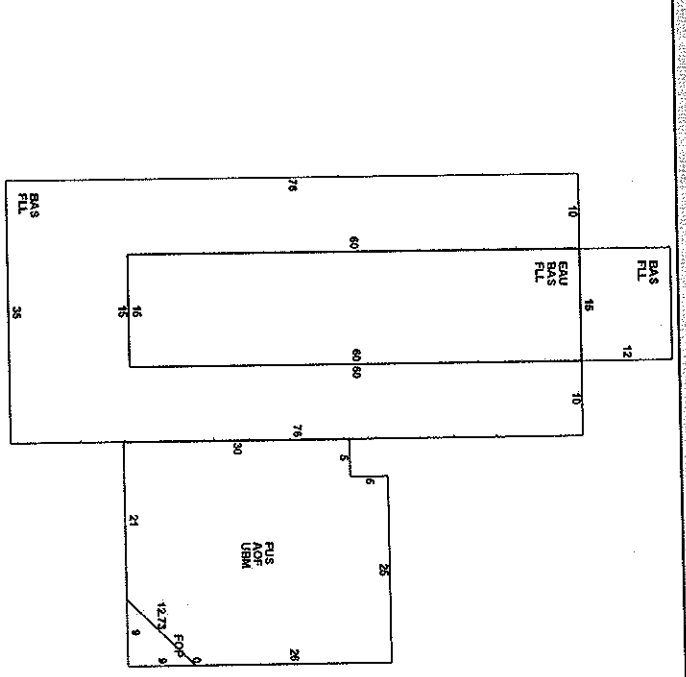
RCN	Year Built	Effective Year Built	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bld	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	20,000	3.00	1988	A		50	C	1.00	30,000
SPR1	Sprinklers Wet	B	9,532	1.00	1992			58		0.00	5,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office	985	985	985	95.62	94,186
BAS	First Floor	2,840	2,840	2,840	14.34	271,561
EAU	Attic, Expansion, Unfinished	0	900	135	12.909	12,909
FLL	Finished Lower Level	2,130	2,840	2,130	71.72	203,671
FOP	Porch, Open	0	41	10	23.32	956
FUS	Upper Story, Finished	985	985	985	95.62	94,186
UBM	Basement, Unfinished	0	985	246	23.88	23,523
Ttl Gross Liv / Lease Area		6,940	9,576	7,331		700,992





*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:** 237 Hall Ave 2020-063

---

**Current Market Value:** \$679,500      **Current Assessed Value:** \$475,700

**Appellant's estimate of Market Value:** \$575,000

**Informal Hearing with Vision Appraisal:** No

The Assessor's economic income approach to value of \$711,300 is higher than the current market value of \$679,500.

No supporting documentation provided to support a value of \$575,000.

**Recommendation:**

No change



# 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. 2020-061

### APPLICATION

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

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

Property Owner: Loops Family Ltd Partnership  
 Name of property owner: Robert Rogas  
 Mailing Address: 101 Dudley Ave.  
 City, State, Zip: Wltd Ct 06492  
 Phone: 203 464 1538

Appellant (if other than owner):  
 Name of Owner's Agent: John LaMonte  
 Mailing Address: PO Box 290-0563  
 City, State, Zip: Wethersfield, Ct 06129  
 Phone: 860 635 7500

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.)

Robert Rogas 2/17/2021  
 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: 159-181 North Colony St.  
 (Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: \_\_\_\_\_ DBA: \_\_\_\_\_

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

What MARKET VALUE does the applicant place on the property? : \$500,000

Briefly state the basis of the Appeal: Reval exceeds market value.

(Attach additional page, documentation or appraisal if needed)

**DO NOT WRITE BELOW THIS LINE - BAA Use Only**

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

Signature(s) of \_\_\_\_\_

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

**Know All Persons by These Presents**, which are intended to constitute a **GENERAL POWER OF ATTORNEY** pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Rogers 101 Dudley Ave Wtd, Ct.

(insert name and address of the principal) do hereby appoint

John Lomonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wtd, Ct.

(insert name and address of the agent, or each agent, if more than one is designated)

my agent(s) TO ACT Severally.

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

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

**(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)**

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

- (A) Real property; ( )
- (B) Tangible personal property; ( )
- ~~(C) Stocks and bonds;~~ ( Rob )
- ~~(D) Commodities and options;~~ ( Rog )

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (my)
- ~~(G) Insurance and annuities;~~ (my)
- ~~(H) Estates, trusts and other beneficial interests;~~ (my)
- ~~(I) Claims and litigation;~~ (my)
- ~~(J) Personal and family maintenance;~~ (my)
- ~~(K) Benefits from governmental programs or civil or military service;~~ (my)
- ~~(L) Retirement plans;~~ (my)
- ~~(M) Taxes;~~ (my)
- ~~(N) All other matters;~~ (my)

(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

**Second: LIMITATION ON AGENT'S AUTHORITY** An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

**Third:** Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

**Fourth:** With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

## Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: Theresa Holmes

Successor Agent's Address: Buttonwood Circle, Wethersfield, CT

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Name of Second Successor Agent: Lynne Rogers  
Second Successor Agent's Address: 258 Shore Ave, Grafton, Ct 06340

**Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL)**

If a conservator of my estate should be appointed, I designate that \_\_\_\_\_ be appointed to serve as conservator of my estate. If \_\_\_\_\_ is unable to serve or cease to serve as conservator of my estate, I designate that \_\_\_\_\_ be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

**Seventh: EFFECTIVE DATE:** This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this 17 day of Feb, 2021.

[Signature]  
(Signature of Principal) (Seal)

[Signature] Witness Sign on line  
Print Below JOAN DUMONT

[Signature] Witness Sign on line  
Print Below Stacy DeBane

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: \_\_\_\_\_

On this the 17 day of Feb, 2021, before me, (name of the principal), signer of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.

Commissioner of the Superior Court/Notary Public

[Signature]  
My commission expires:

March 31, 2022



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENT (HISTORY)			
Level	Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	Year	Code	Assessed	
1				COM LAND	2-1	115,600	80,900	2018	2-1	72,800	
				COM BLDG	2-2	456,800	319,900	2018	2-2	266,100	
Total						572,400	400,800	Total			
ROGERS FAMILY LIMITED PARTNER 101 DUDLEY AVE WALLINGFORD CT 06492						P/Z MAP # 18 ENG MAP # 18 Easement Town Line IND PARK Assoc Pld#		<b>VISION</b> WALLINGFORD, CT			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
ROGERS FAMILY LIMITED PARTNERSHIP		1049	0316	10-01-2002	U	1	0	2020	2-1	80,900	2019	2-1	72,800
E JAMES LOUGHLIN AS TRUSTEE		1049	0314	10-01-2002	U	1	0						
ROGERS FAMILY LTD PARTNERSHIP		0746	0476	12-31-1992			0		2-2	319,900		2-2	266,100
ROGERS ROBERT L & ROBERT L JR		0565	0250	03-20-1986			0		2-5	15,800		2-5	15,800
Total						400800		Total		354700	Total		354700

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

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd		Nbhd	B	
CB1				

4/20 CHINA KING  
MUNDO LATINO EXPRESS

NOTES

Appraised Bldg. Value (Card) 430,500  
 Appraised Xf (B) Value (Bldg) 3,800  
 Appraised Ob (B) Value (Bldg) 22,500  
 Appraised Land Value (Bldg) 115,600  
 Special Land Value 0  
 Total Appraised Parcel Value 572,400  
 Valuation Method C

BUILDING PERMIT RECORD		Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	21389	01-23-2007	CM	Commercial	5,000	04-30-2007	100	04-30-2007	INSPECTED BUILDING FOR

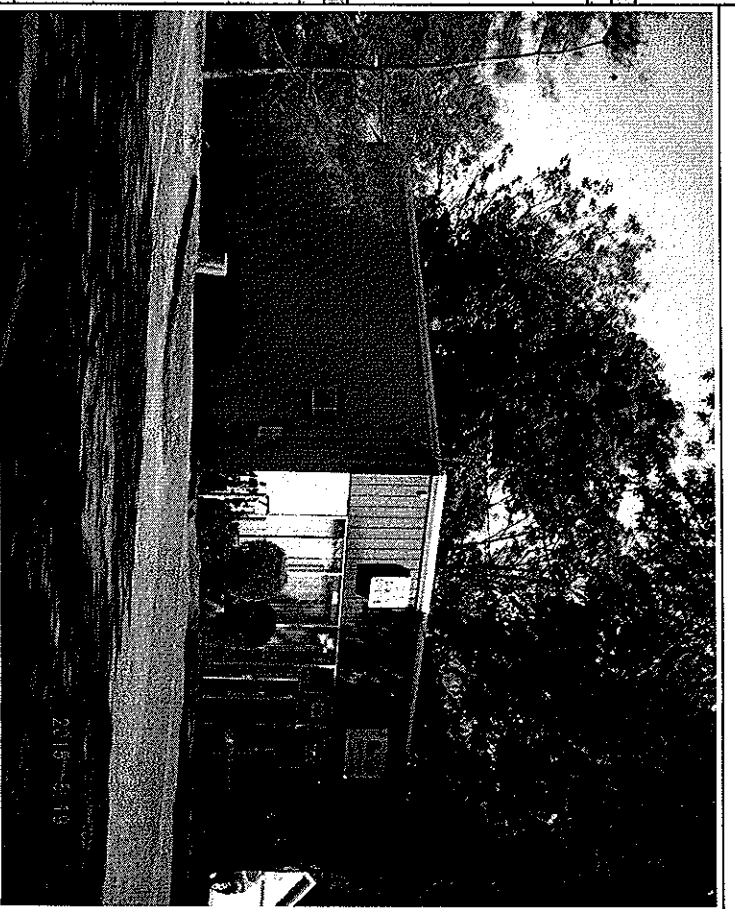
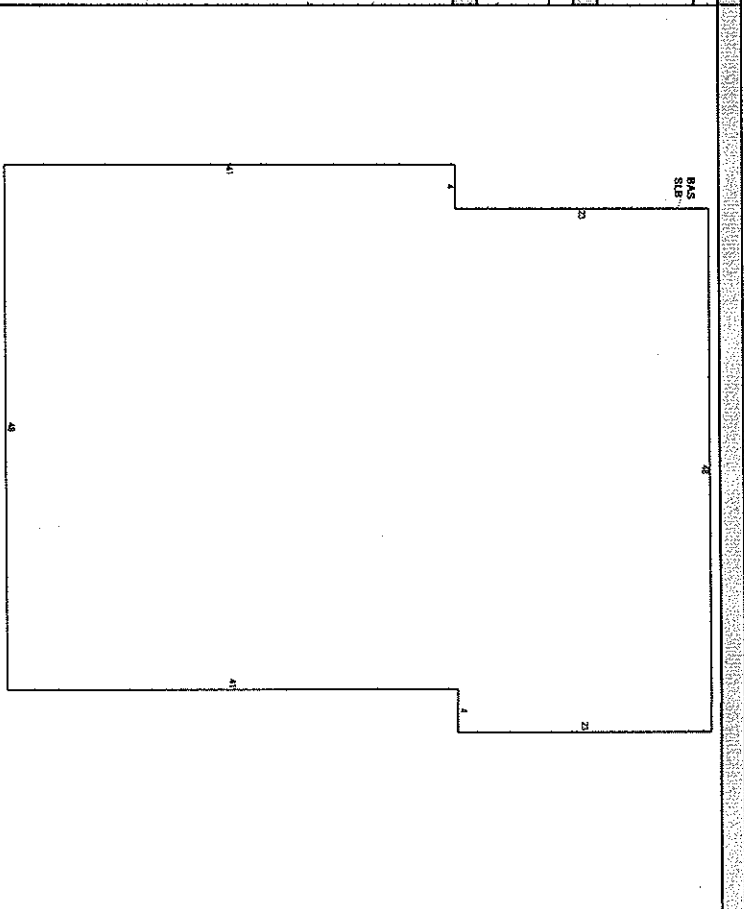
LAND LINE VALUATION SECTION										
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj
B	MIXED USE M9	CA1		31,621 SF	3.65	1.00000	C	1.00	G80	1,000
Notes: +CRNR+FF										
Location Adjustment Adj Unit Pric 0 3.65										
Land Value 115,600										

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		04-07-2020	LS	03		01	Measured
		06-07-2010	KC	08		19	Map Correction-No Value
		04-28-2010	KPC	03		29	Field Review
		07-15-2009	TH			00	Measur+Listed
		04-30-2007	DH	02		47	Permit Check
		11-05-2002	SJ			41	Change
		03-15-2002	ST			51	BAA No Change

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
Style: 321	Retail Strip		
Model 94	Commercial		
Grade C			
Stories: 1			
Occupancy 2.00			
Exterior Wall 1 15	Concr/Cinder		
Exterior Wall 2 01	Flat		
Roof Structure 04	Tar & Gravel		
Roof Cover 05	Drywall		
Interior Wall 1 05			
Interior Wall 2 05			
Interior Floor 1 03	Gas		
Interior Floor 2 05	Hot Water		
Heating Fuel 01	None		
Heating Type 03	STORE/SHOP M94		
AC Type 3220			
Bldg Use			
Total Rooms 00			
Total Bedrms 00			
Total Baths 00			
Heat/AC 00	Heat/Min		
Frame Type 03	Masonry		
Baths/Plumbing 02	Average		
Ceiling/Wall 05	Sus-Cell & WL		
Rooms/Prtms 02	Average		
Wall Height 12.00			
% Conn Wall 0.00			
1st Floor Use: 0326			

OB - OUTBUILDING & YARD ITEMS/L		BUILDING EXTRA FEATURES/B									
Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	15,000	3.00	1950	A		50	C	1.00	22,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
BAS	First Floor	3,072	3,072	3,072	100.16	307,692
SLB	Slab	0	3,072	0	0.00	0
TI Gross Liv / Lease Area		3,072	6,144	3,072		307,692



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		
Level	Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	
ROGERS FAMILY LIMITED PARTNER					COM LAND	2-1	115,600	80,900
101 DUDLEY AVE					COM BLDG	2-2	456,800	319,900
WALLINGFORD CT 06492		SUPPLEMENTAL DATA Alt Prcl ID 057002026 Census: 1751 Old MBLU TC MAP # Record Lot GIS ID 15560		P/Z MAP # ENG MAP 18 Easement Town Line IND PARK Assoc Prcl#		Total 572,400 400,800		WALLINGFORD, CT 6148

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed	
ROGERS FAMILY LIMITED PARTNERSHIP		1049	0316	10-01-2002	U	1	0	29	Year	Code	Assessed	Year	Code	Assessed
E JAMES LOUGHLIN AS TRUSTEE		1049	0314	10-01-2002	U	1	0	24	2020	2-1	80,900	2019	2-1	72,800
ROGERS FAMILY LTD PARTNERSHIP		0746	0476	12-31-1992			0			2-2	319,900		2-2	266,100
ROGERS ROBERT L & ROBERT L JR		0565	0250	03-20-1986			0			2-5	15,800		2-5	15,800
Total						400800		Total		354700		Total		354700

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

BUILDING PERMIT RECORD		APPRaised VALUE SUMMARY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
6 - 5X1 EST 7/09		Total Appraised Parcel Value		430,500				
12 - 10X15 EST 7/09		Appraised Xr (B) Value (Bldg)		3,800				
		Appraised Ob (B) Value (Bldg)		22,500				
		Appraised Land Value (Bldg)		115,600				
		Special Land Value		0				
		Total Appraised Parcel Value		572,400				

LAND LINE VALUATION SECTION														
Use Code	Description	Zone	Land Type	Land Units	Unit Price	L. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
B	316A	SELF STGE M96	CA1	0.000	AC	0	1.000000	0	1.00	1.000		0	0	0
Total Card Land Units 0.000 AC														
Parcel Total Land Area: 0.7259														
Total Land Value: 115,600														



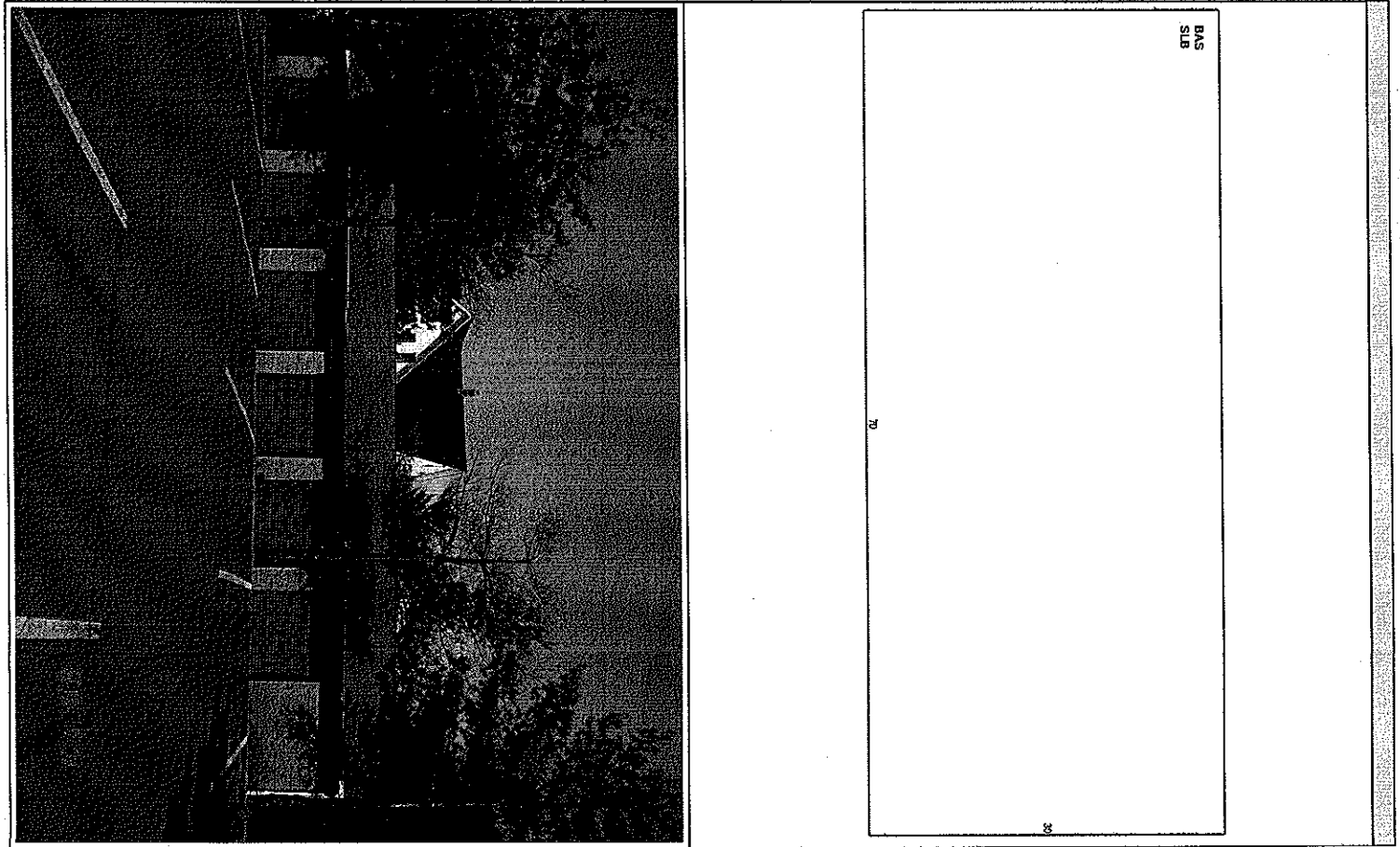
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
Style: 415	Self Storage		
Model Grade: C+	Ind/Comm		
Stories: 1			
Occupancy: 18.00			
Exterior Wall 1	Concr/Cinder		
Exterior Wall 2	Gable		
Roof Structure	Asphalt		
Interior Wall 1	Min/In/Masonry		
Interior Wall 2	Conor-Finished		
Interior Floor 1	Coal or Wood		
Interior Floor 2	None		
Heating Fuel	None		
Heating Type	None		
AC Type	None		
Bldg Use	COMM WHS M96		
Total Rooms			
Total Bedrms			
Total Baths			
Heat/AC	Heat/Min		
Frame Type	Masonry		
Baths/Plumbing	None		
Ceiling/Wall	Cell & Min WL		
Rooms/Prtns	Average		
Wall Height			
% Comm Wall			
1st Floor Use:			

OG - OUTBUILDING & YARD ITEMS(L)		XF - BUILDING EXTRA FEATURES(B)	
Code	Description	LB	Units

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,100	2,100	2,100	51.66	108,486
SLB	Slab	0	2,100	0	0.00	0
Ttl Gross Liv / Lease Area		2,100	4,200	2,100		108,486

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

RCN	
Year Built	1995
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition %	
Condition %	77
Percent Good	
RCNLD	83,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



<b>CURRENT OWNER</b>		<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT/ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
ROGERS FAMILY LIMITED PARTNER		1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
101 DUDLEY AVE		<b>SUPPLEMENTAL DATA</b>			COM LAND	2-1	115,600	80,900	6148
WALLINGFORD CT 06492		Alt Prcd ID 057002026	Census: 1751	ENG MAP # 18	COM BLDG	2-2	456,800	319,900	WALLINGFORD, CT
		Old MBLU	TC MAP #	Easement	<b>VISION</b>				
		Record Lot	Record Lot	Town Line					
		GIS ID 15560	Assoc Pld#	IND PARK					

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>Q/U</b>	<b>VI</b>	<b>SALE PRICE</b>	<b>VC</b>	<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
ROGERS FAMILY LIMITED PARTNERSHIP		1049	0316	10-01-2002	U	1	0	29	Year
E JAMES LOUGHLIN AS TRUSTEE		1049	0314	10-01-2002	U	1	0	24	Code
ROGERS FAMILY LTD PARTNERSHIP		0746	0476	12-31-1992			0	2020	Assessed
ROGERS ROBERT L & ROBERT L JR		0565	0250	03-20-1986			0	2-2	Year
								2-5	Code
								15,800	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
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								15,800	Year
								2-1	Code
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								2-5	Year
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								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code
								2-2	Assessed
								2-5	Year
								72,800	Code
								266,100	Assessed
								15,800	Year
								2-1	Code

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: Model Grade	322 B-	Store/Apartment Commercial			
Stories: Occupancy	2 2.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	03	Gable			
Roof Structure	03	Asphalt			
Roof Cover	03	Drywall			
Interior Wall 1	05	Plastered			
Interior Wall 2	03	Carpet			
Interior Floor 1	14	Ceram Clay Ttl			
Interior Floor 2	11	Oil			
Heating Fuel	02	Forced Air-Duc			
Heating Type	04	Partial			
AC Type	06	MIXED USE M94			
Bldg Use	3030				
Total Rooms	00				
Total Bedrms	0				
Total Baths	01				
Heat/AC	02				
Frame Type	02				
Baths/Plumbing	06				
Ceiling/Wall	02				
Rooms/Prtns	02				
Wall Height	8.00				
% Conn Wall					
1st Floor Use:	3030				

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

**MIXED USE**

Code	Description	Percentage
3030	MIXED USE M94	100
		0
		0

**COST / MARKET VALUATION**

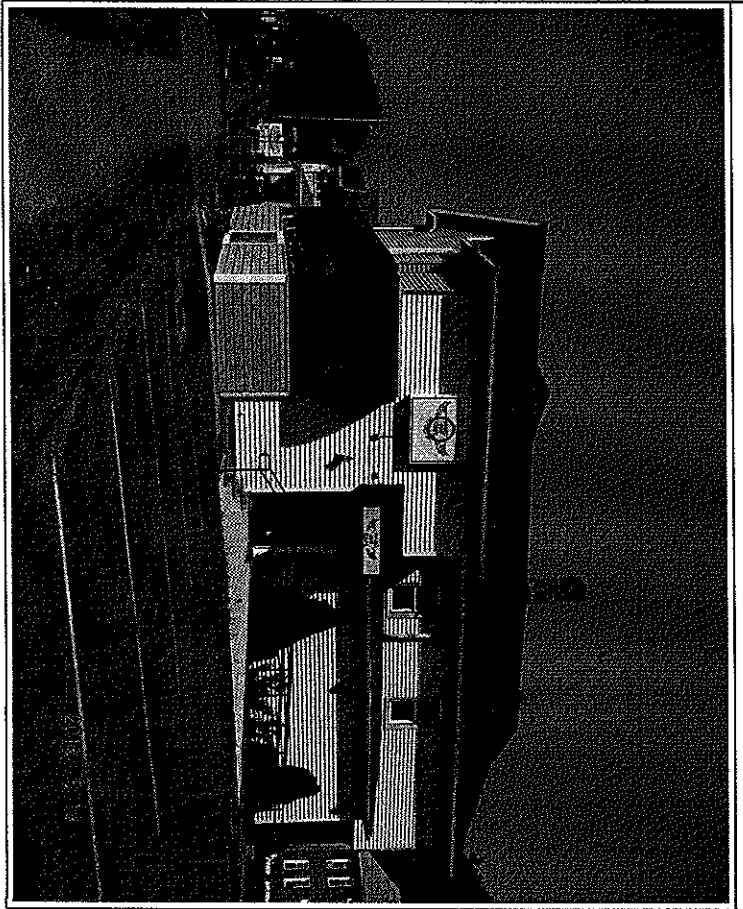
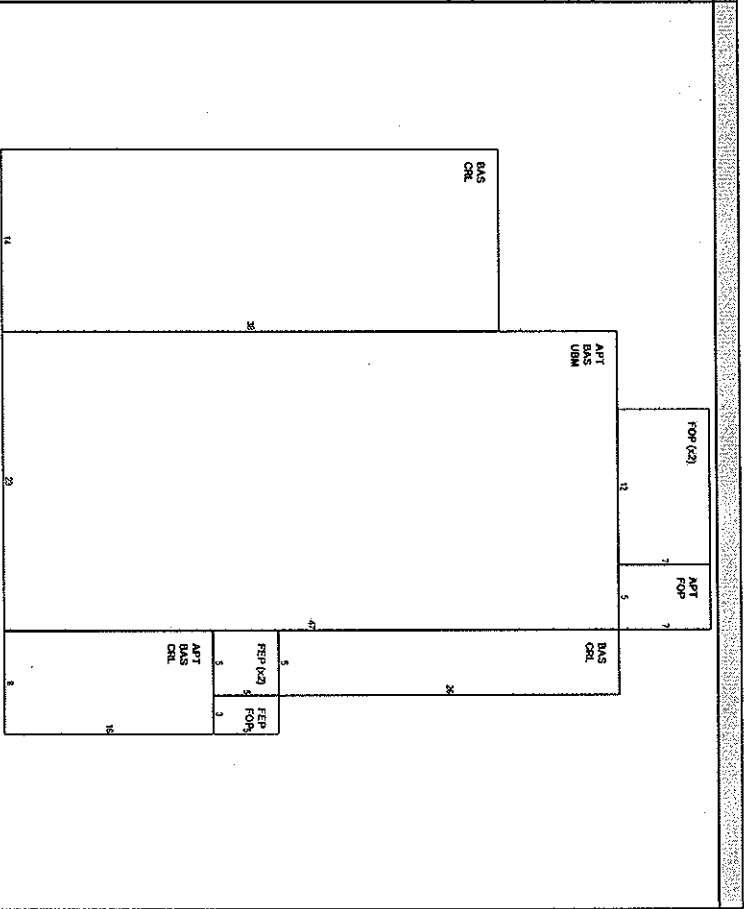
RCN	Value
311,660	
1930	
VG	
42	
0	
0	
1	
58	
180,800	

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

Code	Description	UB	Units	Unit Price	Yr Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
A/C	Air Condition	B	1,871	3.50	1973			58			3,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Efr Area	Unit Cost	Undeprac Value
APT	Apartment	1,244	1,244	1,244	89.74	111,634
BAS	First Floor	1,871	1,871	1,871	89.74	167,900
CRL	Crawl Space	0	0	0	0.00	0
FEP	Porch, Enclosed	0	65	33	45.56	2,961
FOP	Porch, Open	0	218	55	22.64	4,936
UBM	Basement, Unfinished	0	1,081	270	22.41	24,229
<b>Ttl Gross Liv / Lease Area</b>		<b>3,115</b>	<b>5,269</b>	<b>3,473</b>		<b>311,660</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:** 159-181 North Colony St. 2020-061

---

**Current Market Value:** \$572,400      **Current Assessed Value:** \$400,800

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

**Informal Hearing with Vision Appraisal:** No

**Notes:**

The Assessor's economic income approach to value of \$583,000 is higher than the current market value of \$572,400.

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

**Recommendation:**

No change

10/18/1981 / 3861 /  
 Location 159-181 NORTH COLONY ST

Current Owner  
 ROGERS FAMILY LIMITED PARTNERSHIP  
 E JAMES LOUGHLIN AS TRUSTEE  
 ROGERS FAMILY LTD PARTNERSHIP  
 ROGERS ROBERT L & ROBERT L JR

Sales Information			Commercial Data Elements		
Sale Date	Q/U	V/I	Sale Price	Heat / AC	Heat/Min
10-01-2002	U	I		0	00
10-01-2002	U	I		0	03
12-31-1992				0	02
03-20-1986				0	05
				0	02
				0	02
				0	00
Year Built		1950		% Comm Wall	
Appraised Value		572,400		Wall Height	12.00000

**INCOME VALUATION**  
 6148  
 WALLINGFORD, CT

**ECONOMIC INCOME VALUATION**

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	7,043	Cap Code	MIX	Gross Income	87,872	Income Value	583,200	1950/A/1995/A/1930/G	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	7,440	Excess Land	0		
Upper Level	1,244	Cap Rate	0.0940	Expense Allowance	25,607	Total Income Value	583,200		
		Rent ID	NBHD			Value Per SF / Unit	70		
Total Leaseable Area	8287			Net Income	54,825				

#	Bld	Sec	Style	Adj'ta	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent /S	Gross Rent	Vac	Vac	Vacancy/All	EGI	Exp	Exp	Expenses	NOI
1	1	17	RETAIL	1	2	3072	GL	13.15	BA	BA	11.25	34,560	A	0.08	2,765	31,795	A	0.30	9,539	22,257
2	2	92	SELF STGE	2	18	2100	GL	10.50	A	BA	9.77	20,517	A	0.10	2,052	18,465	A	0.35	6,463	12,002
3	3	17	RETAIL	1	1	1871	GL	13.07	A	BA	12.16	22,751	A	0.08	1,820	20,931	A	0.30	6,279	14,652
4	3	58	MIX 2 BED	3	1	1	UL	10800.0	A	BA	10044.0	10,044	A	0.08	804	9,240	A	0.36	3,327	5,914
5	3	1	INCSF	1	0	1243	UL	0.00	A	BA	0.00	0	A	0	0	0	A	0.00	0	0

**ACTUAL INCOME VALUATION**

Cap Rate		Income		Income Value		Expense Breakdown														
Cap Code	Gross Income	Income Value	Income Value	Heat	Trash Removal	Tenant	Leasee													
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	Gross Rent	Vac	Exp	Other Income	ValCo													
#	Bld	Sec	Style	Adj'ta	Occ	SF / Unit	File	Loca	Use	Rent /S	Gross Rent	Vac	Exp	Other Income	ValCo	Notes	Leaset	Tenant	Leasee	Yrs





# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

RECEIVED  
10/20/2020 11:29

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. 2020-064

### APPLICATION

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

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

Property Owner:	<u>Rogers Family Partnership</u>
Name of property owner	<u>Robert Rogers</u>
Mailing Address	<u>101 Dudley Ave.</u>
City, State, Zip	<u>Wald Ct 06492</u>
Phone	<u>203 464 1538</u>

Appellant (if other than owner):	_____
Name of Owner's Agent	<u>John Lamonte</u>
Mailing Address	<u>PO Box 290-0563</u>
City, State, Zip	<u>Wethersfield, Ct 06129</u>
Phone	<u>860 635 7500</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.)

Robert Rogers 2/17/2021  
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: 101 Dudley Ave.  
(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? : \$ 225,000 -

Briefly state the basis of the Appeal: Reval exceeds market value.

(Attach additional page, documentation or appraisal if needed)

**DO NOT WRITE BELOW THIS LINE - BAA Use Only**

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

Signature(s) of \_\_\_\_\_

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

**Know All Persons by These Presents**, which are intended to constitute a **GENERAL POWER OF ATTORNEY** pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Rogers 101 Dudley Ave Wtd, Ct.

(insert name and address of the principal) do hereby appoint

John Lomonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wtd, Ct.

(insert name and address of the agent, or each agent, if more than one is designated)

my agent(s) TO ACT Severally.

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

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

**(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)**

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

(A) Real property;

(B) Tangible personal property;

~~(C) Stocks and bonds;~~

~~(D) Commodities and options;~~

( )

( )

(DR)

(RY)

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (my)
- ~~(G) Insurance and annuities;~~ (no)
- ~~(H) Estates, trusts and other beneficial interests;~~ (my)
- ~~(I) Claims and litigation;~~ (no)
- ~~(J) Personal and family maintenance;~~ (my)
- ~~(K) Benefits from governmental programs or civil or military service;~~ (my)
- ~~(L) Retirement plans;~~ (no)
- ~~(M) Taxes;~~ (no)
- ~~(N) All other matters;~~ (my)

(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

**Second: LIMITATION ON AGENT'S AUTHORITY** An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

**Third:** Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

**Fourth:** With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

## **Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)**

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: Theresa Holmes

Successor Agent's Address: Buttonwood Circle, Wallingford, CT

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Name of Second Successor Agent: Lynne Rogers  
Second Successor Agent's Address: 258 Shore Ave, Grafton, Ct 06340

Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL)

If a conservator of my estate should be appointed, I designate that \_\_\_\_\_ be appointed to serve as conservator of my estate. If \_\_\_\_\_ is unable to serve or cease to serve as conservator of my estate, I designate that \_\_\_\_\_ be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal  
this 17 day of Feb, 2021.

[Signature]  
(Signature of Principal)(Seal)

[Signature] Witness Sign on line  
Print Below JOAN DUMONT

[Signature] Witness Sign on line  
Print Below Steva DeBari

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: \_\_\_\_\_

On this the 17 day of Feb, 2021, before me, (name of the principal), signer of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.

