

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 24, 2021

MINUTES

The Wednesday, March 24, 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 read the submitted minutes at a later time and vote on them tomorrow.

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 2020-115

| | | |
|-------------|-----------|------------------------------------|
| C2 Land L P | Rob Unkle | 600 Northrop Rd |
| Commercial | | Current Market Value \$ 11,115,000 |

Chairman Vitali stated the appellant puts a market value of \$ 8,300,000 on the property.

Appellant stated he came to an agreement with Mr. Jackson for \$ 10,500,000.

Mr. Jackson stated correct and there will be no further appeal on the property.

Mr. Bonamico made a motion to change the market value to \$ 10,500,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-063

Rogers Family Trust Limited Partnership John Lomonte

237 Hall Ave

Commercial

Current Market Value \$ 679,500

Chairman Vitali told the appellant that the Board would be hearing all his appeals, take notes, and vote on them at a later meeting.

Appellant stated he had been an appraiser with 45 years experience. Rogers Family Trust hired him to prepare appraisals which were not completed yet. Appellant stated the building was originally an office and converted into apartments. Appellant stated he used the income based approach on this appeal. He also used a market sale approach and income approach. He used two approaches to determine the value. Appellant talked about market positions and the overall market in terms of vacancies and rentals. Appellant believes the market value is \$ 535,000.

Chairman Vitali stated the appeal is for \$ 575,000.

Appellant stated his value conclusion is for \$ 535,000.

Chairman Vitali asked appellant when the appraisals would be done.

Appellant said he can only give a summary now and not a full appraisal.

Chairman Vitali asked if anyone sat down with an appraiser at an informal hearing.

Mr. Coons stated appellant did not meet with VISION for an informal hearing.

Chairman Vitali stated that any information should be given three days before an appeal hearing and the Board did not have a formal appraisal for that evening.

Appellant stated he did not have to give the Board a full appraisal that evening and he can give the Board a summary.

Mr. Bonamico made a motion of no motion at this time and make a decision at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-061

Rogers Family Trust Limited Partnership John Lomonte

159 – 181 North Colony St

Commercial

Current Market Value \$ 572,400

Appellant stated that he does have a report. The property is three different buildings on one parcel.

Chairman Vitali stated the field card says there is a five room apartment on the second floor.

Appellant stated the second floor is just walk up attic space for storage. In that basis, appellant used an income and market approach because this is a rental property. Appellant stated based on rent and market conditions, the market approach is \$ 495,000, the income approach is \$ 425,000, with a final appraisal of \$ 455,000.

Mr. Bonamico made a motion of no motion at this time and make a vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-064

Rogers Family Trust Limited Partnership John Lomonte 101 Dudley Ave

Commercial Current Market Value \$ 271,400

Appellant said he spent quite a lot of time going through this appeal so he could have as much information and be as accurate as possible. Appellant looked at comparable properties and presented them to the Board. Appellant stated the office is detached from the garage and it is 100% owner occupied. Appellant stated the only use for the garage is to store trucks or industrial material.

Appellant did an income and a market based approach. The income approach was \$ 230,00 and the market approach was \$ 185,000, with a final value conclusion of \$ 200,000.

Mr. Bonamico made a motion of no official motion at this time and make a vote at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-059

Rogers Family Trust Limited Partnership John Lomonte 110 Christian St

Residential Current Market Value \$ 251,700

Appellant stated this was a two family house with an older structure. The property is rented and is tenant occupied. Appellant stated the owners had done some remodeling in the past, but it is a very old property. Appellant stated that even with whatever improvements have been done, it is still average condition. Using an income and a market approach, appellant placed a value from the market approach at \$ 215,000 and on the income approach at \$ 190,000, giving a final value conclusion of \$ 200,000.

Mr. Bonamico made a motion of no official motion at this time and make a decision at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-062

Rogers Family Trust Limited Partnership John Lomonte

71 Bull Ave

Residential

Current Market Value \$ 183,800

Appellant stated this was a small two family, two story house. The property had received upgrades, but it is old. The property is rented. Using an income and a market approach, appellant placed a value from the market approach at \$ 155,000 and on the income approach at \$ 145,000, giving a final value conclusion of \$ 150,000 for this property.

Mr. Bonamico made a motion of no official motion at this time and make a decision at a special meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-060

Rogers Family Trust Limited Partnership John Lomonte

155 South Elm St

Residential

Current Market Value \$ 303,100

Appellant stated this was a two family house that is tenant occupied. Appellant discussed the square footage on each floor. Appellant stated the house had received some upgrades, but it is old and dated. Based on an income and a market approach, appellant placed a value from the market approach at \$ 290,000 and on the income approach at \$ 190,000, giving a final value conclusion of \$ 250,000 for this property, retrospective as of October 1, 2020.

Mr. Bonamico made a motion of no official motion tonight and make a decision at a special meeting. Seconded by Mr. Avery and passed unanimously.

