



Town of Wallingford, Connecticut

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

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

BOARD OF ASSESSMENT APPEALS AGENDA

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

THURSDAY, MARCH 25, 2021 6 PM to 9 PM

Link to meeting from your computer, tablet, or smartphone

<https://global.gotomeeting.com/join/357403861>

You can also dial in from your phone

United States (toll free) 1 877 309 2073

United States +1 (571) 317-3129

Access Code 357-403-861

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

Date	Time	HEARING NO	TYPE	Account Number	Owner Full Name	Co-Own
March 25, 2021	6:00 PM - 7:00 PM	2020-151	2020 PERSONAL PROPERTY	2009263	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-151	2020 PERSONAL PROPERTY	2009263	CARIATI DEVELOPERS INC	C/O A. DEFILIO
March 25, 2021	6:00 PM - 7:00 PM	2020-152	2020 PERSONAL PROPERTY	20200169	CARIATI TRUCK & EQUIPMENT LLC	
March 25, 2021	6:00 PM - 7:00 PM	2020-152	2020 PERSONAL PROPERTY	20200169	CARIATI TRUCK & EQUIPMENT LLC	C/O A. DEFILIO
March 25, 2021	6:00 PM - 7:00 PM	2020-150	2019 SUPL MV	20190085	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-149	2019 SUPL MV	80878	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-148	2019 SUPL MV	80875	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-147	2019 SUPL MV	80863	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-146	2019 SUPL MV	80869	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-145	2019 SUPL MV	80860	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-144	2019 SUPL MV	80861	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-143	2019 SUPL MV	80864	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-142	2019 SUPL MV	80859	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-141	2019 SUPL MV	80867	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-140	2019 SUPL MV	80865	CARIATI DEVELOPERS INC	
March 25, 2021	6:00 PM - 7:00 PM	2020-139	2019 SUPL MV	80870	CARIATI DEVELOPERS INC	
March 25, 2021	7:00 PM - 8:00 PM	2020-100	COMMERCIAL	S0806000	FAIR STREET COMMONS LLC	
March 25, 2021	7:00 PM - 8:00 PM	2020-100	COMMERCIAL	S0806000	VINCENZO DINATALE	
March 25, 2021	7:00 PM - 8:00 PM	2020-098	COMMERCIAL	D0322700	DINATALE REALTY LLC	
March 25, 2021	7:00 PM - 8:00 PM	2020-098	COMMERCIAL	D0322700	VINCENZO DINATALE	
March 25, 2021	7:00 PM - 8:00 PM	2020-097	COMMERCIAL	J0312630	DINATALE REALTY LLC	
March 25, 2021	7:00 PM - 8:00 PM	2020-097	COMMERCIAL	J0312630	VINCENZO DINATALE	
March 25, 2021	7:00 PM - 8:00 PM	2020-093	INDUSTRIAL	2004006	SAND RIDGE LLC	
March 25, 2021	7:00 PM - 8:00 PM	2020-093	INDUSTRIAL	2004006	VINCENZO DINATALE	
March 25, 2021	7:00 PM - 8:00 PM	2020-095	INDUSTRIAL	2006065	MD 1068 ACCOUNT LLC	
March 25, 2021	7:00 PM - 8:00 PM	2020-095	INDUSTRIAL	2006065	VINCENZO DINATALE	
March 25, 2021	7:00 PM - 8:00 PM	2020-096	INDUSTRIAL	2006066	MD 1068 ACCOUNT LLC	
March 25, 2021	7:00 PM - 8:00 PM	2020-096	INDUSTRIAL	2006066	VINCENZO DINATALE	
March 25, 2021	8:00 PM - 9:00 PM	2020-058	RESIDENTIAL	S0001320	STACY ROBERT E + STEPHANIE A	
March 25, 2021	8:00 PM - 9:00 PM	2020-027	RESIDENTIAL	S0139600	CLEARY SCOTT M + ELVIRA A	
March 25, 2021	8:00 PM - 9:00 PM	2020-033	RESIDENTIAL	S0193100	SCHOFF MICHAEL INC	
March 25, 2021	8:00 PM - 9:00 PM	2020-137	RESIDENTIAL	M0287700	MCBRIARTY WILLIAM & ANNA	
March 25, 2021	8:00 PM - 9:00 PM	2020-138	RESIDENTIAL	O0023110	PERNO JAMES & FERENCE KAREN	
March 25, 2021	8:00 PM - 9:00 PM	2020-094	COMMERCIAL	W0006400	NORTH PLAINS REALTY LLC	
March 25, 2021	8:00 PM - 9:00 PM	2020-094	COMMERCIAL	W0006400	VINCENZO DINATALE	
March 25, 2021	8:00 PM - 9:00 PM	2020-099	COMMERCIAL	S0633800	VINCENZO DINATALE	
March 25, 2021	8:00 PM - 9:00 PM	2020-099	COMMERCIAL	S0633800	IVES ROAD LLC	

March 17, 2021

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 17, 2021

MINUTES

The Wednesday, March 17, 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 6:00 PM. The Pledge of Allegiance to the flag was recited.

The Board will vote on the minutes submitted at the next meeting.

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 2020-066

Salvatore Greco

DBA 190 Center St LLC

190 Center St

Commercial

Current Market Value \$ 339,800

Appellant stated he wrote a letter to the Board explaining what happened to this property over the last 13 months. Appellant stated the previous owner, which was his mother, had taken care of all the financing and bills regarding the property. Appellant took over ownership in April and is trying to figure things out. Appellant realized between himself and the bookkeeper, they overlooked this. Appellant received a notice for penalty and interest and his accountant recommended he come to the Board for a reduction or an elimination of the penalty.

Appellant was not contesting the appraised value, he was just asking for leniency on fines and late fees.

Chairman Vitali stated the Town has no power to eliminate or change the penalty. Chairman Vitali stated this was State statute.

A discussion was had on the penalty and assessed value of the property.

Chairman Vitali told the appellant that if his next income and expense report is filled out on time, the penalty will be gone. Chairman Vitali reiterated they cannot remove the penalty due to the State statute.

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

APPEAL 2020-041

Wallace Lyman Jennifer Agosta

106 South Colony Rd

Commercial

Current Assessed Value \$ 212,200

Chairman Vitali stated the market value was left blank on the form. Chairman Vitali confirmed with the appellant that she was not contesting the assessed value of the property, and the appeal is concerning the Income and Expense report.

Appellant stated she just learned from the previous hearing that the Board cannot do anything about it.

A discussion was had on how much the penalty would be. A discussion was also had about how often these forms need to be filled out, which is for the two years prior to a Town wide reevaluation.

More discussion was had concerning penalties and the filing of the Income and Expense report. Appellant wanted to be sure she was doing everything correctly in the future.

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

APPEAL 2020-019

Lawrence Hogan

DBA JC Laura LLC

925 East Center St

Commercial

Current Market Value \$ 345,600

Chairman Vitali stated the appellant put a market value of \$ 305,000, which was the amount he paid at closing, and the Town has a market value of \$ 345,600.

Appellant stated the property is marked as commercial and is not commercial.

Mr. Jackson stated the Town shows a sale price of \$ 320,000 and there have been renovations done since it was purchased.

Mr. Coons stated the appellant met with VISION appraisal and they received a reduction in the market value by \$ 9,800, but VISION failed to change the property to a residential. Mr. Coons stated by converting the property to single family, it raises the market value to \$ 354,600. Mr. Coons stated that before it was sold, it was a mixed use property.

Chairman Vitali stated that according to Town records, the property sold for \$ 320,000. Appellant stated the contract price was \$ 320,000, but he received \$ 15,000 back. Appellant stated he has proof of this on the contract when he bought the house. Mr. Jackson stated the Town has no documentation of this and Mr. Coons stated this was not brought up in the informal hearing with VISION.

Chairman Vitali stated the price of residential homes have gone up since the appellant purchased the house, and the appellant made improvements of a new roof and pool.

Chairman Vitali stated the Board could not make a factual decision without proof from the homeowner.

Appellant stated he could get the document of when he purchased the house.

Mr. Bonamico made a motion to Table the hearing until later in the evening so the appellant can get needed paperwork. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-040

Joseph and Carmela Burrone

1183 Durham Rd

Residential

Current Market Value \$ 309,300

Chairman Vitali stated the Town had reviewed property and new reevaluation, and reduced the market value from \$ 322,000 to \$ 309,300.

Appellant stated his concern is when he looked at surrounding properties.

Mr. Jackson stated there was a clerical error in recalculating the assessment and recommended an adjustment for the land itself. Mr. Jackson recommends a reduction for land only.

Appellant stated he did not understand why his neighbors with more land were appraised for less.

Mr. Bonamico made a motion based on land value, to reduce the market value to \$ 303,300. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-038

James Lawrence

95 Dudley Ave

Commercial

Current Assessed Value \$ 433,900

Chairman Vitali stated this hearing is concerning the appellants income and expense penalty for not having it on file with the Town.

Appellant stated he was in Town Hall several times transferring a trust and working through probate and he did not know there was anything outstanding. The appellant said it was his understanding that there was no change so he thought he did not have to fill out the form. Appellant stated that the increase from the penalty was pretty severe and his family has always paid taxes on time and has never been negligent with the Town.

Chairman Vitali stated the Board cannot remove the penalty. Chairman Vitali stated it is an additional tax for one year.

Appellant asked if he still needed to put those records on file with the Town as he wanted to make sure everything was done properly. A discussion was has about when these forms are due and when they will be sent out next.

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

APPEAL 2020-034

John Parillo

DBA Thorsen LLC

144 Dudley Ave

Commercial

Current Assessed Value \$ 239,140

Chairman Vitali stated the appellant is not contesting the market value, the appellant is contesting that they did not receive an Income and Expense report. Appellant now has a penalty of 10 % because they did not file.

Appellant stated that their office had moved, they never received a notice, and it was not forwarded to them.

Chairman Vitali stated appellants market value is \$ 310,500 with an assessed value of \$ 217,400, plus a penalty of \$ 21,740 for not filing the Income and Expense report, bringing the total assessed value to \$ 239,140. Chairman Vitali told the appellant that the 10 % one time penalty will increase the tax the appellant owes by approximately \$ 650.00. Chairman Vitali stated the Board does not have the ability to remove the penalty.

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

APPEAL 2020-126

K. Mozzicato and Robert Morra DBA Mozzicato Wallingford 731 North Colony Rd

Commercial Current Market Value \$ 793,500

Chairman Vitali stated the appellant places a market value of \$ 472,300 and the Town has a market value of \$ 793,500.

Appellant stated based on the attached report, Mr. Morra the applied income approach to determine the value. Appellant stated they based their value on income potential.

Mr. Jackson stated that a full appraisal was not done and that is required to formulate a market value, not an investment value.

A discussion was had about nearby property and its selling price.

Appellant said he went by investment value when determining the value. Appellant stated the only value he can get for the property is what they get for rent.

Mr. Jackson stated the Town uses market value.

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

APPEAL 2020-101

Glen Saindon DBA Live Nation Worldwide Inc. 81 South Turnpike Rd

Commercial Current Market Value \$ 759,200

Chairman Vitali stated that he understood that Mr. Saindon has been working diligently with Mr. Jackson and the Assessors office and have come up with an agreement.

Mr. Jackson stated it consists of two parcels of land, a building and a parking lot, and we have agreed with the appellant for no change.

Appellant stated that it was correct, no change.

Chairman Vitali confirms that Mr. Saindon and Mr. Jackson are in agreement, that the assessed value will be \$ 531,500, with a market value of \$ 759,200. Appellant stated correct, they are in agreement.

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

APPEAL 2020-102

Glen Saindon DBA Live Nation Worldwide Inc. 95 South Turnpike Rd
Commercial Current Market Value \$ 9,804,800

Chairman Vitali stated the market value and that it is the main parcel including theatre and buildings.

Mr. Jackson stated he came to an agreement with the appellant to reduce the market value to \$ 9 million.

Chairman Vitali asked the appellant if he was in agreement. Appellant stated correct, he is in agreement.

Mr. Bonamico made a motion to reduce the market value to \$ 9,000,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-019

Lawrence Hogan DBA JC Laura LLC 925 East Center St
Commercial Current Market Value \$ 345,600

Mr. Coons asked the appellant if he found the paper he was looking for.

Appellant stated the sale price was \$ 320,000 but he has an amendment.

Chairman Vitali asked appellant if he has the document on his desktop or just a piece of paper.
Appellant stated he just has the paper

Chairman Vitali stated what the appellant paid for the property and what the property is worth are two different things. Chairman Vitali stated the upgrades the appellant has made to the house, such as a new roof and a pool. Chairman Vitali stated it was assessed as a commercial property, and Mr. Coons stated if it was a residential, the market value increased even more.

Chairman Vitali stated the current market value is \$ 345,600 and the appellants market value was reduced by \$ 9,800 at their informal hearing.

Appellant stated he doesn't feel the value went up that much. Chairman Vitali stated that homes have significantly increased in market value and the appellant has added value to the house by doing renovations.

Chairman Vitali stated the appellant had not provided anything to show the Board it is worth what the appellant believes. Chairman Vitali continued saying the Board cannot give the appellant the market value of what he paid for it in 2019.

Appellants wife, Rita Hogan, stated the house was totally outdated and talked about the condition of the house.

Mr. Bonamico made a motion to reduce the market value to \$ 340,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-069

Liza Gimongala

Rob Innes

43 Christian St

Residential

Current Market Value \$ 418,700

Chairman Vitali stated the appellant placed a market value of \$ 346,080 while the Town has a market value of \$ 418,700.

Appellant stated they did call an appraisal company and they came over. Appellant had a lengthy discussion about surrounding properties and how much more the appellants property went up compared to other properties.

Chairman Vitali asked Mr. Coons if he had any information on the houses mentioned by the appellant. Mr. Coons did not.

Chairman Vitali stated the appellants house is 2572 square feet and the appellants comparable houses are older and smaller. Chairman Vitali stated the appellant has a new house in an old neighborhood.

Appellant stated correct, and it is hard to find comparable houses.

Chairman Vitali stated the Town has changed the style from colonial to conventional and also changed the grade of the garage to a C+. The Town has worked to bring it more in line. Chairman Vitali stated the Board has reduced the market value of the house once before.

Appellant stated yes.

The Board reviews the appeal.

A discussion was had about the appraisal of homes, current sales, and the percentage of increase that houses have gone up.

Mr. Bonamico made a motion to reduce the market value to \$ 376,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-067

George Dion

2 Westview Dr

Residential

Current Market Value \$ 216,600

Chairman Vitali stated the appellant places a market value of \$ 195,000 and the Town places a market value of \$ 216,600.

Appellant stated he purchased the house two years ago for \$ 115,000 and he totally remodeled the house. Appellant stated it has no certificate of occupancy and for two years in a row his taxes went up on a home he cannot live in.

Chairman Vitali stated appellant completed some changes on his house that has added value. Chairman Vitali stated the house has increased in value.

Appellant stated he has spent \$ 55,000 on renovations so far and stated it looks nice on the outside, but the inside of the house is unfinished.

Chairman Vitali went over the appellants permits.

Mr. Jackson stated the appellant had an informal hearing with VISION and the value was brought down. Appellant agrees.

Chairman Vitali stated the Town has 60% level completion.

Appellant asked why his assessment went up two years in a row.

Mr. Coons stated the appellant pulled a permit for an addition in June 2019, which would prompt the Assessors office to view the property and change the assessed value. Mr. Coons went over the assessment history of the house.

Appellant questions how it can be assessed higher on an unfinished house with no certificate of occupancy.

Mr. Jackson stated there was a reduction from the informal hearing.

A discussion was has about the visits and attempted visits by the Assessors office to the property.

A discussion was has about the completion of the renovations.

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

APPEAL 2020-116

Josue Peredo Ryan LLC

DBA Motzer S Realty LLC

888 North Colony Rd

Commercial

Current Market Value \$ 1,273,900

Chairman Vitali asked appellant if he has a document stating that he has been given authorization to speak for Motzer S Realty LLC. Chairman Vitali said he did not see that in the packet.

Chairman Vitali stated the Assessors office had been contacted by Susan Carter, the owner of the property, and the owner did not recall authorizing him to represent her.

Chairman Vitali stated the Board cannot hear your appeal unless the appellant has something in writing.

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

There was no old business.

There was no new business.

At 8:40 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

BOARD OF ASSESSMENT APPEALS
 CONSENT AGENDA - MARCH 2021

DATE	ACCT NO	TYPE	OWNER	DBA	C/O
January 26, 2021	C0179000	PP	CORRU-SEALS INC	CORRU-SEALS INC	
January 26, 2021	20200299	PP	ROGUE COFFEE COMPANY LLC	ROGUE COFFEE LLC	MATTHEW AND SHANNON ONETO
January 26, 2021	C0143000	PP	CONNECTICUT LIGHT & POWER CO	EVERSOURCE	PROPERTY TAX DEPT
January 26, 2021	20160054	PP	CONNECTICUT NEPHROLOGY ASSOCIATES LLC	CONNECTICUT NEPHROLOGY ASSOCIATES LLC	CO IFAN S CHUGHTAI MD
February 1, 2021	J0128520	RE	JOSEPHSON CARL N. & LAURAL		
February 3, 2021	B0226160	RE	DANIELS LISAL		
February 9, 2021	2008007	RE	MESQUITA FERNANDO J + DINA R		
February 8, 2021	20200124	PP	ZORAYDA YOGA & WELLNESS	ZORAYDA YOGA & WELLNESS	ZORAYDA COCCHI
February 8, 2021	20200300	PP	SCHWEITZER ENGINEERING LABORATORIES INC	SCHWEITZER ENGINEERING LABORATORIES INC	
February 8, 2021	20170067	PP	X-TREME TEMP HEATING AND COOLING LLC	X-TREME TEMP HEATING AND COOLING LLC	
February 9, 2021	20200301	PP	RED BULL DISTRIBUTION COMPANY INC	RED BULL DISTRIBUTION COMPANY INC	KELVIN WU
February 9, 2021	20200200	PP	SENIOR DAY CARE CENTER	SENIOR DAY CARE CENTER	RON SAN GIOVANNI
February 10, 2021	20180163	PP	BHOGAH YOGA LLC	BHOGAH YOGA	BRIANNE BARRETT
February 10, 2021	92173	MV	YUMBLAS CONSTRUCTION LLC		
February 10, 2021	G0302370	RE	HORVATH ANTHONY J + ALISON R		
February 10, 2021	B0780300	RE	BUKOWSKI ROBERT J & LINDA A		
February 11, 2021	2014023	PP	E J ELECTRIC T&D LLC	E J ELECTRIC T&D LLC	
February 16, 2021	20180236	PP	WIESE CONSTRUCTION INC	WIESE CONSTRUCTION INC	
February 18, 2021	H0405000	RE	PERALTA KENNY + DELACRUZ LEYDA ANTONIA		
February 18, 2021	C0434100	RE	MANCINO GIUSEPPE P + SARAH L		
February 18, 2021	G0043100	RE	GALLAGHER BROS INC		
February 18, 2021	20200158	PP	MILESTONE CONSTRUCTION SERVICES LLC	MILESTONE CONSTRUCTION SERVICES LLC	
February 19, 2021	D0076000	PP	DPIETRO BUILDERS LLC	DPIETRO BUILDERS LLC	
February 24, 2021	P0400600	RE	POLISH NATIONAL ALLIANCE		
February 24, 2021	2011058	PP	RANDY MANGINO	MANGINO EXCAVATION LLC	
March 12, 2021	S0121000	RE	DEJESUS ALMEDA J & DIANNE R SAUNDER		
March 15, 2021	20200063	PP	PLUNKETT PRODUCTIONS	PLUNKETT PRODUCTIONS	MICHELLE PLUNKETT
March 15, 2021	P0060051	PP	PLEASANT VIEW FARMS DEVELOPMENT INC	PLEASANT VIEW FARMS DEVELOPMENT INC	DAVID KRASSNER
March 15, 2021	20170195	PP	HAYDEN TIM	HILLSIDE FARM	
March 15, 2021	2013046	PP	DELTA ARSENAL LLC	DELTA ARSENAL	MARIE MAJEWSKI

NET CHANGE

BOARD OF ASSESSMENT APPEALS
CONSENT AGENDA -MARCH 2021

CITY	ST	ZIP	PROP LOC	Reason	2020 GROSS ASSMT	Exemptions	EXEMPTION	2020 REVIS
WALLINGFORD	CT	06492	24 CAPITAL DR	LATE FILING	\$233,430	\$0	\$0	
WALLINGFORD	CT	06492	974 OLD DURHAM RD	LATE FILING	\$0	\$0	\$0	
HARTFORD	CT	06141	VARIOUS	AMENDED	\$34,838,310			
MERIDEN	CT	06451	720 NORTH MAIN ST EXT	LATE FILING	\$15,640			
WALLINGFORD	CT	06492	16 MARIE LN	POOL NOT VALUED KC	\$472,200	\$0	\$0	
WALLINGFORD	CT	06492	18 MARIE LN	INFORMAL HEARINGS	\$614,800	\$0	\$0	
WALLINGFORD	CT	06492	136 HIGH HILL RD	OWNERS OK WITH 650,000 VALUE FOR 2020 GL	\$440,400	\$0	\$0	
WALLINGFORD	CT	06492	99 CHURCH ST	COMPLETELY ONLINE BUSINESS USING CELL PHON	\$1,250			
PULLMAN	WA	99163	82 NORTHFIELD RD	SENT TO NEW HAVEN IN ERROR	\$0			
WALLINGFORD	CT	06492	340 QUINNPIAC ST UNIT 33	FILED LATE	\$4,490			
SANTA MONICA	CA	90404	34 BARNES RD	FILED LATE	\$0			
WALLINGFORD	CT	06492	198 NORTH PLAINS IND RD	NOT A BUSINESS SIGN PUT IN WINDOW AS A JOKE	\$6,250			
NORTHFORD	CT	06472	1163 SOUTH BROAD ST B	NOW A HOME BASED BUSINESS IN NORTHFORD	\$8,260			
NEW HAVEN	CT	06513	205 FAIRMONT AVE	MISSED M66 EXEMPTION	\$72,640	\$0	\$72,640	
WALLINGFORD	CT	06492	124 WEST DAYTON HILL RD	INTERIOR INSPECTION	\$237,100			
WALLINGFORD	CT	06492	7 TIMBER LN	INFORMAL HEARINGS	\$279,200			
LONG ISLAND CITY	NY	11101	53 NORTH PLAINS IND RD	AMENDED	\$3,944,890			
NORWICH	CT	06360	WEST DAYTON HILL RD	DID NOT FILE BUT WAS NOT THERE	\$76,740			
WALLINGFORD	CT	06492	438 NORTH ELM ST	DISABLED VET EXEMPTION	\$198,400	\$3,000	10500	
WALLINGFORD	CT	06492	367 NORTH ELM ST	CLERICAL ERROR INFORMAL HEARINGS	\$218,300			
WALLINGFORD	CT	06492	68 QUINNPIAC ST	CLERICAL ERROR REMOVE I&E PENALTY	\$94,490			
EAST HAVEN	CT	06513	340 BARNES RD	AMENDED	\$0			
WALLINGFORD	CT	06492	97 ALGONQUIN DR	FILED LATE	\$2,490			
WALLINGFORD	CT	06492	171 NORTH PLAINS IND RD	REMOVE I&E PENALTY-FILED ON TIME	\$553,190	\$0	0	
WALLINGFORD	CT	06492	9 CIRCLE DR	LATE FILING	\$7,060	\$0	0	
WALLINGFORD	CT	06492	72 NORTHFORD RD	HOUSE DESTROYED BY FIRE 2/7/2020	\$253,900			
WALLINGFORD	CT	06492	242 NORTH COLONY ST	BUSINESS TERMINATED 9/29/2020	\$6,250			
NORTH HAVEN	CT	06473	1054 CLINTONVILLE RD	EXEMPTION NOT APPLIED	\$43,360	\$700	39690	
WALLINGFORD	CT	06492	1454 DURHAM RD	EXEMPTION NOT APPLIED	\$5,630	\$0	3620	
WALLINGFORD	CT	06492	342 QUINNPIAC ST UNIT 8	LATE FILING	\$143,650	\$0	123700	

W.P.D. ASSESSOR
22 MAR 21 4:31:50

WALLINGFORD BOARD OF ASSESSMENT APPEALS
C/O Office of The Assessor
45 South Main Street
Wallingford, CT 06492

AGENT'S CERTIFICATION

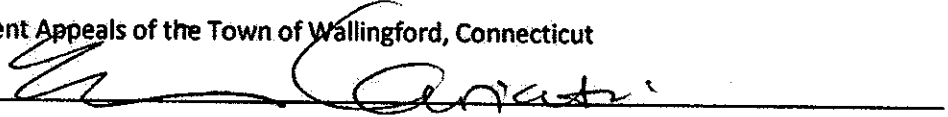
DATE: 03/19/2021

To Whom It May Concern:

I, **Elain Cariati** being the authorized agent for **Cariati Truck & Equipment, LLC.** hereby authorize **Thomas Thompson, 21 Mill Hill Circle, East Haven, CT** to act as my agent in all matters before the Board of

Assessment Appeals of the Town of Wallingford, Connecticut

(Signed)



A handwritten signature in black ink, appearing to read 'Elain Cariati', is written over a solid horizontal line.

WALLINGFORD BOARD OF ASSESSMENT APPEALS
C/O Office of The Assessor
45 South Main Street
Wallingford, CT 06492


AGENT'S CERTIFICATION

DATE: 03/19/2021

To Whom It May Concern:

I, **Elain Cariati** being the authorized agent for **Cariati Developer, Inc.** hereby authorize **Thomas Thompson, 21 Mill Hill Circle, East Haven, CT** to act as my agent in all matters before the Board of Assessment Appeals of the Town of Wallingford, Connecticut

(Signed)



We had a change in agents for our tax appeal. Attached is the authorization letter for our new agent.

Mike Gaglio

Cariati Truck & Equipment, LLC.

70 North Plains Industrial RD.

Wallingford, CT. 06492

Office: 203-238-9846

repair@cariatitruck.com

www.cariatitruck.com





Town of Wallingford, Connecticut

Rhonda Caswell
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 5, 2021
To: Shelby P. Jackson III, Assessor
From: Rhonda Caswell
RE: Cariati Truck and Equipment LLC
Hearing #: 2020-152

Current Assessed Value: \$37,380

Appellant's estimate of Market Value: \$0

Notes:

- Did not file 2020 Declaration
- 6 Dealer plates on list
- Claims no assets for business

Recommendation:

No change



Town of Wallingford, Connecticut

Rhonda Caswell
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 5, 2021
To: Shelby P. Jackson III, Assessor
From: Rhonda Caswell
RE: Cariati Developers Inc.
Hearing #: 2020-151

Current Assessed Value: \$117,960

Appellant's estimate of Market Value: \$92,508 (\$64,760 assessed)

Notes:

- Under-declared on prior years
- Filed 2020 Declaration
- Non-compliant on audit
- Using audit estimate

Recommendation:

No change

**WALLINGFORD BOARD OF ASSESSMENT APPEALS
C/O Office of The Assessor
45 South Main Street
Wallingford, CT 06492**

AGENT'S CERTIFICATION

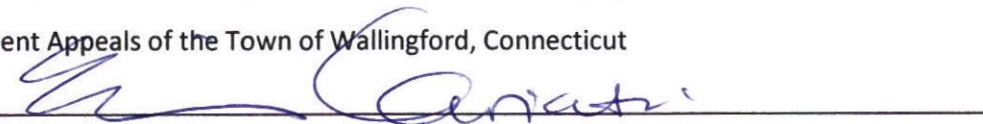
DATE: 03/19/2021

To Whom It May Concern:

I, **Elain Cariati** being the authorized agent for **Cariati Truck & Equipment, LLC.** hereby authorize **Thomas Thompson, 21 Mill Hill Circle, East Haven. CT** to act as my agent in all matters before the Board of

Assessment Appeals of the Town of Wallingford, Connecticut

(Signed)

A handwritten signature in blue ink, appearing to read "Elain Cariati", is written over a horizontal line. The signature is fluid and cursive.

WALLINGFORD BOARD OF ASSESSMENT APPEALS
C/O Office of The Assessor
45 South Main Street
Wallingford, CT 06492

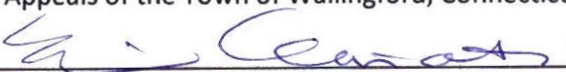
AGENT'S CERITIFICATION

DATE: 03/19/2021

To Whom It May Concern:

I, **Elain Cariati** being the authorized agent for **Cariati Developer, Inc.** hereby authorize **Thomas Thompson, 21 Mill Hill Circle, East Haven. CT** to act as my agent in all matters before the Board of Assessment Appeals of the Town of Wallingford, Connecticut

(Signed)

_____

Year	Description	Miles	Unique ID	Previous Year	
				G/L Value	Assessed Value
1993	International (4900)	182,840	21	\$ 1,850	\$ 4,380
1993	International (4900)	433,818	23	2,860	5,480
1999	Freightliner FL80	228,227	40	2,860	5,480
2000	International (4900)	140,979	34	2,860	5,480
2000	International (4900)	175,717	33	2,720	4,500
2000	International (4900)	142,989	32	3,520	4,480
2000	International (4900)	128,446	30	2,720	4,500
2000	International (4900)	151,673	25	3,690	4,500
2000	International (4900)	165,244	22	3,690	4,500
2001	International (4900)	162,837	36	3,690	4,500
2001	International (4900)	153,442	35	3,690	4,500
2001	International (4900)	127,564	37	1,760	4,380
				<u>\$ 35,910</u>	<u>\$ 56,680</u>

CARIATI DEVELOPMENT INC
MOTOR VEHICLE

APPEAL DATE 3/25/2021

		2018 Value	2019 Value	Appeal Value
2020-150	AE21237	\$3,950	\$3,750	\$3,690
2020-149	L22837	\$3,690	\$4,500	\$3,690
2020-148	L22834	\$3,690	\$4,500	\$3,690
2020-147	AE29953	\$3,690	\$4,500	\$3,690
2020-146	K76228	\$1,760	\$4,380	\$1,760
2020-145	AB04539	\$2,720	\$4,500	\$2,720
2020-144	AB09169	\$3,520	\$4,480	\$3,520
2020-143	AE29954	\$2,720	\$4,500	\$2,720
2020-142	AB04538	\$2,860	\$5,480	\$2,860
2020-141	AE29970	\$2,860	\$5,480	\$2,860
2020-140	AE29955	\$2,860	\$5,480	\$2,860
2020-139	K78238	\$1,850	\$4,380	\$1,850
TOTALS		\$36,170	\$55,930	\$35,910



⚠ DANGER
MOVING CHAIN
TO AVOID POSSIBLE INJURY,
DO NOT STAND IN BODY.



⚠ DANGER
MOVING CHAIN.
TO AVOID POSSIBLE INJURY,
DO NOT STAND IN BODY.



















CAUTION
DO NOT SLIDE UNDER THE DUMP BODY OR
THE FLOOR WHEN LIFTED AND THE
SECURITY SAFETY PROP IS NOT IN
PLACE







USDOT

DELTA





FIRESTONE

12R 22.5 16PR

152/148L

RADIAL

TUBELESS

TUBELESS



ati Developers

Excavating
New Home Construction

Meriden, Ct 203-238-9846

AE
Ct





CONNECTICUT
DEPARTMENT OF REVENUE SERVICES
005153
21
MOTOR CARRIER IDENTIFICATION MARKER

D

20















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. 2020-151

APPLICATION

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

HEARING DATE: _____

FILED ASSESSOR
19 FEB 21 PM 2:37

Property Owner:
Carroll Developers, Inc.
 Name of property Owner
507 Brown Stone Ridge
 Mailing Address
Mevden, CT 06451
 City, State, Zip
203 238-9846
 Phone

Appellant (if other than owner):
Anthony DeLuca
 Name of Owner's Agent
329 Main St
 Mailing Address
Yaleville CT
 City, State, Zip
203-294-9546
 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.)

Donald Couch 2/18/21
 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: _____
 (Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 2009263 DBA: _____

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

What MARKET VALUE does the applicant place on the property?: \$ 92,508.00

Briefly state the basis of the Appeal: Personal Property, Asset not Complied with For 2018

For Personal Property Company Depreciation Schedule Attached, And the List
in what and how it filed to Assessor. Has the Personal Property declarations
on file For the other towns:

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 _____

TOWN OF WALLINGFORD
 45 SOUTH MAIN ST
 WALLINGFORD, CT 06492-0000
 203 294-2001

2020 SUMMARY REPORT

LIST # :	0040339	STATUS :	FILED
UNIQUE ID:	2009263	RECORD DATE :	10/28/2020
NAME:	CARIATI DEVELOPERS INC	PRINTED DATE :	02/19/2021
ADDRESS:	507 BROWNSTONE RIDGE MERIDEN, CT 06451-0000	PRINTED TIME :	03:30:43 PM
DBA :	CARIATI DEVELOPERS INC		
IN CARE OF :			
PROP LOC:	70 NORTH PLAINS IND RD		
PHONE:	203-238-9846		

<u>ITEM CODE</u>	<u>DESCRIPTION</u>	<u>DEPRECIATED</u>	<u>ASSESSMENT</u>
09	NON REG VEHICLE		
10	MACHINERY & EQUIPMENT		
11	HORSES/PONIES		
12	COMMERCIAL FISHING APPARATUS		
13	NEWLY ACQUIRED MFG. MACHINERY & EQUIPMENT		
14	MOBIL HOMES...		
16	FURNITURE, FIXTURES AND EQUIPMENT	168,394	117,880
17	FARM MACHINERY		
18	FARM TOOLS		
19	MECHANICS TOOLS		
20	ELECTRONIC DATA PROCESSING EQUIPMENT		
21	TELECOMMUNICATION -2015		
22	CABLES/COND/ETC	115	80
23	SUPPLIES.....		
24	OTHER GOODS (INCLUDING LEASEHOLD IMPROVEMENTS		
27	QDS CONVERSION		
	TOTAL ASSESSMENT - ALL CODE #9 THROUGH #24	168,509	117,960
25	25% PENALTY....		

TOTAL GROSS	117,960
TOTAL EXEMPTION	0
TOTAL NET	<u>117,960</u>



Town of Wallingford, Connecticut

Rhonda Caswell
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 5, 2020
To: Shelby P. Jackson III, Assessor
Cc:
From: Rhonda Caswell
RE: Cariati Developers Inc
Hearing #: 2020-151

Current Assessed Value: \$117,960

Appellant's estimate of Market Value: \$92,508 (\$64,760 assessed)

Notes:

- Filed 2020 Declaration
- Non-compliant on audit
- Using audit estimate

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. 2020-152

APPLICATION

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

HEARING DATE: _____

19 FEB 21 PM 3:37
MFLD ASSESSOR

Property Owner:
Carroll Truck & Equipment
 Name of property Owner
70 W. Plains Industrial Rd
 Mailing Address
Wallingford, CT 06492
 City, State, Zip
203 238-9846
 Phone

Appellant (if other than owner):
Anthony J. DeFilio
 Name of Owner's Agent
329 Main St
 Mailing Address
Yorville Ct
 City, State, Zip
203-294-9546
 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.)

Donald Carab 2/18/21
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: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 20092103 DBA: _____
20200169

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?: \$ 1500.00

Briefly state the basis of the Appeal: We use our plates for Repair 2 vehicle per year
Sold Eff that. We Shuttle our Body installation Customers vehicles to & From the dealers
And Paint Shop. (We have no plate documentation for our vehicles, not 12/1/20 we

Standul using a plate on one vehicle that was inventory id's the 2001 FL60 on the tax
Return provided with the Personal Property Assesment declaration. \$1500.00
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 _____



Town of Wallingford, Connecticut

Rhonda Caswell
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 5, 2020
To: Shelby P. Jackson III, Assessor
Cc:
From: Rhonda Caswell
RE: Cariati Truck and Equipment LLC
Hearing #: 2020-152

Current Assessed Value: \$37,380

Appellant's estimate of Market Value: \$0

Notes:

- Did not file 2020 Declaration
- 6 Dealer plates on list
- Claims no assets for business

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

FILED ASSESSOR
FEB 21 PM 4:45

Hearing No. 2020-150 APPLICATION

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

HEARING DATE:

PROPERTY OWNER
Name of property Owner: Carlin Developers
Mailing Address: 501 Brownstone Ridge
City, Stat Zip: 2 06451
Phone: 2-03 • 23%

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

Applicant's Capacity (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: Stan Carati

Applicant signature: [Signature]

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

Motor Vehicle: Year 2000 Make [Model: International 4900 Plate# AE21237 Mileage 142,989

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

Personal Property: Unique ID: 32 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? \$3,690 Previous year grand list value
Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

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

Date:

MOTION:

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

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 20190085

List Num: 93957

Assessment Year:

DATE: 02/08/2021

2019 Last Changed: 05/21/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDIGE
City: MERIDEN
State: CT Zip: 06451

CA= No

Record Status: ACTIVE
Last Changed: 05/21/2020
Date of Birth
Registration # AE21237
District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RDIGE
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L ----01011900

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2000	INTER	4900	03	1HTSDADR2YH268978			

Light Weight	Gross Weight	# of Axles/Cyl	Lease-Code	VALUE	NET VALUE
				3750	3750

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:		Net Assessment: 3750
Change Reason:		TAX TOWN WALLINGFORD

MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 80862

List No.: 80862

Assessment Year: 2019

DATE: 02/23/2021

Last Changed: 12/22/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 502 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451

CA= No

User: RCASWELL
Record Status: ACTIVE

Date of Birth
Registration # AE21237
District:

RESIDENCE ADDRESS:

Street 1: 70 N PLAIN INDUSTRIAL RD
City: WALLINGFORD
State: CT Zip: 06492-
P-S-V-L 715261--4114971-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New)

% 1.000 Lt Wt:

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2000	INTER	4000 SER	02	1HTSDADR2YH268978	CONVEN	ORA	

Grs Wt: 37000

No. Axis:

Lease Code:

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 0

*Was Removed by Correction
as a duplicate Record of a
2019 Regular*

2020-150

**Motor Vehicle Supplemental
TOWN OF WALLINGFORD
Certificate of M.V. Credit for the 2019 Grand List**

By authority of sec. 12-71C of the Connecticut General Statutes, the Assessor hereby adjusts the assessment list of 2019.
For vehicles sold, destroyed, stolen and not recovered, or registered in another state pursuant to section 12-71C of the Connecticut General Statutes
P-S-V-L 715261--4114971-N-01011900

COC Date	List No.	Unique ID	COC No.
12/22/2020	80862	80862	66301S COPY

CARIATI DEVELOPERS INC
502 BROWNSTONE RDG
MERIDEN, CT 06451

Vehicle Description

Vehicle	Year	Make	Model	Vehicle ID	Registration	Class	Month
New	2000	INTER	4000 SER	1HTSDADR2YH268978	AE21237	02	A
		Original		Adjustment		Current	
Assessment		4,500		-4,500		0	
Exemptions		0		0		0	
Net Assmt.		4,500		-4,500		0	

Record changed for the following reasons:
DUP OF 2019 GL BILL

ASSESSOR, TOWN OF WALLINGFORD

Remarks:

For accurate tax due plus (interest and other fees if applicable)
please contact the Tax Collector Office.

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 20190085

List Num: 93957

Assessment Year:

DATE: 02/22/2021

2019 Last Changed: 05/21/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDIGE
City: MERIDEN
State: CT Zip: 06451

CA= No

Record Status: ACTIVE
Last Changed: 05/21/2020
Date of Birth
Registration # AE21237
District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RDIGE
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L ----01011900

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2000	INTER	4900	03	1HTSDADR2YH268978			

Light Weight	Gross Weight	# of Axles/Cyl	Lease-Code	VALUE	NET VALUE
				3750	3750

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:		Net Assessment: 3750
Change Reason:		TAX TOWN WALLINGFORD

Not on 2020 GL.

PREPARED BY: , **PREPARED FOR:** , **REVISION DATE:**
 October 1, 2019

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

2000 INT'L 4900

VIN: 1htsdadr2yh268978

Axle Configuration: 4x2	Engine Type: D	MSRP: \$45,160
BBC: 100.8 Inches	Gross Vehicle Weight: 25500 Pounds	VIN Model Number: SD***
Complete / Incomplete: I	Is Tractor: N	Wheelbase: 128 Inches

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Major Components					
Engine: IH: DT466/195/6/D	---	---	---	---	---
Transmission: IH: ES56-7B/7	---	---	---	---	---
Front Axle: IH: I-80S	---	---	---	---	---
Rear Axle: IH: N-175	---	---	---	---	---
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

VIN : **1HTSDADRZYH268978**

Assessment Year : **2019**

Supplemental

Make : **INTERNATIONAL HARVESTER**

Make (DMV) : **INTER**

Brand : **International**

Class : **2**

Category : **BUS**

Type : **Incomplete Truck**

Body (DMV) : **CONVEN**

Model :

Model (DMV) : **4000 SER**

Year : **2000**

Year (DMV) : **2000**

Inc Year : **(if different from truck)**

List Number : **80876**

Unique ID : **80876**

Registration : **AE21237**

Taxpayer : **CARIATI DEVELOPERS INC**

Need more information **Edit Address**

Pricing Advice

Price By : Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Base Retail (NADA) : **4500.00**

Incomplete Cost New : **14000.00**

Total Cost New : **18500.00**

Price As Type of Incomplete : **Incomplete Truck**

Purchase Date : **/ /**

Depreciation : **Default**

Market Value :

Base Retail : **4500.00**

Depreciated Incomplete Value : **2800.00**

Total Depr. Cost : **7300.00**

Multiplier : **1.0000**

Last Year : **0.00**

Permanent Notes :

Notes for Assessment Year :

Length :

Axes :

Light Weight :

Gross Weight :

0

0

0

37000

Engine : Diesel Gas Other

4WD

Class 8 : More than 33,000

Adjustments

0.00

0.00

0.00

Brakes :

Other :

0.00

0.00

Lock Information

Re-decode VIN

Save

Cancel



MAPD ASSESSOR
FEB 21 PM 4:46



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. 2020-149 APPLICATION

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

HEARING DATE: _____

PROPERTY TYPE
Carriati Developers

Name of property Owner

Mailing Address
501 Brownstone Ridge

City, Stat Zip
2 0645

Phone
2-03 • 23%-

Appellant (if other than owner):

Name of Owner's Agent

Mailing Address

City, State, Zip

Phone

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

Elain Carriati
Print applicant name and date

Elain Carriati
Applicant signature

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

Motor Vehicle: Year 2000 Make [Model: International 4900 Plate# 122837 Mileage 128,446

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

Personal Property: Unique ID: 30 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? \$3,690 Previous year grand list value
Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

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

Date: _____

MOTION: _____

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

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80878 List No.: 80878 Assessment Year: 2019 Last Changed: 10/07/2020

DATE: 02/08/2021

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: KCOONS
Record Status: ACTIVE
Date of Birth
Registration # L22837
District:

RESIDENCE ADDRESS:

Street 1:
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--765774-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 16500

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2000	INTER	4000 SER	02	1HTSDADRXYH268985	CONVEN	ORA	

Grs Wt: 37000 No. Axls: Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4500	4500		4,500

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4500

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80878

List No.: 80878

Assessment Year: 2019

DATE: 02/22/2021

Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: RCASWELL
Record Status: ACTIVE
Date of Birth
Registration # L22837
District:

RESIDENCE ADDRESS:

Street 1:
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--765774-N-01011900

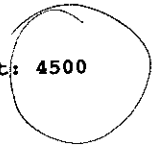
VEHICLE INFORMATION:

Month Code :	A - October (New)	% 1.000	Lt Wt:	16500				
O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2000	INTER	4000 SER	02	1HTSDADRXYH268985	CONVEN	ORA	
Grs Wt:	37000			No. Axls:		Lease Code:		

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4500	4500		4,500

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4500



*Lower than
Truck Blue book + Body.*

*4087
2800

6887 = 4820 Assessed*

2020-149

PREPARED BY:

PREPARED FOR:

REVISION DATE:

October 1, 2019

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

2000 INT'L 4900

VIN: 1htsdadrxyh268985

Axle Configuration: 4x2

Engine Type: D

MSRP: \$45,160

BBC: 100.8 Inches

Gross Vehicle Weight: 25500 Pounds

VIN Model Number: SD***

Complete / Incomplete: I

Is Tractor: N

Wheelbase: 128 Inches

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Major Components					
Engine: IH: DT466/195/6/D	---	---	---	---	---
Transmission: IH: ES56-7B/7	---	---	---	---	---
Front Axle: IH: I-80S	---	---	---	---	---
Rear Axle: IH: N-175	---	---	---	---	---
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

VIN: **1HTSDA8RXYH2698985**

Assessment Year: **2019**

Supplemental

Make: **INTERNATIONAL HARVESTER**

List Number: **80892**

Unique ID: **80892**

Make (DMV): **INTER**

Registration: **L22837**

Taxpayer: **CARLTI DEVELOPERS INC**

Brand: **International**

Need more information

Edit Address

Class: **Z**

Pricing Advice

Category: **BUS**

Price By: Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Type: **Incomplete Truck**

Base Retail (MSRP): **4500.00**

Incomplete Cost New: **14000.00**

Total Cost New: **18500.00**

Body (DMV): **CONVEN**

Price As Type of Incomplete: **Incomplete Truck**

Purchase Date: **1/1**

Model (DMV): **4000 SER**

Depreciation: **Default**

Market Value: **4500.00**

Base Retail: **4500.00**

Depreciated Incomplete Value: **2800.00**

Year: **2000**

Inc Year: **(if different from truck)**

Total Depri. Cost: **7300.00**

Year (DMV): **2000**

Adjustments: **0.00**

Multiplier: **1.0000**

Last Year: **7700.00**

Length: **0**

Engine: Diesel Gas Other

Axes: **0**

Class 8: **More than 35,000**

Light Weight: **16500**

Brakes: **0.00**

Gross Weight: **37000**

Other: **0.00**

Lock Information

Re-decode VIN

4WD

Save

Permanent Notes:

Cancel

Notes for Assessment Year:

?



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 05 21 PM 2006

Hearing No. 2020-148 APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS

HEARING DATE: GRAND LIST OF OCTOBER 1, 2020

Name of property Owner: Carat Developers
Mailing Address: 501 Brownstone Ridge
City, Stat Zip: 2 06492
Phone: 2-03 • 23%

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

Applicant's Capacity: B OWNER
(Print Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Print applicant name and date: Stan Carati

Applicant signature: Stan Carati

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

Motor Vehicle: Year 2000 Make [Model: International 4900 Plate# L22834 Mileage 151,673

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

Personal Property: Unique ID: 25 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? \$3,690 Previous year grand list value

Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

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

Date:

MOTION:

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

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80875 List No.: 80875 Assessment Year: 2019 Last Changed: 10/07/2020

DATE: 02/08/2021

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: KCOONS
Record Status: ACTIVE
Date of Birth
Registration # L22834
District:

RESIDENCE ADDRESS:

Street 1:
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--765769-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 16500

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2000	INTER	4000 SER	02	1HTSDADR8YH268953	CONVEN	ORA	

Grs Wt: 37000 No. Axis: Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4500	4500		4,500

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4500

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80875 List No.: 80875 Assessment Year: 2019 DATE: 02/22/2021
Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: RCASWELL
Record Status: ACTIVE
Date of Birth
Registration # L22834
District:

RESIDENCE ADDRESS:

Street 1:
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--765769-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 16500

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2000	INTER	4000 SER	02	1HTSDADR8YH268953	CONVEN	ORA	

Grs Wt: 37000 No. Axls: Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4500	4500		4,500

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4500

*4087 Chassis
+2800 Body

6887 = 4820 Assessed*

2020-148

PREPARED BY:
PREPARED FOR:
REVISION DATE:

October 1, 2019

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

2000 INT'L 4900

VIN: 1htsdadr8yh268953
Axle Configuration: 4x2
Engine Type: D
MSRP: \$45,160
BBC: 100.8 Inches
Gross Vehicle Weight: 25500 Pounds
VIN Model Number: SD***
Complete / Incomplete: I
Is Tractor: N
Wheelbase: 128 Inches

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Major Components					
Engine: IH: DT466/195/6/D	---	---	---	---	---
Transmission: IH: ES56-7B/7	---	---	---	---	---
Front Axle: IH: I-80S	---	---	---	---	---
Rear Axle: IH: N-175	---	---	---	---	---
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

VIN : 1HTSDADR8R1H269953

Assessment Year : 2019 Supplemental

Make : INTERNATIONAL HARVESTER

List Number : 80889 Unique ID : 80889

Model (DMV) : INTER

Registration : L22834

Brand : International

Taxpayer : CARIATI DEVELOPERS INC

Class : 2

Need more information

Category : BUS

Type : Incomplete Truck

Body (DMV) : CONVEN

Price By : Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Model (DMV) : 4000 SER

Base Retail (NADA) : 4500.00 Incomplete Cost New : 14000.00 Total Cost New : 18500.00

Year : 2000

Price As Type of incomplete : Incomplete Truck Purchase Date : / /

Year (DMV) : 2000

Depreciation : Default

Length : 0 AWD Adjustments 0.00

Axes : 18500

Light Weight : 37000

Gross Weight : 37000

Engine : Diesel Gas Other Class 8 : More than 33,000 0.00

Brakes : 0.00

Other : 0.00

Permanent Notes : Notes for Assessment Year

Market Value : Base Retail: 4500.00 Depreciated Incomplete Value: 2800.00 Total Dept Cost: 7300.00

Multiplier: 1.0000 Last Year: 7700.00

Lock information



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

RECEIVED
FEB 21 PM 4:48

Hearing No. 2020-147 APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS

HEARING DATE: GRAND LIST OF OCTOBER 1, 2020

Property Owner: Caratti Developers
Mailing Address: 501 Crownstone Ridge
City, Stat Zip: Wallingford, CT 06492
Phone: 2-03-233-2000

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

Applicant's Capacity: OWNER
(Print applicant name and date)
Applicant signature: [Signature]

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

Motor Vehicle: Year 2000 Make [Model: International 4900 Plate# AE29953 Mileage 165,244

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

Personal Property: Unique ID: 22 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? \$3,690 Previous year grand list value

Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

Signature(s) of (Must be signed in the presence of the Board)

Owner(s) or Agent: Date:

MOTION:

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

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80863 List No.: 80863 Assessment Year: 2019 Last Changed: 10/07/2020

DATE: 02/08/2021

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: KCOONS
Record Status: ACTIVE
Date of Birth
Registration # AE29953
District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--4618025-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 16000

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2000	INTER	4000 SER	02	1HTSDADR1YH268969	DUMP	ORA	

Grs Wt: 37000 No. Axls: Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4500	4500		4,500

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4500

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80863

List No.: 80863

Assessment Year: 2019

DATE: 02/22/2021

Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
 Care Of:
 Street 1: 507 BROWNSTONE RDG
 City: MERIDEN
 State: CT Zip: 06451-3628

CA= No

User: RCASWELL
 Record Status: ACTIVE

Date of Birth
 Registration # AE29953
 District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
 City: MERIDEN
 State: CT Zip: 06451-
 P-S-V-L 1730635--4618025-N-01011900

VEHICLE INFORMATION:

Month Code :	A - October (New)	% 1.000	Lt Wt:	16000				
O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2000	INTER	4000 SER	02	1HTSDADR1YH268969	DUMP	ORA	
Grs Wt:	37000			No. Axls:		Lease Code:		
VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET				
NEW	4500	4500		4,500				

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT	
Total Exempt:	0	Net Assessment:	4500

*4087 Chassis
 2800 body

 6887 = 4820 Assessed.*

2020-147

PREPARED BY:
PREPARED FOR:
REVISION DATE:

October 1, 2019

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

2000 INT'L 4900

VIN: 1htsdadr1yh268969
Axle Configuration: 4x2
Engine Type: D
MSRP: \$45,160
BBC: 100.8 Inches
Gross Vehicle Weight: 25500 Pounds
VIN Model Number: SD***
Complete / Incomplete: I
Is Tractor: N
Wheelbase: 128 Inches

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Major Components					
Engine: IH: DT466/195/6/D	---	---	---	---	---
Transmission: IH: ES56-7B/7	---	---	---	---	---
Front Axle: IH: I-80S	---	---	---	---	---
Rear Axle: IH: N-175	---	---	---	---	---
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

VIN: [HTSDADR1YH269969]

Assessment Year: [2019] Supplemental

Make: INTERNATIONAL HARVESTER

List Number: [80877] Unique ID: [80877]

Model (DMV): INTER

Registration: [AE29953]

Brand: International

Taxpayer: [CARLTI DEVELOPERS INC]

Class: [2]

Need more information

Category: BUS

Type: Incomplete Truck

Price By: Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Body (DMV): DUMP

Price As: Type of Incomplete: [Incomplete Truck]

Model (DMV): 4800 SER

Depreciation: [Default]

Year: [2000]

Market Value: [4500.00] Base Retail: [4500.00] Depreciated Incomplete Value: [2800.00] Total Depr. Cost: [7300.00]

Year (DMV): [2000] (if different from truck)

Total Cost New: [14090.00] Total Depr. Cost: [7300.00]

Length: [0] Axles: [0]

Multiplier: [1.0000] Last Year: [7700.00]

Light Weight: [16000] Gross Weight: [37000]

Permanent Notes:

Engine: AWD Diesel Gas Other

Notes for Assessment Year:

Class 8: More than 33,000

Brakes: [0.00] Other: [0.00]

Lock information

Assessment would be 5110



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

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

REC-21 PM 4:45
SEP 21 2020

Hearing No. 2020-146

APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF
ASSESSMENT APPEALS

HEARING DATE: _____ GRAND LIST OF OCTOBER 1, 2020

PROFESSIONAL
Carl D. Bonamico Developers
Name of property Owner

Mailing Address
521 Brownstone Ridge
City, Stat Zip 2 06491

Phone
2-03 • 233-

Appellant (if other than owner): _____

Name of Owner's Agent _____

Mailing Address _____

City, State, Zip _____

Phone _____

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

Elain Carati

Print applicant name and date

Elain Carati

Applicant signature

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

Motor Vehicle: Year 1993 Make [Model: International 4900 Plate# K76228 Mileage 433,818

Real Estate: _____

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

Personal Property: Unique ID: 23 DBA _____

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

What MARKET VALUE does the applicant place on the property? \$1,760 Previous year grand list value

Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

Signature(s) of (Must be signed in the presence of the Board)

Owner(s) or Agent: _____

Date: _____

MOBON: _____

Voting Record

Initials

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

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80869

List No.: 80869

Assessment Year: 2019

DATE: 02/08/2021

Last Changed: 10/12/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: KCOONS
Record Status: ACTIVE

Date of Birth
Registration # K76228
District:

RESIDENCE ADDRESS:

Street 1:
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--765913-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 16000

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	1993	INTER	4000 SER	02	1HTSDPPR2PH483077	CONVEN	ORA	

Grs Wt: 36220 No. Axls: Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4380	4380		4,380

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4380

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

DATE: 02/22/2021

Unique ID: 80869

List No.: 80869

Assessment Year: 2019

Last Changed: 10/12/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
 Care Of:
 Street 1: 507 BROWNSTONE RDG
 City: MERIDEN
 State: CT Zip: 06451-3628

CA= No

User: RCASWELL
 Record Status: ACTIVE

Date of Birth
 Registration # K76228
 District:

RESIDENCE ADDRESS:

Street 1:
 City: MERIDEN
 State: CT Zip: 06451-
 P-S-V-L 1730635--765913-N-01011900

VEHICLE INFORMATION:

Month Code :	A - October (New)	% 1.000	Lt Wt:	16000				
O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	1993	INTER	4000 SER	02	1HTSDPPR2PH483077	CONVEN	ORA	
Grs Wt:	36220			No. Axls:		Lease Code:		
VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET				
NEW	4380	4380		4,380				

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4380

2233
 2000
 ———
 4233 = 2960 AV

2020-146

VIN: 1HTSDPPR2P1483077

Assessment Year: 2019 Supplemental

Make: INTERNATIONAL HARVESTER

List Number: 80883

Unique ID: 80883

Make (DMV): INTER

Registration: K76228

Brand: International

Taxpayer: CARIATI DEVELOPERS INC

Class: 2

Need more information

Category: BUS

Type: Incomplete Truck

Body (DMV): CONVEN

Price By: Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Model: 4000 SER

Base Retail (NADA): 4380.00 Incomplete Cost New: 10000.00 Total Cost New: 14380.00

Year: 1993 Inc Year: (if different from truck)

Price As Type of Incomplete: Incomplete Truck

Purchase Date: / /

Year (DMV): 1993

Depreciation: Default

AWD

Adjustments: 0.00

Market Value: 4380.00

Base Retail: 4380.00

Depreciated Incomplete Value: 2000.00

Total Dep. Cost: 6380.00

Length: 0

Engine: Diesel Gas Other

Permanent Notes:

Class 3: 10,001 - 14,000 lb

Multiplier: 1.0000

Total Dep. Cost: 6380.00

Last Year: 5275.00

Light Weight: 16000

Brakes: Other: 0.00

Notes for Assessment Year:

Other: 0.00

Other: 0.00

Gross Weight: 36220

Lock Information

Re-decode VIN

Save

Cancel

?