Commissioner of the Superior Court/Notary Public

[Signature]  
My commission expires:

March 31, 2022

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPROX	ASSESSED	WALLINGFORD, CT
ROGERS ROBERT L JR	1 Level	2 Public Water	1 Paved	5 Industrial	COM LAND	2-1	107,400	75,200	6148
101 DUDLEY AVE					COM BLDG	2-2	164,000	114,800	WALLINGFORD, CT
WALLINGFORD CT 06492									
SUPPLEMENTAL DATA					VISION				
Alt Prcd ID 065002037 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15885					PIZ MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#				

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
ROGERS ROBERT L JR	0782	0051			03-29-1994	0	2020	2-1	75,200	2019	2-1	62,700
ROGERS FAMILY LTD PARTNERSHIP	0746	0476			12-31-1992	0		2-2	104,900		2-2	104,900
ROGERS ROBERT L & THERESA M	0478	0140			11-15-1978	0		2-5	5,500		2-5	5,500
Total 190,000												

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
Total	0.00					

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD						
Nbhd						
13			B			
NOTES						
R.L. ROGERS CONSTRUCTION						
CORP						
MAINT. - SHOP						
OFFICE BLDG COMPLETE FOR						
2003 GRAND LIST.						
4/15/2020						

BUILDING PERMIT RECORD	Amount	Insp Date	% Comp	Date Comp	Comments
Permit ID 15768	30,940	09-11-2002	100	07-15-2003	Office/HC Bath
Issue Date		Type			
09-11-2002		CM			

PREVIOUS ASSESSMENTS (HISTORY)	Year	Code	Assessed	Year	Code	Assessed
Total			190,000			173,100

APPRaised VALUE SUMMARY	Value (Card)	Value (Bldg)	Value (Bldg)	Value (Bldg)	Value (Bldg)	Value (Bldg)
Appraised Bldg. Value (Card)	161,100					
Appraised Xr (B) Value (Bldg)	0					
Appraised Ob (B) Value (Bldg)	2,900					
Appraised Land Value (Bldg)	107,400					
Appraised Land Value (Bldg)	0					
Special Land Value						
Total Appraised Parcel Value	271,400					
Valuation Method						
Total Appraised Parcel Value	271,400					

LANDLINE VALUATION SECTION	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
B Use Code	3120	JOB SHOP M94	140	40,013 SF	2.98	1,00000	C	C50	0.900		0	2.69	107,400
Total Card Land Units 0.919 AC Parcel Total Land Area 0.9186 Total Land Value 107,400													

VISIT/CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	04-15-2020	JG1			01	Measured
	05-17-2012	DS	08	7	19	Map Correction-No Value
	05-03-2010	DT	03		29	Field Review
	08-31-2009	TH	03		00	Measur+listed
	07-15-2003	DH			47	Permit Check
	10-01-2002	DH			48	Incomplete Const
	03-16-2002	ST			51	BAA No Change

**CONSTRUCTION DETAIL (CONTINUED)**

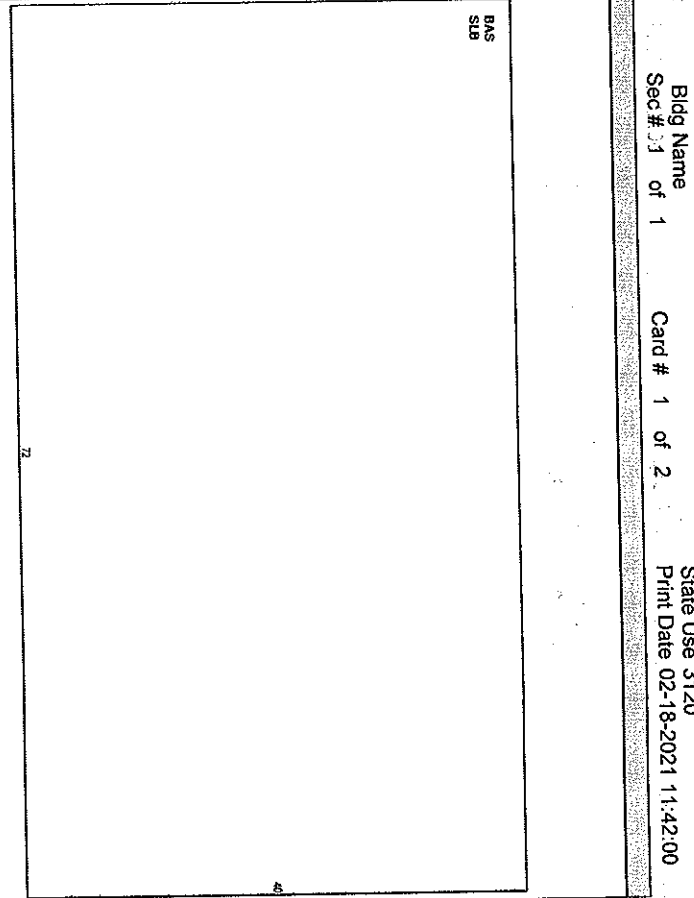
Element	Cd	Description	Element	Cd	Description
Style: 420		Service Shop/Garage			
Model Grade: C		Ind/Comm			
Stories: 1					
Occupancy: 1.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 01		Flat			
Roof Structure: 04		Tar & Gravel			
Interior Wall 1: 01		Mirim/Masonry			
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heating Fuel: 01		None			
Heating Type: 3120		JOB SHOP M94			
AC Type: 00					
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 00					
Heat/A/C: 03		Heat/Min			
Frame Type: 02		Masonry			
Baths/Plumbing: 04		Average			
Ceiling/Mail: 02		Cell & Min WL			
Rooms/Ptms: 14.00		Average			
Wall Height: 0.00					
% Conn Wall: 0.00					
1st Floor Use: 4010					

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

Code	Description	U/B	Units	Unit Price	Yr Bld	Cond	Cd 1	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	5,600	3.00	2001	NV	0	0	C	1.00	0
FN3	Fence-6' Chain	L	867	11.00	2001	F	30	0	C	1.00	2,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,880	2,880	2,880	68.62	197,626
SLB	Slab	0	2,880	0	0.00	0
TI Gross Liv / Lease Area		2,880	5,760	2,880		197,626



CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	VISION
ROGERS ROBERT L JR	1 Level	2 Public Water	1 Paved	5 Industrial	COM LAND	2-1	107,400	75,200	6148
101 DUDLEY AVE					COM BLDG	2-2	164,000	114,800	WALLINGFORD, CT
WALLINGFORD CT 06492									
SUPPLEMENTAL DATA					VISION				
At Pctd ID 065002037 Census: 1754 Old MBLU TC MAP # Record Lot GIS ID 15885					P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#				

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
ROGERS ROBERT L JR	0782	0051			03-29-1994	0	2020	2-1	75,200	2019	2-1	62,700
ROGERS FAMILY LTD PARTNERSHIP	0746	0476			12-31-1992	0						
ROGERS ROBERT L & THERESA M	0478	0140			11-15-1978	0			114,800		2-2	104,900
											2-5	5,500
Total						190,000			173,100			173,100

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

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
	13	B		

NEW OFFICE BLDG COMPLETE  
 FOR THE 2003 GRAND LIST.  
 4/15/20

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

LAND LINE VALUATION SECTION	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
	3400	OFFICE BLD M9	140		0 SF	0	1.00000	0	1.00		1.000		0	0	0
Total Card Land Units 0.000 AC Parcel Total Land Area: 0.9186 Total Land Value 107,400															

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	161,100	0	2,900	107,400	0	271,400
						271,400

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







*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:** 101 Dudley Ave... 2020-064

---

**Current Market Value:** \$271,400      **Current Assessed Value:** \$190,000

**Appellant's estimate of Market Value:** \$225,000

**Informal Hearing with Vision Appraisal:** No

**Notes:**

No supporting documentation provided to support a value of \$225,000.

**Recommendation:**

No change





Town of Wallingford, Connecticut

ASSESSOR  
OFFICE  
1120

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. 2020-059

APPLICATION

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

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

Property Owner: Rogers Family Ltd Partnership  
 Name of property Owner: Robert Rogers  
 Mailing Address: 101 Dudley Ave  
 City, State, Zip: Wltd Ct 06492  
 Phone: 203 464 1538

Appellant (if other than owner):  
 Name of Owner's Agent: John Comonte  
 Mailing Address: PO Box 290-0563  
 City, State, Zip: Wethersfield, Ct 06129  
 Phone: 860 635 7500

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.)

Robert Rogers, 2/17/2021  
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: 110 Christian Street  
 (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?: \$ 220,000

Briefly state the basis of the Appeal: Reval exceeds market value.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of \_\_\_\_\_

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

**Know All Persons by These Presents**, which are intended to constitute a **GENERAL POWER OF ATTORNEY** pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Rogers 101 Dudley Ave Wltd, Ct.

(insert name and address of the principal) do hereby appoint

John Lamonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wltd, Ct.

(insert name and address of the agent, or each agent, if more than one is designated)

my agent(s) TO ACT Severally.

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

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

**(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)**

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

(A) Real property;

( )

(B) Tangible personal property;

( )

~~(C) Stocks and bonds;~~

( RJF )

~~(D) Commodities and options;~~

( RJF )

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (M)
- ~~(G) Insurance and annuities;~~ (M)
- ~~(H) Estates, trusts and other beneficial interests;~~ (M)
- ~~(I) Claims and litigation;~~ (M)
- ~~(J) Personal and family maintenance;~~ (M)
- ~~(K) Benefits from governmental programs or civil or military service;~~ (M)
- ~~(L) Retirement plans;~~ (M)
- ~~(M) Taxes;~~ (M)
- ~~(N) All other matters;~~ (M)

(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

**Second: LIMITATION ON AGENT'S AUTHORITY** An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

**Third:** Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

**Fourth:** With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

## Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: Theresa Holmes

Successor Agent's Address: Buttonwood Circle, Wethersfield, CT

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Name of Second Successor Agent: Lynne Rogers  
Second Successor Agent's Address: 258 Shore Ave, Gorton, Ct 06340

**Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL)**

If a conservator of my estate should be appointed, I designate that \_\_\_\_\_ be appointed to serve as conservator of my estate. If \_\_\_\_\_ is unable to serve or cease to serve as conservator of my estate, I designate that \_\_\_\_\_ be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

**Seventh: EFFECTIVE DATE:** This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

**IN WITNESS WHEREOF**, I have hereunto signed my name and affixed my seal this 17 day of Feb, 2021.

[Signature]  
(Signature of Principal) (Seal)

\_\_\_\_\_  
Print Below Joan Dumont Witness Sign on line

[Signature]  
Print Below Joan Dumont Witness Sign on line

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: \_\_\_\_\_

On this the 17 day of Feb, 2021, before me, (name of the principal), signer of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.

Commissioner of the Superior Court/Notary Public

[Signature]

My commission expires:

March 31, 2022

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENT (HISTORY)		VISION
ROGERS FAMILY LTD PARTNERSHI		2 Above Street	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	6148
101 DUDLEY AVE		1 Level				RES LAND	1-1	111,100	77,800	
WALLINGFORD CT 06492						DWELLING	1-3	140,600	98,400	WALLINGFORD, CT
SUPPLEMENTAL DATA Alt Prci ID 045002081 Census: 1751 Old MBLU TC MAP # 4026 TC MAP # Record Lot GIS ID 4372 Assoc Pld#		P/Z MAP # ENG MAP Easement Town Line IND PARK								
RECORD OF OWNERSHIP ROGERS FAMILY LTD PARTNERSHIP ROGERS ROBERT L SR & ROBERT L JR		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC			
		0746	0476	12-31-1992			0			
		0550	0716	07-23-1985			0			
EXEMPTIONS Year Code Description Amount Code Description Number Amount Comm Int		OTHER ASSESSMENTS Year Code Description Number Amount Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 140,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 111,100 Special Land Value 0 Total Appraised Parcel Value 251,700 Valuation Method C		APRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 140,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 111,100 Special Land Value 0 Total Appraised Parcel Value 251,700 Valuation Method C		VISIT/CHANGE HISTORY Date ID Type Is Cd Cd Purpose/Result 08-25-2020 MK 29 Field Review 08-14-2020 MG 66 Phone Appt 05-27-2020 OM 01 Measured 10-07-2015 V 29 Field Review 04-24-2012 DS 08 Add Map Referre 08-09-2010 SR 29 Field Review 02-04-2010 ESF 03 2 00 Measure+listed		

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
15626	07-31-2002	RS	Residential	3,500		100		REPAIR FRONT PORCH

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD												
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	1040 Two Family	R6		6,461 SF	13.54	1.00000	5	1.00	100	1.270		1,0000	17.2	111,100
Total Card Land Units		0.148 AC		Parcel Total Land Area		0.1483		Total Land Value		111,100				





2020 - 059



*Town of Wallingford, Connecticut*

**Ian Fuller**  
Property Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** 3/10/2020  
**To:** Shelby Jackson  
**From:** Ian Fuller  
**CC:**  
**RE:** 110 Christian St

---

**Current Market Value:** \$ 251,700

**Current Assessed Value:** \$ 176,200

**Appellant's estimate of Market Value:** \$ 220,000

**Notes:**

- The market value of the subject property is consistent with similar homes in the neighborhood.
- Comparable sales support a value estimate of **\$259,900**

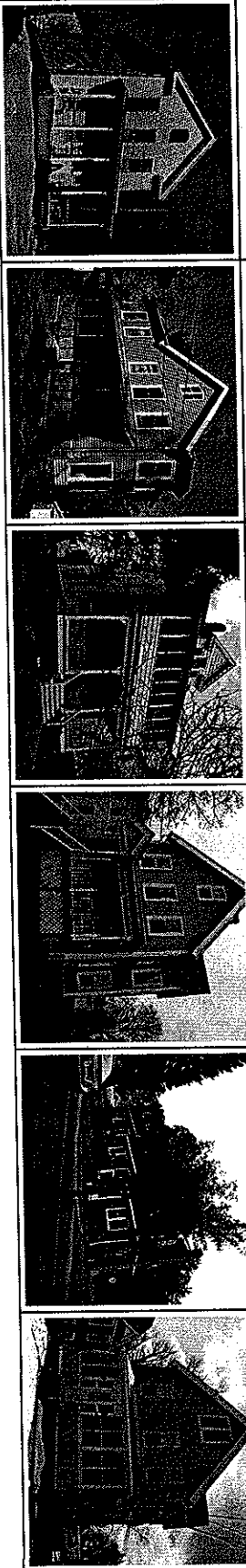
**Recommendation:**

No Change

9020-059

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Prc Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	119/11/4// 110 CHRISTIAN ST 100 1040 251,700 08-18-2020 340,000 00	149/11/142// 33 SIMPSON AVE 100 1040 277,500 08-18-2020 340,000 00	148/11/132// 220 SOUTH WHITTLESEY 100 1040 275,800 05-01-2020 255,200 00	134/11/69// 39 SOUTH ELM ST 100 1040 291,500 09-17-2019 265,000 00	148/11/236// 20 ELMHILL DR 100 1050 291,000 09-22-2020 337,000 00	148/11/283// 25 SYLVAN AVE 100 1040 270,800 07-22-2019 279,000 00
<b>BUILDING ATTRIBUTES</b>		<b>Adjustments</b>	<b>Adjustments</b>	<b>Adjustments</b>	<b>Adjustments</b>	<b>Adjustments</b>
Effective Year Built	1985	1985.00	1985.00	1993.00	1989.00	1985.00
Area Effective	2500	2481.00	2608.00	2399.00	2720.00	2772.00
Prc Assng Dist	100	100	100	100	100	100
Grade:	C	C	C	C+	C+	C
Style Desc	Multi Family	Multi Family	Multi Family	Multi Family	Multi Family	Multi Family
Appraised Bldg Value	140,600	-2,900	-12,600	-21,100	-25,500	-14,200
Total Appraised Extra Feat	00	00	00	00	00	2,500
Total Appraised Outldg	00	11,300	00	6,300	00	00
		-11,300	00	-6,300	00	-2,500
<b>LAND ATTRIBUTES</b>						
Site Index	5	5	5	5	5	5
Condition Factor	1.00	1.00	1.00	1.00	1.00	1.00
Total Appraised Land	111,100	122,700	122,600	123,500	124,900	113,500
		-11,600	-11,500	-12,400	-13,800	-2,400
<b>VALUE SUMMARY</b>						
Net Adjustments		-25,800	-24,100	-39,800	-39,300	-19,100
Adjusted Price		-25,800	-24,100	-39,800	-39,300	-19,100
Adjusted Price/SF		-12.84	-11.99	-19.8	-19.55	-9.5
Appraised Price/SF		138.06	137.21	145.02	144.78	134.73



Final Value : 259,900



# Town of Wallingford, Connecticut

TOWN ASSESSOR  
10 FEB 21 AM 11:28

## 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 - 062

### APPLICATION

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

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

Property Owner:	<u>Rogas Family Ltd. Partnership</u>
Name of property Owner	<u>Robert Rogas</u>
Mailing Address	<u>101 Dudley Ave.</u>
City, State, Zip	<u>Wtct Ct 06492</u>
Phone	<u>203 464 1538</u>

Appellant (if other than owner):	_____
Name of Owner's Agent	<u>John Comonte</u>
Mailing Address	<u>PO Box 290-0563</u>
City, State, Zip	<u>Wetherfield, Ct. 06129</u>
Phone	<u>860 635 7500</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.)

Robert Rogas 2/17/2021  
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: 71 Bull Ave.  
(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? : \$ 150,000

Briefly state the basis of the Appeal: Reval exceeds market value

(Attach additional page, documentation or appraisal if needed)

**DO NOT WRITE BELOW THIS LINE - BAA Use Only**

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

Signature(s) of \_\_\_\_\_

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

**Know All Persons by These Presents**, which are intended to constitute a **GENERAL POWER OF ATTORNEY** pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Rogers 101 Dudley Ave Wltd, Ct.

(insert name and address of the principal) do hereby appoint

John Lamonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wltd, Ct.

(insert name and address of the agent, or each agent, if more than one is designated)

my agent(s) TO ACT Severally.

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

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

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

- (A) Real property; ( )
- (B) Tangible personal property; ( )
- ~~(C) Stocks and bonds;~~ ( RF )
- ~~(D) Commodities and options;~~ ( Ry )

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (my)
- ~~(G) Insurance and annuities;~~ (my)
- ~~(H) Estates, trusts and other beneficial interests;~~ (my)
- ~~(I) Claims and litigation;~~ (my)
- ~~(J) Personal and family maintenance;~~ (my)
- ~~(K) Benefits from governmental programs or civil  
or military service;~~ (my)
- ~~(L) Retirement plans;~~ (my)
- ~~(M) Taxes;~~ (my)
- ~~(N) All other matters;~~ (my)

(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

**Second: LIMITATION ON AGENT'S AUTHORITY** An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

**Third:** Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

**Fourth:** With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

## Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: Theresa Holmes

Successor Agent's Address: Buttonwood Circle, W. H. Ct.

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Name of Second Successor Agent: Lynne Rogers  
Second Successor Agent's Address: 258 Shore Ave, Grafton, Ct 06340

**Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL)**

If a conservator of my estate should be appointed, I designate that \_\_\_\_\_ be appointed to serve as conservator of my estate. If \_\_\_\_\_ is unable to serve or cease to serve as conservator of my estate, I designate that \_\_\_\_\_ be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

**Seventh: EFFECTIVE DATE:** This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

**IN WITNESS WHEREOF,** I have hereunto signed my name and affixed my seal this 17 day of Feb., 2021.

[Signature]  
(Signature of Principal) (Seal)

[Signature] Witness Sign on line  
Print Below Joan Vincent

[Signature] Witness Sign on line  
Print Below Steven DeBene

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: \_\_\_\_\_

On this the 17 day of Feb, 2021, before me, (name of the principal), signer of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.

Commissioner of the Superior Court/Notary Public  
[Signature]  
My commission expires:

March 31, 2022

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		
Level	Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	Year	Code	Assessed
1				RES LAND DWELLING	1-1	87,000	60,900	2019	1-1	59,900
					1-3	96,800	67,800	2018	1-3	56,600
Total						183,800	128,700	Total		

**RECORD OF OWNERSHIP**

BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
0746 0476	12-31-1992			0	0
0544 0514				0	0
Total					

**EXEMPTIONS**

Year	Code	Description	Amount	Code	Description	Number	Amount
Total							

**OTHER ASSESSMENTS**

Year	Code	Description	Number	Amount	Comm Int
Total					

**ASSESSING NEIGHBORHOOD**

Nbhd	Nbhd Name	Tracing	Batch
30	B		

**NOTES**

1ST=1B, 2BED, LR, K  
 2ND=1B, 1BED, LR, K  
 IA  
 2015 - WDK - (EST)

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
7542-1	07-24-1995			3,000		100		

**LAND LINE VALUATION SECTION**

B Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1040	Two Family	R6	6,250	SF	13.92	1.00000	5	1.00	30	1.000		1.0000	13.92	87,000

**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	Valuation Method
96,800	0	0	87,000	0	183,800	C

**VISIT/CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpose/Result
08-14-2020	MG			03	66 Phone Appt
05-21-2020	JP.			03	01 Measured
10-01-2015	V			29	29 Field Review
08-09-2010	SR			29	29 Field Review
06-08-2010	V			10	10 Letter Sent - No Response
05-06-2010	DW			03	01 Measured
05-06-2010	DW			03	02 1st Callback



**CONSTRUCTION DETAIL**

Element	Cd	Description	Element	Cd	Description
Style: 09	01	Multi Family Residential			
Grade: C	2	2 Stories			
Occupancy: 25		Vinyl Siding			
Exterior Wall 1	03	Gable			
Exterior Wall 2	03	Asphalt			
Roof Structure:	05	Drywall			
Roof Cover:	14	Carpet			
Interior Wall 1	03	Gas			
Interior Wall 2	04	Forced Air-Duc			
Interior Flr 1	01	None			
Interior Flr 2	03	3 Bedrooms			
Heat Type:	01				
Heat Fuel:	04				
AC Type:	01				
Total Bedrooms:	03				
Total Bathrms:	2				
Total Half Baths:	0				
Total Xtra Fixtrs:	0				
Total Rooms:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Whirlpool Tub					
Fireplaces					

**CONSTRUCTION DETAIL (CONTINUED)**

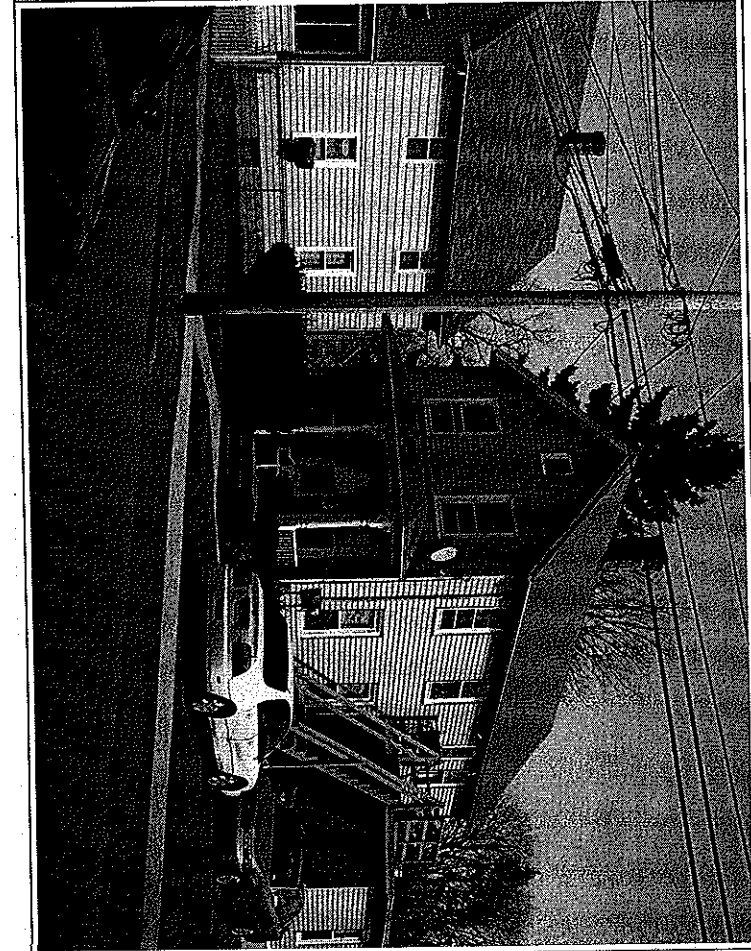
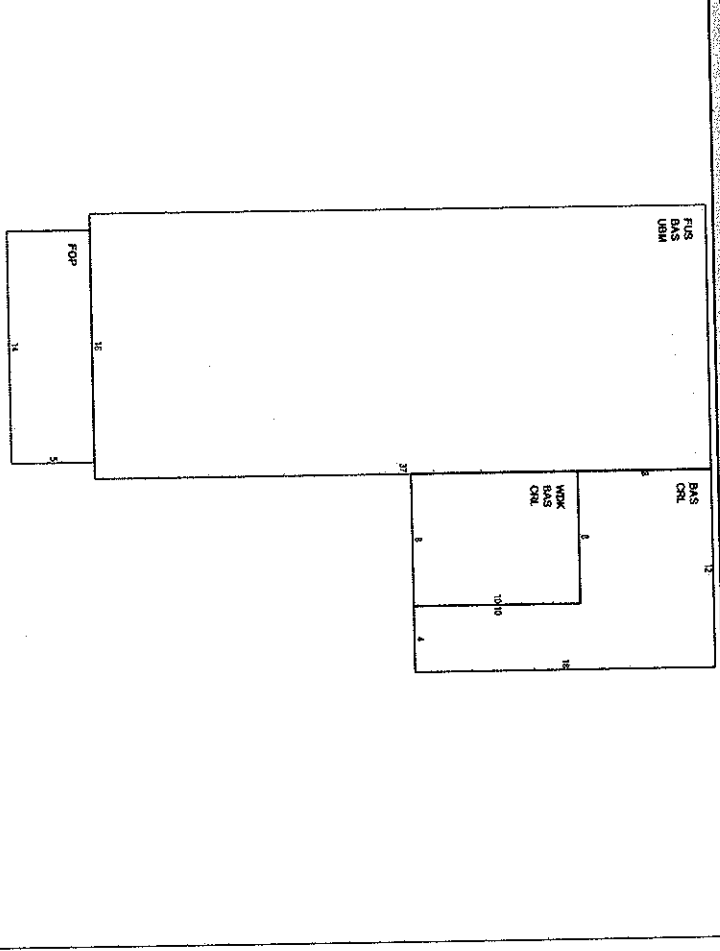
Element	Cd	Description	Element	Cd	Description
Year Built		1900	Effective Year Built		1900
Remodel Rating		A	Remodel Code		
Year Remodeled			Year Remodeled		
Depreciation %		35	Depreciation %		35
Functional Obsol			Functional Obsol		
Trend Factor		1	Trend Factor		1
Condition			Condition		
Condition %		65	Condition %		65
Percent Good		96,800	Percent Good		96,800
RCNLD			RCNLD		
Dep % Ovr			Dep % Ovr		
Dep Ovr Comment			Dep Ovr Comment		
Misc Imp Ovr			Misc Imp Ovr		
Misc Imp Ovr Comment			Misc Imp Ovr Comment		
Cost to Cure Ovr			Cost to Cure Ovr		
Cost to Cure Ovr Comment			Cost to Cure Ovr Comment		

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

Code	Description	U/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value
BAS	First Floor	808	808	808	90.19	72,874
CRL	Crawl Space	0	216	0	0.00	0
FOP	Porch, Open	0	70	14	18.04	1,263
FUS	Upper Story, Finished	592	592	592	90.19	53,392
UBM	Basement, Unfinished	0	592	118	17.98	10,642
WDK	Deck, Wood	0	80	8	9.02	722
<b>Ttl Gross Liv / Lease Area</b>		<b>1,400</b>	<b>2,358</b>	<b>1,540</b>		<b>138,893</b>







*Town of Wallingford, Connecticut*

**Ian Fuller**  
Property Appraiser

Department of Finance  
Assessing Division

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

**MEMORANDUM**

**Date:** 3/10/2020  
**To:** Shelby Jackson  
**From:** Ian Fuller  
**CC:**  
**RE:** 71 Bull Ave

---

**Current Market Value:** \$ 183,800

**Current Assessed Value:** \$ 128,700

**Appellant's estimate of Market Value:** \$ 150,000

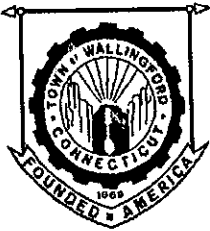
**Notes:**

- The market value of the subject property is consistent with similar homes in the neighborhood.
- Comparable sales support a value estimate of **\$199,800**

**Recommendation:**

No Change





Town of Wallingford, Connecticut

WALLINGFORD ASSESSOR  
10 FEB 21 AM 11:28

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. 2020-060

APPLICATION

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

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

Property Owner:  
Rogers Family Ltd. Partnership  
Name of property Owner  
Robert Rogers  
Mailing Address  
101 Dudley Ave.  
City, State, Zip  
Wlrd Ct 06492  
Phone  
203 464 1538

Appellant (if other than owner):  
Name of Owner's Agent  
John Lomonte  
Mailing Address  
P.O. Box 290-0563  
City, State, Zip  
Wethersfield, Ct. 06129  
Phone  
860 635 7500

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.)

Robert Rogers      2/17/21  
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: 155 South Elm St.  
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: \_\_\_\_\_ DBA: \_\_\_\_\_

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

What MARKET VALUE does the applicant place on the property? : \$ 250,000

Briefly state the basis of the Appeal: Reval exceeds market value.

(Attach additional page, documentation or appraisal if needed)

**DO NOT WRITE BELOW THIS LINE - BAA Use Only**

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

Signature(s) of \_\_\_\_\_

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

**Know All Persons by These Presents**, which are intended to constitute a **GENERAL POWER OF ATTORNEY** pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Rogers 101 Dudley Ave Wtl, Ct.

(insert name and address of the principal) do hereby appoint

John Lomonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wtl, Ct.

(insert name and address of the agent, or each agent, if more than one is designated)

my agent(s) TO ACT Severally.

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

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

**(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)**

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

- (A) Real property; ( )
- (B) Tangible personal property; ( )
- ~~(C) Stocks and bonds;~~ ( Rob )
- ~~(D) Commodities and options;~~ ( Rog )

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Name of Second Successor Agent: Lynne Rogers  
Second Successor Agent's Address: 258 Shore Ave, Grafton, Ct 06340

**Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL)**

If a conservator of my estate should be appointed, I designate that \_\_\_\_\_ be appointed to serve as conservator of my estate. If \_\_\_\_\_ is unable to serve or cease to serve as conservator of my estate, I designate that \_\_\_\_\_ be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

**Seventh: EFFECTIVE DATE:** This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this 17 day of Feb, 2021.

[Handwritten Signature]  
\_\_\_\_\_  
(Signature of Principal) (Seal)

[Handwritten Signature] Witness Sign on line  
Print Below JOHN DUMONT

[Handwritten Signature] Witness Sign on line  
Print Below STEVEN DESBANE

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: \_\_\_\_\_

On this the 17 day of Feb, 2021, before me, (name of the principal), signer of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.

Commissioner of the Superior Court/Notary Public  
[Handwritten Signature]

My commission expires:  
March 31, 2022

# DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (my)
- ~~(G) Insurance and annuities;~~ (no)
- ~~(H) Estates, trusts and other beneficial interests;~~ (my)
- ~~(I) Claims and litigation;~~ (no)
- ~~(J) Personal and family maintenance;~~ (my)
- ~~(K) Benefits from governmental programs or civil  
or military service;~~ (my)
- ~~(L) Retirement plans;~~ (no)
- ~~(M) Taxes;~~ (no)
- ~~(N) All other matters;~~ (my)

(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

**Second: LIMITATION ON AGENT'S AUTHORITY** An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

**Third:** Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

**Fourth:** With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

## Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of Successor Agent: Theresa Holmes  
Successor Agent's Address: Buttonwood Circle, W. Hartford, CT

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
ROGERS FAMILY LTD PARTNERSHI	2 Above Street	2 Public Water	1 Paved	2 Suburban	RES LAND DWELLING	Code 1-1	Appraised 122,300	Assessed 85,600	6148
101 DUDLEY AVE						Code 1-3	Appraised 180,800	Assessed 126,600	WALLINGFORD, CT
WALLINGFORD CT 06492									<b>VISION</b>
SUPPLEMENTAL DATA Alt Prol ID 043002067 Census: 1752 Old MBLU TC MAP # Record Lot GIS ID 3908 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#									

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
ROGERS FAMILY LTD PARTNERSHIP				0746	0476			12-31-1992	0	2020	1-1	85,600	2019	1-1	91,100	2018	1-1	91,100
ROGERS ROBERT L SR & ROBERT L JR				0519	0535			04-26-1983	0		1-3	126,600		1-3	95,700		1-3	95,700
Total				0.00						212200	Total	303,100	Total	186800	Total	186800	Total	186800

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
100	B		

**NOTES**

1ST=2BED,1B,L,R,K  
 2ND=L,R,K,1B,2BED,OTHER-1  
 IA 2020

03/10/2011 - BAA HEARING 2010-080

**BUILDING PERMIT RECORD**

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	02-06-2020	F-S						
	12-30-2019	WH						
	12-16-2019	WH						
	10-06-2015	V						
	03-10-2011	JS						
	12-14-2010	DC						
	08-09-2010	SR						

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card) 180,800  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 0  
 Appraised Land Value (Bldg) 122,300  
 Special Land Value 0  
 Total Appraised Parcel Value 303,100  
 Valuation Method C

**APPRaised VALUE SUMMARY**

Total Appraised Parcel Value 303,100

**VISIT/CHANGE HISTORY**

Date	Id	Type	Is	Cd	Purpose/Result
02-06-2020	F-S			00	Measur+Listed
12-30-2019	WH			02	1st Callback
12-16-2019	WH			03	Measured
10-06-2015	V			29	Field Review
03-10-2011	JS			05	BAA Change
12-14-2010	DC			39	Appointment - no-show
08-09-2010	SR			29	Field Review

**LAND LINE VALUATION SECTION**

B	Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1040	Two Family	RT11		10,366 SF	9.29	1.000000	5	1.00	100	1.270		1.0000	11.8	122,300
Total Card Land Units 0.2381 AC Parcel Total Land Area 0.2380 Total Land Value 122,300															





2020-060



*Town of Wallingford, Connecticut*

**Ian Fuller**  
Property Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** 3/10/2020  
**To:** Shelby Jackson  
**From:** Ian Fuller  
**CC:**  
**RE:** 155 South Elm St

---

**Current Market Value:** \$ 303,100

**Current Assessed Value:** \$ 212,200

**Appellant's estimate of Market Value:** \$ 250,000

**Notes:**

- The market value of the subject property is consistent with similar homes in the neighborhood.
- Comparable sales support a value estimate of **\$306,700**

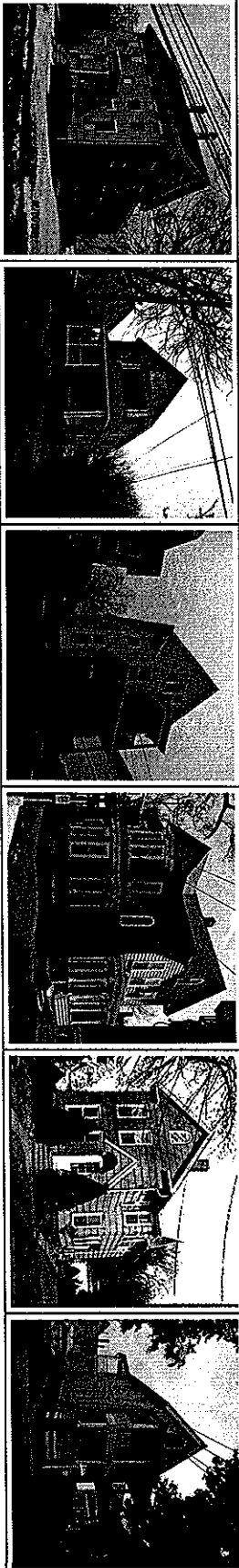
**Recommendation:**

No Change

2020-060

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Pr Asssing Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	149///13/// 155 SOUTH ELM ST 100 1040 303,100 11-27-2019 325,000 00	133///211/// 87 SOUTH WHITTLESEY 100 1040 286,000 11-27-2019 325,000 00	134///711/// 47 SOUTH ELM ST 100 1050 314,100 09-24-2019 340,000 00	134///144/// 462 CENTER ST 100 1040 345,400 10-25-2019 349,000 00	119///150/// 144 CHURCH ST 100 1040 305,100 04-29-2020 224,000 00	133///222/// 147 SOUTH WHITTLESEY 100 1040 341,800 07-24-2019 322,500 00
<b>BUILDING ATTRIBUTES</b>	1985 3085 100 C+ Multi Family 180,800	1985.00 3035.00 100 C Multi Family 167,500	1985.00 3185.00 100 C+ Multi Family 189,500	1993.00 2998.00 100 C+ Multi Family 213,700	1985.00 3297.00 100 C+ Multi Family 188,900	2001.00 2880.00 100 C Multi Family 226,900
Total Appraised Extra Feat Total Appraised Outbidg	00 00	00 1,100	00 300	00 -300	00 15,100	00 -15,100
<b>LAND ATTRIBUTES</b>	5 1.00 122,300	5 1.00 117,400	5 1.00 124,300	5 1.00 116,600	5 1.00 115,400	5 1.00 114,900
<b>VALUE SUMMARY</b>	Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	17,100 17,100 06.79 113.49	-11,000 -11,000 -04.37 124.64	-42,300 -42,300 -16.79 137.06	-2,000 -2,000 -00.79 121.07	-38,700 -38,700 -15.36 135.63



Final Value : 306,700

BAA,

I have attached our information for the hearings set for 3/24/2021 7:00PM to 8:00PM. Our Attorney Mike Reiner will doing the hearings via Phone.

