

March 10, 2025

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 10, 2025

MINUTES

The Monday, March 10, 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 2024-075

Kenneth Miller

72 North Ridgeland Rd

Real Estate

Assessed Value \$219,900

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 251,000. Seconded by Mr. Bonamico and passed unanimously.

RECEIVED FOR RECORD

AT

12:10 PM

AND RECEIVED BY

Mister Rango

TOWN CLERK

3/14/25

APPEAL 2024-181

Frank & Alexia Geiger

2 Poppy Ln

Real Estate

Assessed Value \$533,900

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 511,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-045

Douglas & Laura Fekete

7 Mapleview Rd

Real Estate

Assessed Value \$503,500

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 479,500. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-024

Ann Farrell & Mark Zmeuwski

66 North Elm St

Real Estate

Assessed Value \$280,100

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 262,500. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-130

Jonathan Morasutti

104 Meadow St

Real Estate

Assessed Value \$533,000

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 490,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-124

Joseph & Christina Tatta Represented by EQUUS IPS LLC c/o Shelby Jackson 751 North Farms Rd
Real Estate Assessed Value \$509,000

Chairman Vitali heard the appeal.

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

APPEAL 2024-125

443 North Colony St LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 389 North Colony St
Real Estate Assessed Value \$58,300

Chairman Vitali heard the appeal.

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

APPEAL 2024-126

443 North Colony St LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 385 North Colony St
Real Estate Assessed Value \$58,100

Chairman Vitali heard the appeal.

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

APPEAL 2024-127

443 North Colony St LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 50 Wrinn St
Real Estate Assessed Value \$42,200

Chairman Vitali heard the appeal.

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

APPEAL 2024-128

443 North Colony St LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 41 Wrinn St
Real Estate Assessed Value \$72,300

Chairman Vitali heard the appeal.

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

APPEAL 2024-129

443 North Colony St LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 395 North Colony St
Real Estate Assessed Value \$57,400

Chairman Vitali heard the appeal.

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

APPEAL 2024-229

809 North Colony Road LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 809 North Colony Rd
Real Estate Assessed Value \$883,600

Chairman Vitali heard the appeal.

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

APPEAL 2024-218

1080 North Farms Road LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 1180 North Colony Rd
Real Estate Assessed Value \$272,800

Chairman Vitali heard the appeal.

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

APPEAL 2024-219

400 South Orchard St LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 400 South Orchard St
Real Estate Assessed Value \$869,500

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to change the assessed value to \$ 794,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-222

856 North Colony Road LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 856 North Colony Rd
Real Estate Assessed Value \$969,300

Chairman Vitali heard the appeal.

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

APPEAL 2024-232

Sand Ridge LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 226 North Plains Ind Rd
Real Estate Assessed Value \$938,100

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to change the assessed value to \$ 842,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-234

MD 1068 ACCOUNT LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 1068 North Farms Rd Unit 2
Real Estate Assessed Value \$938,000

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to change the assessed value to \$ 885,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-235

MD 1068 ACCOUNT LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 1068 North Farms Rd Unit 1

Real Estate

Assessed Value \$970,200

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 915,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-236

Fair Street Commons LLC Represented by EQUUS IPS LLC c/o Shelby Jackson

21 North Main St

Real Estate

Assessed Value \$324,400

Chairman Vitali heard the appeal.

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

The Board confirmed upcoming days and times for meetings. The Board agreed a Special Meeting was needed on Tuesday March 18th.

New Business: The Board will review the minutes from March 1st through March 6th and will vote on them at a later date.

Old Business: Mr. Liu made a motion to accept the Minutes from September 7, 2024. Seconded by Mr. Bonamico and passed unanimously.

At 9:40 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