PREPARED BY:
PREPARED FOR:
REVISION DATE:

October 1, 2019

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
1993 INT'L 4900	\$39,881	\$1,675	\$2,233	\$1,860	\$1,899
Totals:	\$39,881	\$1,675	\$2,233	\$1,860	\$1,899

1993 INT'L 4900

VIN: 1htsdppr2ph483077
Axle Configuration: 4x2
Gross Vehicle Weight: 25500 Pounds
VIN Model Number: SD***
BBC: 100.8 Inches
Is Tractor: N
Complete / Incomplete: I
MSRP: \$39,881

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
1993 INT'L 4900	\$39,881	\$1,675	\$2,233	\$1,860	\$1,899
Totals:	\$39,881	\$1,675	\$2,233	\$1,860	\$1,899

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80869 List No.: 80869 Assessment Year: 2019 Last Changed: 10/12/2020

DATE: 02/23/2021

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: RCASWELL
Record Status: ACTIVE
Date of Birth
Registration # K76228
District:

RESIDENCE ADDRESS:

Street 1:
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--765913-N-01011900

VEHICLE INFORMATION:

Month Code :	A - October (New)	% 1.000	Lt Wt:	16000				
O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	1993	INTER	4000 SER	02	1HTSDPPR2PH483077	CONVEN	ORA	
Grs Wt:	36220			No. Axls:		Lease Code:		
VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET				
NEW	4380	4380		4,380				

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4380

2233
2000

4233 = 2960 AV

2020-146

Edit One Truck

VIN Decode Version 1.18.1210 for Incomplete Trucks

Assessment Year: 2019 Supplemental

VIN: 1HTSDPPR2PH483077

Make: INTERNATIONAL HARVESTER
 Make (DMV): INTER
 Brand: International
 Class: 2
 Category: BUS
 Type: Incomplete Truck
 Body (DMV): CONVEN
 Model: 4000 SER
 Model (DMV): 4000 SER
 Year: 1993
 Year (DMV): 1993
 Inc Year: (if different from truck)

List Number: 80983
 Unique ID: 80983
 Registration: K76228
 Taxpayer: CARIATI DEVELOPERS INC
 Need more information [Edit Address](#)

Pricing Advice

Price By: Type / Weight Incomplete Purchase Price Total Truck Purchase Price
 Base Retail (NADA): 4380.00 Incomplete Cost New: 10000.00 Total Cost New: 14380.00
 Price As Type of Incomplete: Incomplete Truck Purchase Date: / /

Depreciation: Default
 Market Value:
 Base Retail: 4380.00 Depreciated Incomplete Value: 2000.00 Total Depr. Cost: 6380.00
 Multiplier: 1.0000 Last Year: 5275.00

Adjustments
 AWD 0.00
 Engine: 0.00
 Diesel Gas Other 0.00
 Class 3: 10,001 - 14,000 lb 0.00
 Brakes: 0.00
 Other: 0.00

Permanent Notes:
 Notes for Assessment Year:

Lock Information
[Re-decode VIN](#)

[Save](#)

[Cancel](#)



PREPARED BY:
PREPARED FOR:
REVISION DATE:

October 1, 2019

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
1993 INT'L 4900	\$39,881	\$1,675	\$2,233	\$1,860	\$1,899
Totals:	\$39,881	\$1,675	\$2,233	\$1,860	\$1,899

1993 INT'L 4900

VIN: 1htsdppr2ph483077
Axle Configuration: 4x2
Gross Vehicle Weight: 25500 Pounds
VIN Model Number: SD***
BBC: 100.8 Inches
Is Tractor: N
Complete / Incomplete: I
MSRP: \$39,881

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
1993 INT'L 4900	\$39,881	\$1,675	\$2,233	\$1,860	\$1,899
Totals:	\$39,881	\$1,675	\$2,233	\$1,860	\$1,899



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

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

REC'D ASSESSOR
FEB 05 21 PM 4:45

Hearing No. 2020-145

APPLICATION

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

HEARING DATE: _____

PROPERTY OWNER
Name of property Owner Carroll Developers

Mailing Address 501 Brownstone Ridge
City, Stat Zip 20645

Phone 2-03 • 233-

Appellant (if other than owner): _____

Name of Owner's Agent _____

Mailing Address _____

City, State, Zip _____

Phone _____

Applicant's capacity: Owner (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 Elain Carati

Applicant signature Elain Carati

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

Motor Vehicle: Year 2000 Make [Model: International 4900 Plate# AB04539 Mileage 175,717

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

Personal Property: Unique ID: 33 DBA _____

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

What MARKET VALUE does the applicant place on the property? \$2,720 Previous year grand list value

Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

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

Date: _____

REASON: _____

Voting Record

Initials

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

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80860

List No.: 80860

Assessment Year: 2019

DATE: 02/08/2021

Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
 Care Of:
 Street 1: 507 BROWNSTONE RDG
 City: MERIDEN
 State: CT Zip: 06451-3628

CA= No

User: KCOONS
 Record Status: ACTIVE

Date of Birth
 Registration # AB04539
 District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
 City: MERIDEN
 State: CT Zip: 06451-
 P-S-V-L 1730635--4545724-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt:

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2000	INTER	4000 SER	02	1HTSDADROYH268946	DUMP	ORA	

Grs Wt: 37000 No. Axis:

Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4500	4500		4,500

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4500

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80860

List No.: 80860

Assessment Year: 2019

DATE: 02/22/2021

Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: RCASWELL
Record Status: ACTIVE
Date of Birth
Registration # AB04539
District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--4545724-N-01011900

VEHICLE INFORMATION:

Month Code :	A - October (New)	% 1.000	Lt Wt:					
O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2000	INTER	4000 SER	02	1HTSDADR0YH268946	DUMP	ORA	
Grb Wt:	37000			No. Axis:		Lease Code:		
VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET				
NEW	4500	4500		4,500				

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4500

Lower than Blue Book + Body

*4087
2800

6887 = 4820 Av.*

2020-145

PREPARED BY:
PREPARED FOR:
REVISION DATE:

October 1, 2019

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

2000 INT'L 4900

VIN: 1htsdadr0yh268946
Axle Configuration: 4x2
Engine Type: D
MSRP: \$45,160
BBC: 100.8 Inches
Gross Vehicle Weight: 25500 Pounds
VIN Model Number: SD***
Complete / Incomplete: I
Is Tractor: N
Wheelbase: 128 Inches

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Major Components					
Engine: IH: DT466/195/6/D	---	---	---	---	---
Transmission: IH: ES56-7B/7	---	---	---	---	---
Front Axle: IH: I-80S	---	---	---	---	---
Rear Axle: IH: N-175	---	---	---	---	---
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

VIN:

Assessment Year: Supplemental

Make: INTERNATIONAL HARVESTER

List Number: Unique ID:

Make (QMV): INTER

Registration: Taxpayer:

Brand: International

Need more information

Class: 2

Category: BUS

Type: Incomplete Truck

Price By: Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Model: Model (QMV): 4000 SER

Base Retail (MADA): Depreciated Incomplete Value: Total Cost New: Total Depr. Cost:

Year: 2000

Price As Type of Incomplete: Purchase Date:

Year (QMV): 2000 (if different from truck)

Depreciation:

Market Value: Total Cost New: Total Depr. Cost:

Base Retail: Depreciated Incomplete Value: Total Cost New: Total Depr. Cost:

Permanent Notes:

Notes for Assessment Year:

Length:
Axles:
Light Weight:
Gross Weight:

Engine:
 Diesel Gas Other
Class 8 : More than 33,000

Adjustments:
4WD:

Brakes:
Other:

Lock Information





Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitall, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

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

REC'D ASSESSOR
FEB 21 PM 4:45

Hearing No 2020-144 APPLICATION

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

HEARING DATE:

PROPERTY TYPE:
Name of property Owner: Carlati Developers
Mailing Address: 521 Brownstone Ridge
City, Stat Zip: 20651
Phone: 2-03-23%-

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

Appellant's Capacity: B. Owner B. OWNER-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: Elain Carati

Applicant signature: [Signature]

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

Motor Vehicle: Year 1999 Make [Model: Freightliner FL80 Plate# AB09169 Mileage 228,227

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

Personal Property: Unique ID: 40 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? \$3,520 Previous year grand list value
Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

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

MOTION:

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

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80861

List No.: 80861

Assessment Year: 2019

DATE: 02/08/2021

Last Changed: 10/19/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
 Care Of:
 Street 1: 507 BROWNSTONE RDG
 City: MERIDEN
 State: CT Zip: 06451-3628

CA= No

User: KCOONS
 Record Status: ACTIVE

Date of Birth
 Registration # AB09169
 District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
 City: MERIDEN
 State: CT Zip: 06451-
 P-S-V-L 1730635--4673329-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 16000

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	1999	FREIG	MED CONV	02	1FV6JJBB3XHB17490	CONVEN	ORA	

Grs Wt: 36000

No. Axls:

Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4480	4480		4,480

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4480

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80861

List No.: 80861

Assessment Year: 2019

DATE: 02/22/2021

Last Changed: 10/19/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
 Care Of:
 Street 1: 507 BROWNSTONE RDG
 City: MERIDEN
 State: CT Zip: 06451-3628

CA= No

User: RCASWELL
 Record Status: ACTIVE

Date of Birth
 Registration # AB09169
 District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
 City: MERIDEN
 State: CT Zip: 06451-
 P-S-V-L 1730635--4673329-N-01011900

VEHICLE INFORMATION:

Month Code :	A - October (New)	% 1.000	Lt Wt:	16000				
O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	1999	FREIG	MED CONV	02	1FV6JJB3XHB17490	CONVEN	ORA	
Grs Wt:	36000			No. Axls:		Lease Code:		

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4480	4480		4,480

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT	
Total Exempt:	0	Net Assessment: 4480	

3605
 2800

 6405 = 4480 AV

2020-144

PREPARED BY: _____ **PREPARED FOR:** _____ **REVISION DATE:**
 _____ **October 1, 2019**

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
1999 FREIGHTLINER FL-80	\$56,424	\$2,704	\$3,605	\$3,003	\$3,065
Totals:	\$56,424	\$2,704	\$3,605	\$3,003	\$3,065

1999 FREIGHTLINER FL-80

VIN: 1fv6jjbb3xhb17490

Axle Configuration: 4x2	Engine Type: D	MSRP: \$56,424
BBC: 106 Inches	Gross Vehicle Weight: 33000 Pounds	VIN Model Number: 6J***
Complete / Incomplete: I	Is Tractor: N	Wheelbase: 150 Inches

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
1999 FREIGHTLINER FL-80	\$56,424	\$2,704	\$3,605	\$3,003	\$3,065
Major Components					
Engine: CU: ISM-210/6/D	---	---	---	---	---
Transmission: FU: FS5205A/5	---	---	---	---	---
Front Axle: RO: FF961	---	---	---	---	---
Rear Axle: RO: RS-23-160	---	---	---	---	---
Totals:	\$56,424	\$2,704	\$3,605	\$3,003	\$3,065

VIN : 1FV6LJBB3XH817490

Assessment Year : 2019

Supplemental

Name: FREGHTLINER CORPORATION

List Number : 80874 Unique ID : 80874

Make (DMV): FREIG

Registration : AB09169

Brand : Freightliner

Taxpayer : CARIATI DEVELOPERS INC

Class : 2

Need more information

Category : TRUCK

Type : Incomplete Truck

Body (DMV): CONVEN

Model: HED CONV

Year: 1999

Price As Type of Incomplete: Incomplete Truck

Depreciation : Default

Market Value :

Base Retail: 3600.00

Depreciated Incomplete Value: 2800.00

Permanent Notes:

Notes for Assessment Year:

Brakes : 0.00

Other : 0.00

Adjustments

Length : 0

Axes : 16000

Light Weight : 36000

Engine : Diesel Gas Other

Class 8 : More than 33,000

AWD

Price By : Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Base Retail (VADA): 3600.00

Incomplete Cost New: 14000.00

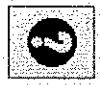
Total Cost New: 17500.00

Total Depr Cost: 6400.00

Purchase Date : / /

Last Year: 0.00

Lock Information



4/18/20
ASSMT



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 PM 4:45

Hearing No. 2020-143

APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF
ASSESSMENT APPEALS

HEARING DATE: GRAND LIST OF OCTOBER 1, 2020

PROPERTY TYPE:
Name of property Owner: Carati Developers
Mailing Address: 501 Brownstone Ridge
City, State Zip: Wallingford, CT 06492
Phone: 2-03-233-

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

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

Elain Carati

Print applicant name and date

[Signature]

Applicant signature

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

Motor Vehicle: Year 2000 Make [Model: International 4900 Plate# AE29954 Mileage 140,979

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

Personal Property: Unique ID: 34 DBA

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

What MARKET VALUE does the applicant place on the property? \$2,720 Previous year grand list Value

Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

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

Date:

MOTION:

Table with 3 columns: Name, Initials, and a line for marking. Rows include Thomas Vitali, Carl Bonamico, and Robert Avery.

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

DATE: 02/08/2021

GENERAL DATA:

Unique ID: 80864

List No.: 80864

Assessment Year: 2019

Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: KCOONS
Record Status: ACTIVE

Date of Birth
Registration # AE29954
District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--4525674-N-01011900

VEHICLE INFORMATION:

Month Code :	A - October (New)	% 1.000	Lt Wt:	16000			
O/N YEAR MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR	
OLD 0000		00		DUMP	ORA		
NEW 2000 INTER	4000 SER	02	1HTSDADR6YH268983				
Grs Wt:	37000		No. Axls:		Lease Code:		

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4500	4500		4,500

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4500

PREPARED BY: _____ **PREPARED FOR:** _____ **REVISION DATE:**
 _____ **October 1, 2019**

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

2000 INT'L 4900

VIN: 1htsdadr6yh268983

Axle Configuration: 4x2	Engine Type: D	MSRP: \$45,160
BBC: 100.8 Inches	Gross Vehicle Weight: 25500 Pounds	VIN Model Number: SD***
Complete / Incomplete: I	Is Tractor: N	Wheelbase: 128 Inches

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Major Components					
Engine: IH: DT466/195/6/D	---	---	---	---	---
Transmission: IH: ES56-7B/7	---	---	---	---	---
Front Axle: IH: I-80S	---	---	---	---	---
Rear Axle: IH: N-175	---	---	---	---	---
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474

VIN: 1HTSDADR6YH268983

Assessment Year: 2019

Supplemental

Make: INTERNATIONAL HARVESTER

List Number: 80878

Unique ID: 80878

Model (DMV): NTER

Registration: AE29954

Brand: International

Taxpayer: CARIATI DEVEL OPERS INC

Class: 2

Category: BUS

Need more information

Type: Incomplete Truck

Body (DMV): DUJIP

Price By: Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Model (DMV): 4000 SER

Year: 2009

Inc Year: (if different from truck)

Base Retail (VADA): 4500.00

Incomplete Cost New: 14000.00

Total Cost New: 18500.00

Year (DMV): 2000

Price As Type of Incomplete: Incomplete Truck

Purchase Date: / /

Depreciation: Default

Market Value:

Base Retail: 4500.00

Depreciated Incomplete Value: 2800.00

Total Dep Cost: 7300.00

Permanent Notes:

Multiplier: 1.0000

Last Year: 7700.00



Length: 0

4WD

Adjustments: 0.00

Engine: Diesel Gas Other

Class 6: More than 35,000

0.00

0.00

0.00

0.00

0.00

0.00

Light Weight: 16000

Gross Weight: 37000

Brakes: 4WD

Other:

0.00

0.00

0.00

0.00

0.00

0.00

0.00

Lock Information





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 PM 4:45

Hearing No. 2020-142

APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS

HEARING DATE: GRAND LIST OF OCTOBER 1, 2020

Property Owner: Carati Developers
Mailing Address: 501 Foremanstone Ridge
City, Stat Zip: 20625
Phone: 2-03-233-

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

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

Print applicant name and date: Zain Carati

Applicant signature: [Signature]

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

Motor Vehicle: Year 2001 Make [Model: International 4900 Plate# AB04538 Mileage 127,564

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

Personal Property: Unique ID: 37 DBA

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

What MARKET VALUE does the applicant place on the property? \$2,860 Previous year grand list value

Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

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

Date:

MOTION:

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

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80859 List No.: 80859 Assessment Year: 2019 DATE: 03/05/2021
Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: RCASWELL
Record Status: ACTIVE

Date of Birth
Registration # AB04538
District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--4647273-N-01011900

VEHICLE INFORMATION:

Month Code :	A - October (New)	% 1.000	Lt Wt:	16000				
O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2001	INTER	4000 SER	02	1HTSDADR91H367898	DUMP	ORA	
Grs Wt:	37000			No. Axis:		Lease Code:		

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5480	5480		5,480

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 5480

4812 Chassis
2800 body

7612 = 5330 AV

2020-142

PREPARED BY:
PREPARED FOR:
REVISION DATE:

October 1, 2019

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2001 INT'L 4900	\$48,959	\$3,609	\$4,812	\$4,008	\$4,091
Totals:	\$48,959	\$3,609	\$4,812	\$4,008	\$4,091

2001 INT'L 4900

VIN: 1htsdadr91h367898
Axle Configuration: 4x2
Engine Type: D
MSRP: \$48,959
BBC: 100.8 Inches
Gross Vehicle Weight: 25500 Pounds
VIN Model Number: SD***
Complete / Incomplete: I
Is Tractor: N
Wheelbase: 140 Inches

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
2001 INT'L 4900	\$48,959	\$3,609	\$4,812	\$4,008	\$4,091
Major Components					
Engine: IH: DT466E/195/6/D	---	---	---	---	---
Transmission: IH: ES56-7B/7	---	---	---	---	---
Front Axle: IH: I-80S	---	---	---	---	---
Rear Axle: IH: N-175	---	---	---	---	---
Totals:	\$48,959	\$3,609	\$4,812	\$4,008	\$4,091

VIN: 1H1SDADR91H367898

Assessment Year: 2019 Supplemental

Make: INTERNATIONAL HARVESTER

List Number: 80872 Unique ID: 80872

Make (DMV): IHTER

Registration: AB04538

Brand: International

Taxpayer: CARIATI DEVELOPERS INC

Class: 2

Need more information

Category: BUS

Type: Incomplete Truck

Price By: Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Model: Model (DMV): 4000 SER

Year: 2001

Base Retail (NADA): 5480.00 Incomplete Cost New: 14000.00 Total Cost New: 19480.00

Year (DMV): 2001 (if different from truck)

Price As Type of Incomplete: Incomplete Truck

Depreciation: Default

Market Value: Base Retail: 5480.00 Depreciated Incomplete Value: 2800.00 Total Dep. Cost: 8280.00

Permanent Notes: Multiplier: 1.0000 Last Year: 8680.00

Length: 0
Axles: 16000
Light Weight: 37000
Gross Weight: 37000

Engine: 4WD Diesel Gas Other
Class 8: More than 33,000

Brakes: 0.00
Other: 0.00

Lock information



Assmt 5796



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 PM 4:45

Hearing No. 2020-141

APPLICATION

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

HEARING DATE:

PROPERTY OWNER:
Name of property Owner: Carat Developers
Mailing Address: 501 Brownstone Ridge
City, Stat Zip: 2 06492
Phone: 2-03 • 23%-

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

Applicant's Capacity: 8 OWNER 8 OWNER-AGENT
(Print name and date) Applicant signature

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

Motor Vehicle: Year 2001 Make [Model: International 4900 Plate# AE29970 Mileage 153,442

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

Personal Property: Unique ID: 35 DBA

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

What MARKET VALUE does the applicant place on the property? \$2,860 Previous year grand list value

Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

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

Date:

MOTION:

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

MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 80867 List No.: 80867 Assessment Year: 2019 Last Changed: 10/07/2020

DATE: 02/08/2021

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: KCOONS
Record Status: ACTIVE
Date of Birth
Registration # AE29970
District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--4525721-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 16000

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2001	INTER	4000 SER	02	1HTSDADR51H367896	DUMP	ORA	

Grs Wt: 37000 No. Axls: Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5480	5480		5,480

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 5480

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80867 List No.: 80867 Assessment Year: 2019 **DATE: 02/22/2021**
Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

CA= No

User: RCASWELL
Record Status: ACTIVE
Date of Birth
Registration # AE29970
District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--4525721-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 16000

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2001	INTER	4000 SER	02	1HTSDADR51H367896	DUMP	ORA	

Grs Wt: 37000 No. Axls: Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5480	5480		5,480

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 5480

4742
2800

7542 = 5280

2020-141

PREPARED BY:
PREPARED FOR:
REVISION DATE:

October 1, 2019

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2001 INT'L 4900	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031
Totals:	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031

2001 INT'L 4900

VIN: 1htsdadr51h367896
Axle Configuration: 4x2
Engine Type: D
MSRP: \$47,404
BBC: 100.8 Inches
Gross Vehicle Weight: 25500 Pounds
VIN Model Number: SD***
Complete / Incomplete: I
Is Tractor: N
Wheelbase: 140 Inches

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
2001 INT'L 4900	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031
Major Components					
Engine: IH: DT466E/195/6/D	---	---	---	---	---
Transmission: IH: ES56-7B/7	---	---	---	---	---
Front Axle: IH: I-80S	---	---	---	---	---
Rear Axle: IH: N-175	---	---	---	---	---
Totals:	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031

VIN : 1HTSDA0R51H367896

Assessment Year : 2019 Supplemental

Make : INTERNATIONAL HARVESTER

Make (DMV) : INTER

Brand : International

Class : 2

Category : BUS

Type : Incomplete Truck

Body (DMV) : DUMP

Model :

Model (DMV) : 4000 SER

Year : 2001

Year (DMV) : 2001

Inc Year : (if different from truck)

List Number : 80881 Unique ID : 80881

Registration : AE29870

Taxpayer : CARIATI DEVELOPERS INC

Need more information

Price By : Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Base Retail (NADAY) : 5480.00 Incomplete Cost New : 14000.00 Total Cost New : 19480.00

Price As Type of Incomplete : Incomplete Truck

Purchase Date : / /

Depreciation : Default

Market Value :

Base Retail : 5480.00

Depreciated Incomplete Value :

2800.00

Total Depr. Cost : 8280.00

Multiplier : 1.0000

Last Year : 8680.00

Permanent Notes :

Notes for Assessment Year

Length : 0
Axles : 16000
Light Weight : 37000
Gross Weight : 37000

Engine : 4WD
 Diesel Gas Other
Class 8 : More than 33,000

Brakes : 0.00
Other : 0.00

Lock Information





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 PM 4:44

Hearing No. 2020-140

APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF
ASSESSMENT APPEALS

HEARING DATE: GRAND LIST OF OCTOBER 1, 2020

Property Owner: Caratti Developers
Name of property Owner
Mailing Address: 501 Brownstone Ridge
City, State, Zip: 2 0645
Phone: 2-03 • 233-

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

Applicant's Capacity: Owner
(Print applicant name and date) Applicant signature

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

Motor Vehicle: Year 2001 Make [Model: International 4900 Plate# AE29955 Mileage 162,837

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

Personal Property: Unique ID: 36 DBA

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

What MARKET VALUE does the applicant place on the property? \$2,860 Previous year grand list value

Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

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

Date:

NOTION:

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

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80865 List No.: 80865 Assessment Year: 2019 Last Changed: 10/07/2020

DATE: 02/08/2021

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

User: KCOONS
Record Status: ACTIVE

CA= No

Date of Birth
Registration # AE29955
District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--4271128-N-01011900

VEHICLE INFORMATION:

Month Code :	A - October (New)	% 1.000	Lt Wt:	16000				
O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2001	INTER	4000 SER	02	1HTSDADR61H367969	DUMP	ORA	
Grs Wt:	37000				No. Axls:		Lease Code:	

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5480	5480		5,480

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 5480

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

DATE: 02/22/2021

Unique ID: 80865 List No.: 80865 Assessment Year: 2019 Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
Care Of:
Street 1: 507 BROWNSTONE RDG
City: MERIDEN
State: CT Zip: 06451-3628

User: RCASWELL
Record Status: ACTIVE
Date of Birth
Registration # AE29955
District:

CA= No

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
City: MERIDEN
State: CT Zip: 06451-
P-S-V-L 1730635--4271128-N-01011900

VEHICLE INFORMATION:

Month Code :	A - October (New)	% 1.000	Lt Wt:	16000				
O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2001	INTER	4000 SER	02	1HTSDADR61H367969	DUMP	ORA	
Grs Wt:	37000		No. Axls:			Lease Code:		

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5480	5480		5,480

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 5480

4742
 2800

 7542 = 5280 AV

2020-140

PREPARED BY:
PREPARED FOR:
REVISION DATE:

October 1, 2019

Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2001 INT'L 4900	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031
Totals:	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031

2001 INT'L 4900

VIN: 1htsdadr61h367969
Axle Configuration: 4x2
Engine Type: D
MSRP: \$47,404
BBC: 100.8 Inches
Gross Vehicle Weight: 25500 Pounds
VIN Model Number: SD***
Complete / Incomplete: I
Is Tractor: N
Wheelbase: 140 Inches

Base Value	MSRP	Finance	Retail	Wholesale	Trade In
2001 INT'L 4900	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031
Major Components					
Engine: IH: DT466E/195/6/D	---	---	---	---	---
Transmission: IH: ES56-7B/7	---	---	---	---	---
Front Axle: IH: I-80S	---	---	---	---	---
Rear Axle: IH: N-175	---	---	---	---	---
Totals:	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031

VIN : 1HTSDADR61H367969

Assessment Year : 2019 Supplemental

Make : INTERNATIONAL HARVESTER
 Make (DMV) : IHTER
 Brand : International
 Class : 2
 Category : BUS
 Type : Incomplete Truck
 Body (DMV) : DUMP
 Model : 4000 SER
 Model (DMV) : 4000 SER
 Year : 2001
 Year (DMV) : 2001
 (if different from truck)

List Number : 80879 Unique ID : 80879
 Registration : AE29955
 Taxpayer : CARLTI DEVELOPERS INC
 Need more information

Pricing Advice

Price By : Type / Weight Incomplete Purchase Price Total Truck Purchase Price
 Base Retail (NADA) : 5480.00 Incomplete Cost New : 14000.00 Total Cost New : 19480.00
 Price As Type of Incomplete : Incomplete Truck
 Purchase Date : / /
 Depreciation : Default

Length : 0
 Axles : 0 4WD
 Light Weight : 16000
 Gross Weight : 37000
 Engine : Diesel Gas Other
 Class 8 : More than 33,000
 Brakes : 0.00
 Other : 0.00

Market Value :
 Base Retail : 5480.00 Depreciated Incomplete Value : 2800.00 Total Depr. Cost : 8280.00
 Multiplier : 1.0000 Last Year : 8880.00

Permanent Notes :
 Notes for Assessment Year :

Lock Information

Assmt 5796



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

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

REC'D ASSESSOR
FEB 21 PM 1:44

Hearing No. 2020-139 APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS

HEARING DATE: GRAND LIST OF OCTOBER 1, 2020

PROPERTY OWNER
Name of property Owner: Caratti Developers
Mailing Address: 507 Brownstone Ridge
City, Stat Zip: Wallingford, CT 06492
Phone: 2-03 • 233-

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

APPELLANT'S CAPACITY: APPELLANT, 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 1993 Make [Model: International 4900 Plate# K78238 Mileage 182,840

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

Personal Property: Unique ID: 21 DBA

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

What MARKET VALUE does the applicant place on the property? \$1,850 Previous year grand list value

Briefly state the basis of the Appeal: Vehicle is a specialty vehicle and has no book value.

DO NOT WRITE BELOW THIS LINE - BAA Use only

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

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

Date:

MOTION:

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

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 80870

List No.: 80870

Assessment Year: 2019

DATE: 02/08/2021

Last Changed: 10/12/2020

OWNER'S ADDRESS

Name: CARIATI DEVELOPERS INC
 Care Of:
 Street 1: 507 BROWNSTONE RDG
 City: MERIDEN
 State: CT Zip: 06451-3628

CA= No

User: KCOONS
 Record Status: ACTIVE

Date of Birth
 Registration # K78238
 District:

RESIDENCE ADDRESS:

Street 1: 507 BROWNSTONE RIDGE
 City: MERIDEN
 State: CT Zip: 06451-
 P-S-V-L 1730635--765914-N-01011900

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 16000

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	1993	INTER	4000 SER	02	1HTSDPPR2PH537509	CONVEN	WHI	RED

Grs Wt: 33280 No. Axls: Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4380	4380		4,380

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4380

VIN: 1HT SDPPR2PH537509

Assessment Year: 2019 Supplemental

Make: INTERNATIONAL HARVESTER

Make (DMV): INTER

Brand: International

Class: 2

Category: BUS

Type: Incomplete Truck

Body (DMV): CONVEN

Model: 4000 SER

Year: 1993

Year (DMV): 1993

Inc Year: (if different from truck)

List Number: 80884

Registration: K78238

Taxpayer: CARLTI DEVELOPERS INC

Need more information

Unique ID: 80884

Pricing Advice

Price By: Type / Weight Incomplete Purchase Price Total Truck Purchase Price

Base Retail (GADA): 4380.00

Price As Type of Incomplete: Incomplete Truck

Base Retail (GADA): 4380.00

Price As Type of Incomplete: Incomplete Truck

Depreciation: Default

Market Value:

Base Retail: 4380.00

Depreciated Incomplete Value: 2000.00

Multiplier: 1.0900

Permanent Notes:

Notes for Assessment Year:

Total Cost New: 14380.00

Total Depr. Cost: 6380.00

Last Year: 5275.00

AWD Adjustments 0.00

Length: 0

Axes: 16006

Light Weight: 33280

Gross Weight: 33280

Engine: Diesel Gas Other

Class 3: 10,001 - 14,000 lb

Brakes: Other: 0.00

Other: 0.00

Lock Information



Subject **Various Properties-Wallingford**
From Vincenzo DiNatale <vmdinatale@gmail.com>
To <assessor@wallingfordct.gov>
Date 2021-03-06 13:24



Good afternoon Mr. Jackson,

Thank you for taking the time to meet with me to discuss the assessment of the various properties.

I would like to confirm that we are in agreement with your recent review and modifications that have been made.

Thank you,

Vincenzo DiNatale

Sent from my iPhone

Subject **Re: Various Properties-Wallingford**
From <assessor@wallingfordct.gov>
To Vincenzo DiNatale <vmdinatale@gmail.com>
Date 2021-03-06 13:55



Mr. DiNatale:

Thank you for your time and effort as well to review the subject properties in more detail. According to my notes, I show the following results of our meeting. Please review and confirm the following agreed to values:

1. 26 Fair Street - \$894,100 (MV) \$625,900 (ASMT)
2. 350 Center Street - \$809,300 (MV) \$566,500 (ASMT)
3. 226 N Plains IND RD - \$890,400 (MV) \$623,200 (ASMT)
4. 1068 N Farms RD BLDG 1 - \$968,000 (MV) \$677,600 (ASMT)
5. 1068 N Farms RD BLDG 2 - \$936,600 (MV) \$655,600 (ASMT)
6. 89 N Plains IND RD - \$3,098,500 (MV) \$2,169,200 (ASMT)
7. 20 Ives RD - \$2861,200 (MV) \$2,002,800 (ASMT)
8. 816 E Center Street - \$724,400 (MV) \$507,000 (ASMT) NO CHANGE

Please review your notes and confirm that the figures stated above are accurate and correct based on our discussion. Also, confirm that by your acceptance of these adjustments, no further appeal will be taken on the several properties list above.

Thank You

Shelby P. Jackson III, CCMA II, SPA
Wallingford Assessor
45 South Main Street, Room 101
Wallingford, CT 06492

203-294-2000 Phone

203-294-2003 Fax

On 2021-03-06 13:24, Vincenzo DiNatale wrote:

Good afternoon Mr. Jackson,

Thank you for taking the time to meet with me to discuss the assessment of the various properties.

I would like to confirm that we are in agreement with your recent review and modifications that have been made.

Thank you,

Vincenzo DiNatale

Sent from my iPhone

Subject **Re: Various Properties-Wallingford**
From Vincenzo DiNatale <vmdinatale@gmail.com>
To <assessor@wallingfordct.gov>
Date 2021-03-08 11:44



Yes, confirmed.

We are in agreement.

Thank you

Vincenzo DiNatale

Sent from my iPhone

On Mar 6, 2021, at 12:55 PM, assessor@wallingfordct.gov wrote:

Mr. DiNatale:

Thank you for your time and effort as well to review the subject properties in more detail. According to my notes, I show the following results of our meeting. Please review and confirm the following agreed to values:

1. 26 Fair Street - \$894,100 (MV) \$625,900 (ASMT)
2. 350 Center Street - \$809,300 (MV) \$566,500 (ASMT)
3. 226 N Plains IND RD - \$890,400 (MV) \$623,200 (ASMT)
4. 1068 N Farms RD BLDG 1 - \$968,000 (MV) \$677,600 (ASMT)
5. 1068 N Farms RD BLDG 2 - \$936,600 (MV) \$655,600 (ASMT)
6. 89 N Plains IND RD - \$3,098,500 (MV) \$2,169,200 (ASMT)
7. 20 Ives RD - \$2861,200 (MV) \$2,002,800 (ASMT)
8. 816 E Center Street - \$724,400 (MV) \$507,000 (ASMT) NO CHANGE

Please review your notes and confirm that the figures stated above are accurate and correct based on our discussion. Also, confirm that by your acceptance of these adjustments, no further appeal will be taken on the several properties list above.

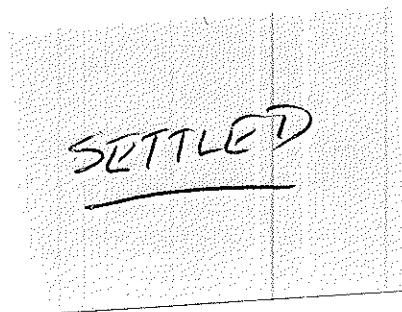
Thank You

Shelby P. Jackson III, CCMA II, SPA
Wallingford Assessor
45 South Main Street, Room 101
Wallingford, CT 06492

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

On 2021-03-06 13:24, Vincenzo DiNatale wrote:

Good afternoon Mr. Jackson,
Thank you for taking the time to meet with me to discuss the assessment of the various properties.
I would like to confirm that we are in agreement with your recent review and modifications that have been made.
Thank you,
Vincenzo DiNatale
Sent from my iPhone





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. 2020-100

APPLICATION

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

WLFD ASSESSOR
18 FEB 21 AM 10:28

HEARING DATE: _____

Property Owner:
FAIR STREET COMMONS, LLC
Name of property Owner
8 TAYLOR LANE
Mailing Address
WALLINGFORD, CT 06492
City, State, Zip
Phone 203-269-2547

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.)

VINCENZO DINATALE 2/19/21
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 26 FAIR STREET MAP 134/59
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

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

Briefly state the basis of the Appeal: _____

(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: _____

MBLU 1341 / 591 / Location 26 FAIR ST

Current Owner FAIR STREET COMMONS LLC
26 FAIR STREET LLC
SVRP PEPE PARTNERSHIP
PEPE VINCENT

Sales Information: Sale Date 06-26-2014, Q/U 0, V/I 1, Sale Price 285,000
Appraised Value 942,600
Year Built 2015

Commercial Data Elements: Heat/AC 01 Heat/AC Pkgs, 02 Wood Frame, 02 Average, 06 Cell & Walls, 02 Average, 9.0 -2.8500

INCOME VALUATION 6148 WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Income Value		Notes	
Ground Level	1	Cap Code	APT	Gross Income	102,375	Income Value	903,600	FAIR STREET COMMONS 7 UNITS			
Lower Level	0	Cap Adjust	A	Vacancy Allowance	5,733	Excess Land					
Upper Level	6	Cap Rate	0.0800	Expense Allowance	24,354	Total Income Value	903,600				
		Rent ID	NBHD			Value Per SF / Unit	129,086				
Total Leaseable Area	7	0001	CB2	Net Income	72,288						

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	Local	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
0	1	1	53 APT 2BR	3	6	6	UL	11400.0	E	A	14250.0	85,500	G	0.05	4,788	80,712	VG	0.25	20,339	60,373
1	1	1	54 APT 3BR	3	1	1	GL	13500.0	E	A	16875.0	16,875	G	0.05	945	15,930	VG	0.25	4,014	11,916

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Income Value		Expense Breakdown	
Cap Code	APT	Gross Income	106,675	Income Value	1,175,650	Heat		Trash Removal	
Cap Adjust	A	Expense Allowance	12,623	Excess Land		Electric		Snow Removal	
Cap Rate	0.0800	Other Income	0	Total Income Value	1,175,650	Water		Accounting	
		Net Income	94,052	Value Per SF / Unit	167,950	Sewer		Management	
						Maintenance		Reserves	
						Insurance		Other	

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Local	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
0	1	1	53 APT 2BR	3	6	6	UL	A	VG	15000.0	90,000	A	G							
1	1	1	54 APT 3BR	3	1	1	GL	A	VG	16675.0	16,675	A	G							

CURRENT OWNER		FAIR STREET COMMONS LLC	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Public Water	Paved	Bus. District	Description	Code	Appraised	Assessed	
1				COM APTM	2-3	741,000	518,700	6148
				COM LAND	2-6	201,600	141,100	WALLINGFORD, CT
SUPPLEMENTAL DATA At Pricl ID 044002043 Census: 1752 Old MBLU TC MAP # 438 TC MAP # 511 Record Lot GIS ID 14975 P/Z MAP # 14-09 ENG MAP Easement Town Line IND PARK Assoc Pld#								

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	
		FAIR STREET COMMONS LLC	1498	0211	06-26-2014	U	285,000	07	2021	2-3	518,700	2020	2-3	452,800
		26 FAIR STREET LLC	1034	0576	06-10-2002	U	0	29	2021	2-6	141,100	2020	2-5	11,300
		SVRP PEPE PARTNERSHIP	0746	0263	12-30-1992		0						2-6	112,700
		PEPE VINCENT	0361	0102	07-01-1969		0							
		Total	0.00				659,800	Total	659,800	Total	659,800	Total	576,800	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
ASSESSING NEIGHBORHOOD Nbhnd Nbhnd Name B Tracing Batch			
NOTES FAIR STREET GARDENS 2020 6-2BED, 1.5 BTH TH APTS 1-3BED, 2 BTH TH APT LOT SIZE INCREASED FOR THE 2005 GL 417 CENTER ST (134/58) MERGED INTO THIS LOT PER MEMO FROM P & Z DEPT.			

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Date	Id	Type	IS	Cd	Purpose/Result
29058	09-01-2015	CO	C-Occupancy	09-18-2015	JG1	03		01	Measured
29058	09-01-2015	CO	C-Occupancy	09-18-2015	KC	02		61	Permit - Measure Only
29058	10-06-2014	NC	New Construct	09-18-2015	KC	02		63	Permit Check - No Measur
29058	10-06-2014	NC	New Construct	09-18-2015	DS	08	7	19	Map Correction-No Value
28893	08-12-2014	CM	Commercial	10-01-2014	DT	03		29	Field Review
				10-01-2014	JB	03		00	Measur+Listed
				05-10-2006	DH	07		42	Land Change

LANDLINE VALUATION SECTION		BUILDING PERMIT RECORD		APPRaised VALUE SUMMARY										
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
1	1111	APT 5-8 M94	CLB	7	BL	20,000	1.00000	1.00	AP4	1,440	7 UNITS		0	28,800
1	1111	APT 5-8 M94	CLB	0.400	AC	0	1.00000	1.00		1,000	SITE AREA		0	201,600
Total Card Land Units: 0.4001 AC Parcel Total Land Area: 0.4002 Total Land Value: 201,600														





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. 2020-098

APPLICATION

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

HEARING DATE: _____

FILED ASSESSOR
18 FEB 21 AM 10:31

Property Owner:
DINATALE REALTY, LLC
Name of property Owner
VINCENZO DINATALE
Mailing Address
8 TAYLOR LANE
City, State, Zip
WLF0, CT 06492
Phone
203-269-2547

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.)

VINCENZO DINATALE 2/13/21
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 816 EAST CENTER STREET MAP 10 150/79
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

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

Briefly state the basis of the Appeal: _____

(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: _____

MBLU 1501 / 791 /
 Location 816 EAST CENTER ST
 Current Owner
 DINATALE REALTY LLC
 DINATALE LUCIA & CARMELINA

Sales Information
 Sale Date 10-10-2003 Q/U U V/T I Sale Price
 06-19-1985
 Year Built 1955 Appraised Value 724,400
Commercial Data Elements
 Heat / AC 01 Heat/AC Pkgs
 0 Frame Type 03 Masonry
 Baths / Plumbing 02 Average
 Ceiling / Wall 05 Sus-Ceil & WL
 Rooms / Ptns 02 Average
 % Conn Wall 0.0
 Wall Height 9.0 -2.2500

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	8,405	Cap Code	RET	Gross Income	125,178	Income Value	715,500	1985/A/EAST SIDE MKT BLDG	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	7,368	Excess Land	0		
Upper Level	1	Cap Rate	0.1040	Expense Allowance	43,399	Total Income Value	715,500		
		Rent ID	NBHD			Value Per SF / Unit	85		
Total Leaseable Area	8406	0001	C2	Net Income	74,411				

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	FtLte	Base Ra	Use	Loca	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	1	17 RETAIL	1	1	8405	GL	11.25	AA	AA	13.12	110,274	G	0.05	6,175	104,098	BA	0.36	37,475	66,623
2	1	1	60 MIX 4 BED	3	1	1	UL	13800.0	A	AA	14904.0	14,904	A	0.08	1,192	13,712	BA	0.43	5,923	7,788

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	RET	Gross Income	147,759	Income Value	1,145,375	Heat	Trash Removal
Cap Adjust	A	Vacancy Allowance	54,266	Excess Land		Electric	Show Removal
		Other Income	25626	Total Income Value	1,145,375	Water	Accounting
Cap Rate	0.1040	Net Income	119,119	Value Per SF / Unit	136	Sewer	Management
						Maintenance	Reserves
						Insurance	Other

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	FtLte	Loca	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	LeaseT	Tenant	LeaseBe	Yrs
1	1	1	17 RETAIL	1	1	8405	GL	AA	AA	15.30	128,559	G	BA	25626				EAST SIDE M	5/2/2018	5
2	1	1	59 MIX 3 BED	3	1	1	UL	AA	A	19200.0	19,200	A	BA							



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. 2020-097 APPLICATION

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

HEARING DATE: _____

18 FEB 21 AM 10:31
MFD ASSESSOR

Property Owner: <u>D. NATALE REALTY, LLC</u>
Name of property Owner <u>8 TAYLOR LANE</u>
Mailing Address <u>WALLINGFORD, CT 06492</u>
City, State, Zip <u>203-269-2547</u>
Phone

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

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

VINCENTO D. NATALE
Print applicant name and date 2/18/21

[Signature]
Applicant signature

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

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

Real Estate: 350 CENTER STREET, MAP 60/24 134/207/A
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

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

Briefly state the basis of the Appeal: _____

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	VISION
DINATALE REALTY LLC	2	Public Water		COM CONDO	Code 2-4 Assessed 843,000	6148
350 CENTER ST SUITE 107					Assessed 590,200	WALLINGFORD, CT
WALLINGFORD CT 06492						
SUPPLEMENTAL DATA Alt Pct ID 044002103A Census: 1754 Old MBLU 044002103 002 TC MAP # TC MAP # Record Lot GIS ID 14996 Assoc Pct#						

RECORD OF OWNERSHIP	BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
DINATALE REALTY LLC	1112	0528	08-18-2003	U	1	0	Year Code Assessed Year Code Assessed V Year Code Assessed	
JUDD SQUARE ASSOCIATES LIMITED	0915	0154	12-29-1998			2021	2-4 590,200 2020 2-4 590,200 2020 2-4 620,600	
DIME SAVINGS BANK OF WALLINGFORD	0907	0724	10-26-1998			0		
JUDD SQUARE ASSOCIATES LTD PARTNE	0636	0472	06-15-1988			25		
Total							843,000	590,200

EXEMPTIONS	OTHER ASSESSMENTS	ASSESSING NEIGHBORHOOD	NOTES
Year Code Description Amount	Code Description Number Amount	Nbhd Name	
		0001	208 = KRATIVE/EVEREST 210 = SAAS & ASSOC
			ADEQUATE PARKING AT REAR/12% GLA = O/OCC
			FUNC=LAYOUT, NET LEASABLE AREA=10.554
			3/25/20 FOR LEASE-203-284-8688
			207 = KRISTEN DINATAL

BUILDING PERMIT RECORD	LANDLINE VALUATION SECTION
Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp	Comments Date Id Type Is Cd
9557 08-05-2009 MECHANICAL 100 08-25-2009 100 BP#23667-FIRE SUPPRESSI	12-10-2015 V 32 Hear-Decr
9470 08-05-2009 PLUMBING 100 08-25-2009 100 BP#23667-HOOD SYSTEM	03-23-2011 JS 05 6 BAA Change
6804 08-05-2009 PL 100 08-25-2009 100 BP#23667	03-04-2011 KC 46 Photo
19719 08-05-2009 EL 100 08-25-2009 100 BP#23667	01-04-2011 DT 40 No change
19646 08-05-2009 EL 100 08-25-2009 100 BP#23667	04-27-2010 DT 29 Field Review
23667 08-05-2009 CA 1,000 08-25-2009 100 CERT OF APPROVAL	09-03-2009 JB 00 Measur+Listed
23667 04-28-2009 CM 1,000 08-25-2009 100 RESTAURANT FIT OUT (CAF	08-05-2009 DH 02 2 62 Permit - Interior Insp Only

Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	OFF CONDO MD	CAG		0	0	1.00000	0	1.00		1,000		0.0000	0	0
Total Card Land Units 0 SF Parcel Total Land Area 0.0000 Total Land Value 0														

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 56		Condo Office			
Model Grade: B-		Com Condo			
Stories: 2		2 Stories			
Occupancy: 9		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 14		Carpet			
Interior Floor 1: 11		Ceram Clay Ttl			
Interior Floor 2: 03		Gas			
Heat Fuel: 04		Forced Air-Duc			
Heat Type: 03		Central			
AC Type: 03					
Ttl Bedrooms: 00					
Ttl Bathrms: 0					
Ttl Half Bths: 0					
Xtra Fixtres					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Whirlpool					
Fireplaces					

CONDO DATA

Parcel Id	137144	C	054	B	1	S	1
Adjust Type		Code		Description		Factor%	
Condo Fir	1			NO ADJ		100	
Condo Unit	1					110	

COST / MARKET VALUATION

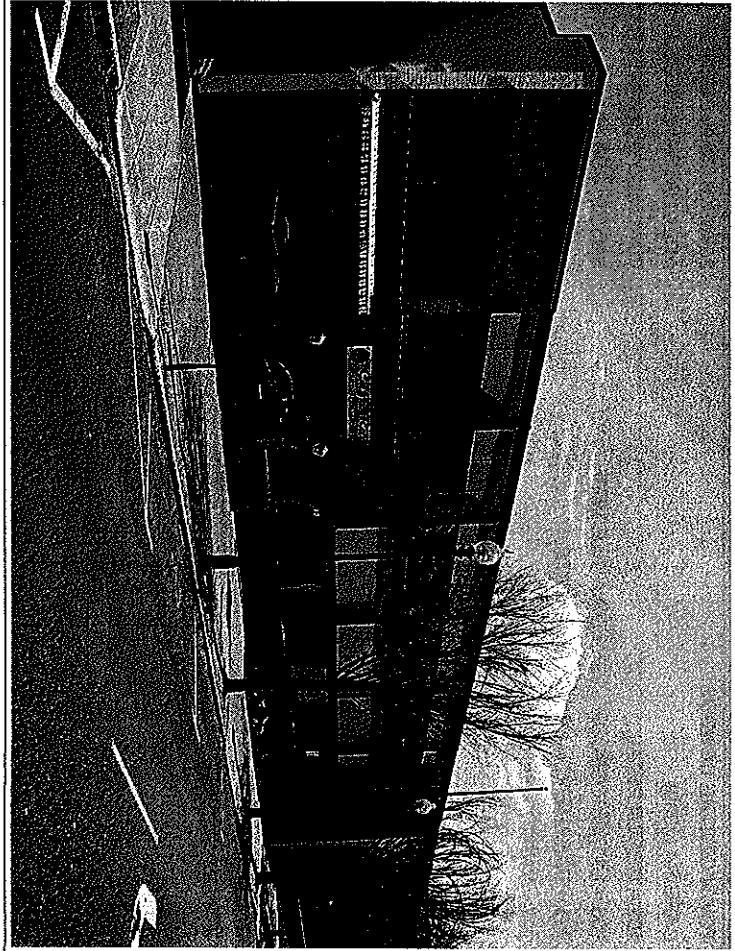
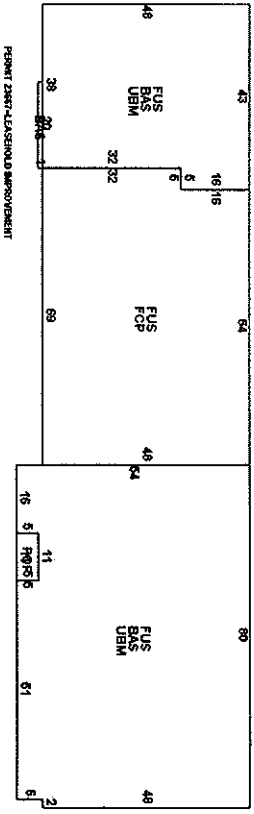
Building Value New	1,611,040
Year Built	1958
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	10
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	50
Cns Sect Rehd	805,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
EIV2	Pass Elev	B	3	25000.00	1977			50		0.00	37,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,177	6,177	6,177	89.86	555,059
FCP	Carport	0	3,232	808	22.46	72,606
FOP	Porch, Open	0	55	14	22.87	1,258
FUS	Upper Story, Finished	9,389	9,389	9,389	89.86	843,686
UBM	Basement, Unfinished	0	6,157	1,539	22.46	138,293
Ttl Gross Liv / Lease Area		15,566	25,010	17,927		1,610,902



MBLU 134/12071/AV Location 350 CENTER ST Current Owner

DINATALE REALTY LLC
 JUDD SQUARE ASSOCIATES LIMITED
 DIME SAVINGS BANK OF WALLINGFORD
 JUDD SQUARE ASSOCIATES LTD PARTNERSHIP

Sale Date 08-18-2003
 Appraised Value 843,000
 Year Built 1958

Commercial Data Elements
 Heat / AC
 Frame Type
 Baths / Plumbing
 Ceiling / Wall
 Rooms / Prtns
 % Conn Wall
 Wall Height

INCOME VALUATION
 6148
 WALLINGFORD, CT

Leaseable Area Summary
 Ground Level 5,338
 Lower Level 0
 Upper Level 7,366
 Total Leaseable Area 12704

Cap Rate
 Cap Code COFF
 Cap Adjust A
 Cap Rate 0.1120
 Rent ID NBHD

Income
 Gross Income 156,845
 Income Value 18,796
 Excess Land 46,773
 Total Income Value 91,276

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084

Income Value
 Gross Rent 75,084
 Excess Land 18,000
 Total Income Value 93,084



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. 2020-093

APPLICATION

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

18 FEB 21 AM 10:31
MILTD ASSESSOR

HEARING DATE: _____

Property Owner:	<u>SAND RIDGE, LLC</u>
Name of property Owner	<u>B TAYLOR LANE</u>
Mailing Address	<u>WALLINGFORD, CT</u>
City, State, Zip	<u>202-269-6710</u>
Phone	<u>203-269-2547</u>

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

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

VINCENZO DINATALE 2/13/21
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 226 NORTH PLAINS MAP ID 91/89
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

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

Briefly state the basis of the Appeal: _____

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		APPRaised VALUE SUMMARY			
Level	Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed	
SAND RIDGE LLC		1			IND LAND	3-1	177,400	2020	3-1	117,300	
350 CENTER ST SUITE 105					IND BLDG	3-2	755,700	2020	3-2	473,900	
WALLINGFORD CT 06492							529,000	2019	3-3	26,600	
Supplemental Data		P/Z MAP # 03-23		ENG MAP		Easement		Town Line		IND PARK IN	
Alt Prcl ID 058003020A		Census: 1754		Assoc Pld#		Total		933,100		653,100	
Old MBLU		TC MAP #		Record Lot		Total		653,100		617,800	
GIS ID 135702											

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	
		SAND RIDGE LLC	1181 0316	U			0 08	2021	3-1	124,100	
		SAND RIDGE LLC + ET AL	1181 0314	U			0 08	2020	3-2	529,000	
		SAND RIDGE LLC + ET AL	1181 0312	U			0 08	2020	3-3	26,600	
		SAND RIDGE LLC + ET AL	1181 0310	U			0 08	2020	3-3	26,600	
		DINATALE MARIO + ET AL	1181 0308	U			0 08	2020	3-3	26,600	
Total		0.00				Total		653,100		653,100	

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

BUILDING PERMIT RECORD		APPRaised VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
28349	12-10-2013	CM	Commercial
28142	10-02-2013	CM	Commercial
17832	05-25-2004	CM	Commercial
17293	11-24-2003	CM	Commercial
17293	11-24-2003	CO	C of O
17293	11-24-2003	CC	C of C

LANDLINE VALUATION SECTION		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Date	Id
28349	12-10-2013	04-08-2020	LS 03
28142	10-02-2013	08-22-2014	KC 02
17832	05-25-2004	03-23-2011	JS 05
17293	11-24-2003	01-04-2011	DT
17293	11-24-2003	05-11-2010	KPC 03
17293	11-24-2003	07-20-2009	TH
		01-12-2007	DH 06

LANDLINE VALUATION SECTION		VISIT/CHANGE HISTORY	
B	Use Code	Description	Zone
1	4010	IND WHSE M96	I40
1	4010	IND WHSE M96	I40
Total Card Land Units		1.640 AC	
Parcel Total Land Area		1.6400	
Total Land Value		177,400	



MBLU 91 / 89 /
 Location 226 NORTH PLAINS IND RD
 Current Owner
 SAND RIDGE LLC
 SAND RIDGE LLC + ET AL
 SAND RIDGE LLC + ET AL
 SAND RIDGE LLC + ET AL
 DINATALE MARIO + ET AL

Sales Information				Commercial Data Elements			
Sale Date	Q / U	V / I	Sale Price	Heat / AC	00	Heat/Min	
11-04-2004	U	-		Frame Type	05	Steel	
11-04-2004	U	-		Baths / Plumbing	02	Average	
11-04-2004	U	-		Ceiling / Wall	04	Ceil & Min WL	
11-04-2004	U	-		Rooms / Ptns	02	Average	
Year Built	2004		% Conn Wall				
Appraised Value	933,100		Wall Height	14	-1,0000		

INCOME VALUATION
 6148
 WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	20,160	Cap Code	BAY	Gross Income	143,942	Income Value	906,800	2004/A	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	14,394	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	38,864	Total Income Value	906,800		
		Rent ID	NBHD			Value Per SF / Unit	45		
Total Leaseable Area	20160	0001	12	Net Income	90,684				

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent / S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	36	BUS BAY	2	12	20160	6.74	AA	A	7.14	143,942	A	0.10	14,394	129,548	A	0.30	38,864	90,684

90,684 ÷ 0.10 = 906,800

Cap Rate		Income		Income Value		Expense Breakdown													
Cap Code	BAY	Gross Income	149,357	Income Value	687,790	Heat													
Cap Adjust	A	Vacancy Allowance	80,578	Excess Land		Electric													
		Other Income	0	Total Income Value	687,790	Water													
Cap Rate	0.1000	Net Income	68,779	Value Per SF / Unit	34	Sewer													
#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent / S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	36	BUS BAY	2	12	20160	GL	AA	AA	7.41	149,357	A	A				226 NORTH P		

O/S
 of
 80,578

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		Assessed	6148
SAND RIDGE LLC		1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	WALLINGFORD, CT
350 CENTER ST SUITE 105		SUPPLEMENTAL DATA			IND LAND	3-1	177,400	124,100	VISION
WALLINGFORD CT 06492		P/Z MAP # 03-23 ENG MAP # Easement Town Line IND PARK IN			IND BLDG	3-2	755,700	529,000	
Alt Prcl ID 058003020A Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 135702		Assoc Pld#			Total		933,100	653,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
SAND RIDGE LLC		1181	0316	11-04-2004	U	0	08	Year	Code
SAND RIDGE LLC + ET AL		1181	0314	11-04-2004	U	0	08	2020	3-1
SAND RIDGE LLC + ET AL		1181	0312	11-04-2004	U	0	08		3-2
SAND RIDGE LLC + ET AL		1181	0310	11-04-2004	U	0	08		3-3
DINATALE MARIO + ET AL		1181	0308	11-04-2004	U	272,000	08		Total
Total		0.00		Total		653,100	Total	617,800	Total

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Appraised Bldg. Value (Card)
Total		0.00		Total		715,900			1,800

ASSESSING NEIGHBORHOOD		Nbrhd Name	Batch	APPRAISED VALUE SUMMARY	
Nbrhd	Nbrhd Name	Batch	Tracing	Appraised Bldg. Value (Card)	715,900
12	B			Appraised Xf (B) Value (Bldg)	1,800
Total		0.00		Appraised Ob (B) Value (Bldg)	38,000
Total		0.00		Appraised Land Value (Bldg)	177,400
Total		0.00		Special Land Value	0
Total		0.00		Total Appraised Parcel Value	933,100
Total		0.00		Valuation Method	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
28349	12-10-2013	CM	Commercial	5,000	08-22-2014	100	08-22-2014	100	08-18-2004	UNIT 1/REPAIR STAIRS
28142	10-02-2013	CM	Commercial	1,500	08-18-2004	100	08-18-2004	100	05-18-2004	UNIT 4/CHANGE OF USE-S-1
17832	05-25-2004	CM	Commercial	350,000	06-15-2004	100	06-15-2004	100	05-18-2004	Warehouse Partitions
17293	11-24-2003	CM	Commercial	350,000	08-18-2004	100	08-18-2004	100	05-18-2004	New Commercial Building
17293	11-24-2003	CO	C of O	350,000	07-15-2005	100	04-13-2005	100	05-18-2004	Certificate of Occupancy-Unit
17293	11-24-2003	CC	C of C	350,000	07-15-2005	100	04-13-2005	100	05-18-2004	Certificate of Occupancy-Unit

LAND LINE VALUATION SECTION		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
B	4010	IND WHSE M96	140	43,560	SF	2.76	1.00000	C	1.00	C60	0.900		0	2.48	108,200	
1	4010	IND WHSE M96	140	0.640	AC	120,200	1.00000	0	1.00	C60	0.900		0	108,180	69,200	
Total Card Land Units		1.640		AC		Parcel Total Land Area: 1.6400		Total Land Value		177,400						

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model: 96		Ind/Comm			
Grade: C+					
Stories: 1					
Occupancy: 12.00		Pre-finish Metl			
Exterior Wall 1	27				
Exterior Wall 2	03	Gable			
Roof Structure	01	Metal/Tin			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	05	Drywall			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	4010	IND WHSE M96			
Total Rooms	00				
Total Bedrooms	00				
Total Baths	00				
Heat/AC	00	Heat/Min			
Frame Type	05	Steel			
Baths/Plumbing	02	Average			
Ceiling/Wall	04	Cell & Min WL			
Rooms/Prns	02	Average			
Wall Height	14.00				
% Comm Wall					
1st Floor Use:	4010				

MIXED USE

Code	Description	Percentage
4010	IND WHSE M96	100
		0
		0

COST / MARKET VALUATION

RCN	Value
852,224	
2004	
A	
16	
0	
0	
1	
84	
715,900	

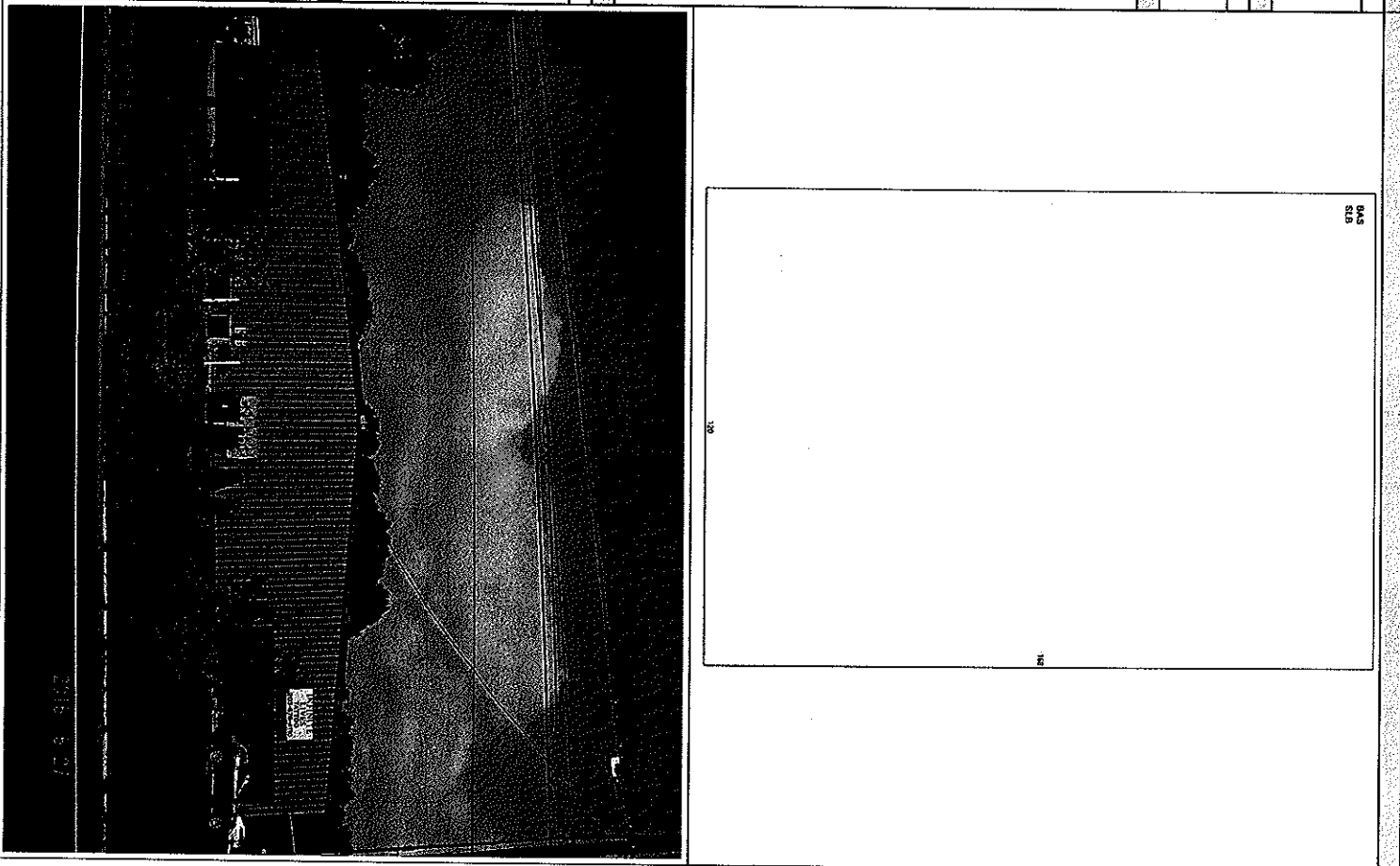
Year Built Effective Year Built
 Depreciation Code
 Remodel Rating
 Year Remodeled
 Depreciation %
 Functional Obsol
 External Obsol
 Trend Factor
 Condition
 Condition %
 Percent Good
 RCNLD
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

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

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	18,100	3.00	2004	G		70	C	1.00	38,000
LDL2	w/Man Lift Out	B	2	1100.00	2005			84		0.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	20,160	20,160	20,160	42.27	852,224
SLB	Slab	0	20,160	0	0.00	0
TI1 Gross Liv / Lease Area		20,160	40,320	20,160		852,224





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. 2020-095

APPLICATION

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

18 FEB 21 AM 10:31
WLF ASSESSOR

HEARING DATE: _____

Property Owner: <u>MD 1068 ACCOUNT, LLC</u>
Name of property Owner <u>8 TAYLOR LANE</u>
Mailing Address <u>WALLINGFORD, CT 06492</u>
City, State, Zip <u>203-269-2547</u>
Phone

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

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

VINCENZO DINATALE 2/18/21
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: 1063 North FARMS, BLDG #1 MAP ID 27/42/1
(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? : \$ _____

Briefly state the basis of the Appeal: _____

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

CURRENT OWNER	TOPO	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED
MD 1068 ACCOUNT LLC	1 Level	2 Public Water	1 Paved	2 Suburban	IND CONDO	Code 3-4	Assessed 1,102,400
350 CENTER ST SUITE 105							771,700
WALLINGFORD CT 06492							6148
VISION							