Please let me know if you need anything further.

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

For hearings  
2020-092  
2020-091  
2020-188  
2020-187

2020-185  
2020-085  
2020-084  
2020-086  
2020-089

Subject **Information for Hearings 3/24/2021 7:00PM-8:00PM**  
From David Johnson <djohnson@jcsco.com>  
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>  
Cc Michael Reiner <MReiner@greenelawpc.com>  
Date 2021-03-18 13:04



- 
- 159 S. Turnpike\_20-32596-0001-96.pdf (~291 KB)
  - 508 N Colony St\_20-32634-0001-CT.pdf (~306 KB)
  - 569 N Colony St\_20-32649-0001-CT.pdf (~735 KB)
  - 53 N Plains Industrial Rd\_20-35696-0001-CT.pdf (~327 KB)
  - 924 N Main St Ext\_20-35840-0001-CT.pdf (~387 KB)
  - Wallingford - 36 North Main St - 20-35840-0002-CT Workup - AA.pdf (~795 KB)
  - 413 South Cherry St\_20-35948-0001-CT.pdf (~285 KB)
  - 935 North Main Street Ext\_20-35967-0001-CT.pdf (~309 KB)
  - Wallingford - 856 North Main St Ext - - 20-36078-0001-CT Workup - AA.pdf (~289 KB)



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. 2020-086 APPLICATION

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

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

Property Owner: J & F REALTY LLC
Name of property Owner: 935 NORTH MAIN ST EXT
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: Owner ( ), Owner's Agent (x)
(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

[Handwritten Signature]
Applicant signature

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

Motor Vehicle: Year \_\_\_\_\_ Make /Model: \_\_\_\_\_ Plate# \_\_\_\_\_ Mileage \_\_\_\_\_

Real Estate: 935 NORTH MAIN ST EXT (MBLU 38/ 1 / 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? : \$ 716,000

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

20-35967-0001-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>J&amp;F Realty LLC</u> Exact Name of Property Owner	<u>M:038 L:001</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)

\_\_\_\_\_  
DATE 12/9/2020

Peter Joyce  
PRINT NAME OF AUTHORIZED SIGNER  
MSA352

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
J & F REALTY LLC	3 Below Street	2 Public Water	1 Paved	4 Bus District	Description	Code	Appraised	Assessed	6148
935 NORTH MAIN ST EXT					COM LAND	2-1	175,600	122,900	
					COM BLDG	2-2	780,300	546,200	
WALLINGFORD CT 06492									WALLINGFORD, CT
<b>VISION</b>									

RECORD OF OWNERSHIP		SALE DATE		SALE PRICE		PREVIOUS ASSESSMENTS (HISTORY)	
BK/VOL/PAGE	QU	VI	VC	Year	Code	Assessed	Year
J & F REALTY LLC	1035	0480	06-19-2002	Q	I	125,000	00
AMERICAN EQUITIES GROUP	0569	0339	05-16-1986			0	
Total				2020	2-1	122,900	2019
					2-2	546,200	
				Total		669,100	Total
					2-5	32,400	
						622,800	Total
						669,100	669,100

EXEMPTIONS		OTHER ASSESSMENTS		APPRAISED VALUE SUMMARY	
Year	Code	Description	Amount	Code	Amount
			0.00		731,900
Total					2,100
					46,300
					175,600
					0
					955,900
					C

BUILDING PERMIT RECORD		DATE		ID		TYPE		CD		PURPOSE/RESULT	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Construct Sign	Comments	Date	JW/
21121	10-16-2006	CM	Commercial	1,000	04-09-2007	100	04-09-2007	01-06-2021	JW/	40	No change
19443	07-21-2005	CM	Commercial	242,000	04-23-2007	100	04-05-2007	03-20-2020	LS	00	Measur+listed
19443	07-21-2005	CO	C-Occupancy	242,000	04-23-2007	100	04-05-2007	05-26-2010	DT	29	Field Review
								08-05-2009	TH	03	Measur+listed
								04-23-2007	DH	02	Permit - Interior Insp Only
								04-09-2007	DH	02	Permit Check - No Measur
								11-05-2006	DH	06	Map Change

LAND LINE VALUATION SECTION		VISIT/CHANGE HISTORY		APPRAISED VALUE SUMMARY										
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
B	3220 STORESHOP M	CB4	CB4	43,560	SF	2.76	1.00000	C	0	1.250		0	3.45	150,300
	1 3220 STORESHOP M	CB4	CB4	3,160	AC	8,000	1.00000	0	1.00	1,000		0	8,000	25,300
Total Card Land Units		4.160		AC		Parcel Total Land Area:		4.1600		Total Land Value		175,600		

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model: 96		Ind/Comm			
Grade: C+					
Stories: 1					
Occupancy: 1.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 27		Pre-finish Metl			
Roof Structure: 03		Gable			
Roof Cover: 01		Metal/Tin			
Interior Wall 1: 01		Mimrr/Masonry			
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03		Gas			
Interior Floor 2: 03		Radiant			
Heating Fuel: 08		Partial			
Heating Type: 06		STORE/SHOP M94			
AC Type: 3220					
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 01		Heat/AC Pkgs			
Total Baths: 01		Steel			
Heat/AC: 05		Average			
Frame Type: 02		Average			
Baths/Plumbing: 02					
Ceiling/Wall: 02					
Rooms/Prtns: 02					
Wall Height: 24.00					
% Comm Wall: 00					
1st Floor Use: 00					

**MIXED USE**

Code	Description	Percentage
3220	STORE/SHOP M94	100
		0
		0

**COST/MARKET VALUATION**

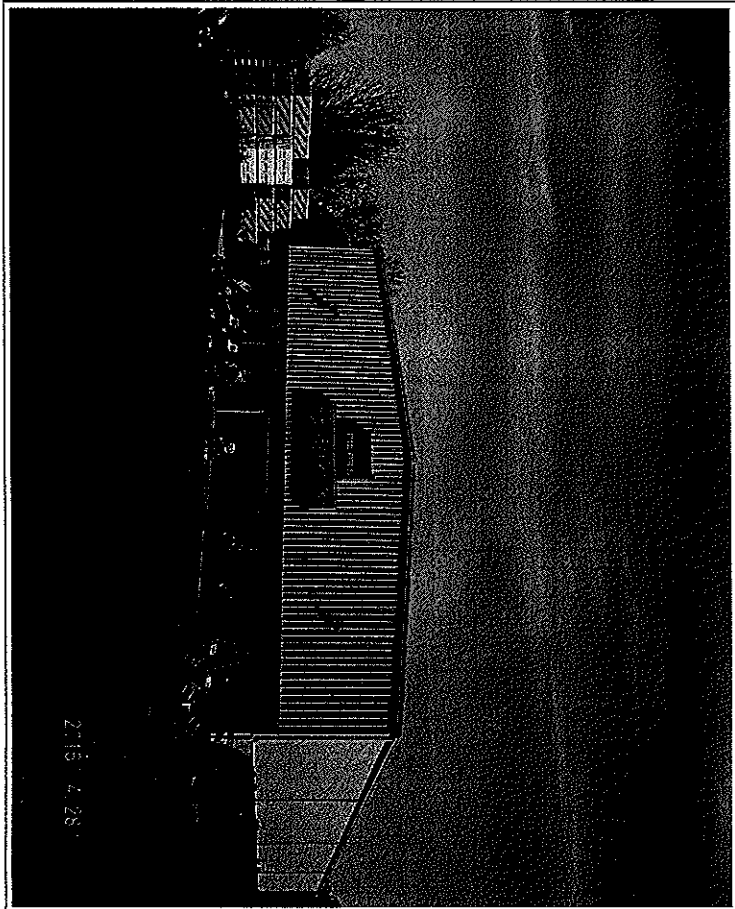
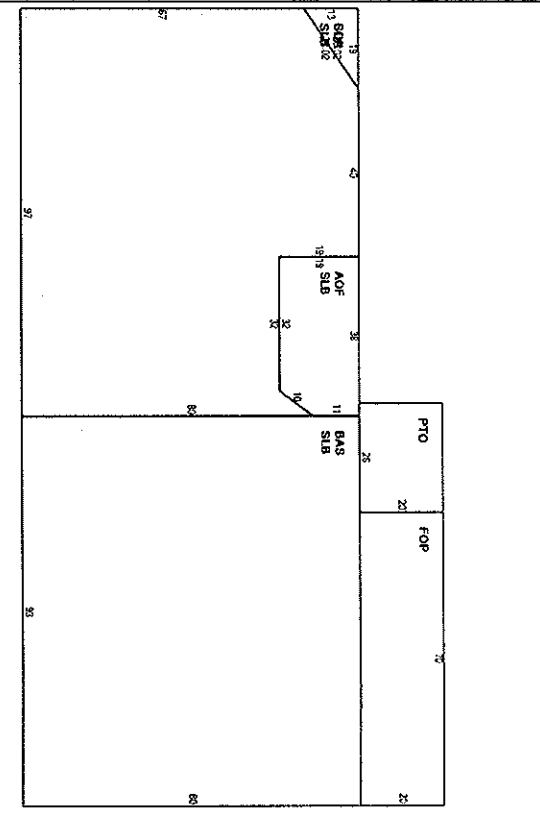
RCN	Year Built	Effective Year Built	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

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

Code	Description	VB	Units	Unit Price	Yr Bit	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	20,800	3.00	2007	G		70	C	1.00	43,700
FN4	Fence-8Chain	L	270	14.00	2009	G		70	C	1.00	2,600
AC	Air Condition	B	698	3.50	2005			86		0.00	2,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
AOF	Office	698	698	907	63.36	44,227
BAS	First Floor	7,440	7,440	7,440	48.76	362,789
FOP	Porch, Open	0	1,524	381	12.19	18,578
PTO	Patio	0	520	52	4.88	2,536
SDA	Store Display Area	6,939	6,939	8,674	60.95	422,962
SLB	Slab	0	15,077	0	0.00	0
<b>Ttl Gross Liv / Lease Area</b>		<b>15,077</b>	<b>32,198</b>	<b>17,454</b>		<b>851,092</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:** 935 North Main St Ext. 2020-086

---

**Current Market Value:** \$955,900      **Current Assessed Value:** \$669,100

**Appellant's estimate of Market Value:** \$716,000

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

**Notes:**

The Assessor's economic income approach to value of \$964,400 is higher than the current market value of \$955,900.

The demand for warehouse space has increased not decreased.

No supporting documentation provided to support a value of \$716,000.

**Recommendation:**

No change





# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

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

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

Phone - 203-294-2001

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONI CO  
18040 EDISON AVENUE  
CHESTERFIELD MO 63005

2020-086  
Appellants  
Submission

### NOTIFICATION OF ASSESSMENT HEARING

Hearing No.: 2020-086 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM  
Property Description: 935 NORTH MAIN ST EXT Unique ID: A0167420  
Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **7:00 PM - 8:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

<https://global.gotomeeting.com/join/395068405>

**You can also dial in from your phone**  
United States ( toll free ) 1 877 309 2073  
United States +1 ( 571 ) 317-3129  
**Access Code 395-068-405**

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <https://global.gotomeeting.com/install/395068405>. Materials discussed at this meeting are available on the Town website at [www.town.wallingford.ct.us](http://www.town.wallingford.ct.us) on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali  
Chairman

**AUTHORIZATION TO APPEAL**

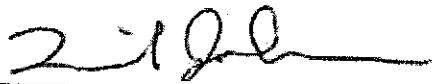
**AGENTS CERTIFICATION**

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at 935 NORTH MAIN ST EXT (MBLU 38 / / 1 / / PID 14901) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: \_\_\_\_\_



20359670001CT

# REAL PROPERTY SUMMARY ANALYSIS OF

## Connecticut Power & Sport

935 North Main Street Extension

Wallingford, CT 06492

**Parcel ID(s)**

38-1

**Appeal Number**

As of  
10/1/2020

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Prepared By:



JOSEPH C. SANSONE CO.  
*Business Tax Solutions*

**JOSEPH C. SANSONE COMPANY**

**18040 Edison Avenue**

**Chesterfield, Missouri 63005**

<This is not an appraisal>

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This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.

20359670001CT

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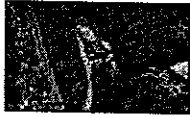


## 935 North Main Street Extension

PTR Number: 20359670001CT

Location IDs: 38-1

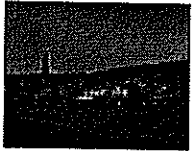
Area Type	WAREHOUSE						Location Totals
Gross Building Area	15,077						15,077
Net Leaseable Area	15,077						15,077
Potential Gross Income	4.50	67,847					4.50 67,847
Vacancy and Credit Loss	5.0%	<u>3,392</u>					5.0% 3,392
Effective Gross Income		64,454					64,454
Overall Expense	10.0%	<u>6,445</u>					8.4% 5,428
Net Operating Income		58,009					58,009
Base Cap Rate							8.000
Adj Tax Rate							<u>0.102</u>
Adj Cap Rate							8.102
Value Sum							<u>715,981</u>
Indicated Value							<u>716,000</u>
Total Indicated Value per SF(NLA)							47.49



**360 Prospect St**  
**Naugatuck, CT 06770**  
**New Haven County**

**Building Type: Class C Manufacturing**  
**Status: Built 1950**  
**Building Size: 32,070 SF**  
**Land Area: 12.20 AC**  
**Stories: 2**  
**Expenses: 2019 Tax @ \$0.83/sf**  
**Parking: 29 Surface Spaces are available; Ratio of 0.90/1,000 SF**

**Space Avail: 6,480 SF**  
**Max Contig: 6,480 SF**  
**Smallest Space: 6,480 SF**  
**Rent/SF/Yr: \$5.13**  
**% Leased: 79.8%**



**340 Quinnipiac St**  
**Bldg 21**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Class C Manufacturing**  
**Status: Existing**  
**Building Size: 20,000 SF**  
**Land Area: -**  
**Stories: 4**  
**Expenses: 2020 Tax @ \$3.25/sf**  
**Parking: Free Surface Spaces**

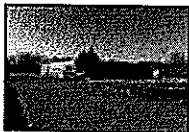
**Space Avail: 13,500 SF**  
**Max Contig: 13,500 SF**  
**Smallest Space: 4,500 SF**  
**Rent/SF/Yr: \$4.50**  
**% Leased: 32.5%**



**15 Nutmeg Valley Rd**  
**Wolcott, CT 06716**  
**New Haven County**

**Building Type: Class C Manufacturing**  
**Status: Built 1940**  
**Building Size: 18,000 SF**  
**Land Area: 1.50 AC**  
**Stories: 1**  
**Expenses: 2015 Tax @ \$0.61/sf**  
**Parking: 35 free Surface Spaces are available; Ratio of 1.94/1,000 SF**

**Space Avail: 4,000 SF**  
**Max Contig: 4,000 SF**  
**Smallest Space: 4,000 SF**  
**Rent/SF/Yr: \$4.75**  
**% Leased: 77.8%**



**97 Sharon Rd**  
**Waterbury, CT 06705**  
**New Haven County**

**Building Type: Class C Manufacturing**  
**Status: Built 1954**  
**Building Size: 15,736 SF**  
**Land Area: 0.93 AC**  
**Stories: 1**  
**Expenses: 2020 Tax @ \$1.34/sf**  
**Parking: 40 free Surface Spaces are available; Ratio of 2.54/1,000 SF**

**Space Avail: 14,040 SF**  
**Max Contig: 14,040 SF**  
**Smallest Space: 14,040 SF**  
**Rent/SF/Yr: \$4.95**  
**% Leased: 100%**





**342 Quinnipiac St**

**Bldg 11B**

**Wallingford, CT 06492**

**New Haven County**

**Building Type: Class C Manufacturing**

**Status: Built 1944**

**Building Size: 9,000 SF**

**Land Area: 32.99 AC**

**Stories: 2**

**Expenses: 2020 Tax @ \$7.23/sf**

**Space Avail: 3,096 SF**

**Max Config: 3,096 SF**

**Smallest Space: 3,096 SF**

**Rent/SF/Yr: \$3.00**

**% Leased: 65.6%**





**1 500 Cornwall Ave****SOLD**

Cheshire, CT 06410

New Haven County

Recorded Buyer: Darter Properties LLC  
309 Cedar Ln  
Cheshire, CT 06410

Recorded Seller: Cornwall Properties Llc  
500 Cornwall Ave  
Cheshire, CT 06410  
(203) 272-5546



Sale Date: 07/25/2018 (1156 days on mkt)  
Sale Price: \$470,000 - Confirmed  
Price/SF: \$36.50

Bldg Type: Class C IndustrialWarehouse  
Year Built/Age: Built 1987 Age: 31  
RBA: 12,875 SF  
Land Area: 0.92 AC (40,075 SF)  
Zoning: I-1

PrFirma Cap Rate: -

Parcel No: CHES-000056-000255  
Financing: -  
Comp ID: 4436964 - Research Status: Confirmed

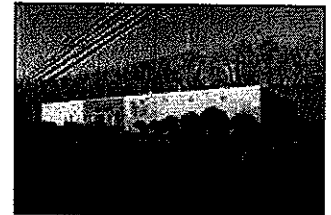
**2 63 Golden St****UNDER CONTRACT**

Meriden, CT 06450

New Haven County

Listing Broker: NAI Elite, LLC  
901 Farmington Ave  
West Hartford, CT 06119  
(877) 327-3755

Hugh Schnip  
(877) 327-3755



Asking Price: \$587,000  
Price/SF: \$40.04  
Days on Market: 541  
Sale Status: Under Contract

Sale Type: Owner User  
Bldg Type: Class C IndustrialManufacturing  
Bldg Status: Built 1970  
RBA: 14,660 SF

Actual Cap Rate: -

Zoning: M2

Parcel No: MERI-000409-000149-000030A

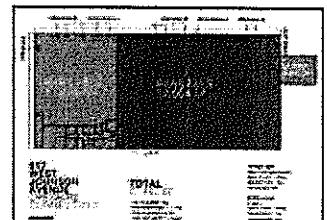
**3 613 W Johnson Ave - Sky Central Park (Part of Multi-Property)****SOLD**

Cheshire, CT 06410

New Haven County

Recorded Buyer: W Johnson Llc  
670 Myrtle Ave  
Brooklyn, NY 11205

Recorded Seller: Signature Associates  
21725-21775 Melrose Ave  
Southfield, MI 48075  
(248) 350-3338



Sale Date: 09/09/2019  
Sale Price: \$937,871 - Allocated  
Price/SF: \$42.41

Bldg Type: Class C IndustrialWarehouse  
Year Built/Age: Built 1984 Age: 35  
RBA: 22,116 SF  
Land Area: 4.80 AC (209,088 SF)  
Zoning: I-2

PrFirma Cap Rate: -

Parcel No:  
Financing: -  
Comp ID: 4902537 - Research Status: Allocated



**4 163-169 N Plains Industrial Rd****SOLD**

Wallingford, CT 06492

New Haven County

Recorded Buyer: Rh R & E Llc  
169 N Plains Industrial Rd  
Wallingford, CT 06492

Recorded Seller: JsJV Llc



Sale Date: 09/04/2018

Sale Price: \$630,000

Price/SF: \$48.46

Bldg Type: Class C IndustrialWarehouse

Year Built/Age: Built 1977 Age: 41

RBA: 13,000 SF

Land Area: 1 AC (43,560 SF)

Zoning: 1-40

PrFirma Cap Rate: -

Parcel No: WALL-000077-000000-000001

Financing: -

Comp ID: 4531373 - Research Status: Public Record

**5 360 Sandbank Rd****SOLD**

Cheshire, CT 06410

New Haven County

Recorded Buyer: 360 Sandbank Rd Cheshire  
416 Blacks Rd  
Cheshire, CT 06410

Recorded Seller: Wild Invs Llc



Sale Date: 08/26/2019

Sale Price: \$500,000

Price/SF: \$47.74

Bldg Type: Class C IndustrialWarehouse

Year Built/Age: Built 1985 Age: 34

RBA: 10,474 SF

Land Area: 1.06 AC (46,174 SF)

Zoning: I-1

PrFirma Cap Rate: -

Parcel No: CHES-000027-000162

Financing: -

Comp ID: 4888498 - Research Status: Public Record

**6 2781 State St****SOLD**

Hamden, CT 06517

New Haven County

Recorded Buyer: K & M Brothers Llc  
2781 State St  
Hamden, CT 06517

Recorded Seller: A &amp; P Realty Inc



Sale Date: 01/30/2018

Sale Price: \$530,000

Price/SF: \$48.18

Bldg Type: Class C IndustrialWarehouse

Year Built/Age: -

RBA: 11,000 SF

Land Area: 1.01 AC (43,996 SF)

Zoning: CDD

PrFirma Cap Rate: -

Parcel No: HAMD-002332-000009

Financing: -

Comp ID: 4152901 - Research Status: Public Record





## 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.

Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
J&F Realty LLC	M:038 L:001	
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

\_\_\_\_\_  
DATE 12/9/2020

*Peter Joyce*  
PRINT NAME OF AUTHORIZED SIGNER  
\_\_\_\_\_  
1284352



# 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. 2020-091 APPLICATION

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

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

**Property Owner:**  
508 NORTH COLONY ROAD ASSOCIATES LLC  
**Name of property Owner**  
505 NORTH COLONY 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     Owner     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

Applicant signature

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

Motor Vehicle: Year \_\_\_\_\_ Make /Model: \_\_\_\_\_ Plate# \_\_\_\_\_ Mileage \_\_\_\_\_

Real Estate: 508 NORTH COLONY ST (MBLU 91 / 15 / 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? :    \$ 613,000

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**

20-32634-0001-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: Wallingford  
Assessor's Office and the  
Assessment Review Agency

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<u>508 North Colony Road Associates LLC</u> Exact Name of Property Owner	<u>M:091 L:015</u> Parcel Number	<u>B0103100</u> 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)

  
AUTHORIZED SIGNATURE

12/28/20  
DATE

Tom Barberino  
PRINT NAME OF AUTHORIZED SIGNER  
Managing Member  
TITLE

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS / HISTORY		
1 Level	2 Public Water	1 Paved	4 Bus District	Description	Code	Appraised	Assessed	Year	Code	Assessed
508 NORTH COLONY ROAD ASSOCI					COM LAND	2-1	202,900	2019	2-1	131,500
508 NORTH COLONY ST					COM BLDG	2-2	606,200	2018	2-2	340,800
WALLINGFORD CT 06492							424,300	2018	2-5	53,400
GIS ID 15123		SUPPLEMENTAL DATA		P/Z MAP #		Total		Total		525,700
Alt Prcl ID 045004113		Census: 1751		ENG MAP #		809,100		Total		566,300
Old MIBLU		TC MAP #		Easement		566,300		Total		525,700
Record Lot		IND PARK		Town Line				Total		525,700
Assoc Pld#								Total		525,700

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
508 NORTH COLONY ROAD ASSOCIATES L		1392	08-25-2010	U	I	697,500	03	2020	2-1	142,000	2018	2-1	131,500
BARBERINOS COLONY REALTY		0656	03-08-1989	U	I	0	29		2-2	424,300	2018	2-2	340,800
BARBERINO TOM + PASCALE FRANK L		0656	03-08-1989	U	I	0	25		2-5	53,400	2018	2-5	53,400
BARBERINO TOM & JOSEPH ABATE TRUST		0424	11-14-1974			0							
Total						566,300				525,700			525,700

EXEMPTIONS		Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00						

ASSESSING NEIGHBORHOOD		Nbrhd Name	Tracing	Batch
Total		0.00		

OTHER ASSESSMENTS		Description	Number	Amount	Comm Int
Total				566,300	

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
Total		529,900	0	76,300	202,900	0	809,100	C

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2-OHDS		22613	07-23-2013	EL	Electric	55,000	09-26-2013	100		RELIGHT PARKING AREA
		25717	07-07-2011	CA	C - Approval	15,000	12-02-2011	100		FRAME & INSTALL 2 OVERH
		25717	06-30-2011	CM	Commercial	47,600	12-02-2011	100		FRAME & INSTALL 2 OVERH
		25480	05-04-2011	CM	Commercial	2,500	07-22-2005	100		ROOF
		19366	07-06-2005	CM	Commercial	24,000	08-01-2001	100		Construct 3 Partitions for Dres
		14151	06-22-2001	CM	Commercial		10-01-2001	100		Remodel Pharmacy Area-Shel

LANDLINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbrhd.	Nbrhd Adj	Notes
Total Card Land Units						1.250	AC					Parcel Total Land Area: 1.2500	
Total Land Value												202,900	

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		12-17-2020	JW1	03		40	No change
		04-06-2020	LS	03		00	Measur+Listed
		01-05-2016	RMC	02		40	No change
		09-26-2013	TH	02		63	Permit Check - No Measur
		12-02-2011	KC	02		63	Permit Check - No Measur
		04-28-2010	KPC	03		29	Field Review
		07-21-2009	TH	03		00	Measur+Listed

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value						809,100				





*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:** 508 North Colony St. 2020-091

---

**Current Market Value:** \$809,100      **Current Assessed Value:** \$566,300

**Appellant's estimate of Market Value:** \$613,000

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

**Notes:**

The Assessor's economic income approach to value of \$836,200 is higher than the current market value of \$809,100.

No supporting documentation provided to support a value of \$613,000.

**Recommendation:**

No change





# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

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

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

001  
03

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONI CO  
18040 EDISON AVENUE  
CHESTERFIELD MO 63005

2020-091  
Appellants  
Submission

### NOTIFICATION OF ASSESSMENT HEARING

Hearing No.: 2020-091 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM  
Property Description: 508 NORTH COLONY ST Unique ID: B0103100  
Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021 between 7:00 PM - 8:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

<https://global.gotomeeting.com/join/395068405>

**You can also dial in from your phone**  
United States ( toll free ) 1 877 309 2073  
United States +1 ( 571 ) 317-3129  
Access Code 395-068-405

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <https://global.gotomeeting.com/install/395068405>. Materials discussed at this meeting are available on the Town website at [www.town.wallingford.ct.us](http://www.town.wallingford.ct.us) on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali  
Chairman

**AUTHORIZATION TO APPEAL**


**AGENTS CERTIFICATION**

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at 508 NORTH COLONY ST (MBLU 91 / / 15 / / PID 15123) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: \_\_\_\_\_



20326340001CT

**REAL PROPERTY SUMMARY ANALYSIS  
OF**

**TJ's Auto Body**

508 North Colony Street

Wallingford, CT 06492

**Parcel ID(s)**

**Appeal Number**

91-15

As of  
10/1/2020

---

Prepared By:



**JOSEPH C. SANSONE COMPANY**

**18040 Edison Avenue**

**Chesterfield, Missouri 63005**

<This is not an appraisal>

---

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**508 North Colony Street**

PTR Number: 20326340001CT

Location IDs: 91-15

Area Type	AUTO SVCE					Location Totals
Gross Building Area	11,180					11,180
Net Leaseable Area	11,180					11,180
Potential Gross Income	7.00	78,260				7.00 78,260
Vacancy and Credit Loss	5.0%	3,913				5.0% 3,913
Effective Gross Income		74,347				74,347
Overall Expense	10.0%	7,435				12.9% 9,559
Net Operating Income		66,912				66,912
Base Cap Rate						9.000
Adj Tax Rate						1.920
Adj Cap Rate						10.920
Value Sum						612,750
Indicated Value						613,000
Total Indicated Value per SF(NLA)						54.83

**1 270 Center St****SOLD****Southington, CT 06489****Hartford County**

Recorded Buyer: **Clb Ent Lic**  
 270 Center St  
 Southington, CT 06489

Recorded Seller: **Morin Anthony P**



Sale Date: **01/31/2018**

Sale Price: **\$199,000**

Price/SF: **\$41.46**

PrFrma Cap Rate: -

Bldg Type: **RetailAuto Repair**

Year Built/Age: **Built 1969 Age: 49**

GLA: **4,800 SF**

Land Area: **0.35 AC (15,246 SF)**

Zoning: **B**

Parcel No: **SOUT-000099-000000-000146**

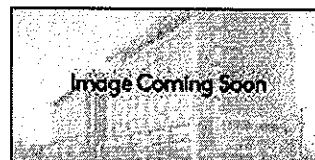
Financing: -

Comp ID: **4145872** - Research Status: **Public Record**

**2 746 Derby Ave****SOLD****Seymour, CT 06483****New Haven County**

Recorded Buyer: **Rjm 4650 Lic**  
 746 Derby Ave  
 Seymour, CT 06483

Recorded Seller: **Z Property LLC**  
 746 Derby Ave  
 Seymour, CT 06483  
 (203) 735-3301



Sale Date: **10/10/2019**

Sale Price: **\$913,000 - Confirmed**

Price/SF: **\$57.94**

PrFrma Cap Rate: -

Bldg Type: **RetailAuto Repair**

Year Built/Age: **Built 1947 Age: 72**

GLA: **15,759 SF**

Land Area: **0.96 AC (41,818 SF)**

Zoning: **C-2**

Parcel No: **SEYM-001204-000000-000013**

Financing: **Down payment of \$220,000 (24.1%)**

Comp ID: **4939049** - Research Status: **Confirmed**

**3 45 Francis Ave****SOLD****Hartford, CT 06106****Hartford County**

Recorded Buyer: **Homeowners Fin Co**  
 530 Silas Deane Hwy  
 Wethersfield, CT 06109

Recorded Seller: **Bairos Joao F**



Sale Date: **08/02/2018**

Sale Price: **\$164,100**

Price/SF: **\$41.02**

PrFrma Cap Rate: -

Bldg Type: **RetailAuto Repair**

Year Built/Age: **Built 1970 Age: 48**

GLA: **4,000 SF**

Land Area: **0.22 AC (9,583 SF)**

Zoning: **I2**

Parcel No: **HTFD-000159-000480-000005**

Financing: -

Comp ID: **4531379** - Research Status: **Public Record**



**4 199 E Main St****SOLD**

Bristol, CT 06010

Hartford County

True Buyer: -

True Seller: -



Sale Date: **04/09/2019 (110 days on mkt)**  
 Sale Price: **\$195,000**  
 Price/SF: **\$44.60**

Bldg Type: **RetailAuto Repair**  
 Year Built/Age: **Built 1901 Age: 118**  
 GLA: **4,372 SF**  
 Land Area: **0.26 AC (11,326 SF)**  
 Zoning: **BG**

PrFirma Cap Rate: -

Parcel No: -

Financing: -

Comp ID: **4765830** - Research Status: **Public Record****5 596 E Main St****SOLD**

New Britain, CT 06051

Hartford County

Recorded Buyer: **Brito Realty Llc**Recorded Seller: **East Main Prop Mgmt**

Sale Date: **04/27/2018**  
 Sale Price: **\$185,000**  
 Price/SF: **\$30.83**

Bldg Type: **RetailAuto Repair**  
 Year Built/Age: **Built 1900 Age: 118**  
 GLA: **6,000 SF**  
 Land Area: **0.50 AC (21,780 SF)**  
 Zoning: **Commercial Business**

PrFirma Cap Rate: -

Parcel No: **NBRI-000007D-000000-B000022**

Financing: -

Comp ID: **4299647** - Research Status: **Public Record****6 15 Murphy Rd****SOLD**

North Franklin, CT 06254

New London County

Recorded Buyer: **32 Signs Llc**  
 15 Murphy Rd  
 North Franklin, CT 06254  
 (951) 678-0707

Recorded Seller: **Route 32 Realty Co Llc**

Sale Date: **06/27/2019 (1795 days on mkt)**  
 Sale Price: **\$400,000**  
 Price/SF: **\$27.24**

Bldg Type: **RetailAuto Repair**  
 Year Built/Age: **Built 1979 Age: 40**  
 GLA: **14,686 SF**  
 Land Area: **2.76 AC (120,226 SF)**  
 Zoning: **C-2**

PrFirma Cap Rate: -

Parcel No: **FRAN-000044-000000-000012**

Financing: -

Comp ID: **4800894** - Research Status: **Public Record**

**7 460 Old Colchester Rd** **SOLD**

Salem, CT 06420

New London County

Recorded Buyer: **Salem Prop Mgmt**  
460 Old Colchester Rd  
Salem, CT 06420

Recorded Seller: **Tow Lic**



Sale Date: **09/06/2018**  
Sale Price: **\$145,000**  
Price/SF: **\$14.50**

Bldg Type: **RetailAuto Repair**  
Year Built/Age: **Built 1950 Age: 68**  
GLA: **10,000 SF**  
Land Area: **3.09 AC (134,600 SF)**  
Zoning: **Comm/Town**

PrFrma Cap Rate: -

Parcel No: **SALE-000022-000044, SALE-000022-000044-000001**  
Financing: -  
Comp ID: **4535786** - Research Status: **Public Record**

**8 91 Pitkin St** **SOLD**

East Hartford, CT 06108

Hartford County

Recorded Buyer: **91 Pitkin Street Llc**  
91 Pitkin St  
East Hartford, CT 06108

Recorded Seller: **4 Leitaos Minit Car Wash**



Sale Date: **10/25/2018**  
Sale Price: **\$150,000**  
Price/SF: **\$34.09**

Bldg Type: **RetailAuto Repair**  
Year Built/Age: **Built 1954 Age: 64**  
GLA: **4,400 SF**  
Land Area: **0.70 AC (30,492 SF)**  
Zoning: **B-3**

PrFrma Cap Rate: -

Parcel No: **EHAR-000004-000000-000025**  
Financing: -  
Comp ID: **4586617** - Research Status: **Public Record**






