



Town of Wallingford, Connecticut

Board of Assessment Appeals

Tom Vitali, Chairman
Robert Avery, Member
Carl Bonamico, Member

203-294-2001 Phone
(203) 294-2003 Fax

BOARD OF ASSESSMENT APPEALS AGENDA

REGULAR VIRTUAL MEETING FOR THE GRAND LIST OCTOBER 1ST, 2020

MONDAY, MARCH 8, 2021 6 PM to 9 PM

Link to meeting from your computer, tablet, or smartphone

<https://global.gotomeeting.com/join/466730933>

You can also dial in from your phone

United States (toll free) 1 877 309 2073

United States +1 (571) 317-3129

Access Code 466-730-933

1. Call to Order
2. Pledge of Allegiance
3. Attendance
4. Approval of Minutes
5. Consent Agenda
6. Discussion and possible action regarding attached appeals
7. Old Business
8. New Business
9. Adjournment

Date	Time	HEARING NO	TYPE	Account Number	Owner Full Name	Co-Owner Full Name
March 8, 2021	6:00 PM - 7:00 PM	2020-177	2019 SUPL MV	85405	SHERMAN-GODINEZ DEBRA S	GODINEZ MARGARITO
March 8, 2021	6:00 PM - 7:00 PM	2020-174	2020 REG MV	54892	BUSH HELENE A	BELAND DAVID A
March 8, 2021	6:00 PM - 7:00 PM	2020-178	2020 REG MV	65441	GLIDDEN MICHAEL N	
March 8, 2021	6:00 PM - 7:00 PM	2020-171	2020 REG MV	90327	VITALE THOMAS F	
March 8, 2021	7:00 PM - 8:00 PM	2020-165	2020 REG MV	68001	HOPPERSTAD CHARLENE	
March 8, 2021	7:00 PM - 8:00 PM	2020-183	2020 PERSONAL PROPERTY	20200219	SCHOFF MICHAEL	
March 8, 2021	7:00 PM - 8:00 PM	2020-161	2020 PERSONAL PROPERTY	2019153	EVOLVED NUTRITION LLC	JENNIFER THOMAS
March 8, 2021	7:00 PM - 8:00 PM	2020-182	2020 PERSONAL PROPERTY	2009161	STONEHENGE SOUND	AARON STONE
March 8, 2021	8:00 PM - 9:00 PM	2020-179	2020 PERSONAL PROPERTY	20180013	SAM & SONIA LLC	SAM SHARIF
March 8, 2021	8:00 PM - 9:00 PM	2020-012	RESIDENTIAL	2004031	GARDEN HOMES MANAGEMENT CORP	PARTNERSHIP
March 8, 2021	8:00 PM - 9:00 PM	2020-010	RESIDENTIAL	2013010	GARDEN HOMES YALLESVILLE LIMITED	C/O GARDEN HOMES MANAGEMENT
March 8, 2021	8:00 PM - 9:00 PM	2020-011	RESIDENTIAL	2016005	GARDEN HOMES YALLESVILLE LTD	PARTNERSHIP
March 8, 2021	8:00 PM - 9:00 PM	2020-013	RESIDENTIAL	2017001	GARDEN HOMES YALLESVILLE LIMITED	PARTNERSHIP
March 8, 2021	8:00 PM - 9:00 PM	2020-005	RESIDENTIAL	20200001	GARDEN HOMES YALLESVILLE LIMITED	PARTNERSHIP
March 8, 2021	8:00 PM - 9:00 PM	2020-009	RESIDENTIAL	20010248	GARDEN HOMES MANAGEMENT	PARTNERSHIP
March 8, 2021	8:00 PM - 9:00 PM	2020-007	RESIDENTIAL	2013008	GARDEN HOMES LIMITED	
March 8, 2021	8:00 PM - 9:00 PM	2020-006	RESIDENTIAL	2014007	GARDEN HOMES	
March 8, 2021	8:00 PM - 9:00 PM	2020-014	RESIDENTIAL	2016006	GARDEN HOMES	
March 8, 2021	8:00 PM - 9:00 PM	2020-008	RESIDENTIAL	2018002	GARDEN HOMES MANAGEMENT CORP	
			Account Number	Owner Full Name	Co-Owner Full Name	

September 12, 2020

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

SEPTEMBER 12, 2020

MINUTES

The Saturday, September 12, 2020 regular meeting of the Wallingford Board of Assessment Appeals was held outside, directly outside of the vestibule of the Town Hall Municipal Building facing Prince Street, located at 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 9:00 AM. The Pledge of Allegiance to the Flag was recited.

The minutes from March 2020 were reviewed by the Board.

