

March 17, 2025

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 17, 2025

MINUTES

The Monday, March 17, 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 5:00 PM in room 205. The Pledge of Allegiance to the flag was recited. Chairman Vitali stated this was concerning the Grand List dated October 1, 2024. Chairman Vitali stated the Board was going over old business, discussion and decisions on appeals from John Gavin, represented by Shelby Jackson, which were heard in a previous Board of Assessment appeals meeting. These were commercial properties, heard in prior meetings, and the Board will be voting on them tonight. The Board will go over each appeal, one by one. Chairman Vitali met with Shelby Jackson, John Gavin, and Mr. Gavins real estate consultant.

APPEAL 2024-198

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

65 North Plains HWY

Real Estate

Assessed Value \$87,200

Chairman Vitali heard the appeal.

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

APPEAL 2024-199

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

117 Church St Yalesville

Real Estate

Assessed Value \$105,300

Chairman Vitali heard the appeal.

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

RECEIVED FOR RECORD 3/20/25
AT 3:36 PM AND RECEIVED BY
Kristen Pango (SL) TOWN CLERK

APPEAL 2024-200

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

227 Church St Yalesville

Real Estate

Assessed Value \$89,700

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to change the assessed value to \$80,300. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-201

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

219 Church St Yalesville

Real Estate

Assessed Value \$77,000

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to change the assessed value to \$72,700. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-202

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

488 North Cherry St EXT

Real Estate

Assessed Value \$86,200

Chairman Vitali heard the appeal.

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

APPEAL 2024-203

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

440 North Cherry St EXT

Real Estate

Assessed Value \$79,500

Chairman Vitali heard the appeal.

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

APPEAL 2024-204

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

430 North Cherry St EXT

Real Estate

Assessed Value \$69,700

Chairman Vitali heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 66,200. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-205

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

125 Church St Yalesville

Real Estate

Assessed Value \$111,500

Chairman Vitali heard the appeal.

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

APPEAL 2024-206

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

5 Evergreen Terr

Real Estate

Assessed Value \$102,800

Chairman Vitali heard the appeal.

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

APPEAL 2024-211

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

5 Capital Dr

Real Estate

Assessed Value \$406,300

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to change the assessed value to \$ 367,500. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-212

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson

350 North Cherry St EXT

Real Estate

Assessed Value \$695,700

Chairman Vitali heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 638,400. Seconded by Mr. Liu and passed unanimously.

At 5:55 PM, the Board stated they would save the rest of the Gavin properties to vote on until the next evening. Each Board member went to their rooms to hear the scheduled appeals for that evening.

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.

At 8:02 PM, the entire Board reconvened in room 205. Chairman Vitali stated the Board would be voting on a variety of hearings, some from Saturdays meetings and some from that evenings meetings.

APPEAL 2024-063

J & F Realty LLC Represented by Elizabeth Kellett

935 North Main St EXT

Real Estate

Assessed Value \$726,400

Mr. Liu heard the appeal.

Mr. Liu made a motion to set the assessed value to \$ 710,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-189

Guo Yu & Lin Lin

45 Twin Pines Dr

Real Estate

Assessed Value \$578,200

Mr. Liu heard the appeal.

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

APPEAL 2024-030

415 Barnes Rd LLC Joe Geremia

415 Barnes Rd

Real Estate

Mr. Liu heard the appeal. Due to the farm exemptions, the Board will be voting on the market value of the property.

Mr. Liu made a motion to set the market value to \$ 2,500,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-031

415 Barnes Rd LLC Joe Geremia

413 Barnes Rd

Real Estate

Mr. Liu heard the appeal. Due to the farm exemptions, the Board will be voting on the market value of the property.

Mr. Liu made a motion to reduce the market value to \$ 813,400. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-103

Randell & Maria Gumkowski

437 North Main St

Real Estate

Assessed Value \$471,800

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$441,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-057

Nick Boronski & Kristen Prall

18 Marie Ln

Real Estate

Assessed Value \$1,038,300

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 962,500. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-115

Mark Grimaldi

549 Pilgrims Harbor

Real Estate

Assessed Value \$247,000

Mr. Liu heard the appeal.

Mr. Liu made a motion to set the assessed value to \$ 217,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-060

John & RoseAnn Gilmore

326 North Airline Rd

Real Estate

Assessed Value \$355,100

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 345,100. Seconded by Mr. Liu and passed unanimously.

At 8:53, Chairman Vitali stated the Board will meet the next day at 5:00 to finish voting on the Gavin properties. The Board then went over previously heard appeals.

APPEAL 2024-111

Ellen Talbot

514 Pilgrims Harbor

Real Estate

Assessed Value \$225,300

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 220,500. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-116

Barry Chuba

10 Almeida Ln

Real Estate

Assessed Value \$506,500

Chairman Vitali heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 468,200. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-133

Robert Crowell 1044 North Farms Rd
Real Estate Assessed Value \$497,700

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 472,500. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-132

Kathleen Pommer 18 Tankwood Rd
Real Estate Assessed Value \$212,400

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 199,100. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-100

Victoria Dileone 4 Pagano Rd
Real Estate Assessed Value \$280,400

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.

Chairman Vitali stated the Board will vote on the Consent Agenda next meeting.

Old Business: Prior Minutes that had previously been submitted to the Board.

Mr. Bonamico made a motion to approve the prior minutes through March 15th. Seconded by Mr. Liu and passed unanimously.

New Business: Mr. Koons came to a new agreement with the appellant from appeal 2024-162. Mr. Liu will meet with the appellant tomorrow during a ZOOM call at 2:30 PM to hear the appellants appeal. Chairman Vitali stated the Board will vote on the previously heard Verna properties tomorrow.

At 9:37 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