

March 18, 2025

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 18, 2025

MINUTES

The Tuesday, March 18, 2025 Special 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.

Chairman Vitali called the meeting to order at 5:00 PM in room 205. The Pledge of Allegiance to the flag was recited. 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 stated this was concerning the Grand List dated October 1,2024.

Chairman Vitali stated the Board was going to review previously heard appeals for one hour, then the Board will start the appeals process scheduled for that evening.

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 2024-213

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

43 Warehouse Point Rd

Real Estate

Assessed Value \$846,200

Chairman Vitali heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 808,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-214

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

39 North Plains Ind Rd

Real Estate

Assessed Value \$921,700

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

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 774,200. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-215

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson	47 North Plains Ind Rd
Real Estate	Assessed Value \$919,100

Chairman Vitali heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 754,600. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-216

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson	21 North Plains Ind Rd
Real Estate	Assessed Value \$772,400

Chairman Vitali heard the appeal.

Mr. Liu made a motion to change the assessed value to \$ 686,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-197

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson	59 North Plains HWY
Real Estate	Assessed Value \$129,200

Chairman Vitali heard the appeal.

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

APPEAL 2024-131

John Gavin Represented by EQUUS IPS LLC c/o Shelby Jackson	41 Warehouse Point Rd
Real Estate	Assessed Value \$474,800

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 469,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-105

Linda Kurylo

675 North Elm St

Real Estate

Assessed Value \$ 237,300

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 220,000. Seconded by Mr. Liu and passed unanimously.

At 5:56 PM, Chairman Vitali stated the Board would go to the appropriate rooms to hear appeals scheduled for that evening. Mr. Bonamico heard appeals in room 105. Mr. Liu heard appeals in room 105, and Chairman Vitali heard appeals in room 205.

At 7:02 PM, the entire Board gathered in room 205. Chairman Vitali declared the meeting back in session. 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. The Board reviewed and discussed appeals heard that evening, as well as appeals heard March 15th and March 17th that needed more time to review.

APPEAL 2024-162

SKF 97 Barnes LLC James Vicendese

97 Barnes Rd

Real Estate

Assessed Value \$1,996,000

Mr. Liu heard the appeal earlier in the day at 2:30 through a ZOOM call with the appellant.

Mr. Liu made a motion to reduce the assessed value to \$ 1,715,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-109

Richard Mahoney

26 New England Dr

Real Estate

Assessed Value \$527,700

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 515,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-102

Justin Weeks & Sadi Hollingswort

172 South Whittlesey Ave

Real Estate

Assessed Value \$316,100

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 306,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-121

Beth Anne Bartovic Represented By Karen Kravitz

42 Forest Rd

Real Estate

Assessed Value \$201,200

Mr. Liu heard the appeal.

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

APPEAL 2024-122

Antonio Scotto & Megan Scotto Represented By Karen Kravitz

15 North Branford Rd

Real Estate

Assessed Value \$505,000

Mr. Liu heard the appeal.

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

APPEAL 2024-123

Antonio Scotto & Salvatore Scotto Represented By Karen Kravitz

95 South Whittlesey Ave

Real Estate

Assessed Value \$281,000

Mr. Liu heard the appeal.

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

APPEAL 2024-180

One Stop Properties Faran Siddiqy

68 North Turnpike Rd

Real Estate

Assessed Value \$443,700

Mr. Liu heard the appeal.

Mr. Liu made a motion to reduce the assessed value to \$ 409,500. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-106

Jake & Nicole Liberatore

308 Highland Ave

Real Estate

Assessed Value \$632,800

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 581,700. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-110

Mark Tremley

52 Western Sands

Real Estate

Assessed Value \$104,700

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 88,200. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-114

Pamela Camire

52 Forest Rd

Real Estate

Assessed Value \$202,000

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 171,500. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-113

Jerry Tubis

47 Edgewood Dr

Real Estate

Assessed Value \$330,700

Mr. Bonamico heard the appeal.