**JOSEPH C. SANSONE COMPANY**  
Business Tax Solutions<sup>SM</sup>

## AGENT AUTHORIZATION

TO: Wallingford  
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>508 North Colony Road Associates LLC</u>	<u>M:091 L:015</u>	<u>B0103100</u>
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
<hr/>	<hr/>	<hr/>
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
<hr/>	<hr/>	<hr/>
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
<hr/>	<hr/>	<hr/>

  
AUTHORIZED SIGNATURE  
12/28/20  
DATE

Tom Barberino  
PRINT NAME OF AUTHORIZED SIGNER  
Managing Member  
TITLE





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. 2020-085 APPLICATION

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

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

Property Owner: BARNES HOMESTEAD LLC
Name of property Owner: 1000 ROUTE 80
Mailing Address: GUILFORD, CT 06437
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: 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: 36 NORTH MAIN ST (MBLU 134 / 10 / 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? : \$ 500,000

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)

20-35840-0002-CT

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 \_\_\_\_\_



JOSEPH C. SANSONE COMPANY  
Business Tax Solutions®

### AGENT AUTHORIZATION

TO: Wallingford CT  
Assessor's Office and the  
Assessment Review Agency

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<u>Barnes Homestead LLC</u> Exact Name of Property Owner	<u>M:051 L:007</u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u>Barnes Homestead LLC</u> Exact Name of Property Owner	<u>M:134 L:010</u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)

  
AUTHORIZED SIGNATURE

John C. Williams  
PRINT NAME OF AUTHORIZED SIGNER

10-2-20  
DATE

managing member  
TITLE

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)							
1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	Year	Code	Assessed	Year	Code	Assessed		
BARNES HOMESTEAD LLC					COM LAND	2-1	101,200	70,800	2019	2-1	63,800	2018	2-1	63,800	
PO BOX 1767					COM BLDG	2-2	643,200	450,300	2019	2-2	344,500	2018	2-2	344,500	
WALLINGFORD CT 06492									2019	2-5	9,000	2018	2-5	9,000	
Supplemental Data: Alt Proj ID 044003010 Census: 1751 Old MIBLU TC MAP # TC MAP # Record Lot GIS ID 15051		P/Z MAP # ENG MAP 5 Easement Town Line IND PARK Assoc Pict#		WALLINGFORD, CT		6148		744,400		521,100		417,300		417,300	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
BARNES HOMESTEAD LLC		1617	0976	12-30-2019	Q	1	825,000	00	2020	70,800	2019	2-1	63,800
DEBASE GAIL T ET ALS		0684	0856	04-23-1990	U	V	0		2-2	450,300	2019	2-2	344,500
Total										521,100			417,300

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

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
Nbhd	Nbhd Name	Description	Amount
CB1	B	Tracing	Batch

**NOTES**

TAVERN ON MAIN-1ST FL  
 5 OFFICES - 2ND FLOOR = FAIR  
 03-09-2020 IA  
 REMODEL FOR RESTAURANT FOR 03GL  
 WOB  
 REAR ON SIMPSON CT

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit ID	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments
41894	12-10-2020	120,000	05-14-2003	0	05-14-2003	INT BUILDOUT FOR NEW TE
16028	11-15-2002	45,000	05-14-2003	100	02-06-2003	Resturant Fitout-Gaetano's
16024	11-13-2002	5,000	05-14-2003	100	05-14-2003	Certificate of Completion-02/0
14880	02-25-2002	950	07-22-2002	100	04-11-2002	Interior Demolition-Gaetano's
14880	02-25-2002	950	06-24-2002	100	04-11-2002	FIT-OUT TENANT SPACE
5269-1	02-03-1993	10,000	08-24-2012	100	08-24-2012	CLOSED

LANDLINE VALUATION SECTION		APPRaised VALUES SUMMARY	
Permit ID	Issue Date	Appraised Bldg. Value (Card)	Appraised Ob (B) Value (Bldg)
41894	12-10-2020	616,900	13,500
16028	11-15-2002	12,800	0
16024	11-13-2002	101,200	0
14880	02-25-2002	744,400	0
14880	02-25-2002	744,400	0
5269-1	02-03-1993	744,400	0

VISIT/CHANGE HISTORY		APPRaised VALUES SUMMARY	
Date	Id	Appraised Bldg. Value (Card)	Appraised Ob (B) Value (Bldg)
12-17-2020	JW/1	616,900	13,500
03-09-2020	JG/1	12,800	0
02-17-2011	KC	101,200	0
04-28-2010	DT	744,400	0
09-02-2009	JB	744,400	0
05-14-2003	DH	744,400	0
07-22-2002	DH	744,400	0

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 323		Store/Office			
Model: 94		Commercial			
Grade: B-					
Stories: 2					
Occupancy: 6.00		Brick/Masonry			
Exterior Wall 1: 20					
Exterior Wall 2: 01		Flat			
Roof Structure: 04		Tar & Gravel			
Roof Cover: 05		Drywall			
Interior Wall 1: 02		Wall Brd/Wood			
Interior Wall 2: 11		Ceram Clay Til			
Interior Floor 1: 12		Hardwood			
Interior Floor 2: 02		Oil			
Heating Fuel: 05		Hot Water			
Heating Type: 06		Partial			
AC Type: 3260		REST/CLUBS M94			
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 02					
Total Baths: 03					
Heat/AC: 02		Heat/AC Split			
Frame Type: 03		Masonry			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 06		Ceil & Walls			
Rooms/Ptns: 02		Average			
Wall Height: 10.00					
% Comn Wall: 0.00					
1st Floor Use: 3222					

MIXED USE		COST / MARKET VALUATION	
Code	Description	RCN	Percentage
3260	REST/CLUBS M94	1,063,623	100
			0
			0

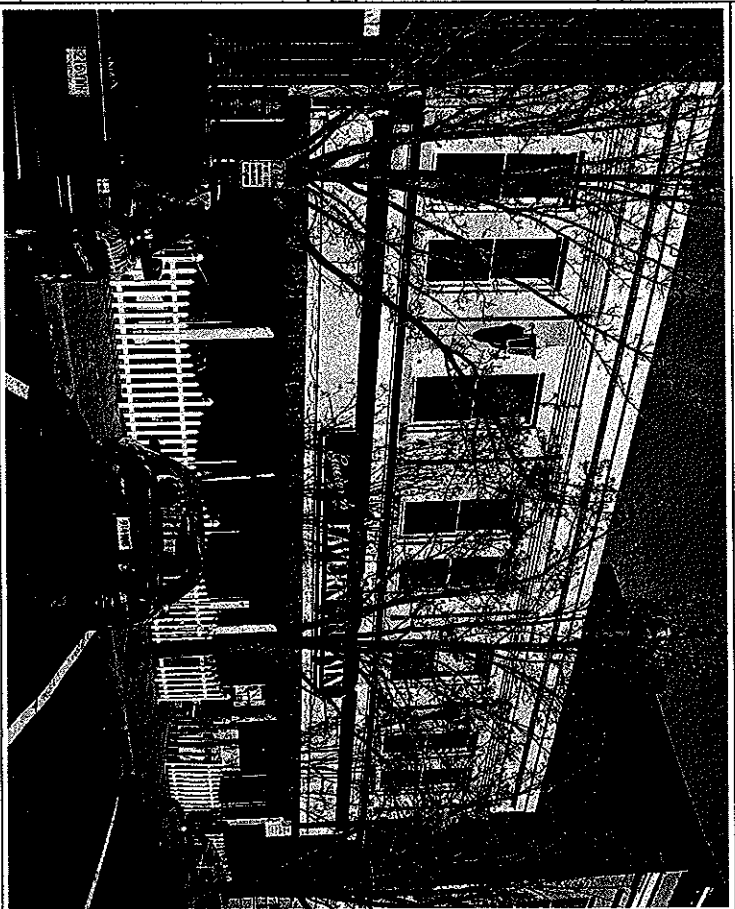
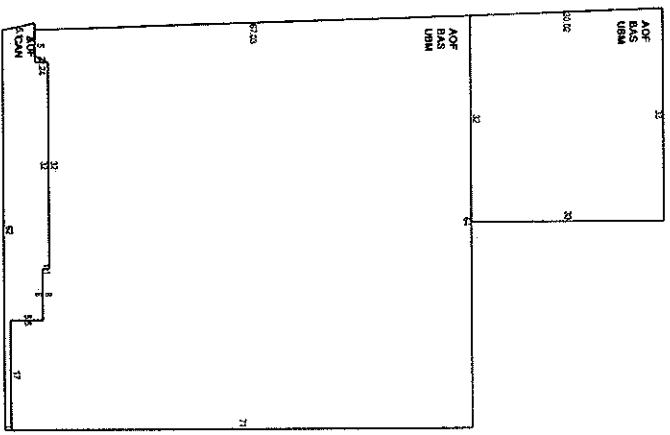
Year Built	Effective Year Built	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment
		VG		42	0	0	1	58	616,900							

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

Code	Description	VB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	8,500	3.00	1970			50	C	1.00	12,800
AC	Air Condition	B	5,192	3.50	1963			58		0.00	10,500
SPR1	Sprinklers Wet	B	5,192	1.00	1963			58		0.00	3,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office	5,510	5,510	5,510	88.17	485,789
BAS	First Floor	5,192	5,192	5,192	88.17	457,753
CAN	Canopy	0	318	64	17.74	5,643
UBM	Basement, Unfinished	0	5,192	1,298	22.04	114,438
Ttl Gross Liv / Lease Area		10,702	16,212	12,064		1,063,623





*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:** 36 North Main St. 2020-085

---

**Current Market Value:** \$744,400      **Current Assessed Value:** \$521,100

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

**Informal Hearing with Vision Appraisal:** Yes = No change

### Notes:

This property was purchased 12/30/2019 for \$825,000

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

### Recommendation:

No change



# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

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

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

Phone - 203-294-2001

March 1, 2021

BARNES HOMESTEAD LLC  
PO BOX 1767  
WALLINGFORD CT 06492

2020-085  
Appellants  
Submission

### NOTIFICATION OF ASSESSMENT HEARING

Hearing No.: 2020-085 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM  
Property Description: 36 NORTH MAIN ST Unique ID: D0098150  
Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **7:00 PM - 8:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

<https://global.gotomeeting.com/join/395068405>

**You can also dial in from your phone**  
United States ( toll free ) 1 877 309 2073  
United States +1 ( 571 ) 317-3129  
Access Code 395-068-405

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <https://global.gotomeeting.com/install/395068405>. Materials discussed at this meeting are available on the Town website at [www.town.wallingford.ct.us](http://www.town.wallingford.ct.us) on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali  
Chairman

**AUTHORIZATION TO APPEAL**

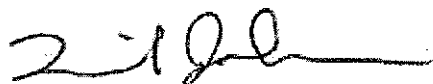
**AGENTS CERTIFICATION**

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at 36 NORTH MAIN ST (MBLU 134 / / 10 / / PID 15051) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: \_\_\_\_\_



20358400002CT

**REAL PROPERTY SUMMARY ANALYSIS  
OF**

**Gaetano's Tavern on Main**

36 North Main Street  
Wallingford, CT 06492

**Parcel ID(s)**

134010

**Appeal Number**

As of  
10/1/2020

---

Prepared By:



**JOSEPH C. SANSONE COMPANY**  
**18040 Edison Avenue**  
**Chesterfield, Missouri 63005**  
<This is not an appraisal>

---

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



**Property Issues**

---

Other

The property is currently 35% vacant.



**36 North Main Street**  
 PTR Number: 20358400002CT  
 Location IDs: 134010

Area Type	OFFICE		RESTAURANT				Location Totals	
Gross Building Area		5,351		5,351				10,702
Net Leaseable Area		5,351		5,351				10,702
Potential Gross Income	9.00	48,159	13.00	69,563			11.00	117,722
Vacancy and Credit Loss	25.0%	<u>12,040</u>	10.0%	<u>6,956</u>			16.1%	<u>18,996</u>
Effective Gross Income		36,119		62,607				98,726
Overall Expense	30.0%	<u>10,836</u>	25.0%	<u>15,652</u>			26.8%	<u>26,487</u>
Net Operating Income		25,283		46,955				72,239
Base Cap Rate								9.000
Adj Tax Rate								<u>2.040</u>
Adj Cap Rate								11.040
Value Sum								<u>654,334</u>
Indicated Value								654,000
Total Indicated Value per SF(NLA)								61.11



**510 Washington Ave**  
**Northside Plaza**  
**North Haven, CT 06473**  
**New Haven County**

**Building Type: Retail/Storefront (Strip Ctr)**      **Space Avail: 2,860 SF**  
**Status: Built 1958, Renov Nov 2005**      **Max Contig: 5,720 SF**  
**Building Size: 17,600 SF**      **Smallest Space: 1,100 SF**  
**Land Area: 1.44 AC**      **Rent/SF/YR: \$12.00**  
**Stories: 1**      **% Leased: 83.8%**  
**Expenses: 2015 Tax @ \$2.17/sf, 2011 Est Tax @ \$2.20/sf; 2011 Est Ops @ \$1.32/sf**  
**Parking: 96 free Surface Spaces are available; Ratio of 5.45/1,000 SF**



**1163 S Broad St**  
**Z Properties**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Retail/Storefront Retail/Office**      **Space Avail: 5,000 SF**  
**Status: Built 1981**      **Max Contig: 5,000 SF**  
**Building Size: 15,620 SF**      **Smallest Space: 5,000 SF**  
**Land Area: 1.13 AC**      **Rent/SF/YR: \$10.00**  
**Stories: 2**      **% Leased: 68.0%**  
**Expenses: 2020 Tax @ \$1.07/sf**  
**Parking: 40 Surface Spaces are available; Ratio of 2.56/1,000 SF**



**630 Washington Ave**  
**Alpine Village Shopping Center**  
**North Haven, CT 06473**  
**New Haven County**

**Building Type: Retail/Freestanding (Strip Ctr)**      **Space Avail: 3,680 SF**  
**Status: Built 1981**      **Max Contig: 1,400 SF**  
**Building Size: 6,192 SF**      **Smallest Space: 980 SF**  
**Land Area: 1.38 AC**      **Rent/SF/YR: \$10.00**  
**Stories: 1**      **% Leased: 100%**  
**Expenses: 2015 Tax @ \$2.86/sf**  
**Parking: 55 free Surface Spaces are available; Ratio of 8.88/1,000 SF**



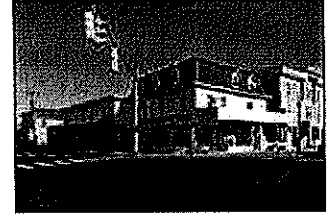
**1 4 Center St****SOLD**

Wallingford, CT 06492

New Haven County

Recorded Buyer: M & L Ter Props  
 4 Center St  
 Wallingford, CT 06492  
 True Buyer: Terrace, Michael

Recorded Seller: Dybas Robert & Dinah  
 True Seller: Dybas, Robert



Sale Date: 12/18/2019 (330 days on mkt)  
 Sale Price: \$835,000 - Confirmed  
 Price/SF: \$61.15

Bldg Type: RetailStorefront Retail/Residential  
 Year Built/Age: Built 1900 Age: 119  
 GLA: 13,656 SF  
 Land Area: 0.19 AC (8,276 SF)

PrFrma Cap Rate: -  
 Actual Cap Rate: 12.66%

Zoning: -  
 Sale Conditions: High Vacancy Property, Redevelopment Project

Parcel No: WALL-000118-000000-000400  
 Financing: Down payment of \$835,000 (100.0%)  
 Comp ID: 5009180 - Research Status: Confirmed

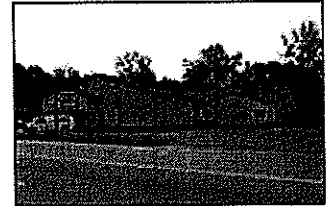
**2 1319 E Main St - Demolished****SOLD**

Meriden, CT 06450

New Haven County

Recorded Buyer: Hunter Fam  
 450 W main St  
 Meriden, CT 06451

Recorded Seller: 1319 E Main Street Llc



Sale Date: 01/15/2019  
 Sale Price: \$575,000  
 Price/SF: \$60.53

Bldg Type: RetailFreestanding  
 Year Built/Age: Built 1955 Renov 2013 Age: 64  
 GLA: 9,500 SF  
 Land Area: 1.38 AC (60,113 SF)  
 Zoning: C-3

PrFrma Cap Rate: -

Parcel No: MERI-001008-000335A-000015B  
 Financing: -  
 Comp ID: 4676715 - Research Status: Public Record

**3 3342-3350 Whitney Ave****SOLD**

Hamden, CT 06518

New Haven County

Recorded Buyer: Esd Props Llc  
 3342 Whitney Ave  
 Hamden, CT 06518

Recorded Seller: Frankbev Llc



Sale Date: 12/12/2019  
 Sale Price: \$650,000  
 Price/SF: \$45.40

Bldg Type: RetailStorefront Retail/Office  
 Year Built/Age: Built 1940 Age: 79  
 GLA: 14,318 SF  
 Land Area: 1.10 AC (47,916 SF)  
 Zoning: B2

PrFrma Cap Rate: -

Parcel No: HAMD-003030-000162  
 Financing: -  
 Comp ID: 5044097 - Research Status: Public Record







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. 2020-092 APPLICATION

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

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

Property Owner:
FIRST CONNECTICUT CREDIT UNION INC
Name of property Owner
159 S TURNPIKE RD
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: 159 SOUTH TURNPIKE RD (MBLU 161 / 1 / 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? : \$ 791,000

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

20-32596-0001-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: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name

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

Voting Record Initials

Thomas Vitali
Carl Bonamico
Robert Avery







**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

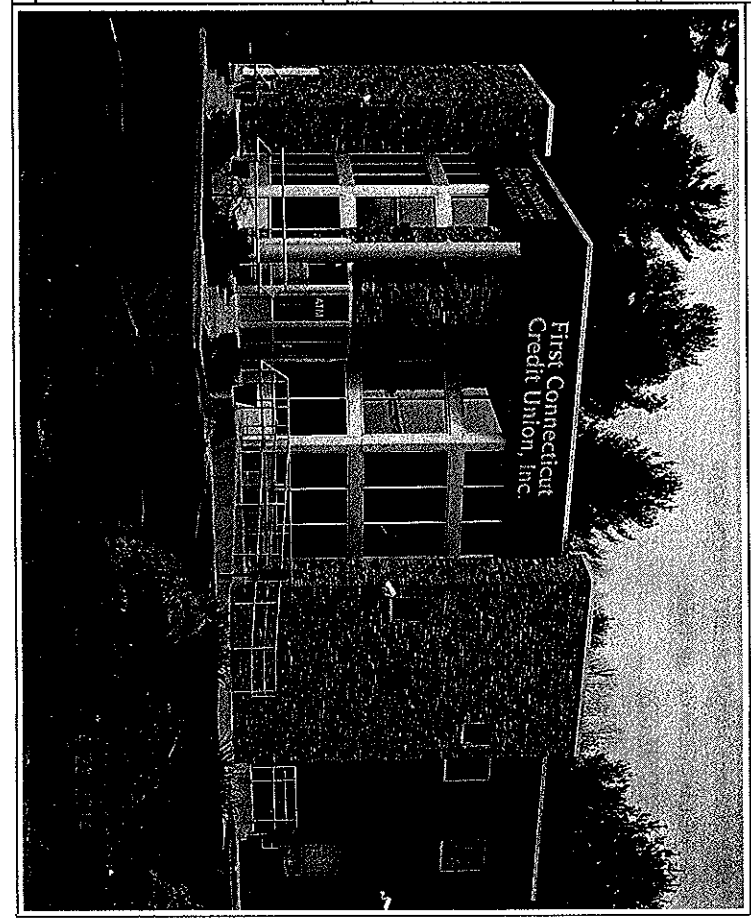
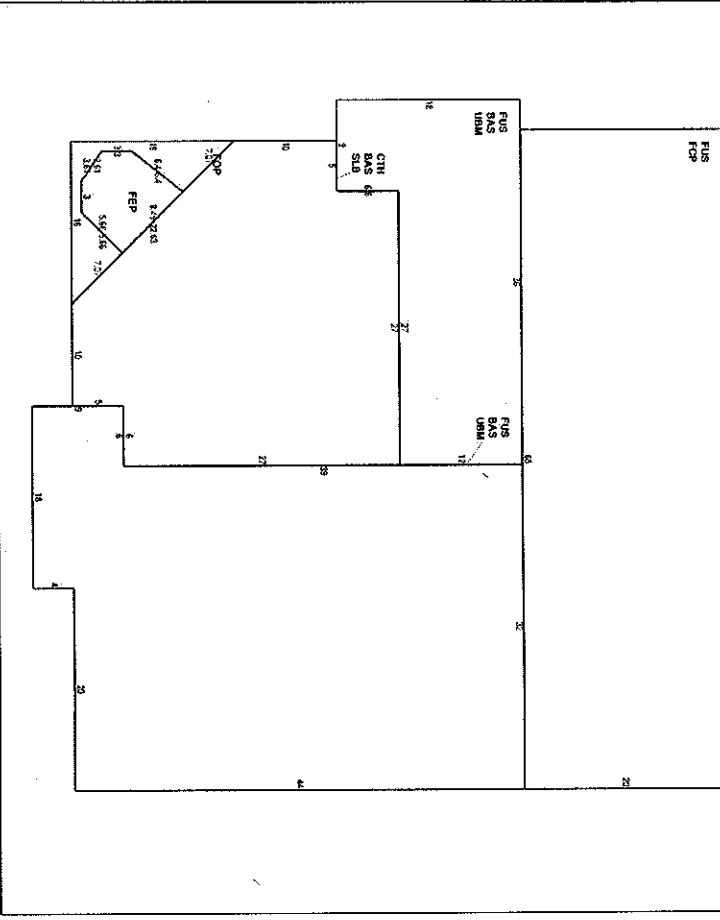
Element	Cd	Description	Element	Cd	Description
Style: 502		Branch Bank			
Model: 94		Commercial			
Grade: B					
Stories: 2					
Occupancy: 1.00					
Exterior Wall 1: 29		Acrylic/Stucco			
Exterior Wall 2: 21		Stone			
Roof Structure: 01		Flat			
Roof Cover: 04		Tar & Gravel			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 05					
Interior Floor 1: 14		Carpet			
Interior Floor 2: 11		Ceram Clay Ttl			
Heating Fuel: 03		Gas			
Heating Type: 04		Forced Air-Duc			
AC Type: 03		Central			
Bldg Use: 3410		BANK BLDG			
Total Rooms: 00					
Total Bedrooms: 00					
Total Baths: 0					
Heat/AC: 01		Heat/AC Pkgs			
Frame Type: 03		Masonry			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 05		Sus-Ceill & WL			
Rooms/Pkts: 02		Average			
Wall Height: 12.00					
% Corn Wall: 0.00					
1st Floor Use: 3410					

MIXED USE		COST / MARKET VALUATION	
Code	Description	RCN	Percentage
3410	BANK BLDG	1,420,578	100
			0
			0

Year Built: 1989  
 Effective Year Built: 1989  
 Depreciation Code: G  
 Remodel Rating: 1  
 Year Remodeled: 1  
 Depreciation %: 27  
 Functional Obsol: 20  
 External Obsol: 1  
 Trend Factor: 1  
 Condition: 1  
 Condition %: 1  
 Percent Good: 53  
 RCNLD: 752,900  
 Dep % Ovr: 1  
 Dep Ovr Comment: 1  
 Misc Imp Ovr: 1  
 Misc Imp Ovr Comment: 1  
 Cost to Cure Ovr: 1  
 Cost to Cure Ovr Comment: 1

OB - OUTBUILDING & YARD ITEMS(D) / XE - BUILDING EXTRA FEATURES(B)											
Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	32,000	3.00	2001	G		70	C	1.00	67,200
LT1	Lights-In w/PL	L	1	860.00	2001	G		70	C	1.00	1,800
LT2	w/Double Light	L	3	1400.00	2001	G		70	C	1.00	1,000
FN3	Fence-6' Chain	L	28	11.00	2001	A		50	C	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprc Value
BAS	First Floor	2,832	2,832	2,832	200.53	567,910
CTH	Cathedral Ceiling	0	836	84	20.15	16,845
FCP	Carport	0	1,300	325	50.13	65,173
FEP	Porch, Enclosed	0	61	31	101.91	6,217
FOP	Porch, Open	0	67	17	50.88	3,409
FUS	Upper Story, Finished	3,296	3,296	3,296	200.53	660,958
SLB	Slab	0	836	0	0.00	0
UBM	Basement, Unfinished	0	1,996	499	50.13	100,066
Totals		6,128	11,224	7,084		1,420,578





*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:** 159 South Tumpike Rd. 2020-092

---

**Current Market Value:** \$1,036,900      **Current Assessed Value:** \$725,800

**Appellant's estimate of Market Value:** \$791,000

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

**Notes:**

The Assessor's economic income approach to value of \$1,039,200 is higher than the current market value of \$1,036,900.

No supporting documentation provided to support a value of \$791,000.

**Recommendation:**

No change

Location 159 SOUTH TURNPIKE RD  
 Current Owner  
 FIRST CONNECTICUT CREDIT UNION INC

Sales Information  
 Sale Date 10-27-1988  
 Q/U U  
 V/I V  
 Sale Price 0

Commercial Data Elements  
 01 Heat/AC Pkgs  
 03 Masonry  
 02 Average  
 05 Sus-Ceil & WL  
 02 Average  
 00 % Comm Wall  
 12. 0.0000  
 Wall Height

**INCOME VALUATION**  
 6148  
 WALLINGFORD, CT

Year Built 1989  
 Appraised Value 1,036,900

**ECONOMIC INCOME VALUATION**

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	6,128	Cap Code	BANK	Gross Income	87,018	Income Value	1,039,200	+EL/1989/G/1ST CONN CREDIT UNION	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	4,351	Excess Land	0		
Upper Level	0	Cap Rate	0.0700	Expense Allowance	9,920				
		Rent ID	NBHD						
Total Leaseable Area	6128	0001	C2	Net Income	72,747	Total Income Value	1,039,200		
						Value Per SF / Unit	170		

#	Bid	Sec	Style	AdjTn	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	1	31 BRANCH B	1	1	6128	GL	15.27	A	BA	14.20	87,018	A	0.05	4,351	82,667	A	0.12	9,920	72,747

**ACTUAL INCOME VALUATION**

Cap Rate		Income		Income Value		Expense Breakdown														
Cap Code	Gross Income	Vacancy Allowance	Income Value	Excess Land	Income Value	Heat	Trash Removal													
Cap Adjust	Expense Allowance	Other Income	Income Value	Total Income Value	Income Value	Electric	Snow Removal													
Cap Rate	Net Income		Value Per SF / Unit			Water	Accounting													
#	Bid	Sec	Style	AdjTn	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	Other Income	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs



# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

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

Town Hall, Room 101  
45 South Main Street  
CT 06492

March 1, 2021

2020-092 94-2001  
Appellants 4-2003  
Submission

DAVID JOHNSON, JOSEPH C SANCONI CO  
18040 EDISON AVENUE  
CHESTERFIELD MO 63005

### NOTIFICATION OF ASSESSMENT HEARING

Hearing No.: 2020-092 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM  
Property Description: 159 SOUTH TURNPIKE RD Unique ID: F0172700  
Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **7:00 PM - 8:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

<https://global.gotomeeting.com/join/395068405>

**You can also dial in from your phone**  
United States ( toll free ) 1 877 309 2073  
United States +1 ( 571 ) 317-3129  
**Access Code 395-068-405**

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <https://global.gotomeeting.com/install/395068405>. Materials discussed at this meeting are available on the Town website at [www.town.wallingford.ct.us](http://www.town.wallingford.ct.us) on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali  
Chairman

**AUTHORIZATION TO APPEAL**

**AGENTS CERTIFICATION**

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at 159 SOUTH TURNPIKE RD (MBLU 161// 1// PID 16103) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: \_\_\_\_\_



20325960001CT

# REAL PROPERTY SUMMARY ANALYSIS OF

## First Connecticut CU Inc.

159 South Turnpike Road  
Wallingford, CT 06492

**Parcel ID(s)**

**Appeal Number**

161-1

As of  
10/1/2020

---

Prepared By:



JOSEPH C. SANSONE CO.  
*Business Tax Solutions*

**JOSEPH C. SANSONE COMPANY**

**18040 Edison Avenue  
Chesterfield, Missouri 63005**  
<This is not an appraisal>

---

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



**159 South Turnpike Road**

PTR Number: 20325960001CT

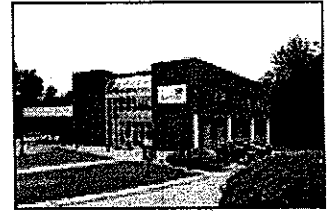
Location IDs: 161-1

Area Type	BANK BRANCH					Location Totals
Gross Building Area		6,128				6,128
Net Leaseable Area		6,128				6,128
Potential Gross Income	21.00	128,688				21.00 128,688
Vacancy and Credit Loss	5.0%	<u>6,434</u>				5.0% <u>6,434</u>
Effective Gross Income		122,254				122,254
Overall Expense	35.0%	<u>42,789</u>				35.0% <u>42,789</u>
Net Operating Income		79,465				79,465
Base Cap Rate						8.000
Adj Tax Rate						<u>2.040</u>
Adj Cap Rate						10.040
Value Sum						<u>791,482</u>
Indicated Value						791,000
Total Indicated Value per SF(NLA)						129.08

**1 3 Boston Post Rd - Charter Oak Federal Credit Union****SOLD**

Waterford, CT 06385

New London County

Recorded Buyer: **Stephen Byrne**  
3 Millstone Rd  
Waterford, CT 06385Recorded Seller: **Angioletto Llc**Sale Date: **07/09/2020**Sale Price: **\$210,000**Price/SF: **\$15.86**Bldg Type: **RetailBank**Year Built/Age: **Built 1990 Age: 30**GLA: **13,245 SF**Land Area: **2.43 AC (105,851 SF)**Zoning: **C-G**

PrFrma Cap Rate: -

Parcel No: **WATE-000134-000000-000508**

Financing: -

Comp ID: **5196066** - Research Status: **Public Record****2 40 Main St****SOLD**

East Haddam, CT 06423

Middlesex County

Recorded Buyer: **Fatima Dedushaj**Recorded Seller: **North Main Hldgs Llc**Recorded Buyer: **Ismet Dedushaj**  
40 Main St  
East Haddam, CT 06423

Recorded Seller: -

Sale Date: **12/20/2019**Sale Price: **\$246,000**Price/SF: **\$100.65**Bldg Type: **RetailBank**Year Built/Age: **Built 1961 Renov 2010 Age: 58**RBA: **2,444 SF**

PrFrma Cap Rate: -

Zoning: **Commercial**Parcel No: **EHDM-000017M-000000-L000015**

Financing: -

Comp ID: **5014730** - Research Status: **Public Record**



**3 417 Main St****SOLD**

East Hartford, CT 06118

Hartford County

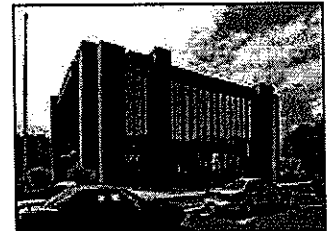
Recorded Buyer: **Goodwin Clg 417 Main**  
(860) 659-8526Recorded Seller: **American Eagle Fin Cu**  
(860) 434-0203Sale Date: **11/30/2018**  
Sale Price: **\$1,800,000 - Full Value**  
Price/SF: **\$68.54**Bldg Type: **RetailBank**  
Year Built/Age: **Built 1951 Age: 67**  
GLA: **26,263 SF**  
Land Area: **2.64 AC (114,998 SF)**  
Zoning: **B-2**

PrFrma Cap Rate: -

Parcel No: **EHAR-000010-000000-000112**  
Financing: -  
Comp ID: **4620400** - Research Status: **Full Value****4 43 E Main St - Wells Fargo****SOLD**

Meriden, CT 06450

New Haven County

Recorded Buyer: **Pumpkin Realty Corp**  
2359 E 28th St  
Brooklyn, NY 11229  
(718) 859-5837Recorded Seller: **417 N Cntry Rd Llc**  
PO Box 2609  
Carlsbad, CA 92018Sale Date: **04/18/2019**  
Sale Price: **\$1,200,000 - Full Value**  
Price/SF: **\$57.14**Bldg Type: **RetailBank**  
Year Built/Age: **Built 1970 Age: 49**  
GLA: **21,000 SF**  
Land Area: **0.68 AC (29,621 SF)**  
Zoning: **C-1**

PrFrma Cap Rate: -

Parcel No: **MERI-000109-000043-000001-000006**  
Financing: -  
Comp ID: **4775631** - Research Status: **Full Value****5 2260 Norwich New London Tpke****SOLD**

Uncasville, CT 06382

New London County

Recorded Buyer: **Yost Hldgs Llc**  
225 Briar Hill Rd  
Groton, CT 06340Recorded Seller: **Lombardi Steven P**Sale Date: **01/17/2019**  
Sale Price: **\$495,000**  
Price/SF: **\$127.48**Bldg Type: **RetailBank**  
Year Built/Age: -  
GLA: **3,883 SF**  
Land Area: **1.13 AC (49,223 SF)**Parcel No: **MONT-000106-000033**  
Financing: -  
Comp ID: **4668627** - Research Status: **Public Record**



**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 15 through 20 19 assessments are resolved.

First Connecticut CU Inc

M:161 L:001

\_\_\_\_\_  
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)

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Parcel Number

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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)

Susan J. Brown  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

Susan J. Brown  
\_\_\_\_\_  
PRINT NAME OF AUTHORIZED SIGNER

10/23/15  
\_\_\_\_\_  
DATE

CEO  
\_\_\_\_\_  
TITLE



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. 2020-089 APPLICATION

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

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

Property Owner: JAKX LLC
Name of property Owner: 856 NORTH MAIN ST EXT
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: [ ] 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: 856 NORTH MAIN ST EXT (MBLU 64 / 5 / 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? : \$ 775,000

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

20-36078-0001-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

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<u>Jakx LLC</u>	<u>M:064 L:005</u>	_____
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)

*Kenneth M. Braaid*  
AUTHORIZED SIGNATURE  
11/19/21  
DATE

Kenneth M. Braaid  
PRINT NAME OF AUTHORIZED SIGNER  
President  
TITLE

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		APPRaised VALUE SUMMARY	
JACK LLC	2 Above Street 4 Rolling	2 Public Water	1 Paved	5 Industrial	IND LAND IND BLDG	3-1 3-2	Appraised 898,800	Assessed 629,300	6148 WALLINGFORD, CT
SUPPLEMENTAL DATA					Description		Code	Assessed	
856 NORTH MAIN ST EXT					IND LAND		3-1	327,000	228,900
WALLINGFORD CT 06492					IND BLDG		3-2	898,800	629,300
Alt Prcl ID 037001013 Census: 1758 Old MIBLU TC MAP # 3112 TC MAP # 3170 Record Lot GIS ID 14827					P/Z MAP # ENG MAP Easement Town Line IND PARK IB				
Assoc Pld#					Total		1,225,800	858,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS / HISTORY	
JACK LLC	1429	0063	12-20-2011	Q	1	920,000	00	Year	Code
JAYMAR REALTY LLC	1429	0060	12-20-2011	U	1	0	29	2020	3-1
JAYMAR REALTY CO	0501	1134	09-16-1980			0			3-2
Total		0.00						Total	
Total		858200		Total		779200		Total	