Mr. Bonamico made a motion to approve the minutes from March 2020. Seconded by Mr. Avery and passed unanimously.

The appeals were heard and decided on a first come, first serve basis and continued until the Board moved for adjournment.

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 2019-001 MV

Frank Ventriglio

Motor Vehicle

2007 Nissan XTERRA 4

Assessed Value \$ 4620

Appellant stated the condition of the vehicle and the high mileage.

Mr. Coons researched the vehicle in the NADA book.

The Board discussed the difference between assessed value and market value for the vehicle.

Appellant stated the body of the vehicle is rotted out and there is no resale value due to the condition.

Mr. Bonamico made a motion to reduce the assessed value to \$ 2450. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-002 MV

Robert Ennis

Motor Vehicle

2018 Toyota RAV4 HV

Assessed Value \$ 20,300

Appellant stated the vehicle had high mileage as of November 21,2019, and then the vehicle was totaled in an accident. Appellant shared pictures of the totaled vehicle.

Mr. Coons asked if the license plate was cancelled. The appellant stated yes, that the plates were cancelled three days later. Appellant presents last years assessment on the vehicle.

Chairman Vitali asked about previous adjustments on the vehicle. Appellant stated he came to the Board last year due to the high mileage on his car.

Chairman Vitali and Mr. Coons look up the car in the NADA books. Chairman Vitali asked the appellant if there was 160,000 miles on the vehicle at the time of the accident and the appellant stated yes.

Chairman Vitali asked Mr. Coons how it would be prorated. Mr. Coons stated it was by month and the vehicle was in use for two months before being totaled.

Mr. Bonamico made a motion to reduce the assessed value to \$ 3000, seconded by Mr. Avery and passed unanimously.

APPEAL 2019-003 MV

James Manske

Motor Vehicle

2010 Chevrolet Tahoe LT

Assessed Value \$ 11,170

Appellant stated the vehicle is ten years old and the taxes are too high.

Mr. Coons asked the appellant if he had the tax bill. Appellant presented a tax bill for the 2018 Grand List.

Mr. Jackson and Mr. Coons search for the vehicle in the records and NADA and realize it is registered to the appellants company, Accu-Tech Building Supplies LLC .

Chairman Vitali and Mr. Coons discuss the assessed value, market value, and mileage of the vehicle with the appellant.

Mr. Bonamico made a motion to reduce the assessed value to \$ 10,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-004 MV

Medal Masonry

Trailer

2016 CAM/15CAM

Assessed Value \$ 23,000

Appellant stated he paid \$ 15,674 for the trailer brand new. The appellant stated he paid \$8,000 less than what the Town said it was worth.

Chairman Vitali asked appellant if he had any pictures. Appellant stated no, but presented his bill of sale for the trailer as well as his registration with the DMV.

Mr. Coons stated that going by the bill of sale, the appellant paid \$ 15,642 four years ago.

Mr. Bonamico made a motion to reduce the assessed value to \$ 9,100. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-005 MV

Michael D'Addio

Motor Vehicle

2002 Toyota 4Runner

Assessed Value \$ 4920

Appellant stated there is rust on the rear frame and rear suspension attachment points. Appellant stated the vehicle was \$ 2000 two years ago and had depreciated \$100 in two years. Chairman Vitali asked if the appellant had been before the Board previously. Appellant stated yes.

Mr. Jackson went to get previous records of the vehicle from the Assessors Office and presented the paperwork to the Board.

Chairman Vitali and the Board members go over the paperwork.

Mr. Bonamico made a motion to reduce the assessed value to \$ 1700. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-006 MV

David Watson

Motor Vehicle

2005 Dodge RAM 1500 Pickup

Assessed Value \$ 5790 .

Appellant stated the assessed value is \$ 5790 and stated the truck is not worth that amount.

Chairman Vitali asked for the market value and Mr. Bonamico goes through the NADA book.

The Board took a walk to inspect the truck and discussed rust and the outer appearance. They also look inside the truck.

Mr. Coons looked up the truck in NADA and a discussion was had about the condition of the truck.

Mr. Bonamico made a motion to reduce the assessed value to \$ 3000. Seconded by Mr. Avery and passed unanimously.

Appellant asked what the process now is since he already paid the bill. Mr. Jackson explained the process to the appellant.

APPEAL 2019-007 MV

Maryann Puttre

Motor Vehicle

1999 Toyota Landcruiser

Assessed Value \$ 4000

Appellant stated the vehicle is 21 years old and the title is listed as rebuilt.

Chairman Vitali stated that last year, the Board reduced the assessed value to \$4000.

The Board goes over the information.

