

March 12, 2025

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 12, 2025

MINUTES

The Wednesday, March 12, 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 2024-104

Tammy & Joe Raccio

123 Chimney Hill Rd

Real Estate

Assessed Value \$483,900

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 440,000. Seconded by Mr. Liu and passed unanimously.

RECEIVED FOR RECORD 3/17/25
AT 10:54 Am AND RECEIVED BY
Kristen Ponce (SL) TOWN CLERK

APPEAL 2024-062

Northeast Medical Group Inc Represented By Ellen Liquindoli

67 Masonicare 3rd Floor

Personal Property

Assessed Value \$41,290

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion of NO CHANGE. 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

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to change the assessed value to \$ 2,231. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-002

1445 Durham LLC

1445 Durham Rd

Real Estate

Assessed Value \$ 306,300

Mr. Liu stated the appellant did not appear.

Mr. Koons and Mr. Fuller stated the appellant wanted to wait for his tax bill and to see what the mil rate will be. Appellant will be given a deadline to withdraw appeal so the appellant can appeal next year.

APPEAL 2024-141

Donna Lucido

738 North Farms Rd

Real Estate

Assessed Value \$341,100

Mr. Liu heard the appeal.

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

APPEAL 2024-196

Yale New Haven Health Services Corporation Represented Keith Tandler	110 Barnes Rd
Personal Property	Assessed Value \$4,549,030

Mr. Bonamico heard the appeal.

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

APPEAL 2024-026

Airport Growers LLC John Casertano	180 New Cheshire Rd
Real Estate	Assessed Value \$2,215,600

Mr. Liu heard the appeal.

Mr. Liu made a motion to set the assessed value to \$ 1,971,500. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-108

Qi Li	51 Newbury Ln
Real Estate	Assessed Value \$173,000

Mr. Liu heard the appeal.

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

APPEAL 2024-161

Property in Receivership, Shane Mulready Receiver	110 Leigus Rd
Real Estate	Assessed Value \$25,316,300

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 17,500,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-134

DePaolo & Gagne Landscaping LLC Michael DePaolo

40 Parker Farms Rd

Personal Property

Assessed Value \$12,500

Mr. Liu heard the appeal.

Mr. Liu made a motion to set the assessed value to \$ 4,960. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-112

Ashley & Brett Dowty

32 Cardinal Dr

Real Estate

Assessed Value \$355,700

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 336,000. Seconded by Mr. Liu and passed unanimously.

Chairman Vitali stated the other appeals he heard that evening had an extensive pile of information that would need more time to review and discuss.

Chairman Vitali suspended the meeting for Wednesday March 12th.

Chairman Vitali made a motion that the Board will review the remaining appeals from Mr. Gavin and Mr. Jackson on Tuesday March 18th.

Mr. Bonamico made a motion to accept that plan. Seconded by Mr. Liu and passed unanimously.

Chairman Vitali stated the Board will vote on the minutes from March 1st through March 6th in an upcoming meeting.

There was no old business.

There was no new business.

At 9:50 PM, Mr. Bonamico made a motion to adjourn the meeting. Seconded by Mr. Bonamico and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board of Assessment Appeals