March 11, 2020

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 11, 2020

MINUTES

The Tuesday, March 10, 2020 regular meeting of the Wallingford Board of Assessment Appeals was held in room 315, Town Hall Municipal Building, and 45 South Main Street, Wallingford, Connecticut.

In attendance were Thomas Vitali – Board Chairman, Robert Avery – Board Member, Carl Bonamico – Board Member, Shelby Jackson – Town Assessor, Kevin Coons – Chief Appraiser, and Shelley Hemenway – Recording Secretary.

Chairman Vitali called the meeting to order at 6:00 PM. The Pledge of Allegiance to the flag was recited.

There were no minutes to approve.

There was no consent agenda.

Appointments were scheduled for each appellant and each appellant was sworn in before giving testimony. The entire Board heard each individual appeal. 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, 2019.

APPEAL 2019-12

South Turnpike II LLC	Peter or Leonard DiNardo	South Turnpike Rd.

The appellants had to reschedule after the agenda had already been posted.

Mr. Bonamico made a motion to table until next Tuesday March 17, 2020. Seconded by Mr. Avery and passed unanimously.

RECEIVED FOR RECORD 3-17-2020
AT 1:15 AND RECEIVED BY
Barbara Thompson TOWN CLERK

APPEAL 2019-14

Shadowland LLC | Deidre Miller | 600 North Colony St Unit 9

Personal Property | Assessed Value $ 12,500

Chairman Vitali stated the appellant did not file a Personal Property Declaration by November 1, 2019, and it was filed along with the appeal.

Appellant stated this was her first time filing and she is learning as she goes. Chairman Vitali asked if the Assessors Office helped filing the Declaration. The appellant stated she filled it out herself.

Chairman Vitali stated the Assessors Office estimated the Personal Property at $ 10,000 because it was not filed. He also stated since it was not filed, there is a 25% penalty mandated by the State. The members of the Board studied the appeal.

Appellant asked if this form has to be done every year. Mr. Jackson told the appellant yes, the Assessors Office sends out the form every year and the Tax bill will be due in June.

Mr. Bonamico made a motion to reduce the assessed value to $7,350 including penalty. Seconded by Mr. Avery and passed unanimously.

Chairman Vitali explained that the appellant will get the tax bill based on $7,350, which includes the 25% penalty and next year it will be less. He urged the appellant to ask the Assessors Office with any questions.

APPEAL 2019-15

James Perno and Karen Ference | 18 Patricks Court

Real Estate | Assessed Value $ 322,500

Appellants stated they purchased the home for $425,000, they had an appraisal, and they made no upgrades to the home. The appellant also stated $425,000 was the asking price.

Chairman Vitali confirmed the appellant bought their home on July 23, 2019 for $425,000. Chairman Vitali stated the appraisal was dated June 5, 2019 valuing the property at $430,000.

Mr. Jackson recommended changing the overall rating from good to fair. Mr. Jackson also stated the Towns value was done 5 years ago. Mr. Jackson then discussed comparable sales from the same time the appellant purchased their home.

Appellant stated he understands where the the Town got their numbers, but does not think it is worth that now. A discussion was had about home values.

Chairman Vitali stated there is a new revaluation going on now for 2020 and this is based on 2015.

Mr. Coons stated the Assessors Office left a door hanger requesting an interior inspection on April 12, 2019, but they were not able to look inside.

The Board looked at comparable houses.

Mr. Bonamico made a motion to reduce the market value to $440,000 with an assessed value of $308,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-54

Wallingford DRD Realty Inc. Steven DeBaise 168 North Plains Industrial Rd

Personal Property Assessed Value $ 1,871,650 including penalty

Appellant stated he does not agree with the assessed value.

Chairman Vitali stated the value of the total has changed due to the 10% penalty. He continued stating the assessed value of the building stayed the same this year, but there is 10% added because you did not submit paperwork on time.

Appellant stated he believes it was filed on time.

Chairman Vitali stated the Income and Expense Report is due June first.

Mr. Coons stated he left a phone message back in December and a second reminder letter was sent.

Mr. Jackson stated the Assessors Office sent out a letter in March, a second letter on June 10th, and a phone call on December 20th.

A discussion was had about the Laws and penalties imposed by the State of Connecticut.

Mr. Bonamico made a motion to reduce the assessed value to $ 1,616,425 plus 10% penalty. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-17

Patricia Longbardi DBA Sewing By Patricia 5 Reynolds Dr

Personal Property Assessed Value $ $ 19,760

Chairman Vitali stated the Personal Property Declaration was not filed on time.

Appellant said her accountant sent it in. Appellant remembers signing it.

Mr. Jackson stated the Declaration was filed with the appeal. He stated the appellant has always been on time with filing, and she brought her copy to the Assessors Office when she filed an appeal. Mr. Jackson stated they are willing to go by the appellants figures on her declaration, but they cannot waive the 25% penalty.

Chairman Vitali explained that the 25% penalty is state mandated and her assessed value came from the declaration that she filed.