Mr. Bonamico made a motion to reduce the assessed value to \$ 3800. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-008 MV

Neha Thaker

Motor Vehicle

2006 Mercedes C280 Sedan

Assessed Value \$ 2770

Appellant stated the car is 14 years old, has dents, and high mileage with 192,000 miles. Appellant stated the Kelley Blue book value is between \$ 1800 and \$ 2000.

Mr. Coons looks in NADA.

Appellant presents the Board with photos of the vehicle and a printout from the DMV for the reduction for mileage.

The Board goes over the paperwork presented as well as data from the NADA book.

Mr. Bonamico made a motion to reduce the assessed value to \$ 2000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-009 MV

Neha Thaker

Motor Vehicle

2014 Lexus RX350

Assessed Value \$ 14,840

Appellant states the vehicle has high mileage and has many scratches and dents. Appellant stated the Kelley Blue Book value is \$ 13,000.

Mr. Coons goes over the NADA. The Board discusses the numbers and mileage.

Mr. Bonamico made a motion to reduce the assessed value to \$ 13,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2019-010 MV

Thomas Savage

Motor Vehicle

2014 Chevrolet Impala

Assessed Value \$ 7140

Appellant stated the car has high mileage with 182,047 miles .

Mr. Coons looked in the NADA and looked up the vehicle by VIN number.

The Board discusses the information presented by Mr. Coons.

The Board goes over the information with the appellant.

Mr. Bonamico made a motion to reduce the assessed value to \$ 3500. Seconded by Mr. Avery and passed unanimously.

There was no old business.

There was no new business.

The Board waited 15 minutes for any more appellants to arrive. The Board waited until 10:30 AM .

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

Chairman Vitali adjourned the meeting at 10:30 AM.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board Of Assessment Appeals



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Feb 20th

Hearing No. 2020-177

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020 *2019 Supp.*

HEARING DATE: _____

Property Owner:	<u>Debra Margarita Godinez</u>
Name of property Owner	<u>5846 Granth</u>
Mailing Address	<u>Wallingford Ct 06492</u>
City, State, Zip	<u>2034447143</u>
Phone	

Appellant (if other than owner):	
Name of Owner's Agent	
Mailing Address	
City, State, Zip	
Phone	

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Debra Godinez
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year 2005 Make /Model: GMC Sierra Plate: AV 71623 Mileage 183,000

Real Estate: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$ 900-1000
Briefly state the basis of the Appeal: The truck is 2 wheel drive
we only use it as a yard truck is
all broken up.
(Attach additional page, documentation or appraisal if needed)
we paid 700. for it.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 85405

List No.: 85405

Assessment Year: 2019

DATE: 02/03/2021

Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: SHERMAN-GODINEZ DEBRA S
Care Of: GODINEZ MARGARITO
Street 1: 584 GIANOTTI CT
City: WALLINGFORD
State: CT Zip: 06492-3855

CA= No

User: KCOONS
Record Status: ACTIVE

Date of Birth: 08/14/1970
Registration #: AV71623
District:

RESIDENCE ADDRESS:

Street 1: 584 GIANOTTI CT
City: WALLINGFORD
State: Zip: 06492-3855
P-S-V-L 2523999-2009058-2017418-N-08141970

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 4882

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2005	GMC	SIERRA C	01	2GTEC13T851168943	CR PKU	GRE	

Grs Wt: 6800 No. Axls: Lease Code:

