

March 05, 2025

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 5, 2025

MINUTES

The Wednesday, March 5, 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 6:00 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 2024-157**

Fifty-Five LLC Jeffrey Raup

55 Kondracki Ln

Real Estate

Assessed Value \$2,850,200

The Board was informed the appellant rescheduled for the next meeting.

RECEIVED FOR RECORD 3/10/25  
AT 1:31pm AND RECEIVED BY  
Kristen Prange (SL) TOWN CLERK

**APPEAL 2024-158**

Allied Precision Components Vincent Canepari

32 Capital Dr

Personal Property

Assessed Value \$330,340

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$324,142. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-159**

Agree Eastern LLC Patrick Wellspeak

1094 North Colony Rd

Real Estate

Assessed Value \$14,736,500

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 14,350,000. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-190**

Custom Design & Building Services Rob Balisciano

Personal Property

Personal Property

Assessed Value \$12,500

Mr. Bonamico heard the appeal.

Due to it not being an active business, Mr. Bonamico made a motion to terminate the account. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-191**

Hardscapes Landscaping LLC Rob Balisciano

47 North Plains Ind Rd

Personal Property

Assessed Value \$30,540

Mr. Bonamico heard the appeal.

Two accounts were combined. Mr. Bonamico made a motion to change the assessed value to \$ 61,622. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-120**

Omni Health Priya Gooty

40 New Place St

Personal Property

Assessed Value \$12,500

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 1,703. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-194**

Mitula & Alpa Patel

5 Catlin Rd

Real Estate

Assessed Value \$276,900

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 266,000. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-195**

Mitula & Alpa Patel

1319 Durham Rd

Real Estate

Assessed Value \$568,000

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 550,000. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-118**

Jorge Garcia Salazav DBA Double G LLC Hashtag Tacos

360 Main St

Personal Property

Assessed Value \$21,250

Chairman Vitali heard the appeal.

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

**APPEAL 2024-182**

Mary & Charles Festa

3 Patricks Ct

Real Estate

Assessed Value \$375,100

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 364,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-117**

DTB Wallingford LLC Rohan Kapoor

Personal Property

Personal Property

Assessed Value \$125,000

Chairman Vitali heard the appeal.

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

**APPEAL 2024-095**

Angelica Caro

46 Fritz Ct

Real Estate

Assessed Value \$279,900

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 273,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-096**

Janette Katsevman

213 Parker Farms Rd

Real Estate

Assessed Value \$492,700

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 476,700. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-137**

Douglas & Jean Myers

11 Vumbaco Dr

Real Estate

Assessed Value \$267,400

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 250,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-188**

Christina Keating

9 Vumbaco Dr

Real Estate

Assessed Value \$295,400

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 280,000. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-187**

Angelo Giannotta

4 Pauline Ct

Real Estate

Assessed Value \$348,700

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 341,600. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-192**

Monica Ortega DBA Monicas Hair Salon

203 Center St Unit A

Personal Property

Assessed Value \$34,300

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 2,949. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-193**

Luis Torres DBA Alex's Jewelers LLC

203 Center St Unit B

Personal Property

Assessed Value \$3,680

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 3,330. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-147**

Hiren Viradia

Personal Property

Personal Property

Assessed Value for 2023 Grand List \$ 60,790

Chairman Vitali heard the appeal.

Chairman Vitali made a motion of NO SHOW / NO CHANGE. \$ 82,150 for 2024 Grand List. Seconded by Mr. Liu and passed unanimously.

**APPEAL 2024-025**

Joseph Sechko

17 Jonathan Rd

Real Estate

Assessed Value \$402,000

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 401,400. Seconded by Mr. Bonamico and passed unanimously.

**APPEAL 2024-183**

Almeda DeJesus Estate / Diane Saunders

72 Northford Rd

Real Estate

Assessed Value \$471,400

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 459,500. Seconded by Mr. Liu and passed unanimously.

Old Business: The Board and Mr. Koons discussed a late appeal and State Statutes. The Boards position is that the deadline was missed.

There was no new business.

At 9:27 PM, Mr. Bonamico made a motion to adjourn the meeting. Seconded by Mr. Liu and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board of Assessment Appeals