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

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
11		B			

2012= ADVANCED TURBINE SERVICES  
 2015 - 34X60 BAS TO BE OFFICE IN FUTURE

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date
27051	09-05-2012	CM	Commercial	25,000	09-22-2015	100		INTERIOR RENOV	04-27-2020
26346	12-29-2011	CM	Commercial	25,000	11-19-2012	100		INTERIOR DEMO ONLY	09-22-2015
18484	11-10-2004	CC	C of C			100	11-10-2004	CERT OF COMP	09-18-2014

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	4000	INDUSTRIAL M9	IX		43,560	2.76	1.000000	C	1.00	C30	1,650	3X LB	0	4,55	198,400
1	4000	INDUSTRIAL M9	IX		0,420	120,200	1.000000	0	1.00	C30	1,650		0	198,330	83,300
1	4000	INDUSTRIAL M9			5,660	8,000	1.000000	0	1.00		1,000		0	8,000	45,300
Total Card Land Units				7,080		AC		Parcel Total Land Area:		7,0800		Total Land Value		327,000	

APPRaised VALUE SUMMARY  
 Appraised Bldg. Value (Card) 857,100  
 Appraised Xt (B) Value (Bldg) 15,100  
 Appraised Ob (B) Value (Bldg) 26,600  
 Appraised Land Value (Bldg) 327,000  
 Special Land Value 0  
 Total Appraised Parcel Value 1,225,800  
 Valuation Method C

VISIT/CHANGE HISTORY  
 Total Appraised Parcel Value 1,225,800

VISION

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: Model Grade	401	Light Industrial			
Stories: 1	B-	Ind/Comm			
Occupancy: 1.00					
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	01	Fiat			
Roof Cover	04	Tar & Gravel			
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	03	Central			
Bldg Use	4000	INDUSTRIAL M96			
Total Rooms	00				
Total Bedrooms	0				
Total Baths	01	Heat/VAC Pkgs			
Heat/VAC	03	Masonry			
Frame Type	02	Average			
Baths/Plumbing	04	Ceil & Min WL			
Ceiling/Wall	02	Average			
Rooms/Prtns	16.00				
Wall Height	0.00				
% Comm Wall	0.00				
1st Floor Use:	4000				

**MIXED USE**

Code	Description	Percentage
4000	INDUSTRIAL M96	100
		0
		0

**COST/MARKET VALUATION**

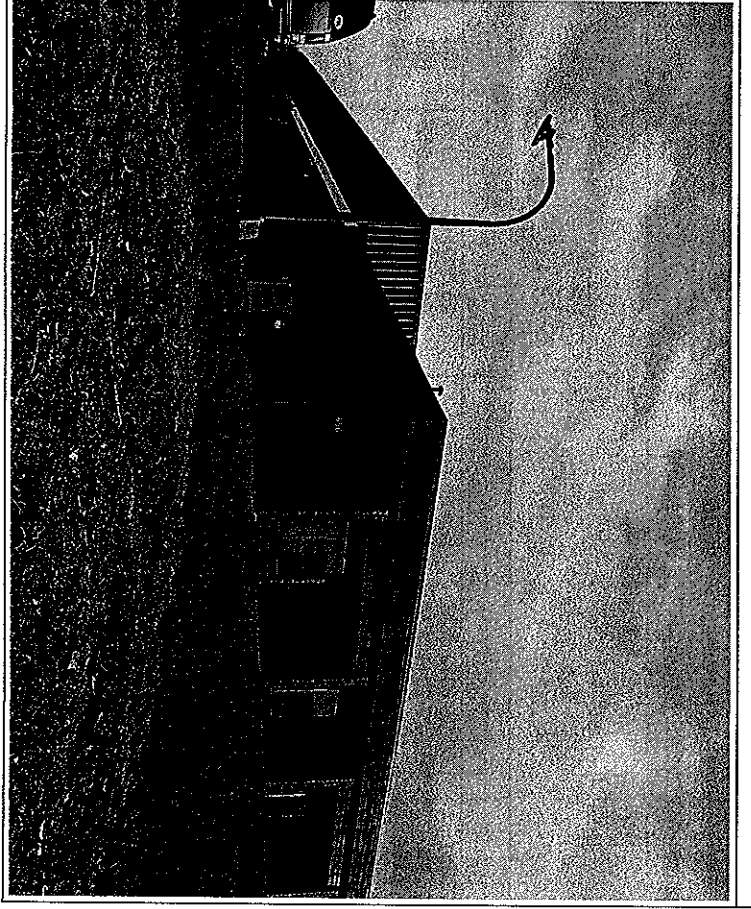
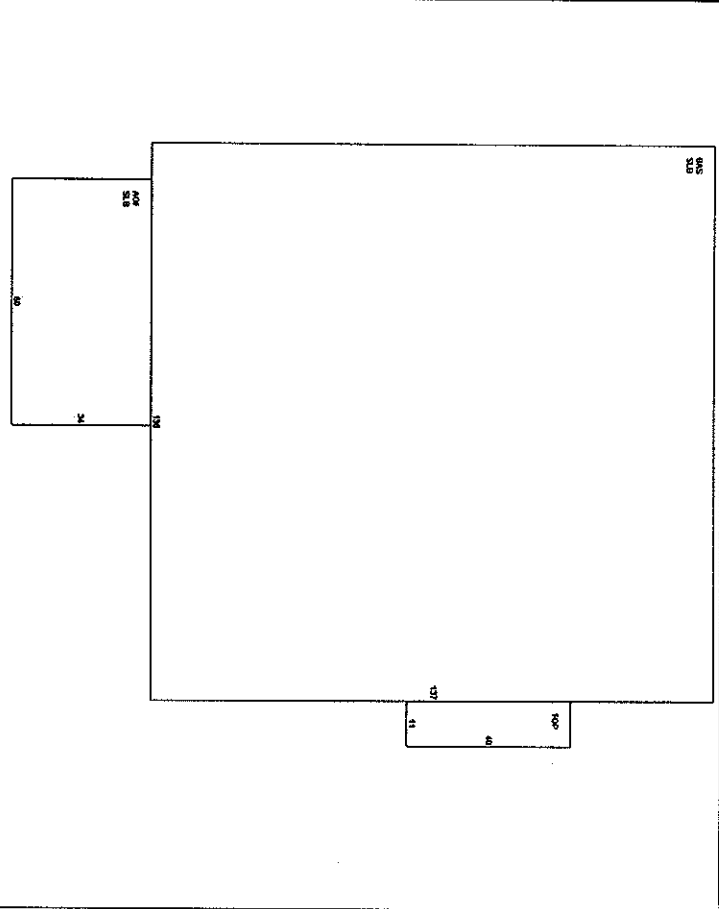
RCN	Value
RCN	1,298,573
Year Built	1979
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	34
Functional Obso	0
External Obso	0
Trend Factor	1
Condition	
Condition %	
Percent Good	66
RCNLD	857,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

**OB - OUTBUILDING & YARD ITEMS(U)/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	24,500	3.00	1970	F		30	C	1.00	22,100
LT1	Lights-In w/PL	L	4	860.00	1970	A		50	C	1.00	1,700
LT2	w/Double Light	L	3	1400.00	1970	A		50	C	1.00	2,100
LDL2	w/Man Lift Out	B	2	1100.00	1983			66		0.00	1,500
SPR1	Sprinklers Wet	B	20,672	1.00	1983			66		0.00	13,600
PAV2	Paving-Conc	L	396	3.50	2020	A		50	C	1.00	700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
AOFF	Office	2,040	2,040	2,652	78.91	160,971
BAS	First Floor	18,632	18,632	18,632	60.70	1,130,925
FOP	Porch, Open	0	440	110	15.17	6,677
SLB	Slab	0	20,672	0	0.00	0
Ttl Gross Liv/Lease Area		20,672	41,784	21,394		1,298,573





*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:** 856 North Main St Ext. 2020-089

---

**Current Market Value:** \$1,225,800      **Current Assessed Value:** \$858,200

**Appellant's estimate of Market Value:** \$775,000

**Informal Hearing with Vision Appraisal:** No

**Notes:**

The Assessor's economic income approach to value of \$1,263,600 is higher than the current market value of \$1,225,800.

No supporting documentation provided to support a value of \$775,000.

**Recommendation:**

No change







# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

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

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONI CO  
18040 EDISON AVENUE  
CHESTERFIELD MO 63005

2020-089

Appellants  
Submission

### NOTIFICATION OF ASSESSMENT HEARING

Hearing No.: 2020-089 Hearing Date: 3/24/2021 Time: 7:00 PM  
Property Description: 856 NORTH MAIN ST EXT Unique ID: J0040600  
Property Type: INDUSTRIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **7:00 PM - 8:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also dial in using your phone. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

<https://global.gotomeeting.com/join/395068405>

**You can also dial in from your phone**  
United States ( toll free ) 1 877 309 2073  
United States +1 ( 571 ) 317-3129  
**Access Code 395-068-405**

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <https://global.gotomeeting.com/install/395068405>. Materials discussed at this meeting are available on the Town website at [www.town.wallingford.ct.us](http://www.town.wallingford.ct.us) on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali  
Chairman

**AUTHORIZATION TO APPEAL**

**AGENTS CERTIFICATION**

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at 856 NORTH MAIN ST EXT (MBLU 64 / 5 / / PID 14827) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: \_\_\_\_\_



20360780001CT

**REAL PROPERTY SUMMARY ANALYSIS  
OF**

**Advanced Turbine Services**

856 North Main Street Extension

Wallingford, CT 06492

**Parcel ID(s)**

64-5

**Appeal Number**

As of  
10/1/2020

---

Prepared By:



**JOSEPH C. SANSONE COMPANY**

**18040 Edison Avenue**

**Chesterfield, Missouri 63005**

<This is not an appraisal>

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This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.

20360780001CT

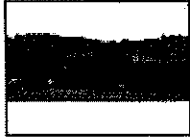


## 856 North Main Street Extension

PTR Number: 20360780001CT

Location IDs: 64-5

Area Type	MANUFACTURIN G						Location Totals
Gross Building Area	20,672						20,672
Net Leaseable Area	20,672						20,672
<hr/>							
Potential Gross Income	5.00	103,360					5.00 103,360
Vacancy and Credit Loss	10.0%	<u>10,336</u>					10.0% <u>10,336</u>
Effective Gross Income		93,024					93,024
Overall Expense	10.0%	<u>9,302</u>					10.0% <u>9,302</u>
Net Operating Income		83,722					83,722
<hr/>							
Base Cap Rate							8.500
Adj Tax Rate							<u>0.204</u>
Adj Cap Rate							8.704
Value Sum							<hr/> 961,875
Indicated Value							962,000
Total Indicated Value per SF(NLA)							46.54



**956-980 Old Colony Rd**  
**Meriden, CT 06451**  
**New Haven County**

**Building Type: Class C Warehouse**  
**Status: Built 1970, Renov 1987**  
**Building Size: 38,870 SF**  
**Land Area: 1.60 AC**  
**Stories: 2**  
**Expenses: 2020 Tax @ \$0.87/sf; 2015 Ops @ \$0.10/sf**  
**Parking: 75 free Surface Spaces are available; Ratio of 1.96/1,000 SF**

**Space Avail: 38,870 SF**  
**Max Contig: 38,870 SF**  
**Smallest Space: 6,000 SF**  
**Rent/SF/Yr: \$5.00**  
**% Leased: 100%**



**2055 S Main St**  
**Middletown, CT 06457**  
**Middlesex County**

**Building Type: Class C Manufacturing**  
**Status: Built 1968**  
**Building Size: 37,000 SF**  
**Land Area: 5.38 AC**  
**Stories: 1**  
**Expenses: 2020 Tax @ \$0.94/sf**

**Space Avail: 37,000 SF**  
**Max Contig: 37,000 SF**  
**Smallest Space: 37,000 SF**  
**Rent/SF/Yr: \$3.75**  
**% Leased: 100%**



**342 Quinpiac St**  
**Bldg 24**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Class C Manufacturing**  
**Status: Built 1920**  
**Building Size: 26,400 SF**  
**Land Area: 40 AC**  
**Stories: 4**  
**Expenses: 2020 Tax @ \$2.46/sf**  
**Parking: 100 free Surface Spaces are available; Ratio of 3.79/1,000 SF**

**Space Avail: 2,500 SF**  
**Max Contig: 2,500 SF**  
**Smallest Space: 2,500 SF**  
**Rent/SF/Yr: Withheld**  
**% Leased: 100%**



**340 Quinpiac St**  
**Bldg 21**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Class C Manufacturing**  
**Status: Existing**  
**Building Size: 20,000 SF**  
**Land Area: -**  
**Stories: 4**  
**Expenses: 2020 Tax @ \$3.25/sf**  
**Parking: Free Surface Spaces**

**Space Avail: 13,500 SF**  
**Max Contig: 13,500 SF**  
**Smallest Space: 4,500 SF**  
**Rent/SF/Yr: \$4.50**  
**% Leased: 32.5%**





**342 Quinnipiac St**  
**Bldg 11B**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Class C Manufacturing**  
**Status: Built 1944**  
**Building Size: 9,000 SF**  
**Land Area: 32.99 AC**  
**Stories: 2**  
**Expenses: 2020 Tax @ \$7.23/sf**

**Space Avail: 3,096 SF**  
**Max Contig: 3,096 SF**  
**Smallest Space: 3,096 SF**  
**Rent/SF/Yr: \$3.00**  
**% Leased: 65.6%**



**1 500 Cornwall Ave****SOLD**

Cheshire, CT 06410

New Haven County

Recorded Buyer: Darter Properties LLC  
309 Cedar Ln  
Cheshire, CT 06410

Recorded Seller: Cornwall Properties Lic  
500 Cornwall Ave  
Cheshire, CT 06410  
(203) 272-5546



Sale Date: 07/25/2018 (1156 days on mkt)  
Sale Price: \$470,000 - Confirmed  
Price/SF: \$36.50

Bldg Type: Class C IndustrialWarehouse  
Year Built/Age: Built 1987 Age: 31  
RBA: 12,875 SF  
Land Area: 0.92 AC (40,075 SF)  
Zoning: I-1

PrFrma Cap Rate: -

Parcel No: CHES-000056-000255  
Financing: -  
Comp ID: 4436964 - Research Status: Confirmed

**2 163-169 N Plains Industrial Rd****SOLD**

Wallingford, CT 06492

New Haven County

Recorded Buyer: Rh R & E Lic  
169 N Plains Industrial Rd  
Wallingford, CT 06492

Recorded Seller: Jsiv Lic



Sale Date: 09/04/2018  
Sale Price: \$630,000  
Price/SF: \$48.46

Bldg Type: Class C IndustrialWarehouse  
Year Built/Age: Built 1977 Age: 41  
RBA: 13,000 SF  
Land Area: 1 AC (43,560 SF)  
Zoning: I-40

PrFrma Cap Rate: -

Parcel No: WALL-000077-000000-000001  
Financing: -  
Comp ID: 4531373 - Research Status: Public Record

**3 200 Research Pky - Talcott Machine Products****SOLD**

Meriden, CT 06450

New Haven County

Recorded Buyer: Ham 200/meriden Lic  
112 Oconnell Dr  
Berlin, CT 06037

Recorded Seller: Midstate Arc Inc



Sale Date: 02/05/2021  
Sale Price: \$1,100,000 - Full Value  
Price/SF: \$46.06

Bldg Type: Class B IndustrialManufacturing  
Year Built/Age: Built 1979 Age: 42  
RBA: 23,880 SF  
Land Area: 2.52 AC (109,771 SF)  
Zoning: M2

PrFrma Cap Rate: -

Parcel No: MERI-001008-000335A-000025B  
Financing: Down payment of \$30,000 (2.7%)  
Comp ID: 5414597 - Research Status: Full Value



Hamden, CT 06514

New Haven County

Recorded Buyer: 2 Raccio Pk Llc  
2 Raccio Park Rd  
Hamden, CT

Recorded Seller: Toscano Vincent



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Sale Date: 11/19/2020

Sale Price: \$750,000 - Confirmed

Price/SF: \$32.91

Bldg Type: Class B Industrial/Manufacturing

Year Built/Age: Built 1981 Age: 39

RBA: 22,791 SF

Land Area: 2.32 AC (101,059 SF)

Zoning: M-1

PrFirma Cap Rate: -

Parcel No: HAMD-002828-000022

Financing: Down payment of \$300,000 (40.0%)

Comp ID: 5362511 - Research Status: Confirmed





**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 2020 through 2024 assessments are resolved.

Jakx LLC	M:064 L:005	
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)

\_\_\_\_\_  
AUTHORIZED SIGNATURE

*Kenneth M. Braeud*  
\_\_\_\_\_  
PRINT NAME OF AUTHORIZED SIGNER

11/9/21  
\_\_\_\_\_  
DATE

*President*  
\_\_\_\_\_  
TITLE



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. 2020-084 APPLICATION

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

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

Property Owner: RUCOL LLC
Name of property Owner: 110 WHITETHORN DR
Mailing Address: GUILFORD, CT 06437
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: [ ] 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: 413 SOUTH CHERRY ST (MBLU 162 / 5 / 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? : \$ 707,000

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)

20-35948-0001-CT

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 \_\_\_\_\_



### 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>RUCOL LLC</u>	<u>M:162 L:005</u>	_____
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)

Peter Lindenfels  
AUTHORIZED SIGNATURE  
1 Dec 20 20  
DATE

Peter Lindenfels  
PRINT NAME OF AUTHORIZED SIGNER  
Member  
TITLE

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
				IND LAND	3-1	178,300	124,800
				IND BLDG	3-2	663,300	464,400
				<b>VISION</b>			

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
								2018	3-1	104,900
								2019	3-2	415,600
								2020	3-3	7,700
		<b>Total</b>				<b>589,200</b>				<b>528,200</b>

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		<b>Total</b>	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
13	B		

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
10121-1	01-20-1998	FITUP	

LAND LINE VALUATION SECTION		APPRAISED VALUE SUMMARY	
Use Code	Description	Zone	Land Type
1	4000 INDUSTRIAL M9	140	SF
1	4000 INDUSTRIAL M9	140	AC
1	4000 INDUSTRIAL M9		AC
		<b>Total Card Land Units</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:** 413 South Cherry St. 2020-084

---

**Current Market Value:** \$841,600      **Current Assessed Value:** \$589,200

**Appellant's estimate of Market Value:** \$707,000

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

**Notes:**

The Assessor's economic income approach to value of \$875,200 is higher than the current market value of \$841,600.

No supporting documentation provided to support a value of \$707,000.

**Recommendation:**

No change

-U / 1  
 Action 413 SOUTH CHERRY ST  
 Rent Owner  
 UCOL LLC  
 MERSEY MARCIA & RUCOL LLC  
 MERSEY MARCIA  
 MERSEY DAVID (ESTATE) & MARCIA

Sales Information			Commercial Data Elements		
Sale Date	Q/U	V/I	Sale Price	Heat / AC	00 Heat/Min
06-27-1997	U	V		0 Frame Type	03 Masonry
06-27-1997				0 Baths / Plumbing	02 Average
09-09-1996				0 Ceiling / Wall	04 Ceil & Min WL
Year Built		1972		Rooms / Ptns	02 Average
Appraised Value		841,600		% Conn Wall	0.0
				Wall Height	16. 1.1000

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

**ECONOMIC INCOME VALUATION**

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	23,500	Cap Code	INDO	Gross Income	108,100	Income Value	875,200	1972/A	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	8,648	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	11,934	Total Income Value	875,200		
		Rent ID	NBHD			Value Per SF / Unit	37		
Total Leaseable Area	23500		13	Net Income	87,518				

#	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	1	IND/WHS M	2	1	23500	GL	6.52	F	F	4.60	108,100	A	0.08	8,648	99,452	A	0.12	11,934	87,518

**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			Electric	Snow Removal						
		Other Income	Total Income Value			Water	Accounting						
						Sewer	Management						
						Maintenance	Reserves						
						Insurance	Other						
Cap Rate		Net Income	Value Per SF / Unit	Gross Rent	Vac	Exp	Other Income	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs



# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

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

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

Phone - 203-294-2001  
03

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONI CO  
18040 EDISON AVENUE  
CHESTERFIELD MO 63005

2020-084  
Appellants  
Submission

### NOTIFICATION OF ASSESSMENT HE

Hearing No.: 2020-084 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM  
Property Description: 413 SOUTH CHERRY ST Unique ID: R0339510  
Property Type: INDUSTRIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **7:00 PM - 8:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

<https://global.gotomeeting.com/join/395068405>

**You can also dial in from your phone**  
United States ( toll free ) 1 877 309 2073  
United States +1 ( 571 ) 317-3129  
**Access Code 395-068-405**

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <https://global.gotomeeting.com/install/395068405>. Materials discussed at this meeting are available on the Town website at [www.town.wallingford.ct.us](http://www.town.wallingford.ct.us) on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali  
Chairman



**AUTHORIZATION TO APPEAL**

**AGENTS CERTIFICATION**

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at 413 SOUTH CHERRY ST (MBLU 162 / / 5 / / PID 15896) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: \_\_\_\_\_



20359480001CT

**REAL PROPERTY SUMMARY ANALYSIS  
OF**

**Lingol Corp.**

413 South Cherry Street  
Wallingford, CT 06492

**Parcel ID(s)**

162-5

**Appeal Number**

As of  
10/1/2020

---

Prepared By:



**JOSEPH C. SANSONE COMPANY**

**18040 Edison Avenue**

**Chesterfield, Missouri 63005**

<This is not an appraisal>

---

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



**413 South Cherry Street**

PTR Number: 20359480001CT

Location IDs: 162-5

Area Type	MANUFACTURIN G					Location Totals
Gross Building Area	23,500					23,500
Net Leaseable Area	23,500					23,500
Potential Gross Income	3.75	88,125				3.75 88,125
Vacancy and Credit Loss	10.0%	<u>8,813</u>				10.0% <u>8,813</u>
Effective Gross Income		79,313				79,313
Overall Expense	10.0%	<u>7,931</u>				13.3% <u>10,575</u>
Net Operating Income		71,381				71,381
Base Cap Rate						10.000
Adj Tax Rate						<u>0.102</u>
Adj Cap Rate						10.102
Value Sum						<u>706,605</u>
Indicated Value						<u>707,000</u>
Total Indicated Value per SF(NLA)						30.09



**340 Quinnipiac St**  
**Bldg 44**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Class C Warehouse**  
**Status: Built 1960, Renov 1990**  
**Building Size: 44,500 SF**  
**Land Area: 44 AC**  
**Stories: 1**  
**Expenses: 2020 Tax @ \$1.46/sf**

**Space Avail: 44,500 SF**  
**Max Contig: 44,500 SF**  
**Smallest Space: 44,500 SF**  
**Rent/SF/Yr: \$3.95**  
**% Leased: 100%**



**342 Quinnipiac St**  
**Bldg 11B**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Class C Manufacturing**  
**Status: Built 1944**  
**Building Size: 9,000 SF**  
**Land Area: 32.99 AC**  
**Stories: 2**  
**Expenses: 2020 Tax @ \$7.23/sf**

**Space Avail: 3,096 SF**  
**Max Contig: 3,096 SF**  
**Smallest Space: 3,096 SF**  
**Rent/SF/Yr: \$3.00**  
**% Leased: 65.6%**



**1 210 Realty Dr****SOLD**

Cheshire, CT 06410

New Haven County

Recorded Buyer: 210 Realty Drive LLC  
 131 Willow St  
 Cheshire, CT 06410  
 True Buyer: Dalton Enterprises Inc

Recorded Seller: DRC Properties LLC  
 1403 Meriden-Waterbury Rd  
 Milldale, CT 06467  
 True Seller: Superior Products Distributors



Sale Date: 03/07/2018 (400 days on mkt)  
 Sale Price: \$925,000 - Confirmed  
 Price/SF: \$27.71

Bldg Type: Class C IndustrialWarehouse  
 Year Built/Age: Built 1956 Age: 62  
 RBA: 33,379 SF  
 Land Area: 49.23 AC (2,144,459 SF)  
 Zoning: I-2

PrFrma Cap Rate: -

Parcel No: CHES-000028-000147-000004  
 Financing: -  
 Comp ID: 4155284 - Research Status: Confirmed

**2 925 Sherman Ave****SOLD**

Hamden, CT 06514

New Haven County

Recorded Buyer: 925 Sherman Llc  
 925 Sherman Ave  
 Hamden, CT 06511

Recorded Seller: Mismas Janice R  
 925 Sherman Ave  
 Hamden, CT 06514  
 (203) 288-3523  
 True Seller: Mismas Janice R



Sale Date: 06/17/2019  
 Sale Price: \$950,000 - Confirmed  
 Price/SF: \$19.00

Bldg Type: Class B IndustrialWarehouse  
 Year Built/Age: Built 1972 Age: 47  
 RBA: 50,000 SF  
 Land Area: 1.15 AC (50,094 SF)  
 Zoning: M-1

PrFrma Cap Rate: -

Parcel No: HAMD-002928-000011  
 Financing: -  
 Comp ID: 4834995 - Research Status: Confirmed

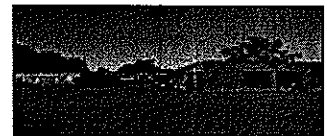
**3 2115-2135 State St****SOLD**

Hamden, CT 06517

New Haven County

Recorded Buyer: Community Crusade  
 2115 State St  
 Hamden, CT 06517

Recorded Seller: 2135 State St Llc



Sale Date: 04/02/2018  
 Sale Price: \$585,000  
 Price/SF: \$29.21

Bldg Type: Class C IndustrialWarehouse  
 Year Built/Age: Built 1946 Age: 72  
 RBA: 20,028 SF  
 Land Area: 1.99 AC (86,684 SF)  
 Zoning: CDD

PrFrma Cap Rate: -

Parcel No: HAMD-002131-000050  
 Financing: -  
 Comp ID: 4255044 - Research Status: Public Record





**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 2020 through 2024 assessments are resolved.

RUCOL LLC	M:162 L:005	
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)

*Peter Lindorfelser*  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

1 Dec 20 20  
\_\_\_\_\_  
DATE

*Peter Lindorfelser*  
\_\_\_\_\_  
PRINT NAME OF AUTHORIZED SIGNER

Member  
\_\_\_\_\_  
TITLE



# 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. 2020-185 APPLICATION

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

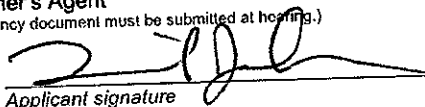
HEARING DATE: \_\_\_\_\_

Property Owner: BARNES HOMESTEAD LLC
Name of property Owner P O BOX 1767
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     Owner     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

  
Applicant signature

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

Motor Vehicle: Year \_\_\_\_\_ Make /Model: \_\_\_\_\_ Plate# \_\_\_\_\_ Mileage \_\_\_\_\_

Real Estate: 924 NORTH MAIN ST EXT (MBLU 511 / 711)  
(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? : \$ 551,000

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

THE ACTUAL MARKET VALUE OF THE PROPERTY \_\_\_\_\_

(Attach additional case documentation or appraisal if needed)

20-35840-0001-CT

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

Print Name

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

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

# Appeals to the Wallingford Board of Assessment Appeals

## General Instructions

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

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

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

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

## APPEALS PROCEDURE

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

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

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### Connecticut General Statutes

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#### Section

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

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

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

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





JOSEPH C. SANSONE COMPANY  
Business Tax Solutions®

### AGENT AUTHORIZATION

TO: Wallingford CT  
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>Barnes Homestead LLC</u>	<u>M:051 L:007</u>	<u></u>
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
<u>Barnes Homestead LLC</u>	<u>M:134 L:010</u>	<u></u>
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
<u></u>	<u></u>	<u></u>
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
<u></u>	<u></u>	<u></u>
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
<u></u>	<u></u>	<u></u>
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

  
AUTHORIZED SIGNATURE

John C. Williams  
PRINT NAME OF AUTHORIZED SIGNER

10-2-20  
DATE

member  
TITLE

CURRENT OWNER		TOPO	UTILITIES	START / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
BARNES HOMESTEAD LLC		2 Above Street	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
P O BOX 1767						COM LAND	2-1	462,100	323,400
WALLINGFORD CT 06492						COM BLDG	2-2	686,500	480,600
All Pct ID 037001001 Census: 1758 Old MBLU TC MAP # 3258A TC MAP # Record Lot GIS ID 14790		SUPPLEMENTAL DATA PIZ MAP # 137.03-16 ENG MAP Easement Town Line IND PARK IB Assoc Pct#		Total 1,148,600 804,000		Total 1,148,600 804,000		Total 1,148,600 804,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
BARNES HOMESTEAD LLC		1411	0741	04-13-2011	Q	1	1,200,000	00	2020	2-1	2019	2-1	248,400
TYLER WOLFF LLC		1066	0606	01-14-2003	Q	1	560,000	00		2-2		2-2	320,900
HERR BETTY YOUNG S TRUSTEE OF THE		0823	0922	11-06-1995			0	0		2-2		2-5	10,300
HERR BETTY Y		0589	0061	12-02-1986			0	0					
Total						0.00				804,000		579,600	

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

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Total				0.00
Nbhd				11

NOTES

CALCAGNI ASSOCIATES- REAL ESTATE

BLDG RENOVATED INCLUDING

ADDITIONS FOR THE 2004 GL

FUNC = EAF (3RD FLR)

ECO=MKT

HIP ROOFLINE

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
17276		11-18-2003	CM	Commercial	274,000	06-22-2004	100	06-22-2004	Renovate 3rd Floor & 2 Wing	
17276		11-18-2003	CC	C of C	274,000	06-22-2004	100	06-18-2004	Certificate of Completion-06/1	

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 Price	Land Value
B		3400	OFFICE BLD M9	IX	SF	43,560	2.76	1.00000	0	1.25	C70	1.250	CRNR		0	4.31	187,900
1		3400	OFFICE BLD M9	IX	AC	1,460	120,200	1.00000	0	1.25	C70	1.250			0	187,812.5	274,200
Total Card Land Units						2,460	AC									Total Land Value	462,100



**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 500		Office			
Model: 94		Commercial			
Grade: A					
Stories: 2.25					
Occupancy: 1.00		Vinyl Siding			
Exterior Wall 1: 25					
Exterior Wall 2: 04		Wood Truss			
Roof Structure: 03		Asphalt			
Roof Cover: 05		Drywall			
Interior Wall 1: 14		Carpet			
Interior Floor 1: 12		Hardwood			
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 03		Central			
AC Type: 03		OFFICE BLD M94			
Bldg Use: 3400					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 02		Heat/AC Split			
Heat/AC: 02		Wood Frame			
Frame Type: 02		Average			
Baths/Plumbing: 06		Ceil & Walls			
Ceiling/Wall: 02		Average			
Rooms/Prtts: 10.00					
Wall Height: 0.00					
% Comn Wall: 0.00					
1st Floor Use: 3400					

**MIXED USE**  
 Code Description Percentage  
 3400 OFFICE BLD M94 100  
 0 0  
 0 0

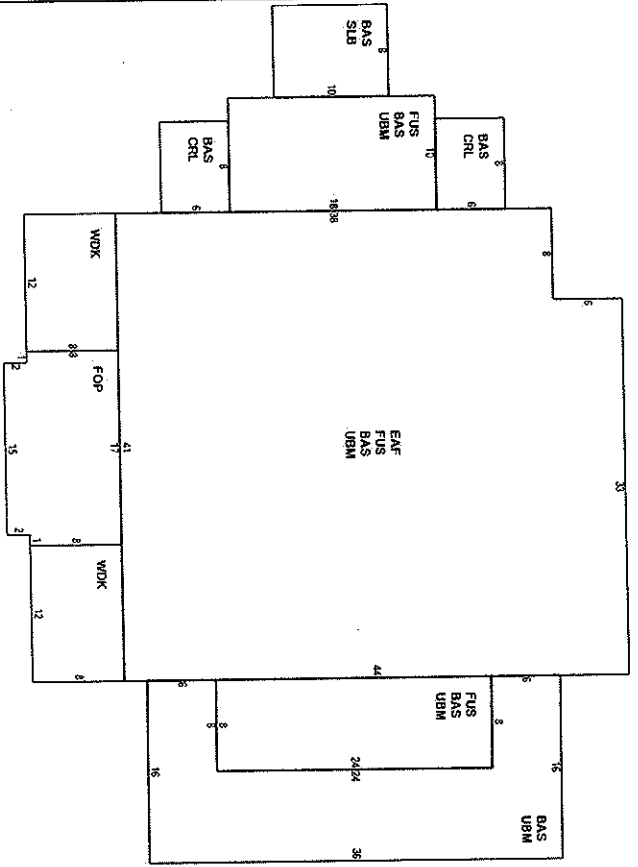
**COST/MARKET VALUATION**  
 RCN 833,639  
 Year Built 1900  
 Effective Year Built  
 Depreciation Code E  
 Remodel Rating  
 Year Remodeled  
 Depreciation % 20  
 Functional Obsol 0  
 External Obsol 0  
 Trend Factor 1  
 Condition  
 Condition %  
 Percent Good 80  
 RCNLD 666,900  
 Dep % Ovr  
 Dep Ovr Comment  
 Misc Imp Ovr  
 Misc Imp Ovr Comment  
 Cost to Cure Ovr  
 Cost to Cure Ovr Comment

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
GAZ	Gazebo	L	142	20.00	2001	A		50	C	1.00	1,400
PAV1	Paving-Asphalt	L	9,000	3.00	2004	A		50	C	1.00	13,500
SPR1	Sprinklers Wet	B	5,874	1.00	1981			80		0.00	4,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,688	2,688	2,688	134.31	361,015
CRL	Crawl Space	0	96	0	0.00	0
EAF	Attic, Expansion, Finished	702	1,756	702	53.69	94,283
FOP	Porch, Open	0	166	42	33.98	5,641
FUS	Upper Story, Finished	2,128	2,128	2,128	134.31	285,804
SLB	Slab	0	80	0	0.00	0
UBM	Basement, Unfinished	0	2,512	628	33.58	84,344
WDK	Deck, Wood	0	192	19	13.29	2,552
Ttl Gross Liv / Lease Area		5,518	9,618	6,207		833,639





*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:** 924 North Main St Ext. 2020-185

---

**Current Market Value:** \$1,148,600      **Current Assessed Value:** \$804,000

**Appellant's estimate of Market Value:** \$551,000

**Informal Hearing with Vision Appraisal:** Yes = No change

**Notes:**

Currently on the market for \$895,000.

No supporting documentation provided to support a value of \$551,000.