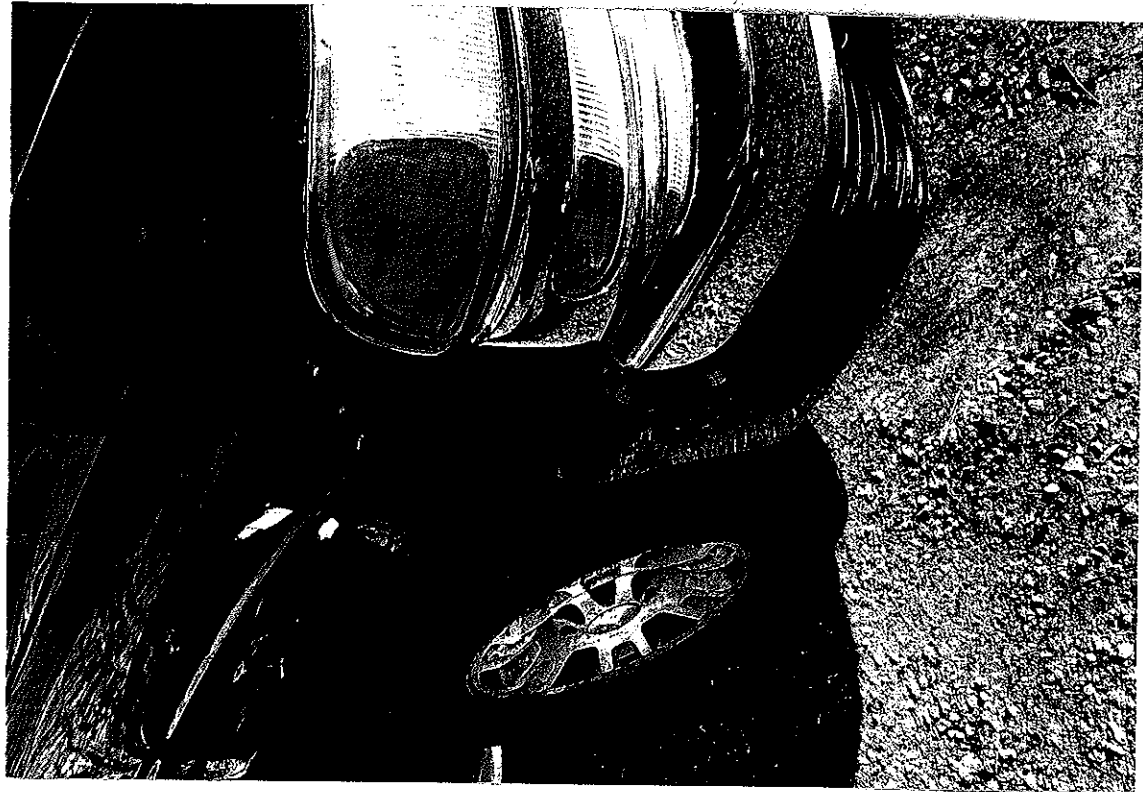
VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5780	5780		5,780

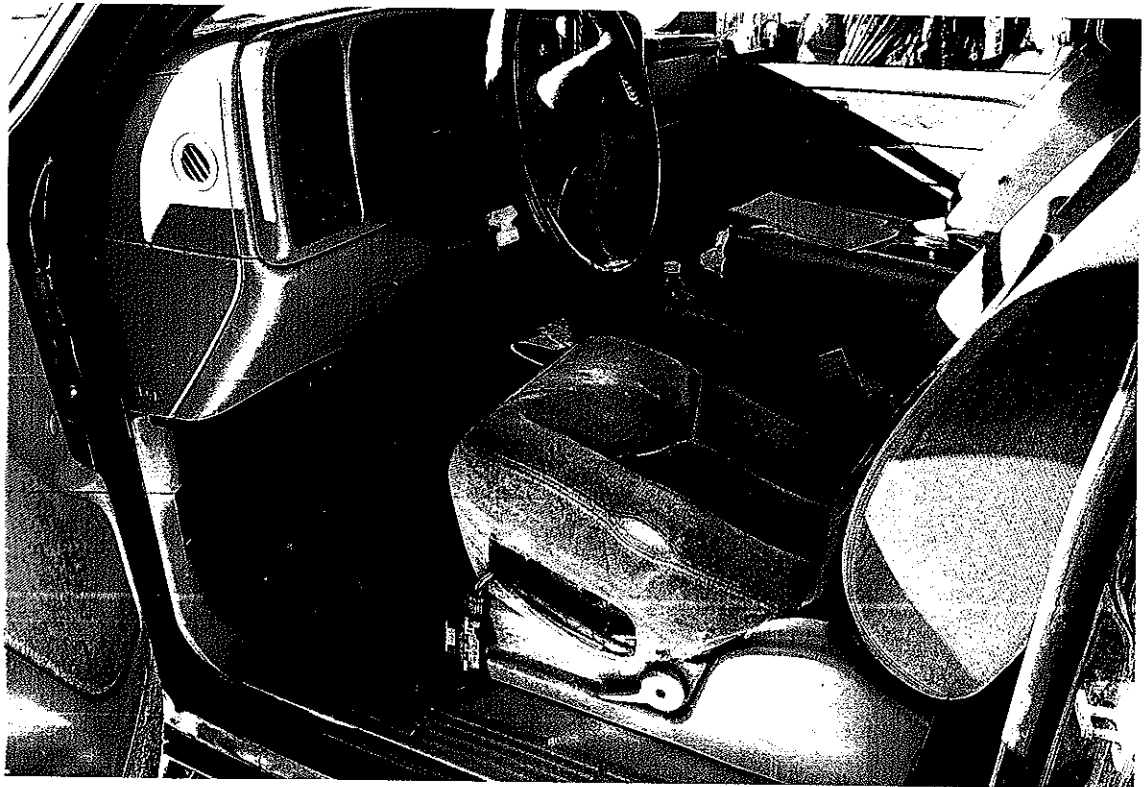
EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 5780