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
MD 1068 ACCOUNT LLC	1413	0607	05-19-2011	U	0	29	2021	3-4	771,700	2020	3-4	691,300
DINATALE MARIO	1263	0071	08-02-2006	U	0	11						
DINATALE JOSEPH + MARIO	0989	1170	06-05-2001	U	1,752,382	28						
Total												

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
Total						

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm Int
Total						

ASSESSING NEIGHBORHOOD	Notes
B	WINNELSON 12,000 SQFT-RADIANT/TOIL HT
B	JAWOR 11,000 SQFT- FAGAS HT
B	1A = WALLINGFORD WINNELSON CO
B	1B = JAWOR LUMBER
B	03/23/2011 -- BAA HEARING NO. 2010 - 087

BUILDING PERMIT RECORD	Amount	Issp Date	% Comp	Date Comp	Comments
Permit Id 13733	350,000	10-24-2001	100		New Building-Office/Warehouse
Issue Date 03-05-2001					
Type CM					
Description Commercial					

LANDLINE VALUATION SECTION	Notes
B Use Code 4021	IND CONDO M0
Description	IX
Zone	
Land Type	
Land Units	0 SF
Unit Price	0 1.00000
Size Adj	0
Site Index	1.00
Cond.	1.000
Nbhd.	
Nbhd. Adj	

APPRaised VALUE SUMMARY	Value
Appraised Bldg. Value (Card)	1,094,000
Appraised XI (B) Value (Bldg)	8,400
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	1,102,400
Valuation Method	C
Total Appraised Parcel Value	1,102,400

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 98		Indust Condo			
Model: 06		Com Condo			
Grade: C+					
Stories: 1					
Occupancy: 2					
Interior Wall 1: 01		Minimum/Masonry			
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03					
Interior Floor 2: 03					
Heat Fuel: 03		Gas			
Heat Type: 03		Hot Air-no Duc			
AC Type: 06		Partial			
Ttl Bedrooms: 00					
Ttl Bathrms: 0					
Ttl Half Bths: 0					
Xtra Fixtres: 0					
Total Rooms: 0		1 Room			
Bath Style: 1		Average			
Kitchen Style: 02					
Whitripool					
Fireplaces					

CONDO DATA
 Parcel Id 137329
 North Farms C1075
 Ownr
 B1 S1
 Adjust Type Code Description Factor-%
 Condo Flr 1 NO ADJ 100
 Condo Unit 1 1 110

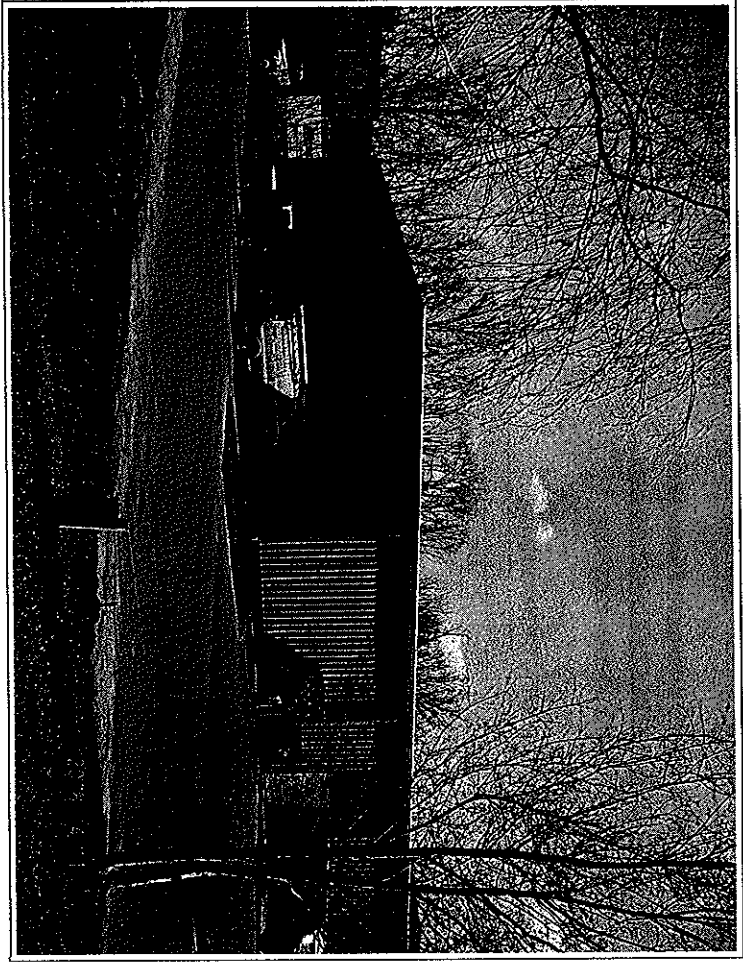
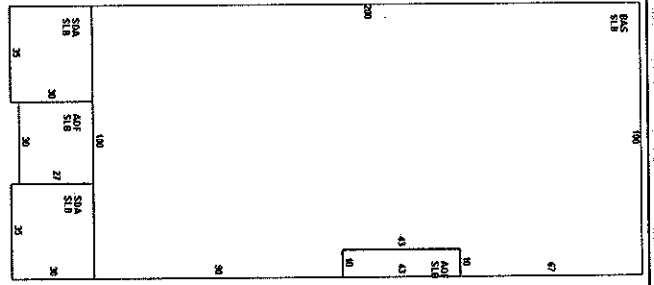
COST / MARKET VALUATION
 Building Value New 1,334,159
 Year Built 2001
 Effective Year Built
 Depreciation Code A
 Remodel Rating
 Year Remodeled
 Depreciation % 18
 Functional Obsol
 External Obsol
 Trend Factor 1
 Condition
 Condition %
 Percent Good 82
 Cns Sect Revid 1,094,000
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
A/C	Air Condition	B	2,940	3.50	2001		82		0.00	8,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office	1,240	1,240	1,612	72.85	90,334
BAS	First Floor	19,570	19,570	19,570	56.04	1,096,673
SDA	Store Display Area	2,100	2,100	2,625	70.05	147,101
SLB	Slab	0	22,910	0	0.00	0
Ttl Gross Liv / Lease Area		22,910	45,820	23,807		1,334,108



MBLU 27/1/42/1/ Location 1068 NORTH FARMS RD

Current Owner MD 1068 ACCOUNT LLC
 DINATALE MARIO
 DINATALE JOSEPH + MARIO

Sale Date 05-19-2011 Q/U U V/I - Sale Price 0 Heat / AC
 08-02-2006 U U - 0 Frame Type
 06-05-2001 U U - 1,752,382 Baths / Plumbing
 Year Built 2001 Rooms / Ptns
 Appraised Value 1,102,400 % Corn Wall
 Wall Height

INCOME VALUATION
 6148
 WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	22,910	Cap Code	INDX	Gross Income	145,708	Income Value	1,179,700	2001/A/CONDO	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	11,657	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	16,086	Total Income Value	1,179,700		
		Rent ID	NBHD			Value Per SF / Unit	51		
Total Leaseable Area	22910	0001	0001	Net Income	117,965				

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent/S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI	
1	1	40	IND/DWHS M	2	2	22910	GL	6.84	A	BA	6.36	145,708	A	0.06	11,657	134,051	A	0.12	16,086	117,965

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	INDX	Gross Income	160,435	Income Value	974,400	Heat	
Cap Adjust	A	Vacancy Allowance	62,995	Excess Land		Electric	
		Other Income	0	Total Income Value	974,400	Water	
Cap Rate	0.1000	Net Income	97,440	Value Per SF / Unit	43	Sewer	
				Insurance		Maintenance	

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent/S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	LeaseT	Tenant	LeaseBe	Yrs
1	1	40	IND/DWHS M	2	2	22910	GL	BA	A	7.00	160,435	A	A						



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

Hearing No. 2020-096

APPLICATION

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

HEARING DATE: _____

MLFD ASSESSOR
10 FEB 21 9AM 10:31

Property Owner:	<u>MD 1068 ACCOUNT, LLC</u>
Name of property Owner	<u>8 TAYLOR LANE</u>
Mailing Address	<u>WALLINGFORD, CT 06492</u>
City, State, Zip	<u>203-269-2547</u>
Phone	

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

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

VINCENZA D. NATALE
Print applicant name and date 2/13/21

[Signature]
Applicant signature

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

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

Real Estate: 1068 NORTH FARMS ROAD, BLDG #2 MAP 27/42/2
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

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

Briefly state the basis of the Appeal: _____

(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: _____

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 98		Indust Condo			
Model: 06		Com Condo			
Grade: C					
Stories: 1					
Occupancy: 5					
Interior Wall 1: 01		Minim/Masonry			
Interior Wall 2:					
Interior Floor 1: 03		Concr-Finished			
Interior Floor 2					
Heat Fuel: 03		Gas			
Heat Type: 03		Hot Air-no Duc			
AC Type: 06		Partial			
Ttl Bedrms: 00					
Ttl Bathrms: 00					
Ttl Half Bths: 0					
Xtra Fixtres:					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Whirlpool:					
Fireplaces:					

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
A/C	Air Condition	B	2,940	3.50	2001			82		0.00	8,400
LDL1	Load Levelers	B	1	3600.00	2001			82		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION

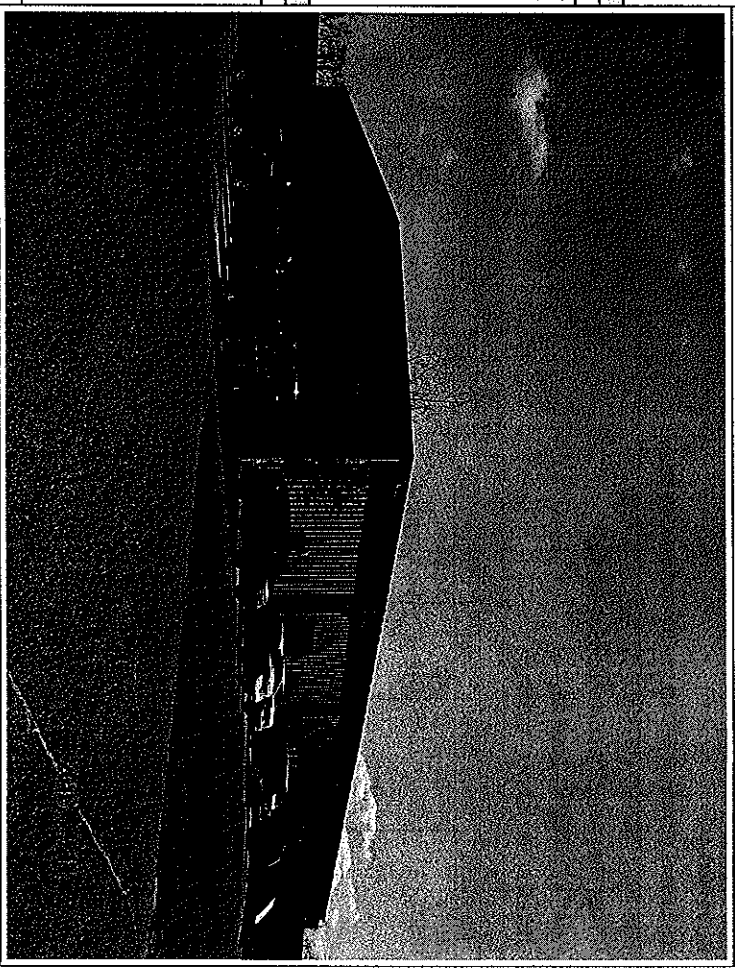
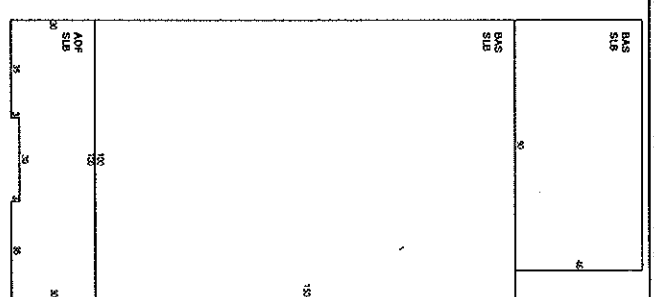
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
AOF	Office	2,910	2,910	3,783	69.51	202,277
BAS	First Floor	19,140	19,140	19,140	53.47	1,023,416
SLB	Slab	0	22,050	0	0.00	0
Ttl Gross Liv / Lease Area		22,050	44,100	22,923		1,225,693

CONDO DATA

Parcel Id	1373329	C 075	Owne
North Farms			
Adjust Type	Code	Description	Factor%
Condo Fir	1	NO ADJ	100
Condo Unit	2	2	110

COST / MARKET VALUATION

Building Value New	1,225,716
Year Built	2001
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	82
Crs Sect Reclid	1,005,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



MBLU 27 / 42 / 21
 Location 1068 NORTH FARMS RD
 Current Owner MD 1068 ACCOUNT LLC
 DINATALE MARIO
 DINATALE JOSEPH + MARIO

Sales Information				Commercial Data Elements			
Sale Date	Q / U	V / I	Sale Price	Heat / AC	Frame Type	Baths / Plumbing	Ceiling / Wall
05-19-2011	U	I			0		
08-02-2006	U	I					
06-05-2001	U	I	1,752,382				
Year Built	2001		Appraised Value	1,016,500		Rooms / Ptns	
						% Comm Wall	
						Wall Height	

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	22,050	Cap Code	BAY	Gross Income	148,617	Income Value	1,088,400	2001/A/CONDO	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	11,889	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	27,892	Total Income Value	1,088,400		
		Rent ID	NBHD			Value Per SF / Unit	49		
Total Leaseable Area	22050	0001	0001	Net Income	108,836				

#	Bid Sec	Style	AdJTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent / S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI	
1	1	40	INDWHS M	2	5	22050	GL	7.25	A	BA	6.74	148,617	A	0.08	11,889	136,728	P	0.20	27,892	108,835

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	BAY	Gross Income	150,420	Income Value	804,490	Heat	
Cap Adjust	A	Vacancy Allowance	63,067	Excess Land		Electric	
		Other Income	0	Total Income Value	804,490	Water	
				Value Per SF / Unit	36	Sewer	
						Maintenance	
						Insurance	

#	Bid Sec	Style	AdJTa	Occ	SF / Unit	File	LocA	Use	Rent / S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	40	INDWHS M	2	5	22050	GL	BA	A	6.82	150,420	A	A				NEW DESIGN		



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. 2020-094

APPLICATION

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

HEARING DATE: _____

18 FEB 21 AM 10:51
WALLINGFORD ASSESSOR

Property Owner: <u>NORTH PLAINS REALTY LLC</u>
Name of property Owner <u>8 TAYLOR LANE</u>
Mailing Address <u>WALLINGFORD, CT 06492</u>
City, State, Zip <u>203-269-2547</u>
Phone

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

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

VINCENZO DINATALE 2/18/21
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: 89 NORTH PLAINS INDUSTRIAL RD MAP ID 62/24
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

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

Briefly state the basis of the Appeal: _____

(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: _____

MBLU 62 / 24 /

Location 89 NORTH PLAINS IND RD

Current Owner

NORTH PLAINS REALTY LLC
WAHLE JIM W & CAROL A
OVERNIGHT TRANSPORTATION CO

Sales Information

Commercial Data Elements

INCOME VALUATION

6148

WALLINGFORD, CT

Sale Date	Q / U	V / I	Sale Price	Heat / AC
11-21-2001	Q	I	800,000	00 Heat/Min
06-23-1993			750,000	05 Steel
06-30-1983			0	00 None
				04 Cell & Min WL
				02 Average
Year Built			2002	% Conn Wall
Appraised Value			3,357,100	Wall Height
				15. -0.5000

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	84,600	Cap Code	INDX	Gross Income	541,332	Income Value	3,252,400	2002/A/CONTRACTORS BAYS/MIN OFF	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	54,133	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	161,960	Total Income Value	3,252,400		
		Rent ID	NBHD			Value Per SF / Unit	38		
Total Leaseable Area	84600	0001	12	Net Income	325,239				

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	FILE	Base Ra	Use	Loca	Rent / S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	1	24 JOB SHOP	2	64	72000	GL	7.06	A	BA	6.57	473,040	A	0.10	47,304	425,736	P	0.34	144,750	280,986
2	5	1	24 JOB SHOP	2	6	12600	GL	6.38	A	F	5.42	68,292	A	0.10	6,829	61,463	F	0.28	17,210	44,253

AGUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown														
Cap Code	INDX	Gross Income	481,831	Income Value	3,155,580	Heat														
Cap Adjust	A	Vacancy Allowance	166,273	Excess Land		Electric														
		Other Income	0	Total Income Value	3,155,580	Water														
Cap Rate	0.1000	Net Income	315,558	Value Per SF / Unit	37	Sewer														
						Maintenance														
						Insurance														
#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	FILE	Loca	Use	Rent / S	Gross Rent	Vac	Exp	OtherIncome	VaCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	1	24 JOB SHOP	2	70	84600	GL	F	F	5.70	481,831	A	E							

TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRaised	Assessed
1 Level	Public Water	Paved	Industrial	COM LAND	2-1	632,100	442,500
				COM BLDG	2-2	2,725,000	1,907,600
				SUPPLEMENTAL DATA			
				At Pct ID	059001091	P/Z MAP #	02-38 & 02-02
				Census:	1754	ENG MAP	
				Old MBLU		Easement	
				TC MAP #	4791,3162	Town Line	
				Record Lot		IND PARK	IN
				GIS ID	15726	Assoc Pct#	
				TOTAL		3,357,100	2,350,100

YEAR	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	2-1	442,500	2020	2-1	418,200	2019	2-1	418,200
	2-2	1,907,600		2-2	1,815,000		2-2	1,815,000
	2-5	128,400		2-5	128,400		2-5	128,400
TOTAL		2350100	TOTAL		2350100	TOTAL		2351600

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

Nbhd	Nbhd Name	Tracing	Batch
12	B		

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
32253	04-12-2018	CA	C - Approval	175,000	05-01-2018	100		REPAIR FIRE DAMAGE-6 UN
32253	04-06-2018	CM	Commercial	2,500	05-22-2013	100		REPAIR FIRE DAMAGE-6 UN
27097	09-25-2012	CM	Commercial		05-22-2013	100		UNIT 55/STORAGE LOFT
20836/7287	11-14-2011	CA	C - Approval			100		UNIT A-1 ELEC AND PLUMB
B	12-09-2002	SP	Site Plan			100		Improvement Location Survey
15792	09-16-2002	NC	New Construct	165,200	03-31-2002	100		6 Bay Warehouse
15792	09-16-2002	CO	C of O		03-31-2002	100		Certificate of Occupancy-12/20

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	3160 COMM WMS M9	I40		43,560 SF	2.76	1.00000	C	1.00	G60	0.900		0	2.48	108,200
1	3160 COMM WMS M9	I40		4,830 AC	120,200	1.00000	0	1.00	G60	0.900		0	108,180	522,500
1	3160 COMM WMS M9			0.170 AC	8,000	1.00000	0	1.00		1,000		0	8,000	1,400
TOTAL CARD LAND UNITS														6,000 AC
PARCEL TOTAL LAND AREA														6,000 AC
TOTAL LAND VALUE														632,100



APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	2,584,800
Appraised Xf (B) Value (Bldg)	4,600
Appraised Ob (B) Value (Bldg)	135,600
Appraised Land Value (Bldg)	632,100
Special Land Value	0
Total Appraised Parcel Value	3,357,100
Valuation Method	C

VISIT/CHANGE HISTORY

Date	ID	Type	IS	Cd	Purpose/Result
02-04-2020	LS	03		00	Measur-+Listed
05-01-2018	KC	02		61	Permit - Measure Only
05-22-2013	TH	02		63	Permit Check - No Measur
05-12-2010	KPC	03		29	Field Review
10-13-2009	TH	03		00	Measur-+Listed
03-06-2007	KC	08		7	Map Change
03-31-2003	DH			00	Measur-+Listed

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model 96		Ind/Comm			
Grade C					
Stories: 1					
Occupancy 16.00		Pre-finish Metl			
Exterior Wall 1 27					
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					
Interior Floor 2 03		Gas			
Heating Fuel 03		Hot Air-no Duc			
Heating Type 01		None			
AC Type 3160		COMM WHS M96			
Bldg Use					
Total Rooms 00					
Total Bedrms 0					
Total Baths 00		Heat/Min			
Heat/AC 00		Steel			
Frame Type 05		None			
Baths/Plumbing 00		Ceil & Min WL			
Ceiling/Wall 04		Average			
Rooms/Pkts 02					
Wall Height 15.00					
% Corn Wall 3160					
1st Floor Use:					

MIXED USE

Code	Description	Percentage
3160	COMM WHS M96	100
		0
		0

COST / MARKET VALUATION

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

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

Code	Description	LB	Units	Unit Price	Yr Bkt	Cond.	Cd	% Good	Grade	Grade Adj	Appt. Value
PAV1	Paving-Asphalt	L	22,360	3.00	2002	G		70	C	1.00	47,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	18,000	18,000	18,000	36.70	660,600
SLB	Slab	0	18,000	0	0.00	0
Totl Gross Liv / Lease Area		18,000	36,000	18,000		660,600



BAS
SLB

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
				COM LAND	2-1	632,100	442,500
				COM BLDG	2-2	2,725,000	1,907,600
				Total		3,357,100	2,350,100

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
1009	0232	11-21-2001	800,000	Q	I	800,000	00	2021	2-1	442,500
0757	0895	06-23-1993	750,000			750,000	0	2-2	2-2	1,815,000
0521	0779	06-30-1983	0			0		2-5	2-5	128,400
Total							2350100	Total	2350100	2350100

EXEMPTIONS		OTHER ASSESSMENTS		
Year	Code	Description	Amount	
Total				0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
12	B		Batch

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	2,584,800
Appraised X1 (B) Value (Bldg)	4,600
Appraised Ob (B) Value (Bldg)	135,600
Appraised Land Value (Bldg)	632,100
Special Land Value	0
Total Appraised Parcel Value	3,357,100
Valuation Method	C

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

LAND LINE VALUATION SECTION	
Use Code	Description
B	3160

Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
140	AC	0.000	0	1.00000	0	1.00	1,000	0		0	0	0
Total Card Land Units: 0.000 AC												
Parcel Total Land Area: 6.0000												
Total Land Value: 632,100												



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model Grade: C		Ind/Comm			
Stories: 1					
Occupancy: 16,00					
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	3160	COMM WHS M96			
Total Rooms	00				
Total Bedrms	00				
Total Baths	00				
Heat/AC	00	Heat/Min			
Frame Type	05	Steel			
Baths/Plumbing	00	None			
Ceiling/Wall	04	Cell & Min WL			
Rooms/Prtns	02	Average			
Wall Height	15.00				
% Conn Wall					
1st Floor Use:	3160				

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

Code	Description	LB	Units	Unit Price	Yr Bld	Cond	Cd 1	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	22,360	3.00	2001	A		50	C	1.00	33,500

BUILDING SUB-AREA SUMMARY SECTION

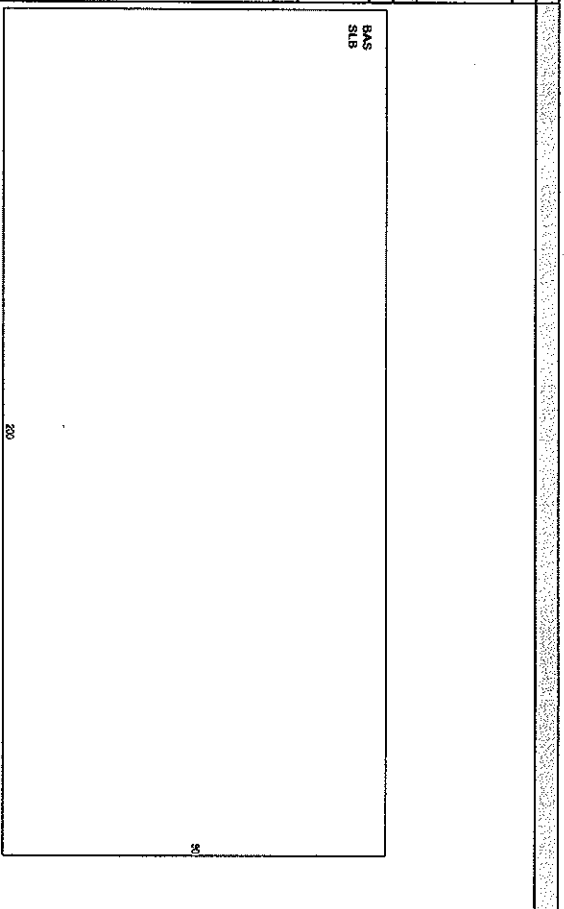
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	18,000	18,000	18,000	36.70	660,600
SLB	Slab	0	18,000	0	0.00	0
Totl Gross Liv / Lease Area		18,000	36,000	18,000		660,600

MIXED USE

Code	Description	Percentage
3160	COMM WHS M96	100
		0
		0

COST / MARKET VALUATION

RCN	660,600
Year Built	2002
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	82
Percent Good	
RCNLD	541,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
NORTH PLAINS REALTY LLC	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
P O BOX 172					COM LAND	2-1	632,100	442,500
					COM BLDG	2-2	2,725,000	1,907,600
SUPPLEMENTAL DATA At Prol ID 059001091 Census: 1754 Old MBLU TC MAP # TC MAP # 4791,3162 Record Lot GIS ID 15726 P/Z MAP # 02-38 & 02-02 ENG MAP Easement Town Line IND PARK IN Assoc Pld#					WALLINGFORD, CT 6148 VISION			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS / HISTORY		
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed
		NORTH PLAINS REALTY LLC	1009 0232	11-21-2001	Q	1	800,000	2021	2-1	442,500
		WAHLE JIM W & CAROL A	0757 0895	06-23-1993			750,000		2-2	1,907,600
		OVERNIGHT TRANSPORTATION CO	0521 0779	06-30-1983			0		2-5	128,400
Total			0.00					Total		2,350,100

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

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

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

LANDLINE VALUATION SECTION										
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.
3	3160	COMM WHS M9	140		0.000 AC	0	1.00000	0	1.00	1.000
Total Card Land Units					0.000 AC	Parcel Total Land Area: 6.0000				
Total Land Value					632,100					

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,584,800
Appraised Xf (B) Value (Bldg)	4,600
Appraised Ob (B) Value (Bldg)	135,600
Appraised Land Value (Bldg)	632,100
Special Land Value	0
Total Appraised Parcel Value	3,357,100

APPRaised VALUE SUMMARY	
Total Appraised Parcel Value	3,357,100

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model: 96		Ind/Comm			
Grade: C					
Stories: 1					
Occupancy: 16 00					
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2	03	Gable			
Roof Structure	03	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	None			
Heating Type	01	COMM WHS M96			
AC Type	3160				
Bldg Use					
Total Rooms	00				
Total Bedrooms	0				
Total Baths	00				
Heat/AC	05	Heat/Min			
Frame Type	01	Steel			
Baths/Plumbing	04	Light			
Ceiling/Wall	02	Cell & Min W/L			
Rooms/Prtns	15.00	Average			
Wall Height					
% Conn Wall					
1st Floor Use:	3160				

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

Code	Description	VB	Units	Unit Price	Yr Bkt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	14,000	3.00	2002	A		50	C	1.00	21,000

BUILDING-SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	18,000	18,000	18,000	38.54	693,720
SLB	Slab	0	18,000	0	0.00	0
Ttl Gross Liv / Lease Area		18,000	36,000	18,000		693,720

MIXED USE

Code	Description	Percentage
3160	COMM WHS M96	100
		0
		0

COST / MARKET VALUATION

RCN	Value
RCN	693,720
Year Built	2002
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	568,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



bas slab

26

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model: 96		Ind/Comm			
Grade: C					
Stories: 1					
Occupancy: 16 00					
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Mimim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	3160	COMM WHS M96			
Total Rooms					
Total Bedrooms	00				
Total Baths	0				
Head/AC	00	Heat/Min			
Frame Type	05	Steel			
Baths/Plumbing	00	None			
Ceiling/Wall	04	Cell & Min WL			
Rooms/Prtus	02	Average			
Wall Height	15.00				
% Conn Wall					
1st Floor Use:	3160				

MIXED USE

Code	Description	Percentage
3160	COMM WHS M96	100
		0
		0

COST / MARKET VALUATION

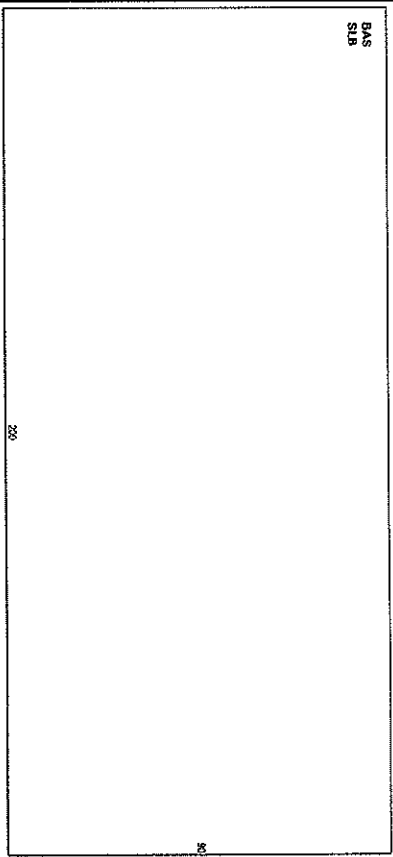
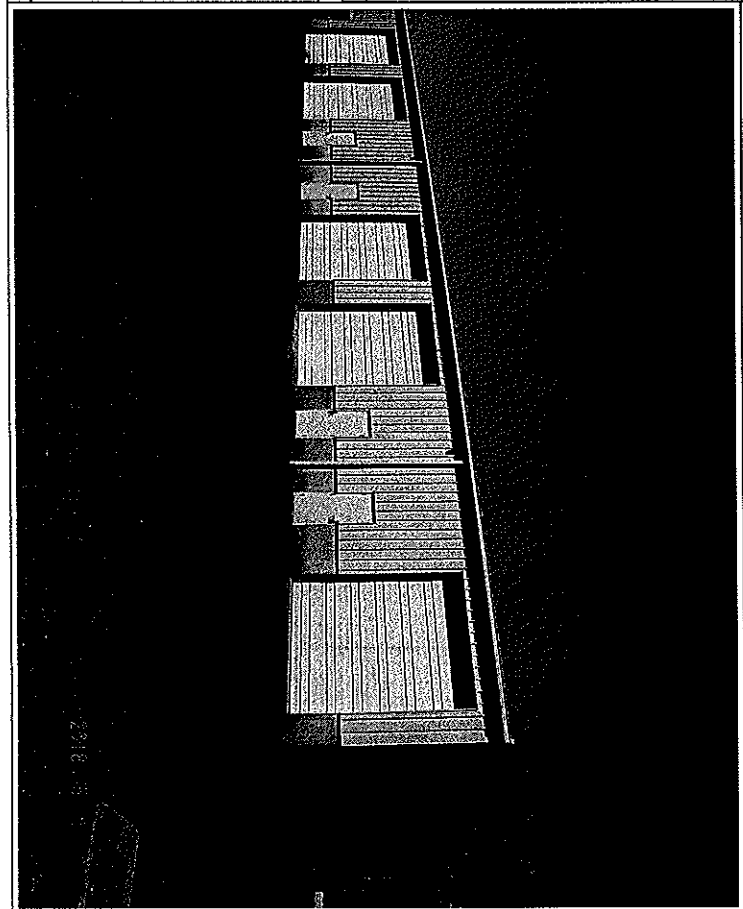
RCN	660,600
Year Built	2002
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	2018
Depreciation %	18
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	541,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	VB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	14,000	3.00	2002		A	50	C	1.00	21,000
MEZ1	Mezzanine Unf	B	700	8.00	2005			82		0.00	4,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	18,000	18,000	18,000	36.70	660,600
SLB	Slab	0	18,000	0	0.00	0
TI1 Gross Liv / Lease Area		18,000	36,000	18,000		660,600



CURRENT OWNER		TOPO		UTILITIES		STRTL/ROAD		LOCATION		CURRENT ASSESSMENT	
NORTH PLAINS REALTY LLC	1 Level	2 Public Water	1 Paved	5 Industrial	COM LAND	Code	Appraised	Assessed	6148	WALLINGFORD, CT	
P O BOX 172					COM BLDG <td>2-1 <td>632,100 <td>442,500 <td></td> <td colspan="2"></td> </td></td></td>	2-1 <td>632,100 <td>442,500 <td></td> <td colspan="2"></td> </td></td>	632,100 <td>442,500 <td></td> <td colspan="2"></td> </td>	442,500 <td></td> <td colspan="2"></td>			
DURHAM CT 06422						2-2 <td>2,725,000 <td>1,907,600 <td></td> <td colspan="2"></td> </td></td>	2,725,000 <td>1,907,600 <td></td> <td colspan="2"></td> </td>	1,907,600 <td></td> <td colspan="2"></td>			
	Alt Prcl ID 059001091	SUPPLEMENTAL DATA		P/Z MAP # 02-38 & 02-02							
	Census: 1754	ENG MAP		Easement							
	Old MBLU	TC MAP #		Town Line							
	TC MAP # 4791,3162	Record Lot		IND PARK IN							
	GIS ID 15726	Assoc Pld#									

RECORD OF OWNERSHIP		BK/VOL/PAGE		SALE DATE		QU / VI		SALE PRICE		VC	
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year
		NORTH PLAINS REALTY LLC	1009 0232	11-21-2001	Q	1	800,000	2021	2-1	442,500	2020
		WAHLIE JIM W & CAROL A	0757 0895	06-23-1993			750,000		2-2	1,907,600	
		OVERNIGHT TRANSPORTATION CO	0521 0779	06-30-1983			0		2-5	128,400	
Total		0.00						Total		2,357,100	2,350,100

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		2361600	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
12			
BUILDING E #65 - 70		2020- 1A	
6 UNIT WAREHOUSE			
CO ISSUED 12/20/2002			
RENTED TO 6 TENANTS GL 10			
2020- DRIVE THRU UNITS (30X70 EACH)			
1/2 BATH IN EACH, NO INT FINISH			

BUILDING PERMIT RECORD		APPROVED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
Total Appraised Parcel Value		3,357,100	

LAND LINE VALUATION SECTION		VISIT/CHANGE HISTORY	
Use Code	Description	Zone	Land Type
B	3160	COMM WHS M9	140
Total Card Land Units		0.000 AC	
Parcel Total Land Area:		6.0000	

PREVIOUS ASSESSMENTS/HISTORY		APPROXIMATE VALUE SUMMARY	
Year	Code	Assessed	Year
2021	2-1	442,500	2020
	2-2	1,907,600	
Total		2,357,100	2,350,100

APPROXIMATE VALUE SUMMARY		VISIT/CHANGE HISTORY	
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Date	Id
2,584,800	4,600		
135,600	632,100		
0	3,357,100		
Total Appraised Parcel Value		3,357,100	



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model: 96		Ind/Comm			
Grade: C					
Stories: 1					
Occupancy: 6.00		Pre-finish Meet			
Exterior Wall 1: 27					
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Metal/Tin			
Roof Cover: 01		Minim/Masonry			
Interior Wall 1: 01					
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03					
Interior Floor 2: 03		Gas			
Heating Fuel: 03		Hot Air-no Duc			
Heating Type: 01		None			
AC Type: 01		COMM WHS M96			
Bldg Use: 3160					
Total Rooms: 00					
Total Bedrooms: 00					
Total Baths: 00		Heat/Min			
Heat/AC: 00		Steel			
Frame Type: 05		None			
Baths/Plumbing: 00		Cell & Min W/L			
Ceiling/Wall: 04		Average			
Rooms/Prtns: 02					
Wall Height: 15.00					
% Conn Wall: 3160					
1st Floor Use: 3160					

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	14.560	3.00	2002	F		30	C	1.00	13,100

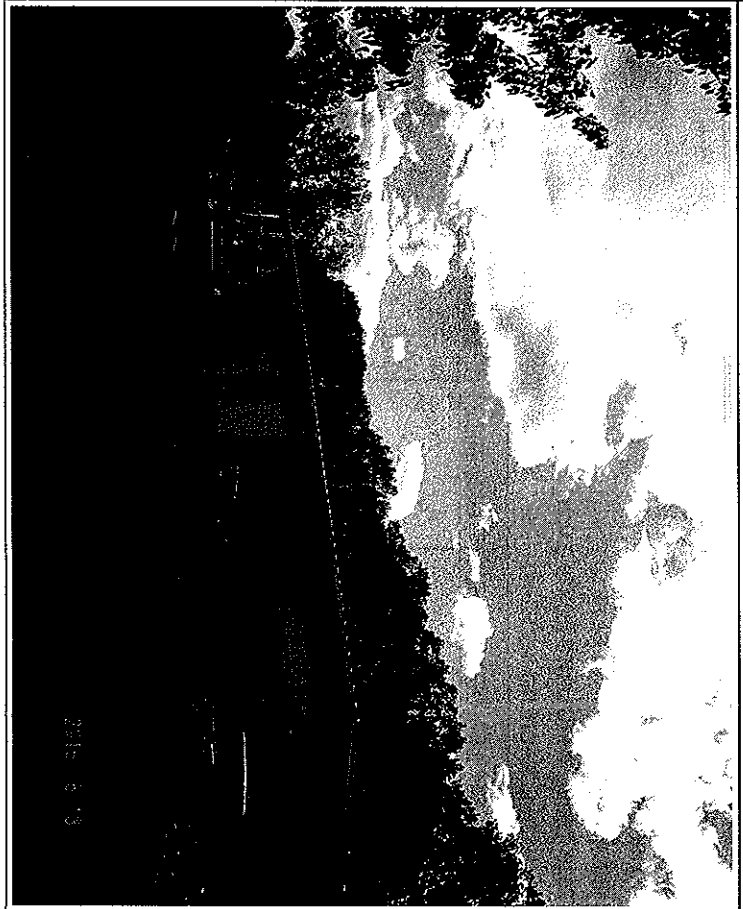
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	12,600	12,600	12,600	37.82	476,532
SLB	Slab	0	12,600	0	0.00	0
Ttl Gross Liv / Lease Area		12,600	25,200	12,600		476,532

MIXED USE		Percentage
Code	Description	
3160	COMM WHS M96	100
		0
		0

COST / MARKET VALUATION

RCN	476,532
Year Built	2002
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	0
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	390,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



BAS
SLB



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. 2020-099 APPLICATION

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

18 FEB 21 AM 10:21
MFLD ASSESSOR

HEARING DATE: _____

Property Owner: <u>IVES ROAD, LLC</u>
Name of property Owner <u>V 8 TAYLOR LANE</u>
Mailing Address <u>WALLINGFORD, CT 06492</u>
City, State, Zip <u>203-269-2547</u>
Phone

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

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

VINCENZO D. NATALE 2/18/21
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: 20 IVES ROAD MAP 63/34
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

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

Briefly state the basis of the Appeal: _____

(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: _____

MBLU 631 / 341 /
 Location 20 IVES RD
 Current Owner
 IVES ROAD LLC
 ST HILAIRE REALTY

Sales Information

Sale Date	Q / U	V / I	Sale Price
11-14-2003	U	1	1,100,000
07-24-1985			0

Commercial Data Elements

Heat / AC	01	Heat/AC Pkgs
Frame Type	02	Wood Frame
Baths / Plumbing	02	Average
Ceiling / Wall	05	Sus-Ceil & W/L
Rooms / Ptns	02	Average
% Conn Wall		
Wall Height	12.0	0.0000

INCOME VALUATION
 6148
 WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	23,910	Cap Code	RET	Gross Income	433,339	Income Value	3,099,600	2004/IVES ROAD PLAZA	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	40,772	Excess Land	0		
Upper Level	0	Cap Rate	0.1040	Expense Allowance	70,210	Total Income Value	3,099,600		
		Rent ID	NBHD			Value Per SF / Unit	130		
Total Leaseable Area	23910			Net Income	322,357				

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent / S	GrossRent	Vac	Vac	Vacancy/All	EGL	Exp	Exp	Expenses	NOI
1	1	RETAIL ST	1	2	9700	GL	11.54	VG	VG	17.31	167,907	A	0.08	13,433	154,474	G	0.20	30,895	123,580
2	2	RETAIL ST	1	4	7700	GL	13.21	VG	VG	19.82	152,614	F	0.12	18,314	134,300	G	0.20	26,860	107,440
3	3	RESTAURN	1	1	6510	GL	11.55	VG	VG	17.33	112,818	A	0.08	9,025	103,793	G	0.12	12,455	91,338

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown	
Gross Income	414,817	Income Value	4,376,538	Heat	Trash Removal		
Vacancy Allowance	44,317	Excess Land		Electric	Snow Removal		
Other Income	84660	Total Income Value	4,376,538	Water	Accounting		
Net Income	455,160	Value Per SF / Unit	183	Sewer	Management		
				Maintenance	Reserves		
				Insurance	Other		

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Loca	Use	Rent / S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	Leasebe	Yrs
1	1	RETAIL ST	1	2	9700	GL	VG	VG	19.41	188,323	A	A	37800	NN		VOGUE, IVES			
2	2	RETAIL ST	1	5	7700	GL	VG	VG	12.95	99,705	A	A	22860	NN		NAKIS SUPE			
3	3	RESTAURN	1	1	6510	GL	VG	VG	19.48	126,789	A	A	24000	NN		PACIFIC BUF			

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 321		Retail Strip			
Model: 94		Commercial			
Grade: C+					
Stories: 1					
Occupancy: 2.00					
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 19		Brick Veneer			
Roof Structure: 03		Gable			
Roof Cover: 03		Asphalt			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 05					
Interior Floor 1: 05		Vinyl/Asphalt			
Interior Floor 2: 20		Laminate			
Heating Fuel: 03		Gas			
Heating Type: 04		Forced Air-Duc			
AC Type: 02		Heat Pump			
Bldg Use: 3230		SHOPNGCTR M94			
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 0					
Heat/AC: 01		Heat/AC Pkgs			
Frame Type: 02		Wood Frame			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 05		Sus-Ceil & WL			
Rooms/Prtns: 02		Average			
Wall Height: 12.00					
% Conn Wall: 3231					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
3230	SHOPNGCTR M94	100
		0
		0

COST / MARKET VALUATION

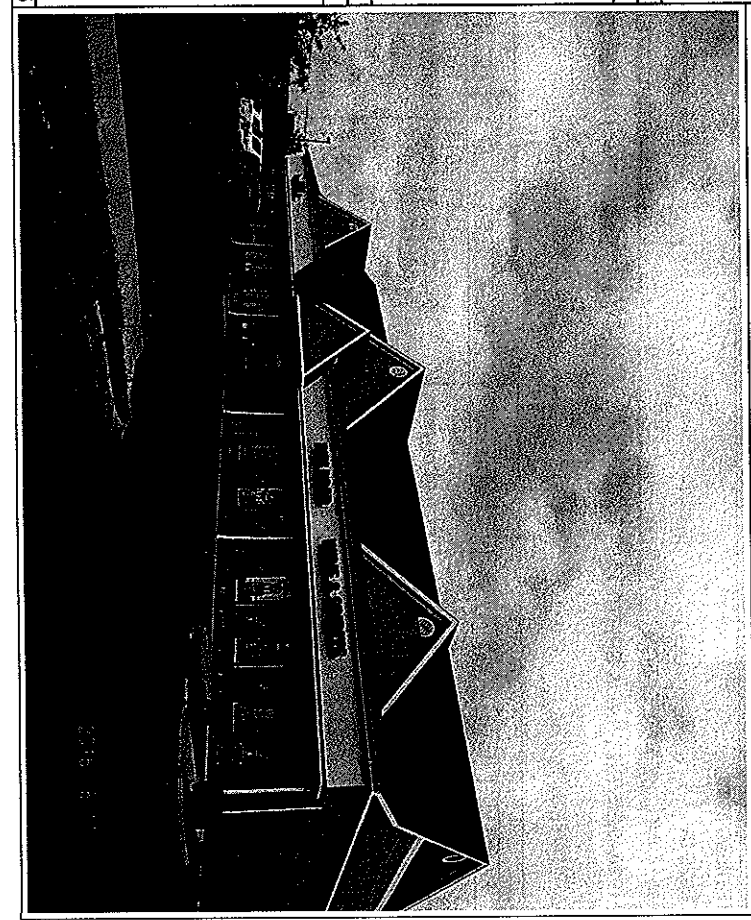
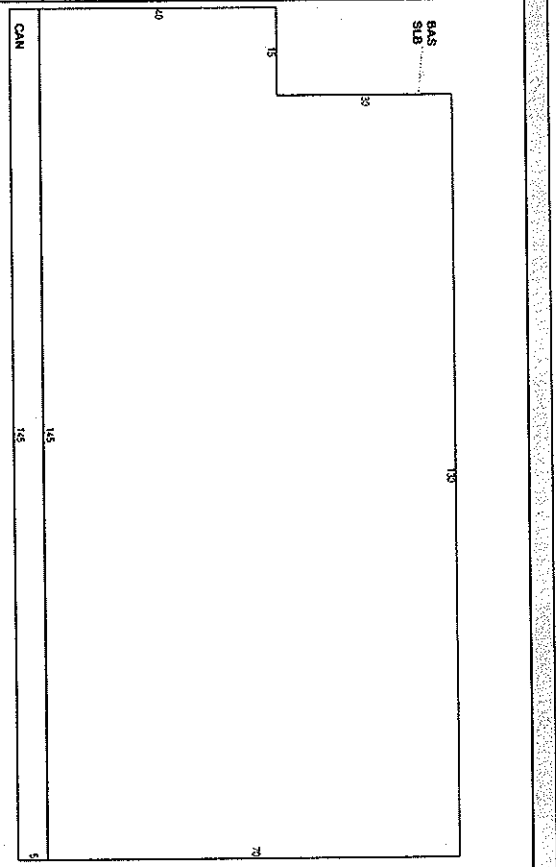
RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment

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

Code	Description	L/B	Units	Unit Price	Yr Bld	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	9,900	3.00	2005	E		90	C	1.00	26,700
MEZ2	Mezz Finished	B	153	15.00	2005			84		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	9,700	9,700	9,700	83.45	809,504
CAN	Canopy	0	725	145	16.69	12,101
SLB	Slab	0	9,700	0	0.00	0
Ttl Gross Liv / Lease Area		9,700	20,125	9,845		821,605



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)			
Level	Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	Year	Code	Assessed	
1				COM LAND	2-1	1,146,000	802,200	2020	2-1	811,100	
				COM BLDG	2-2	1,938,500	1,356,900	2020	2-2	1,103,300	
SUPPLEMENTAL DATA						WALLINGFORD, CT					
Alt Prci ID 037002003						6148					
Census: 1754						VISION					
Old MBLU											
TC MAP #											
Record Lot											
GIS ID 14833											

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed				
IVES ROAD LLC	1131	1157	11-14-2003	U	I	1,100,000	7	2021	2-1	802,200	2020	2-1	811,100				
ST HILAIRE'S REALTY	0550	0817	07-24-1985			0			2-2	1,356,900		2-2	1,103,300				
TOTAL											2159100	TOTAL		2159100	TOTAL		2000000

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

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
R51		B	Tracing	

NOTES		Amount	Insp Date	% Comp	Date Comp	Comments
BUILDING PERMIT RECORD						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp
APPRAISED VALUE SUMMARY						
Appraised Bldg. Value (Card)		1,814,300				
Appraised X' (B) Value (Bldg)		1,900				
Appraised Ob (B) Value (Bldg)		122,300				
Appraised Land Value (Bldg)		1,146,000				
Special Land Value		0				
Total Appraised Parcel Value		3,084,500				
Valuation Method		C				

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

LAND LINE VALUATION SECTION																						
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value							
2	3230	SHOPNGCTR M	RF4		0.000	AC	0	1.00000	0	1.00	1.000		0	0	0							
TOTAL CARD LAND UNITS															0.000	AC	Parcel Total Land Area:		3.3300	Total Land Value		1,146,000

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 321		Retail Strip			
Model: 94		Commercial			
Grade: C+					
Stories: 1					
Occupancy: 5.00					
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 19		Brick Veneer			
Roof Structure: 03		Gable			
Roof Cover: 03		Asphalt			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 20		Laminate			
Interior Floor 1: 11		Ceram Clay Tl			
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 02		Heat Pump			
AC Type: 02		SHOPNGCTR M94			
Bldg Use: 3230					
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 01		Heat/AC Pkgs			
Heat/AC: 02		Wood Frame			
Frame Type: 05		Average			
Baths/Plumbing: 02		Sus-Ceill & WL			
Ceiling/Wall: 02		Average			
Rooms/Prtns: 12.00					
Wall Height: 12.00					
% Conn Wall: 3231					
1st Floor Use:					

COST / MARKET VALUATION

RCN 679,985

Year Built 2004

Effective Year Built A

Remodel Rating 16

Year Remodeled 0

Depreciation % 0

Functional Obsol 0

External Obsol 1

Trend Factor 84

Condition % 571,200

Percent Good RCMND

Dep % Ovr

Dep Ovr Comment

Misc Imp Ovr

Misc Imp Ovr Comment

Cost to Cure Ovr

Cost to Cure Ovr Comment

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

Code	Description	VB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV/1	Paving-Asphalt	L	9,600	3.00	2005	E		90	C	1.00	25,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Est Area	Unit Cost	Undeprc Value
BAS	First Floor	7,700	7,700	7,700	87.07	670,408
CAN	Canopy	0	550	110	17.41	9,577
SLB	Slab	0	7,700	0	0.00	0
Ttl Gross Liv / Lease Area		7,700	15,950	7,810		679,985

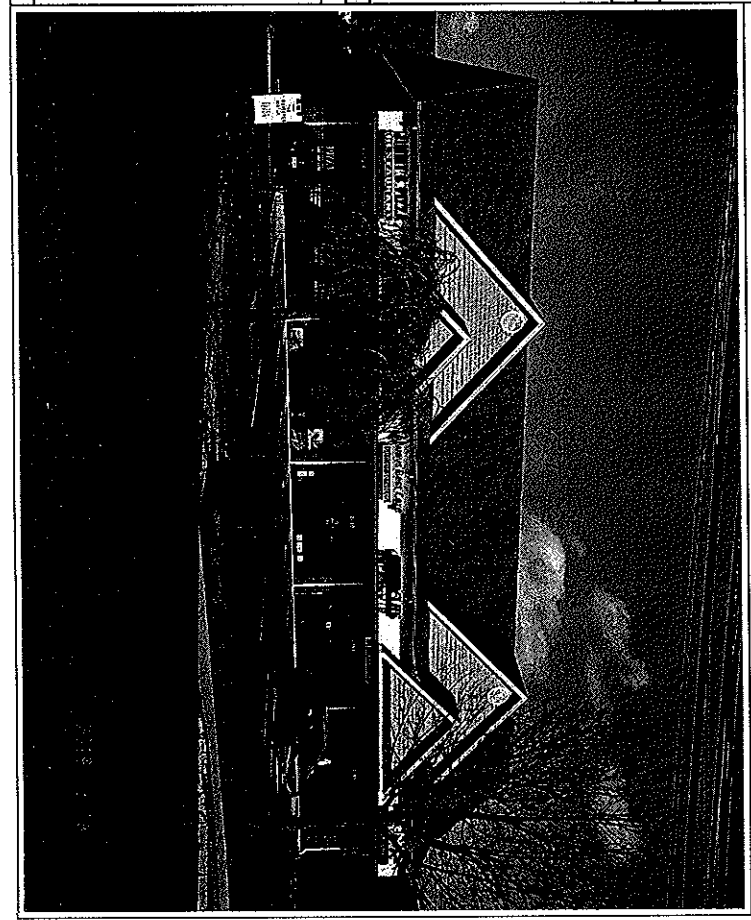
Interior Floor - Leasehold Improvements

Permit 121958 - Leasehold Improvement

Permit 131963 - Leasehold Improvement

BAS
SLB
CAN

112
112
5



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)			
Level	Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	Year	Code	Assessed	
1				COM LAND	2-1	1,146,000	802,200	2020	2-1	811,100	
				COM BLDG	2-2	1,938,500	1,356,900	2020	2-2	1,103,300	
SUPPLEMENTAL DATA						WALLINGFORD, CT		VISION			
Alt Prcl ID 037002003 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 14833						P/Z MAP # 05-07/03-39 ENG MAP 0-1341 Easement Town Line IND PARK Assoc Pld#		Total 3,084,500 2,159,100 2019 2020 2021			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	OTHER ASSESSMENTS	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Comm Int
		1131	1157	11-14-2003	U	1	1,100,000	7	2021
		0550	0817	07-24-1985			0		2-2
Total		0.00				2159100		2159100	

EXEMPTIONS		Year	Code	Description	Amount	Code	Description	Number	Amount
Total		0.00							

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	B	Tracing	Batch	
Total		0.00					

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Total Appraised Parcel Value						3,084,500					

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
Total		1,814,300	1,900	122,300	1,146,000	0	3,084,500

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
B	3230	SHOPNGCTR M	RF4			0.0000	AC	0	1.000000	0	1.00	1.000		0	0	0
Total Card Land Units		0.0000		AC		Parcel Total Land Area: 3.3300		Total Land Value		1,146,000						

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 301		Restaurant			
Model: 94		Commercial			
Grade: C					
Stories: 1					
Occupancy: 1.00					
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 05		Drywall			
Interior Wall 1: 06		Cust Wd Panel			
Interior Wall 2: 11		Ceram Clay Ttl			
Interior Floor 1: 14		Carpet			
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 02		Heat Pump			
AC Type: 02		REST/CLUBS M94			
Bldg Use: 3260					
Total Rooms: 00					
Total Bedrooms: 0					
Total Baths: 01		Heat/AC Pkgs			
Heat/AC: 02		Wood Frame			
Frame Type: 02		Average			
Baths/Plumbing: 05		Sus-Ceil & WL			
Ceiling/Wall: 02		Average			
Rooms/Prtns: 16.00					
Wall Height: 3222					
% Comm Wall: 0					
1st Floor Use: 0					

MIXED USE

Code	Description	Percentage
3230	SHOPNGCTR M94	100
		0
		0

COST / MARKET VALUATION

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

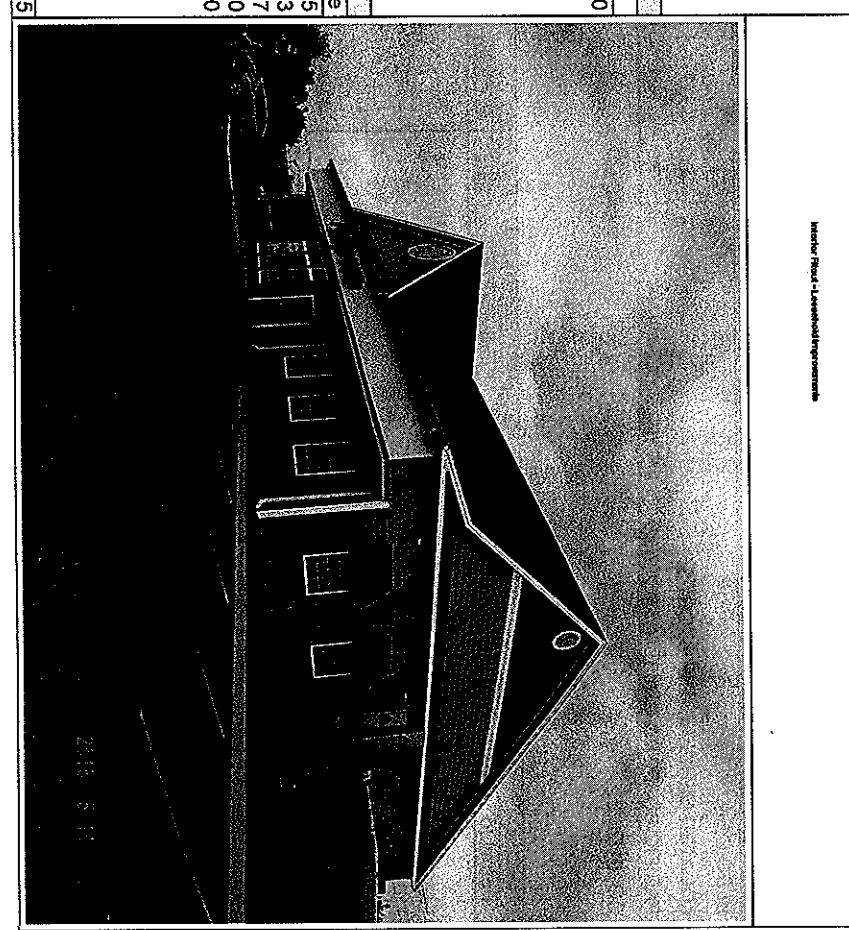
OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bld	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	25,800	3.00	2005	E		90	C	1.00	69,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
BAS	First Floor	6,510	6,510	6,510	98.54	641,495
CAN	Canopy	0	365	73	19.71	7,193
FEP	Porch, Enclosed	0	100	50	49.27	4,927
PTO	Patio	0	480	48	9.85	4,730
SLB	Slab	0	6,510	0	0.00	0
Ttl Gross Liv / Lease Area		6,510	13,965	6,681		658,345

BAS	SLB	CAN	FEP	PTO
37	6	20	6	36





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. 2020-058 APPLICATION

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

19 FEB 21 AM 11:54
WLFD ASSESSOR

HEARING DATE: _____

Property Owner:
ROBERT & STEPHANIE STACY
Name of property Owner
57 CIRCLE DR.
Mailing Address
WALLINGFORD, CT 06492
City, State, Zip
203-687-1924 / 203-530-4569
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.)

ROBERT E. STACY 2/16/2021
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: 57 CIRCLE DRIVE, WALLINGFORD, CT
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: S0001320 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? : \$ 214,000

Briefly state the basis of the Appeal: Inaccurate revaluation starting point.

The assessment for 2019 Grand list was based off of work permits that suggested house was gutted according to initial assessors office. This was not correct.

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.

