

March 03, 2025

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 3, 2025

MINUTES

The Monday, March 3, 2025 regular meeting of the Wallingford Board of Assessment Appeals was held in rooms 105 and 205, 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 6:03 PM 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 separate rooms. Mr. Liu heard appeals in room 105. Mr. Bonamico heard appeals in room 105. Chairman Vitali heard appeals in room 205. After all the appeals were heard, the entire Board resumed the meeting in room 205. 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 2024-048

Villas Quality Touch Remodeling

Victor Villa

57 Chapel St

Personal Property

Assessed Value \$12,500

Appeal heard by Mr. Bonamico.

Mr. Bonamico made a motion to reduce the assessed value to \$ 1,030. Seconded by Mr. Liu and passed unanimously.

RECEIVED FOR RECORD 3/6/25
AT 1:35 PM AND RECEIVED BY
Michael Parris (66) TOWN CLERK

APPEAL 2024-049

Benjamin Durin DBA Benjamin Edward Plumbing Service 200 East St

Personal Property Assessed Value \$12,200

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$1,330. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-050

Jeffrey Nagy DBA Nagy Electric LLC 8 Quarry Run Ct

Personal Property Assessed Value \$12,500

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 1,410. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-028

Wallingford Country Club Michael Thibodeau 195 Long Hill Rd

Personal Property Assessed Value \$1,067,760

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

APPEAL 2024-033

Anthony Cassella DBA Chicks Garage 403 North Cherry St EXT

Personal Property Assessed Value \$27,850

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$22,300. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-046

Stephen Signore

DBA Pine Glen Builders

27 Pine Glen Terr

Personal Property

Assessed Value \$3,410

Chairman Vitali stated the appellant did not show.

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

APPEAL 2024-047

Nicholas Vallone

DBA Vallone Electric In

7 Winding Brook Ln

Personal Property

Assessed Value \$12,500

Appeal heard by Mr. Bonamico.

Mr. Bonamico made a motion to reduce the assessed value to \$ 1,840. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-042

Garrett & Jacqueline Grant

55 Woodhouse Ave

Real Estate

Assessed Value \$409,700

Mr. Liu heard the appeal.

Mr. Liu made a motion to change the assessed value to \$ 385,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-039

Tan Song

65 Tremper Dr

Real Estate

Assessed Value \$191,400

Chairman Vitali heard the appeal.

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

APPEAL 2024-032

Joel Rinebold & Phyllis Lemell

194 Mansion Rd

Real Estate

Assessed Value \$624,500

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$620,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-041

Michael & Jennifer Vitali

103 Seiter Hill Rd

Real Estate

Assessed Value \$ 355,500

Mr. Liu heard the appeal. Chairman Vitali abstained.

Mr. Liu made a motion to reduce the assessed value to \$ 329,100. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-044

Ryan Kennedy

12 Regent Court

Real Estate

Assessed Value \$400,700

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$371,700. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-045

Douglas & Laura Fekete

7 Mapleview Rd

Real Estate

Assessed Value \$503,500

Mr. Lui stated the appellant did not show.

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

APPEAL 2024-074

Alfred Criscuolo

22 Twin Oak Farm Rd

Real Estate

Assessed Value \$624,500

Chairman Vitali heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$619,700. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-043

John Gomes & Jerrilyn Cacace

176 South Whittlesey Ave

Real Estate

Assessed Value \$232,700

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to change the assessed value to \$ 229,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-061

OUGEM LLC

20 Mariot Cir

Personal Property

Assessed Value \$12,500

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 651. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-067

Kristen Mappa DBA Poison Ivy Floral Studio

715 North Farms Rd

Personal Property

Assessed Value \$12,500

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 540. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-066

Kevin Murano & Roseanne Parrella

21 Brownstone Rd

Real Estate

Assessed Value \$418,900

Chairman Vitali heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 385,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-077

Jared & Kristen Liu

59 Curtis Ave

Real Estate

Assessed Value \$316,100

Chairman Vitali heard the appeal. Mr. Liu abstained.

Chairman Vitali made a motion to reduce the assessed value to \$ 295,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-040

David St. Gerade

31 South Turnpike Rd # B1

Real Estate

Assessed Value \$251,200

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 245,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-058

Deborah & Louis Tagliatela

2 Smoke Rise Rd

Real Estate

Assessed Value \$444,200

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 425,000. Seconded by Mr. Bonamico and passed unanimously.

There was no old news.

There was no new news.

At 9:30 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