Mr. Bonamico made a motion to reduce the assessed value to \$ 325,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-101

Jennifer Istas

56 Mariot Cir

Real Estate

Assessed Value \$259,200

Chairman Vitali heard the appeal.

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

APPEAL 2024-107

Lee Ferri

91 Wharton Brook Dr

Real Estate

Assessed Value \$145,400

Chairman Vitali heard the appeal.

Chairman Vitali made a motion to reduce the assessed value to \$ 129,500. Seconded by Mr. Liu and passed unanimously.

Chairman Vitali stated the Board will move on to a group of appeals for clients represented by Shelby Jackson. Mr. Jackson and Mr. Koons have worked together to come up with values they both agree upon.

APPEAL 2024-208

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

173 Church St Yalesville

Real Estate

Assessed Value \$1,855,100

Chairman Vitali made a motion to accept the agreed upon, by Mr. Koons and Mr. Jackson, assessed value of \$ 1,610,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-210

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

475 Main St Yalesville

Real Estate

Assessed Value \$2,788,800

Chairman Vitali made a motion to accept the agreed upon, by Mr. Koons and Mr. Jackson, assessed value of \$ 2,380,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-207

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

494 Main St Yalesville

Real Estate

Assessed Value \$2,496,000

Chairman Vitali made a motion to accept the agreed upon, by Mr. Koons and Mr. Jackson, assessed value of \$ 1,925,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-209

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

69 North Plains HWY

Real Estate

Assessed Value \$1,843,300

Chairman Vitali made a motion to accept the agreed upon, by Mr. Koons and Mr. Jackson, assessed value of \$ 1,540,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-227

1070 North Farms Rd LLC Represented by EQUUS IPS LLC c/o Shelby Jackson

2 Northrop Ind

Park Rd West

Real Estate

Assessed Value \$2,893,700

Chairman Vitali made a motion to accept the agreed upon, by Mr. Koons and Mr. Jackson, assessed value of \$ 2,590,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-226

1070 North Farms Rd LLC Represented by EQUUS IPS LLC c/o Shelby Jackson

4 Northrop Ind

Park Rd West

Real Estate

Assessed Value \$2,741,600

Chairman Vitali made a motion to accept the agreed upon, by Mr. Koons and Mr. Jackson, assessed value of \$ 2,660,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-225

1070 North Farms Rd LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 6 Northrop Ind
Park Rd West

Real Estate Assessed Value \$3,146,200

Chairman Vitali made a motion to accept the agreed upon, by Mr. Koons and Mr. Jackson, assessed value of \$2,800,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-230

Mark Development LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 1107 Northrop Rd

Real Estate Assessed Value \$1,837,900

Chairman Vitali made a motion to accept the agreed upon, by Mr. Koons and Mr. Jackson, assessed value of \$ 1,610,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-224

1070 North Farms Rd LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 8 Northrop Ind
Park Rd West

Real Estate Assessed Value \$4,777,700

Chairman Vitali made a motion to accept the agreement between the owner and the Assessors Office for an assessed value of \$4,480,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-223

1070 North Farms Rd LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 1070 North Farms Rd

Real Estate Assessed Value \$2,590,400

Chairman Vitali made a motion to accept the agreement between the owner and the Assessors Office to reduce the assessed value to \$ 2,310,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-221

1194 North Colony Road LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 1194 North Colony Rd

Real Estate Assessed Value \$3,786,100

Chairman Vitali made a motion to accept the agreement between the owner and the Assessors Office to reduce the assessed value to \$ 3,500,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-220

406 South Orchard Street LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 406 South Orchard St

Real Estate Assessed Value \$1,760,000

Chairman Vitali made a motion to accept the agreement between the owner and the Assessors Office to reduce the assessed value to \$ 1,470,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-217

1254 South Broad Street LLC Represented by EQUUS IPS LLC c/o Shelby Jackson 1254 South Broad St

Real Estate Assessed Value \$1,131,500

Chairman Vitali made a motion to accept the agreement between the owner and the Assessors Office to reduce the assessed value to \$ 980,000. Seconded by Mr. Liu and passed unanimously.