Appeals to the Wallingford Board of Assessment Appeals

General Instructions

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

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

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

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

APPEALS PROCEDURE

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

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

Connecticut General Statutes

Section

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

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

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

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

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 01		Ranch			
Model: 01		Residential			
Grade: C		1 Story			
Stories: 1					
Occupancy: 1					
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2					
Roof Structure: 03		Gable			
Roof Cover: 03		Asphalt			
Interior Wall 1: 05		Drywall			
Interior Wall 2					
Interior Flr 1: 14		Carpet			
Interior Flr 2: 20		Laminate			
Heat Fuel: 03		Gas			
Heat Type: 04		Forced Air-Duc			
AC Type: 03		Central			
Total Bedrooms: 04		4 Bedrooms			
Total Bthrms: 2					
Total Half Baths: 0					
Total Xtra Fixts: 7		7 Rooms			
Total Rooms: 7		Modern			
Bath Style: 03		Above Average			
Kitchen Style: 03					
Whirlpool Tub					
Fireplaces					

CONDO DATA			
Parcel Id	Cd	B	SI
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

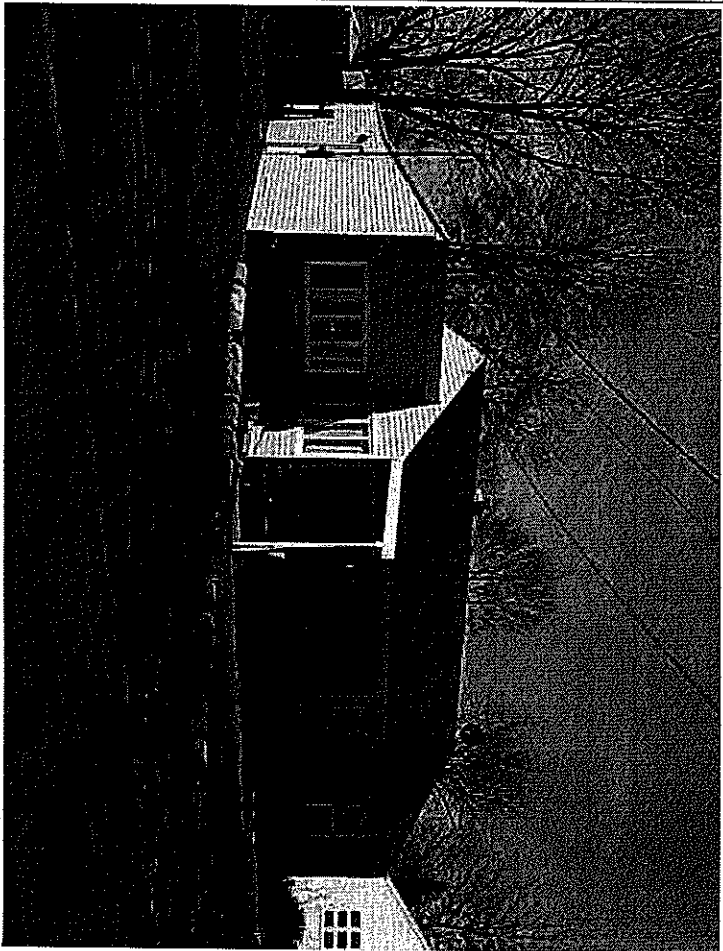
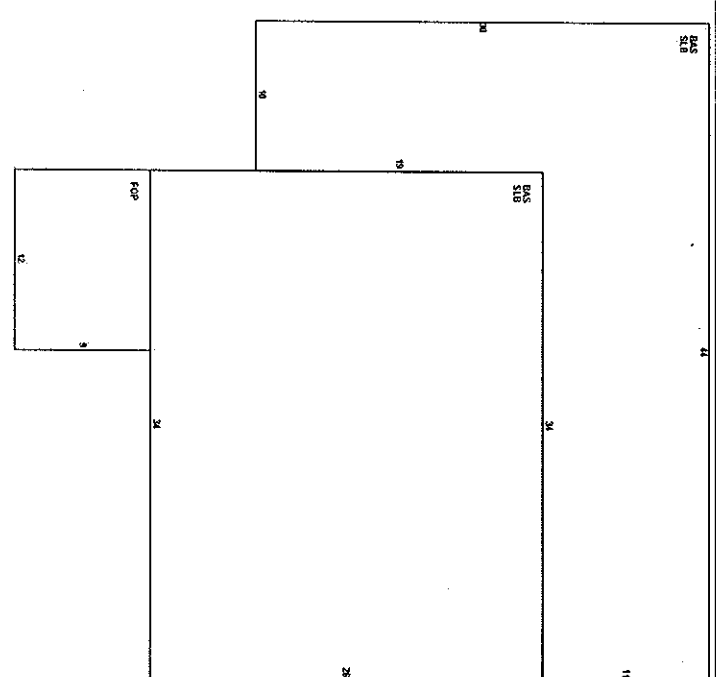
Building Value New	168,964
Year Built	1952
Effective Year Built	
Depreciation Code	G
Remodel Rating	MJ
Year Remodeled	2018
Depreciation %	13
Functional Obsol	5
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	82
RCNLD	138,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	288	13.00	1981		A	50	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION

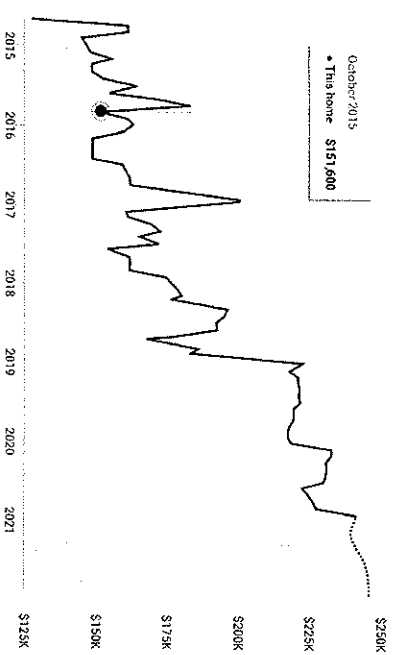
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
BAS	First Floor	1,558	1,558	1,558	100.61	156,750
FOP	Porch, Open	0	108	22	20.49	2,213
SLB	Slab	0	1,558	0	0.00	0
Ttl Gross Liv / Lease Area		1,558	3,224	1,580		158,963



57 Circle Dr

Home Value for 57 Circle Dr

57 Circle Dr is likely to appreciate by 2% in the next year, based on the latest home price index. In the last 6 years, this home has increased its value by 89%.



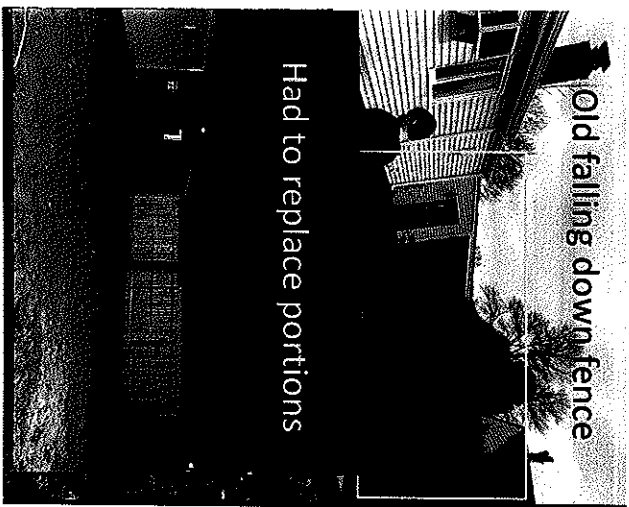
Year	Taxes	Land	Address	Total assessment		
2020	\$4,568	\$62,400	+	\$66,900	=	\$149,300
2019	\$4,938	\$62,400	+	\$66,900	=	\$149,300
2018	\$3,537	\$62,400	+	\$61,100	=	\$123,300
2017	\$3,926	\$62,400	+	\$61,100	=	\$123,300
2016	\$3,444	\$62,400	+	\$61,100	=	\$123,300
2015	\$3,316	\$62,400	+	\$58,300	=	\$122,700
2013	\$3,165	\$62,400	+	\$38,300	=	\$122,700
2006	\$2,583	\$53,440	+	\$44,689	=	\$120,120
2005	\$2,075	\$33,300	+	\$44,700	=	\$78,000
2004	\$1,989	\$33,300	+	\$44,700	=	\$78,000
2003	\$1,988	\$33,300	+	\$44,700	=	\$78,000

Surrounding similar properties

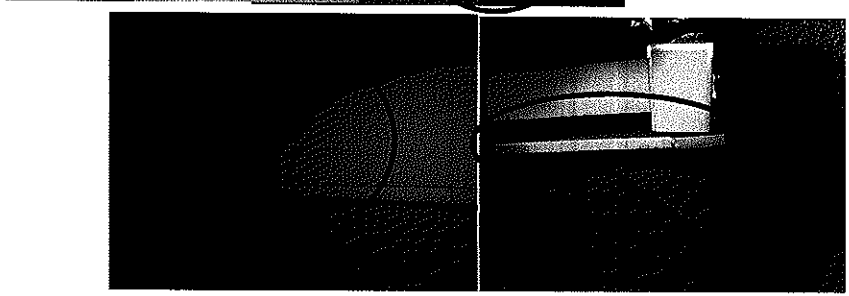
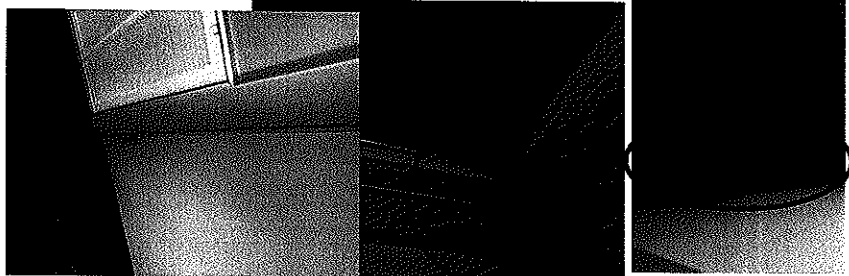
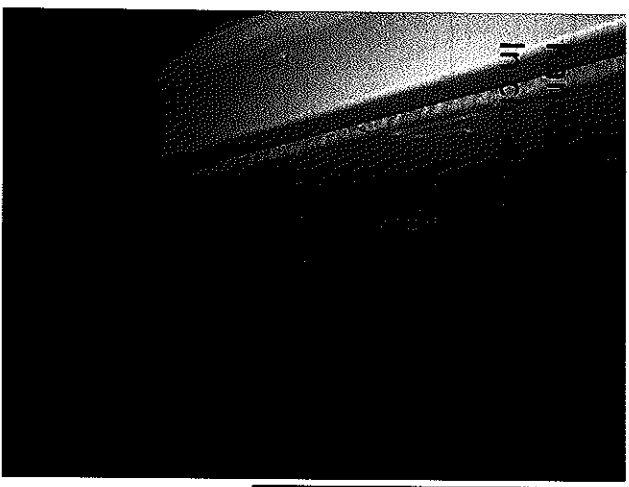
Address	Price	Squ ft	Bed/bath	Tax assessment
74 Circle	215,559	1318	4/2	118,700
19 Circle	224,262	1560	4/2	122,300
44 Circle	265,480	1846	4/2	155,200
9 Circle	251,046	1750	3/2	141,500
15 Hill Side Ln	251,906	1595	4/2	141,100

****All pictures in this power point were decreased in size, they all can be blown Up by clicking on the picture, then selecting a corner and dragging outward.**

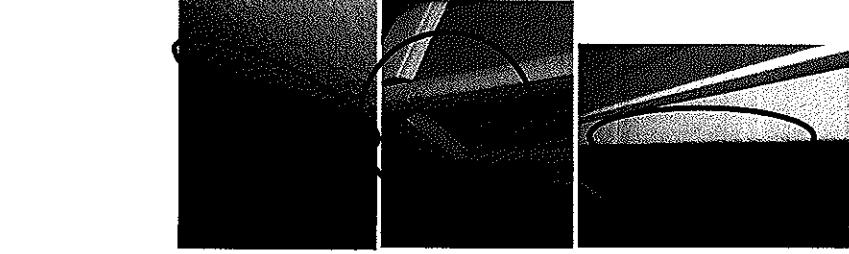
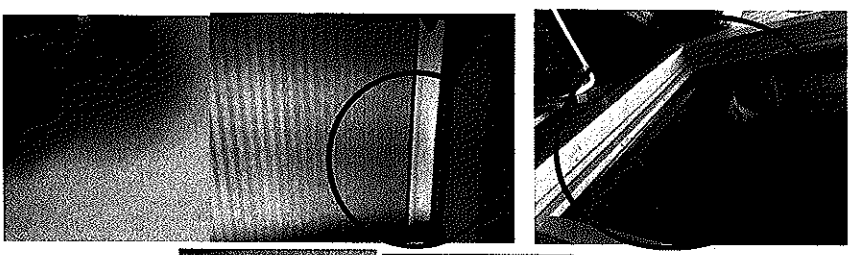
Pictures can be expanded for a more detailed view



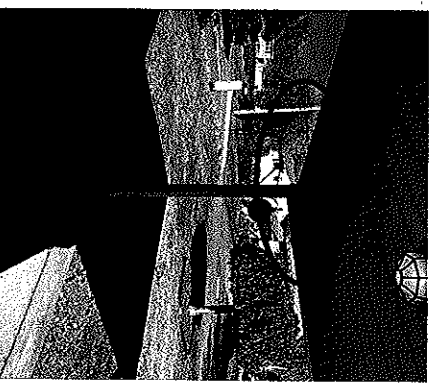
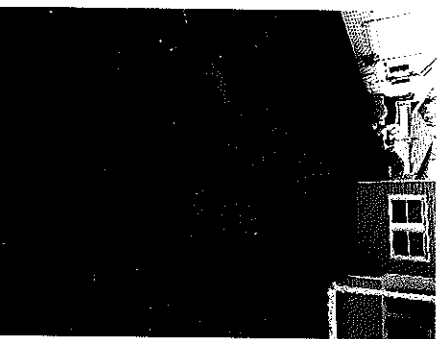
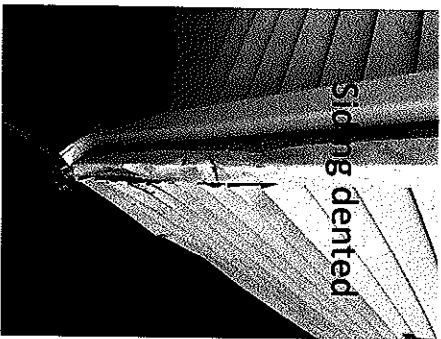
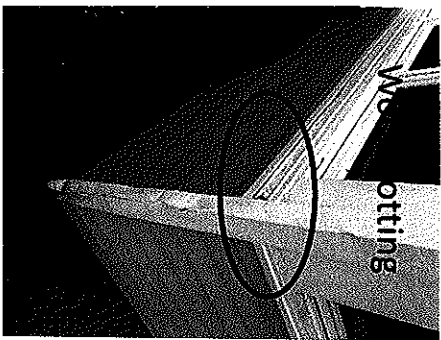
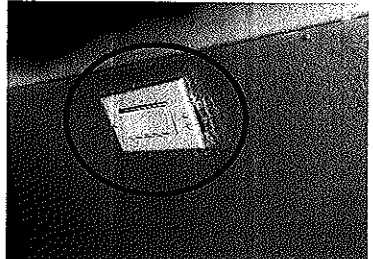
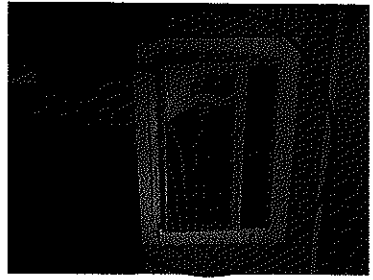
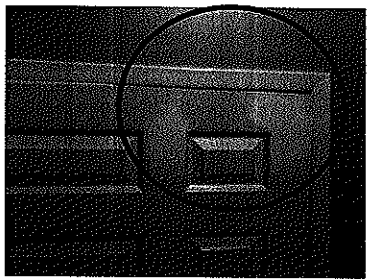
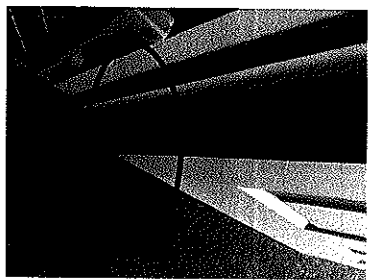
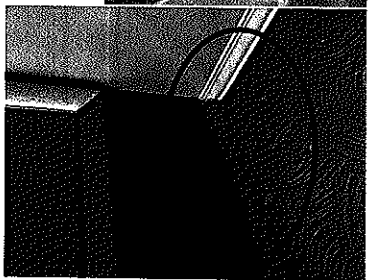
Had to replace portions



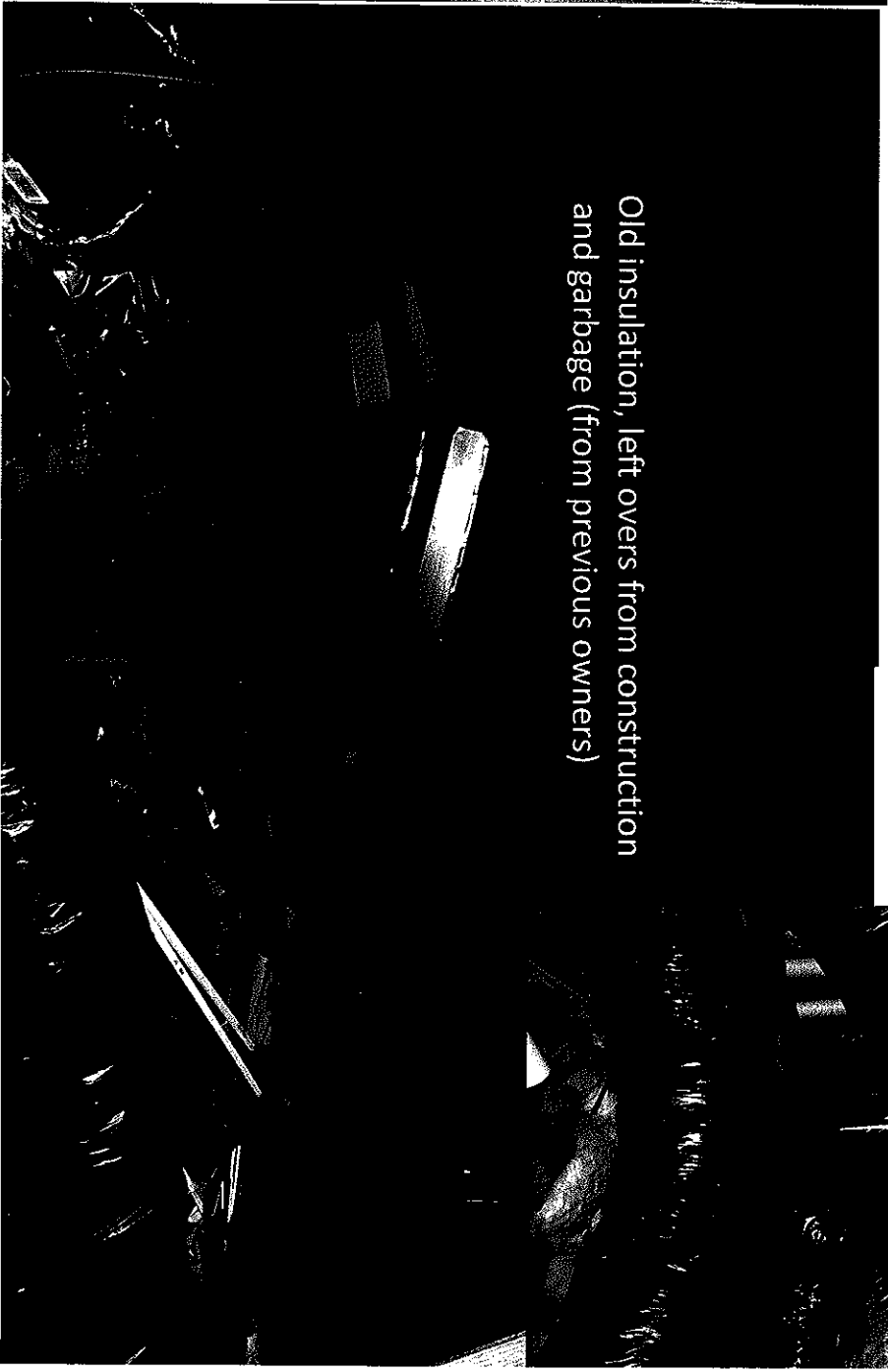
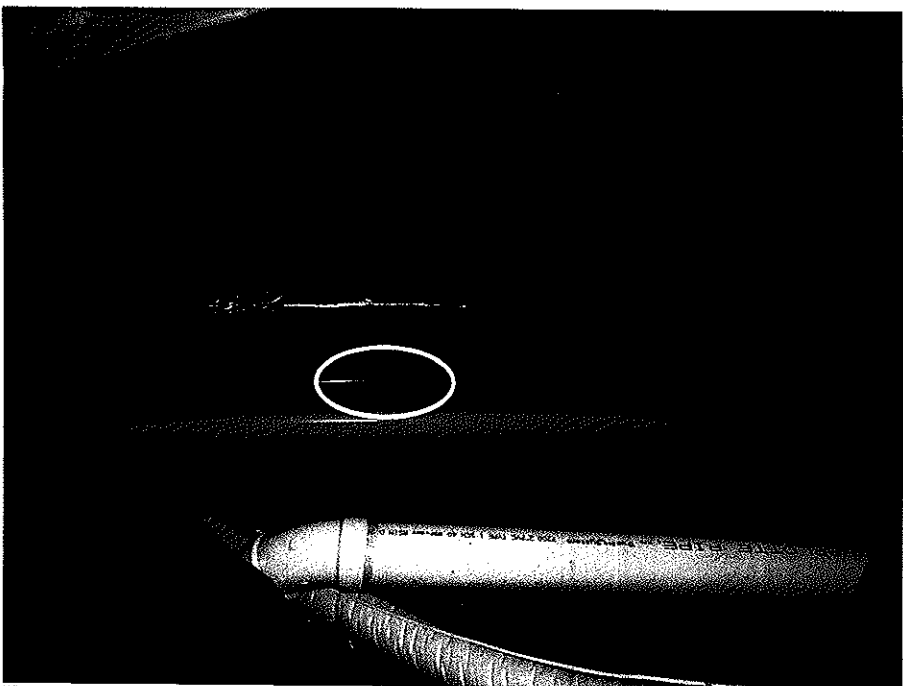
Various modeling issues (old)
So dry wall wasn't replaced



Old cracking doors to rotting wood picts (random)

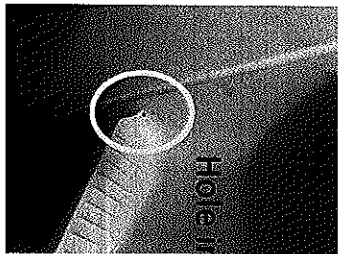
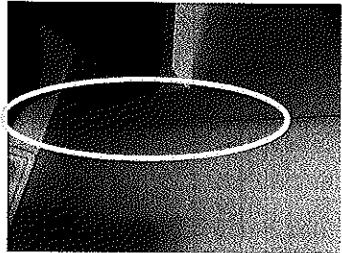
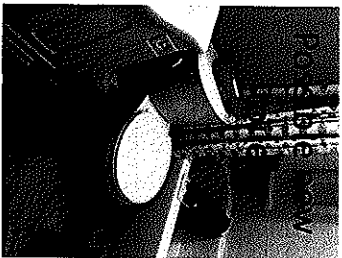
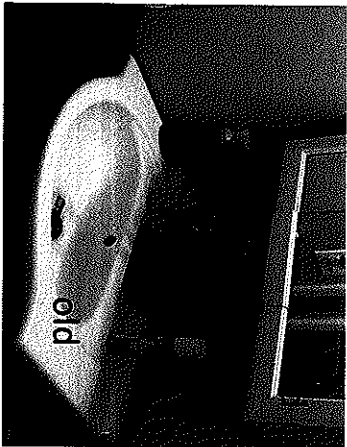
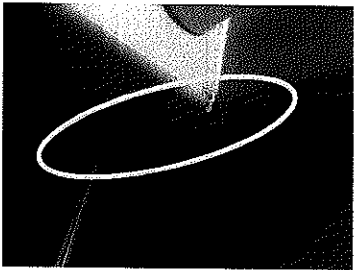
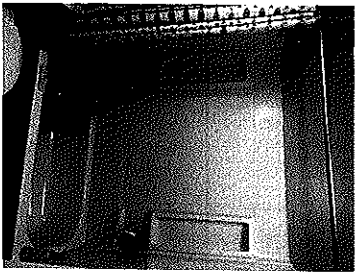


Attic

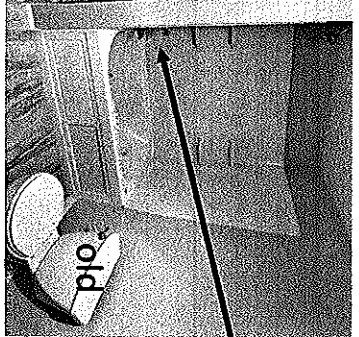
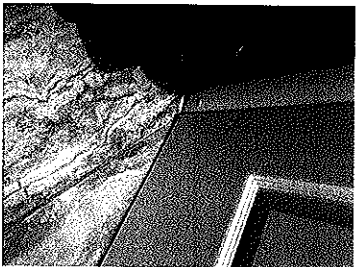
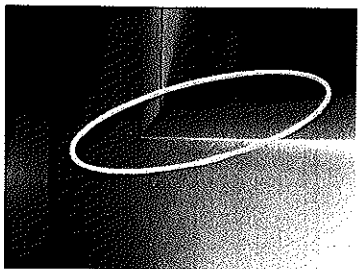
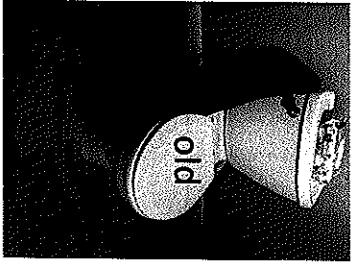


Old insulation, left overs from construction and garbage (from previous owners)

Bathrooms not updated



Hole in wall

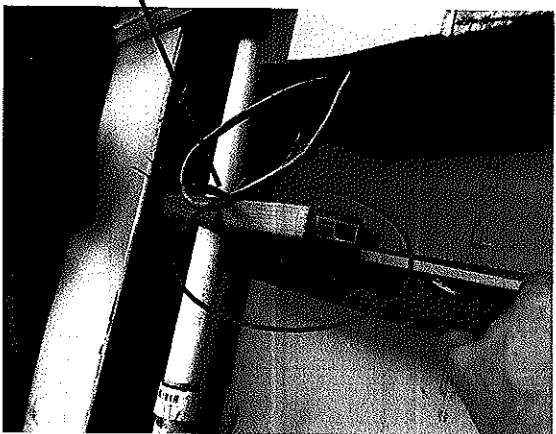
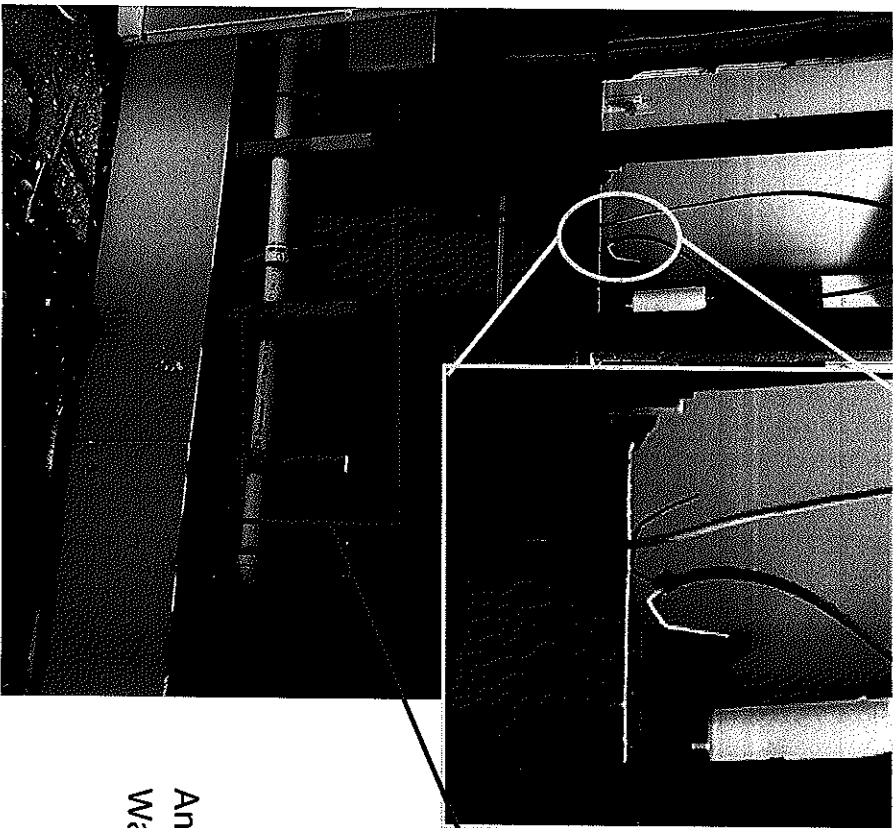


Old, faucets and shower head

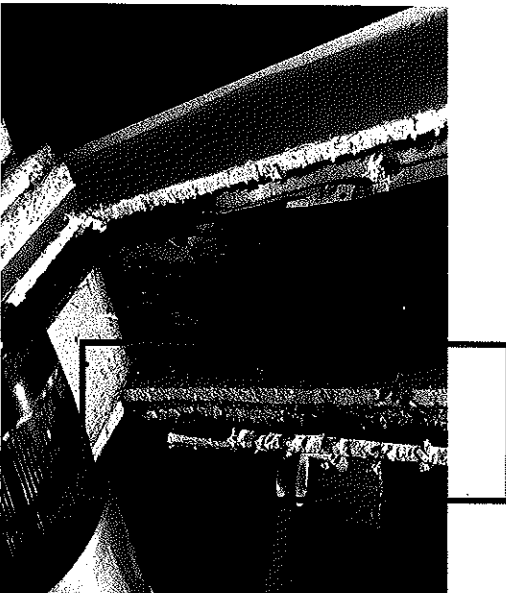
Cover needed velcro
To stay closed

Possibly new

Hit a live wire when hanging a shelf in the kitchen, ended up opening up the wall

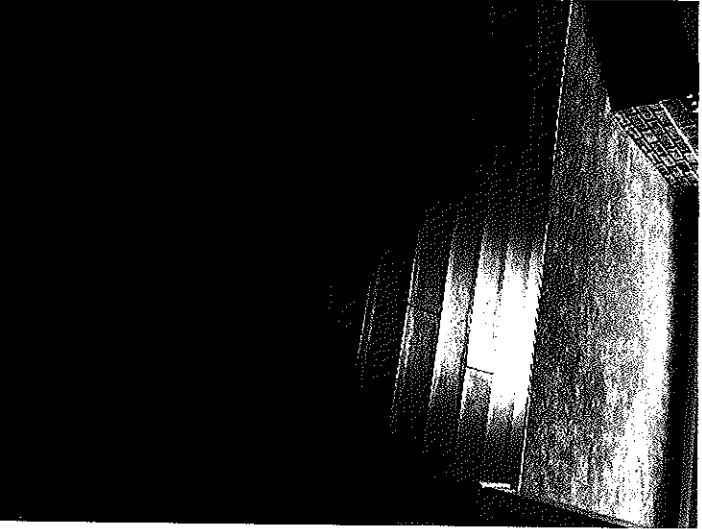


Any dry wall added to living room
Was added over older dry wall



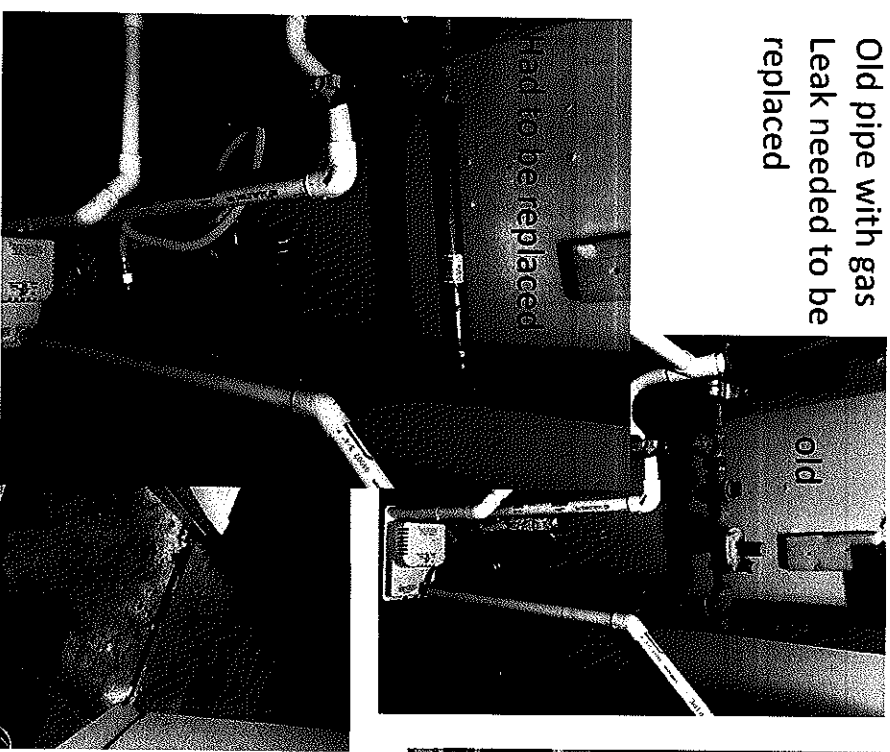
Wall studs were not supporting
anything just hanging

Other electrical/gas/window issues

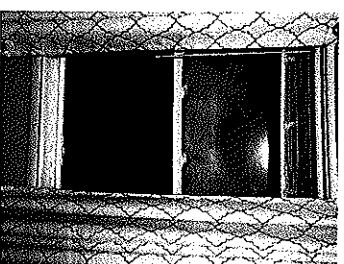


Water damaged flooring at closing

Old pipe with gas
Leak needed to be
replaced



Popped window



Old bad wiring found
when changing out outlet, no ground,
No junction box in attic, just electrical
Taped.

No thresholds



Inspection report 57 Circle Dr

NOTE: NOT FOR THIRD PARTY USE! THE INSPECTION COMPANY HAS NO LIABILITY TO PARTIES OTHER THAN THOSE CONTRACTED WITH & WHICH PAID FOR SERVICES

NOT APPLICABLE
INACCESSIBLE
OK-No defect seen
ITEMS

MARGINAL
UNSATISFACTORY
SAFETY CONCERN

ONLY CIRCLED
COMMENTS APPLY



EXTERIOR

STRUCTURE-2
ELECTRIC-3
PLUMBING-4
BATHS-5

ITEMS
ADDITIONAL
COMMENTS

- A Root wood
- B covering/flash
- C penetrations
- D flatness
- E Chimney # 1
- F Chimney # 2
- G Chimney # 3
- H Rain gutters
- I down spout
- J Storm windows
- K Basmtl. windows
- L Windows wells
- M Deck/balcony
- N Front porch
- O Steps/landing/skyp
- P Hand/guard rails
- Q Sliding firm
- R Grading/site drain
- S Trees/shrubs/veg
- T Garage door/stop
- U Drive walkways
- V Retain wall structure
- W Water drain

- Shingle replacement likelihood within 5 years is:
High Moderate Low but may need patching before.
- Sewer vent pipe roof boot flashing needs replacement.
- Ailing signs observed: stone loss curling cracking.
- Chimney: point crown
- Fastening: seal to chimney / reflash (tarred/wormhissing).
- Chimney: Brick# Block# Metal# Stone#
- Sullies require reattaching and/or maintenance.
- Downspout should shed water farther from foundation.
- Bend drip edge out or flash behind so water enters gutter.
- Storm windows not operated; if difficult, try lubricating.
- Weep holes needed in storm windows; see page 8-S.
- Wood decay in basement window frame; repair/replace.
- Bolt / flash deck to house. Seal wood with a colored sealant.
- Lint hangers needed; add proper nails.
- Seal or flash between house and deck porch; see page 8-S.
- Protect deck porch wood from sun with colored sealant.
- Wood decay in stairs; rehaul/dreg/replace.
- Handrail needs to be grabable. Guard openings to have self-closing gates.
- Regrade/retain/stocked water away; avoid cracks water entry.
- Add a swale 10'
- Trees, shrubs, vines, need to be pulled back from house.
- Persistence toward stop of spot for high being 5-10'
- Safety railing on porch; install side garage door; guard
- Drive has cracks; shingles; driveway; gutter; water drain

Service to brick chimney.

EXTERIOR

PAGES

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ITEMS

MARGINAL
UNSATISFACTORY
SAFETY CONCERN

ONLY CIRCLED
COMMENTS APPLY



A	<input type="checkbox"/>	Attic venting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Increase attic ventilation to avoid roof/shingle damage.
B	<input type="checkbox"/>	Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adjust insulation: 1" inch gap to roof & add/repair soffits.
C	<input type="checkbox"/>	Water leaks	<input type="checkbox"/>	<input type="checkbox"/>	Water stains around chimney; not wet; check correct flashing.
D	<input type="checkbox"/>	Door/Jan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Door/Jan: add winter cover/ weatherstrip/ fit better/ add latch.
E	<input type="checkbox"/>	Fireplace/stove	<input type="checkbox"/>	<input type="checkbox"/>	Flue not visible, have inspected; repair/rebuild as needed.
F	<input type="checkbox"/>	Hearth/damper	<input type="checkbox"/>	<input type="checkbox"/>	For insurance and safety reasons, obtain a permit for a stove.
G	<input type="checkbox"/>	pipe/trimble	<input type="checkbox"/>	<input type="checkbox"/>	Damper repair, Pipe damaged; replace. Trimble not seen.
H	<input type="checkbox"/>	firebox	<input type="checkbox"/>	<input type="checkbox"/>	Firebox: point / repair / replace. Seal hearth to fireplace.
I	<input type="checkbox"/>	Callings	<input type="checkbox"/>	<input type="checkbox"/>	Cracks in ceilings/walls typical of this type house; repair.
J	<input type="checkbox"/>	Walls	<input type="checkbox"/>	<input type="checkbox"/>	Peeling ceiling/wall paint; if continues, wallboard over.
K	<input type="checkbox"/>	Floors	<input type="checkbox"/>	<input type="checkbox"/>	Uneven floors typical in this age house.
L	<input type="checkbox"/>	Door fit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Some doors require adjusting/trimming to fit frames.
M	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stair treads not secured; correct stringer and/or rail.
N	<input type="checkbox"/>	railing/guards	<input type="checkbox"/>	<input type="checkbox"/>	Railings missing on 2nd floor; correct railing for safety.
O	<input type="checkbox"/>	lph/dia	<input type="checkbox"/>	<input type="checkbox"/>	Stairs: railing; correct railing for safety.
P	<input type="checkbox"/>	Smoke/CO alarm	<input type="checkbox"/>	<input type="checkbox"/>	Smoke/CO alarm: correct stringer and/or rail.
Q	<input type="checkbox"/>	Exterior doors	<input type="checkbox"/>	<input type="checkbox"/>	Exterior doors: correct railing for safety.
R	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input type="checkbox"/>	Weatherstripping: adjust strike; correct railing for safety.
S	<input type="checkbox"/>	Skylights	<input type="checkbox"/>	<input type="checkbox"/>	Repair window frame; correct railing for safety.

INTERIOR

ITEMS
 D - Repair or replace the
 attic stairs - not safe.
 2 - Various cosmetic work
 can be done.

Defects in attic

INTERIOR

PAGE 7

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INACCESSIBLE
OK-No defect seen
ITEMS

MARGINAL
UNSATISFACTORY
SAFETY CONCERN

ONLY CIRCLED
COMMENTS APPLY



BUILDING
EVALUATION
REPORT

REPAIR

ITEMS ADDITIONAL COMMENTS **BATHS**

* Repair the walls under the bath sink

A - Repair the junction

I - Repairing the wall

BATH #1

Tub/shower faucet Reseal tub/shower to wall / floor / wall corners.

Sink/faucet Seal/secure sink/countertop to wall, seal backsplash seam.

Toilet Toilet rocks; replace seal/secure; repair floor if damaged.

Ventilation Recommend power venting to outside, not into attic or soffit.

Water flow Water flow / drainage is slow at tub / sink / toilet.

Drainage Corrosion on drain pipes at sink, no leaks seen; replace.

Floor Leakage at sink / tub/shower controls; repair/replace.

BATH #2

Tub/shower faucet Reseal tub/shower to wall / floor / wall corners.

Sink/faucet Seal/secure sink/countertop to wall, seal backsplash seam.

Toilet Toilet rocks; replace seal/secure; repair floor if damaged.

Ventilation Recommend power venting to outside, not into attic or soffit.

Water flow Water flow / drainage is slow at tub / sink / toilet.

Drainage Corrosion on drain pipes at sink, no leaks seen; replace.

Floor Leakage at sink / tub/shower controls; repair/replace.

BATH #3

Tub/shower faucet Reseal tub/shower to wall / floor / wall corners.

Sink/faucet Seal/secure sink/countertop to wall, seal backsplash seam.

Toilet Toilet rocks; replace seal/secure; repair floor if damaged.

Ventilation Recommend power venting to outside, not into attic or soffit.

Water flow Water flow / drainage is slow at tub / sink / toilet.

Drainage Corrosion on drain pipes at sink, no leaks seen; replace.

Floor Leakage at sink / tub/shower controls; repair/replace.

BATH #4

Tub/shower faucet Reseal tub/shower to wall / floor / wall corners.

Sink/faucet Seal/secure sink/countertop to wall, seal backsplash seam.

Toilet Toilet rocks; replace seal/secure; repair floor if damaged.

Ventilation Recommend power venting to outside, not into attic or soffit.

Water flow Water flow / drainage is slow at tub / sink / toilet.

Drainage Corrosion on drain pipes at sink, no leaks seen; replace.

Floor Leakage at sink / tub/shower controls; repair/replace.

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INACCESSIBLE
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ITEMS

MARGINAL
UNSATISFACTORY
SAFETY CONCERN

ONLY CIRCLED
COMMENTS APPLY



Service

ELECTRIC

ADDITIONAL
COMMENTS

ITEMS

A Overcurrent*
circuit(s)
breakers
or fuses

B Main panel
Aluminum
branch wire

D Moisture
Junction box

F Wire routing

G Exterior
power entry

H Extension wire
Main ground

I Bond (busses)
plumbing
heat duct

L Gas pipe
Receptacles

M AEGIS
GFCIs

N GFCIs

O GFCIs

P GFCIs

Q GFCIs

R GFCIs

S GFCIs

T GFCIs

U GFCIs

HAZARD! Overcurrent circuits; correct immediately.
Circuit oversized # _____
Breaker size (Amp) _____
Max size for wire _____
Null wire circuit on same phase; may overload neutral.
Two wires at one breaker terminal; double-tapped; correct.
Cover opening in panel; breaker knockout is missing.
Wires entering panel; head clamps.
Screw(s) for cover; missing; improper type; correct.
Corrosion in panel; have electrician repair/replace as needed.
Cover junction boxes; attic / bsmt. /
Wire spliced not in box; install attic / bsmt. /
Secure loose wires; attic / bsmt. /
Terminate wires in box; attic / bsmt. /
Reveal wire; cable; at top of meter box; see page 3-5.
Riser cable; installed in open conduit; replace.
Protect exterior wires; install conduit; replace.
House or exterior ground clamp; require capling.
Bonding wire needed to aluminum; replace with 6-3-5.
Add ground jumper; one/wire; metal; pipe; water/water
treatment device; / pressure relief; air.
Gas pipe; metal; pipe; water/water
treatment device; / pressure relief; air.

Handwritten notes and signatures in the bottom section of the page.

ELECTRIC

PLUMBING

PLUMBING-4

PLUMBING-3

STRUCTURE-2

ELECTRIC-2

PLUMBING-4

PLUMBING-3

STRUCTURE-2

ELECTRIC-2

PLUMBING-4

PLUMBING-3

STRUCTURE-2

ELECTRIC-2

PLUMBING-4

PLUMBING-3

STRUCTURE-2

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STRUCTURE-2

ELECTRIC-2

PLUMBING-4

PLUMBING-3

STRUCTURE-2

ELECTRIC-2

PLUMBING-4

PLUMBING-3

STRUCTURE-2

ELECTRIC-2

PLUMBING-4

PLUMBING-3

STRUCTURE-2

ELECTRIC-2

PLUMBING-4

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STRUCTURE-2

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ELECTRIC-2

PLUMBING-4

PLUMBING-3

STRUCTURE-2

ELECTRIC-2

PLUMBING-4

PLUMBING-3

STRUCTURE-2

ELECTRIC-2

PLUMBING-4

</

NOTE: NOT FOR THIRD PARTY USE! THE INSPECTION COMPANY HAS NO LIABILITY TO PARTIES OTHER THAN THOSE CONTRACTED WITH & WHICH PAID FOR SERVICES

NOT APPLICABLE
INACCESSIBLE
OK - No detail seen
ITEMS

MARGINAL
UNSATISFACTORY
SAFETY CONCERN

ONLY CIRCLED
COMMENTS APPLY



Service

PLUMBING

ITEMS ADDITIONAL COMMENTS

* Service / replace the faucet.

D - Fasten the older

E - Service the garbage

3 - Service the loose

3 - plumbing below the

sink

- A Dishwasher
- B Stove/Top
- C Oven
- D Refrigerator
- E Kitchen sink
- F Garbage disp.
- G Kitchen cabinets
- H Microwave
- I Countertop
- J Trash compact
- K Vent hood
- L Water pipes
- M Water pump
- N Tank
- O Tank pres. relief
- P Drainage
- Q Drain pipe
- R Cross connection
- S Cross connection
- T Cross connection
- U Cross connection
- V Cross connection

Older pipe valves

Appliances are checked for basic operation only. Oven can tip forward; add safety strap to prevent. Corrosion on sink drain pipes; no leaks seen; replace. Sprayer on kitchen sink did not operate correctly. Leakage at sink spigot or control(s); repair/replace. Add a service/kill switch for the garbage disposal. Cabinets are old and worn; damage below kitchen sink. Microwave did function for heat a container of water. Seal between countertop and backsplash/wall. Countertop worn, scratched, nicked, delaminated. Countertop 25 / 50 / 75 % obstructed from view. Corrosion/leakage on water pipe(s); replace affected ones. Functional water flow is low, with two fixtures on, flow drops; may need to replace pipes in house and/or to street. Potential freezing of water pipes in bsmt / crawl. Submersible pump in well; unable to inspect. Cycle time too frequent; tank waterlogged; replace tank. Tank is old and has corrosion; replace. Pressure relief valve at water tank not observed; install. Gurgling drain; improper venting; may need to replace; likely obstructed with corrosion or waste buildup. Corrosion/leakage on drain pipe(s); replace affected ones. Drain pipes at roof; pipes to open; pipes. Cross connection; pipes. Cross connection; pipes.

- W Distribution water pipe
- X Water supply pipe
- Y Waste vent pipe
- Z Waste vent pipe

Waste vent pipes

SYSTEM NOTES: Waste vent pipes

STRUCTURE-2 ELECTRIC-3 PLUMBING-4 BATHS-5

NOTE: NOT FOR THIRD PARTY USE! THE INSPECTION COMPANY HAS NO LIABILITY TO PARTIES OTHER THAN THOSE CONTRACTED WITH & WHICH PAID FOR SERVICES

NOT APPLICABLE
UNACCESSIBLE
OK-NO DEFECT SEEN
ITEMS

MARGINAL
UNSATISFACTORY
SAFETY CONCERN

ONLY CIRCLED
COMMENTS APPLY



BUILDING
EVALUATION
REPORT

HEATING/COOL

ADDITIONAL
COMMENTS

ITEMS

Newer furnace

Ask heating contractor
if the furnace room can
be 100% sealed. Also
the pipe is open to attic.

if Newer A.C. - HAS
been changed.

- Heating syst. *
- Flue pipe/thimble
- " circulator(s)
- heat exchng
- relief valve
- distribution
- Asbestos
- Hot water heater
- Tankless
- Pressure relief valve
- Pressure relief valve drain pipe
- Relief valve is / was leaking; replace.
- Pipes/boiler insulation probably contains asbestos which can be HAZARDOUS if damaged or disturbed.
- Asbestos on heating pipes/furnace; cover/remove properly.
- Temperature drop in
- AC/FHP not for too cold or down or risk of damaging unit.
- inside / outside / coils / fan / dirty / noisy / cracked.
- Portable conditioners NOT inspected.
- Insulation on refrigeration units and mechanical devices.
- Air duct insulation; detail and materials.
- Radiant heaters have limited capacity; especially with age; availability of hot water may be low.
- Alter with water temp. settings.
- Hot water is too hot/cheap.
- Pressure relief valve drain pipe missing / too short / too small diameter.
- Relief valve is / was leaking; replace.
- Water tank with opening; check for leaks.
- CAUTION! avoid repair; check for leaks.
- coils; diffusers; etc.

- A/C heat pump
- outside unit
- coils/fans
- ducts/insulation
- rating line insulat.
- vents near
- Hot water heater
- Tankless
- Pressure relief valve
- Pressure relief valve drain pipe
- Relief valve is / was leaking; replace.
- Water tank with opening; check for leaks.
- CAUTION! avoid repair; check for leaks.
- coils; diffusers; etc.

Each room heat

Various

Pressure relief valve

Pressure relief valve drain pipe

Relief valve is / was leaking; replace.

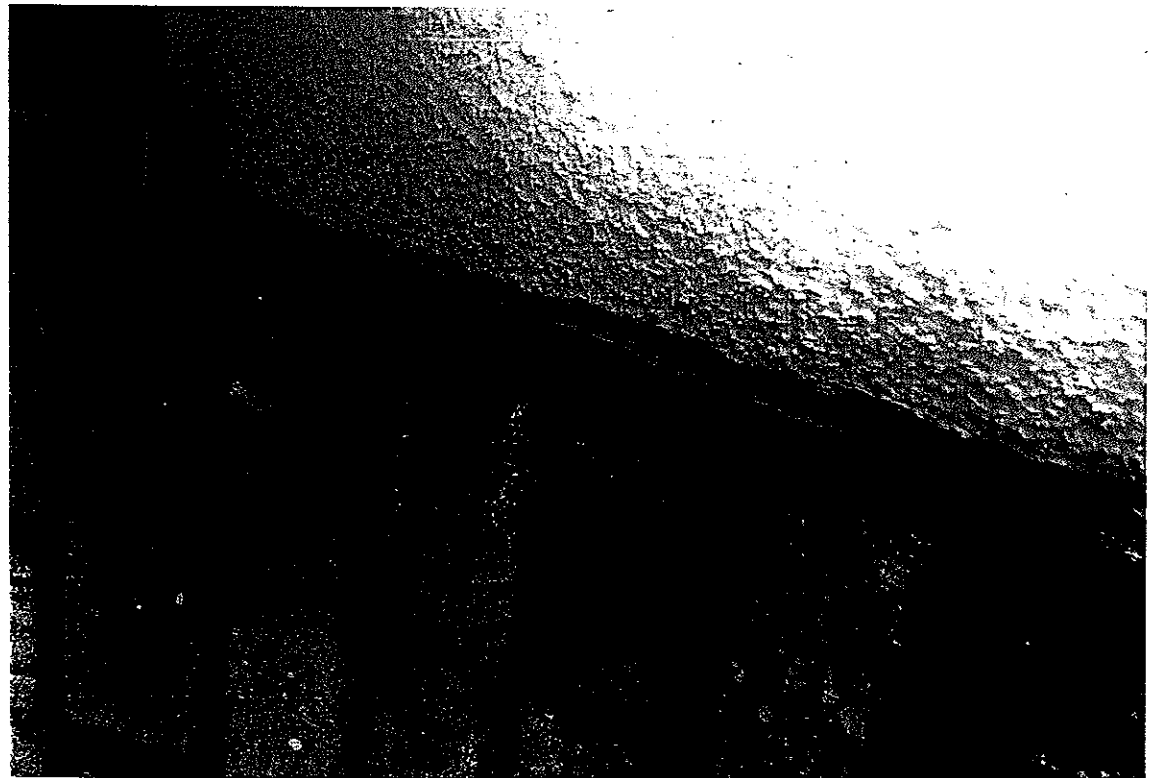
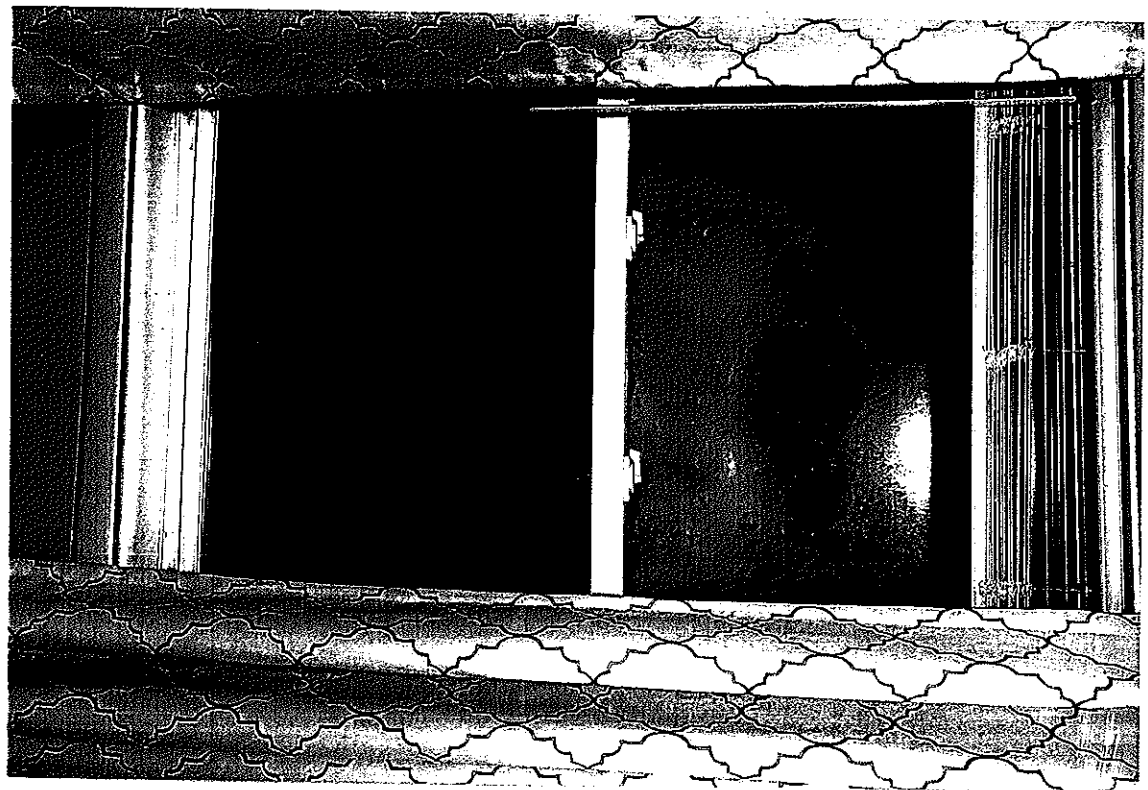
Water tank with opening; check for leaks.

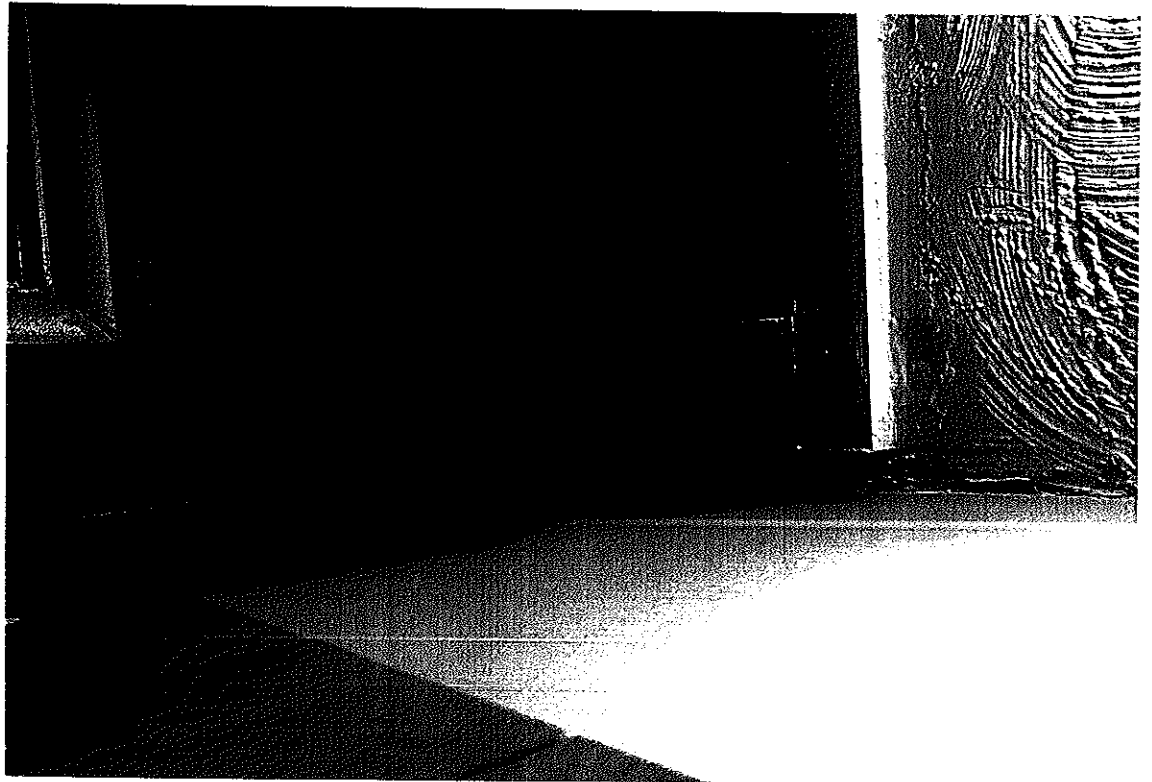
CAUTION! avoid repair; check for leaks.

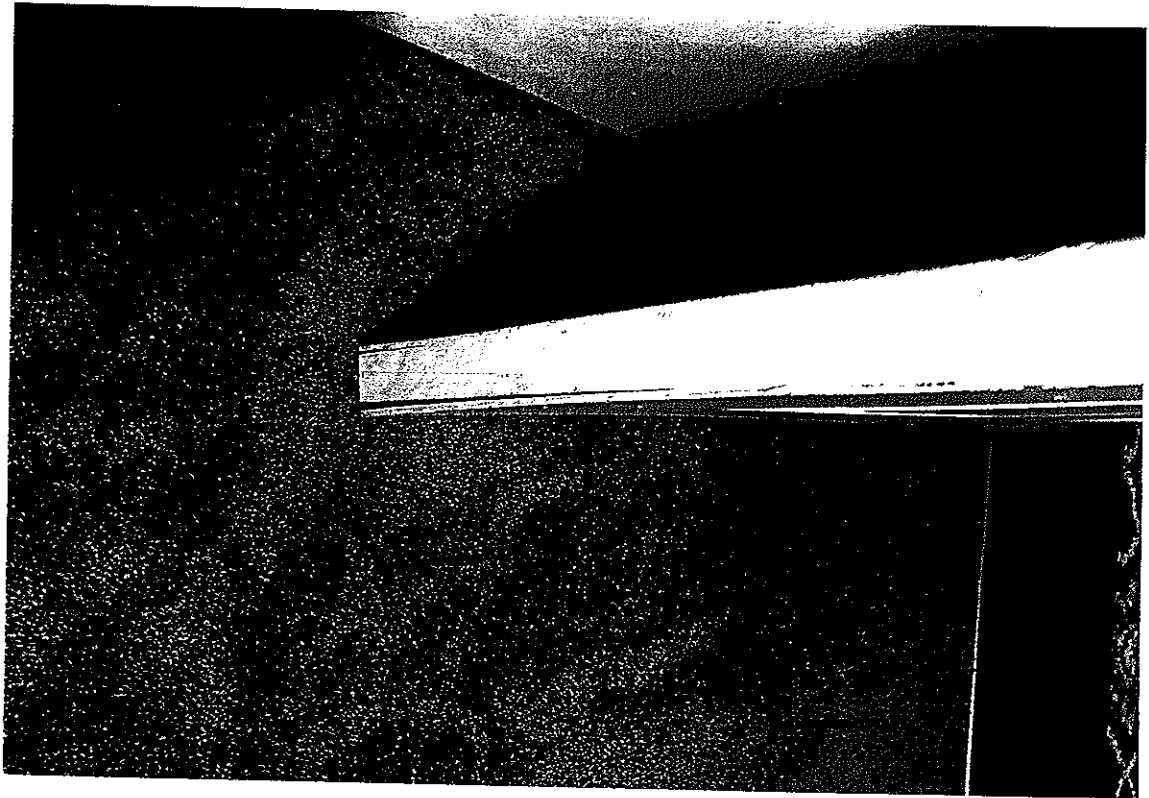
coils; diffusers; etc.