**MOTOR VEHICLE SUPP RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 85405

List No.: 85405

Assessment Year: 2019

DATE: 02/22/2021

Last Changed: 10/07/2020

OWNER'S ADDRESS

Name: SHERMAN-GODINEZ DEBRA S
Care Of: GODINEZ MARGARITO
Street 1: 584 GIANOTTI CT
City: WALLINGFORD
State: CT Zip: 06492-3855

CA= No

User: RCASWELL
Record Status: ACTIVE

Date of Birth: 08/14/1970
Registration #: AV71623
District:

RESIDENCE ADDRESS:

Street 1: 584 GIANOTTI CT
City: WALLINGFORD
State: Zip: 06492-3855
P-S-V-L 2523999-2009058-2017418-N-08141970

VEHICLE INFORMATION:

Month Code : A - October (New) % 1.000 Lt Wt: 4882

O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000			00				
NEW	2005	GMC	SIERRA C	01	2GTEC13T851168943	CR PKU	GRE	

Grs Wt: 6800 No. Axls: Lease Code:

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5780	5780		5,780

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 5780

Mileage -150 mv = 105 AV

2020-177

Rough Trachn	Aveqg Trachn	Chan Trachn	Chan Loan	Chan Resal	Model Number	MSP	Weight	Body Type	Equip Trachn	Chan Trachn	Body Type	Bed	Without Air Conditioning	Without Cruise Control	Without Power Locks (SLE)	Without Power Windows (SLE)	Mileage Class: III
2005 DENALI-1/2 Ton-V8-AWD	3900	4925	4450	7325	K63	49860	5543	Utility 4D									175 175
2675	3850	4875	4400	7275	K66	51510	5760	Utility 4D XL									150 150
2625	3850	4875	4400	7275													75 75
																	75 75
																	75 75

2005 SIERRA 1500 PICKUP-1/2 Ton-V8	2005 SIERRA 2500 HD PICKUP-3/4 Ton-V8	2005 SIERRA 3500 PICKUP-1 Ton-V8-Dual Rear Wheels
1550 2375 3050	2700 3425 4175	4150 5250 6175
1850 2700 3425	3100 4100 4925	4450 5575 6500
2175 3075 3825	3175 4200 5050	5200 6375 7350
2475 3400 4175	3625 4900 5800	5350 6550 7525
2550 3500 4300	4425 5550 6475	5675 6875 7875
3175 4200 5050	5175 6350 7325	3875 4950 5850
3775 4850 5750	5725 6950 7950	4175 5275 6200
4525 5650 6575		4825 5975 6925
2175 3075 3825		5575 6775 7775
2475 3400 4175		2700 3675 4475
2800 3775 4575		3000 4000 4825
3100 4100 4925		3625 4675 5550
3175 4200 5050		3925 5000 5900
3825 4900 5800		4650 5800 6750
4425 5550 6475		4825 5975 6925
5175 6350 7325		5125 6300 7275
5725 6950 7950		5875 7100 8100
		3350 4375 5225
		3650 4700 5575
		4275 5375 6300
		4575 5700 6650
		5325 6500 7475
		5475 6675 7675
		5775 7000 8000
		6550 7800 8850

2005 CANYON PICKUP-1/2 Ton-5 Cyl.	2005 CANYON PICKUP-1/2 Ton-V8	2005 CANYON PICKUP-1/2 Ton-V8
950 1575 2075	1900 2775 3500	2550 3500 4300
1300 2000 2550	2275 3200 3975	2825 3800 4625
1575 2300 2900	2200 3100 3850	2900 3900 4725
1950 2725 3350	2575 3525 4325	2975 3950 4775
2575 3400 4075	2675 3625 4425	3150 4150 5000
2875 3750 4450	3050 4050 4875	3400 4450 5300
	2950 3950 4775	
	3350 4375 5225	

2005 SAFARI-1/2 Ton-V6	2005 G SERIES VAN-1/2-1 Ton-V8	2005 G SERIES VAN-1/2-1 Ton-V8
1000 1625 2125	2550 3500 4300	2825 3800 4625
1025 1675 2200	2650 3600 4400	2900 3900 4725
1100 1750 2275	2975 3950 4775	2975 3950 4775
1475 2175 2750	3150 4150 5000	3150 4150 5000
	3400 4450 5300	3400 4450 5300

2005 YUKON XL-1/2-3/4 Ton-V8	2005 SIERRA 1500 PICKUP-1/2 Ton-V8	2005 SIERRA 2500 HD PICKUP-3/4 Ton-V8
1900 2775 3500	1550 2375 3050	2700 3425 4175
2275 3200 3975	1850 2700 3425	3100 4100 4925
2200 3100 3850	2175 3075 3825	3175 4200 5050
2575 3525 4325	2475 3400 4175	3625 4900 5800
2675 3625 4425	2550 3500 4300	4425 5550 6475
3050 4050 4875	3175 4200 5050	5175 6350 7325
2950 3950 4775	3775 4850 5750	5725 6950 7950
3350 4375 5225	4525 5650 6575	

