

March 01, 2025

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 1, 2025

MINUTES

The Saturday, March 1, 2025 regular meeting of the Wallingford Board of Assessment Appeals was held in rooms 105,205,and 315, Town Hall Municipal Building, at 45 South Main Street, Wallingford, Connecticut.

In attendance were Thomas Vitali – Board Chairman, Carl Bonamico – Board Member, Jared Liu – Board Member. Kevin Coons – Town Assessor, Ian Fuller – Chief Appraiser and Shelley Hemenway – Recording Secretary.

Chairman Vitali called the meeting to order at 9:02 AM in room 105. The Pledge of Allegiance to the flag was recited.

Appointments were scheduled for each appellant and each appellant was sworn in before giving testimony. Each Board member heard appeals in three separate rooms. Mr. Liu heard appeals in room 105. Mr. Bonamico heard appeals in room 205. Chairman Vitali heard appeals in room 315. After all the appeals were heard, the entire Board resumed the meeting in room 315. The entire Board then went over all the appeals to discuss. 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, 2024.

APPEAL 2024-016

Bear Industries LLC

3 Fairfield Blvd

Real Estate

Assessed Value \$8,007,300

Appeal heard by Mr. Liu.

Mr. Bonamico made a motion to reduce the assessed value to \$ 5,950,000. Seconded by Mr. Liu and passed unanimously.

RECEIVED FOR RECORD 3/6/25
AT 1:35 PM AND RECEIVED BY
Kristen Pango (LLC) TOWN CLERK

APPEAL 2024-003

John P Langin Jr & Catalina P. Langin

19 Hickory CT

Real Estate

Assessed Value \$249,400

Appeal heard by Mr. Liu

Mr. Bonamico made a motion to reduce the assessed value to \$ 246,890. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-014

George Gubernikoff & Marcy Gubernikoff

8 Bartholomew Lane

Real Estate

Assessed Value \$1,068,700

Appeal heard by Chairman Vitali.

Chairman Vitali made a motion to reduce the assessed value to \$967,400. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-004

Wisam Muosa

2021 Ram Promaster

Motor Vehicle 2023 Supplemental

Assessed Value \$30,630

Appeal heard by Mr. Bonamico

Mr. Liu made a motion to reduce the assessed value to \$15,130. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-005

Meaghan Shortell

2016 Ford F150

Motor Vehicle 2023 Supplemental

Assessed Value \$14,362

Appeal heard by Mr. Liu.

Mr. Liu made a motion to reduce the assessed value to \$12,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-006

Beth Larkins-Strathy & John Strathy

2024 Thor Geneva RV

Motor Vehicle 2023 Supplemental

Assessed Value \$87,100

Appeal heard by Chairman Vitali.

Chairman Vitali made a motion to reduce the assessed value to \$74,033. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-007

Keith Stanley & Enid Stanley

62 Edgehill Rd

Real Estate

Assessed Value \$ 436,500

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$402,500. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-008

Xuemei Xin

42 Long Hill Rd

Real Estate

Assessed Value \$ 323,800

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 315,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-009

George Ryan

248 Cook Hill Rd

Real Estate

Assessed Value \$395,600

Chairman Vitali heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 371,400. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-011

David Pantalina

66 Heritage Woods

Real Estate

Assessed Value \$159,740

Mr. Liu stated the appellant did not show. Mr. Liu made a motion for NO SHOW/NO CHANGE. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-010

John & CarolAnne Papale

11 Oak St Yalesville

Real Estate

Assessed Value \$360,300

Mr. Bonamico heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 326,900. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-012

Nicholas Siena

119 Cheshire Rd

Real Estate

Assessed Value \$187,600

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 152,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-018

BGE LLC

Ross Gulino

339 East Main St

Real Estate

Assessed Value \$312,200

Chairman Vitali stated the appellant did not show. Chairman Vitali made a motion of NO SHOW/NO CHANGE. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-020

Silver City Properties

Ross Gulino

10 George St

Real Estate

Assessed Value \$238,900

Chairman Vitali stated the appellant did not show. Chairman Vitali made a motion of NO SHOW/NO CHANGE. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-023

Silver City Properties

Ross Gulino

8 George St

Real Estate

Assessed Value \$232,500

Chairman Vitali stated the appellant did not show. Chairman Vitali made a motion of NO SHOW/NO CHANGE. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-019

Zhixing Jiang

39 Twin Pines Dr

Real Estate

Assessed Value \$517,900

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion of NO CHANGE. Seconded by Liu and passed unanimously.

APPEAL 2024-021

Kevin & Corrie Dean

56 Surrey Dr

Real Estate

Assessed Value \$363,800

Mr. Liu stated the appellant did not show.

Mr. Bonamico made a motion of NO CHANGE / NO SHOW. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-022

Honest Home Improvement LLC Armando Ortiz

969 Durham Rd

Personal Property

Assessed Value \$7,640

Mr. Bonamico stated the appellant did not show.

Mr. Bonamico made a motion of NO SHOW / NO CHANGE. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-015

Erin O'Connell

50 Spice Hill Dr

Real Estate

Assessed Value \$214,900

Mr. Bonamico heard the appeal.

Mr. Liu made a motion of NO CHANGE. Seconded by Mr. Bonamico and passed unanimously.

Chairman Vitali stated appeal 2024-002 called and gave prior notice they could not appear today. The appeal will be rescheduled.

Chairman Vitali stated the Board members will take home the minutes from September 2024 for review and will be voted upon another night.

There was no old news.

There was no new news.

At 12:04 PM, Mr. Liu made a motion to adjourn the meeting. Seconded by Mr. Bonamico and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board of Assessment Appeals