STRUCTURE-2 | ELECTRIC-3 | PLUMBING-4 | PAINT-5

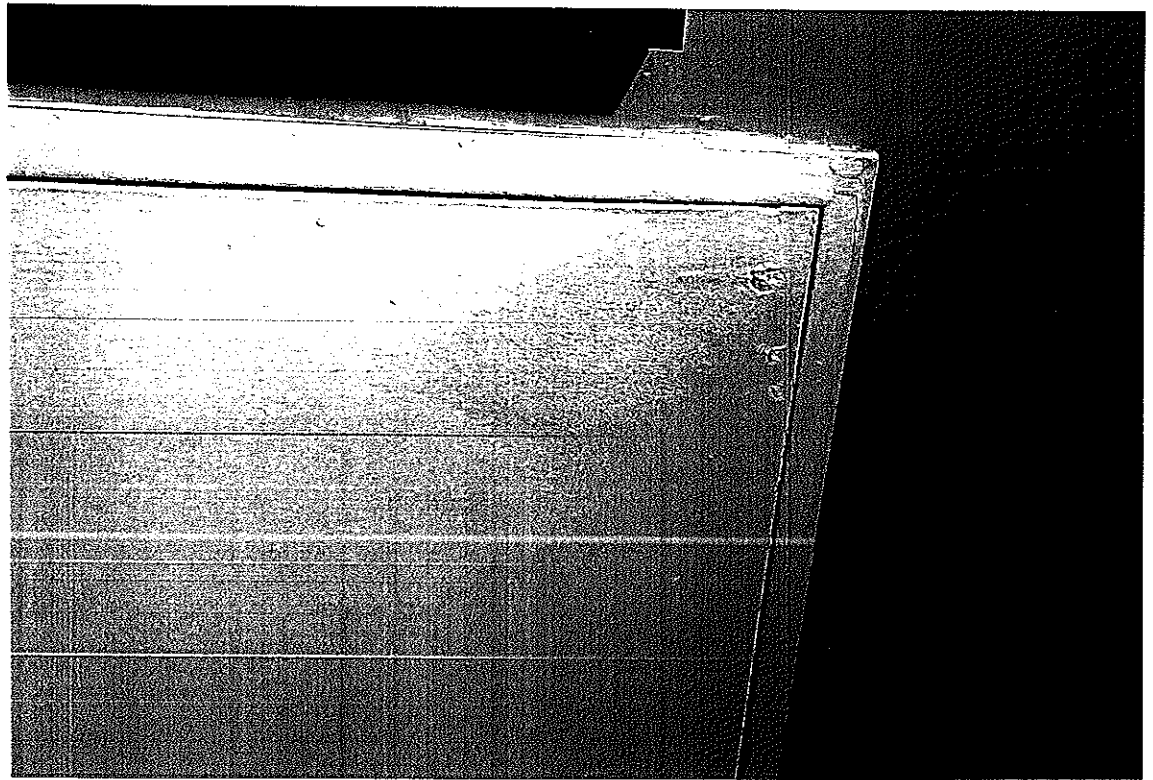
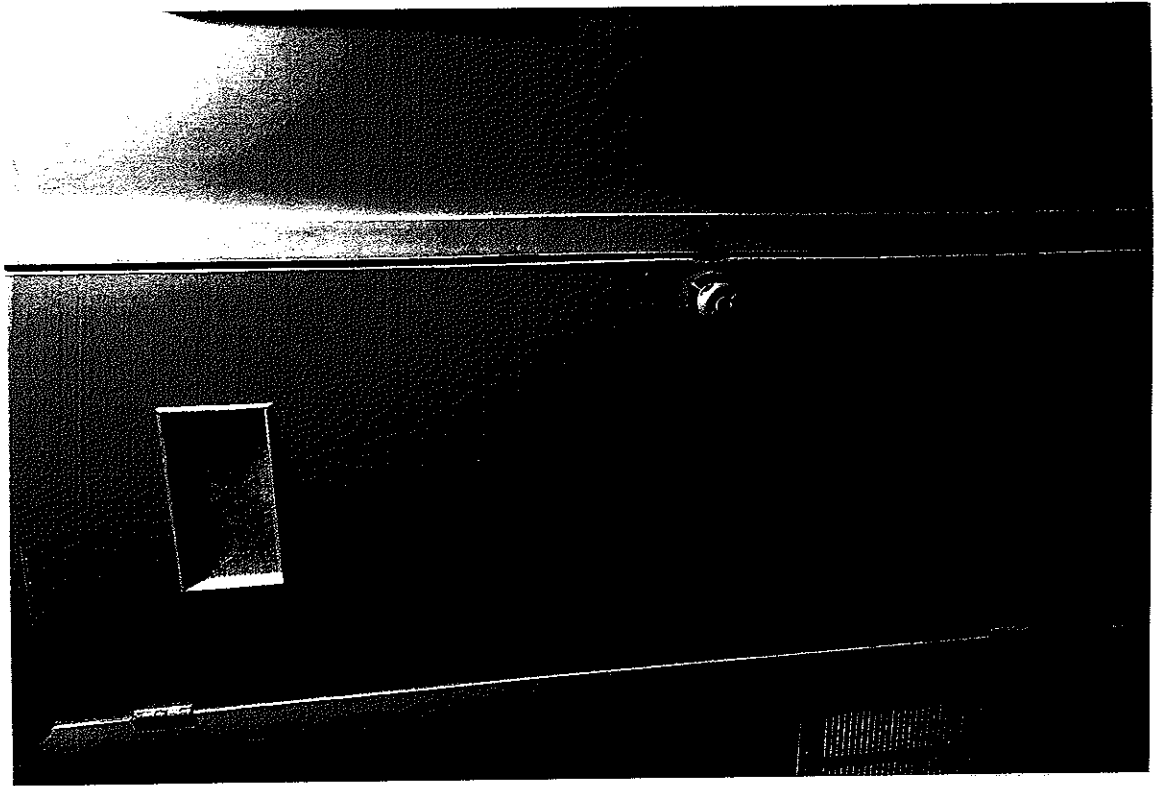
HEATING/COOL | PAGES

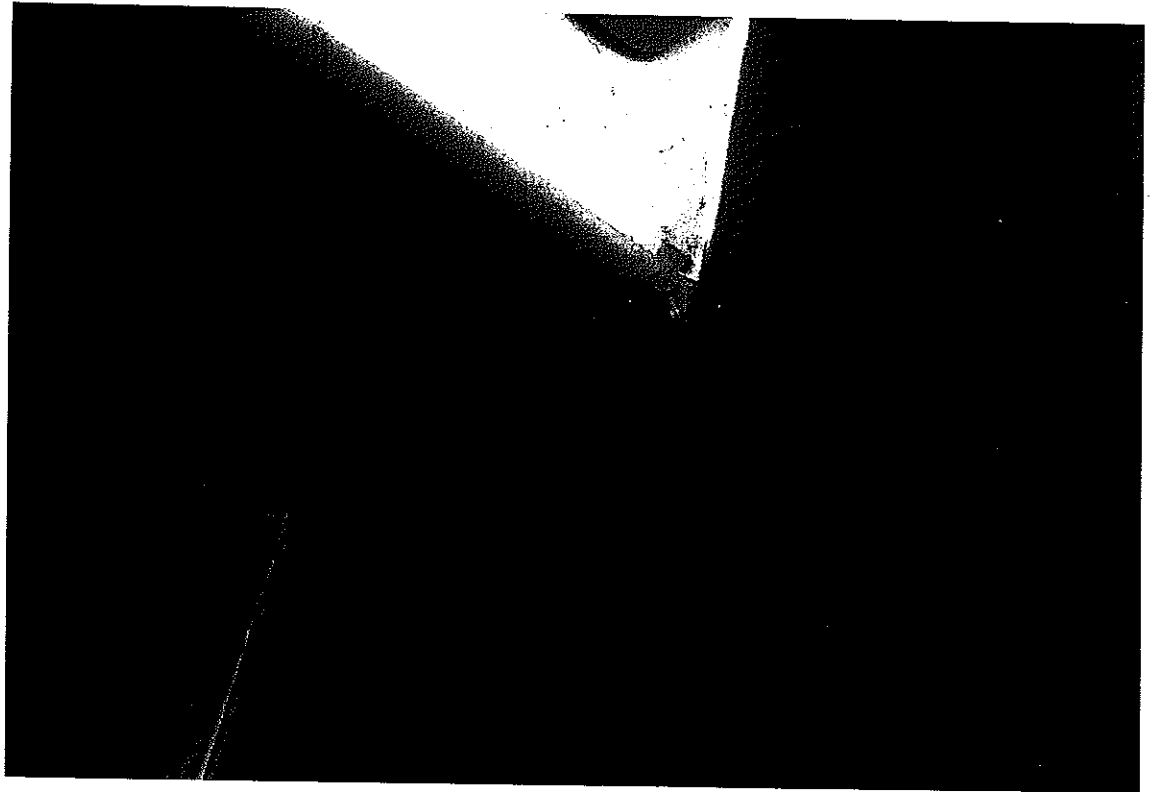
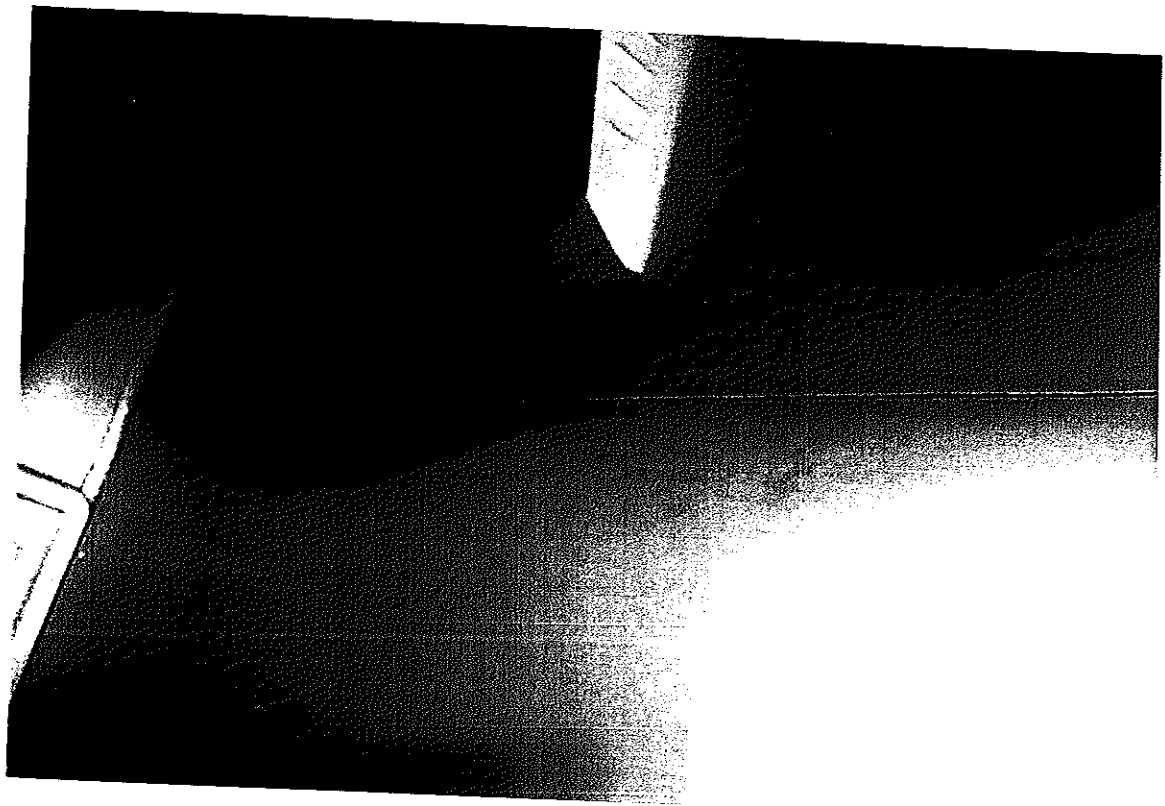


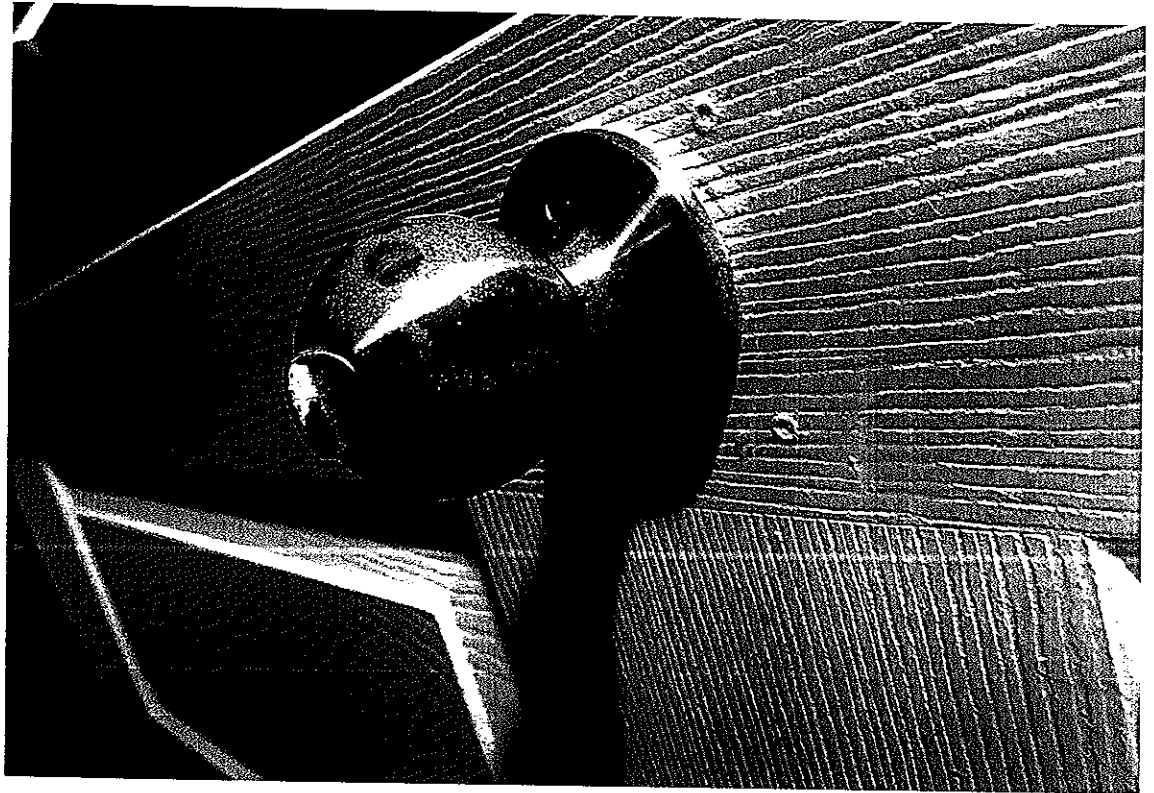




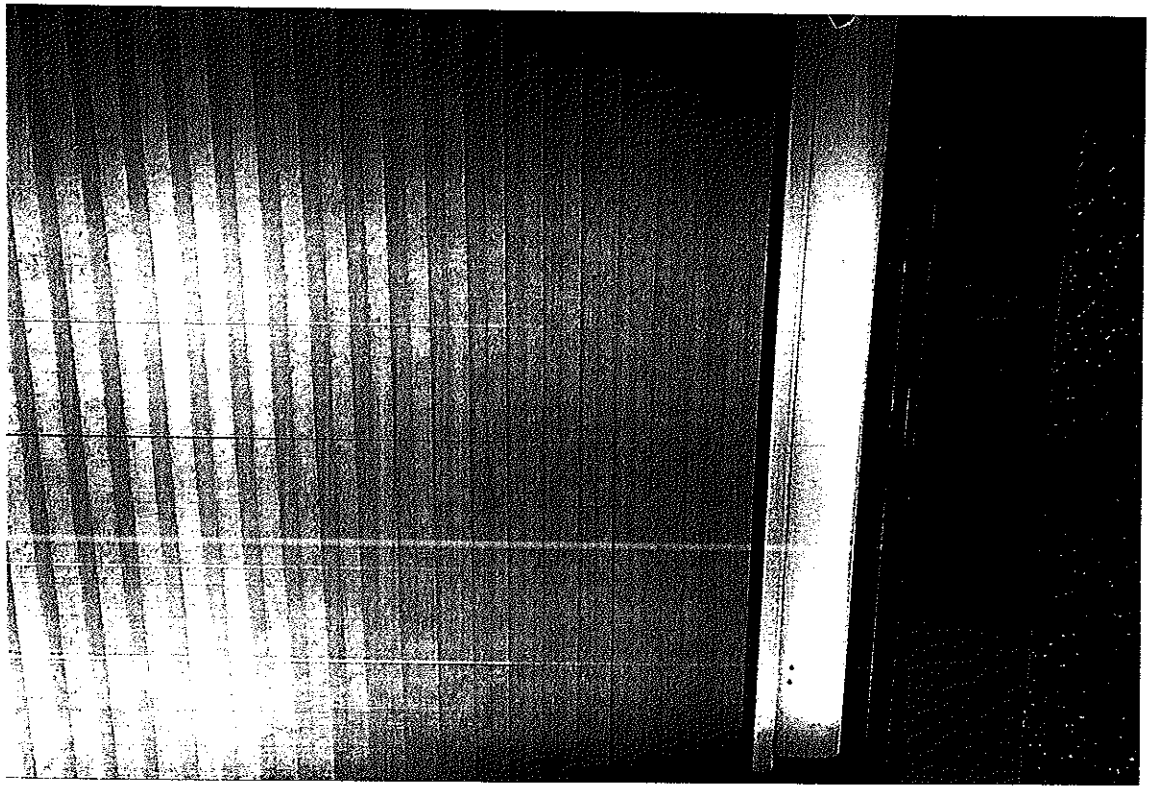


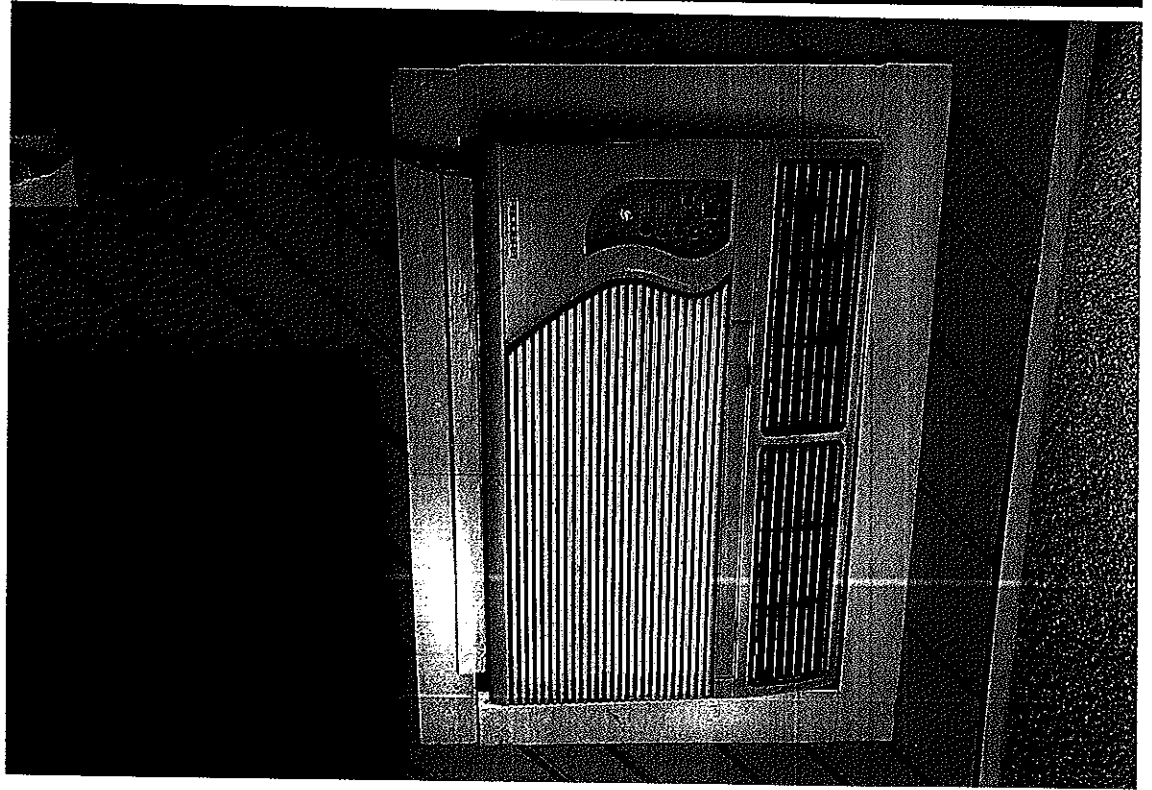
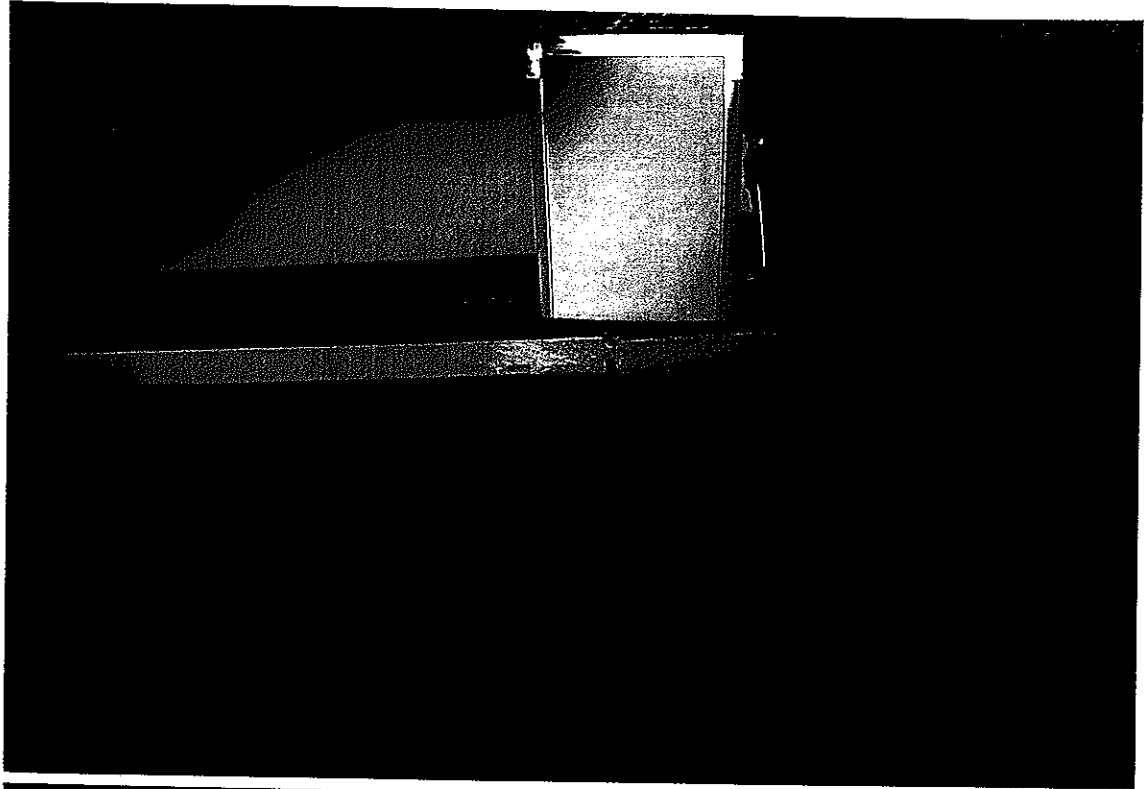


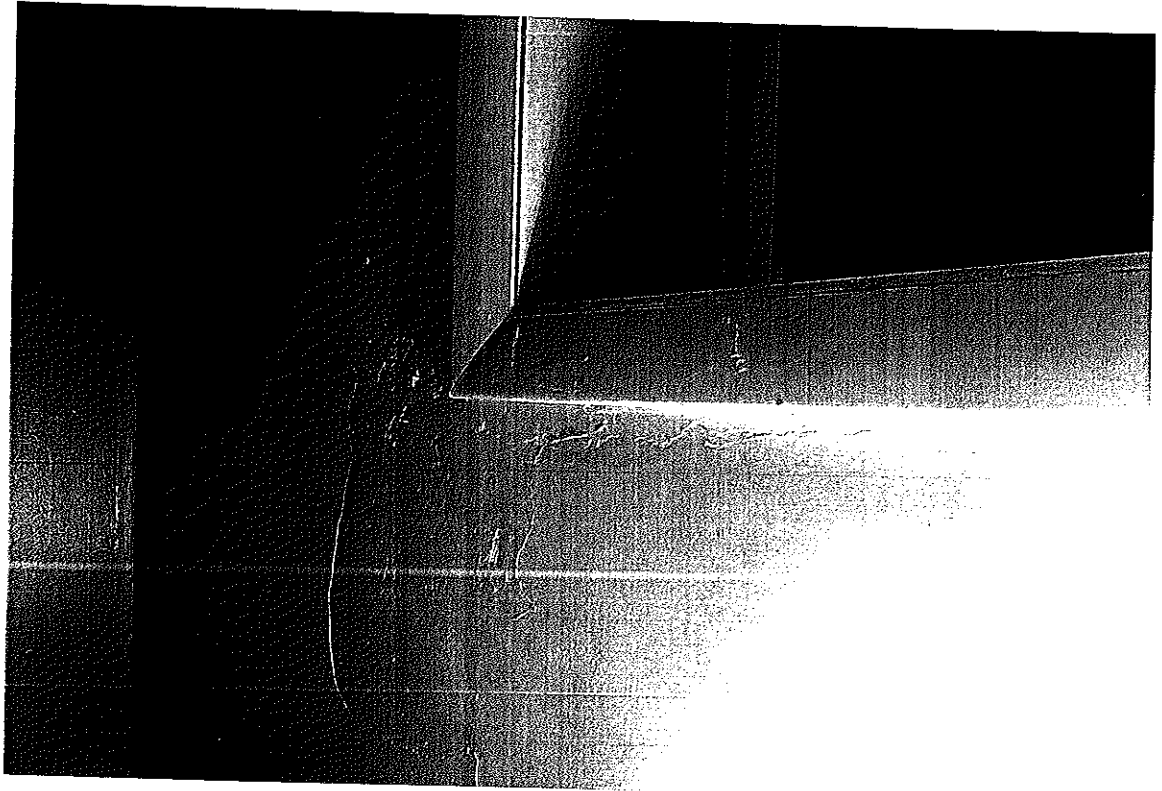
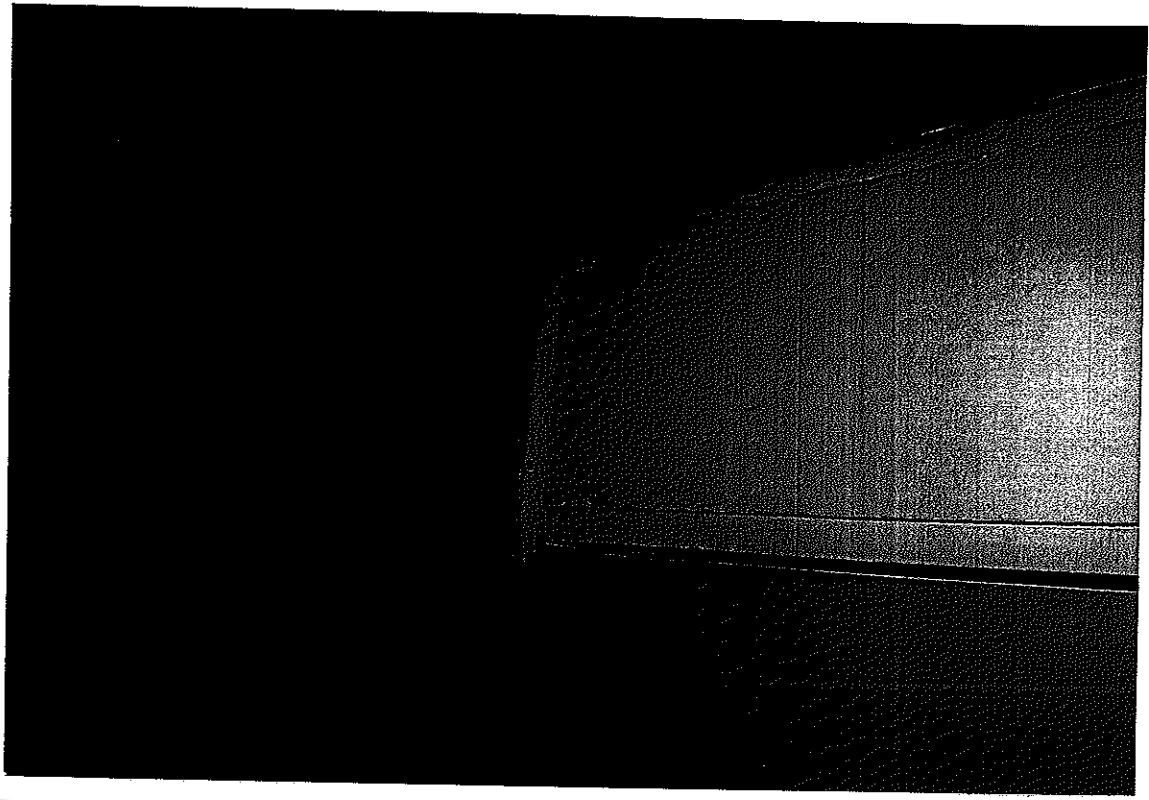


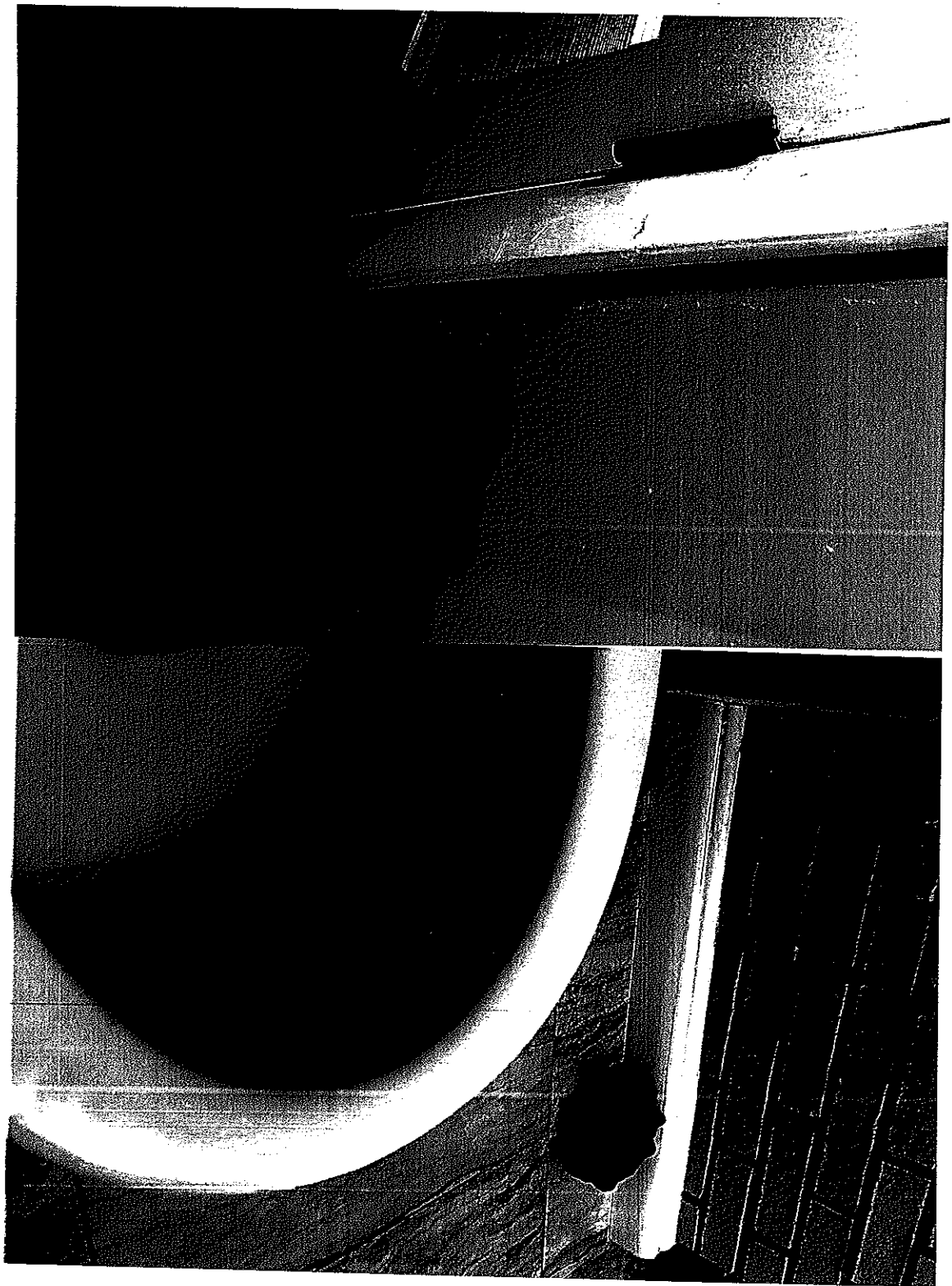


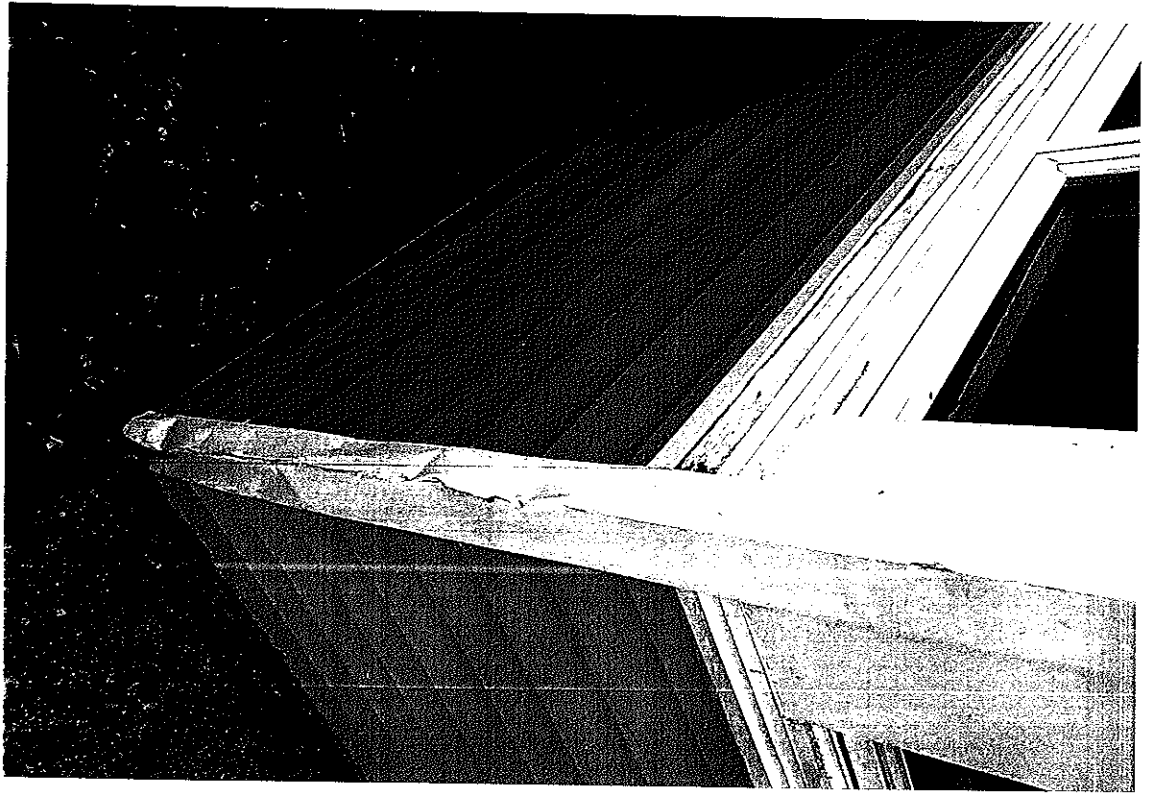
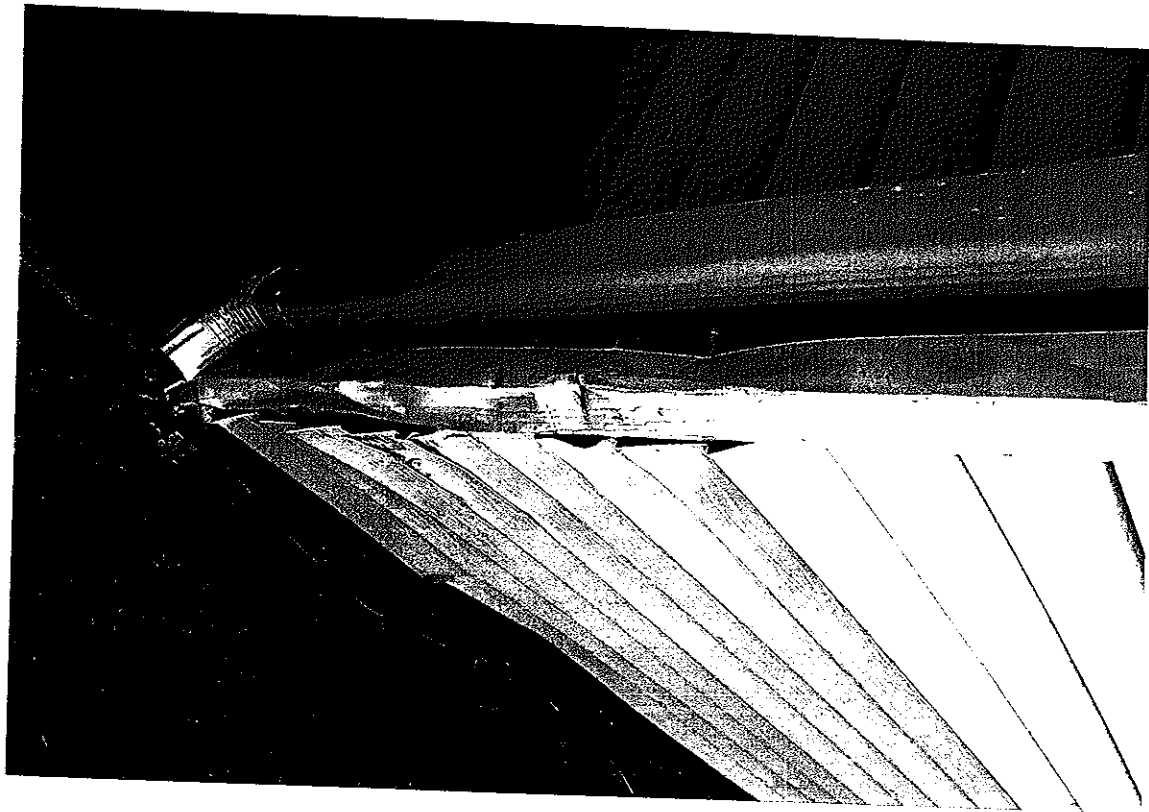


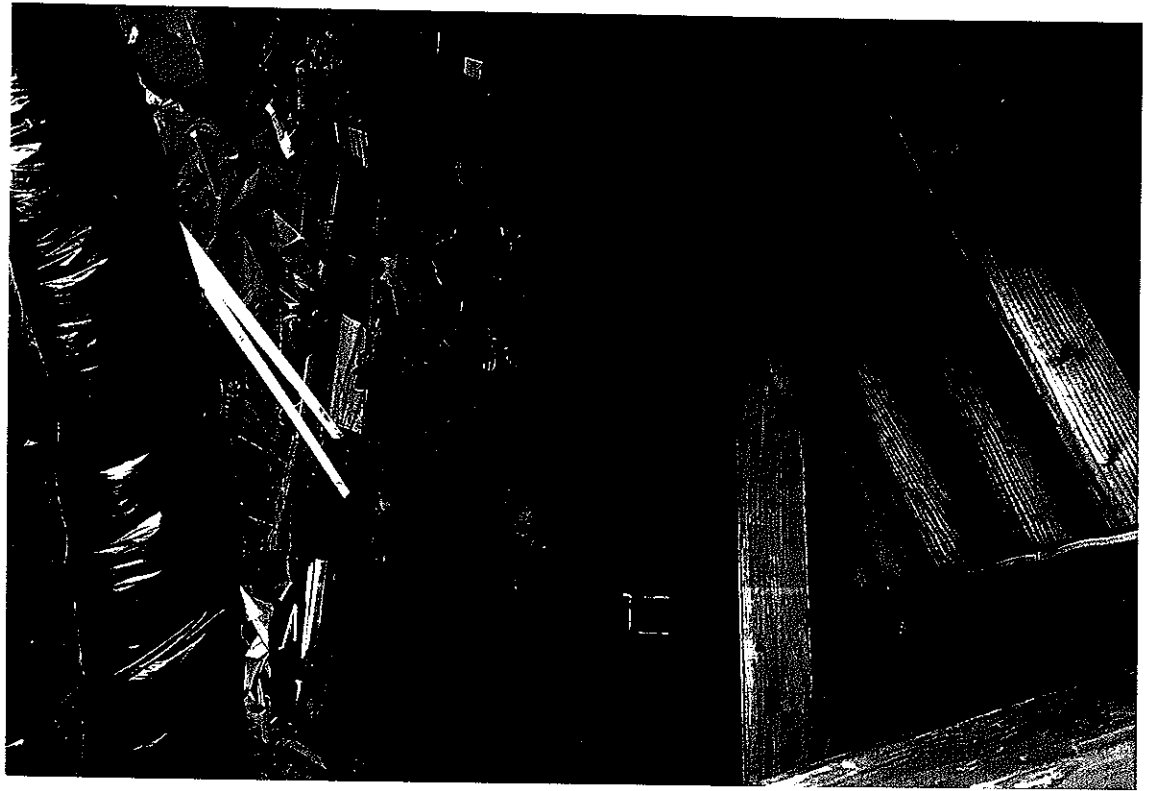


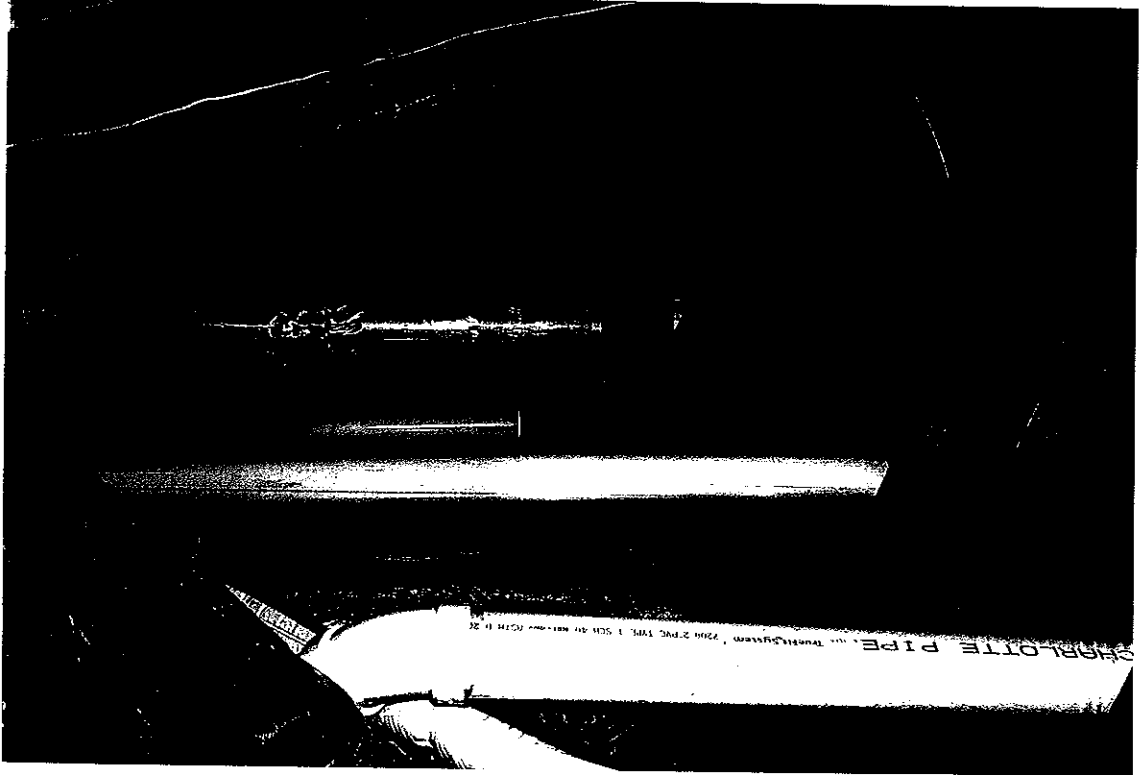
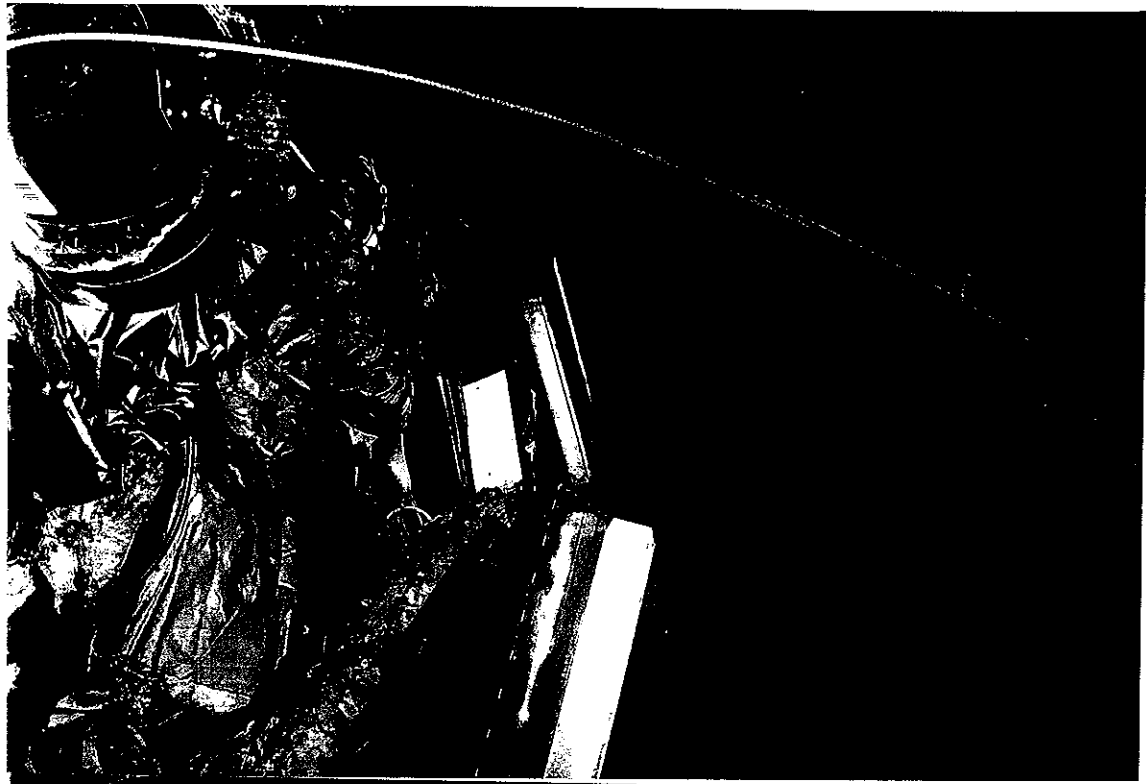


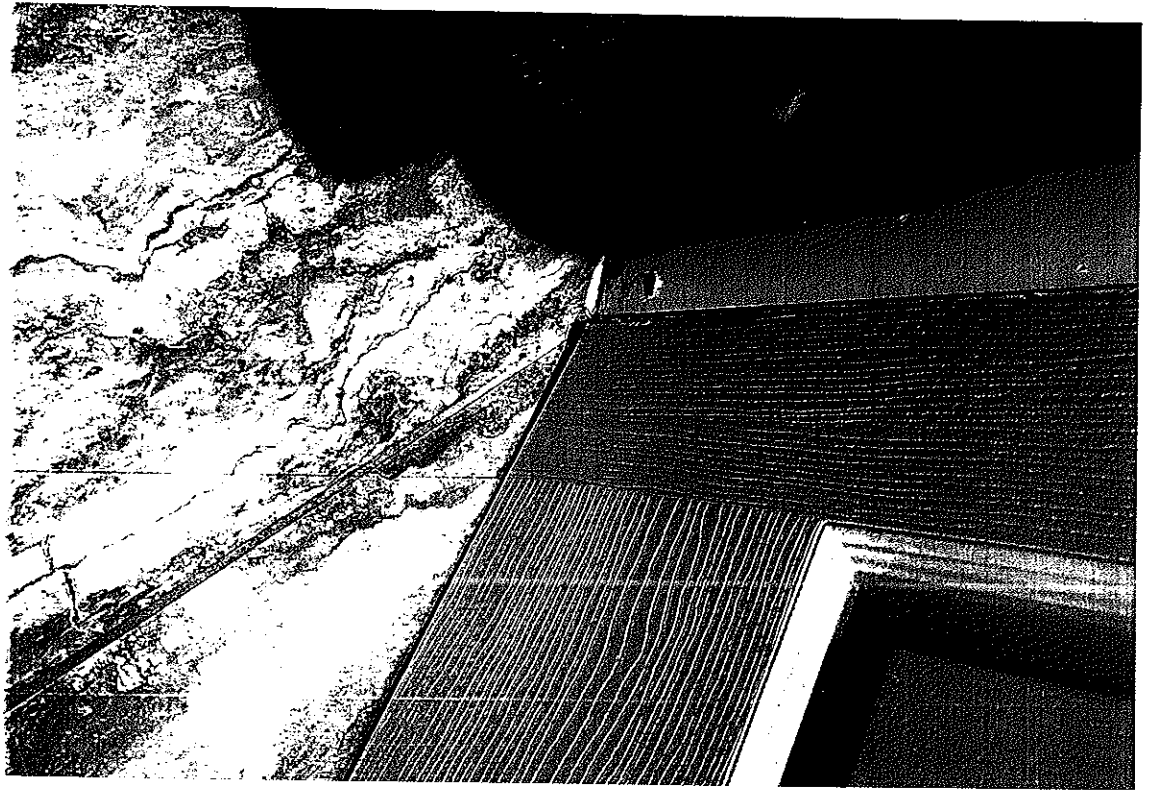
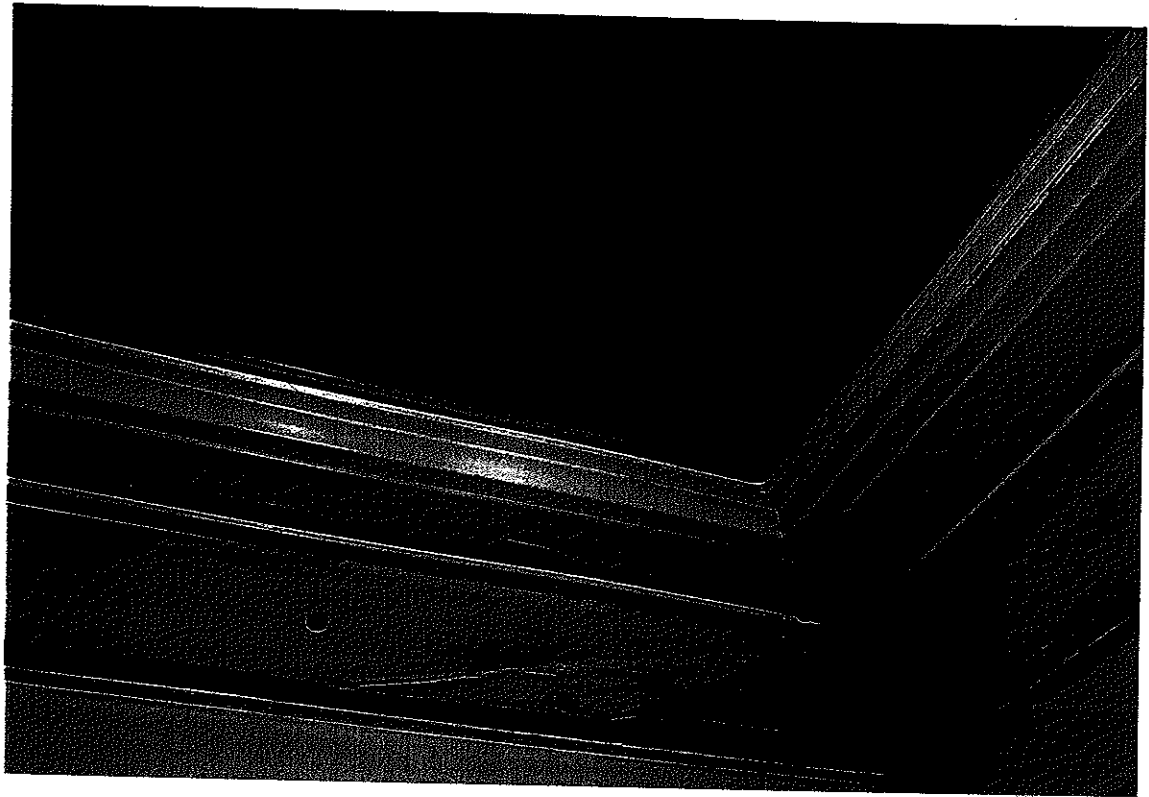


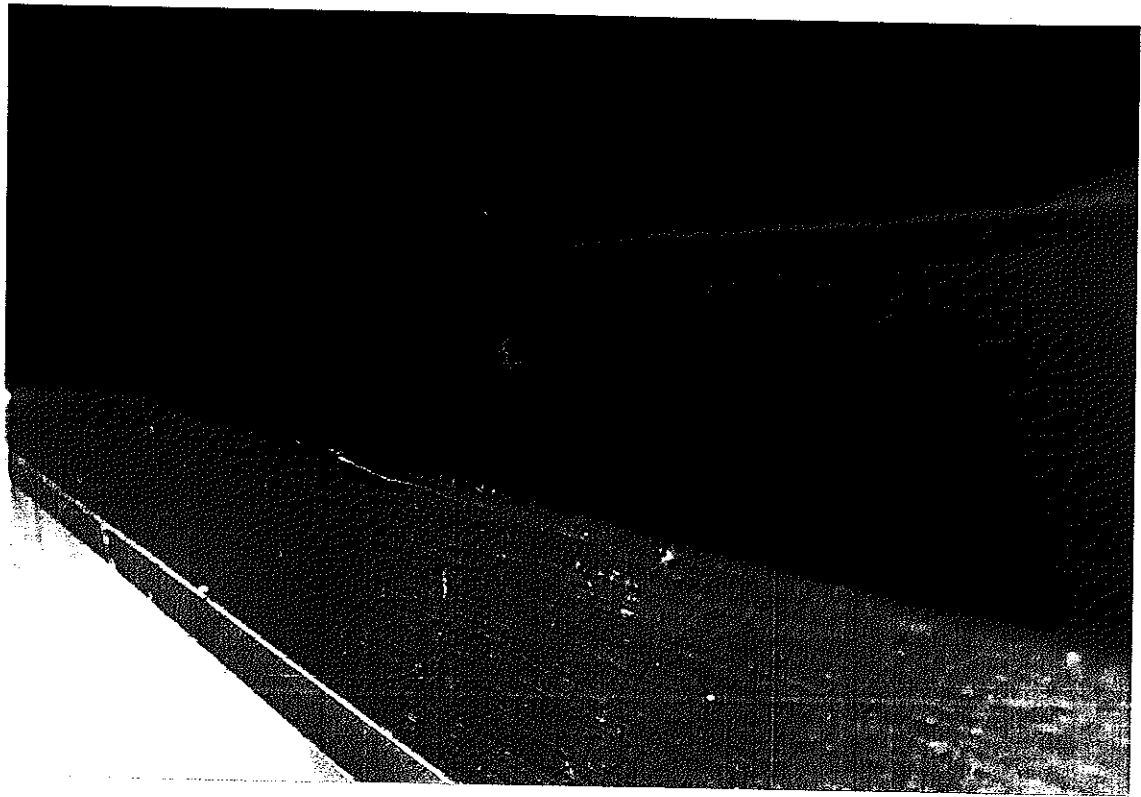


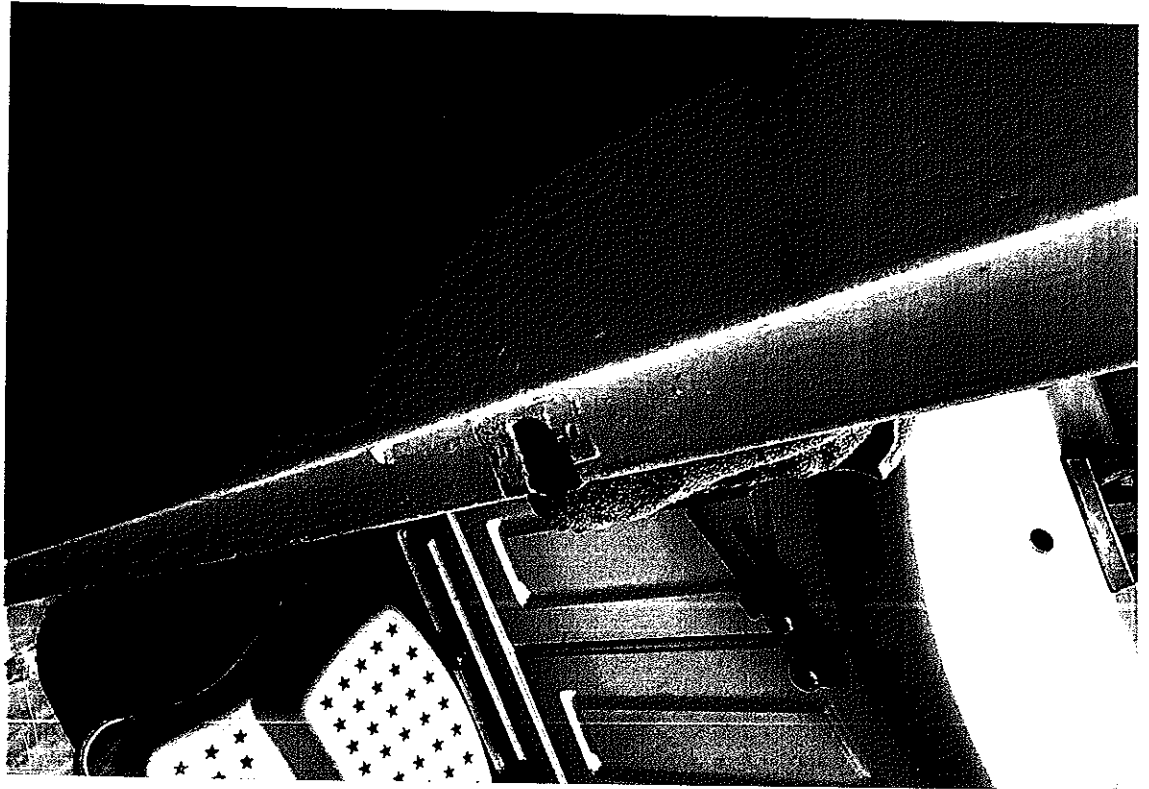
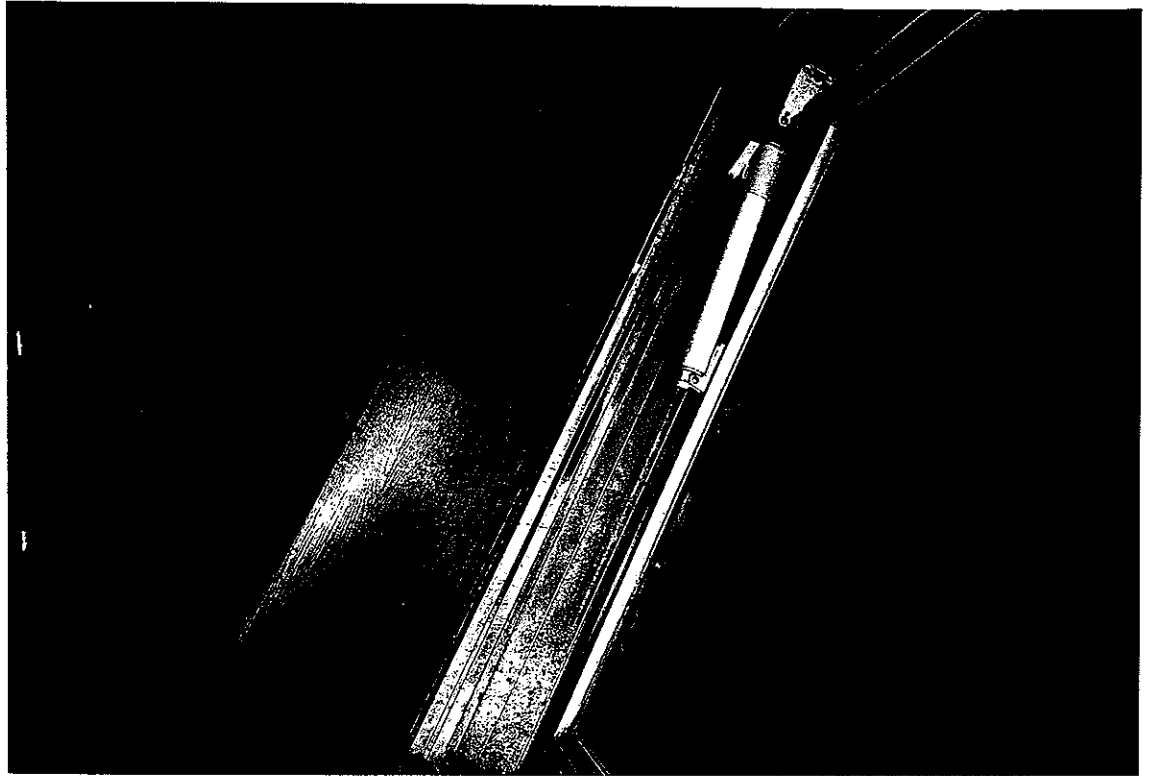