Appellant told the Board he could email relevant information and Chairman Vitali directed him to use the email address at the Assessors office.

APPEAL 2020-018

Mark and Janet Swanson

45 Nod Brook Rd

Residential

Current Market Value \$ 293,400

Chairman Vitali stated the appellant put a market value of \$ 289,000 on the property and the Town had a market value of \$ 293,400.

Appellant presented two sales in the area which she believed were comparable properties. Appellant stated they had not done a lot of upgrades.

Chairman Vitali stated the assessed value had gone up \$ 6100 had the market has gone up.

The Board looked at the information of the properties the appellant said were comparable sales.

Chairman Vitali stated appellant had an increase of 1.4 %. Appellant stated she was comparing it to recently sold homes on her street.

Mr. Bonamico made a motion to reduce the market value to \$ 291,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-086

J & F Realty LLC

Larry Garfinkel

935 North Main St EXT

Commercial

Current Market Value \$ 955,900

Mr. Jackson stated they do have permission from the firm for Mr. Garfinkel to represent the appellant.

Chairman Vitali stated the Board would hear the appellants appeal and will be voting on it at a later date.

Appellant stated they had supplied an analysis and comparables for all properties.

Chairman Vitali stated that he had read some of the information and asked Mr. Jackson if the appellant had gone to any informal hearings or meetings with the Assessors office.

Mr. Jackson stated he went to all the informal hearings and worked with David Johnson on these, all properties that were under one million dollars assessed value.

Appellant stated that his opinion was that the property should be at \$ 716,000.

Mr. Bonamico made a motion to table decision and vote on it at a future meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-091

508 North Colony Road Associates LLC

Larry Garfinkel

508 North Colony St

Commercial

Current Market Value \$ 809,100

Appellant stated his opinion was the market value should be \$ 613,000. Appellant stated they had submitted comparables as well.

Mr. Bonamico made a motion to table and vote on it at a future meeting. Seconded by Mr. Avery and passed unanimously.

Appellant stated it was their opinion that the market value should be \$ 551,000. Appellant stated they have comparables attached.

Mr. Bonamico made a motion to table final decision to a future meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-187

Vernon II CT LLC Larry Garfinkel 53 North Plains Industrial Rd
Commercial Current Market Value \$ 1,309,900

Appellant stated it was their opinion that the market value should be \$ 954,000. Appellant stated there were comparable properties attached.

Mr. Bonamico made a motion to table final decision to a future meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-188

Euro Realty LLC Larry Garfinkel 569 North Colony St
Commercial Current Market Value \$ 867,300

Appellant stated their opinion is that the market value should be \$ 685,000 and the Town has the market value at \$ 867,300. Appellant stated he had comparable properties attached.

Mr. Bonamico made a motion to table final decision to a future meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-092

First Connecticut Credit Union Inc Larry Garfinkel 159 South Turnpike Rd
Commercial Current Market Value \$ 1,036,900

Chairman Vitali stated the appellant put a market value of \$ 791,000 while the Towns market value is \$ 1,036,900.

Appellant stated whatever they submitted is what they stand on.

Mr. Bonamico made a motion to table final decision to a future meeting. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-024

Mark and Denise Yates

66 North Airline Rd

Residential

Current Market Value \$ 326,600

Chairman Vitali stated the appellant placed a market value of \$ 325,000 on the property and the Town has the market value at \$ 326,600.

Appellant questioned why their assessment went up when other surrounding properties did not go up that much.

Chairman Vitali stated that as for value of the house, you are only \$1600 difference from the Town. Chairman Vitali stated assessed value went up but you are in agreement on the value.

Appellant stated yes, they were very close. Appellant stated it was a big increase.

Chairman Vitali stated real estate had gone up significantly and the value of homes go up.

Appellant stated that yes, market value had gone up, but they had not done any major improvements.

Chairman Vitali stated the Assessors office did comparable properties.

Mr. Bonamico stated based on their appeal, he made a motion to reduce the market value to \$ 325,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-015

Kevin Dean and Corrie Rapillo-Dean

56 Surrey Dr

Residential

Current Market Value \$ 371,000

Chairman Vitali stated the appellant placed a market value of \$ 325,000 on the property and had an appraisal done.

Appellant stated yes. Appellant said they received the reevaluation of \$ 371,000 and felt that was out of line with what the neighbor had. Appellant has an appraisal done and the market value was \$ 325,000.

Chairman Vitali stated the Town had reviewed the appraisal and had come to a conclusion that had reworked the overall property, changing ½ story to an expansion attic.

Mr. Bonamico made a motion to reduce the market value to \$ 334,700. Seconded by Mr. Avery and passed unanimously.

There was no old business.

There was no new business.

At 7:33 PM, Mr. Avery made a motion to adjourn. Seconded by Mr. Bonamico and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board Of Assessment Appeals