**Recommendation:**

No change

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
BARNES HOMESTEAD LLC		2 Above Street	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
P O BOX 1767						COM LAND	2-1	462,100	323,400
WALLINGFORD CT 06492						COM BLDG	2-2	686,500	480,600
GIS ID 14790		SUPPLEMENTAL DATA			P/Z MAP # 137, 03-16		Assessed		323,400
Alt Pric ID 037001001		ENG MAP			Easement		Assessed		480,600
Census: 1758		Town Line			IND PARK		Assessed		248,400
Old MBLU		IB			IND PARK		Assessed		320,900
TC MAP # 3258A		Assoc Pld#			No doc.		Assessed		2018
TC MAP #		No			185		Assessed		2019
Record Lot		VISION			WALLINGFORD, CT		Assessed		2018
GIS ID 14790		Total			804,000		Assessed		2018
		Total			1,148,600		Assessed		2018
		Total			579,600		Assessed		2018

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
BARNES HOMESTEAD LLC		1411	0741	04-13-2011	Q	1,200,000	00	2020	2-1	323,400	2019	2-1	248,400
TYLER WOLF LLC		1066	0606	01-14-2003	Q	560,000	00		2-2	480,600		2-2	320,900
HERR BETTY YOUNG S TRUSTEE OF THE		0823	0922	11-06-1995		0	0		2-2			2-5	10,300
HERR BETTY Y		0589	0061	12-02-1986		0	0						
Total		0.00				804,000		Total		579,600		Total	

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

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
11		B		Tracing	

NOTES		CALCAGNI ASSOCIATES- REAL ESTATE	
BLDG RENOVATED INCLUDING ADDITIONS FOR THE 2004 GL		FLUNC = EAF (3RD FLR)	
ECO=MKT		HIP ROOFLINE	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
17276	11-18-2003	CM	Commercial	274,000	06-22-2004	100	06-22-2004	100	06-18-2004	Renovate 3rd Floor & 2 Wing
17276	11-18-2003	CC	C of C	274,000	06-22-2004	100	06-22-2004	100	06-18-2004	Certificate of Completion-06/1

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	3400	OFFICE BLD M9	IX	IX	43,560	SF	2.76	1.00000	C	1.25	C70	1,250	CRNR	0	4.31	187,900
1	3400	OFFICE BLD M9	IX	IX	1,460	AC	120,200	1.00000	0	1.25	C70	1,250		0	187,812.5	274,200
Total Card Land Units		2.460		AC		Parcel Total Land Area: 2.4600		Total Appraised Parcel Value		1,148,600		Total Land Value		462,100		

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	Valuation Method	
Appraised Bldg. Value (Card)		666,900		4,700		14,900		0	
Appraised Ob (B) Value (Bldg)		462,100		462,100		1,148,600		C	
Appraised Land Value (Bldg)		462,100		462,100		462,100		C	
Special Land Value		0		0		0		0	
Total Appraised Parcel Value		1,148,600		1,148,600		1,148,600		C	

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
12-17-2020		JW1	LS	03	40	No change	
03-20-2020		LS	DT	03	04	Measured	
05-10-2010		DT	TH	03	29	Field Review	
08-04-2009		TH	KC	08	00	Measure Listed	
12-06-2007		KC	JS	08	19	Map Correction-No Value	
02-01-2005		JS	DH	08	41	Change	
06-22-2004		DH			47	Permit Check	





Antonio Liguori  
(203) 272-1821 Ext. 1402



Bridie Bradbury  
(203) 314-3354



## 924 N Main Street Ext

7,994 SF | Office Building | Wallingford, CT | \$895,000 (\$112/SF)



### INVESTMENT HIGHLIGHTS

- Accessible Bath, Bath Grab Bars, Exterior Curb Cuts, Hallways 36+ Inches Wide, Handicap Parking, Hard/Low Nap Floors, Lever Door Handles
- Awnings, Lighting, Underground Sprinkler, Underground Utilities
- Employee Lounge, Fire Suppression System, Public Restrooms

### EXECUTIVE SUMMARY

Enjoy all the modern amenities you need to run your business within a stunning historic homestead just minutes from I-91, I-691 and off of Rt. 68 in Wallingford. Built in 1899, the Barnes Homestead sits on 2.46 acres of gently sloping lawn graced with a gozebo and ample private parking. An exterior adorned with dentil molding and dormer windows is accented with lantern lights and lamp posts that line its walkway; the 5,518 s.f. interior boasts original details in breathtaking condition, from the hand-carved staircases complete with handrails and newel posts to

stained glass windows. Myriad other historical details abound, lovingly restored to preserve the architecture of the times while thoughtfully remodeling and wiring the space for 21st century functionality. A fully insulated all-season porch allows natural light to stream in, highlighting the beauty of this impeccably cared for office space. The Barnes Homestead at 924 N. Main Street Extension is a cherished homage to Wallingford's past and a welcoming, eye-catching structure for today's business owner. \*Please contact Bridie for further information.

**PROPERTY FACTS**

Sale Type	Investment or Owner User	Price Per SF	\$112
Property Type	Office	Tenancy	Single
Building Size	7,994 SF	Building Height	3 Stories
Building Class	C	Typical Floor Size	7,994 SF
Year Built	1900	Building FAR	0.08
Price	\$895,000	Land Acres	2.37 AC
Zoning	1X		
Opportunity Zone	No		

**AMENITIES**

- Signage

**MAJOR TENANTS**

TENANT	INDUSTRY	SF OCCUPIED	RENT/SF	LEASE END
Calcagni Associates Real Estate	Real Estate	6,000 SF	-	-

**TRANSPORTATION**



AIRPORT

Tweed-New Haven Airport	30 min drive	17.7 mi
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**PROPERTY TAXES**

Parcel Number	WALL-000051-000000-000007	Improvements Assessment	\$331,200
Land Assessment	\$248,400	Total Assessment	\$579,600



MAP OF 924 N MAIN STREET EXT WALLINGFORD, CT 06492



ADDITIONAL PHOTOS



002-Cal\_W\_2-1[1]



004-Cal W 4-1



001-Cal\_W\_1-1[1]



005-Cal W 5-1



003-Cal W 3-1



006-Cal W 6-1



007-Cal W 7-1



011-Cal W 11-1



008-Cal W 8-1



012-DJL\_0003



009-Cal W 9-1



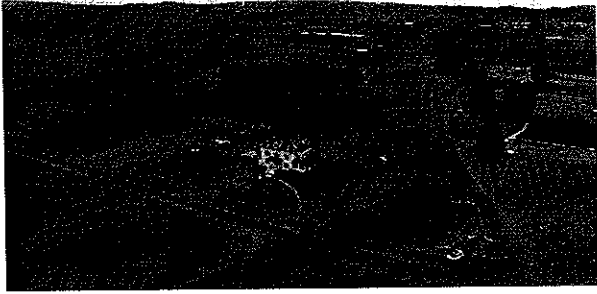
013-DJL\_0005



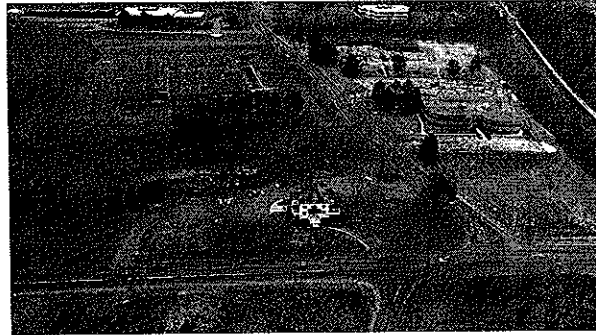
010-Cal W 10-1



014-DJL\_0006



015-DJI\_0007



019-DJI\_0014



016-DJI\_0010



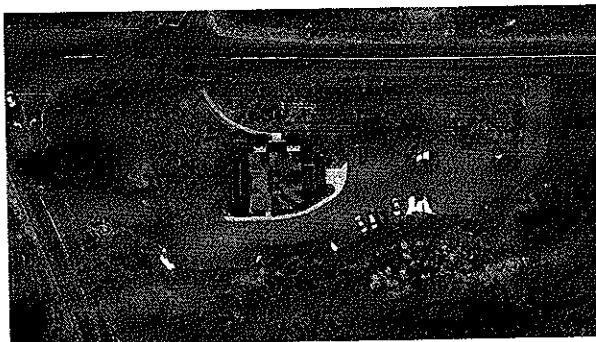
020-DJI\_0016



017-DJI\_0011



021-DJI\_0021



018-DJI\_0013

Listing ID: 22018601

Date Created: 1/20/2021

Last Updated: 3/1/2021

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# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

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

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

Phone: 203-294-2001

March 8, 2021

DAVID JOHNSON, JOSEPH C SANCONI CO  
18040 EDISON AVENUE  
CHESTERFIELD MO 63005

2020-185  
Appellants  
Submission

### NOTIFICATION OF ASSESSMENT HEARING

Hearing No.: 2020-185 Hearing Date: 3/24/2021 Time: 8:00 PM - 9:00 PM  
Property Description: 924 NORTH MAIN ST EXT Unique ID: H0239400  
Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **8:00 PM - 9:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

<https://global.gotomeeting.com/join/395068405>

**You can also dial in from your phone**  
United States ( toll free ) 1 877 309 2073  
United States +1 ( 571 ) 317-3129  
Access Code 395-068-405

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <https://global.gotomeeting.com/install/395068405>. Materials discussed at this meeting are available on the Town website at [www.town.wallingford.ct.us](http://www.town.wallingford.ct.us) on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali  
Chairman

**AUTHORIZATION TO APPEAL**


**AGENTS CERTIFICATION**

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at 924 NORTH MAIN ST EXT (MBLU 51//7//PID 14790) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: \_\_\_\_\_

A handwritten signature in black ink, appearing to be "D. Johnson", written over a horizontal line.

20358400001CT

**REAL PROPERTY SUMMARY ANALYSIS  
OF**

**Calcagni Associates Real Estate**

924 North Main Street Ext

Wallingford, CT 06492

**Parcel ID(s)**

051007

**Appeal Number**

As of  
10/1/2020

---

Prepared By:



**JOSEPH C. SANSONE COMPANY**

**18040 Edison Avenue**

**Chesterfield, Missouri 63005**

<This is not an appraisal>

---

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.

20358400001CT



**924 North Main Street Ext**

PTR Number: 20358400001CT

Location IDs: 051007

Area Type	OFFICE					Location Totals
Gross Building Area	5,518					5,518
Net Leaseable Area	5,518					5,518
Potential Gross Income	18.00	99,324				18.00 99,324
Vacancy and Credit Loss	10.0%	<u>9,932</u>				10.0% <u>9,932</u>
Effective Gross Income		89,392				89,392
Overall Expense	35.0%	<u>31,287</u>				35.0% <u>31,287</u>
Net Operating Income		58,105				58,105
Base Cap Rate						8.500
Adj Tax Rate						<u>2,040</u>
Adj Cap Rate						10.540
Value Sum						<u>551,276</u>
Indicated Value						551,000
Total Indicated Value per SF(NLA)						99.86





**821 N Main Street Ext**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Class B Office/Medical**  
**Status: Built 1987**  
**Building Size: 11,751 SF**  
**Typical Floor Size: 5,875 SF**  
**Stories: 2**  
**Expenses: 2020 Tax @ \$2.47/sf**  
**Parking: 91 Surface Spaces are available; Ratio of 8.76/1,000 SF**

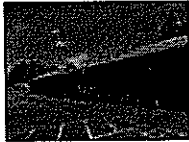
**Space Avail: 2,394 SF**  
**Max Contig: 2,394 SF**  
**Smallest Space: 2,394 SF**  
**Rent/SF/Yr: \$17.00**  
**% Leased: 79.6%**



**2494 Whitney Ave**  
**Hamden, CT 06518**  
**New Haven County**

**Building Type: Class C Office**  
**Status: Built 1960, Renov 1985**  
**Building Size: 8,510 SF**  
**Typical Floor Size: 2,837 SF**  
**Stories: 3**  
**Expenses: 2020 Tax @ \$2.24/sf**

**Space Avail: 975 SF**  
**Max Contig: 975 SF**  
**Smallest Space: 975 SF**  
**Rent/SF/Yr: \$12.00**  
**% Leased: 88.5%**



**202 State St**  
**North Haven, CT 06473**  
**New Haven County**

**Building Type: Class B Office**  
**Status: Built 1976**  
**Building Size: 7,870 SF**  
**Typical Floor Size: 2,600 SF**  
**Stories: 1**  
**Parking: 56 Surface Spaces are available; Ratio of 7.12/1,000 SF**

**Space Avail: 2,600 SF**  
**Max Contig: 2,600 SF**  
**Smallest Space: 2,600 SF**  
**Rent/SF/Yr: \$15.00**  
**% Leased: 67.0%**



**391 Broad St**  
**Meriden, CT 06450**  
**New Haven County**  
**1**

**Building Type: Class C Office**  
**Status: Built 1974**  
**Building Size: 6,720 SF**  
**Typical Floor Size: 3,221 SF**  
**Stories: 2**  
**Expenses: 2020 Tax @ \$2.07/sf**  
**Parking: 5 Surface Spaces are available; Ratio of 0.74/1,000 SF**

**Space Avail: 900 SF**  
**Max Contig: 900 SF**  
**Smallest Space: 900 SF**  
**Rent/SF/Yr: \$16.56**  
**% Leased: 86.6%**





**1347 E Main St**  
**Meriden, CT 06450**  
**New Haven County**

**Building Type: Class C Office/Office Live/Work Unit**  
**Status: Built 1920**  
**Building Size: 6,144 SF**  
**Typical Floor Size: 3,000 SF**  
**Stories: 2**  
**Expenses: 2020 Tax @ \$1.48/sf**  
**Parking: 12 Surface Spaces are available; Ratio of 3.90/1,000 SF**

**Space Avail: 800 SF**  
**Max Contig: 800 SF**  
**Smallest Space: 800 SF**  
**Rent/SF/Yr: \$15.00**  
**% Leased: 87.0%**



**2620 Whitney Ave**  
**Hamden, CT 06518**  
**New Haven County**

**Building Type: Class C Office**  
**Status: Built 1982**  
**Building Size: 5,300 SF**  
**Typical Floor Size: 2,650 SF**  
**Stories: 2**  
**Expenses: 2020 Tax @ \$3.33/sf**

**Space Avail: 5,300 SF**  
**Max Contig: 5,300 SF**  
**Smallest Space: 5,300 SF**  
**Rent/SF/Yr: \$14.00**  
**% Leased: 0%**



**4 Research Pky**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Class C Office**  
**Status: Built 1998**  
**Building Size: 5,000 SF**  
**Typical Floor Size: 5,000 SF**  
**Stories: 1**  
**Expenses: 2020 Tax @ \$2.44/sf**  
**Parking: 6 free Surface Spaces are available; Ratio of 1.20/1,000 SF**

**Space Avail: 1,000 SF**  
**Max Contig: 1,000 SF**  
**Smallest Space: 1,000 SF**  
**Rent/SF/Yr: \$16.20**  
**% Leased: 80.0%**



**822 E Center St**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Class C Office**  
**Status: Built 1974**  
**Building Size: 2,000 SF**  
**Typical Floor Size: 2,000 SF**  
**Stories: 1**  
**Expenses: 2020 Tax @ \$15.47/sf**  
**Parking: 3 Surface Spaces are available; Ratio of 1.50/1,000 SF**

**Space Avail: 792 SF**  
**Max Contig: 792 SF**  
**Smallest Space: 792 SF**  
**Rent/SF/Yr: \$17.42**  
**% Leased: 60.4%**



1 666 Campbell Ave SOLD

West Haven, CT 06516 New Haven County

Recorded Buyer: J Major Ents Lic  
666 Campbell Ave  
West Haven, CT 06516

Recorded Seller: Betz



Sale Date: 02/06/2020 Bldg Type: Class B OfficeMedical  
Sale Price: \$575,000 Year Built/Age: Built 1983 Age: 37  
Price/SF: \$75.63 RBA: 7,603 SF  
Land Area: 0.29 AC (12,632 SF)  
PrFrma Cap Rate: - Zoning: Mixed

Parcel No: WHAV-000042-000299  
Financing: -  
Comp ID: 5090801 - Research Status: Public Record

2 393 Center St SOLD

Wallingford, CT 06492 New Haven County

Recorded Buyer: John Mccarthy  
393 Center St  
Wallingford, CT 06492

Recorded Seller: Kreisman Rhoda



Recorded Buyer: Mccarthy Cathy Recorded Seller: -

Sale Date: 04/03/2019 Bldg Type: Class C OfficeOffice Live/Work Unit  
Sale Price: \$235,850 Year Built/Age: Built 1890 Age: 129  
Price/SF: \$49.36 RBA: 4,778 SF

PrFrma Cap Rate: - Zoning: Commercial

Parcel No: WALL-000134-000000-000060  
Financing: -  
Comp ID: 4743976 - Research Status: Public Record



**3 669 Center St****SOLD**

Wallingford, CT 06492

New Haven County

Recorded Buyer: Center St Wallingford Llc  
669 Center St  
Wallingford, CT 06492

Recorded Seller: Colony Props Llc

Sale Date: 03/21/2020  
Sale Price: \$350,000  
Price/SF: \$57.49Bldg Type: Class C Office  
Year Built/Age: Built 1950 Age: 70  
RBA: 6,088 SF  
Land Area: 0.25 AC (10,890 SF)Parcel No: WALL-000149-000000-000156  
Financing: -  
Comp ID: 5113747 - Research Status: Public Record**4 266 Church St****SOLD**

Naugatuck, CT 06770

New Haven County

Recorded Buyer: Dcd Ch St Llc  
266 Church St  
Naugatuck, CT 06770

Recorded Seller: Lindgren Ann &amp; Earl

Sale Date: 10/12/2018  
Sale Price: \$250,000  
Price/SF: \$29.51Bldg Type: Class C Office  
Year Built/Age: Built 1920 Age: 98  
RBA: 8,471 SF  
Land Area: 0.21 AC (9,148 SF)Parcel No: NAUG-000015-W000051-000005  
Financing: -  
Comp ID: 4583257 - Research Status: Public Record**5 567 Field St****SOLD**

Naugatuck, CT 06770

New Haven County

Recorded Buyer: Lloyd Fuller  
567 Field St  
Naugatuck, CT 06770

Recorded Seller: Cornacchia Angela &amp; Rocco



Recorded Buyer: Reggenna Fuller

Recorded Seller: -



Sale Date: 04/30/2020  
Sale Price: \$315,000  
Price/SF: \$69.75

Bldg Type: Class C Office/Office/Residential  
Year Built/Age: Built 1996 Age: 24  
RBA: 4,516 SF

Parcel No: NAUG-000080-W013128-000001  
Financing: -  
Comp ID: 5140573 - Research Status: Public Record

**6 681 Saybrook Rd**

**SOLD**

Middletown, CT 06457

Middlesex County

True Buyer: Hair Solutions Salon  
650 S Main St  
Middletown, CT 06457  
(860) 894-2975

Recorded Seller: Plumbank Realty Trust 681 Llc  
183 Plumbank Rd  
Old Saybrook, CT 06475



Sale Date: 10/16/2018 (487 days on mkt)  
Sale Price: \$385,000 - Confirmed  
Price/SF: \$77.00

Bldg Type: Class C Office  
Year Built/Age: Built 1912 Age: 106  
RBA: 5,000 SF  
Land Area: 0.38 AC (16,553 SF)  
Zoning: B-2

PrFrma Cap Rate: -

Parcel No: -  
Financing: -  
Comp ID: 4546199 - Research Status: Confirmed

**7 26 Shunpike Rd**

**SOLD**

Cromwell, CT 06416

Middlesex County

Recorded Buyer: Montgomery Dev Group Llc  
26 Shunpike Rd  
Cromwell, CT 06416

Recorded Seller: Shunpike Assoc



Sale Date: 05/15/2018  
Sale Price: \$800,000 - Confirmed  
Price/SF: \$100.00

Bldg Type: Class C Office  
Year Built/Age: Built 1983 Age: 35  
RBA: 8,000 SF  
Land Area: 1 AC (43,560 SF)  
Zoning: HB

PrFrma Cap Rate: -

Parcel No: CROM-000020-000047-000006C  
Financing: -  
Comp ID: 4303187 - Research Status: Confirmed



8 204 State St

SOLD

North Haven, CT 06473

New Haven County

Recorded Buyer: TRM Investments Llc  
1221 Swift Creek Dr  
Clayton, NC 27520  
(919) 989-9003

Recorded Seller: Everett RE Enterprise LLC  
37 Island View Ave  
Branford, CT 06405



Sale Date: 05/22/2020 (709 days on mkt)  
Sale Price: \$765,000 - Confirmed  
Price/SF: \$97.20

Bldg Type: Class C Office  
Year Built/Age: Built 1900 Age: 120  
RBA: 7,870 SF  
Land Area: 3.10 AC (135,036 SF)  
Zoning: CB 40

PrFrma Cap Rate: -

Parcel No: NHVN-000240-000224-001300  
Financing: -  
Comp ID: 5149763 - Research Status: Confirmed

9 124 Washington St

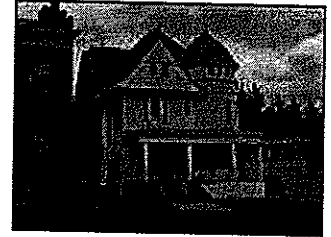
SOLD

Middletown, CT 06457

Middlesex County

Recorded Buyer: Berstein Realty Llc  
124 Washington St  
Middletown, CT 06457

Recorded Seller: Marc Cmnty Rsracs Ltd



Sale Date: 07/09/2020 (596 days on mkt)  
Sale Price: \$325,000  
Price/SF: \$85.59

Bldg Type: Class C OfficeOffice Live/Work Unit  
Year Built/Age: Built 1920 Age: 100  
RBA: 3,797 SF  
Land Area: 0.14 AC (6,098 SF)  
Zoning: B-1

PrFrma Cap Rate: -

Parcel No: MTWN-000022-000000-000512  
Financing: -  
Comp ID: 5203628 - Research Status: Public Record

10 2795 Whitney Ave

SOLD

Hamden, CT 06518

New Haven County

Recorded Buyer: RI 1 Llc  
2795 Whitney Ave  
Hamden, CT 06518

Recorded Seller: Benedict Norman



Sale Date: 03/11/2020  
Sale Price: \$246,500  
Price/SF: \$45.40

Bldg Type: Class B Office  
Year Built/Age: Built 1984 Age: 36  
RBA: 5,430 SF  
Land Area: 0.57 AC (24,829 SF)  
Zoning: R-4

PrFrma Cap Rate: -

Parcel No: HAMD-002831-000191  
Financing: -  
Comp ID: 5141116 - Research Status: Public Record



Wolcott, CT 06716

New Haven County



Recorded Buyer: Mu Mu Llc  
25 State St  
Waterbury, CT 06702  
(203) 879-2802

Recorded Seller: 421 Wolcott Road Llc

Sale Date: 12/14/2018  
Sale Price: \$390,000  
Price/SF: \$45.57

Bldg Type: Class B Office  
Year Built/Age: Built 1941 Renov 2005 Age: 77  
RBA: 8,559 SF  
Land Area: 1.12 AC (48,787 SF)  
Zoning: General Commercial

PrFрма Cap Rate: -

Parcel No: WOLC-000108-000010-000302  
Financing: -  
Comp ID: 4634241 - Research Status: Public Record









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

APPROPRIATOR
1 MAR 21 AM 9:45

Hearing No. 2020-187 APPLICATION

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

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

Property Owner: VERNON II CT LLC
Name of property Owner: 4641 VERNON BLVD
Mailing Address: LONG ISLAND CITY, NY 11101
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: 53 NORTH PLAINS IND RD (MBLU 50/1.15/1)
(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? : \$ 954,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS
THE ACTUAL MARKET VALUE OF THE PROPERTY

(attach appraisal report, document or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-35696-0001-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: \_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

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

# Appeals to the Wallingford Board of Assessment Appeals

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- ✓ Appear at the time and place prescribed by the BAA – (Please be on time)
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- ✓ The BAA may reschedule an appointment for good cause if another time is available
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- ✓ You will be sworn under oath to be truthful in answering questions concerning your property
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For further information you may wish to review the Connecticut General Statutes, as amended, relative to appeal rights. Below is a list of just some of those laws for your convenience. **NOTE: We do not provide legal advice, however we want you to be well informed of your appeal rights.** For a complete listing of applicable laws and competent, proper legal advice, we urge you to consult with an attorney.

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### Connecticut General Statutes

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#### Section

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

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




**JOSEPH C. SANSONE COMPANY**  
Business Tax Solutions<sup>SM</sup>

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<u>Exact Name of Property Owner</u>	<u>Parcel Number</u>	<u>M:050 L:015</u> <u>Schedule/PIN/Account (if applicable)</u>
VERNON II CT LLC		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

  
\_\_\_\_\_  
**AUTHORIZED SIGNATURE**

6/10/20  
\_\_\_\_\_  
**DATE**

PAUL CUTRONE  
\_\_\_\_\_  
**PRINT NAME OF AUTHORIZED SIGNER**

CFU  
\_\_\_\_\_  
**TITLE**

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
VERNON II CT LLC				IND LAND	3-1	315,200	220,700	2018	3-1	208,700	2018	3-1	208,700
4641 VERNON BLVD				IND BLDG	3-2	994,700	696,400	2019	3-2	573,700	2018	3-2	573,700
LONG ISLAND C NY 11101									3-3	57,600		3-3	57,600
SUPPLEMENTAL DATA A/E Prcl ID 047001037 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15211 P/Z MAP # ENG MAP Easement Town Line IND PARK IN Assoc Pld#													
<b>VISION</b>													

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
VERNON II CT LLC	1502	0733	09-08-2014	U	I	800,000	25
BROWN UNIVERSITY IN PROVIDENCE IN S	1459	0933	12-28-2012	U	I	0	29
WALLINGFORD PROPERTY ASSOCIATES L	1034	0717	06-10-2002	U	I	0	40
WALLINGFORD PROPERTY ASSOCIATES	0584	0775	10-15-1986			0	
Total						917,100	

EXEMPTIONS		Amount	Code	Description	Number	Amount
Year	Description					
Total		0.00				

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd		B		
NOTES MEZ1:(120 X 100) HAS LC ON N+S SIDES ECO = INC FUNC = 2ND FLOOR OFFICE				

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
41891	12-09-2020	CM	Commercial	47,000				0		INSTALL 3 EXTERIOR EXITS/
41712	11-17-2020	CM	Commercial	12,000				0		TENANT SEPARATION WALL
41218	09-21-2020	CM	Commercial	1,360				0		BUILDING CEILING W/STEEL
343200	01-14-2020	CM	Commercial	10,000				100	04-15-2020	DEMO
22342	11-09-2007	CM	Commercial	100,000				100	05-06-2008	RE-ROOF WITH RUBBER
8029-1	03-07-1996	CM	Commercial	125,000				100	08-24-2012	Closed

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	I40		43,560 SF	2.76	1,00000	C	1.00	G60	0.900	3X LB	
1	4000	INDUSTRIAL M9	I40		1,900 AC	120,200	1,00000	0	1.00	G60	0.900		
1	4000	INDUSTRIAL M9	I40		0.190 AC	8,000	1,00000	0	1.00	G60	1,000		
Total Card Land Units				3.090 AC		Parcel Total Land Area: 3.0900				Total Appraised Parcel Value		1,309,900	

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		12-17-2020	JW1	03		40	No change
		04-15-2020	LS	03		01	Measured
		11-21-2016	KC	05		71	Court Decision
		03-23-2016	KC	05		6	BAA Change
		01-05-2016	RMC	03		32	Heal-Decr
		05-12-2010	KPC	03		29	Field Review
		05-08-2010	KC	08		19	Map Correction-No Value

Total Land Value 315,200





*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:** 53 North Plains Ind. Rd. 2020-187

---

**Current Market Value:** \$1,309,900      **Current Assessed Value:** \$917,100

**Appellant's estimate of Market Value:** \$954,000

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

**Notes:**

The Assessor's economic income approach to value of \$1,392,400 is higher than the current market value of \$1,309,900.

The demand for warehouse space has increased, not decreased.

No supporting documentation provided to support a value of \$954,000.

**Recommendation:**

No change



# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

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

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

March 8, 2021

DAVID JOHNSON, JOSEPH C SANCONI CO  
18040 EDISON AVENUE  
CHESTERFIELD MO 63005

2020-187  
Appellants  
Submission

### NOTIFICATION OF ASSESSMENT HEARING

Hearing No.: **2020-187** Hearing Date: **3/24/2021** Time: **8:00 PM - 9:00 PM**  
Property Description: **53 NORTH PLAINS IND RD** Unique ID: **W0062300**  
Property Type: **COMMERCIAL**

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **8:00 PM - 9:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

<https://global.gotomeeting.com/join/395068405>

**You can also dial in from your phone**  
United States ( toll free ) 1 877 309 2073  
United States +1 ( 571 ) 317-3129  
**Access Code 395-068-405**

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <https://global.gotomeeting.com/install/395068405>. Materials discussed at this meeting are available on the Town website at [www.town.wallingford.ct.us](http://www.town.wallingford.ct.us) on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali  
Chairman

**AUTHORIZATION TO APPEAL**

**AGENTS CERTIFICATION**

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at 53 NORTH PLAINS IND RD (MBLU 50 / / 15 / / PID 15211) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: \_\_\_\_\_



20356960001CT



**REAL PROPERTY SUMMARY ANALYSIS  
OF**

**E-J Electric Installation Company**

53 North Plains Industrial Road

Wallingford, CT 06492

**Parcel ID(s)**

050-015

**Appeal Number**

As of  
10/1/2020

---

Prepared By:



JOSEPH C. SANSONE CO.  
*Business Tax Solutions*

**JOSEPH C. SANSONE COMPANY**

**18040 Edison Avenue**

**Chesterfield, Missouri 63005**

<This is not an appraisal>

---

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



### 53 North Plains Industrial Road

PTR Number: 20356960001CT

Location IDs: 050-015

Area Type	WAREHOUSE					Location Totals
Gross Building Area	41,514					41,514
Net Leaseable Area	41,514					41,514
Potential Gross Income	3.75	155,678				3.75 155,678
Vacancy and Credit Loss	20.0%	31,136				20.0% 31,136
Effective Gross Income		124,542				124,542
Overall Expense	15.0%	18,681				15.0% 18,681
Net Operating Income		105,861				105,861
Base Cap Rate						11.000
Adj Tax Rate						0.102
Adj Cap Rate						11.102
Value Sum						953,528
Indicated Value						954,000
Total Indicated Value per SF(NLA)						22.98



**340 Quinnipiac St**  
**Bldg 44**  
**Wallingford, CT 06492**  
**New Haven County**

**Building Type: Class C Warehouse**  
**Status: Built 1960, Renov 1990**  
**Building Size: 44,500 SF**  
**Land Area: 44 AC**  
**Stories: 1**  
**Expenses: 2020 Tax @ \$1.46/sf**

**Space Avail: 44,500 SF**  
**Max Contig: 44,500 SF**  
**Smallest Space: 44,500 SF**  
**Rent/SF/Yr: \$3.95**  
**% Leased: 100%**



**2055 S Main St**  
**Middletown, CT 06457**  
**Middlesex County**

**Building Type: Class C Manufacturing**  
**Status: Built 1968**  
**Building Size: 37,000 SF**  
**Land Area: 5.38 AC**  
**Stories: 1**  
**Expenses: 2020 Tax @ \$0.94/sf**

**Space Avail: 37,000 SF**  
**Max Contig: 37,000 SF**  
**Smallest Space: 37,000 SF**  
**Rent/SF/Yr: \$3.75**  
**% Leased: 100%**



**1 327 Sandbank Rd - Trakside Business Park****SOLD**

Cheshire, CT 06410

New Haven County

Recorded Buyer: Bwtk Watertown Llc  
59 Lovley Dr  
Watertown, CT 06795

Recorded Seller: Sandbank Co Llc



Sale Date: 10/25/2018

Sale Price: \$227,500

Price/SF: \$12.64

Bldg Type: Class C IndustrialManufacturing

Year Built/Age: Built 1991 Age: 27

RBA: 18,000 SF

Land Area: -

Zoning: I-1

PrFrma Cap Rate: -

Parcel No: CHES-000027-000133-000009

Financing: -

Comp ID: 4586636 - Research Status: Public Record

**2 925 Sherman Ave****SOLD**

Hamden, CT 06514

New Haven County

Recorded Buyer: 925 Sherman Llc  
925 Sherman Ave  
Hamden, CT 06511Recorded Seller: Mismas Janice R  
925 Sherman Ave  
Hamden, CT 06514  
(203) 288-3523

Sale Date: 06/17/2019

Sale Price: \$950,000 - Confirmed

Price/SF: \$19.00

Bldg Type: Class B IndustrialWarehouse

Year Built/Age: Built 1972 Age: 47

RBA: 50,000 SF

Land Area: 1.15 AC (50,094 SF)

Zoning: M-1

PrFrma Cap Rate: -

Parcel No: HAMD-002928-000011

Financing: -

Comp ID: 4834995 - Research Status: Confirmed

**3 238 Water St****SOLD**

Naugatuck, CT 06770

New Haven County

True Buyer: -

Recorded Seller: Gar-Kenyon Technologies



Sale Date: 10/30/2020 (633 days on mkt)

Sale Price: \$500,000 - Confirmed

Price/SF: \$11.90

Bldg Type: Class C IndustrialWarehouse

Year Built/Age: Built 1920 Age: 100

RBA: 42,000 SF

Land Area: 1.40 AC (60,984 SF)

Zoning: I-2

Sale Conditions: 1031 Exchange, Lease Option ...