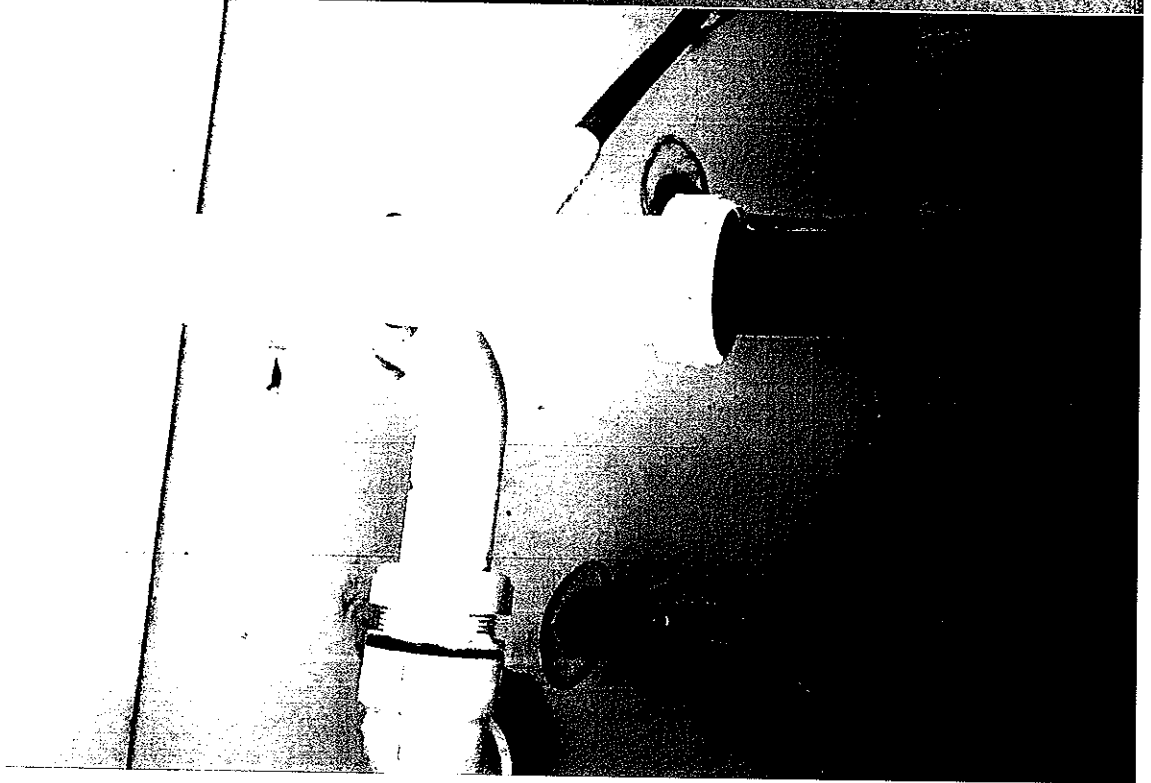
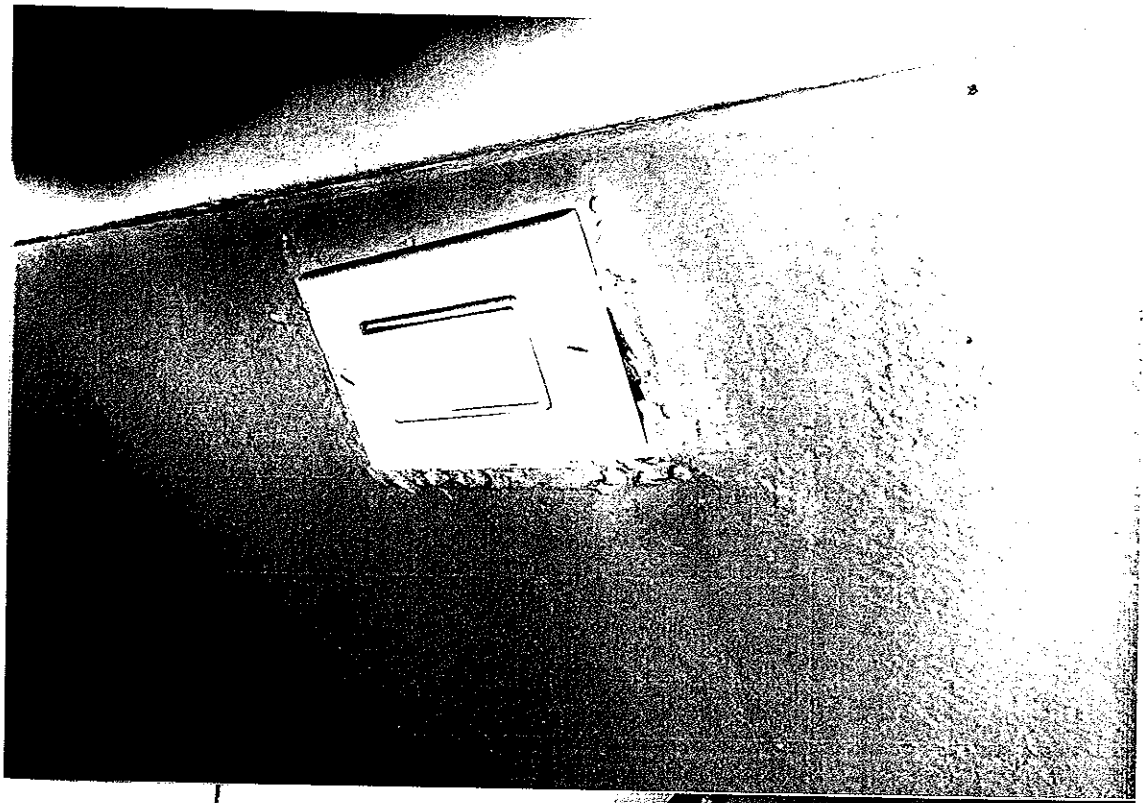


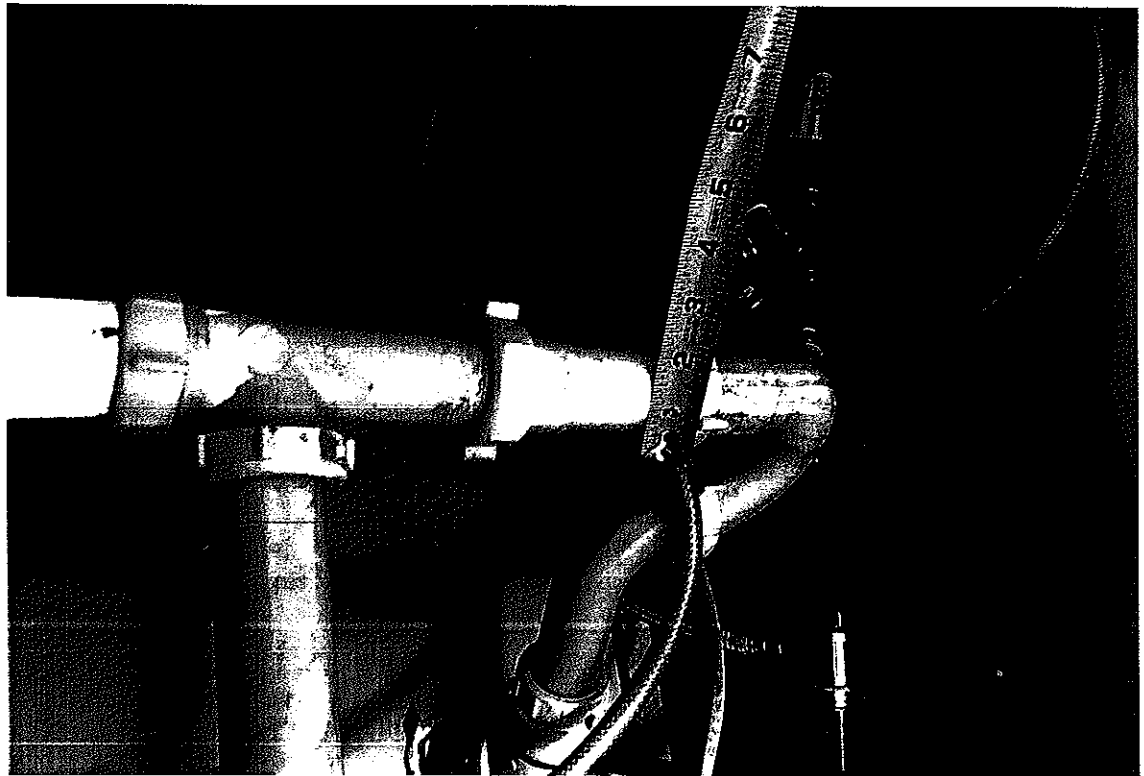
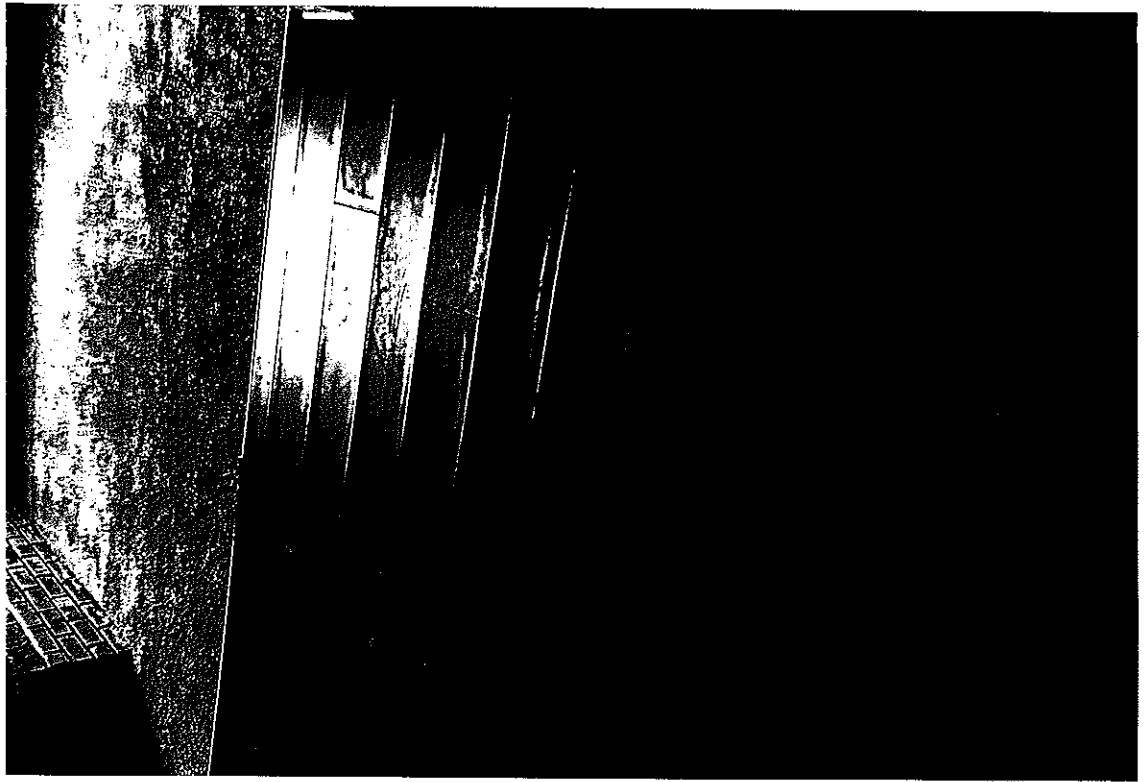


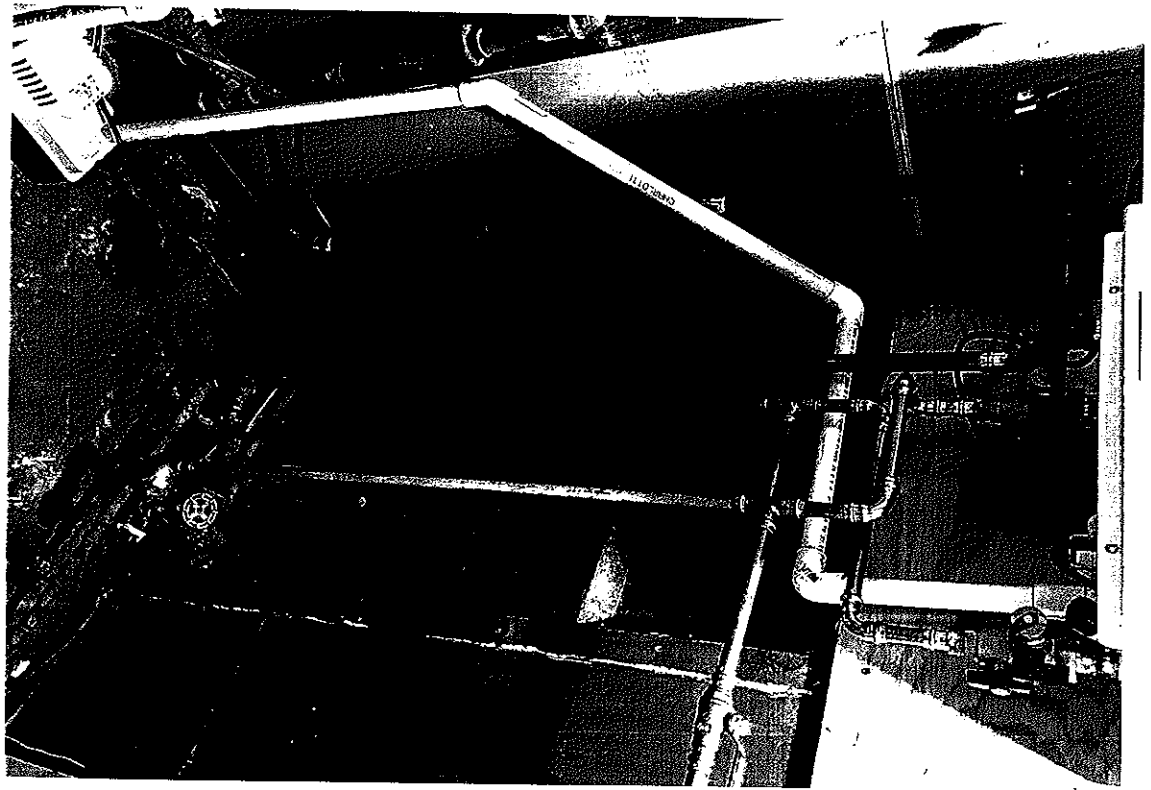
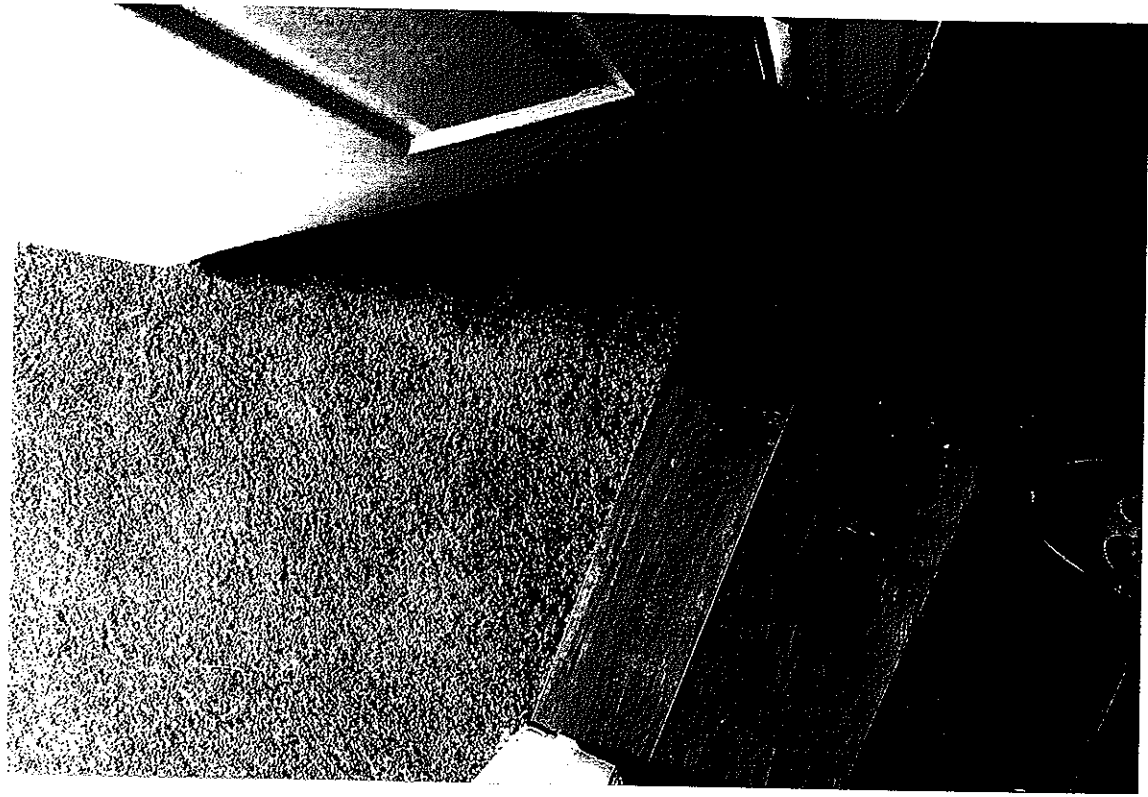


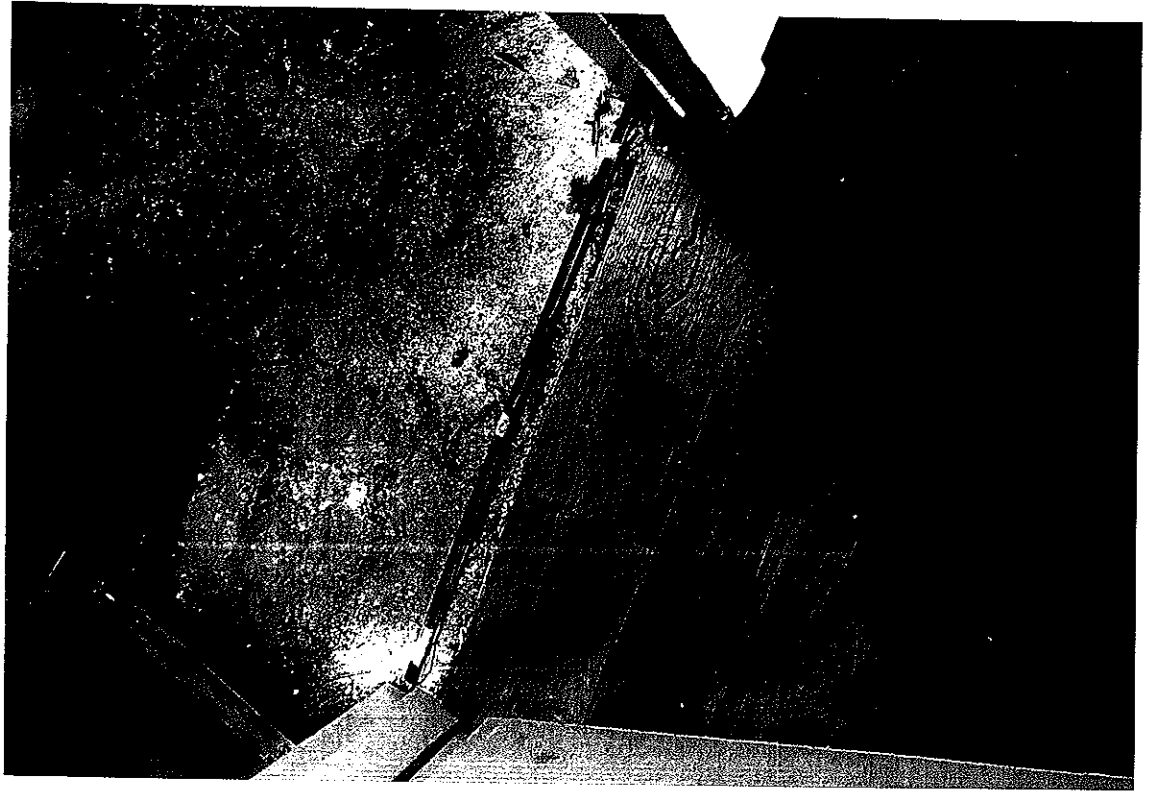


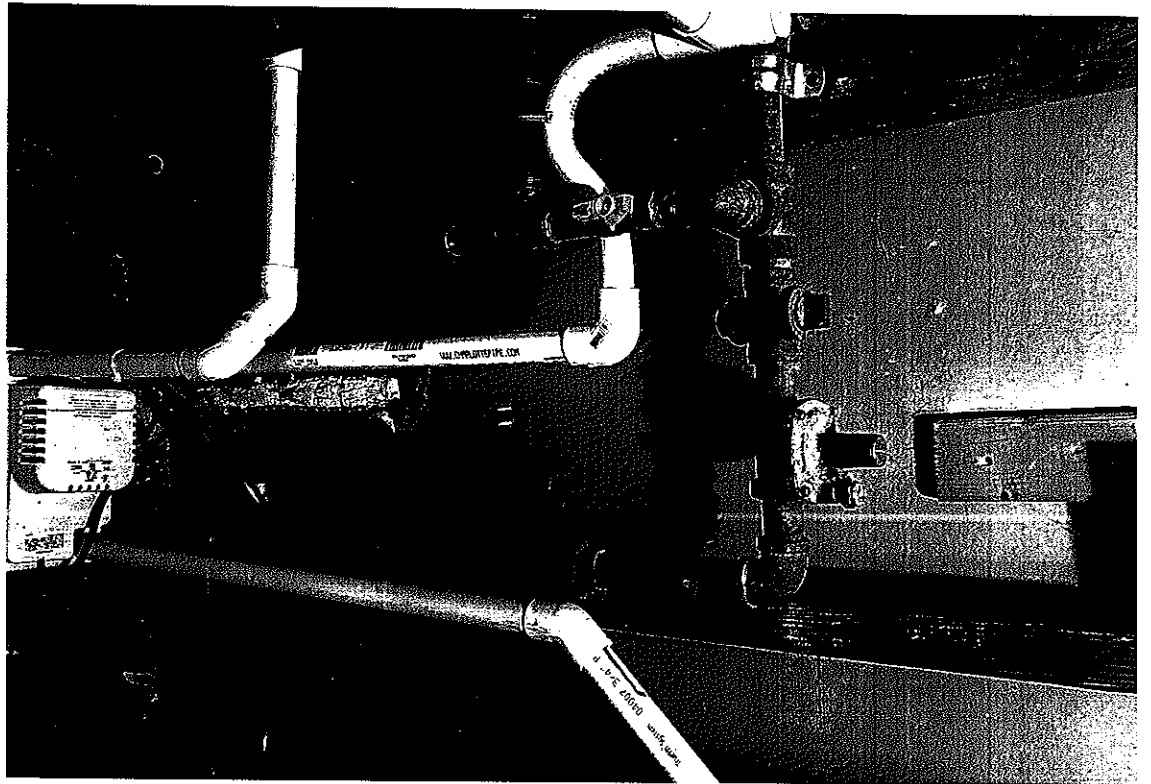


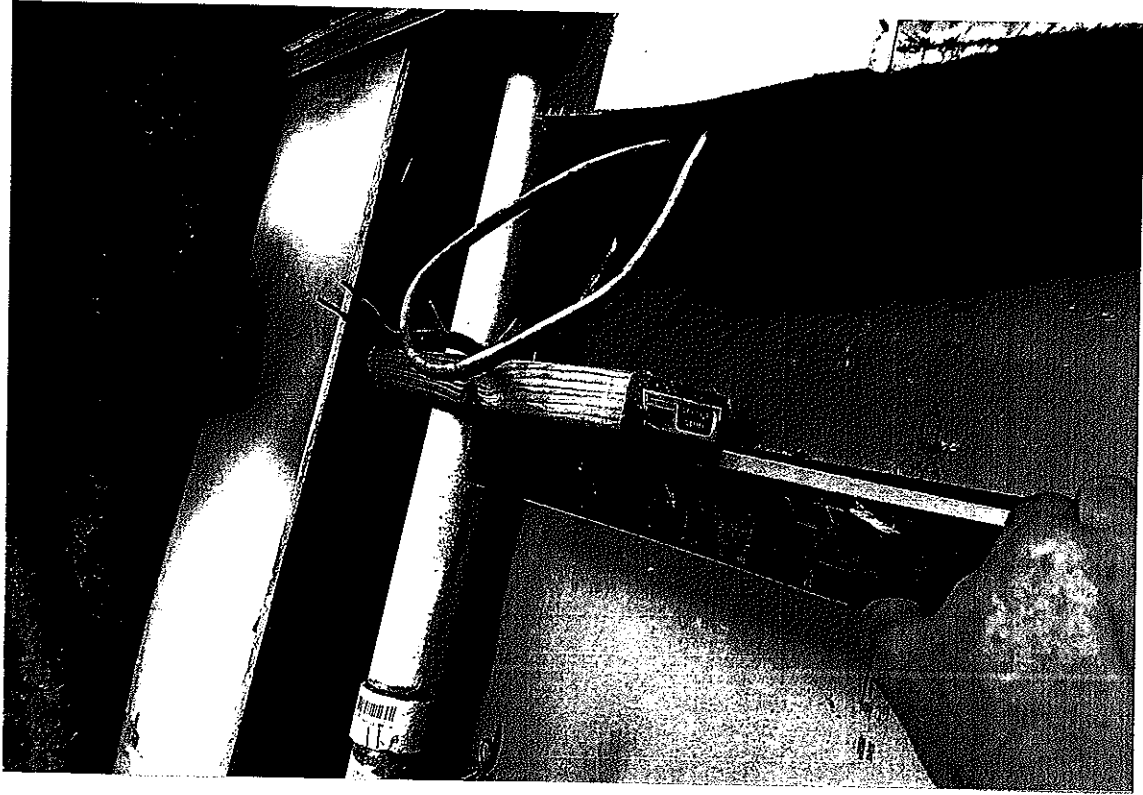


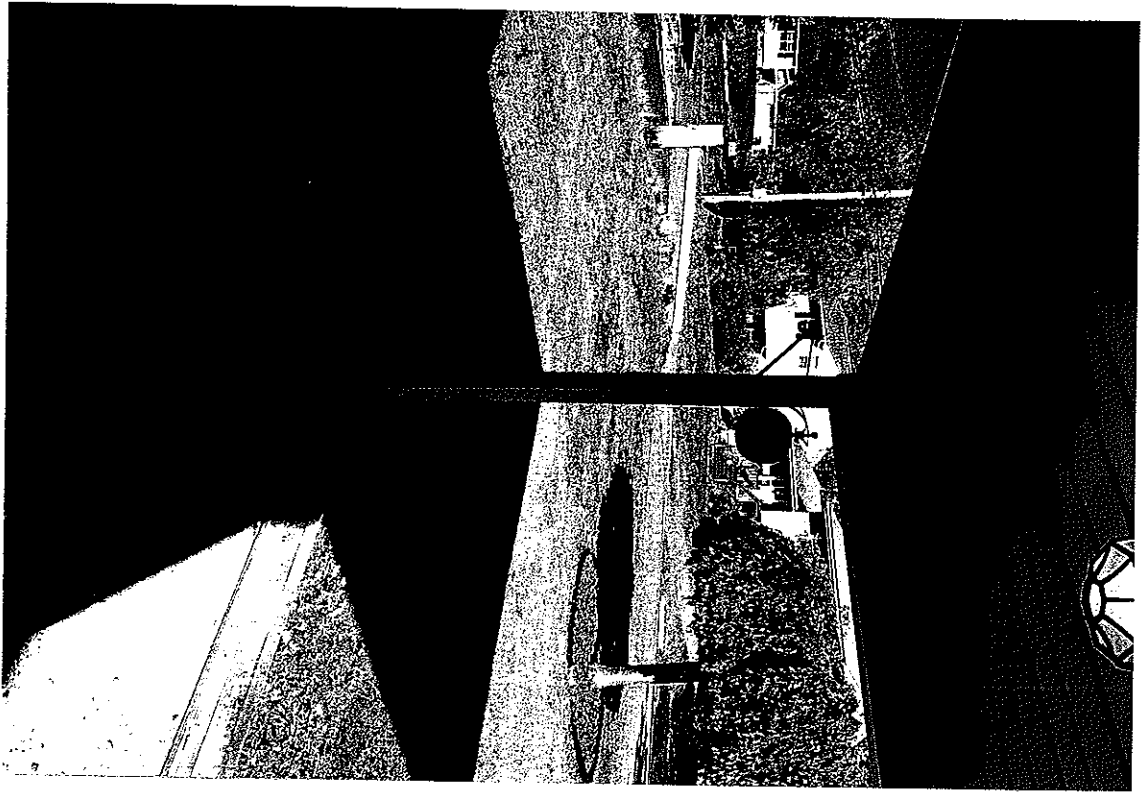












only after reading other side (especially
the box

OH B. Two cables (a or b wires, entering the b

Grounding postcard

1st

8. Test you
Why perfor
• if you see
• if you see
power X

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 01	01	Ranch Residential			
Model: 01					
Grade: C					
Stories: 1		1 Story			
Occupancy: 1					
Exterior Wall 1: 25		Vinyl Siding			
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 14		Carpet			
Interior Fir 1: 20		Laminate			
Interior Fir 2: 03		Gas			
Heat Fuel: 04		Forced Air-Duc			
Heat Type: 04		Central			
AC Type: 03		4 Bedrooms			
Total Bedrooms: 04					
Total Bathrms: 2					
Total Half Baths: 0					
Total Xtra Fixts: 7		7 Rooms			
Total Rooms: 03		Modern			
Bath Style: 03		Above Average			
Kitchen Style: 03					
Whitpool Tub					
Fireplaces					

CONDO DATA

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

COST / MARKET VALUATION

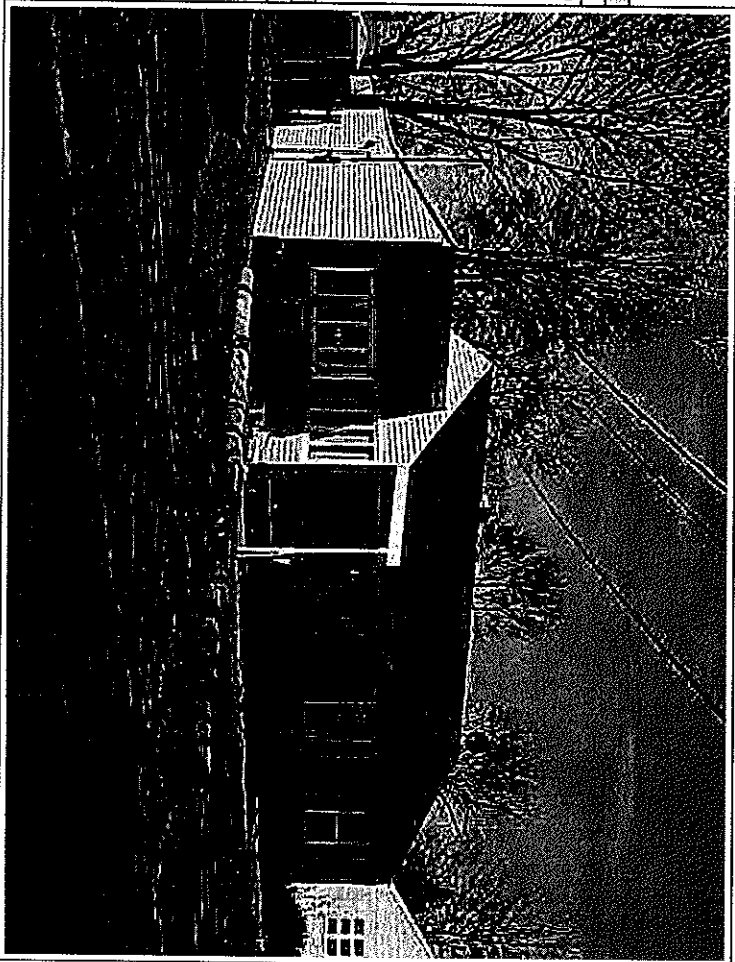
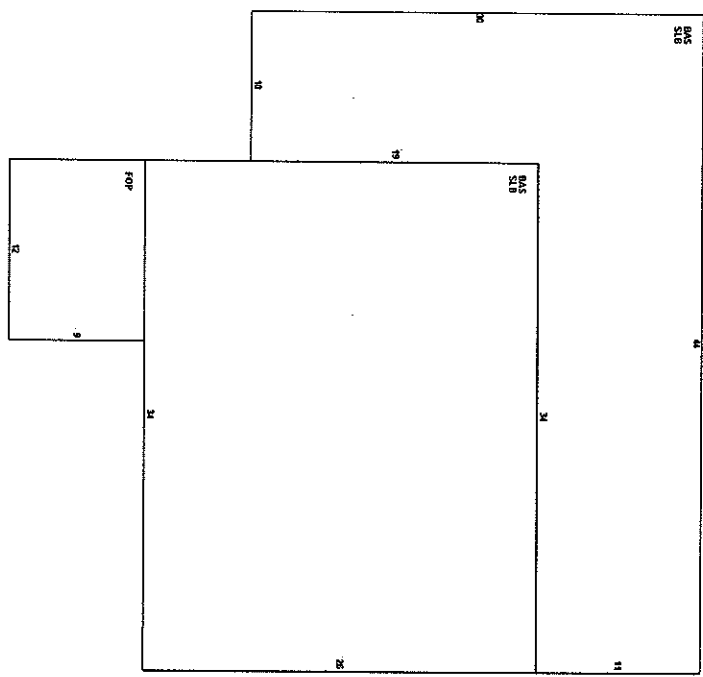
Building Value New	168,964
Year Built	1952
Effective Year Built	
Deprecation Code	G
Remodel Rating	MJ
Year Remodeled	2018
Deprecation %	13
Functional Obsol	5
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	82
RCNLD	138,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	288	13,000	1981	A		50	C	1,000	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Ef Area	Unit Cost	Undeprec Value
BAS	First Floor	1,558	1,558	1,558	100.61	156,750
FOP	Porch, Open	0	108	22	20.49	2,213
SLB	Slab	0	1,558	0	0.00	0
Ttl Gross Liv / Lease Area		1,558	3,224	1,580		158,963



2020 - 058



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: 57 Circle Dr

Current Market Value: \$ 228,300

Current Assessed Value: \$ 159,800

Appellant's estimate of Market Value: \$ 214,000

Notes:

- The current owner purchased the property for \$ 224,000 on 1/22/2019
- An interior inspection was performed by our office 2/22/2019 and the record was changed to indicate the interior was updated prior to the purchase.
- During the informal appeal process the market value was reduced from **\$ 238,400 to \$228,300**

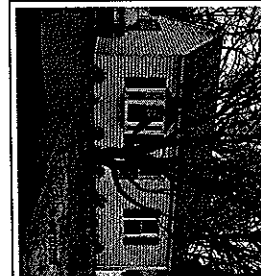
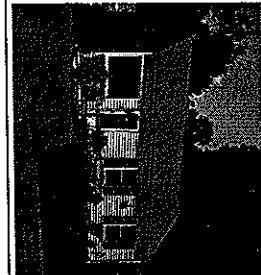
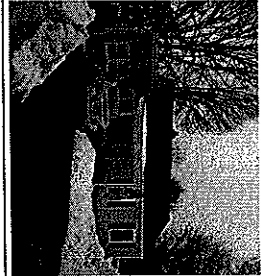
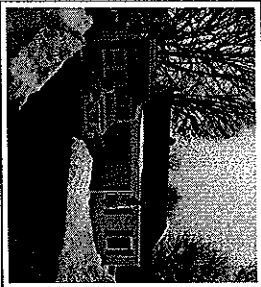
Recommendation:

No Change

2020-058

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Prcc Assng Dist Primary Use Parcel Value Sale Date Adjusted Price	25///30/// 57 CIRCLE DR 85 1010 228,300	25///30/// 57 CIRCLE DR 85 1010 228,300 01-22-2019 228,300 00	25///54/// 3 CIRCLE DR 85 1010 157,900 02-06-2019 157,900 00	25///16/// 62 CIRCLE DR 85 1010 148,700 04-14-2020 148,700 00		
BUILDING ATTRIBUTES		<i>Adjustments</i>	<i>Adjustments</i>	<i>Adjustments</i>	<i>Adjustments</i>	<i>Adjustments</i>
Effective Year Built Area Effective Prcc Assng Dist Grade: Style Desc Appraised Bldg Value	1994 1580 85 C Ranch 138,600	1994.00 1580.00 85 C Ranch 138,600	1986.00 963.00 85 C- Ranch 63,700	1986.00 780.00 85 C- Ranch 54,100		
Total Appraised Extra Feat Total Appraised Outldg	00 1,900	00 1,900	00 6,400	00 5,600	00 -3,700	
LAND ATTRIBUTES						
Site Index Condition Factor Total Appraised Land	5 1.00 87,800	5 1.00 87,800	5 1.00 87,800	5 1.00 89,000	-1,200	
VALUE SUMMARY						
Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF		00 00 00 146.53	70,400 70,400 45.19 101.35	79,600 79,600 51.09 95.44		



COMPAIMAGE

COMPSIMAGE

Final Value : 224,600



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. 2020-027

APPLICATION

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

HEARING DATE: _____

Property Owner:
Scott Cleary + Elvira Cleary
 Name of property Owner
5 Lost Brook Lane
 Mailing Address
Wallingford CT 06492
 City, State, Zip
(203) 224-2243
 Phone

Appellant (if other than owner):

 Name of Owner's Agent

 Mailing Address

 City, State, Zip

 Phone

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

Scott Cleary 2/10/2021
 Print applicant name and date

Scott Cleary
 Applicant signature

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

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

Real Estate: 5 Lost Brook Lane 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?: \$ 274,000

Briefly state the basis of the Appeal: Had phone call with Vision
and agent said property should have been slightly
Lower. (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

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
CLEARY SCOTT M + ELVIRA A		1 Level		2 Public Water		1 Paved		2 Suburban		Assessed	
5 LOST BROOK LN		Alt Prcl ID 086002015A		Census: 1755		P/Z MAP #		ENG MAP		RES LAND	
WALLINGFORD CT 06492		Old MBLU		TC MAP # 1936		Easement 1589/604		Town Line		112,800	
		Record Lot		GIS ID 10537		IND PARK		Assoc Pld#		168,400	
										117,900	

RECORD OF OWNERSHIP										
BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code
1589 0418	08-07-2018	Q	I	245,000	00	2021	1-1	79,000	2020	1-1
1589 0414	08-07-2018	U	I	0	29		1-3	117,900		1-3
1569 0799	08-23-2017	U	I	0	08					
1554 0653	12-16-2016	U	I	0	29					
0635 0815	06-08-1988			0						
Total										

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

OTHER ASSESSMENTS										
Year	Code	Description	Number	Amount	Code	Description	Year	Code	Assessed	Year

ASSESSING NEIGHBORHOOD									
Nbhd	Nbhd Name	Tracing	Batch						
80									

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
32972	10-25-2018	RS	Residential	1,123	04-01-2019	100		REPLACE WINDOW	
32907	10-10-2018	RS	Residential	6,500	04-01-2019	100		ROOFING	

LAND LINE VALUATION SECTION											
B Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
1	1010 Single Family	R18		19,048 SF	5.42	1.00000	5	0.95	80	1.150	SHARED DRIVE
Total Card Land Units 0.437 AC										Parcel Total Land Area 0.4373	

Subject **Board of Assessment Appeals Re-valuation Application**
From Scott Cleary <scott.cleary1@gmail.com>
To <assessor@wallingfordct.gov>
Date 2021-02-10 13:35



-
- Scanned from a Xerox multifunction device (93).pdf (~99 KB)
-

Good Afternoon,

Attached, is my application for a hearing with the Board of Assessment Appeals. My address is 5 Lost Brook Lane Wallingford CT 06492. When I had my phone hearing with vision the agent on the phone told me that my property came in slightly too high. I am requesting that the Board of Assessment Appeals lower my assessment to a market value of 274,000.

Please let me know if I need to do anything further for the hearing.

Thank you,

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)						
1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
CLEARY SCOTT M + ELVIRAA					RES LAND DWELLING	1-1	112,800	79,000	2020	1-1	85,100	2019	1-1	85,100
5 LOST BROOK LN						1-3	168,400	117,900	2020	1-3	105,000	2019	1-3	105,000
WALLINGFORD CT 06492														
All Prci ID 086002015A Census: 1755 Old MBLU TC MAP # 1936 TC MAP # Record Lot GIS ID 10537		SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK 1589/604		Assoc Pct#		VISION WALLINGFORD, CT								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	APPRaised VALUE SUMMARY		
Year	Code	Amount	Code	Description	Number	Amount	Comm Int	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	
		1589	0418	08-07-2018	Q	245,000	00	168,400	0	
		1589	0414	08-07-2018	U	79,000	2021	168,400	0	
		1569	0799	08-23-2017	U	117,900	1-3	112,800	0	
		1554	0653	12-16-2016	U	117,900	1-3	112,800	0	
		0635	0815	06-08-1988	I	0	0	281,200	0	
Total		0.00				196900	Total	196900	Total	190100

EXEMPTIONS		Year	Code	Description	Amount	Code	Description	Number	Amount
ASSESSING NEIGHBORHOOD					0.00				
NBHD		80		B			Tracing		

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Issp Date	% Comp	Date Comp	Comments
		32972	10-25-2018	RS	Residential	1,123	04-01-2019	100		REPLACE WINDOW
		32907	10-10-2018	RS	Residential	6,500	04-01-2019	100		ROOFING

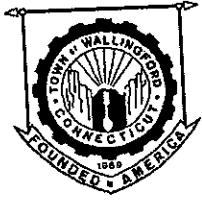
LANDLINE VALUATION SECTION		Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit P	Land Value
		1	1010	Single Family	R18	19,048	SF	5.42	1.00000	5	0.95	80	1.150	SHARED DRIVE	1.0000	112,800
Total Card Land Units		0.437		AC		Parcel Total Land Area		0.4373		Total Land Value		112,800				

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		12-19-2020	HH			40	No change
		07-23-2020	MG			66	Phone Appt
		06-06-2020	TC			01	Measured
		04-01-2019	IF			02	Permit Check - No Measur
		06-21-2018	IF			19	Map Correction-No Value
		08-15-2015	V			29	Field Review
		04-22-2015	V			76	2015 DM - Change

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
		168,400	0	0	112,800	0	281,200
		168,400	0	0	112,800	0	281,200
		168,400	0	0	112,800	0	281,200

TOTALS		Total Appraised Parcel Value	Total Card Land Units	Parcel Total Land Area	Total Land Value
		281,200	0.437	0.4373	112,800

2020-027



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: 5 Lost Brook Dr

Current Market Value: \$ 281,200

Current Assessed Value: \$ 196,900

Appellant's estimate of Market Value: \$ 274,000

Notes:

- The market value of the subject property is consistent with similar homes in the neighborhood.
- During the informal appeal process **no change** was granted
- The current owner purchased the property on 8/7/2018 for **\$ 245,000** prior to the increase in residential home values

Recommendation:

No Change



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitale, 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. 2020-033

APPLICATION

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

HEARING DATE: _____

Property Owner: <u>Michael Schoff</u>
Name of property Owner <u>Michael Schoff</u>
Mailing Address <u>101 Scrub oak Road</u>
City, State, Zip <u>North Haven, ct 06473</u>
Phone <u>203 269-9721</u>

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

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

Michael Schoff 2/17/21
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: 1012 Clintonville Road
(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? : \$ 200,000.00

Briefly state the basis of the Appeal: See attached Explanation

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

Page 1 of 2

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 _____

TOWN OF WILMINGTON

To:	BOARD OF ASSESSMENT APPEALS	From:	MICHAEL SCHOFF
Company:		Date:	2/19/21 1159 PM
Phone number:	203 294 2001		
Fax number:	203 294 2003		

TOTAL PAGES, INCLUDING COVER: 4

Comments:

FIND ENCLOSED ASSESSMENT APPEAL
FOR 1052 CLAYTONVILLE RD "REAL ESTATE"
MICHAEL SCHOFF
203 269 5321

Assessment Appeal for property located at 1012 Clintonville Road Wallingford

This appeal concerns the appeal of the assessment of the property at 1012 Clintonville Road. I bought the property for my son many years ago for his residence. This property had a house a swimming pool and several run down sheds in the rear. I bought this property under the name of Michael Schoff Inc. which is the name of my estate to be. The name is not a business nor does it have any accounts in any banks. I am an university educated engineer. When I took possession of this property my wife, myself and my 2 sons demolished the in ground swimming pool and I redesigned the house structure such that original structure remained and the design became more up to date. I let my son and his new family stay at the 50% finished house and told him to finish it on his own time in exchange for using it. My son managed my business (A Restaurant) and his family ate at the restaurant daily since there was no kitchen in the house.

The house only has the original 60 amp electrical service presently. I installed a new 200 Amp underground electrical service up to a transformer pad next to the house. The Wallingford Electric Company installed the transformer and pulled in the new service wire and I hired 2 licensed electricians from Nutmeg Electric (High Voltage Contractors) to terminate the wires. When the electrical inspector found out that I didnt use his "Electrical Contractor" to terminate the wires he told my son that he would never approve the service. My son got into a heated argument with the Wallingfor Electrical Inspector who next ordered The Wallingford Electric Company to reclaim the transformer from the property so that no new electrical service could be installed at this property. Next during the drought the well started to fail. The submersible pump was no longer covered with water and ran continuously 24 hours a day. My daughter-in-law talked my son into moving to Maine (where she grew up) and convinced my son if they did he no longer would have to work weekends.

So now I have a structure that is about 65% finished. The 35% of the structure that is not done at all is the kitchen, Pantry, the guest bedroom and the home office. There is no plumbing, electric or heat in these rooms only framing and studs. There is not a proper electrical service to this structure and now no water service either. There is no landscaping or certificate of occupancy so it cannot be rented to anyone as a residence.

Since this property can only be used for storage it must be classified as a garage or shed and not classified as a residence. Since it cannot be used as a residence it should be assessed as storage instead of as a residence which should significantly reduce the value and assessment.

I hope to restart this stalled project and finish it (since the town has a new electrical inspector) after the pandemic is over. Then I welcome the assessor to put a fair market value on this house when it is finished and ready for occupancy.

I am not in the construction business I only work on my own or a family property as a favor. I taught my sons all of the construction trades that I learned from highly skilled trades people while I worked supervising multi million dollar construction projects for General Electric Engineering for 15 years. I own some construction equipment but only use it on my own properties not as a business for profit.



The Office of
Secretary of the State Denise W. Merrill

Please check the following errors:

No records found for Business Name Michael Schoff inc

Connecticut Business Registry Search

Connecticut Business Registry Search

- Search by Name:
- Search by Business ID:
- Search by Filing Number:

Michael Schoff inc

The wild card search can be done on Business names using the asterisk symbol *.
Example: Search for business name Hartford*.
Result: All businesses with business name starting Hartford will be displayed.

.. . . .

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 01		Ranch			
Model: 01		Residential			
Grade: B-		1 Story			
Stories: 1		Vinyl Siding			
Occupancy: 1					
Exterior Wall 1: 25		Gable			
Exterior Wall 2: 03		Asphalt			
Roof Structure: 03		Drywall			
Roof Cover: 05		Hardwood			
Interior Wall 1: 12		Oil			
Interior Fir 1: 02		Hot Water			
Interior Fir 2: 05		None			
Heat Fuel: 03		3 Bedrooms			
Heat Type: 01		2 Full Baths			
AC Type: 03		6 Rooms			
Total Bedrooms: 03		Average			
Total Baths: 2		Average			
Total Half Baths: 0					
Total Xtra Fixtrs: 1					
Total Rooms: 6					
Bath Style: 02					
Kitchen Style: 02					
Whirlpool Tub: 1					
Fireplaces: 1					

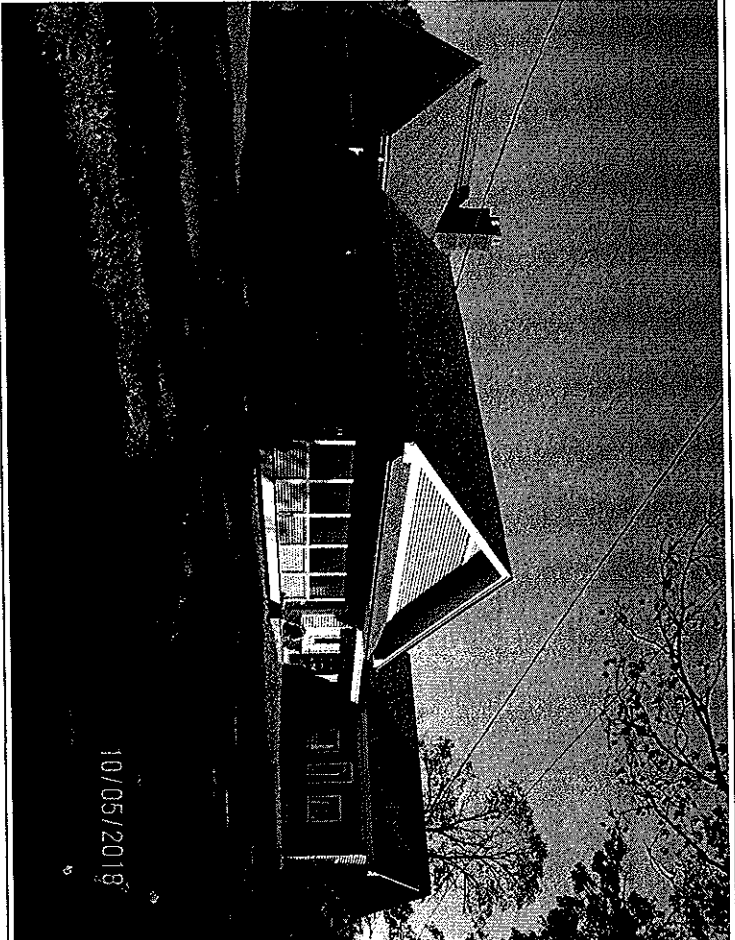
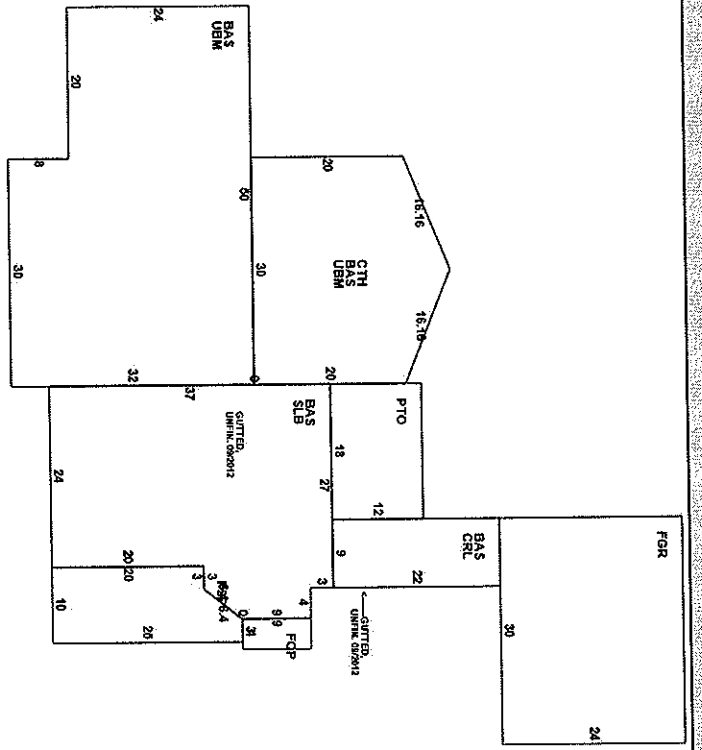
Year Built: 1950
 Effective Year Built: 1950
 Depreciation Code: V/G
 Remodel Rating: 19
 Year Remodeled: 10
 Depreciation %: 1
 Functional Obsol: U/C
 External Obsol: 66
 Trend Factor: 66
 Condition: 66
 Condition %: 66
 Percent Good: 265,500
 RCNLD
 Dep % Ovr: 0
 Dep Ovr Comment: 0
 Misc Imp Ovr: 0
 Misc Imp Ovr Comment: 0
 Cost to Cure Ovr: 0
 Cost to Cure Ovr Comment: 0

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	400	13.00	1979			10	C	1.00	500
BRN1	Barn 1 Sty	L	660	26.00	1950			10	C	1.00	1,700
LNT	Lean-to	L	280	8.00	1979			10	C	1.00	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepec Value
BAS	First Floor	3,313	3,313	3,313	93.12	308,491
CRL	Crawl Space	0	198	0	0.00	0
CTH	Cathedral Ceiling	0	690	69	9.31	6,425
FGR	Garage	0	720	288	37.25	26,817
FOP	Porch, Open	0	36	7	18.11	652
FSP	Porch, Screen	0	225	56	23.18	5,214
PTO	Patio	0	22	22	9.48	2,049
SLB	Slab	0	985	0	0.00	0
UBM	Basement, Unfinished	0	2,130	426	18.62	39,667
Ttl Gross Liv / Lease Area		3,313	8,513	4,181		389,315





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: 1012 Clintonville Rd

Current Market Value: \$ 488,200

Current Assessed Value: \$ 341,800

Appellant's estimate of Market Value: \$ 200,000

Notes:

- The subject property has been under construction since 1997
- Our office has attempted to perform an interior inspection every year since 2017 with no response from the owner.
- During the revaluation the percent complete adjustment was removed from the property and it was assumed the building was 100% finished
- As a result of the informal appeal process the building was factored to reflect 66% complete as of October 1st, 2020 reducing the market value from **\$ 508,300 to \$488,200**

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. 2020-137

APPLICATION

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

HEARING DATE: _____

*(203) 284-5067
HOME PHONE
FOR CONFIRM.*

Property Owner:
William McBriarty & Anna Prokop-McBriarty

Name of property Owner
265 Cook Hill Rd.

Mailing Address
Wallingford, CT 06492

City, State, Zip
203-284-5067

Phone

Appellant (if other than owner):

Name of Owner's Agent

Mailing Address

City, State, Zip

Phone

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

William McBriarty & Anna Prokop-McBriarty *William McBriarty Anna Prokop-McBriarty*
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: 265 Cook Hill 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? : \$ 230000.00

Briefly state the basis of the Appeal: Front cement stairs & cement for basement doors need repair/replacement; Front porch has 6"+ pitch that is increasing; rear porch floor has plywood patches to cover holes and rot; driveway has temporary patches to cover holes, garage doors are falling apart/in pieces; most of hottub side panels have fallen off; east & northeast side of property retains standing water due to changes in wetlands in immediate area.

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.

Appeals to the Wallingford Board of Assessment Appeals

General Instructions

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

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

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

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

APPEALS PROCEDURE

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

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

Connecticut General Statutes

Section

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

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

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

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

Assessment Appeals application

2 messages

Anna M <mcbriarty.all@gmail.com>
To: assessor@wallingford.ct.gov
Bcc: Anna M <mcbriarty.all@gmail.com>

Fri, Feb 19, 2021 at 8:20 PM

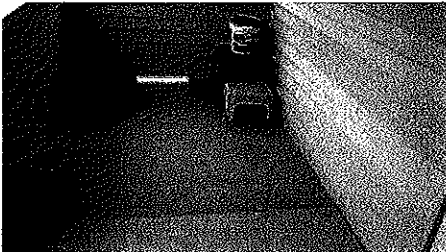
Please find the application form attached and photos.

Please confirm receipt of this email.
Thank you,
Anna & William McBriarty

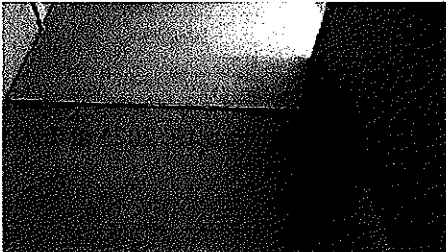
9 attachments



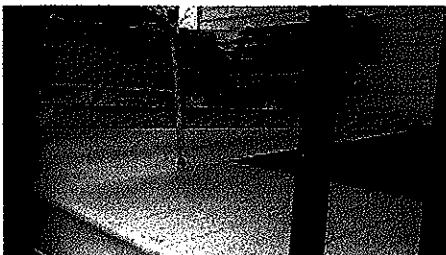
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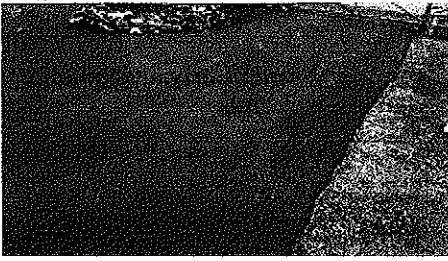


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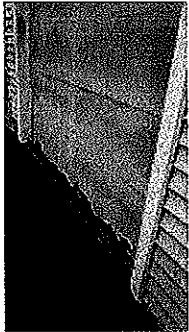


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 2020 Porperty Tax Appeal AOBOAAAppAndInstruc2020.pdf
473K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
To: mcbriarty.all@gmail.com

Fri, Feb 19, 2021 at 8:20 PM



Address not found

Your message wasn't delivered to **assessor@wallingford.ct.gov** because the domain wallingford.ct.gov couldn't be found. Check for typos or unnecessary spaces and try again.

esponse was:

S Error: 3655097 DNS type 'mx' lookup of wallingford.ct.gov responded with code NXDOMAIN Domain name not found: wallingford.ct.gov

Final-Recipient: rfc822; assessor@wallingford.ct.gov

Action: failed

Status: 4.0.0

Diagnostic-Code: smtp; DNS Error: 3655097 DNS type 'mx' lookup of wallingford.ct.gov responded with code NXDOMAIN

Domain name not found: wallingford.ct.gov

Last-Attempt-Date: Fri, 19 Feb 2021 17:20:46 -0800 (PST)

----- Forwarded message -----

From: Anna M <mcbriarty.all@gmail.com>

To: assessor@wallingford.ct.gov

Cc:

Bcc:

Date: Fri, 19 Feb 2021 20:20:29 -0500

Subject: Assessment Appeals application

----- Message truncated -----

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	VISION
MCBRIARTY WILLIAM & ANNA	1 Level	2 Public Water	1 Paved	2 Suburban	RES LAND DWELLING	1-1	123,400	86,400	6148
265 COOK HILL RD						1-3	169,700	118,800	WALLINGFORD, CT
WALLINGFORD CT 06492									
SUPPLEMENTAL DATA At Pctd ID 103002012 Census: 1755 Old MBLU TC MAP # 3199 TC MAP # Record Lot GIS ID 12512 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pctd#									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCBRIARTY WILLIAM & ANNA	0831	0331	03-01-1996			0	2020	1-1	86,400	2019	1-1	94,300	2018	1-1	94,300
MCBRIARTY WILLIAM & ANNA PROKOP	0525	0002	10-04-1983			0		1-3	118,800		1-3	101,100		1-3	101,100
Total 205200 293,100 205,200 Total 196300 196300 196300															

EXEMPTIONS	Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
				0.00					
Total 0.00 ASSESSING NEIGHBORHOOD Nbrhd Name B Tracing Batch Nbrhd 70									

NOTES
 2015 EXTERIOR AND BASEMENT INSP ONLY
 2015-ATTIC NO PERM STAIRWAY=NV
 1ST=5B,LR,K,DR
 2ND=4BED,1B
 FUNC=DBAWBS-SUMP PUMP

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
26327	12-20-2011	RS	Residential	14,100	03-29-2012	100		REROOF HOT TUB	
22959	07-14-2008	RS	Residential	6,000	10-27-2008	100			

LAND LINE VALUATION SECTION											
Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbrhd	Nbrhd Adj	
B	1010 Single Family	RU40		30,566	SF	3.67	1.00000	5	1.00	70	1.100
Total Card Land Units 0.702 AC Parcel Total Land Area 0.7017											

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				
168,000	1,700	123,400	0		293,100				
Total Appraised Parcel Value 293,100									

VISIT/CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
12-30-2020	JW1			40	No change				
08-15-2020	NK			29	Field Review				
06-20-2020	MG			66	Phone Appt				
05-13-2020	TC		03	09	Refused Measur/Int Insp-N				
12-30-2015	V			41	Change				
12-18-2015	RH			07	Measur/Int at Door				
12-07-2015	RH			41	Change				

Total Land Value 123,400

2020-137



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: 265 Cook Hill Rd

Current Market Value: \$ 293,100

Current Assessed Value: \$ 205,200

Appellant's estimate of Market Value: \$ 230,000

Notes:

- The market value of the subject property is consistent with similar homes in the neighborhood.
- During the informal appeal process **no change** was granted

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

FILED ASSESSOR
22 FEB 21 PM 12:38

Hearing No. 2020-138 APPLICATION

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

Property Owner: JAMES PERNO
Name of property Owner: 18 PATRICKS COURT
Mailing Address: WALLINGFORD, CT 06492
City, State, Zip: (203) 671-1243
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.)

JAMES PERNO
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: 18 PATRICKS COURT 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? : \$ 425,000

Briefly state the basis of the Appeal: SALE PRICE IN JULY 2019 OF \$425,000

INDEPENDENT APPRAISAL CONDUCTED IN MAY 2019 CONCLUDED PRICE OF \$428,302.

APPRAISAL CONDUCTED IN JUNE 2019 CONCLUDED PRICE OF \$430,000.

