

March 11, 2026

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 11, 2026

MINUTES

RECEIVED FOR RECORD 3/11/26
AT 12:40 PM AND RECEIVED BY
Kristen Pango TOWN CLERK

The Wednesday, March 11, 2026 regular meeting of the Wallingford Board of Assessment Appeals was held in room 315, Town Hall Municipal Building, and 45 South Main Street, Wallingford, Connecticut.

In attendance were Jared Liu – Board Member, Emilia Menna-Erdmannn - Board Member, Thomas Vitali – Board Chairman, Kevin Coons – Town Assessor, and Shelley Hemenway – Recording Secretary.

Chairman Vitali called the meeting to order at 6:05 PM. The Pledge of Allegiance to the flag was recited.

Appointments were scheduled 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, 2025.

APPEAL 2025-025

Adam Rivers

181 Summerhill Rd

Real Estate

Assessed Value \$ 236,000

Appellant stated the valuation was way over the sellable value. Appellant presented the Board and discussed different comparable properties, including sales. Appellant stated there was a discrepancy of the value provided by Vision. Appellant presented photos of both his own and of comparable properties and discussed the differences and similarities between their property and the comps.

Chairman Vitali asked Mr. Coons about the comparable properties and how each were valued. Chairman Vitali also asked about the similarities and differences between the properties.

Mr. Liu asked the appellant about comparable properties and photos and a discussion was had concerning each property.

The Board reviewed all properties and discussed price per square foot.

Mr. Liu made a motion to set the assessed value at \$223,000. Seconded by Ms. Menna-Erdmann and passed unanimously.

APPEAL 2025-009

Attorney Sandra Smith Representing Griffin Hospital at Masonicare 22 Masonic Ave Entrance 2

Personal Property

Chairman Vitali stated this hearing was tabled from Mondays meeting so the attorney Sandra Smith could send more information to the Assessors Office.

Mr. Coons read the email received. Mr. Coons told of his discussion with Town Legal Counsel. Chairman Vitali asked what the towns position was on exempt or not exempt. Dave from the Assessors Office worked on questions the corporate counsel had. Mr. Coons stated Dave tried to get additional information from Griffin Hospital and the Assessors Office worked in this extensively. Mr. Coons told the Board about the efforts and outcomes in contacting different towns, such as Naugatuck, Shelton, and Derby.

Chairman Vitali stated this operation was exempt on the '24 Grand List, but now it was denied an exemption. Mr. Coons stated he believed the equipment was more likely to have an exemption, and Derby denied exemptions except for hospitals. Other towns were not on the same page and each town was different. Chairman Vitali asked if there were any other situations like this in Town, Mr. Coons said no.

Chairman Vitali stated this comes down to legal interpretations. Chairman Vitali said he believed the best interest to the Town would be to leave it exempt.

Chairman Vitali stated the motion would be to change from taxable to exempt. Mr. Liu stated he would vote to leave it taxable and this should go to court. A discussion was had about the previous years tax exempt status.

Ms. Menna-Erdmann made a motion to go from taxable to exempt. Seconded by Chairman Vitali and passed.

The Board went to item 5 on the agenda, the Consent Agenda. The Board reviewed the Consent Agenda and stated these were things the Assessors Office were able to fix before appealing to the Board. It also included clerical errors and amended Personal Property Declarations.

Mr. Liu made a motion to approve the Consent Agenda. Seconded by Ms. Menna-Erdmann and passed unanimously.

The Board went to item 6 on the Agenda, review of minutes from the March 9, 2026 meeting. Mr. Coons discussed the September 2026 Motor Vehicle Board of Assessment Appeals meeting. Chairman Vitali explained the new State policy on how the assessment is based on starting MSRP and how there is a table to follow for age reduction.

Ms. Menna-Erdmann made a motion to accept the minutes from the March 9, 2026 meeting. Seconded by Mr. Liu and passed unanimously.

Item 7 on the Agenda-Old Business. There was no old business.

Item 8 on the Agenda -New Business.

Ms. Menna-Erdmann wants to nominate Mr. Liu for Chairman of the Board. Chairman Vitali will not vote in favor of the motion.

Ms. Menna-Erdmann made a motion to nominate Mr. Liu for Chairman of the Board. Seconded by Mr. Liu and passed.

At 6:48 PM, Chairman Liu made a motion to adjourn the meeting. Seconded by Ms. Menna-Erdmann and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board of Assessment Appeals