PrFrma Cap Rate: -

Actual Cap Rate: -

Parcel No: -

Financing: -

Comp ID: 5278653 - Research Status: Confirmed





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

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\_\_\_\_\_  
**AUTHORIZED SIGNATURE**

6/10/20  
\_\_\_\_\_  
**DATE**

*PAUL CUTRONE*

\_\_\_\_\_  
**PRINT NAME OF AUTHORIZED SIGNER**

CFU  
\_\_\_\_\_  
**TITLE**



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

W.P. ASSESSOR
1 MAR 21 AM 9:45

Hearing No. 2020-188 APPLICATION

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

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

Property Owner: EURO REALTY LLC
Name of property Owner: 569 N COLONY 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: 569 NORTH COLONY ST (MBLU 91./ 57 /)
(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? : \$ 685,000

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

THE ACTUAL MARKET VALUE OF THE PROPERTY

(Attach and file all app. documentation or appraisal if needed.)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-32649-0001-CT

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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 \_\_\_\_\_

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Town Hall, Room 101  
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**1-203-294-2001 - Telephone <> 1-203-294-2003 Fax**



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

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<u>Euro Realty LLC</u> Exact Name of Property Owner	<u>M:091 L:057</u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
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<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)

DocuSigned by:  
Mike Caro  
AUTHORIZED SIGNATURE

12-1-2020  
DATE

Michael Caro  
PRINT NAME OF AUTHORIZED SIGNER

Owner  
TITLE



CURRENT OWNER	TOPO	UTILITIES	START/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED	VISION
EURO REALTY LLC	1 Level	2 Public Water	1 Paved	4 Bus. District	COM LAND COM BLDG	2-1 2-2	215,800 651,500	6148 WALLINGFORD, CT
569 N COLONY ST	SUPPLEMENTAL DATA Alt Prcl ID 046002018 Census: 1751 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15158				P/Z MAP # 03-35 ENG MAP Easement Town Line IND PARK Assoc Pld#			
WALLINGFORD CT 06492	Total 867,300 607,200							6148

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
EURO REALTY LLC	0884	0746	U	V	550,000		2020	2-1	151,100	2019	2-1	139,900
BLAKELEY WALTER D (KATHRYN C & BRU)	0791	0913							456,100			403,600
BLAKELEY WALTER D (KATHRYN C & BRU)	0790	0213							26,000			26,000
BLAKELEY WALTER D & JOHN D	0374	0336										
Total							607,200	Total	569,500	Total	569,500	

EXEMPTIONS	Description	Amount	Code	Description	Number	Amount	Comm Int
NOTES LOT SIZE CORRECTED FOR THE 2007 GL PER ENGINEERING DEPARTMENT REVIEW REAR ADDITION COMPLETE FOR THE 2004 GRAND LIST.							
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 553,000 Appraised Xr (B) Value (Bldg) 61,400 Appraised Ob (B) Value (Bldg) 37,100 Appraised Land Value (Bldg) 215,800 Special Land Value 0 Total Appraised Parcel Value 867,300 Valuation Method C							

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD Nbrhd R53 Nbrhd Name B Tracing Batch								
BUILDING PERMIT RECORD Permit Id 17360 Issue Date 12-10-2003 Type CM Description Commercial Amount 116,905 Insp Date 08-17-2004 % Comp 100 Date Comp 08-17-2004 Pre-Engineered Metal Building Comments								

Use Code	Description	Zone	Land Type	Land Units	Unit Price	L. Factor	Site Index	Cond.	Nbrhd.	Nbrhd Adj.	Notes	Location Adjustment	Adj Unit Price	Land Value
1 3300	AUTO V S&S	RF4	RF4	43.560	2.76	1.00000	C	1.00	C40	1.350	++FF	0	3.73	162,300
1 3300	AUTO V S&S	RF4	RF4	0.330	120,200	1.00000	0	1.00	C40	1.350		0	162,270	53,500
LAND LINE VALUATION SECTION Total Card Land Units 1.330 AC Parcel Total Land Area: 1.3300 Total Land Value 215,800														

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
17360	12-10-2003	CM	Commercial	116,905	08-17-2004	100	08-17-2004	Pre-Engineered Metal Building	12-17-2020	JW1	JG1		40	No change
									04-21-2020	JG1			01	Measured
									01-05-2016	RMC			40	No change
									04-28-2010	KPC			29	Field Review
									07-22-2009	TH			03	Measur+Listed
									03-05-2007	DH			08	Map Correction-No Value
									01-09-2007	DH			08	Map Change

VISION

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 419		Car Dealership			
Model: 96		Ind/Comm			
Grade: C					
Stories: 2					
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: 01					
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03		Gas			
Interior Floor 2: 03		Hot Air-no Duc			
Heating Fuel: 03		Partial			
Heating Type: 06		AUTO V S&S			
AC Type: 3300					
Bldg Use: 00					
Total Rooms: 00					
Total Bedrooms: 00					
Total Baths: 00					
Heat/AC: 05		Heat/Min			
Frame Type: 02		Steel			
Baths/Plumbing: 04		Average			
Ceiling/Wall: 02		Ceil & Mir WL			
Rooms/Prtns: 02		Average			
Wall Height: 22.00					
% Conn Wall: 0.00					
1st Floor Use: 3300					

**COST / MARKET VALUATION**

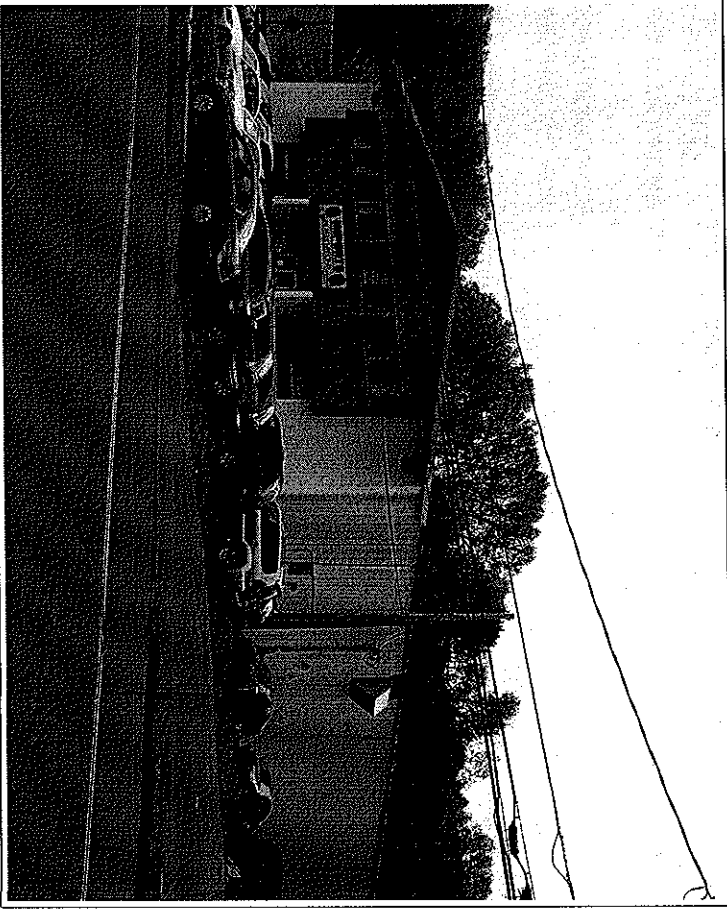
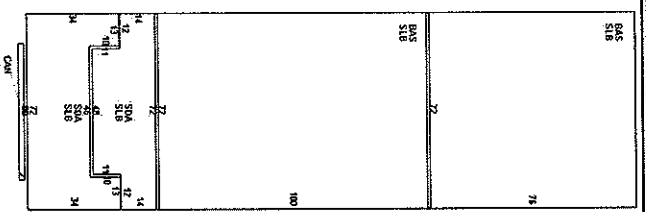
RCN	891,950
Year Built	1970
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	38
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	62
Percent Good	553,000
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

**OB - QUITBUILDING & 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	24,700	3.00	2001		A	50	C	1.00	37,100
SPR1	Sprinklers Wet	B	15,600	1.00	1981			62		0.00	9,700
MEZ1	Mezzanine Unf	B	1,680	8.00	1981			62		0.00	8,300
AC	Air Condition	B	6,720	3.50	1981			62		0.00	14,600
MEZ3	Mezz w/Partitio	B	2,020	23.00	1981			62		0.00	28,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underrec Value
BAS	First Floor	12,672	12,672	12,672	52.17	661,098
CAN	Canopy	0	100	20	10.43	1,043
SDA	Store Display Area	3,524	3,524	4,405	65.21	229,809
SLB	Slab	0	16,196	0	0.00	0
Ttl Gross Liv / Lease Area		16,196	32,492	17,097		891,950





*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:** 569 North Colony St. 2020-188

---

**Current Market Value:** \$867,300      **Current Assessed Value:** \$607,200

**Appellant's estimate of Market Value:** \$685,000

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

**Notes:**

No supporting documentation provided to support a value of \$685,000.

**Recommendation:**

No change

1 911 / 5711

Loc., Jon 569 NORTH COLONY ST

Current Owner

EURO REALTY LLC  
 BLAKELEY WALTER D (KATHRYN C & BRUCE D  
 BLAKELEY WALTER D (KATHRYN C & BRUCE D  
 BLAKELEY WALTER D & JOHN D

Sales Information

Sale Date	Q / U	V / I	Sale Price
03-03-1998	U	V	550,000
07-15-1994			
06-30-1994			
03-10-1971			

Commercial Data Elements

Heat / AC	00	Heat/Min
Frame Type	05	Steel
Baths / Plumbing	02	Average
Ceiling / Wall	04	Ceil & Min WL
Rooms / Ptns	02	Average
% Conn Wall	0.0	
Wall Height	22.	4.8000

INCOME VALUATION

6148

WALLINGFORD, CT

Year Built 1970  
 Appraised Value 867,300

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	16,620	Cap Code	AUTO	Gross Income	100,219	Income Value	858,500	1970/G/SF INCL MEZ3/USED CAR DEAL	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	10,022	Excess Land	0		
Upper Level	0	Cap Rate	0.0830	Expense Allowance	18,941	Total Income Value	858,500		
		Rent ID	NBHD	Net Income	71,256	Value Per SF / Unit	52		
Total Leaseable Area	16620	0001	R53						

ACTUAL INCOME VALUATION

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	LeaseT	Tenant	LeaseBe	Yrs		
1	1	27 AUTO DLR	1	1	16620	GL	9.28	P	A	6.03	100,219	A	0.10	10,022		90,197 F	0.21	18,941		71,255		
											Income		Income Value		Expense Breakdown							
											Gross Income		Income Value		Heat		Trash Removal					
											Vacancy Allowance		Excess Land		Electric		Snow Removal					
											Other Income		Total Income Value		Water		Accounting					
											Net Income		Value Per SF / Unit		Sewer		Management					
															Maintenance		Reserves					
															Insurance		Other					



# Town of Wallingford, Connecticut

## BOARD OF ASSESSMENT APPEALS

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

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

Phone: 203-294-2001  
2003

March 8, 2021

DAVID JOHNSON, JOSEPH C SANCONI CO  
18040 EDISON AVENUE  
CHESTERFIELD MO 63005

2020-188  
Appellants  
Submission

### NOTIFICATION OF ASSESSMENT HE

Hearing No.: 2020-188 Hearing Date: 3/24/2021 Time: 8:00 PM - 9:00 PM  
Property Description: 569 NORTH COLONY ST Unique ID: E0094110  
Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **8:00 PM - 9:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

<https://global.gotomeeting.com/join/395068405>

**You can also dial in from your phone**  
United States ( toll free ) 1 877 309 2073  
United States +1 ( 571 ) 317-3129  
**Access Code 395-068-405**

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <https://global.gotomeeting.com/install/395068405>. Materials discussed at this meeting are available on the Town website at [www.town.wallingford.ct.us](http://www.town.wallingford.ct.us) on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali  
Chairman

**AUTHORIZATION TO APPEAL**


**AGENTS CERTIFICATION**

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at 569 NORTH COLONY ST (MBLU 91 / / 57 / / PID 15158) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: \_\_\_\_\_



20326490001CT

**REAL PROPERTY SUMMARY ANALYSIS  
OF**

**Imports Unlimited Inc.**

569 North Colony Street  
Wallingford, CT 06492

**Parcel ID(s)**

91-57

**Appeal Number**

As of  
10/1/2020

---

Prepared By:



**JOSEPH C. SANSONE COMPANY**  
**18040 Edison Avenue**  
**Chesterfield, Missouri 63005**  
<This is not an appraisal>

---

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



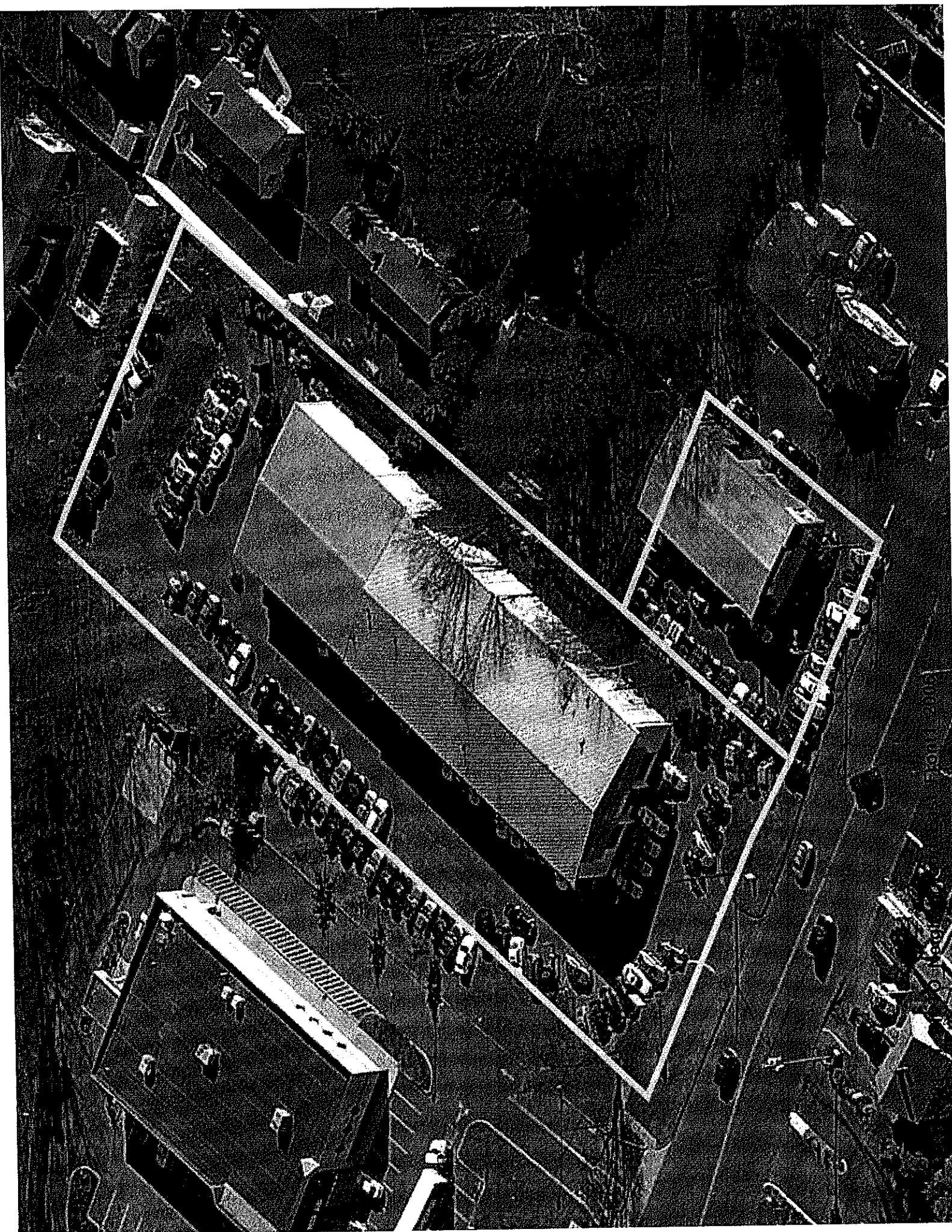
**569 North Colony Street**

PTR Number: 20326490001CT

Location IDs: 91-57

Area Type	AUTO DEAL					Location Totals
Gross Building Area	16,196					16,196
Net Leaseable Area	16,196					16,196
Potential Gross Income	5.00	80,980				5.00 80,980
Vacancy and Credit Loss	5.0%	4,049				5.0% 4,049
Effective Gross Income		76,931				76,931
Overall Expense	10.0%	7,693				5.9% 4,500
Net Operating Income		69,238				69,238
Base Cap Rate						10.000
Adj Tax Rate						0.102
Adj Cap Rate						10.102
Value Sum						685,388
Indicated Value						685,000
Total Indicated Value per SF(NLA)						42.29





**1 115-119 Newfield Ave**

**SOLD**

Hartford, CT 06106

Hartford County

True Buyer: -

Recorded Seller: **Joseph Guerrero & Rocco Mancini**  
238 Ledyard St  
Hartford, CT 06114  
(860) 953-8811

True Seller: **Joseph Guerrero & Rocco Mancini**



Sale Date: **11/08/2018 (1466 days on mkt)**  
Sale Price: **\$350,000 - Full Value**  
Price/SF: **\$34.31**

Bldg Type: **RetailAuto Dealership**  
Year Built/Age: **Built 1987 Age: 31**  
GLA: **10,200 SF**  
Land Area: **0.93 AC (40,511 SF)**  
Zoning: **C1**  
Sale Conditions: **Lease Option**

PrFrma Cap Rate: -  
Actual Cap Rate: -

Parcel No: -  
Financing: **Down payment of \$100,000 (28.6%)**  
Comp ID: **4604016 - Research Status: Full Value**

**2 574 Wauregan Rd**

**SOLD**

Danielson, CT 06239

Windham County

Recorded Buyer: **574 Wauregan Llc**  
574 Wauregan Rd  
Danielson, CT 06239

Recorded Seller: **Bay St Sb**



Sale Date: **03/05/2019**  
Sale Price: **\$615,000**  
Price/SF: **\$35.14**

Bldg Type: **RetailAuto Dealership**  
Year Built/Age: **Built 2004 Age: 15**  
GLA: **17,500 SF**  
Land Area: **7.13 AC (310,583 SF)**  
Zoning: **GC**

PrFrma Cap Rate: -

Parcel No: **KILL-000262-000000-000001**  
Financing: -  
Comp ID: **4716091 - Research Status: Public Record**







# 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. 2020-024

### APPLICATION

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

11 FEB 21 AM 10:58  
 WLF D ASSESSOR

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

**Property Owner:**  
Mark and Denise Yates  
 Name of property Owner

---

**Mailing Address**  
66 North Airline Road  
 City, State, Zip  
Wallingford, CT 06492  
 Phone  
203-265-3205

**Appellant (if other than owner):**

---

**Name of Owner's Agent**

---

**Mailing Address**

---

**City, State, Zip**

---

**Phone**

---

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

\_\_\_\_\_  
Print applicant name and date

\_\_\_\_\_  
Applicant signature

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

Motor Vehicle: Year \_\_\_\_\_ Make /Model: \_\_\_\_\_ Plate# \_\_\_\_\_ Mileage \_\_\_\_\_

Real Estate: 66 North Airline Rd, Wallingford, CT 06492  
 (Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: \_\_\_\_\_ DBA: \_\_\_\_\_

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

What MARKET VALUE does the applicant place on the property?: \$ 325,000

Briefly state the basis of the Appeal: Since the 2015 Revaluation,  
there have been no major improvements  
to this (Attach additional page, documentation or appraisal if needed) property  
to warrant the high increase in the assessment.

**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	SIRT/ROAD	LOCATION	CURRENT ASSESSMENT		
YATES MARK L & DENISE A	1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed
66 N AIRLINE RD					RES LAND	1-1	121,100	84,800
					RES EXCES	1-2	400	300
					DWELLING	1-3	205,100	143,600
WALLINGFORD CT 06492								6148
					WALLINGFORD, CT		VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
YATES MARK L & DENISE A	0535	0523	08-03-1984			0	
SUPPLEMENTAL DATA		Alt Prcl ID 016001017 Census: 1760 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 796 Assoc Pld#					

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
110			

BUILDING PERMIT RECORD		APPROPRIATED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
17562 1	12-20-2004	CC	C of C
17562	03-25-2004	V	Vision Permit

LANDLINE VALUATION SECTION		VISIT/CHANGE HISTORY	
Date	Id	Type	Is
05-26-2020	MG	03	66
03-25-2020	OM	03	01
09-18-2015	V	08	29
04-14-2011	KC	08	19
05-13-2010	SR	03	29
02-08-2010	DW	03	00
11-17-2009	RMI	03	02

BUILDING PERMIT RECORD		APPROPRIATED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
17562 1	12-20-2004	CC	C of C
17562	03-25-2004	V	Vision Permit

LANDLINE VALUATION SECTION		APPROPRIATED VALUE SUMMARY	
Use Code	Description	Zone	Land Type
1010	Single Family	R18	
1010	Single Family	R18	
Total Card Land Units		1.440	AC
Parcel Total Land Area		1.4400	
Total Land Values		121,500	

**CONSTRUCTION DETAIL (CONTINUED)**

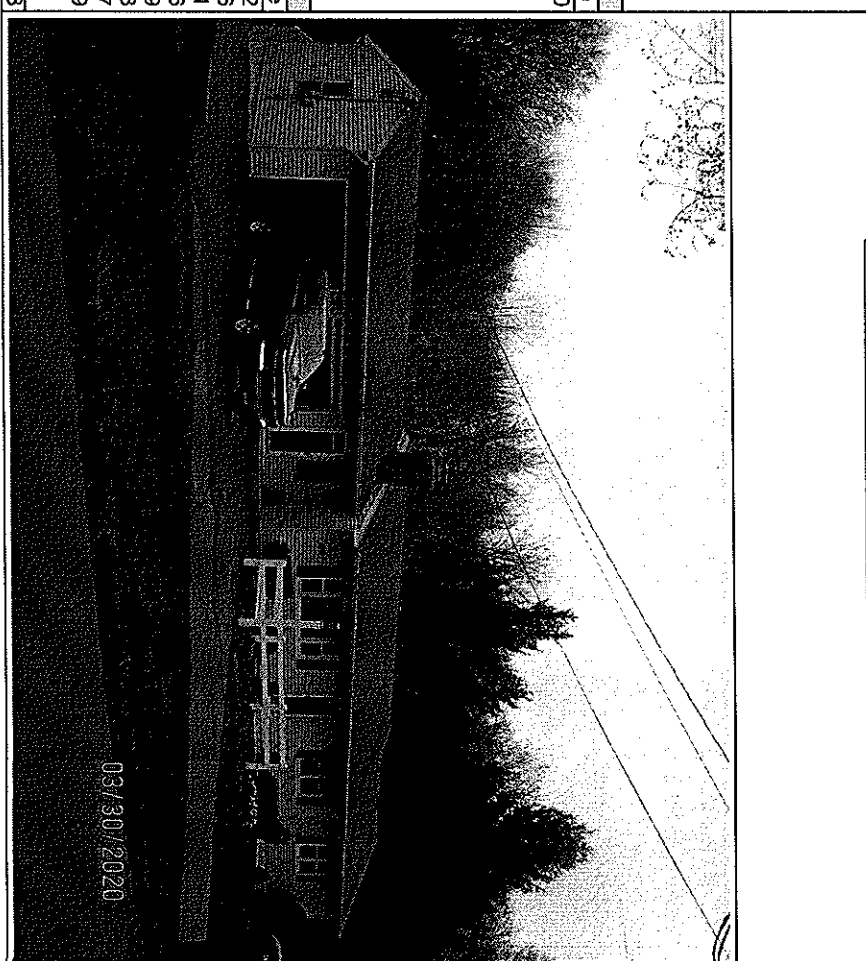
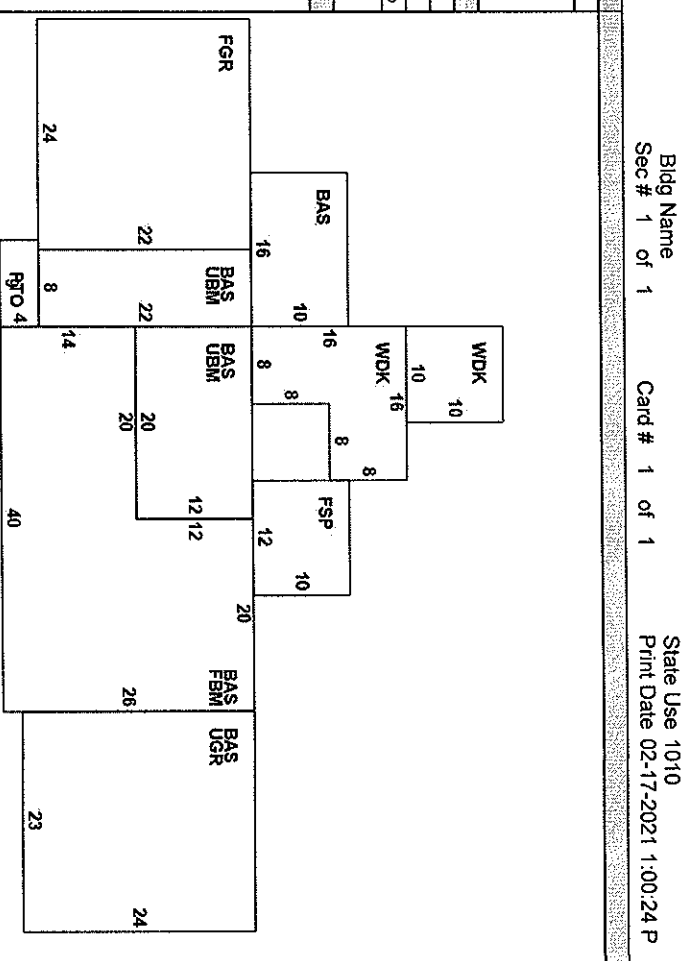
Element	Cd	Description	Element	Cd	Description
Style: 01		Ranch			
Model: 01		Residential			
Grade: C+		1 Story			
Stories: 1					
Occupancy: 1		Vinyl Siding			
Exterior Wall 1: 25					
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 05		Drywall			
Interior Wall 1: 12		Hardwood			
Interior Wall 2: 14		Carpet			
Interior Flr 1: 02		Oil			
Interior Flr 2: 05		Hot Water			
Heat Fuel: 03		Central			
Heat Type: 02		2 Bedrooms			
AC Type: 02					
Total Bedrooms: 2					
Total Bathrms: 0					
Total Half Baths: 0					
Total Xtra Fixtrs: 6		6 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02					
Whirlpool Tub: 1					
Fireplaces: 1					

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

Code	Description	UB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD3	Shed Vinyl	L	176	8.00	2020	A	50	C	1.00	700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underec Value
BAS	First Floor	1,928	1,928	1,928	97.21	187,422
FBM	Basement, Finished	0	800	360	43.74	34,996
FGR	Garage	0	528	211	38.85	20,511
FSP	Porch, Screen	0	120	30	24.30	2,916
PTO	Patio	0	36	4	10.80	389
UBM	Basement, Unfinished	0	416	83	19.40	8,068
UGR	Garage Under	0	552	166	29.23	16,137
WDK	Deck, Wood	0	292	29	9.65	2,819
<b>Ttl Gross Liv / Lease Area</b>		<b>1,928</b>	<b>4,672</b>	<b>2,811</b>		<b>273,258</b>



03/30/2020

2020 - 024



*Town of Wallingford, Connecticut*

**Ian Fuller**  
Property Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** 3/10/2020  
**To:** Shelby Jackson  
**From:** Ian Fuller  
**CC:**  
**RE:** 66 North Airline Rd

---

**Current Market Value:** \$ 326,600

**Current Assessed Value:** \$ 228,700

**Appellant's estimate of Market Value:** \$ 325,000

**Notes:**

- The market value of the subject property is consistent with similar homes in the neighborhood.
- Comparable sales support a value estimate of **\$324,600**

**Recommendation:**

No Change



2020-024

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
<b>BUILDING ATTRIBUTES</b> Effective Year Built Area Effective Prc Assng Dist Grade: Style Desc Appraised Bldg Value	151111/13411 66 NORTH AIRLINE RD 110 1010 326,600 Primary Use Parcel Value Sale Date Adjusted Price	199111/5111 103 NORTHFIELD RD 110 1012 301,500 09-01-2020 <del>282,500</del> 00	135111/10111 126 CONSTITUTION ST 110 1010 382,000 09-14-2020 <del>390,000</del> 00	136111/16011 881 DURHAM RD 110 1010 317,400 08-02-2019 <del>295,000</del> 00	150111/37111 58 EAST MAIN ST 110 1010 267,700 10-31-2018 <del>288,000</del> 00	120111/8111 26 SUNRISE CIR 110 1010 251,300 07-28-2020 <del>272,000</del> 00
		1996 2811 110 C+ Ranch 204,400	1998.00 2482.00 110 C+ Ranch 190,800	2010.00 2475.00 110 B- Ranch 255,700	2002.00 2332.00 110 C+ Ranch 204,200	2002.00 1689.00 110 C+ Ranch 159,800
		00 700	2,200 00	00 900	00 600	00 1,200
		-2,200 700	00 -200	00 100	00 100	00 -500
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
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		00 700	00 900	00 600	00 600	00 1,200
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		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
		00 700	00 900	00 600	00 600	00 1,200
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ORIGINAL



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

FILED ASSESSOR
FEB 21 2021 11:45

Hearing No. 2020-015 APPLICATION

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

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

Property Owner: Kevin and Corrie Dean
Name of property Owner: 56 Surrey Dr
Mailing Address: Wallingford, CT 06492
City, State, Zip: 203-605-1121
Phone: \_\_\_\_\_

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

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

Kevin P. Dean 2/7/21

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: 56 Surrey Dr., Wallingford, CT 06492
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: \_\_\_\_\_ DBA: \_\_\_\_\_

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

What MARKET VALUE does the applicant place on the property? : \$ 325,000

Briefly state the basis of the Appeal: Independent appraisal effective 1/15/21 and dated 1/21/21 attached hereto.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

Print Name

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

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

Borrower	Kevin Dean	File No.	91104
Property Address	56 Surrey Dr		
City	Wallingford	County	New Haven
Lender/Client	n/a	State	CT
		Zip Code	06492

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Exterior-Only Inspection Residential Appraisal Report

n/a File # 91104

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 56 Surrey Dr, City Wallingford, State CT, Zip Code 06492. Borrower Kevin Dean, Owner of Public Record see addendum. Legal Description Volume 0764 Page 114. Assessor's Parcel # 164/30. Tax Year 2019, R.E. Taxes \$ 6,851. Map Reference 35300, Census Tract 1753.00. Occupant Owner, Fee Simple. Assignment Type Purchase Transaction. Lender/Client n/a. Address n/a. Report data source(s) Connecticut Statewide Multiple Listing Services/The town of Wallingford CT.

Contract section: I did not analyze the contract for sale for the subject purchase transaction. Contract Price \$, Date of Contract, is the property seller the owner of public record? No. Data Source(s). Is there any financial assistance to be paid by any party on behalf of the borrower? No.

Neighborhood Characteristics table with columns: Location (Suburban), Property Values (Stable), One-Unit Housing (PRICE, AGE, One-Unit), Present Land Use (%). Includes text: 'The subject is located in the Surrey Dr section of Wallingford, in an area mainly consisting of mixed style homes. The neighborhood provides an average environment for the house being appraised. There are no factors that will negatively effect the marketability of the house. The various characteristics and services of the neighborhood are rated average. The general market appears to be stable. The competing properties are considered similar to the subject.'

Site section: Dimensions see attached plat map, Area 21,780 sf, Shape irregular, View N;Res;. Specific Zoning Classification R-18, Zoning Description Residential (18,000 sfm). Zoning Compliance Legal. Highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes. The subject is being used as residential. The surrounding homes are also residential. The zoning is residential. The highest and best use is it's current use. Utilities: Electricity, Gas, Water, Sanitary Sewer, Street asphalt, Alley none. FEMA Special Flood Hazard Area No, FEMA Flood Zone X, FEMA Map # 09009C0304J, FEMA Map Date 05/16/2017. No apparent adverse easements, encroachments, known special assessments, side areas, etc. negatively affect the subject value.

Source(s) Used for Physical Characteristics of Property: Assessment and Tax Records. Exterior inspection from the street. Municipal Records table with columns: General Description, Heating/Cooling, Amenities, Car Storage. Units One with Accessory Unit, # of Stories 1.5, Type Det, Exterior Walls vinyl, Roof Surface asphalt, Gutters & Downspouts aluminum, Window Type double hung, Other split sys. Appliances Refrigerator, Range/Oven, Dishwasher, Disposal, Microwave, Washer/Dryer. Finished area above grade contains 9 Rooms, 4 Bedrooms, 2.0 Bath(s), 1,699 Square Feet of Gross Living Area Above Grade. Additional features (special energy efficient items, etc.) None Noted.

Improvements section: Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). Only appraisal, the exterior of the house appears to be adequately maintained. C4; This is a drive by exterior.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? No. None were observed at time of inspection. Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes. Typical of homes in this neighborhood.

### Exterior-Only Inspection Residential Appraisal Report

n/a  
File # 91104

There are **3** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **260,000** to \$ **360,000**  
 There are **15** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **250,000** to \$ **350,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	<b>56 Surrey Dr Wallingford, CT 06492</b>	<b>78 Bayberry Dr Wallingford, CT 06492</b>	<b>25 Bonnie Ct Wallingford, CT 06492</b>	<b>158 Constitution St Wallingford, CT 06492</b>
Proximity to Subject		<b>0.65 miles NE</b>	<b>0.69 miles NE</b>	<b>1.01 miles NE</b>
Sale Price		\$ <b>298,000</b>	\$ <b>335,000</b>	\$ <b>265,000</b>
Sale Price/Gross Liv. Area		\$ <b>249.16</b> sq.ft.	\$ <b>295.94</b> sq.ft.	\$ <b>201.37</b> sq.ft.
Data Source(s)		<b>CT MLS #170299490;DOM 3</b>	<b>CT MLS #170340908;DOM 1</b>	<b>CT MLS #170248220;DOM 60</b>
Verification Source(s)		<b>Town Hall / CT MLS</b>	<b>Town Hall / CT MLS</b>	<b>Town Hall / CT MLS</b>
VALUE ADJUSTMENTS	DESCRIPTION	+(-) \$ Adjustment	+(-) \$ Adjustment	DESCRIPTION
Sales or Financing				
Concessions				
Date of Sale/Time				
Location	<b>N;Res;</b>			
Leasehold/Fee Simple	<b>Fee Simple</b>	<b>Fee Simple</b>	<b>Fee Simple</b>	<b>Fee Simple</b>
Site	<b>21,780 sf</b>	<b>14,810 sf</b>	<b>14,810 sf</b>	<b>10,454 sf</b>
View	<b>N;Res;</b>	<b>N;Res;</b>	<b>N;Res;</b>	<b>N;Res;</b>
Design (Style)	<b>DT1.5;r ranch</b>	<b>DT2;split level</b>	<b>DT1.5;r ranch</b>	<b>DT1.5;r ranch</b>
Quality of Construction	<b>Q4</b>	<b>Q4</b>	<b>Q4</b>	<b>Q4</b>
Actual Age	<b>54</b>	<b>56</b>	<b>55</b>	<b>30</b>
Condition	<b>C4</b>	<b>C4</b>	<b>C3</b>	<b>C4</b>
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	<b>9 4 2.0</b>	<b>6 3 1.0</b>	<b>6 3 1.0</b>	<b>7 4 2.0</b>
Gross Living Area	<b>1,699 sq.ft.</b>	<b>1,196 sq.ft.</b>	<b>1,132 sq.ft.</b>	<b>1,316 sq.ft.</b>
Basement & Finished	<b>1008sf1008sfwu</b>	<b>528sf264sfwu</b>	<b>1056sf768sfwo</b>	<b>264sf264sfwo</b>
Rooms Below Grade	<b>1rr1br1.0ba1o</b>	<b>1rr0br0.0ba0o</b>	<b>1rr0br0.1ba0o</b>	<b>1rr0br0.1ba0o</b>
Functional Utility	<b>average</b>	<b>average</b>	<b>average</b>	<b>average</b>
Heating/Cooling	<b>hw/split syst</b>	<b>fwa/central</b>	<b>hw/central</b>	<b>fwa/none</b>
Energy Efficient Items	<b>none noted</b>	<b>none noted</b>	<b>none noted</b>	<b>none noted</b>
Garage/Carport	<b>2ga2dw</b>	<b>2ga2dw</b>	<b>1gbi2dw</b>	<b>1gbi2dw</b>
Porch/Patio/Deck	<b>deck</b>	<b>patio</b>	<b>0 deck</b>	<b>deck</b>
Fireplace(s) etc.	<b>1 fireplace</b>	<b>1 fireplace</b>	<b>1 fireplace</b>	<b>none</b>
Pool, fence, etc.	<b>none</b>	<b>none</b>	<b>none</b>	<b>none</b>
Appeal	<b>average</b>	<b>average</b>	<b>average</b>	<b>average</b>
Net Adjustment (Total)		\$ <b>29,100</b>	\$ <b>-2,400</b>	\$ <b>41,000</b>
Adjusted Sale Price		\$ <b>327,100</b>	\$ <b>332,600</b>	\$ <b>306,000</b>
of Comparables	Not Adj. 9.8 % Gross Adj. 10.4 %		Not Adj. 0.7 % Gross Adj. 17.8 %	Not Adj. 15.5 % Gross Adj. 15.5 %

SALES COMPARISON APPROACH

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **Town Hall's Assessor Field Card / Multiple Listing Service**

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **Town Hall's Assessor Field Card / Multiple Listing Service**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	<b>Wallingford Town Hall</b>	<b>Wallingford town hall</b>	<b>Wallingford town hall</b>	<b>Wallingford Town Hall</b>
Effective Date of Data Source(s)	<b>01/15/2021</b>	<b>01/15/2021</b>	<b>01/15/2021</b>	<b>01/15/2021</b>

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject has not sold within the last three years. No prior sales were noted on the comparables used in this report with in twelve months.**

Summary of Sales Comparison Approach **The subject is a 54 year old raised ranch that was viewed from the street only. It is similar to most properties in this neighborhood. It would likely take three to six months market exposure time to sell at the indicated value below.**

Indicated Value by Sales Comparison Approach \$ **325,000**  
 Indicated Value by: Sales Comparison Approach \$ **325,000** Cost Approach (if developed) \$ \_\_\_\_\_ Income Approach (if developed) \$ \_\_\_\_\_

**The Sales Comparison Analysis is considered most reflective of buyer/seller expectation within the subject market and was given primary emphasis. The Cost Approach was not developed as estimating the depreciation (physical, functional & external) is unreliable due to the subject's age. Data was not felt sufficient to develop a reliable Income Approach.**

RECONCILIATION

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **The appraiser assumes**

**marketable title and that all mechanicals associated with the improvements are in order.**  
 Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **325,000**, as of **01/15/2021**, which is the date of inspection and the effective date of this appraisal.