COMPARABLE OF 5 PATRICKS COURT WALLINGFORD, CT SOLD FOR \$27,500 ON

DO NOT WRITE BELOW THIS LINE - BAA Use Only

11/25/2019

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

APPRAISAL OF REAL PROPERTY



LOCATED AT

18 Patricks Ct
Wallingford, CT 06492
Volume 1271 Page 799

FOR

Guaranteed Rate Affinity, LLC

OPINION OF VALUE

430,000

AS OF

06/05/2019

ASSESSMENT

AS OF
6/5/2019

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File # 1999105486

APPRAISAL OF REAL PROPERTY



LOCATED AT

18 Patricks Ct
Wallingford, CT 06492
Volume 1271 Page 799

FOR

Guaranteed Rate Affinity, LLC

OPINION OF VALUE

430,000

AS OF

06/05/2019

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USPAP Compliance Addendum

Loan #
File # 1999105486

Borrower/Client	James Perno & Karen Ference		
Property Address	18 Patricks Ct		
City	Wallingford	County	New Haven
		State	CT
		Zip Code	06492
Lender	Guaranteed Rate Affinity, LLC		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

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.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

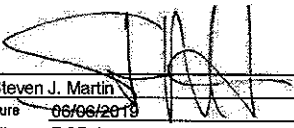
ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is _____ day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 60-180 day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature 	Signature _____
Name Steven J. Martin	Name _____
Date of Signature 06/06/2019	Date of Signature _____
State Certification # RCR.0001408	State Certification # _____
or State License # _____	or State License # _____
State CT	State _____
Expiration Date of Certification or License 04/30/2020	Expiration Date of Certification or License _____
Effective Date of Appraisal 06/05/2019	Supervisory Appraiser Inspection of Subject Property
	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior

Uniform Residential Appraisal Report

File # 1999105486

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 18 Patricks Ct City Wallingford State CT Zip Code 06492
 Borrower James Perno & Karen Ference Owner of Public Record Melissa Pappas County New Haven
 Legal Description Volume 1271 Page 799
 Assessor's Parcel # 109/44 Tax Year 2018 R.E. Taxes \$ 7,973
 Neighborhood Name Wallingford Map Reference O0023110 Census Tract 1760.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Guaranteed Rate Affinity, LLC Address 1800 W. Larchmont Ave. Chicago, IL 60613
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 90; CTMLS#170165447. The subject was listed for \$435,000 on 02/19/2019, reduced to \$425,000 on 05/02/2019, and is currently under deposit. See attached subject listing history page for prior listings.
 I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale; The sales price is \$425,000. It is considered to be a fully executed arms length transaction. No consideration given to non realty items.
 Contract Price \$ 425,000 Date of Contract 05/17/2019 Is the property seller the owner of public record? Yes No Data Source(s) Public Records
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. \$0;

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %	
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%	
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	115	Low 1	Multi-Family	%	
Neighborhood Boundaries North by Route 68, south by East Center Street, east by Durham, and west by Interstate 91.		530	High 68	Commercial	5 %	
		375	Pred. 32	Other	15 %	

Neighborhood Description The subject is located in a well established neighborhood with a stable economic base predominantly made up of various types of single family dwellings. No neighborhood factors were found that were unfavorable to the marketability of the subject. The subject has good access to Wallingford town facilities, shopping areas, and transportation arteries. Major travel route in close proximity is Interstate 91.
 Market Conditions (including support for the above conclusions) Lower asking prices have improved market conditions which appear to have stabilized for the subjects sub market/price point. Current market constitutes a balance of supply for the current demand and stable values with a marketing time of under 90 days if priced properly. Most listings sell at 90-100% of the asking price.
 Dimensions See attached plat map Area 26,136 sq ft Shape Irregular View N;Res;
 Specific Zoning Classification RU-40 Zone Zoning Description Residential Zone 40,000 sqft minimum lot size
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private

Electricity Water Street Asphalt
 Gas Oil Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 09009C0309J FEMA Map Date 05/16/2017
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 The subject lot is deficient in size and is therefore a legal non-conforming lot of record per grandfather clause. If destroyed the improvements may be rebuilt to its original footprint per town of Wallingford guidelines. Legal non conforming lots are typical and not adverse for the area. Close proximity to I-91 is not adverse. Comps 1 and 3 are also located in close proximity.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Avg	Floors	Crpt/Wd/Avg
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl/Avg	Walls	Drywall/Avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,260 sq.ft.	Roof Surface	Asphalt/Avg	Trim/Finish	Wood/Avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 50 %	Gutters & Downspouts	Aluminum/Avg	Bath Floor	Tile/Avg
Design (Style) Colonial	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Casement/Avg	Bath Wainscot	Fiberglass/Avg
Year Built 1998	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Yes/Avg	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 15	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	Driveway # of Cars	2
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input checked="" type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Asphalt
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Oil	<input checked="" type="checkbox"/> Fireplace(s) # 1 <input checked="" type="checkbox"/> Fence Fence	<input checked="" type="checkbox"/> Garage # of Cars	2	
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Deck <input type="checkbox"/> Porch None	<input type="checkbox"/> Carport # of Cars	0	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Pool Inground <input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in		

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 8 Rooms 4 Bedrooms 2.1 Bath(s) 2,436 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). There were no additional features found during the interior inspection.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3:Kitchen-updated-one to five years ago; Bathrooms-not updated; No functional obsolescence noted at the time of the inspection. The interior and exterior appear well maintained due to appropriate maintenance throughout the years.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 The subject's oil tank is located in the basement which is considered typical for the area with no unusual signs of seepage or spillage.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File # 1999105486

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 425,000 to \$ 475,000		There are 12 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 378,000 to \$ 487,500			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	18 Patricks Ct Wallingford, CT 06492	8 Patricks Ct Wallingford, CT 06492	52 High Hill Rd Wallingford, CT 06492	3 Woodmans Hill Rd Wallingford, CT 06492	
Proximity to Subject		0.09 miles SW	1.09 miles NE	0.10 miles NW	
Sale Price	\$ 425,000	\$ 378,000	\$ 487,500	\$ 440,000	
Sale Price/Gross Liv. Area	\$ 174.47 sq.ft.	\$ 158.96 sq.ft.	\$ 155.45 sq.ft.	\$ 130.49 sq.ft.	
Data Source(s)		CTMLS#170073128;DOM 9	CTMLS#170133320;DOM 31	CTMLS#170076831;DOM 325	
Verification Source(s)		Tax Records	Tax Records	Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth VA;0	
Date of Sale/Time		s06/18;c04/18		s12/18;c11/18	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	26,136 sf	24,829 sf		40,075 sf	
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2;Colonial	DT2;Colonial		DT1.5;Cape	
Quality of Construction	Q4	Q4		Q4	
Actual Age	21	21		13	
Condition	C3	C4	+37,800	C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	8 4 2.1	9 4 2.1		10 5 3.1	
Gross Living Area	2,436 sq.ft.	2,378 sq.ft.		3,136 sq.ft.	
Basement & Finished Rooms Below Grade	1260sf630sfwu 1r0b0r0,0ba0o	1176sf0sfwu		1120sf0sfwu	
Functional Utility	Average	Average		Average	
Heating/Cooling	FHA/CAC	FHA/CAC		FHA/CAC	
Energy Efficient Items	None	None		None	
Garage/Carport	2ga2dw	2ga2dw		3ga3dw	
Porch/Patio/Deck	Deck	Deck		Deck	
Fireplace	1 Fireplace	1 Fireplace		2 Fireplaces	
Pool	Inground Pool	None	+12,000	Inground Pool	
None	None	None		None	
Net Adjustment (Total)			\$ 54,800		\$ -32,000
Adjusted Sale Price of Comparables		Net Adj. 14.5 % Gross Adj. 14.5 %	\$ 432,800	Net Adj. 6.6 % Gross Adj. 8.6 %	\$ 455,500
					\$ 415,920

I 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) CTMLS/Wallingford Records
 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) CTMLS/Wallingford Records

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)	Wallingford Records	Wallingford Records	Wallingford Records	Wallingford Records
Effective Date of Data Source(s)	06/05/2019	06/05/2019	06/05/2019	06/05/2019

Analysis of prior sale or transfer history of the subject property and comparable sales After analyzing the subject property and comparable sales, there have been no sales in the past 36/12 months other than the above mentioned.

Summary of Sales Comparison Approach Due to the lack of similar sales in the area in terms of gla and condition, the sales search was extended beyond a one mile radius and six month time frame. There was no market date found to support any site adjustments for the differences in acreage. Based on mls data, comp 1 was all original and was adjusted 10% for being in inferior C4 condition. All gla adjustments made at \$30.00/sqft for differences greater than 100 sqft. Careful consideration has been given to all data reflected in this appraisal report with similar weight being given to all sales utilized. The final estimate of value is within the middle of the adjusted sales range and reflects the most probable price the subject would command. All adjustments made are considered reflective of the markets reaction to the differences between the subject and the sales and are not considered to adversely affect the final opinion of value derived.

Indicated Value by Sales Comparison Approach \$ 430,000
 Indicated Value by: Sales Comparison Approach \$ 430,000 Cost Approach (if developed) \$ Income Approach (if developed) \$ 0

The sales comparison approach is considered the most reliable indication of value, as it best reflects the actions of buyers and sellers in the marketplace. Due to the difficulty in estimating accrued depreciation, only the site value was developed for the cost approach. Income approach was not considered applicable, as homes within the subject's market area are typically for use, not investment.

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:

Based on a complete visual inspection of the interior and exterior areas of the subject property, 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 \$ 430,000, as of 06/05/2019, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 1999105486

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 complete visual inspection of the interior and exterior areas of the subject property, (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.

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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. 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 the 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.
6. 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.

Uniform Residential Appraisal Report

File # 1999105486

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 complete visual inspection of the interior and exterior areas of the subject property. 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.
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.

Uniform Residential Appraisal Report

File # 1999105486

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.

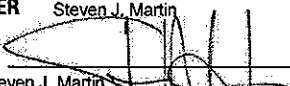
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 Steven J. Martin

Signature 

Name Steven J. Martin

Company Name SJM Appraisal Services

Company Address 88 Chestnut Grove
Guilford, CT 06437

Telephone Number 203-315-2942

Email Address sjmappraisal@gmail.com

Date of Signature and Report 08/06/2019

Effective Date of Appraisal 06/05/2019

State Certification # RCR.0001408

or State License # _____ State # _____

or Other (describe) _____ State # _____

State CT

Expiration Date of Certification or License 04/30/2020

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 _____

ADDRESS OF PROPERTY APPRAISED

18 Patricks Ct
Wallingford, CT 06492

APPRAISED VALUE OF SUBJECT PROPERTY \$ 430,000

LENDER/CLIENT

Name No AMC

Company Name Guaranteed Rate Affinity, LLC

Company Address 1800 W. Larchmont Ave, Chicago, IL 60613

Email Address _____

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street
Date of Inspection _____

Did inspect interior and exterior of subject property
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 _____

Uniform Residential Appraisal Report

File # 1999105486

FEATURE	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Address	18 Patricks Ct Wallingford, CT 06492	4 Marie Ln Wallingford, CT 06492		
Proximity to Subject		1.58 miles NE		
Sale Price	\$ 425,000	\$ 459,900		
Sale Price/Gross Liv. Area	\$ 174.47 sq.ft.	\$ 203.86 sq.ft.	\$ sq.ft.	\$ sq.ft.
Data Source(s)		CTMLS#170201211;DOM 5		
Verification Source(s)		Tax Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION
Sales or Financing Concessions		Listing	-23,000	
Date of Sale/Time		Active	0	
Location	N;Res;	N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		
Site	26,136 sf	40,075 sf	0	
View	N;Res;	N;Res;		
Design (Style)	DT2;Colonial	DT2;Colonial		
Quality of Construction	Q4	Q4		
Actual Age	21	33	0	
Condition	C3	C3		
Above Grade Room Count	Total Bdrms. Baths 8 4 2.1	Total Bdrms. Baths 8 4 2.1		Total Bdrms. Baths
Gross Living Area	2,436 sq.ft.	2,256 sq.ft.	+5,400	sq.ft.
Basement & Finished Rooms Below Grade	1260sf630sfwu 1r0br0.0ba0o	1112sf832sfwu 1r0br0.0ba0o	0	
Functional Utility	Average	Average		
Heating/Cooling	FHA/CAC	HW/None	+5,000	
Energy Efficient Items	None	None		
Garage/Carport	2ga2dw	2ga2dw		
Porch/Patio/Deck	Deck	Deck/SCP	0	
Fireplace	1 Fireplace	1 Fireplace		
Pool	Inground Pool	Inground Pool		
None	None	None		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -12,600	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted Sale Price of Comparables		Net Adj. 2.7 % Gross Adj. 7.3 %	\$ 447,300	Net Adj. % Gross Adj. %
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 #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Wallingford Records	Wallingford Records		
Effective Date of Data Source(s)	08/05/2019	08/05/2019		
Analysis of prior sale or transfer history of the subject property and comparable sales Comp 4 is an active listing that hasn't closed yet.				
Analysis/Comments				

Market Conditions Addendum to the Appraisal Report

File No. 1999105486

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 18 Patricks Ct City Wallingford State CT ZIP Code 06492

Borrower James Pemo & Karen Ference

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	5	2	5	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.83	0.67	1.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	5	5	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6.0	7.5	2.4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale % List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	385,000	446,200	405,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	3	18	224	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	439,900	439,900	442,450	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	224	209	38	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	96	99	96	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller-(developer, builder, etc.) paid financial assistance prevalent? Yes No Declining Stable Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Financing concessions, loan discounts, and interest buydowns do exist in some instances but are not prevalent.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. All information gathered from local mls and town records.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Lower asking prices have improved market conditions which appear to have stabilized for the subjects sub market/price point. Current market constitutes a balance of supply for the current demand and stable values with a marketing time of under 90 days if priced properly. Most listings sell at 90-100% of the asking price.

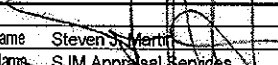
Due to the extreme lack of comps found that are similar to the subject in terms of location, style, condition and qta, there is not enough data to declare a certain trend in the inventory analysis. Since the current conditions in the town of Wallingford are stable, the overall trend was marked as such.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 	Signature
Appraiser Name Steven S. Merritt	Supervisory Appraiser Name
Company Name SJM Appraisal Services	Company Name
Company Address 88 Chestnut Grove, Guilford, CT 06437	Company Address
State License/Certification # RCR.0001408 State CT	State License/Certification # State
Email Address sjmappraisal@gmail.com	Email Address

Supplemental Addendum

File No. 1999105486

Borrower/Client	James Perno & Karen Ference			
Property Address	18 Patricks Ct			
City	Wallingford	County	New Haven	State CT Zip Code 06492
Lender	Guaranteed Rate Affinity, LLC			

Highest and Best Use comment:

The HBU noted in this report is as is as a residential single family dwelling since it is the reasonably probable and legal use of property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.

Scope of the appraisal comment:

In preparing for the appraisal assignment, the appraiser has performed the following analysis and actions necessary to obtain sufficient information in order to arrive at a supportable and defensible estimate of market value for the subject property. The subject property was visited and pictures were taken, improvements were examined and measured and/or assessor's records were used and relied upon for measurements, and a thorough inspection of the site, improvements, and location was analyzed. Other considerations were given to the neighborhood, surrounding properties, schools, police and fire protection, and other support facilities. The appraisal was performed considering three recognized and accepted approaches to value: the market data approach, the cost approach and the income approach. The appraiser has chosen recent comparable sales of similar properties in the subject's marketing area, and also has considered other sales of similar properties through the years. Also, the appraiser has analyzed similar properties on the market that were currently for sale. Comparable sales data was obtained from, but not limited to, inspection, property owner, appraiser's files, local brokers, multiple listing services, data research services, municipal offices such as tax assessor's files, town, city or county offices and public records.

Environmental disclaimer comment:

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions which are undetectable by the appraiser. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would have a negative impact on the subject property. This appraisal report is not an environmental survey or assessment of the property and not be relied upon as such. The borrower and lender are cautioned against the use of this report as a survey or assessment of environmental conditions. Should exacting information be required with respect to any environmental condition, the appraiser strongly recommends the use and assistance of experts in that field.

Interest valued comment:

Fee simple, no value was given to any nonrealty items in this report.

Final reconciliation comment:

This appraisal is not a home inspection and the appraiser is not acting as a home inspector when preparing the report. The borrower has the right to have the home inspected by a professional home inspector. When performing the inspection of this property, the appraiser visually observed areas that were readily accessible. The appraiser is not required to disturb or move anything that obstructs access or visibility. The inspection is not technically exhaustive. The inspection does not offer warranties or guarantees of any kind.

Other land use comment:

Other Land Use Rating reflects vacant (buildable and non-buildable) land and Land Trust property and town owned (schools and parks). The other land use is not considered to be adverse to marketability.

Utilities comment:

At the time of inspection of the subject property, all utilities were in proper working order.

Comparables finished basement comment:

Finished Basement area for comparable sales is noted as best available to the appraiser. This information is often not clearly described by either tax assessor's records or MLS data sheets. It's common in the area for basements to be finished unpermitted and not reflected on the town tax records. Unpermitted finished basements are somewhat common and are typically acceptable in this market area and therefore are noted in the sales comparables grid. Estimates are used as necessary so as to best represent the property's actual characteristics.

Exceeding predominant value comment

The subjects estimated market value is above the predominant value developed for the entire neighborhood. The predominant value does not exist as a value and is a statistical result only. There are homes that sell above and below this amount. It has no relationship to marketability. The subject's estimated market value is the sum result of location, age, liv. area, design, condition and relationship to the market. Although the subjects property estimate of value is more than the predominant sales price for the area, it is within the range of pricing for the neighborhood and there is no detriment to its marketability.

Comps GLA comment:

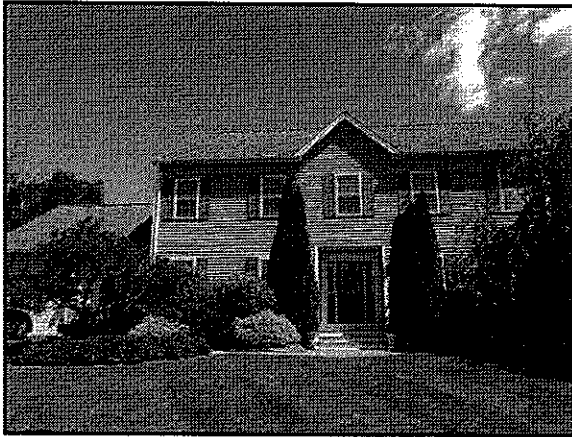
Due to the extreme scarcity of comps in the area, comps with gla differences greater than 15% were used. The comps used are considered the best indicators of market value.

Comps/bracket comment:

Due to the lack of similar recent sales, every single physical characteristics was unable to be bracketed. The most important factors were considered and searched when looking for comparables. If forced to use sales that bracket every characteristic the subject has, this report may be considered misleading. The most reliable indicators of value found in the past 12 months in the area didn't have finished basements. While none of the comps share this characteristic, there are many that exist in the area. The subject is not considered to be an overimprovement because of it. The adjustment that was made was developed by using historical market trends in the area.

Subject Photo Page

Borrower/Client	James Perno & Karen Ference				
Property Address	18 Patricks Ct				
City	Wallingford	County	New Haven	State	CT Zip Code 06492
Lender	Guaranteed Rate Affinity, LLC				



Subject Front

18 Patricks Ct
 Sales Price 425,000
 Gross Living Area 2,436
 Total Rooms 8
 Borrower/Client 4
 Lender 2.1
 Location N;Res;
 View N;Res;
 Site 26,136 sf
 Quality Q4
 Age 21



Subject Rear



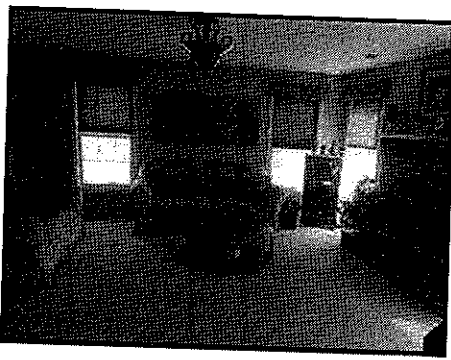
Subject Street

Subject Photograph Addendum

Borrower/Client	James Pemo & Karen Ference				
Property Address	18 Patricks Ct				
City	Wallingford	County	New Haven	State	CT
Lender	Guaranteed Rate Affinity, LLC			Zip Code	06492



Kitchen



Living



Dining



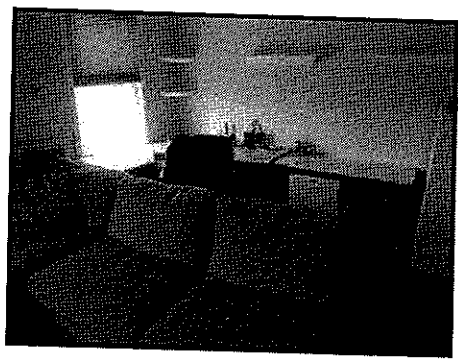
Family



Bedroom



Bedroom



Bedroom



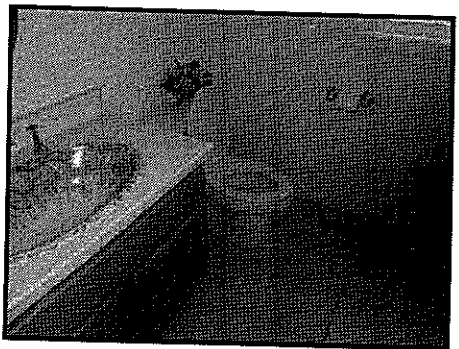
Bedroom



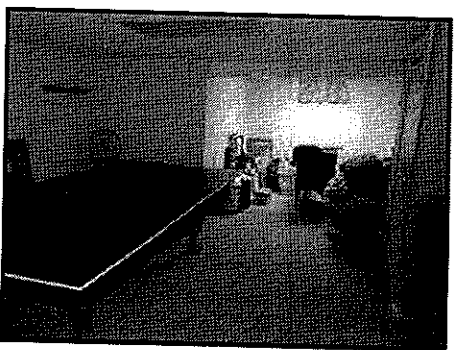
Bath



Bath



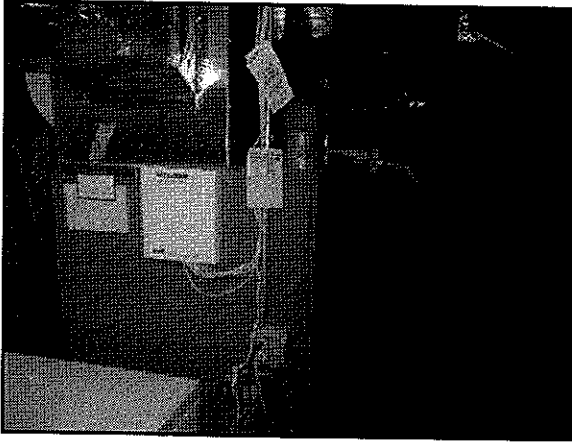
1/2 Bath



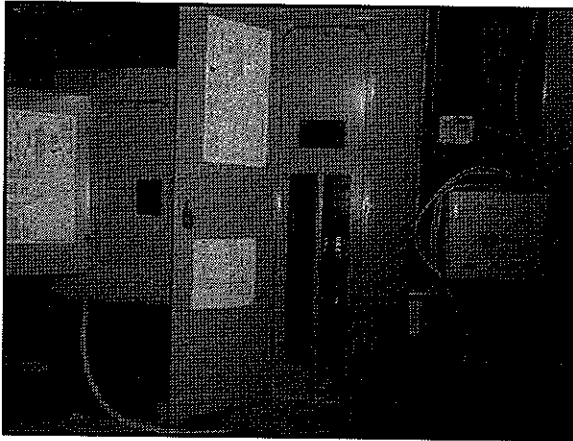
Finished Basement

Subject Photo Page

Borrower/Client	James Perno & Karen Ference				
Property Address	18 Patricks Ct				
City	Wallingford	County	New Haven	State	CT
Zip Code	06492				
Lender	Guaranteed Rate Affinity, LLC				

**Subject Mechanicals**

18 Patricks Ct	
Sales Price	425,000
Gross Living Area	2,436
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	26,136 sf
Quality	Q4
Age	21

**Subject Electrical****Subject Pool**

Comparable Photo Page

Borrower/Client	James Perno & Karen Ference				
Property Address	18 Patricks Ct				
City	Wallingford	County	New Haven	State	CT
Lender	Guaranteed Rate Affinity, LLC		Zip Code	06492	

**Comparable 1**

8 Patricks Ct
 Prox. to Subject 0.09 miles SW
 Sale Price 378,000
 Borrower/Client 2,378
 Lender 9
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 24,829 sf
 Quality Q4
 Age 21

**Comparable 2**

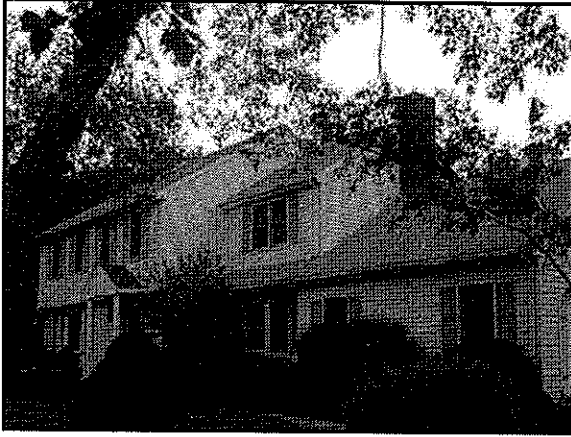
52 High Hill Rd
 Prox. to Subject 1.09 miles NE
 Sale Price 487,500
 Gross Living Area 3,136
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 1.74 ac
 Quality Q4
 Age 22

**Comparable 3**

3 Woodmans Hill Rd
 Prox. to Subject 0.10 miles NW
 Sale Price 440,000
 Gross Living Area 3,372
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 40,075 sf
 Quality Q4
 Age 13

Comparable Photo Page

Borrower/Client	James Perno & Karen Ference						
Property Address	18 Patricks Ct						
City	Wallingford	County	New Haven	State	CT	Zip Code	06492
Lender	Guaranteed Rate Affinity, LLC						

**Comparable 4**

4 Marie Ln
 Prox. to Subject 1.58 miles NE
 Sales Price 459,900
 Gross Living Area 2,256
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 40,075 sf
 Quality Q4
 Age 33

Comparable 5

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

File No. 1999105486

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.

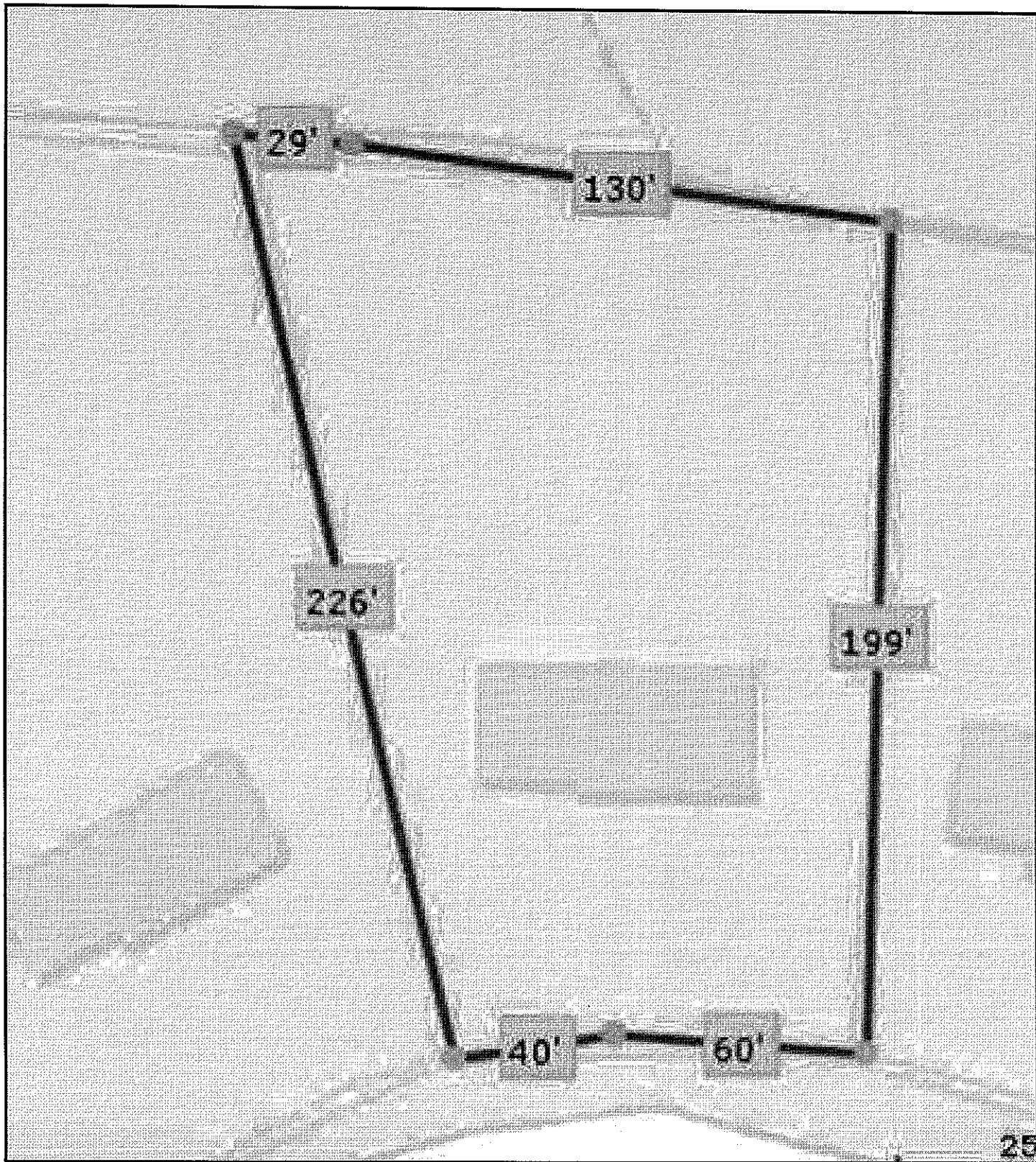
Explanation of Bathroom Count

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 Plat Map



Subject Listing History

Property History

Property Marketing History

18 Patricks Court, Wallingford, CT 06492



170185442	Single Family For Sale	DOM: 90	CDOM: 241	List Office: Calicagni Real Estate	
Change Type	Price History	Change Details	When Changed	DOM	Modified By
Deposit		SH -> O	05/21/19 03:32 PM	91	MADOLA
Show		A -> SH	05/20/19 12:40 PM	90	VASSCA
Price Decrease	\$425,000	\$435,000 -> \$425,000	05/02/19 01:16 PM	72	VASSCA
New Listing	\$439,900	ACTV -> \$435,000	02/19/19 03:10 PM		POGGIOLI

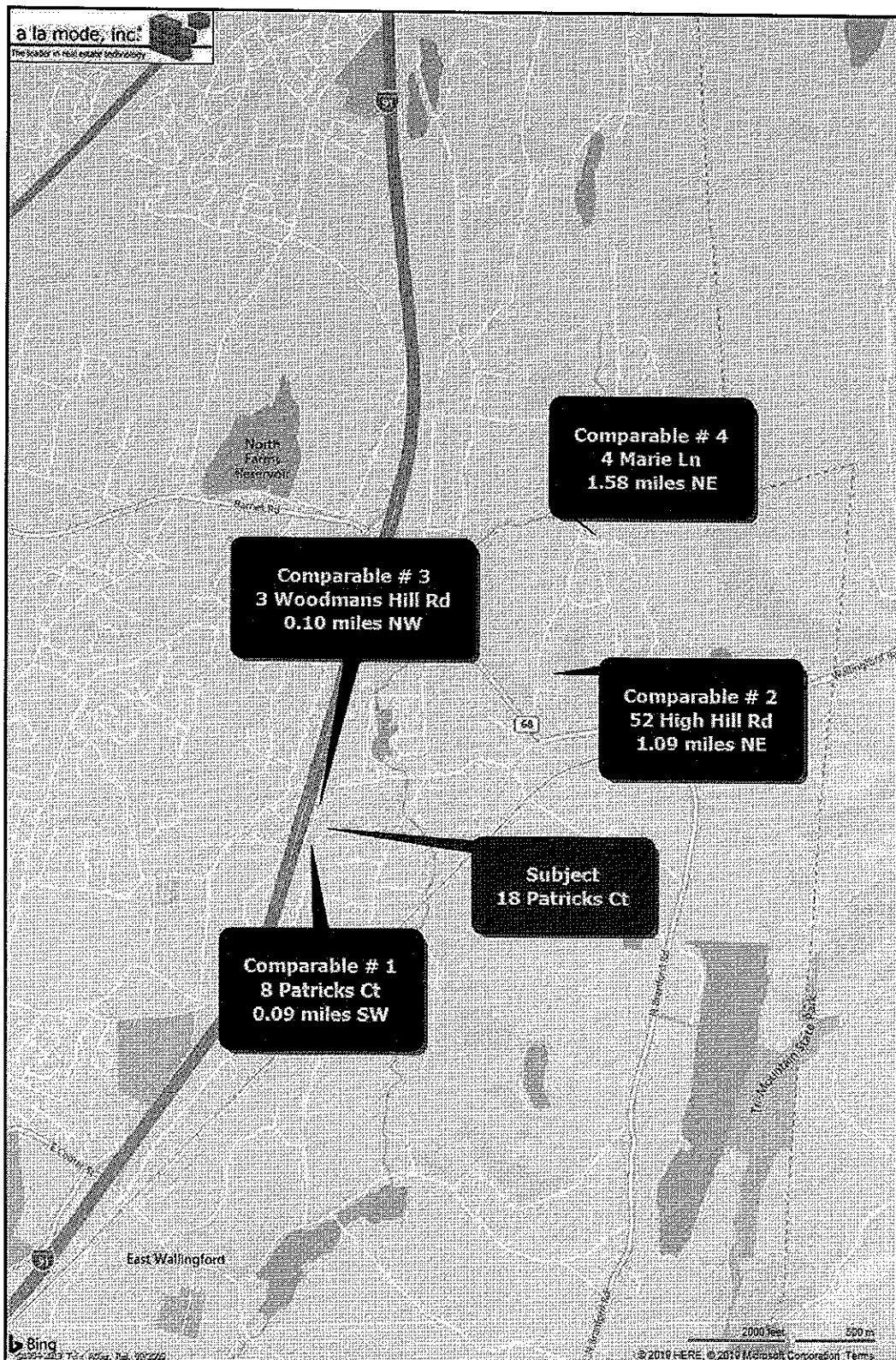


170106071	Single Family For Sale	DOM: 151	CDOM: 151	List Office: Calicagni Real Estate	
Change Type	Price History	Change Details	When Changed	DOM	Modified By
Cancelled		W -> C	02/20/19 09:37 AM	151	POGGIOLI
Withdrawn		A -> W	12/14/18 01:51 PM	151	VASSCA
Price Decrease	\$439,900	\$445,000 -> \$439,900	10/16/18 04:51 PM	92	VASSCA
Price Decrease	\$445,000	\$459,900 -> \$445,000	07/31/18 09:57 AM	15	POGGIOLI
New Listing	\$439,900	ACTV -> \$459,900	07/16/18 12:00 PM		MADOLA

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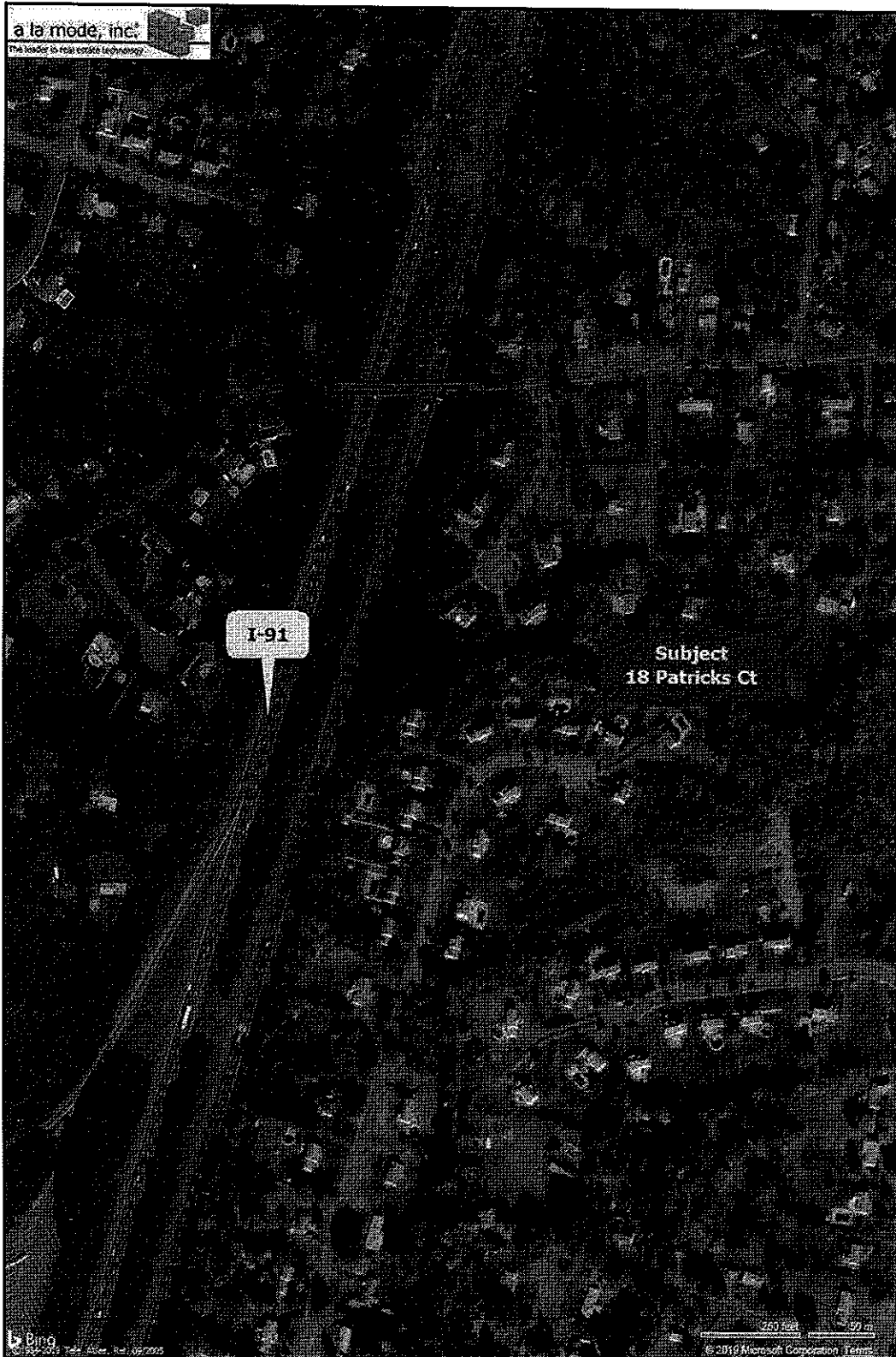
Location Map

Borrower/Client	James Perno & Karen Ference		
Property Address	18 Patricks Ct		
City	Wallingford	County	New Haven
		State	CT
Lender	Guaranteed Rate Affinity, LLC	Zip Code	06492



Aerial View

Borrower/Client	James Perno & Karen Ference				
Property Address	18 Patricks Ct				
City	Wallingford	County	New Haven	State	CT
Lender	Guaranteed Rate Affinity, LLC				
				Zip Code	06492





301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

**THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED
AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.**

Insurance is afforded by the company indicated below: (A capital stock corporation)

 Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: **RAP3666279-18**Renewal of: **RAP3666279-17**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
75 Second Ave Suite 410 Needham, MA 02494-2876

Item 1. Named Insured: **Steven Martin**

Item 2. Address: **88 Chestnut Grove**
City, State, Zip Code: **Gaithford, CT 06437**

Item 3. Policy Period: From **08/21/2018** To **08/21/2019**
(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:

- A. \$ **1,000,000** Damages Limit of Liability - Each Claim
B. \$ **1,000,000** Claim Expenses Limit of Liability - Each Claim
C. \$ **2,000,000** Damages Limit of Liability - Policy Aggregate
D. \$ **2,000,000** Claim Expenses Limit of Liability - Policy Aggregate

Item 5. Deductible (Inclusive of Claim Expenses):

- A. \$ **0.00** Each Claim
B. \$ **0.00** Aggregate

Item 6. Premium: \$ **754.00**Item 7. Retroactive Date (if applicable): **08/21/2008**

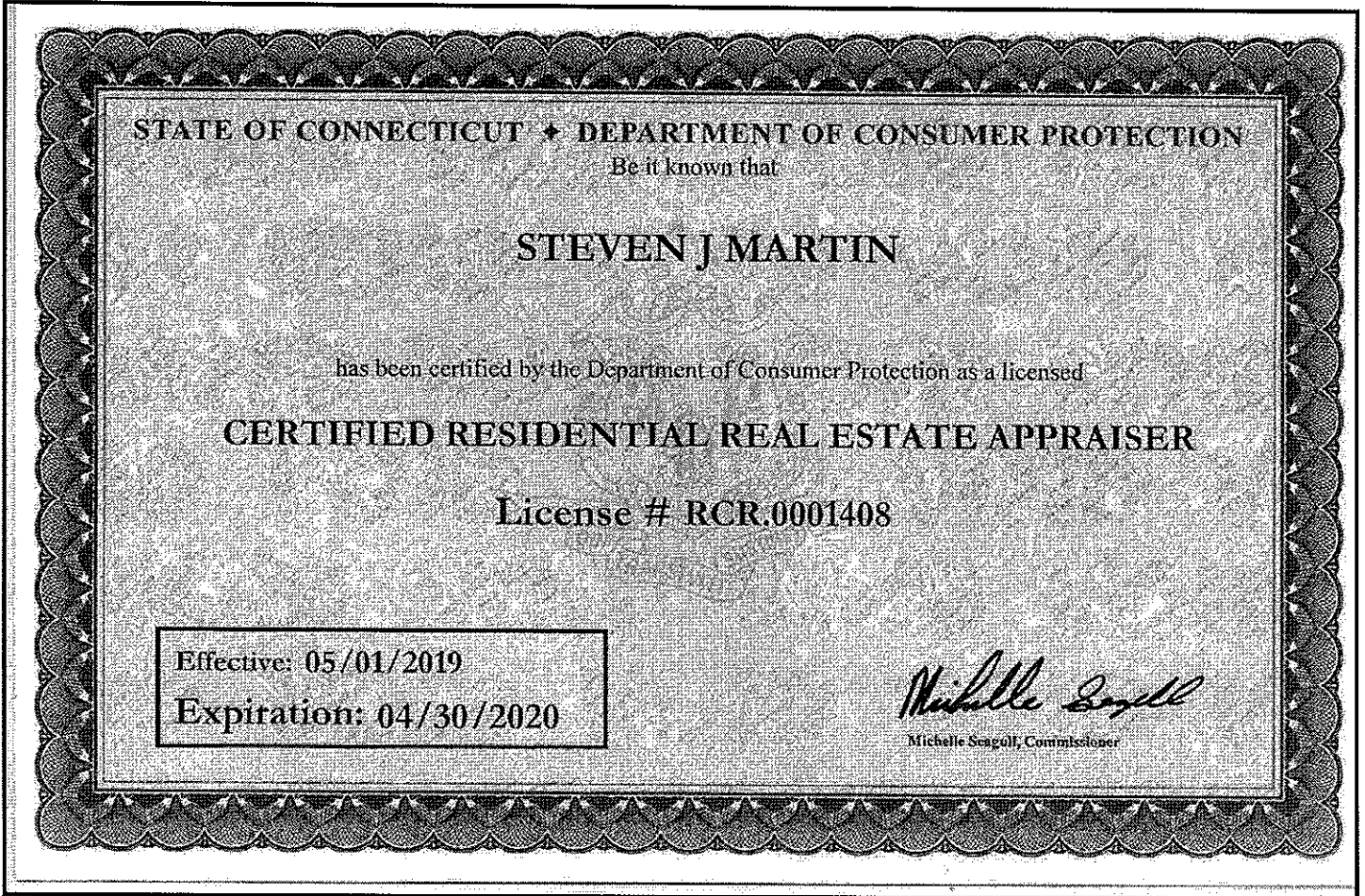
Item 8. Forms, Notices and Endorsements attached:

D42100 (03/15) D42300 CT (07/14) IL7324 (08/12)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)

Randy A. Majumdar
Authorized Representative

D42101 (03/15)

Page 1 of 1



ASSESSMENT CONDUCTED

5/14/2019

OPINION OF VALUE
FOR 18 PATRICK'S COURT

CURRENT CITY ASSESSMENT

\$278,400

CURRENT CITY APPRAISAL

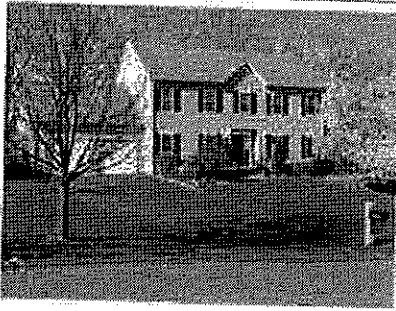
\$397,714

Listing

18 Patricks Court, Wallingford, CT 06492
 County: **New Haven**
 MLS#: **170165447**
Single Family For Sale

Status: **Active** List Price: **\$425,000**
 Last Update: **05/02/2019** Orig. List Price: **\$435,000**
 Tax Parcel#: **2039576** Days On Market: **84**

84 Days



Google

Map data ©2019 Google

Recent: **05/02/2019** ; PDCR : **\$435,000->\$425,000**

Walkscore is: **-- 0**

Car-Dependent - Almost all errands require a car.

Potential Short Sale: Undeclared

Residential Property Information

Style: **Colonial** Total Rooms: **8** Bedrooms: **4** Bathrooms: **2 Full & 1 Partial** Home Warranty Offered: **No**
 Square Footage: Estimated heated: above grade **2,436** and below grade **1,000**; total **3,436** Fireplaces: **1**
 Public records lists total living area as **2,436** Sq.Ft.
 New Construction: **No** Year Built: **1998 (Public Records)**
 Dir. Waterfront: **No** Acres: **0.60 (Public Records)**
 Property Tax: **\$7,973** Mil Rate: **28.55** Assessed Value: **\$278,400** Zoning: **res**
 Tax Year: **July 2018-June 2019**

Room	Level	Apx. Size	Features
Living Room	Main	17 x 12	French Doors
Formal Din. Rm.	Main	18 x 12	
Family Room	Main	17 x 16	Fireplace
Kitchen	Main	24 x 12	Breakfast Bar, Breakfast Nook, Cathedral Ceiling, Dining Area, Granite Counters, Hardwood Floor
Bedroom	Upper	12 x 12	
Bedroom	Upper	15 x 12	
Bedroom	Upper	13 x 10	
MBR Suite	Upper	18 x 15	Full Bath, Walk-In Closet

ASSESSMENT
 $278,400 \div .7 = 397,714$
 $\times 20\%$
ASSESSMENT = 278,400

Laundry Location: **Main Level**

Features

Appliances Incl.: **Oven/Range, Microwave, Refrigerator**
 Home Automation:
 Attic: **Has Attic - Pull-Down Stairs, Floored**
 Basement Desc.: **Full, Fully Finished**
 Exterior Siding: **Vinyl Siding**
 Exterior Features: **Deck, Patio, Shed, Underground Utilities**
 Construction Info.: **Frame** Foundation: **Concrete**
 Garage & Parking: **2 Car, Attached Garage** Driveway Type: **Paved**
 Swimming Pool: **Has Pool - In Ground Pool, Spa, Heated, Gunite**
 Lot Description: **On Cul-De-Sac, In Subdivision, Lightly Wooded**

Roof: **Asphalt Shingle**

IN GROUND POOL CAN COST UP TO 50,000 WITH FENCING + WALKWAYS

Home Owner's Association: **Yes** Association Fee: **\$100**

Fee Payable: **Other ETC.**

Utility Information

Hot Water System: **Electric**
 Heat Type: **Hot Air, Fueled By: Oil** Est. Annual Heating Cost:
 Cooling: **Central Air** Fuel Tank Location: **Above Ground**
 Water & Sewer Service: **Public Water Connected, Sewage System: Public Sewer Connected**

School Information

Elem: **Per Board of Ed** Interm: Middle: High: **Lyman Hall**

Public Remarks

BEAUTIFUL HOME, BACKYARD OASIS AND A VIEW!! A beautiful and well-maintained center hall colonial in Wallingford greets guests with large spacious rooms, hardwood floors, a solid oak stairwell, and a choice of which well-appointed room they'd like to enter first. From the living room's French doors, to the family room's unspoiled raised hearth fireplace, to the kitchen's gleaming granite counters, cathedral ceiling and bright backdrop of windows. Every space in this home has personality and a little something special. Following suit, the master bedroom suite satisfies expectations with a generous walk-in closet and full bath. In addition to all that you will be in awe by the backyard oasis, one of the home's most enticing features!! Every desirable frill and thrill graces the rear yard of this colonial, including an oversized deck with mountain views, a beautiful heated gunite pool with built-in spa, large patio area, elaborate landscaping with stone walls, and a fire pit. A finished

basement completes this four-bedroom home. This listing offers such a complete package and cannot be appreciate by the pictures alone. The fun that can be had throughout this home and outside is limitless!

Open house Saturday 4/6 1-3 AND Sunday 4/7 12-2!

Current List Price: **\$425,000** Last Updated: **05/02/19**
 Previous List Price: **\$435,000** Entered in MLS: **02/19/19**
 Original List Price: **\$435,000** Listing Date: **02/19/19**
 Marketing History: DOM: **84**
 CDOM: **235**
 Expiration Date:

Showing Inst: **call or email to set up showing.**
 Lockbox: **Combo/door**
 Owner: **withheld**
 Directions: **rock hill road to Shetland drive to patricks court**
 Showing & Contact Information: Date Available: **negot**
 Owners Phone: Bank Owned: **No**
 Occupied By:

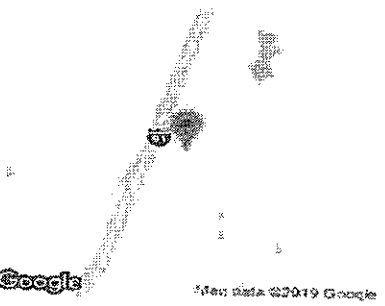
Listing Contract Type: **Exclusive Right to Sell/Lease**
 Buyer's Agent Comp.: **2.50 % of sale price**
 Listing & Compensation Information: Service Type: **Full Service**
 Sign: **Yes**

The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, Zillow Group, immoviewer**
 The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com, Zillow Group**
 ** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. **

List Agent: **Lawrence A Madow (MADOLA)** Lic.#:
 Website: Phone: **(203) 265-1821**
 Email: **larry_madow@calcagni.com**
 List Office: **Calcagni Real Estate (DCAS31)**
 Website: Phone: **(203) 265-1821**
 Co List Agent: **Carrie Vass (vassca)** Lic.#:
 Website: Phone: **(203) 265-1821**
 Email: **carrie_vass@calcagni.com**
 Co List Office: **Calcagni Real Estate (DCAS31)**
 Website: Phone: **(203) 265-1821**

Information contained in this Smart MLS listing has been compiled from various sources, all of which may not be completely accurate. Smart MLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser. Report Generated on 05/14/2019 2:54:22 PM, Copyright 2019 Smart MLS, Inc. All rights reserved.

Public Records & Tax Report
18 Patricks Ct, Wallingford, CT 06492-2692
 Parcel Number: **2039576** Assessor's APN: **109 44** County: **New Haven**
 Census Block: **1026** Census Tract: **176000** Carrier Route: **C022**
 Zoning: Latitude: **41.464560** Longitude: **-72.773956**
 Property Use Type: **Single Family / 1 Family Residence**



Current Ownership Information
 Owner(s): **Melissa Pappas**
 How Related:
 Owner's Address: **18 Patricks Ct, Wallingford, CT 06492-2692**
 Owner Occupied: **Yes**
 Closing Date: **05/24/1999** Sale Price: **\$254,900**
 Type of Deed: **Warranty** Recorded: **Vol: 929, Page: 12**
Most Recent Mortgage Amt. Borrowed: **\$382,233**
 Date Originated: **12/04/2012** Lender: **Bank of America NA**
Transaction Details
 Type of Sale:
 Arms Length Sale: Nominal Sale:

Most Recent Tax & Assessment Information
 Tax Amount: **\$7,973.00** Base Mil Rate: **28.640** Assessed Land Value: **\$95,400**
 Tax Year: **July 2018-June 2019** Tax Dist. Mil Rate: **N/A** Assessed Building Value: **\$183,000**
 Fiscal Year: **2018** Total Mil Rate: **28.640** Total Assessed Value: **\$278,400**
 Municipal Tax District: Date of Last Update: **08/06/18**

Property Characteristics
 Lot & Exterior: Lot Size In Acres: **0.60** Lot Size In Sq Ft: **26,336** Common Ownership %:
 Type of Parking: # of Parking Spaces:
 General Construction: # of Buildings: **1** Building Style: **Colonial** Year Built: **1998**

Type of Construction:		Building Condition:	Good	Last Major Renovation:	
Exterior Covering:	Vinyl Siding	Type of Roof:	Gable	Roofing Material:	Shngls&Asphalt
Type of Basement:	Full	Heating System:	Forced Air	Heating Fuel:	Oil
Building Size Information					
Gross Building Sq Ft:	4,556	# of Units:	1	Unit is on Floor #:	
Living Area in Sq Ft:	2,436	First Floor Sq Ft:		Attic Area in Sq Ft:	
Basement Area in Sq Ft:		Unfinished Bsmt Sq Ft:		# of Floors:	2
# of Rooms:	8	# of Bedrooms:	4	# of Full Baths:	2
# of Half Baths:	1				
Property Amenities					
Number of Fireplaces:	1	Additional Amenity:	Outbuildings	Additional Amenity:	Air Conditioned
Additional Amenity:	Attic				

Recent Public Notices

Public Notice: None

Sale & Mortgage Origination History

1. Mortgage Origination

Lender: Bank of America NA
Borrower(s): Melissa Pappas
Amount: \$382,233
Origination Date: 12/04/2012
Commercial. MtgNo

Term: 20 Years
Mortgage Type: Conforming

Mortgage Recorded: Vol: 1457, Page: 86

Interest Rate:

2. Mortgage Origination

Lender: Countrywide Bank
Borrower(s): Melissa Pappas
Amount: \$76,800
Origination Date: 10/12/2006
Commercial. MtgNo

Term: 15 Years
Mortgage Type: Conforming

Mortgage Recorded: Vol: 1271, Page: 812

Interest Rate:

3. Property Transfer

Buyer(s): Melissa Pappas
Seller(s): Melissa P Odermatt ←
Sale Date: 10/12/2005
Sale Type: Nominal Sale
Multi Parcels? No

Sale Price: \$1
Deed Type: Quit Claim

Sale Recorded: Vol: 1271, Page: 799

Nominal Sale: Yes
Arms Length Sale: No

4. Mortgage Origination

Lender: Equifirst Corp
Borrower(s): Todd R Odermatt
Amount: \$400,000 ←
Origination Date: 09/08/2004 ←
Commercial. MtgNo

Term: 30 Years
Mortgage Type: Jumbo

Mortgage Recorded: Vol: 1173, Page: 574

Interest Rate:

5. Mortgage Origination

Lender: First Horizon Hm Ln
Borrower(s): Todd R Odermatt
Amount: \$299,000 ←
Origination Date: 05/07/2003 ←
Commercial. MtgNo

Term: 30 Years
Mortgage Type: Conforming

Mortgage Recorded: Vol: 1088, Page: 793

Interest Rate:

6. Mortgage Origination

Lender: Citimortgage Inc
Borrower(s): Melissa P Odermatt
Amount: \$292,000 ←
Origination Date: 04/22/2002 ←
Commercial. MtgNo

Term: 30 Years
Mortgage Type: Conforming

Mortgage Recorded: Vol: 1029, Page: 41

Interest Rate:

7. Mortgage Origination

Lender: Wells Fargo Hm Mtg
 Borrower(s): Melissa P Odermatt
 Amount: \$255,000 ←
 Origination Date: 08/09/2001 ✎
 Commercial. MtgNo

Term: 30 Years
 Mortgage Type: Conforming

Mortgage Recorded: Vol: 997, Page: 430
 Interest Rate:

8. Mortgage Origination

Lender: PNC Mortgage
 Borrower(s): Todd R Odermatt & Melissa P Odermatt
 Amount: \$25,490
 Origination Date: 05/24/1999
 Commercial. MtgNo

Term:
 Mortgage Type: Conforming

Mortgage Recorded: Vol: , Page:
 Interest Rate:

9. Mortgage Origination

Lender: PNC Mortgage
 Borrower(s): Todd R Odermatt & Melissa P Odermatt
 Amount: \$203,920
 Origination Date: 05/24/1999 ✎
 Commercial. MtgNo

Term: 30 Years
 Mortgage Type: Conforming

Mortgage Recorded: Vol: 929, Page: 12
 Interest Rate:

Property Transfer

Buyer(s): Todd R Odermatt & Melissa P Odermatt
 Seller(s): Heritage Hills Inc
 Sale Date: 05/24/1999
 Sale Type:
 Multi Parcels? No

Sale Price: \$254,900
 Deed Type: Warranty

Sale Recorded: Vol: 929, Page: 12
 How Related: and Others
 Nominal Sale: No
 Arms Length Sale:

Mortgage Discharge History

1. Mortgage Discharge

Borrower(s): Melissa Pappas
 Discharge Lender: Countrywide Bank
 Original Lender: Not Provided

Discharge Recorded: Vol: 1530, Page: 1090
 Original Mortgage Recorded: Vol: 1271, Page: 812
 Date Signed:
 Original Amount: Date Recorded: 12/14/2015
 Date Recorded: 09/29/2006

2. Mortgage Discharge

Borrower(s): Melissa Pappas
 Discharge Lender: Mortgage Electronic Registration System
 Original Lender: Not Provided

Discharge Recorded: Vol: 1456, Page: 735
 Original Mortgage Recorded: Vol: 1271, Page: 800
 Date Signed:
 Original Amount: Date Recorded: 11/28/2012
 Date Recorded: 09/29/2006

3. Mortgage Discharge

Borrower(s): Todd R Odermatt & Melissa P Odermatt
 Discharge Lender: Mortgage Electronic Registration System
 Original Lender: Not Provided

Discharge Recorded: Vol: 1301, Page: 624
 Original Mortgage Recorded: Vol: 1173, Page: 574
 Date Signed:
 Original Amount: Date Recorded: 06/29/2007
 Date Recorded: 08/27/2004

Tax Assessment History

Year	Assessment	Year	Assessment	Year	Assessment	Year	Assessment
2017:	\$278,400	2016:	\$278,400	2015:	\$284,500	2014:	\$284,500
2012:	\$284,500	2011:	\$284,500	2010:	\$300,020	2009:	\$300,020
						2008:	\$300,020

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
450 Columbus Blvd, Suite 901 ♦ Hartford, CT 06103**



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this disclosure to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less, including cooperatives and condominiums, made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (Connecticut General Statutes Section 20-327c).

INSTRUCTIONS TO SELLERS:

1. You must answer all questions to the best of your knowledge.
2. You are required to identify and disclose any problems regarding the subject property.
3. Your real estate licensee cannot complete this form on your behalf.
4. "UNK" means Unknown, "N/A" means Not Applicable.
5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include subject property address, seller's name and the date.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

A. SUBJECT PROPERTY

- 1) Name of seller(s): Melissa Pappas
- 2) Street address, municipality, zip code: 18 Patrick's Court
Wallingford CT 06492

B. GENERAL INFORMATION

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---|
| YES | NO | UNK | N/A | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3) What year was the structure built? <u>1999</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4) How long have you occupied the property? <u>19 years</u> If not applicable, indicate with N/A. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5) Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6) Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7) Is the property in a flood hazard area or an inland wetlands area? If yes, explain: _____ |

YES NO UNK N/A

B. GENERAL INFORMATION (Continued)

8) Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, explain: _____

9) Is the property located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain: _____

Note: Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable.

10) Is the property located in a special tax district? If yes, explain: _____

11) Is the property subject to any type of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain: _____

12) Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain: _____

13) Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If yes, explain: _____

YES NO UNK N/A

C. LEASED EQUIPMENT

Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply:

- Propane fuel tank
- Water heater
- Security alarm system
- Fire alarm system
- Satellite dish antenna
- Water treatment system
- Solar devices
- Major appliances
- Other _____

Property Address: 18 PATRICKS COURT
Wallingford CT 06492

Seller Initial MP Buyer Initials _____

YES NO UNK N/A

D. MECHANICAL/ UTILITY SYSTEMS

14) Fuel type? OIL Are you aware of any heating system problem? If yes, explain: _____

15) Hot water heater type? ELECTRIC Age: _____ Are you aware of any hot water problems? If yes, explain: _____

Water (MP)

16) Is there an underground storage tank? If yes, list the age of tank 15 yrs and location: Propane for pool - permitted etc - leased Berners Petroleum

Water (MP)

17) Are you aware of any problems with the underground storage tank? If yes, explain: _____

18) During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed? Yes No
If yes, what was the date of removal _____ and what was the name and address of the person or business who removed such underground storage tank? _____

Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form.

