

March 10, 2026

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 10, 2026

MINUTES

RECEIVED FOR RECORD 3/13/26
AT 1:40 p.m. AND RECEIVED BY
Mike Pomzo TOWN CLERK

The Tuesday, March 10, 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-Erdmann - Board Member, Thomas Vitali – Board Chairman, Shelley Hemenway – Recording Secretary, Ian Fuller – Chief Appraiser, and Kevin Coons – Town Assessor.

Chairman Vitali called the meeting to order at 6:00 PM. The Pledge of Allegiance to the flag was recited.

The Board decided they would review and vote on the minutes from the September 6, 2025 meeting after all the appeals were heard.

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 2025-002

Travis Fahey

2 Cassella Dr

Real Estate

Assessed Value \$ 334,200

Appellant stated a river runs by the back of the house and the engineering department told him the majority of the property is wetlands and undevelopable.

Ms. Menna-Erdmann asked about the wetlands and how far away the house was to the wetlands. Appellant provided a map to the Board and the Board discussed this with the appellant.

Ms. Menna-Erdmann made a motion to reduce the assessed value to \$318,300. Seconded by Mr. Liu and passed unanimously.

APPEAL 2025-003

Jason Quigley

18 Lori Ln

Real Estate

Assessed Value \$ 348,600

Appellant stated that Dave from the Assessors Office went out and assessed the property last week. Mr. Fuller stated the review was both interior and exterior. Dave updated the living area and there were less bedrooms. The Board reviewed the updates.

Ms. Emilia Menna-Erdmann made a motion to reduce the assessed value to \$ 293,200. Seconded by Mr. Liu and passed unanimously.

APPEAL 2025-005

Cesar Alarcon

DBA – Pro Carpenters LLC

77 Hintz Dr

Personal Property

Assessed Value \$ 15,630

Chairman Vitali stated this appeal had to do with late filing of Personal Property. Appellant stated he paid the taxes last year and this years bill, the value was too high. Appellant discussed personal property with the Board.

Mr. Fuller stated if the appellant did not file a personal property form, the amount is an estimate. Mr. Coons said the appellant did not file a 2024 declaration and this year they did not file again, so it compounds the penalty. Mr. Coons said the appellant worked with Rhonda in the Assessors Office and filed now for 2025. The Board reviewed the appellants personal property.

Mr. Liu asked the appellant if he agreed with the value of the recently filed personal property form. Appellant stated yes, he just has personal tools.

Mr. Liu made a motion to set the assessed value at \$830, including penalty. Seconded by Ms. Menna-Erdmann and passed unanimously.

APPEAL 2025-004

Joanne Hoffman / Wayne Wright

1378 Scard Rd

Real Estate

Assessed Value \$ 491,100

Chairman Vitali stated the appellant placed a market value on her home of \$600,000, the Town has a market value of \$701,500.

Appellant stated it was a terrible lot, it slopes up, with a steep driveway. Chairman Vitali said the topography was already reflected in the assessment.

Ms. Menna-Erdmann made a motion to change the assessed value to \$ 266,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2025-008

Anna Pelletier

22 Overlook Dr

Real Estate

Assessed Value \$ 396,600

Chairman Vitali stated the appellant placed a market value of \$ 500,000 on the property. The appellant stated she was there for the big jump in assessment from last year to this year. Appellant said the home had not changed. Chairman Vitali stated the Town jumped 41% for the appellant and all the neighbors. Chairman Vitali said the market had changed.

Chairman Vitali said the Assessors Office had prepared comparables that had sold in 2024, one in 2023. The Board reviewed and discussed the comparable sales.

The appellant said they compared to houses on their street and it seemed their house was most expensive, but it was a modest house.

Mr. Fuller stated they did do an inspection and it went the other way, with hydro air and a shed, a small increase. Chairman Vitali said the Assessors Office went out there, and based upon the visit, everything was correct.

Ms. Menna-Erdmann made a motion of no change. Seconded by Mr. Liu and passed unanimously.

APPEAL 2025-007

Sandip Patel represented by Jeffrey m. Sachs Esquire

27 Huntington Ridge Rd

Real Estate

Assessed Value \$ 861,200

Appellant said the assessment exceeded the fair market value and he did not see any justification for the large increase, there's just large square footage.

The Board talked with Mr. Fuller about the increase. Mr. Fuller stated they requested an inspection, and was not allowed to inspect. Mr. Coons said they tried to do an inspection in 2019, the last time a permit was pulled, but they were denied. Appellant stated the Town had not inspected the parcel and he had not received an answer from the homeowner.

Mr. Fuller stated they presented a couple of comparable properties, they had to go back to 2022. The Board reviewed the comps.

Chairman Vitali stated the appellant brought no proof. Appellant stated he was working on an appraisal, but it was not done yet. Ms. Menna-Erdmann said the Board had to base the appeal on the information they had.

Ms. Menna-Erdmann made a motion of no change. Seconded by Mr. Liu and passed unanimously.

The Board took a quick break.

At 7:40 PM, the meeting resumed.

APPEAL 2025-026

Gregory Feldman DBA – Wallingford Fair Self-Storage LLC/Extra Space Storage 852 North Colony Rd
Personal Property Assessed Value \$ 9,400

Chairman Vitali stated that after working with the Assessors Office, the appellant had withdrawn their appeal.

Ms. Menna-Erdmann made a motion of no change, withdrawn. Seconded by Mr. Liu and passed unanimously.

At 7:45 PM, the Board took a break while waiting for the next appellant.

The meeting resumed at 8:00 PM.

APPEAL 2025-029

Jonathan Morasutti 28 Franklin St
Real Estate Assessed Value \$ 307,800

Chairman Vitali reads the appeal, stating the appellant placed a market value of \$ 388,600 on the property. Chairman Vitali asked if the information on the property card was wrong. Appellant said yes. Appellant described what is different on the house than the property card.

Mr. Fuller stated they requested an inspection, but they couldn't get in. Door hangers were left in 2022 and 2021.

Chairman Vitali stated the Assessors Office provided comparable properties, which the Board then reviewed.

Chairman Vitali stated all comps were two family houses, and the appellants is a three family. Mr. Fuller said they value by square foot, increasing occupancy does not increase value.

The Board reviewed comps provided by the appellant.

The appellant discussed the condition of the house with the Board. The Board also looked at comps and square footage.

Mr. Liu made a motion to set the assessed value to \$ 272,000. Seconded by Ms. Menna-Erdmann and passed unanimously.

Chairman Vitali stated there was no old business.

There was no new business and they would review the consent agenda the next meeting.

At 8:15 PM, Ms. Menna-Erdmann made a motion to adjourn the meeting. Seconded by Mr. Liu and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board of Assessment Appeals