2005 SIERRA 3500 PICKUP-1 Ton-V8-Dual Rear Wheels	2005 SIERRA 1500 PICKUP-1/2 Ton-V8	2005 SIERRA 2500 HD PICKUP-3/4 Ton-V8
4150 5250 6175	1550 2375 3050	2700 3425 4175
4450 5575 6500	1850 2700 3425	3100 4100 4925
5200 6375 7350	2175 3075 3825	3175 4200 5050
5350 6550 7525	2475 3400 4175	3625 4900 5800
5675 6875 7875	2550 3500 4300	4425 5550 6475
3875 4950 5850	3175 4200 5050	5175 6350 7325
4175 5275 6200	3775 4850 5750	5725 6950 7950
4800 5950 6800	4525 5650 6575	
5850 7075 8075	2175 3075 3825	
6025 7250 8275	2475 3400 4175	
	2800 3775 4575	
	3100 4100 4925	
	3175 4200 5050	
	3825 4900 5800	
	4425 5550 6475	
	5175 6350 7325	
	5725 6950 7950	

2005 SIERRA 1500 PICKUP-1/2 Ton-V8	2005 SIERRA 2500 HD PICKUP-3/4 Ton-V8	2005 SIERRA 3500 PICKUP-1 Ton-V8-Dual Rear Wheels
4175 5275 6200	2700 3675 4475	4150 5250 6175
4925 6075 7025	3000 4000 4825	4450 5575 6500
4825 5975 6925	3625 4675 5550	5200 6375 7350
5575 6775 7775	3925 5000 5900	5350 6550 7525
	4650 5800 6750	5675 6875 7875
	4825 5975 6925	3875 4950 5850
	5125 6300 7275	4175 5275 6200
	5875 7100 8100	4800 5950 6800
	3350 4375 5225	5850 7075 8075
	3650 4700 5575	6025 7250 8275
	4275 5375 6300	
	4575 5700 6650	
	5325 6500 7475	
	5475 6675 7675	
	5775 7000 8000	
	6550 7800 8850	

2005 CANYON PICKUP-1/2 Ton-5 Cyl.	2005 CANYON PICKUP-1/2 Ton-V8	2005 CANYON PICKUP-1/2 Ton-V8
950 1575 2075	1900 2775 3500	2550 3500 4300
1300 2000 2550	2275 3200 3975	2825 3800 4625
1575 2300 2900	2200 3100 3850	2900 3900 4725
1950 2725 3350	2575 3525 4325	2975 3950 4775
2575 3400 4075	2675 3625 4425	3150 4150 5000
2875 3750 4450	3050 4050 4875	3400 4450 5300

* as the 1st position of the model # denotes AWD

* as the 1st position of the model # denotes AWD

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Town of Wallingford, Connecticut

ASSESSOR

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-174

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner:
<u>Helene A Bush</u>
Name of property Owner
<u>1212 Durham Rd # 2</u>
Mailing Address
<u>Wallingford Ct 06492</u>
City, State, Zip
<u>06492 0626 9649</u>
Phone

Appellant (if other than owner):

Name of Owner's Agent

Mailing Address

City, State, Zip

Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Helene A Bush
Print applicant name and date

Helene A Bush
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year 2006 Make /Model: Honda Accord Plate# 4Y5HJG Mileage 69,000

Real Estate: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 3,000.00

Briefly state the basis of the Appeal: car has a lot of body damage

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of
Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

DATE: 01/14/2021

Unique ID: 54892 List Num: 54892 Assessment Year: 2020 Last Changed: 01/01/1900

OWNER'S ADDRESS

Name: BUSH HELENE A
Care Of: BELAND DAVID A
Street 1: 1210 DURHAM RD APT 2
City: WALLINGFORD
State: CT Zip: 06492-2772

CA= No

Record Status: ACTIVE
Last Changed: 01/01/1900
Date of Birth 03/30/1958
Registration # 445HJG
District:

RESIDENCE ADDRESS:

Street 1: 1210 DURHAM RD APT 2
City: WALLINGFORD
State: Zip: 06492-2772
P-S-V-L 1351280-5689559-92021-N-03301958

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2006	HONDA	ACCORD L	01	1HGCM56486A118102	SEDAN	TAN	

Light Weight	Gross Weight	# of Axles/Cyl	Lease-Code	VALUE	NET VALUE
				3380	2380