Mr. Koons stated the Board has the Verna properties left to review. All these properties are represented by Shelby Jackson III. These appeals were all heard by Chairman Vitali on March 17th, 2025.

APPEAL 2024-174

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St

Unit 9

Real Estate Assessed Value \$230,200

Mr. Bonamico made a motion to reduce the assessed value to \$ 218,100. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-173

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St

Unit 10

Real Estate Assessed Value \$230,200

Chairman Vitali made a motion to reduce the assessed value to \$ 218,100. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-172

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St
Unit 11

Real Estate Assessed Value \$230,200

Chairman Vitali made a motion to reduce the assessed value to \$ 218,100. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-171

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St
Unit 12

Real Estate Assessed Value \$230,200

Chairman Vitali made a motion to change the assessed value to \$ 218,100. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-170

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St
Unit 13

Real Estate Assessed Value \$230,200

Chairman Vitali made a motion to change the assessed value to \$ 218,100. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-169

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St
Unit 14

Real Estate Assessed Value \$230,200

Chairman Vitali made a motion to change the assessed value to \$ 218,100. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-179

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St

Unit 4

Real Estate Assessed Value \$277,500

Chairman Vitali made a motion to change the assessed value to \$ 251,900. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-178

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St

Unit 5

Real Estate Assessed Value \$284,300

Chairman Vitali made a motion to change the assessed value to \$ 258,100. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-177

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St

Unit 6

Real Estate Assessed Value \$271,100

Chairman Vitali made a motion to change the assessed value to \$ 249,100. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-176

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St

Unit 7

Real Estate Assessed Value \$277,400

Chairman Vitali made a motion to reduce the assessed value to \$ 251,700. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-175

Verna Properties LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson 404 Main St
Unit 8

Real Estate Assessed Value \$271,100

Chairman Vitali made a motion to reduce the assessed value to \$ 249,100. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-175

857 North Main Street Associates LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson
857 North Main St EXT

Real Estate Assessed Value \$1,411,300

Chairman Vitali made a motion to reduce the assessed value to \$ 1,365,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-165

Gem Property Group LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson
720 North Main St EXT

Real Estate Assessed Value \$1,032,000

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

APPEAL 2024-168

Circle Plaza Associates LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson
1104 North Colony Rd

Real Estate Assessed Value \$1,237,300

Chairman Vitali made a motion to change the assessed value to \$ 1,190,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-163

801 North Main Street Associates LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson

801 North Main St EXT

Real Estate

Assessed Value \$1,031,000

Chairman Vitali made a motion to change the assessed value to \$ 910,000. Seconded by Mr. Liu and passed unanimously.

APPEAL 2024-167

Gem Property Group LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson

12 Beaumont Rd

Real Estate

Assessed Value \$1,866,800

Chairman Vitali made a motion to change the assessed value to \$ 1,610,000. Seconded by Mr. Bonamico and passed unanimously.

APPEAL 2024-166

Harvest Park Associates LLC Elizabeth Verna Represented by EQUUS IPS LLC c/o Shelby Jackson

101 North Plains Ind Rd

Real Estate

Assessed Value \$7,690,800

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

After the Board ruled on all appeals, they went to the next item on the agenda, Consent Agenda.

Mr. Fuller gave the Board the Consent Agenda and explained to the Board these were mostly clerical errors, and explained items on the Consent Agenda.

Mr. Liu made a motion to approve and accept the Consent Agenda. Seconded by Mr. Bonamico and passed unanimously.

Next on the agenda was the approval of previous minutes already submitted previously to the Board for review.

The remaining minutes not previously reviewed will be voted on in the next BAA meeting in September.

Mr. Liu made a motion to approve the Board of Assessment Appeals minutes through March 15, 2025. Seconded by Mr. Bonamico and passed unanimously.

There was no old business.

There was no new business.

At 9:35 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