Mr. Bonamico made a motion to reduce the assessed value to $ 10,300 plus 25% penalty. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-18

BVSSA Properties LLC Sean McNamee 15 South Elm St

Personal Property Assessed Value $ 484,700

A letter was presented to the Board that Mr. McNamee was unable to attend and Bria Gaszek will stand in for him.

Chairman Vitali stated the address of the property owner is in Tampa, Florida. Chairman Vitali asks if that is the address on Town records. Mr. Jackson stated yes.

Chairman Vitali stated, " Let it be known that this is town recorded property card address. This was sent to the listed property record mailing address. "

Mr. Jackson stated that this is strictly a 10% penalty for not filing the Income & Expense Report as required.

Chairman Vitali asked for a chronological history about mailing and communication. Mr. Jackson stated the report is mailed out in March and on June 10th, the appellant was sent out a reminder notice that reads they must send it in or they are subject to a penalty.

The appellant had nothing to add to the appeal.

Mr. Bonamico stated they can do a change of address card.

Chairman Vitali asked if the appellant filed yet. Mr. Coons stated he did not believe so.

Chairman Vitali stated that because of unknowing circumstances on mailing notification, and the fact that the appellant has not submitted, he has incurred a 10% penalty. The Board studies the appeal.

Chairman Vitali stated everything is mailed to Tampa, Florida and the appellant is still responsible to get this done. Chairman Vitali tells the appellant it is her responsibility to make sure the address card gets changed.

Mr. Bonamico made a motion to reduce the assessed value to assessed value to $ 460,465. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-16

Dale Baldwin	1978 Porsche 911SC	15 Cardinal Dr
Personal Property		Assessed Value $ 38,430

Chairman Vitali stated that right now the car is declared as Personal Property.

Mr. Jackson stated that it is an unregisterd motor vehicle and every year it keeps going up because of the penalties.

Appellant stated she would get calles saying that she needed to pay taxes on your business, and they got fees and taxes. Appellant stated they paid fees and taxes and they thought they were all done in 2016. Appellant stated they were told thay have a car worth $ 30,000, they bought it in 1997 and they were going to fix it up. Appellant stated every year it keeps going up, but they did not know that. They were hoping to re-register it, but it costs too much to fix. The car is not drivable.

Chairman Vitali asks for a clarification on dates. Mr. Coons stated the car was on the 2015 Grand List. It has been Personal Property since 2016. Mr. Coons also stated they have not received any Declarations for the vehicle.

Appellant stated they were confused and not sure what business they were getting calls about.

Mr. Coons stated a letter was sent by the appellant on December 16, 2016. The Board goes over the rates since 2016 and that it started as Personal Property for $ 19,670. A discussion was had about where the Assessors Office gets their numbers.

Appellant shows pictures of the car and they discussed what was wrong with the vehicle.

Chairman Vitali stated the appellants plan was to register the vehicle and that every year they are compounding the penalty. He recommended to the appellant to file the Personal Property Declaration.

A discussion was had discussing classic car insurance.

Chairman Vitali stated they are here to try and help them out. Chairman Vitali stated that for the last four years, the appellant has been getting 25% penalties.

Mr. Jackson stated the appellant either needs to register the car or fill out Personal Property forms.

Chairman Vitali stated the Board cannot do anything about the fees.

The Board looked through the appeal.

Mr. Bonamico made a motion to reduce the assessed value to $ 15,000 plus 25% penalty. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-13

Tusk LLC Michael & Nancy Santacroce 44 Fair St

Personal Property Assessed Value $ 407,700

Chairman Vitali stated the current Market Value is $ 582,400 and the appellant feels it should be $ 450,000.

Appellant talks about what was submitted to the Board including informal appraisals.

Chairman Vitali stated the Board cannot recognize any of the informal appraisals and the appellant needs to get an appraisal by a licensed appraiser.

A discussion was had about the appraised value and how the Town got its numbers.

A discussion was had about comparable buildings.

Chairman Vitali stated next year the Town will be revaluated. Mr. Avery told appellant to work with the Assessors Office. Mr. Jackson told the appellant to come to the Assessors Office when they get their notification in November.

Mr. Bonamico made a motion for no change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-21

Shelby Jackson 23 Wooding Rd

Basic Veterans Exemption

The Board reads the exhibits presented by the appellant.

Appellant stated he applied for the Veterans Exemption because the Law changed a few years ago and his second year was in a period of war.

Appellant goes through his five exhibits and stated the Law Department has reviewed everything.

Chairman Vitali stated this comes down to a definition of service.

Appellant stated the Law has now changed.

Mr. Coons stated he had discussions with Veterans Affairs and the Law Department and stated that others have come in and been denied.

Chairman Vitali confirmed others had the opportunity if they chose to come before the Board.

Mr. Bonamico and Mr. Avery had a discussion and stated the dates match and the conditions match to apply basic Veterans Exemptions.

Mr. Bonamico made a motion to grant Basic Veterans Exemptions. Seconded by Mr. Avery and passed unanimously.

There was no old business.

There was no new business.

Mr. Bonamico made a motion to adjourn the meeting. Seconded by Mr. Avery and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board of Assessment Appeals