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
EAB	___/___/___	1,000

Total Exempt: 1000 Net Assessment: 2380

Change Reason: IMPORT FROM DMV FILE

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 54886 List Num: 54886 Assessment Year: 2020 Last Changed: 01/01/1900

DATE: 02/23/2021

OWNER'S ADDRESS

Name: BUSH HELENE A Record Status: ACTIVE
Care Of: BELAND DAVID A Last Changed: 01/01/1900
Street 1: 1210 DURHAM RD APT 2 CA= No Date of Birth: 03/30/1958
City: WALLINGFORD Registration #: 445HJG
State: CT Zip: 06492-2772 District:

RESIDENCE ADDRESS:

Street 1: 1210 DURHAM RD APT 2
City: WALLINGFORD
State: Zip: 06492-2772
P-S-V-L 1351280-5689559-92021-N-03301958

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2006	HONDA	ACCORD L	01	1HGCM56486A118102	SEDAN	TAN	

Light Weight	Gross Weight	# of Axles/Cyl	Lease-Code	VALUE	NET VALUE
				3380	2380

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
EAB	___/___/___	1,000

Total Exempt: 1000 Net Assessment: 2380

Change Reason: IMPORT FROM DMV FILE

MV = 4950 = 3470 AV

2020-174

Rough Trade-In	Average Trade-In	Clear Trade-In	Body Type	Model Number	MSRP	Weight	Clear Loan	Clear Fleet
2006 ACCORD-4 Cyl.								
1750	1925	2475	Coupe 2D LX	CM7(3)	20375	3056	2250	2700
1650	2375	2975	Coupe 2D LX (V6)	CM822	25200	3358	2700	3200
1525	2250	2850	Coupe 2D EX	CM7(W)	22550	3097	2575	3075
1775	2525	3150	Coupe 2D EX Nav	CM7(7)	26250	N/A	2850	3400
1875	2650	3275	Coupe 2D EX (V6)	CM8(V6)	27400	3303	2950	3500
1950	2725	3350	Coupe 2D EX Nav (V6)	CM8(7)	29400	N/A	3025	3600
1525	2250	2850	Sedan 4D VP	CM5(1)	18225	3128	2575	3075
1700	2450	3050	Sedan 4D LX	CM5(4)	20025	3131	2750	3250
1775	2750	3375	Sedan 4D LX (V6)	CM6(3)	25100	3415	3050	3600
1775	2525	3150	Sedan 4D SE	CM5(3)	20725	3197	2850	3350
1975	2750	3375	Sedan 4D EX	CM5(X)	22450	3168	3050	3600
2225	3025	3675	Sedan 4D EX Nav	CM5(7)	26150	N/A	3325	3900
2250	3050	3700	Sedan 4D EX (V6)	CM6(5)	27300	3371	3350	3900
2325	3125	3800	Sedan 4D EX Nav (V6)	CM6(8)	29300	N/A	3425	4000
2000	2775	3400	Sedan 4D Hybrid (V6)	CN364	30990	3589	3075	3600
2075	2850	3500	Sedan 4D Hybrid Nav (V6)	CN365	32990	N/A	3150	3700
Add A/A Wheels (Sedan VPLX)								
							Trade-In/Loan	Resale
							75	100
Add Leather Seats (Std. EX V6, Nav, Hybrid)								
							125	150
2006 S2000-4 Cyl.-6 Spd.								
8025	9350	10450	Roadster 2D	AP214	34050	2855	9425	11750
Add Detachable Hardtop								
							Trade-In/Loan	Resale
							700	800