### Exterior-Only Inspection Residential Appraisal Report

File # n/a  
91104

**USPAP 3 year disclosure:**

I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

**Exposure Time:**

Opinion of reasonable Exposure Time: Three to six months

**Property Owner:** Dean Kevin P & Corrie E Rapillo-Dean

Ten percent of the present land use in the neighborhood is commercial. The majority of this land use consists of country club, small business. This land use has no adverse effect on the marketability of the subject.

A thorough search for comparable sales was made in this market area. Comparable that sold within six months of the date of the appraisal were significantly different in style. In the appraiser's judgment the comparables selected are a better indication of the subject's value than more recent sales.

Comparable sales over one mile away were used because they are the best available in this neighborhood. Expanding the search to a radius greater than one mile developed sales that are still within the same market. These sales are the best comparable to the subject property and are therefore used in this report.

" Please See Page #9 General Text / Supplemental Addendum Page for Additional Comments "

ADDITIONAL COMMENTS

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

n/a

COST APPROACH

ESTIMATED  REPRODUCTION OR  REPLACEMENT COST NEW

OPINION OF SITE VALUE

Source of cost data

DWELLING

Sq. Ft. @ \$

Quality rating from cost service

Effective date of cost data

Sq. Ft. @ \$

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Garage/Carport

Sq. Ft. @ \$

**The Cost Approach is not required by Fannie Mae.**

Total Estimate of Cost-New

Less

Physical

Functional

External

**This is a drive-by exterior only appraisal.**

Depreciation

Depreciated Cost of Improvements

"As-is" Value of Site Improvements

Estimated Remaining Economic Life (HUD and VA only)

Years

INDICATED VALUE BY COST APPROACH

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$

X Gross Rent Multiplier

= \$

Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

**The income Approach was not developed . Data was not felt sufficient**

INCOME

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?

Yes

No

Unit type(s)

Detached

Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases

Total number of units

Total number of units sold

Total number of units rented

Total number of units for sale

Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?

Yes

No

If Yes, date of conversion

Does the project contain any multi-dwelling units?

Yes

No

Data Source(s)

Are the units, common elements, and recreation facilities complete?

Yes

No

If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?

Yes

No

If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

## Exterior-Only Inspection Residential Appraisal Report

n/a  
File # 91104

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

## Exterior-Only Inspection Residential Appraisal Report

n/a  
File # 91104

APPRaiser's CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.



Exterior-Only Inspection Residential Appraisal Report

n/a  
File # 91104

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRaiser  
Signature *Kenneth D'Agostino*  
Name Kenneth D'Agostino  
Company Name ABC Appraisal Inc  
Company Address 8 Watrous Farm Rd  
Wallingford, CT 06492-2819  
Telephone Number 203-239-1988  
Email Address abc.appraisal@comcast.net  
Date of Signature and Report 01/21/2021  
Effective Date of Appraisal 01/15/2021  
State Certification # RCG.0000144  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State CT  
Expiration Date of Certification or License 04/30/2021

ADDRESS OF PROPERTY APPRAISED  
56 Surrey Dr  
Wallingford, CT 06492  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 325,000

LENDER/CLIENT  
Name Kevin Dean  
Company Name n/a  
Company Address n/a  
Email Address kpdean@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)  
Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

SUBJECT PROPERTY  
 Did not inspect exterior of subject property  
 Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_

COMPARABLE SALES  
 Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

**Supplemental Addendum**

File No. 91104

Borrower	Kevin Dean				
Property Address	56 Surrey Dr				
City	Wallingford	County	New Haven	State	CT
Lender/Client	n/a			Zip Code	06492

**RECONCILIATION**

Many comparable sales were considered in making this appraisal. The three closed sales displayed are considered to be the most comparable and the best indications of value for the subject property. The most weight is given to comparable #1 & #2 because they are located closet to the subject.

The adjustments made in the sales comparison page are based on match pairs when possible and the appraiser experience and local knowledge of the market reaction for differences between the subject and comparable sales.

Site size differences adjusted at the rate of \$10,000 per acre.

GLA adjustments were made at \$30.00 per square foot for differences over 100 square feet.

A thorough search for comparable sales was made in an attempt to find ones with net adjustments of less than 15% of their sale price. After considering locations, dates of sale, physical differences and special conditions, in the appraiser's judgment the sales selected are better indicators of the value of the subject property than those with smaller net adjustments.

As per 2018 USPAP guidelines the conclusion of value in this report is based upon an exposure time of 3 - 6 months. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

All comparables have undergone exterior inspection. Original photographs are provided when possible. MLS photos are typically substituted if deemed superior to the available original photos ( i.e. a clear depiction of the comparable dwelling/improvements is not available from the street ) or if the original photograph file wasn't available for inclusion in the report.

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of work under review within the three years period immediately preceding acceptance of this assignment.

The appraiser's comparable search parameters began with an MLS search for single family style homes that sold within the prior three month and located within 1 mile from the subject. The search was then expanded to include sales over 90 days and over one mile away.

**Condition Rating:** The appraiser used the Fannie Mae rating system on the subject and the comparables. The subject is accurately assessed if an interior inspection was performed. If the comparable assessment was derived by an exterior inspection, data from the town hall, and MLS was used if it were available; the rating was felt less accurate due to the unknown interior condition and having to rely on third party information. Due to various degrees of condition of each rating, due to repairs and wear, the differences required adjustments are made accordingly.

The appraiser reserves the right to adjust his comparable condition rating should additional data become available, if the comparable was used in a previous report.

**Quality of Construction:** The appraiser accurately used the Fannie Mae rating system on the subject and comparables. The subject is accurately assessed if an interior inspection was performed. If the comparable assessment was derived by an exterior inspection, data from the town hall, and MLS was used if it were available. The rating was felt less accurate due to the unknown interior construction and having to rely on third party information.

**Price per Square Foot Adjustments:** was applied using a sliding scale; due to the effects of, materials used, age of the property and neighborhood effect. The adjustments used, reflect what a typical buyer would pay for in the differences.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended User are identified by the appraiser.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Condition Ratings and Definitions

## C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

## C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

## C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

## C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

## C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

## C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

## Quality Ratings and Definitions

## Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

## Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

## Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

## Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Quality Ratings and Definitions (continued)

#### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

### Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

#### Example:

3.2 indicates three full baths and two half baths.



### Subject Photo Page

Borrower	Kevin Dean				
Property Address	56 Surrey Dr				
City	Wallingford	County	New Haven	State	CT
Lender/Client	n/a	Zip Code	06492		



#### Subject Front

**56 Surrey Dr**  
 Sales Price  
 Gross Living Area **1,699**  
 Total Rooms **9**  
 Total Bedrooms **4**  
 Total Bathrooms **2.0**  
 Location **N;Res;**  
 View **N;Res;**  
 Site **21,780 sf**  
 Quality **Q4**  
 Age **54**



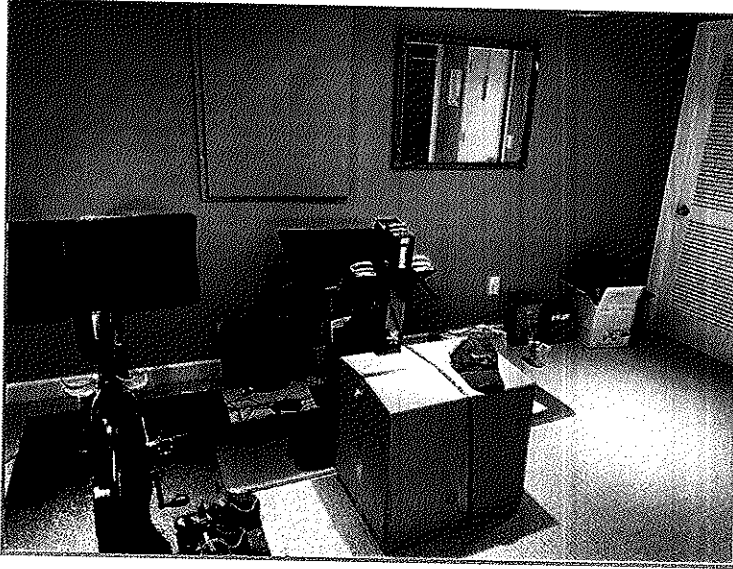
#### Subject Rear



#### Subject Street

**Subject Photo Page**

Borrower	Kevin Dean				
Property Address	56 Surrey Dr				
City	Wallingford	County	New Haven	State	CT
Lender/Client	n/a			Zip Code	06492

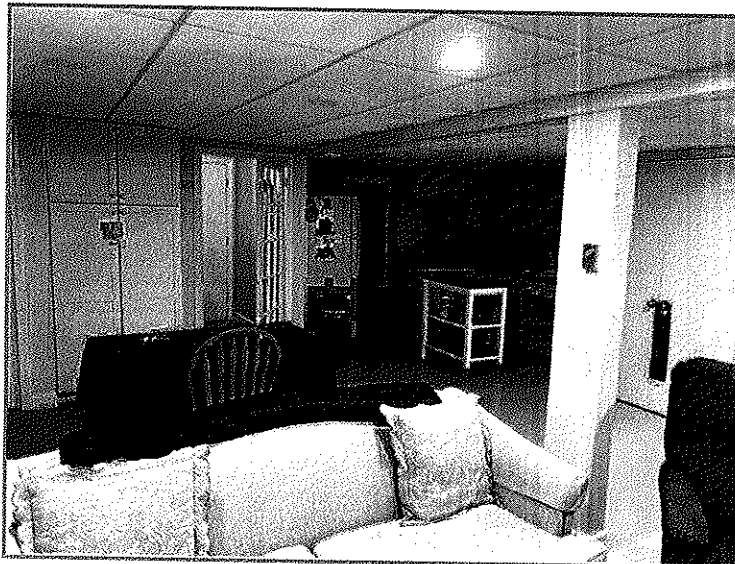


**Subject Interior**

56 Surrey Dr  
 Sales Price  
 Gross Living Area 1,699  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 21,780 sf  
 Quality Q4  
 Age 54



**Subject Interior**



**Subject Interior**

**Subject Photo Page**

Borrower	Kevin Dean		
Property Address	56 Surrey Dr		
City	Wallingford	County	New Haven
Lender/Client	n/a	State	CT Zip Code 06492



**Subject Interior**

56 Surrey Dr  
 Sales Price  
 Gross Living Area 1,699  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 21,780 sf  
 Quality Q4  
 Age 54



**Subject Interior**



**Subject Interior**



### Subject Photo Page

Borrower	Kevin Dean				
Property Address	66 Surrey Dr				
City	Wallingford	County	New Haven	State	CT
Lender/Client	n/a	Zip Code	06492		

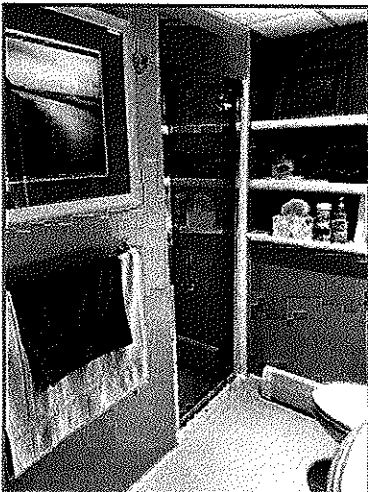


#### Subject Interior

**56 Surrey Dr**  
Sales Price  
Gross Living Area 1,699  
Total Rooms 9  
Total Bedrooms 4  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res;  
Site 21,780 sf  
Quality Q4  
Age 54



#### Subject Interior



#### Subject Interior

**Subject Photo Page**

Borrower	Kevin Dean				
Property Address	56 Surrey Dr				
City	Wallingford	County	New Haven	State	CT
Lender/Client	n/a			Zip Code	06492

**Comparable 1**

**78 Bayberry Dr**  
 Prox. to Subject 0.65 miles NE  
 Sales Price 298,000  
 Gross Living Area 1,196  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 14,810 sf  
 Quality Q4  
 Age 56

**Comparable 2**

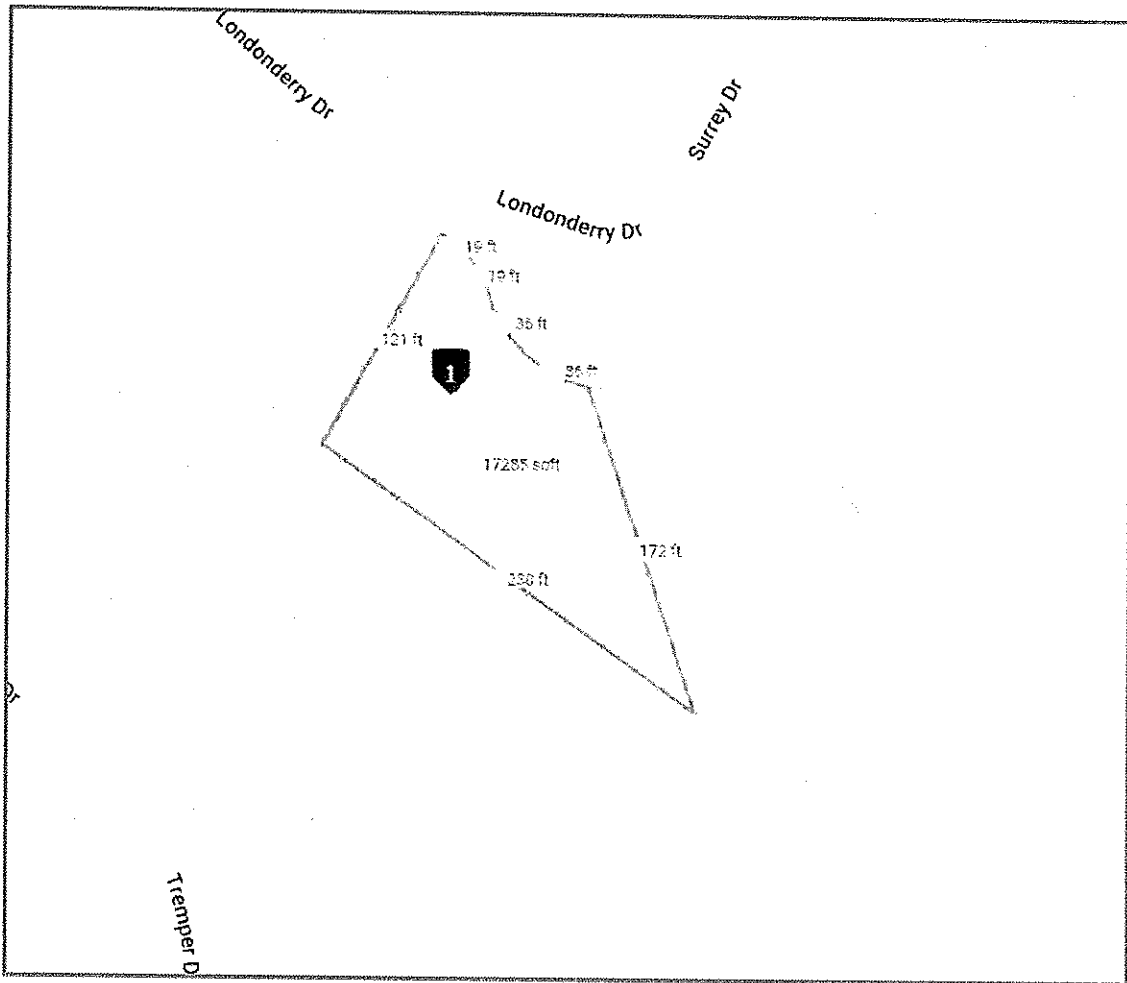
**25 Bonnie Ct**  
 Prox. to Subject 0.59 miles NE  
 Sales Price 335,000  
 Gross Living Area 1,132  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 14,810 sf  
 Quality Q4  
 Age 55

**Comparable 3**

**158 Constitution St**  
 Prox. to Subject 1.01 miles NE  
 Sales Price 265,000  
 Gross Living Area 1,316  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location A;BsyRd;  
 View N;Res;  
 Site 10,454 sf  
 Quality Q4  
 Age 30

### Plat Map

Borrower	Kevin Dean				
Property Address	56 Surrey Dr				
City	Wallingford	County	New Haven	State	CT
Lender/Client	n/a	Zip Code	06492		

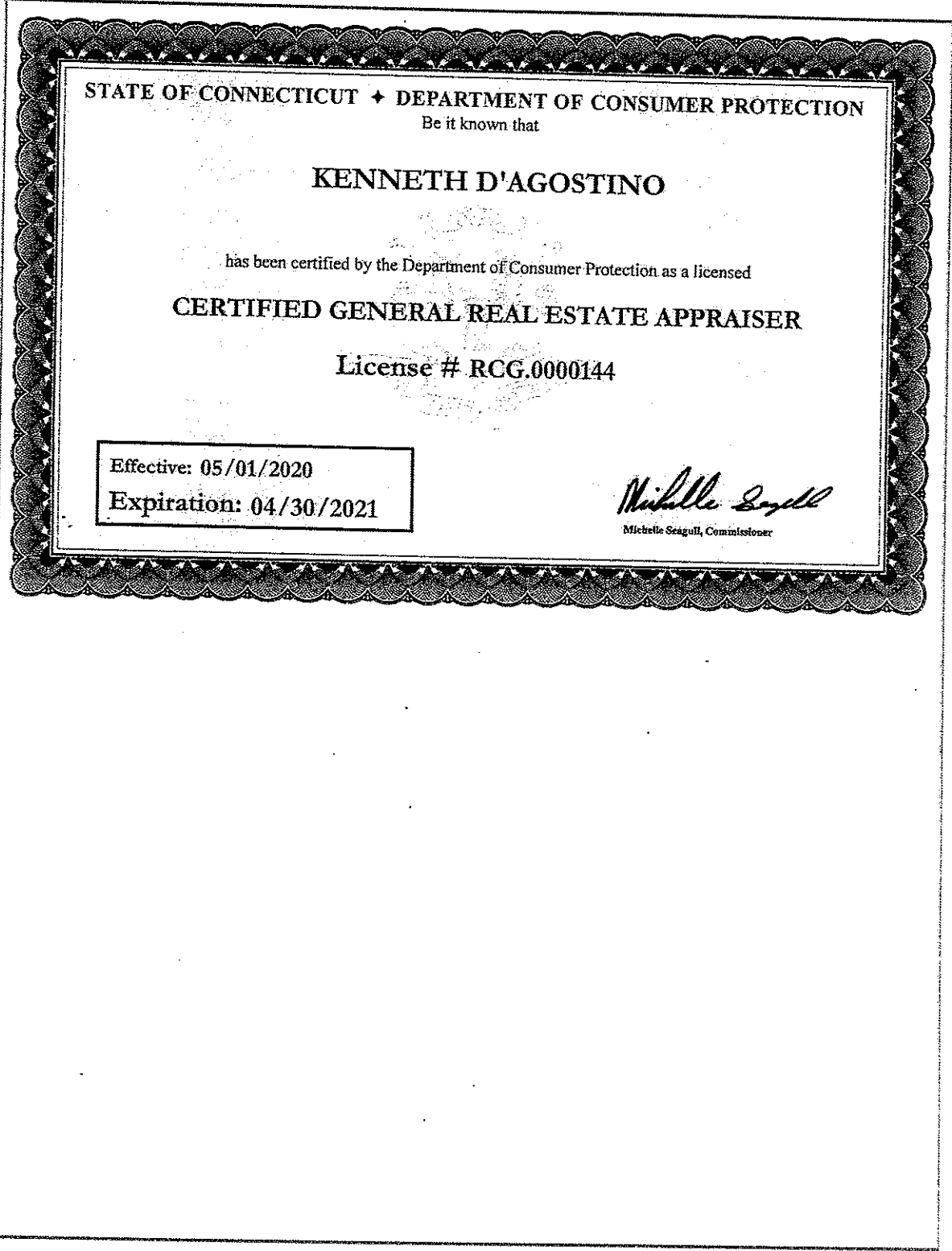




### Aerial Map

Borrower	Kevin Dean				
Property Address	56 Surrey Dr				
City	Wallingford	County	New Haven	State	CT Zip Code 06492
Lender/Client	n/a				





STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION  
Be it known that

**KENNETH D'AGOSTINO**

has been certified by the Department of Consumer Protection as a licensed

**CERTIFIED GENERAL REAL ESTATE APPRAISER**

**License # RCG.0000144**

Effective: 05/01/2020  
Expiration: 04/30/2021

*Michelle Scagull*  
Michelle Scagull, Commissioner



DECLARATIONS for REAL ESTATE PROFESSIONAL ERRORS & OMISSIONS INSURANCE POLICY

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

[X] Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAB4451964-20 Renewal of:

Program Administrator: Herbert H. Landy Insurance Agency Inc. 100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. Named Insured: ABC Appraisal Inc

Item 2. Address: 8 Waterous Farm Road City, State, Zip Code: Wallingford, CT 06492 Attn:

Item 3. Policy Period: From 04/23/2020 To 04/23/2021 (Month, Day, Year) (Month, Day, Year) (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability: (inclusive of claim expenses): A. \$ 1,000,000 Limit of Liability - Each Claim B. \$ 1,000,000 Limit of Liability - Policy Aggregate C. \$ 500,000 Limit of Liability - Fair Housing Claims D. \$ 500,000 Limit of Liability - Fungi Claims

Item 5. Deductible: (inclusive of Claim Expense): \$ 5,000 Each Claim

Item 6. Premium: \$ 619.00

Item 7. Retroactive Date (if applicable): 04/23/1994

Item 8. Forms, Notices and Endorsements attached:

D43100 (08/19) D43300 CT (07/14) D43421 (03/15) D43432 (05/13) D43444 (03/17) D43447 (06/17) D43448 (06/17) D43425 (05/13) IL7324 (08/12)

Handwritten signature: Betty A. Ferguson Authorized Representative

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)					
1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	Year	Code	Assessed			
DEAN KEVIN P & CORRIE E RAPILLO				RES LAND	1-1	137,000	95,900	2020	1-1	95,100	2019	1-1	95,100
56 SURREY DR				DWELLING	1-3	234,000	163,700	2021	1-3	139,400	2021	1-3	139,400
WALLINGFORD CT 06492									1-4	200		1-4	200
Alt Prcl ID 043001015 Census: 1753 Old MIBLU TC MAP # 1447 Record Lot GIS ID 3609 Assoc Pld#				SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK		Assessed 6148 WALLINGFORD, CT		Total 371,000 259,600		Total 259,600 234,700		Total 371,000 234,700	

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
DEAN KEVIN P & CORRIE E RAPILLO-DEAN		0764	0114	09-01-1993			178,000	2020	1-1	95,900
ESPOSITO PATRICIA A & JOHN R		0732	0759	07-01-1992			0	2021	1-1	95,900
ESPOSITO PATRICIA A		0454	0063	06-02-1977			0		1-3	163,700
Total						0.00		Total		259,600

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbnd Name	Tracing	Batch
120	B		

EXTRA FIXTURE = UTILITY SINK IN BSMT

BUILDING PERMIT RECORD		APPROXIMATED VALUE SUMMARY	
Permit ID	Issue Date	Type	Description
34337	03-12-2020	RS	500
15221	05-13-2002	RS	13,000
10381-1	04-30-1998	RS	13,000

LAND LINE VALUATION SECTION		VISIT / CHANGE HISTORY	
Use Code	Description	Zone	Land Typ
B	Use Code	Description	Zone
1	1012	SFR In-Law	R18
Total Card Land Units		0.499	AC
Parcel Total Land Area		0.4993	
Total Land Value		1,000.00	6.3
Total Land Value		137,000	



**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style:	08	Raised Ranch			
Model	01	Residential			
Grade:	C+	1 Story			
Stories:	1				
Occupancy	2	Aluminum Siding			
Exterior Wall 1	26				
Exterior Wall 2	03	Gable			
Roof Structure:	03	Asphalt			
Roof Cover	03	Drywall			
Interior Wall 1	05				
Interior Wall 2	14	Carpet			
Interior Flr 1	12	Hardwood			
Interior Flr 2	03	Gas			
Heat Fuel	05	Hot Water			
Heat Type:	06	Partial			
AC Type:	04	4 Bedrooms			
Total Bedrooms	04				
Total Bathrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs	1				
Total Rooms:	9				
Bath Style:	02	Average			
Kitchen Style:	02				
Whirlpool Tub	1				
Fireplaces	1				

**CONDO DATA**

Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

**COST / MARKET VALUATION**

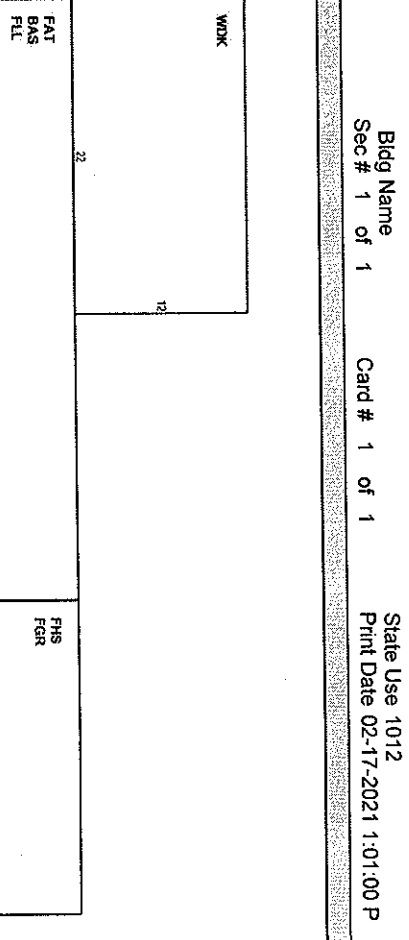
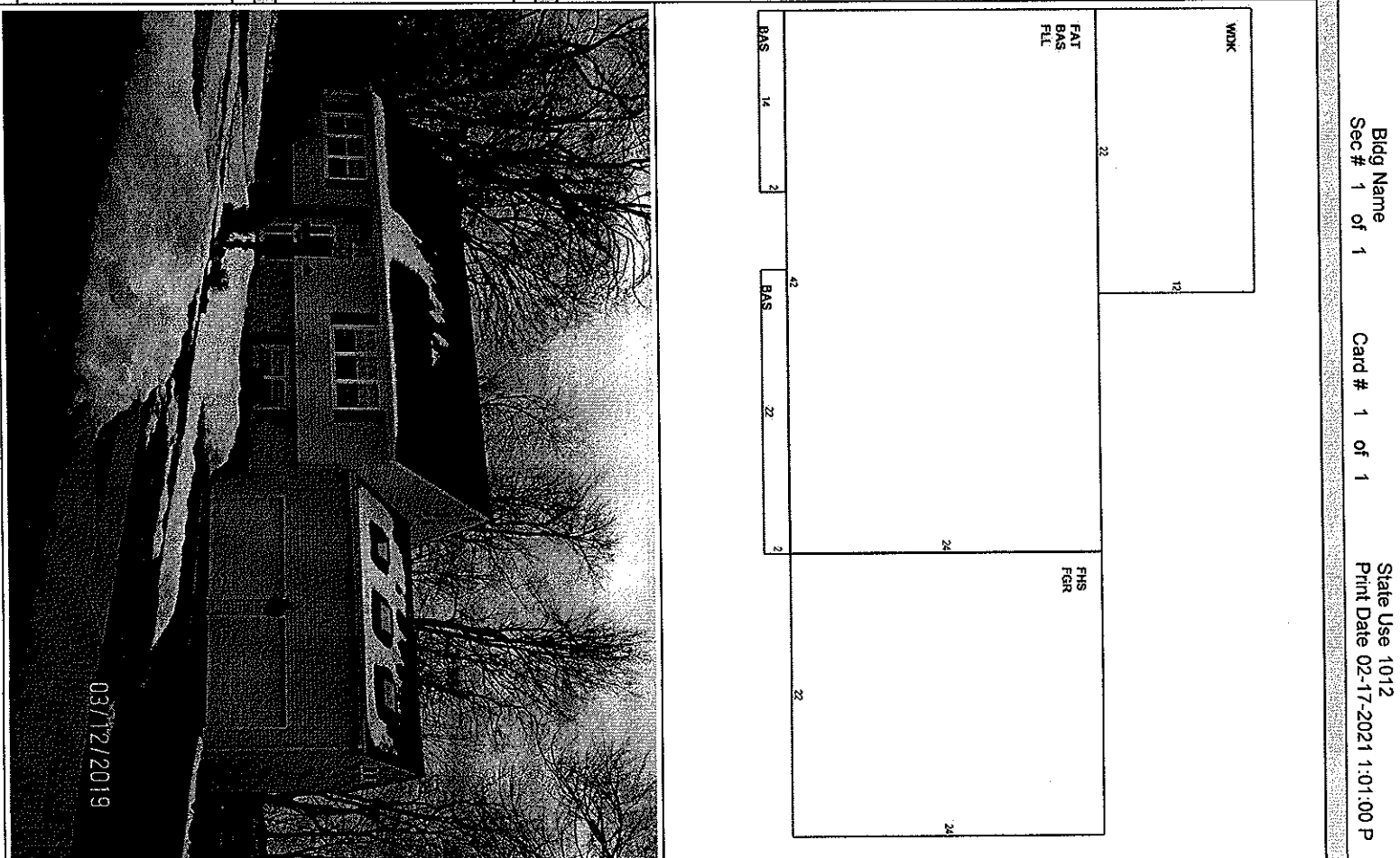
Building Value New	291,261
Year Built	1967
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	78
RCNLD	227,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	VB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
KITZ	Kitchen Good	B	1	5000.00	1994			78		0.00	3,900
AC	Air Condition	B	1,080	3.50	2019			78	C	0.00	2,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	101.46	109,572
FAT	Attic, Finished	302	1,008	302	30.40	30,639
FGR	Garage	0	528	211	40.54	21,407
FHS	Half Story, Finished	317	528	317	60.91	32,161
FLL	Finished Lower Level	0	1,008	756	76.09	76,700
WDK	Deck, Wood	0	264	26	9.99	2,638
Ttl Gross Liv / Lease Area		1,699	4,416	2,692		273,117



2020-015



*Town of Wallingford, Connecticut*

**Ian Fuller**  
Property Appraiser

Department of Finance  
Assessing Division

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

## MEMORANDUM

**Date:** 3/9/2020  
**To:** Shelby Jackson  
**From:** Ian Fuller  
**CC:**  
**RE:** 56 Surrey Dr

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**Current Market Value:** \$ 371,000

**Current Assessed Value:** \$ 259,600

**Appellant's estimate of Market Value:** \$ 325,000

### Notes:

- The subject property provided an appraisal with an indicated market value of \$325,000

### Recommendation:

Reduce the overall condition of the property from good to average and change area over garage from half story to expansion attic resulting in a new market value of **\$ 334,700**

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed
DEAN KEVIN P & CORRIE E RAPILLO				RES LAND DWELLING	1-1	137,000	95,900
56 SURREY DR				DWELLING	1-3	197,700	138,300
WALLINGFORD CT 06492							
SUPPLEMENTAL DATA Alt Prcl ID 043001015 Census: 1753 Old MBLU TC MAP # 1447 TC MAP # Record Lot GIS ID 3609 Assoc Pld#		PIZ MAP # ENG MAP Easement Town Line IND PARK		WALLINGFORD, CT 6148			

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Description	Amount	Code	Number	Amount	Comm Int	Year	Code	Assessed V	Year	Code	Assessed
DEAN KEVIN P & CORRIE E RAPILLO-DEAN	0764	0114	09-01-1993			178,000		2019	1-1	95,100	2018	1-1	95,100
ESPOSITO PATRICIA A & JOHN R	0732	0759	07-01-1992			0		2020	1-1	95,900	2019	1-3	139,400
ESPOSITO PATRICIA A	0454	0063	06-02-1977			0			1-3	163,700		1-4	200
Total		0.00		Total		259600		Total		234700	Total		234700

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
120	B		

1ST=K,LR,DR,BED,1B  
 2ND=2BED,1B  
 FLL=BED,OTHER-1,1B,K  
 6 FT REAR DORMER  
 FHS = WALL HEIGHT

EXTRA FIXTURE = UTILITY SINK IN BSMT



BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
34337	03-12-2020	RS	Residential	500	11-05-2002	100		REPLC KIT WINDOW	
15221	05-13-2002	RS	Residential	13,000		100		SIDING, REBUILD DECK	
10381-1	04-30-1998			13,000		100			

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
1	1012 SFR In-Law	R18		21,750 SF	4.85	1.00000	5	1.00	120	1.300
Total Card Land Units				0.499	AC	Parcel Total Land Area				0.4993
Total Land Value				137,000						

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				
190,900	6,800	0	137,000	0	334,700				
Valuation Method					C				

VISIT/CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
11-20-2019	FS	03		01	Measured				
11-20-2019	FS	03		08	Meas/Int Refusal-No Info G				
08-27-2015	V			29	Field Review				
09-24-2010	JS	08		7	Map Correction-No Value				
04-19-2010	SR			19	Field Review				
03-12-2010	ESF	03		00	Measur-Listed				
11-07-2009	DW	03		02	1st Callback				