19) Air conditioning type? central forced air Are you aware of any air conditioning problems? If yes, explain: _____

20) Plumbing system problems? If yes, explain: _____

21) Electrical system problems? If yes, explain: _____

22) Electronic security system problems? If yes, explain: _____

23) Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors _____ and whether there have been problems with such detectors: as per building code upon construction

24) Fire sprinkler system problems? If yes, explain: _____

Property Address:

18 Patricia Court
Wallingford CT 06492

Seller Initials

MP

Buyer Initials _____

YES NO UNK N/A

E. WATER SYSTEM

25) Domestic water system type: Public; Private well; Other _____

26) If public water:

a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage flat or metered? Provide the amount of the expense/fee _____ and explain:

Water & Sewer Quarterly approx \$100-130

b) Are there unpaid water charges? If yes, state amount unpaid: _____

27) If private well:

Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing: _____

If public water or private well: Are you aware of any problems with the well or with the water quality, quantity, recovery, or pressure? If yes, explain: _____

YES NO UNK N/A

F. SEWAGE DISPOSAL SYSTEM

28) Sewage disposal system type: Public; Septic; Cesspool; Other: _____

29) If public sewer:

a) Is there a separate charge made for sewer use? If yes, is it flat or metered?

Included in water charges quarterly

b) If it is a flat amount, state amount _____ and due dates: _____

c) Are there any unpaid sewer charges? If yes, state the amount: _____

31) If private:

a) Name of service company: _____

b) Date last pumped: _____ frequency of pumping during ownership: _____

c) For any sewage system, are there problems? If yes, explain: _____

Property Address: 18 Patrick's Court
Wallingford CT
06492

Seller Initial me Buyer Initials _____

YES NO UNK N/A

G. ASBESTOS/ LEAD

32) Are asbestos insulation or building materials present? If yes, location: _____

33) Is lead paint present? If yes, location: _____

34) Is lead plumbing present? If yes, location: _____

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS

35) Is the foundation made of concrete? If no, explain: _____

36) Foundation/slab problems or settling? If yes, explain: _____

37) Basement water seepage/dampness? If yes, explain amount, frequency and location: _____

38) Sump pump problems? If yes, explain: _____

39) Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing: _____

40) Do you have knowledge of any repairs related to a foundation on the property? If yes, explain: _____

41) Roof type: architectural shingles ; Age: 10 years

42) Roof leaks? If yes, explain: _____

43) Exterior siding problems? If yes, explain: _____

44) Chimney, fireplace, wood or coal stove problems? If yes, explain: _____

45) Patio/deck problems? If yes, explain: _____

Property Address:

18 PARRICKS COURT
Wallingford CT
06492

Seller Initials

MP

Buyer Initials _____

YES NO UNK N/A

H. BUILDING/ STRUCTURE/ IMPROVEMENTS (Continued)

- 46) If patio/deck is constructed of wood, is the wood treated or untreated? _____
- 47) Driveway problems? If yes, explain: _____
- 48) Water drainage problems? If yes, explain: _____
- 49) Interior floor, wall and/or ceiling problems? If yes, explain: _____
- 50) Fire and/or smoke damage? If yes, explain: _____
- 51) Termite, insect, rodent or pest infestation problems? If yes, explain: _____
- 52) Rot or water damage problems? If yes, explain: _____
- 53) Is the structure(s) insulated? If yes, type: _____; location: _____
- 54) Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such testing: _____
- 55) Is there a radon control system in place? If yes, explain: _____
- 56) Has a radon control system been in place in the previous 12 months? If yes, explain: _____

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached: _____

Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at: www.ct.gov/dcp

Property Address:

18 PATRICKS COURT
Wallingford CT
00492

Seller Initials

MB

Buyer Initials

IMPORTANT INFORMATION

(A) Responsibilities of Real Estate Brokers

This report in no way relieves a real estate broker of his or her obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

(B) Statements Not to Constitute a Warranty

Any representations made by the seller on the written residential property condition disclosure report shall not constitute a warranty to the buyer.

(C) Nature of Disclosure Report

This Residential Property Condition Disclosure Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

(D) Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the Department of Public Safety.

(E) Building Permits and Certificates of Occupancy

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

(F) Home Inspection

Buyers should have the property inspected by a licensed home inspector.

(G) Concrete Foundation

Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

(II) Buyer's Certification

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and this disclosure statement does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this statement from the seller or seller's agent.

Date _____ Buyer _____
Signature _____ Buyer _____
Print Name _____

Date _____ Buyer _____
Signature _____ Buyer _____
Print Name _____

(I) Seller's Certification

To the extent of the seller(s) knowledge as a property owner, the seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the event a real estate broker or salesperson is utilized, the seller authorizes the brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.

Date _____ Seller Matthew Pappas _____ Seller Melissa Pappas _____
Signature _____ Print Name _____

Date _____ Seller _____
Signature _____ Seller _____
Print Name _____

Property Address: _____

Mold and Mold -Forming Condition Disclosure

Date: 07/14/2018

Seller(s): Melissa Pappas

Property Address: 18 Patricks Ct Wallingford CT 06492

Seller (s) certifies that to the best of Seller's(s') knowledge and belief (check all that apply):

Seller(s) has no knowledge of the presence of conditions that could lead to the growth of mold (such as, but not limited to, excessive humidity, water leakage, drainage problems, flooding, etc).

Seller(s) has treated the Property Address above for mold growing on structural components such as beams, studs, posts, wall cavities or penetrating (growing below the surface) of walls, ceilings or floors ("penetrating" does not mean a small amount of mold or mildew growing on shower curtains, showers or bathtubs).

Please provide details- attach additional sheets if necessary

Seller(s) knows of the presence of conditions that could lead to the growth of mold (excessive humidity, water leakage, drainage problems, flooding, etc). (Please provide details)

Please provide details - attach additional sheets if necessary

The Seller(s) makes this disclosure knowing that the listing agent, the buyer agent, and any potential buyer(s) will rely on the information contained on this disclosure.

Melissa Pappas
Seller's Signature

Seller's Signature

Melissa Pappas
Print Name

Print Name

7/14/18
Date

Date

I/We have received and read this form. Completion of this form does not mean that the Seller(s) has performed any investigation of the Property or that Seller(s) warrants that the Property is without mold.

Note: Mold is present in all homes, and there are currently no standards for the presence of mold or mold remediation. For further information see the Connecticut Department of Public Health's "Fact Sheet Mold in the Home: Health Concerns". The fact sheet is available at <http://www.state.ct.us/dph>

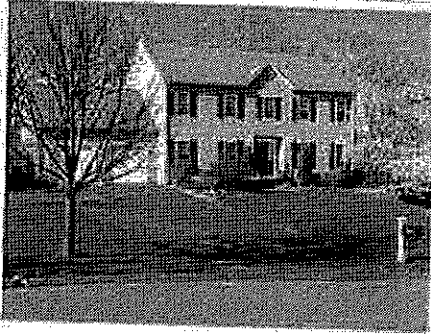
Buyer's/Tenant's signature

Buyer's/Tenant's signature

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08/02, 07/03, 04/07, 02/11



18 Patricks Ct, Wallingford, CT 06492-2692, New Haven County



4	3,436	26,336	\$425,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS List Price
2	1998	SFR	02/19/2019
Full,Half Bath	Yr Built	Type	MLS List Date

Active Listing

Owner Information

Owner Name:	Pappas Melissa	Tax Billing Zip+4:	2692
Tax Billing City & State:	Wallingford, CT	Owner Occupied:	Yes
Tax Billing Zip:	06492	Do Not Mail:	Y

Location Information

Municipality/Township:	Wallingford	Flood Zone Code:	X
Census Tract:	1760.00	Flood Zone Panel:	09009C0309J
Carrier Route:	C026	Flood Zone Date:	05/16/2017

Tax Information

Property ID:	2039576	Tax Year:	2018
% Improved:	66%	Annual Tax:	\$7,973

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$278,400	\$278,400	\$278,400
Assessed Value - Land	\$95,400	\$95,400	\$95,400
Assessed Value - Improved	\$183,000	\$183,000	\$183,000
YOY Assessed Change (\$)	\$0	\$0	\$183,000
YOY Assessed Change (%)	0%	0%	

Total Tax	Tax Year	Change (\$)	Change (%)
\$7,765	2016		
\$7,948	2017	\$183	2.36%
\$7,973	2018	\$25	0.31%

Characteristics

Land Use - State:	1-Family Residence	Stories:	2
Land Use - Universal:	SFR	Year Built:	1998
Acres:	0.6046	Basement Type:	Tax: Full MLS: Concrete
Lot Sq Ft:	26,336	No. Parking Spaces:	MLS: 2
# of Buildings:	1	Fireplaces:	1
Total Units:	1	Heat Type:	Forced Air
Building Sq Ft:	Tax: 2,436 MLS: 3,436	Heat Fuel Type:	Oil
Gross Area:	4,556	Cooling Type:	Yes
Bedrooms:	4	Roof Type:	Gable
Full Baths:	2	Roof Material:	Asphalt Shingle
Half Baths:	1	Exterior:	Vinyl
Total Baths:	3	Attic Type:	Type Unknown
Total Rooms:	8	Condition:	Good
Style:	Colonial		

Estimated Value

RealAVM™ (1):	\$431,000	Confidence Score (2):	76
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Courtesy of Len Nicoletti, Smart MLS, Inc

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 05/14/2019

RealAVM™ Range:
Value As Of:

\$387,900 - \$474,100
05/01/2019

Forecast Standard Deviation (3): **10**

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number:	170165447	MLS Listing Date:	02/19/2019
MLS Status:	Active	MLS Current List Price:	\$425,000
MLS D.O.M.:	85	MLS Orig. List Price:	\$435,000
MLS Status Change Date:	02/19/2019		

MLS Listing #	170106071
MLS Status	Cancelled
MLS Listing Date	07/16/2018
MLS Listing Price	\$439,900
MLS Orig Listing Price	\$459,900
MLS Listing Cancellation Date	12/14/2018

Last Market Sale & Sales History

Owner Name: **Pappas Melissa**

Recording Date: **10/12/2006**

Sale Price: **\$1**

Nominal: **Y**



Document Number: **1271-799**
Document Type: **Deed (Reg)**

Mortgage History

Mortgage Date	12/04/2012	10/12/2006	09/08/2004	05/07/2003	04/22/2002
Mortgage Amount	\$382,233	\$76,800	\$400,000	\$299,000	\$292,000
Mortgage Lender	Bank Of America	Countrywide Bk	Equifirst	First Horizon Hm Ln Corp	Cltimortgage
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

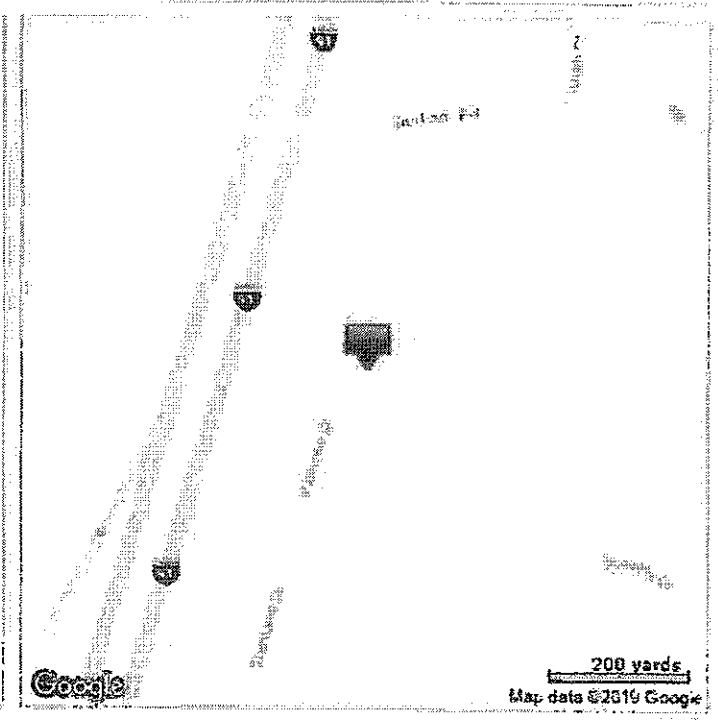
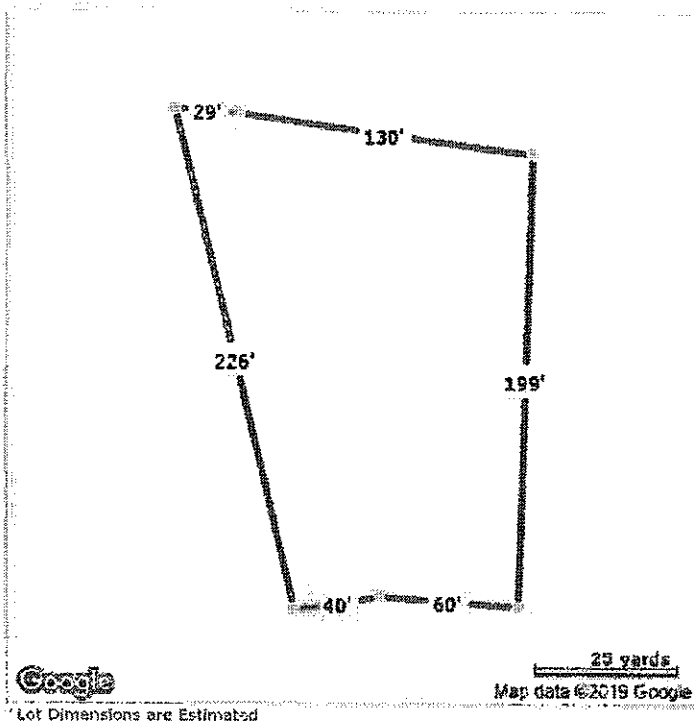
Courtesy of Len Nicoletti, Smart MLS, Inc

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Property Detail

Generated on 05/14/2019

Property Map



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Property Detail

Generated on 05/14/2019

Page 3 of 3

RECENT SALES

OF COLONIALS IN WALLINGFORD

WITH AN ASSESSMENT RANGE OF \$250,000 - \$300,000

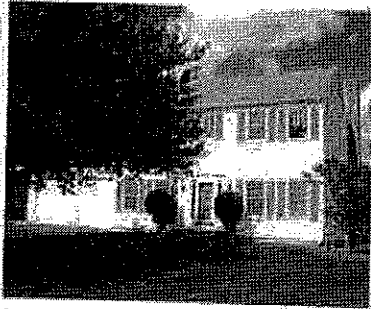
THE PROPERTY AT 18 PATRICK'S COURT HAS AN ASSESSMENT OF \$278,400

SO THESE SALES ARE WITH SIMILAR ASSESSMENTS AND APPRAISALS

THE AVERAGE SELLING PRICE FOR THESE SIX SALES IS

\$392,416

HOWEVER, NONE OF THEM HAVE A FINISHED BASEMENT



30 Promontory Drive, Wallingford, CT 06492
 MLS#: 170127390 DOM: 108 Status: Closed
 Single Family For Sale Neighborhood: N/A

Closed Price: \$370,000
 List Price: \$382,900
 Tax Parcel#: 2040172

School Information:
 Elem: Highland Interm: Yaleville Middle: James Moran High: Mark T. Sheehan
 Year Built: 1993 New Construction: No
 Estimated heated: above grade 2,240; total 2,240 Acres: 0.55
 Property Tax: \$7,203 Assessed Value: \$252,300 Mil Rate: 28.64
 Style: Colonial Rooms: 8 Bedrms: 4 Bathrms: 2 Full & 1 Half Fireplaces: 1

Potential Short Sale: No

Room	Level	Appx. Size	Room Descriptions
Family Room	Main	19 x 13	Book Shelves, Built-Ins, Fireplace, Hardwood Floor
Living Room	Main	12 x 15	French Doors, Hardwood Floor
Dining Room	Main	12 x 13	Hardwood Floor
Kitchen	Main	21 x 10	Ceiling Fan, Pantry, Siders, Tile Floor
Master Bedroom	Upper	15 x 12	Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Upper	16 x 24	Book Shelves, Built-Ins, Skylight, Vaulted Ceiling, Wall/Wall Carpet
Bedroom	Upper	11 x 10	Hardwood Floor
Bedroom	Upper	14 x 11	Hardwood Floor
Laundry Location:	Lower Level		

ASSESSMENT 252,300 ÷ .7 = 360,428
 APPRAISAL

Appliances Incl.: Oven/Range, Microwave, Refrigerator, Dishwasher, Disposal, Washer, Dryer
 Interior Features: Auto Garage Door Opener, Cable - Pre-wired, Open Floor Plan, Security System
 Energy Features: Fireplace Insert
 Attic: Has Attic - Access Via Hatch
 Exterior Features: Deck, Patio, Underground Utilities
 Garage & Parking: 2 Car, Attached Garage Driveway Type: Private, Paved
 Lot Description: Dry, Level Lot
 Waterfront Feat.: Not Direct Waterfront - Not Applicable
 Assoc. Amenities: None

Has In-Law Apart: No
 Features:

Basement Desc.: Full, Full With Hatchway NOT FINISHED

In Flood Zone: No
 Swimming Pool: No Pool

Home Owner's Association: Yes Association Fee: \$30 Home Owners Association Information
 Association Fee Provides: Fire Protection Annually
 Special Assoc. Assessments: No

Hot Water System: Electric
 Heat Type: Hot Air, Fueled By: Oil
 Cooling: Central Air
 Water & Sewer Service: Public Water Connected, Sewage System: Public Sewer Connected
 Utility Information
 Est. Annual Heating Cost:
 Fuel Tank Location: Above Ground
 Radon Mitigation: Air Unknown, Water Unknown

Public Remarks
 Ready to move into this great 4 Bedroom 3 bath Colonial in Fairlawn Farms. This home boasts an extra large garage, deck, and patio. Hardwood floors throughout except the large bedroom over the garage and kitchen has tile. New stove, microwave and newer dishwasher. The backyard is large and level with trees bordering the back. Close to shopping, dining, and highways Route 68, 191 & Merit Parkway Route 15, easy on & off! Move right in!

Listing Date: 09/21/18 Closed Date: 02/28/19 Listing Contract, Showing & Compensation Information
 Listing Contract Type: Exclusive Right to Sell/Lease Expiration Date: Date Available: Negotiable
 Showing Inst: Use Show Asslet Buyer's Agent Comp.: 2.50 % of sale price
 Directions: Route 68 to Leigus Road, left to 30 Promontory.

Listing & Selling Agent/Broker Information Lockbox: SMLS Compatible Elec.,
 List Agent: Cheryl A Ustach (ustach) (203) 265-1821 cheryl_ustach@calcaqni.com
 List Office: Calcaoni Real Estate (DCAS31) (203) 265-1821
 Sale Agent: Adrian Cote (COTEADRI) (860) 621-8378 coteadrian1974@gmail.com
 Sale Office: Century 21 AllPoints Rty (APRT01) (860) 621-8378

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AT A SALE PRICE OF \$370,000, THIS HOME SOLD FOR \$9,571 LESS THAN CITY APPRAISAL.

Listing



2 Dana Boulevard, Wallingford, CT 06492
 MLS#: **178180095** DOM: **76** Status: **Closed**
 Single Family For Sale Neighborhood: **Yalesville**

Closed Price: **\$374,000**
 List Price: **\$380,000**
 Tax Parcel#: **2052331**

Elem:	Per Board of Ed	Interm:	School Information		
			Middle:	High: Mark T. Sheehan	
Year Built:	2000	New Construction:	No	Acres:	0.46
Estimated heated:	above grade 2,558	Assessed Value:	\$262,200	Mil Rate:	28.64
Property Tax:	\$7,509	Rooms:	8	Bedrms:	3
Style:	Colonial	Bathrms:	2 Full & 1 Half	Fireplaces:	1

Potential Short Sale: **No**

Laundry Location: **Upper Level**
 Appliances Incl.: **Gas Range, Oven/Range, Microwave, Refrigerator, Dishwasher, Washer, Dryer**
 Interior Features: **Auto Garage Door Opener**
 Energy Features: **Thermopane Windows**
 Attic: **Has Attic - Access Via Hatch**
 Exterior Features: **Deck, Garden Area**
 Garage & Parking: **3 Car, Attached Garage** Driveway Type: **Paved**
 Lot Description: **Open Lot, In Subdivision, Cleared, Corner Lot, Level Lot**
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable**

ASSESSMENT APPRAISAL

$262,200 \div .7 = 374,571$

Basement Desc.: **Full With Hatchway, Unfinished, Concrete Floor**

NOT FINISHED

In Flood Zone: **No**
 Swimming Pool: **No Pool**

Home Owner's Association: **Yes** Association Fee: **\$80**
 Association Fee Provides:
 Special Assoc. Assessments: **No**

Home Owners Association Information
 Fee Payable: **Annually**

Hot Water System: **Natural Gas**
 Heat Type: **Hot Air, Fueled By: Natural Gas**
 Cooling: **Central Air**
 Water & Sewer Service: **Public Water Connected, Sewage System: Public Sewer Connected**

Utility Information
 Est. Annual Heating Cost:
 Fuel Tank Location: **Non Applicable**
 Radon Mitigation: **Air No, Water No**

Public Remarks
 Spacious colonial with 3 bedrooms and 2.5 baths in sought after Wallingford neighborhood. The home boasts a grand family room with double height ceilings, fireplace, and sliders to an outdoor deck. Large eat in kitchen with center island, and eating area with great windows and natural light that overlook the deck and yard. Formal dining room is conveniently located off of kitchen, and great for entertaining and holidays. An additional formal living room, and half bathroom complete the first floor. The second floor offers three bedrooms with generous closets and two full baths. There is a large bonus room - perfect for a spacious home office, den, playroom, or 4th bedroom, and an additional open loft area. Second floor laundry is convenient to bedrooms. The home has central air, and 3 car attached garage. Excellent storage space in garage and full basement. This is a must see!

Confidential Agent to Agent Remarks
 Dogs in house. Please provide some advance notice for showing requests. Owner will consider allowance for carpet replacement.

Listing Contract, Showing & Compensation Information
 Listing Date: **12/15/18** Closed Date: **04/10/19** Expiration Date:
 Listing Contract Type: **Exclusive Right to Sell/Lease** Date Available: **Negotiable**
 Showing Inst: **Use Showing Time or call listing agent. Minimum of 24 hours notice appreciated. Dogs in house.**
 Buyer's Agent Comp.: **2.50 % of sale price**
 Directions: **Rt 68 to Dana Boulevard. First house on left.**

Listing & Selling Agent/Broker Information
 List Agent: **Jason E Fredrickson (FREDRIJA)** (203) 219-8735 jason@seaburyhill.com
 List Office: **Seabury-Hill REALTORS (SEAB30)** (203) 562-1220
 Co List Agent: **Sarah Beth Luce-Dei Preta (LUCEDESA)** (203) 562-1220 saba1u80@aol.com
 Co List Office: **Seabury-Hill REALTORS (SEAB30)** (203) 562-1220
 Lockbox: **None**
 Sale Agent: **David Lemel (lemelda)** (203) 671-7062 david.lemel@cbmoves.com
 Sale Office: **Coldwell Banker Res Brokerage (CBR831)** (203) 239-2553

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AT A SALE PRICE OF \$374,000, THIS HOME SOLD FOR \$571.00 LESS THAN CITY APPRAISAL

Listing



1042 North Farms Road, Wallingford, CT 06492
 MLS#: 170104981 DOM: 202 Status: Closed
 Single Family For Sale Neighborhood: N/A Tax Parcel#: 2429444

Closed Price: **\$385,000** ←
 List Price: **\$415,000**

Elem:	Per Board of Ed	Interm:	Middle:	High:	Per Board of Ed
Year Built:	2004	New Construction:	No	Acre:	0.98
Estimated heated:	above grade 2,254	Assessed Value:	\$265,500	Mil Rate:	28.64
Property Tax:	\$7,580	Rooms:	7	Bedrms:	4
Style:	Colonial	Bathrms:	2 Full & 1 Half	Fireplaces:	1

Potential Short Sale: **Undeclared**

ASSESSMENT *APPRAISAL*
 $265,500 \div .7 = 379,285$

Room	Level	Apx. Size	Features
Kitchen	Main	13.4 x 13.9	Breakfast Bar, Granite Counters, Island, Tile Floor
Living Room	Main	16.8 x 13.4	Built-ins, Gas Log Fireplace, Hardwood Floor, Sliders
Formal Dkn. Rm.	Main	13.3 x 11.7	Hardwood Floor
MBR Suite	Main	13.5 x 13.3	Ceiling Fan, Full Bath, Hardwood Floor, Walk-In Closet, Whirlpool Tub
Bedroom	Upper	14.3 x 10	Wall/Wall Carpet
Bedroom	Upper	11.7 x 11.2	Wall/Wall Carpet
Great Room	Upper	26.11 x 13.2	Wall/Wall Carpet
Additional Rooms:	Laundry Room		
Laundry Location:	Main Level, Laundry Room near kitchen		

Appliances Incl.:	Interior Features:	Energy Features:	Attic:	Exterior Features:	Garage & Parking:	Lot Description:	Waterfront Feat.:	Nearby Amenities:
Gas Range, Refrigerator, Dishwasher, Disposal, Washer, Dryer	Cable - Available, Open Floor Plan	Thermopane Windows	Has Attic - Access Via Hatch	Covered Deck	2 Car, Attached Garage	Cleared, Level Lot	Not Direct Waterfront - Not Applicable	Golf Course, Medical Facilities, Private School(s), Stables/Riding, Tennis Courts
					Driveway Type: Private, Gravel			
								Basement Desc.: Full With Hatchway
								In Flood Zone: Swimming Pool: Has Pool

NET FINISHED

Home Owner's Association:	Association Fee:	Home Owners Association Information:	Fee Payable:
No			

Impeccable Colonial in the Country surrounded by farms with all the amenities every homeowner expects in an exceptional property! We'll start in the foyer which opens to the 2nd floor and has a view straight back to kitchen, living room and out to the covered backyard deck for an indoor outdoor living experience. The kitchen has a well thought out design with plenty of cabinets, an island, stainless Jenn-air gas stove, dishwasher and a separate laundry room. The sun-filled living room has wood floors and built in cabinets. The first floor master suite has a walk-in closet and a large full bathroom with a Jacuzzi tub and shower. The second floor offers 2 more bedrooms, a full bath and a huge bonus room/family room/bedroom. Heading out to the level backyard, there is a fenced in-ground heated pool, an outdoor shower and a pool house for storage. Entertain your family and friends in this picturesque well cared for home! Zoned hydro air heat and central air. There is gas on street. Great commuter location close to the highway, shopping, Quinnipiac University and Choate Preparatory School. Playscape does not convey.

Confidential Agent to Agent Remarks
 Use Driveway closest to house. The other driveway belongs to 1040 N Farms.

Listing Date:	Closed Date:	Expiration Date:	Date Available:
09/18/16	04/29/19		60-90 days
Listing Contract Type: Exclusive Right to Sell/Lease	Buyer's Agent Comp.: 2.50 % of sale price		
Showing Inst: Please give 24 hours notice if possible. Need to arrange to take out dogs. Thank you.			
Directions: RT 68 to N Farms Rd #1042			

List Agent:	List Office:	Sale Agent:	Sale Office:
Vin Masotta (masottvi)	Pearce Real Estate (PEAR32)	Margaret C Bennett (CASSMA)	Margaret Bennett Realty (MARB30)
(203) 265-4866	(203) 265-4866	(203) 605-8083	(203) 605-8083
vmasotta@hpearce.com		margaretbennettrealty@gmail.com	

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AT A SALE PRICE OF \$385,000, THIS HOME SOLD FOR \$5,714 MORE THAN CITY APPRAISAL



643 Williams Road, Wallingford, CT 06492
 MLS#: **170171568** DOM: 14 Status: **Closed**
 Single Family For Sale Neighborhood: **N/A**

Closed Price: **\$393,000**
 List Price: **\$399,900**
 Tax Parcel#: **2039445**

Elem: Per Board of Ed		School Information	
Interim:	Middle: Per Board of Ed	High: Per Board of Ed	
Year Built: 1996	New Construction: No	Acreage: 2.11	
Estimated heated: above grade 1,963 ; total 1,963	Assessed Value: \$260,500	Mill Rate: 28.64	
Property Tax: \$7,461			
Style: Colonial	Rooms: 7	Bedrms: 3	Bathrms: 2 Full & 1 Half Fireplaces: 1

Potential Short Sale: **No**

Room	Level	Apx. Size	Features
Living Room	Main	19 x 12	Hardwood Floor, Palladian Window(s)
Formal Din. Rm.	Main	14 x 11	Hardwood Floor
Eat-In Kitchen	Main	22 x 12	Bay/Bow Window, Granite Counters, Hardwood Floor, Tile Floor
Den	Main	13 x 11	Fireplace, French Doors, Hardwood Floor, Tile Floor
Half Bath	Main		
Master Bedroom	Upper	16 x 10	Hardwood Floor
Bedroom	Upper	12 x 12	Hardwood Floor
Bedroom	Upper	12 x 11	Hardwood Floor
Full Bath	Upper		
Additional Rooms:	Mud Room		
Laundry Location:	Main Level, W/D- on main level in mudroom area		

Room Descriptions

ASSESSMENT
 $260,500 \div .77 = 337,142$
APPRAISAL

Appliances Incl.: **Oven/Range, Microwave, Range Hood, Refrigerator, Dishwasher, Washer, Dryer**
 Interior Features: **Auto Garage Door Opener, Cable - Available, Central Vacuum, Open Floor Plan**
 Attic: **Has Attic - Storage Space**
 Exterior Features: **Deck, French Doors, Garden Area, Gutters, Porch**
 Garage & Parking: **2 Car, Attached Garage**
 Lot Description: **Level Lot, Lightly Wooded**
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable**

Basement Desc.: Full NOT FINISHED

In Flood Zone: **No**
 Swimming Pool: **No Pool**

Home Owner's Association: **No** Association Fee: Home Owners Association Information Fee Payable:

Hot Water System: **Oil**
 Heat Type: **Baseboard, Fueled By: Oil**
 Cooling: **Central Air**
 Water & Sewer Service: **Private Well, Sewage System: Public Sewer Connected**

Utility Information

Est. Annual Heating Cost:
 Fuel Tank Location: **In Basement**
 Radon Mitigation: **Air No, Water No**

Welcome to your new home! 643 Williams Rd. Immaculate and Move In ready. Make a grand entrance with a stunning, custom-made curved staircase. Ageless Classic 3 Bedroom, 2 1/2 bath Colonial with 2 car garage. You'll love the sparkling Hardwood floors thru out both levels. Formal Livingroom with Palladian window. Formal Dining Room, Eat in Kitchen with bay window. Den with fireplace, French doors leading to deck. Master Bedroom with separate bath and walk in closet. Other bedrooms are nice sized with double closets. Another custom curved staircase is a great entry to an unfinished Lower Level, just waiting for you finishing touches. Circular stone composite driveway. With over 2 acres, you have plenty of room for gardens and BBQ's. Call for your private showing today. PLEASE REMOVE SHOES! Light above kitchen table does NOT convey.

Public Remarks

Listing Date: **03/13/19** Closed Date: **05/08/19** Expiration Date:
 Listing Contract Type: **Exclusive Right to Sell/Lease** Date Available: **negotiable**
 Compensation Notes: **commission to be based on net to seller, minus any closing credit**
 Showing Inst: **Use SA-24 hour notice. PLEASE remove shoes.**
 Directions: **Rt 68 to Williams Rd**

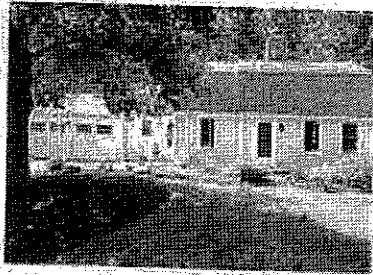
Listing Contract, Showing & Compensation Information

Buyer's Agent Comp.: **2.50 % of sale price**

List Agent: **Christine M. Zygomont (ROSSCH)** Listing & Selling Agent/Broker Information Lockbox: **Combo**
 List Office: **Harriman Real Estate LLC (HARR30)** (203) 376-2418 **czya@harrimanre.com**
 (203) 672-4499
 Sale Agent: **Kristen M Butts (BUTTSK)**
 Sale Office: **Century 21 Clemens Group (CLEM03)** (860) 563-0021 **kristenbutts21@gmail.com**
 (860) 563-0021

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AT A SALE PRICE OF \$393,000, THIS HOME SOLD FOR \$20,857 MORE THAN CITY APPRAISAL



6 Old Gate Road, Wallingford, CT 06492
 MLS#: **170981966** DOM: **78** Status: **Closed**
 Single Family For Sale Neighborhood: **Yalesville**

Closed Price: **\$397,500**
 List Price: **\$409,900**
 Tax Parcel#: **2053521**

School Information	
Elem: Cook Hill	High: Mark T. Sheehan
Interm: Parker Farms	Middle: James Moran
Year Built: 1964	New Construction: No
Estimated heated: above grade 2,386	Acres: 1.71
Property Tax: \$7,352	Assessed Value: \$257,500
	Mil Rate: 28.55
Style: Cape Cod, Colonial	
Rooms: 7	Bedrms: 3
Bathrms: 2 Full & 1 Half	Fireplaces: 1

Potential Short Sale: **No**

Room	Level	Apx. Size	Features
Eat-In Kitchen	Main	20.4 x 12	Hardwood Floor, Island, Pantry, Remodeled
Family Room	Main	20.8 x 11.2	Balcony/Deck, Bay/Bow Window, Beams, Hardwood Floor
Living Room	Main	18.6 x 13	Built-Ins, Fireplace, Hardwood Floor
Dining Room	Main	13.6 x 11.2	Hardwood Floor
Master Bedroom	Main	15.7 x 13	Ceiling Fan, Full Bath, Hardwood Floor
Bedroom	Upper	14 x 13	Ceiling Fan, Hardwood Floor
Bedroom	Upper	13 x 11	Ceiling Fan, Hardwood Floor
Laundry Location:	Lower Level		

ASSESSMENT
 $257,500 \div .7 = 367,857$
APPRAISAL

Appliances Incl.: **Oven/Range, Microwave, Range Hood, Refrigerator, Dishwasher, Disposal**
 Interior Features: **Auto Garage Door Opener**
 Handicap Feat.: **Accessible Bath, Rampe, Roll-In Shower**
 Energy Features: **Programmable Thermostat, Storm Doors, Thermopane Windows**
 Attic: **Has Attic - Access Via Hatch, Floored, Storage Space**
 Exterior Features: **Deck, Garden Area, Gutters, Patio, Shed, Underground Utilities**
 Garage & Parking: **2 Car, Attached Garage, Paved, Off Street Parking**
 Lot Description: **On Cul-De-Sac, Lightly Wooded, Tread**
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable**
 Nearby Amenities: **Golf Course, Private School(s), Public Rec Facilities**

Basement Desc.: **Full, Full With Walk-Out, Unfinished, Concrete Floor**

In Flood Zone: **No**
 Swimming Pool: **No Pool**

NOT FINISHED

Home Owner's Association: **No** Association Fee:

Home Owners Association Information

Fee Payable:

Hot Water System: **Domestic**
 Heat Type: **Baseboard, Fueled By: Oil**
 Cooling: **Attic Fan, Window Unit**
 Water & Sewer Service: **Private Well, Sewage System: Public Sewer Connected**

Utility Information

Est. Annual Heating Cost:
 Fuel Tank Location: **Above Ground**
 Radon Mitigation: **Air No, Water No**

Enveloped in tranquility, this turn-key charmer in a sought after cul-de-sac neighborhood is conveniently nestled in a lovely area of fine homes. Situated on a picturesque lot backing to town open space, enjoy the tastefully **REMODELED KITCHEN & BATHS, NEW HARDWOOD FLOORS, BRAND NEW ROOF & SIDING** in the front and **NEW Water Heater**. The versatile floor plan boasts an open formal dining area for large gatherings yet works for intimate dinners just as well. The 1st Floor Master Bedroom hosts a private bath & fully accessible shower (no lip). A comfy window seat in the family room overlooks the lawn with just the right mix of shade and sun & is adjacent to the **18 x 16 COMPOSITE DECK**. A solid post & beam shed built in 2006 & walkout basement add to the usefulness of this yard. Enjoy a short walk to access the new town trails on Cheshire Rd or the prestigious Farms Country Club and it's a quick ride to either Rt 15 or 191 as well. Voted "One of the 10 best places to live in Connecticut" as well as safest & best for young families, Wallingford welcomes you to enjoy the miles of biking/walking trails, vineyards, new train station w commuter rail between New Haven & Hartford, awesome dog park, summer concerts at multiple venues, farmer's markets & so much more. Take a scenic stroll through this quintessential New England downtown where storefront boutique displays, thriving small businesses & countless eateries are all part of the artistic framework of this historical downtown.

Confidential Agent to Agent Remarks

A tree fell on the garage during the May 2018 "Micro-Burst" so the entire front of the home has new siding, a new roof, new gutters and leaders so everything would match. The previous owners had put on new vinyl siding and a new roof in March 2006 and the chimney was re-built in 2012.

Listing Date: **08/08/18** Closed Date: **12/05/18**
 Listing Contract Type: **Exclusive Right to Sell/Lease**
 Showing Inst: **Show Assist**
 Directions: **Cheshire Road to Old Gate Road**

Listing Contract, Showing & Compensation Information

Expiration Date: Date Available: **Negotiable**
 Buyer's Agent Comp.: **2.50 % of sale price**

List Agent: **Kristen M Butts (BUTTSK)**
 List Office: **Century 21 Clemans Group (CLEM03)**
 Sale Agent: **Christina M. Zygmunt-Ross (ROSSCH)**
 Sale Office: **Harriman Real Estate LLC (HARR30)**

Listing & Selling Agent/Broker Information

(860) 573-1339
 (860) 363-0021
 kristenbutts21@gmail.com
 (203) 376-8418
 (203) 672-4499
 czyn@harrimanre.com

Lockbox: **SMLS Compatible Elec.**

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AT A SALE PRICE OF \$397,500, THIS HOME SOLD FOR \$29,642 MORE THAN CITY APPRAISAL



19 Fairlawn Drive, Wallingford, CT 06492

MLS#: 170132225 DGM: 8 Status: Closed
Single Family For Sale Neighborhood: N/A

Closed Price: \$435,000
List Price: \$449,900
Tax Parcel#: 2040052

Element: Volesville Internat: School Information
Middle: High: Mark T. Sheehan
Year Built: 1993 New Construction: No Acres: 0.60
Estimated heated: above grade 2,618; total 2,618
Property Tax: \$7,395 Assessed Value: \$258,200 Mil Rate: 28.55
Style: Colonial Rooms: 9 Bedrms: 4 Bathrms: 2 Full & 1 Half Fireplaces: 1

Potential Short Sale: Undeclared

Room	Level	Apx. Size	Features
Kitchen	Main	10 x 21	
Dining Room	Main	11 x 14	
Living Room	Main	13 x 19	
Master Bedroom	Upper	12 x 15	
Bedroom	Upper	13 x 14	
Bedroom	Upper	10 x 11	
Bedroom	Upper	15 x 22	
Additional Rooms:	Bonus Room, Foyer		
Laundry Location:	Basement		

Room Descriptions

ASSESSMENT **APPRAISAL**
258,200 ÷ .7 = 368,857

Has In-Law Apart: No

Appliances Incl.: Gas Cooktop, Gas Range, Counter Grill, Range Hood, Dishwasher, Disposal, Instant Hot Water Tap
Interior Features: Audio System, Auto Garage Door Opener, Cable - Available, Cable - Pre-wired, Central Vacuum, Security System
Energy Features: Fireplace Insert
Attic: Has Attic - Access Via Hatch
Basement Desc.: Full With Hatchway, Unfinished, Concrete Floor, Interior Access, Storage, Sump Pump
Exterior Features: Awnings, Deck, French Doors, Gutters, Lighting, Patio, Shed, Underground Utilities
Garage & Parking: 2 Car, Attached Garage Driveway Type: Asphalt
Lot Description: In Subdivision, Secluded, Level Lot, Treed
Waterfront Feat.: Not Direct Waterfront - Not Applicable
Assoc. Amenities: None
Nearby Amenities: Golf Course, Library, Private School(s), Public Rec Facilities, Shopping/Mall
The following items are not included in this sale: Washer/Dryer, Refrigerator, personal property

NOT FINISHED

In Flood Zone: No
Swimming Pool: No Pool

Home Owner's Association: Yes Association Fee: \$25 Home Owners Association Information Fee Payable: Annually

Hot Water System: Electric
Heat Type: Baseboard, Hot Water, Fueled By: Oil, Propane
Cooling: Central Air
Water & Sewer Service: Public Water Connected, Sewage System: Public Sewer Connected
Est. Annual Heating Cost:
Fuel Tank Location: In Basement
Radon Mitigation: Air No, Water No

Wow! Move right into this 3/4 Bedroom Center Hall Colonial in mint condition! It has been attentively remodeled throughout. The kitchen has been updated with high end stainless appliances, granite countertops, subway tile and deep double sink. Tile floors in Entry, center hallway and bathrooms, Hardwood floors throughout. French doors lead to cathedral ceiling great room; excellent for entertaining. The modern Master bath is remarkable; Rain shower head and 4 body jets engulf you in water. Also includes heated floors. Master bedroom Suite offers his/her walk-in closet. A Large Bonus room can be used as 4th bedroom or additional family room. The bluestone patio provides for excellent outdoor living space and offers a retractable awning

Confidential Agent to Agent Remarks
Seller shows & negotiates *** CONTACT SELLER: Christopher Corvino at 2036680545 or corvinos@comcast.net *** EntryOnly provides limited services to Seller

Listing Contract, Showing & Compensation Information
Listing Date: 10/08/18 Closed Date: 11/29/18 Expiration Date: Date Available: negotiable
Listing Contract Type: Exclusive Agency Sell/Lease Buyer's Agent Comp.: 2.50 % of sale price
Compensation Notes: Co-operating Commission based on Gross Sales Price minus Concessions/Credits.
Showing Inst: CONTACT SELLER: Christopher Corvino at 2036680545 or corvinos@comcast.net
Directions: Exit 15 on I-91 West on CT-68 Left on Leigus Rd to end Left onto Grieb Rd Right onto Fairlawn Dr Lockbox: None

List Agent: Jason Saphire (SAPHIRE) (877) 249-5478 jason@entrvtv.com
List Office: www.EntrvOnly.com (ENTR60) (877) 249-5478
Sale Agent: Victoria P Sammis (SAMMISVI) (203) 980-9094 vicki.sammis@cbmoves.com
Sale Office: Coldwell Banker Res Brokerage (CBRB30) (203) 272-1633

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AT A SALE PRICE OF \$435,000, THIS HOME SOLD FOR \$66,142 MORE THAN CITY APPRAISAL.

SUMMARY

OF WHAT THEY SOLD FOR IN RELATION TO THEIR CITY APPRAISALS

	MORE	LESS
30 PROMONTORY DRIVE		\$9,571
2 DANA BOULEVARD		571
1042 NORTH FARMS ROAD	\$ 5,714	
643 WILLIAMS ROAD	20,857	
6 OLD GATE ROAD	29,642	
19 FAIRLAWN DRIVE	66,142	
AVERAGE	<u> </u>	
	\$30,588	

Jim and Karen,

We can see that the trend in sales during the past six months has for homes to sell for more than their city appraised values in the Wallingford area. That said, the current city value of 18 Patrick's Court is \$397,714. If we now take the average from above and add it to the appraised value of 18 Patrick's Court, we can then see that a fair value for the property would be

\$428,302

In that the property is currently priced at \$425,000 down from \$435,000 it is now primed for a buyer to come along and snatch it up. Additional please note that none of the sale comps had finished basements. That has to be a \$10,000 item all in itself.

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION
Be it known that

LEONARD J NICOLETTI

has been certified by the Department of Consumer Protection as a licensed

REAL ESTATE BROKER

License # REB.0498062

Effective: 04/01/2019

Expiration: 03/31/2020

Michelle Seagull
Michelle Seagull, Commissioner

RESUME
LEONARD J. NICOLETTI
203-640-7172

- Present** Member of the multi Million Dollar Club with over **232 MILLION DOLLARS** in Sales Experience. Associate Broker and Certified Residential Specialist. Recipient of the Coveted International President's Circle Award which is presented to the top six Percent of agents internationally.
- 1999** Became an Associate Broker with the Coldwell Banker International Real Estate System
- 1994** Residential Sales Council. Completed and passed a course of study in "Sales Strategies For the Residential Specialist".
- Induction as a "Certified Residential Specialist" (CRS). One of Real Estates Highest Designations.
- 1990** During the recession years of 1989 – 1994 was engaged in the inspection, clean out and sale of R.E.O (Real Estate Owned) Bank Owned properties for the Beazley Company Realtors and Century 21 Real Estate Corporations.
- 1989** New Haven Real Estate School. Completed and passed a course of study in Property Management.
- New Haven Real Estate School. Completed and passed a course of study in Appraising of Residential and Income Producing Properties.
- New Haven Real Estate Educator. Completed and passed a course of study in Brokering Investment Properties.
- Applied for State of Connecticut Broker exam and became a licensed Real Estate Broker.
- 1985** Member of the Connecticut Association of Realtors as a Realtor Associate.
- Member of the National Association of Realtors as a Realtor.
- 1984** University of New Haven Division of Special Studies and Continuing Education. Completed and passed a course of study in Principles & Practices in Real Estate.
- 1972** Graduated the Lee Institute courses of study in Real Estate Brokerage. Passed the Connecticut State Real Estate Exam and became a licensed Real Estate agent.

PAST CLIENT REVIEWS ARE MY BEST FORM OF FLATTERY

1 My wife and I have had our beach condo on the market on and off for about 5 years. In the town in which we lived taxes were extremely high and the condo fees were ridiculous. We were told about Lenny from a family friend, and within two months of listing with Lenny our condo was sold. Lenny went above and beyond his call of duty, he walked us through each and every aspect of selling and purchasing our new home. He was upfront, compassionate, and knowledgeable. We are beyond grateful for his dedication to us, and we would recommend him to sell/buy any piece of property. He will not lead you wrong.

2 Lenny has been a friend of ours for several decades. He sold two houses for us in West Haven. The first house, with an in ground pool had a limited amount of buyers, however, Lenny sold it in one day for full price. The second house had similar results and sold in two weeks, in a difficult market. I recommend Lenny without hesitation for any real estate transactions- buying, selling, or just advice about markets, interest rates, or any questions you have. You will not find a better agent.

3 When my husband and I found ourselves caught between a bank wanting their mortgage payment and the landlord not sending it, Len not only helped us through that, but he also advised and guided us through the entire process of buying our home. He's one of the very best people we could have asked for, as we were inexperienced and he was the opposite. It was like having a family member (that you love) as your realtor - it was just that pleasant. We already know when we look to move again, Len Nicoletti is the man we'd call. There's no one else.

4 Lenny has sold three houses for our family and will be selling another one for us soon. He is extremely knowledgeable in his field and truly cares for his clients. He is a gentleman and a pleasure to work with!
We highly recommend Lenny for your real estate needs.

5 Len sold our home in record time he was always professional, and right on top of things. It was a pleasure working with him. If your looking for a top notch agent give him a call. You won't be disappointed!

6 We have had nothing but the most professional and ethical service from our realtor Len Nicoletti. We have known Lenny for over thirty years and sold & purchased multiple homes through his agency (Coldwell Bankers)

7 I would highly recommend Lenny to anyone that is in the market of selling or buying a new home ! Very pleased customer and grateful to have him on my side.

8 Lenny helped me with the sale of my deceased mother's house. His guidance and knowledge of the market helped this sale go through quickly and professionally. Lenny is very responsive and accessible and a pleasure to work with. I highly recommend him if you're looking to buy or sell a home.

- 9 Len's vast experience of the real estate market was an invaluable asset in our sale. Despite the market, we ended up with two competing buyers, expertly handled throughout. If you're entrusting someone with what's likely your largest financial transaction, you need someone with Len's knowledge and attention to details, because the difference is measured in the final sale price.
- 10 We used Len to sell our family home. We had a buyer within a month of the home going on the market. Whenever we had questions for Len he always got back to us quickly. The transaction from start to finish was seamless because of Len!
- 11 Len Nicoletti handles every transaction with complete professionalism, with careful attention to the details, and with a full understanding of real estate sales processes and pitfalls. You will not find a more conscientious and capable realtor: Len provides a truly 5 star service.
- 12 Consummate Professional always well informed, knowledgeable and respectful, a real straight shooter
- 13 It was my pleasure and my honor to have Mr. Lenny find the right house for me and my family and he sure did exactly what I was looking and asking for besides the very unique and extrem carefully research that was done before purchase and all the extra effort's was done . I don't recommend I very very highly recommend Mr Nicoletti !!!!!!!
- 14 Lenny is a cut above your regular real estate broker. His many years experience in no way diminishes his passion for getting it right. He will fight for you to get your priceon either side of the sale. A True PRO!
- 15 Lenny has assisted my family with multiple real estate issues through the years. He'll always be 5 star. He's built that way
- 16 My husband and I have bought and sold many houses using Len Nicoletti as our agent. We would recommend him without any hesitation. He is extremely honest and ethical.
- 17 Lenny helped sell our parents' house in the midst of a tough housing market and never gave up. I continue to be grateful for his persistence and supportive presence throughout that year.
- 18 Len has handled the real estate needs for my entire family for years and has always provided outstanding service and great results.
- 19 Len is a seasoned real estate professional. He is an expert in New Haven County real estate.
- 20 Lenny is very knowledgeable and very detailed with all aspects of Real Estate. Most importantly he is very accessible and returns calls promptly.

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
PERNO JAMES + FERENCE KAREN		2 Above Street	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed
18 PATRICKS CT						RES LAND DWELLING	1-1	138,900	97,200
WALLINGFORD CT 06492							1-3	320,700	224,500
		SUPPLEMENTAL DATA							6148
		Alt Prcl ID	006001008W	P/Z MAP #		WALLINGFORD, CT			
		Census:	1760	ENG MAP		VISION			
		Old MBLU		Easement					
		TC MAP #		Town Line					
		Record Lot		IND PARK					
		GIS ID	147	Assoc Pld#					

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS/HISTORY					
PAPNO JAMES + FERENCE KAREN L		1607	0926	07-23-2019	Q	425,000	00	Year	Code	Assessed	Year	Code	Assessed
PAPPAS MELISSA		1271	0799	10-12-2006	U	0	29	2020	1-1	97,200	2019	1-1	95,400
ODERMATT MELISSA P		1179	1124	10-27-2004	U	0	29		1-3	224,500		1-3	210,400
ODERMATT TODD R & MELISSA P		0929	0012	05-24-1999	Q	254,900	U		1-4	16,700		1-4	16,700
HERITAGE HILLS INC		0882	0970	02-11-1998		0							
		Total				321,700		Total		459,600		Total	322,500
													278,400

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
125		B		

NOTES
 1-4 FX BTH
 W/O BSMT
 FLL SF ESTIMATED
 3/20 REAR EST-FENCE

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
16546		05-27-2003	03-25-2003	RS	Residential	750	09-30-2003	100		PROpane TANK
16251		02-24-1999	12-02-1998	RS	Residential FIREPLACE NEW HOME	25,000	06-05-2003	100		POOL 17 X 34
11301-1						4,000		100		
11169-2						131,900		100		

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1		1010	Single Family	RU40		26,336	SF	4.14	1,00000	5	0.98	125	1,300	RT 91	1,0000	5.27	138,900
Total Card Land Units				0.605	AC			Parcel Total Land Area	0.6046			Total Land Value	138,900				

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		294,500	0	26,200	138,900	0	459,600
							C

VISIT/CHANGE HISTORY		Date	ID	Type	Is	Cd	Purpose/Result
		12-19-2020	HH	03		40	No change
		03-26-2020	ID	05		01	Measured
		03-11-2020	IF	05		50	BAA Change
		01-24-2020	JP1			28	Sales Review
		04-12-2019	KC	01		13	Left Door Hanger
		09-02-2015	V			29	Field Review
		04-23-2015	V			76	2015 DM - Change

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 03		Colonial			
Model: 01		Residential			
Grade: B		2 Stories			
Stories: 2		Vinyl Siding			
Occupancy: 1		Gable			
Exterior Wall 1: 25		Asphalt			
Exterior Wall 2: 03		Drywall			
Roof Structure: 03		Carpet			
Roof Cover: 03		Hardwood			
Interior Wall 1: 05		Oil			
Interior Wall 2: 14		Forced Air-Duc			
Interior Fir 1: 12		Central			
Interior Fir 2: 02		4 Bedrooms			
Heat Fuel: 04		1 Half Bath			
Heat Type: 04		8 Rooms			
AC Type: 03		Average			
Total Bedrooms: 04		Average			
Total Bthrms: 2					
Total Half Baths: 1					
Total Xtra Fixrs: 1					
Total Rooms: 8					
Bath Style: 02					
Kitchen Style: 02					
Whirlpool Tub					
Fireplaces: 1					

CONDO DATA

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

COST/MARKET VALUATION

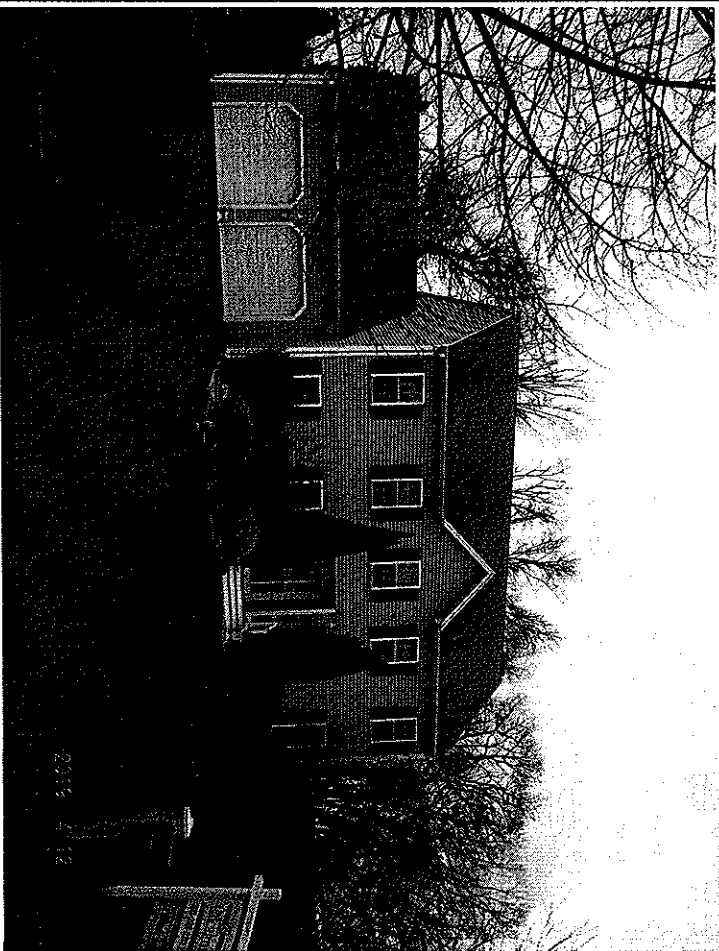
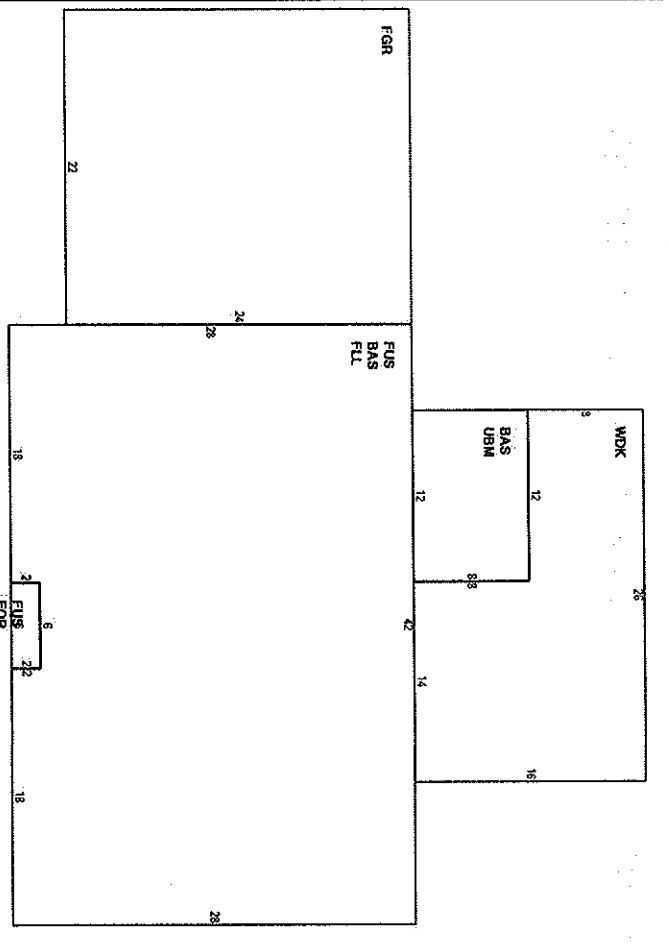
Building Value New	368,185
Year Built	1998
Effective Year Built	A
Depreciation Code	18
Remodel Rating	2
Year Remodeled	1
Depreciation %	80
Functional Obsol	294,500
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	UB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adl.	Appr. Value
SPL3	Ingr Pool Gunit	L	5/8	51,000	2003	A		50	B	1.35	19,900
SPA	Pool Spa	L	1	8000,000	2003	A		50	B	1.35	5,400
SHD1	Shed Frame	L	96	13,000	2015	G		75	C	1.00	900

BUILDING-SUB-AREA-SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
BAS	First Floor	1,260	1,260	1,260	97.74	123,152
FGR	Garage	0	528	211	39.06	20,623
FLL	Finished Lower Level	0	1,164	873	73.31	85,327
FOP	Porch, Open	0	12	2	16.29	195
FUS	Upper Story, Finished	1,176	1,176	1,176	97.74	114,942
UBM	Basement, Unfinished	0	96	19	19.34	1,657
WDK	Deck, Wood	0	320	32	9.77	3,128
Tot Gross Liv / Lease Area		2,436	4,556	3,573		349,224



2020-138



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: 18 Patricks Ct

Current Market Value: \$ 459,600

Current Assessed Value: \$ 321,700

Appellant's estimate of Market Value: \$ 425,000

Notes:

- The current owner purchased the property for \$425,000 on 7/23/2019
- The property owner provided an appraisal with an indicated market value of \$430,000
- This appraisal is dated 6/5/2019 which is prior to the 2020 increase in residential property values.
- During the informal appeal process **no change** was granted

Recommendation:

Change the quality of the finished basement and factor land and building for proximity to I-91 for a new market value of **\$ 431,000**

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
PERNO JAMES + FERENCE KAREN		2 Above Street	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed
18 PATRICKS CT						RES LAND	1-1	134,700	94,300
WALLINGFORD CT 06492						DWELLING	1-3	296,300	207,400
		SUPPLEMENTAL DATA							
		Alt Prcl ID	006001008W	P/Z MAP #					
		Census:	1760	Easement					
		Old MBLU		Town Line					
		TC MAP #		IND PARK					
		Record Lot							
		GIS ID	147	Assoc Pld#					
						Total		431,000	301,700

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
PERNO JAMES + FERENCE KAREN L		1607	0926	07-23-2019	Q		425,000	00		2020	1-1	97,200	2019
PAPPAS MELISSA		1271	0799	10-12-2006	U		0	29			1-3	224,500	
ODERMATT MELISSA P		1179	1124	10-27-2004	U		0	29			1-4	16,700	
ODERMATT TODD R & MELISSA P		0929	0012	05-24-1999	Q		254,900	U					
HERITAGE HILLS INC		0882	0970	02-11-1998	Q		0						
		Total					321,700			Total		322,500	Total

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

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	125	B		

NOTES
 1-4 FX BTH
 W/O BSMT
 FLL SF ESTIMATED
 3/20 REAR EST-FENCE

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
16546	05-27-2003	RS	750	09-30-2003	Residential	25,000	06-05-2003	100		PROPANE TANK
16251	03-25-2003	RS	4,000		Residential	4,000		100		POOL 17 X 34
11301-1	02-24-1999	RS	131,900		FIREPLACE	131,900		100		
11169-2	12-02-1998	RS			NEW HOME			100		

LAND LINE VALUATION SECTION													
Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj			
B	1010	Single Family	RU40	26,336	SF	4.14	1.00000	5	0.95	125	1.300	RT 91	
Total Card Land Units										0.605	AC	Parcel Total Land Area	0.6045

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
		270,100	0	26,200	134,700	0	431,000
							Total Appraised Parcel Value
							431,000

VISIT/CHANGE HISTORY		Date	HH	ID	IF	JP1	KC	V	Id	Type	Is	Cd	Purpose/Result
		12-19-2020											No change
		03-26-2020											Measured
		03-11-2020											BAA Change
		01-24-2020											Sales Review
		04-12-2019											Left Door Hanger
		09-02-2015											Field Review
		04-23-2015											2015 DM - Change