Rough Trade-In	Average Trade-In	Clear Trade-In	Body Type	Model Number	MSRP	Weight	Clear Loan	Clear Fleet
2005 CIVIC-4 Cyl.								
875	1450	1925	Hatchback 3D Si (5 Spd.)	EP330	19220	2792	3000	3600
875	1450	1925	Coupe 2D Value	EM2(V)	13560	2456	1750	2150
975	1550	2025	Coupe 2D LX	EM2(V)	13860	2440	1750	2150
1175	1800	2300	Coupe 2D EX	EM2(V)	15310	2536	1825	2225
950	1525	2000	Sedan 4D DX (5 Spd.)	ES150	13160	2449	1800	2200
1025	1625	2125	Sedan 4D Value	ES160	14560	2544	1925	2325
1175	1800	2300	Sedan 4D LX	ES1(V)	15510	2560	2075	2475
1350	2000	2550	Sedan 4D EX	ES2(V)	17410	2612	2300	2700
575	1075	1500	Sedan 4D Hybrid	ES9(V6)	19650	2675	1350	1650
2005 INSIGHT-3 Cyl.-5 Spd./AT								
875	1450	1925	Hatchback 3D	ZE1(V)	19330	1850	1750	2150
CIVIC/INSIGHT OPTIONS								
Add Aluminum/Alloy Wheels (Civic DX/LX/Value)								
							Trade-In/Loan	Resale
							50	75
2005 ACCORD-4 Cyl.								
1100	1750	2275	Coupe 2D LX (V6)	CM7(3)	19775	2994	1875	2275
1050	1700	2225	Coupe 2D SE	CM822	23900	3250	2050	2450
1300	2000	2550	Coupe 2D SE (V6)	CM7(5)	20125	N/A	2025	2425
1200	1875	2425	Coupe 2D EX	CM824	24550	N/A	2300	2700
1450	2150	2725	Coupe 2D EX Nav	CM7(V)	22200	3047	2200	2600
1500	2225	2800	Coupe 2D EX (V6)	CM7(7)	25800	N/A	2475	2875
1575	2300	2900	Coupe 2D EX Nav (V6)	CM8(V6)	26800	3265	2525	2925
1150	1800	2325	Sedan 4D DX	CM8(7)	28800	N/A	2625	3025
1400	2100	2675	Sedan 4D LX	CM5(1)	16195	3053	2100	2500
1550	2275	2875	Sedan 4D LX (V6)	CM5(4)	19675	3109	2425	2825
1675	2400	3000	Sedan 4D EX	CM663	23800	3349	2600	3000
1900	2675	3300	Sedan 4D EX Nav	CM5(X)	22100	3144	2700	3100
1875	2650	3275	Sedan 4D EX (V6)	CM5(7)	25700	N/A	2975	3375
1525	2250	2850	Sedan 4D EX Nav (V6)	CM665	26700	3384	2950	3350
							Trade-In/Loan	Resale
							50	75

Rough Trade-In	Average Trade-In	Clear Trade-In	Body Type	Model Number	MSRP	Weight	Clear Loan	Clear Fleet
2005 ACCORD-4 Cyl.								
950	1575	2075	Coupe 2D LX	CM7(3)	19775	2994	1875	2275
1100	1750	2275	Coupe 2D LX (V6)	CM822	23900	3250	2050	2450
1050	1700	2225	Coupe 2D SE	CM7(5)	20125	N/A	2025	2425
1300	2000	2550	Coupe 2D SE (V6)	CM824	24550	N/A	2300	2700
1200	1875	2425	Coupe 2D EX	CM7(V)	22200	3047	2200	2600
1450	2150	2725	Coupe 2D EX Nav	CM7(7)	25800	N/A	2475	2875
1500	2225	2800	Coupe 2D EX (V6)	CM8(V6)	26800	3265	2525	2925
1575	2300	2900	Coupe 2D EX Nav (V6)	CM8(7)	28800	N/A	2625	3025
1150	1800	2325	Sedan 4D DX	CM5(1)	16195	3053	2100	2500
1400	2100	2675	Sedan 4D LX	CM5(4)	19675	3109	2425	2825
1550	2275	2875	Sedan 4D LX (V6)	CM663	23800	3349	2600	3000
1675	2400	3000	Sedan 4D EX	CM5(X)	22100	3144	2700	3100
1900	2675	3300	Sedan 4D EX Nav	CM5(7)	25700	N/A	2975	3375
1875	2650	3275	Sedan 4D EX (V6)	CM665	26700	3384	2950	3350
1525	2250	2850	Sedan 4D EX Nav (V6)	CM668	28700	N/A	3025	3425
							Trade-In/Loan	Resale
							50	75
2005 INSIGHT-3 Cyl.-5 Spd./AT								
875	1450	1925	Hatchback 3D	ZE1(V)	19330	1850	1750	2150
CIVIC/INSIGHT OPTIONS								
Add Aluminum/Alloy Wheels (Civic DX/LX/Value)								
							Trade-In/Loan	Resale
							50	75
2005 ACCORD-4 Cyl.								
1100	1750	2275	Coupe 2D LX (V6)	CM7(3)	19775	2994	1875	2275
1050	1700	2225	Coupe 2D SE	CM822	23900	3250	2050	2450
1300	2000	2550	Coupe 2D SE (V6)	CM7(5)	20125	N/A	2025	2425
1200	1875	2425	Coupe 2D EX	CM824	24550	N/A	2300	2700
1450	2150	2725	Coupe 2D EX Nav	CM7(V)	22200	3047	2200	2600
1500	2225	2800	Coupe 2D EX (V6)	CM7(7)	25800	N/A	2475	2875
1575	2300	2900	Coupe 2D EX Nav (V6)	CM8(V6)	26800	3265	2525	2925
1150	1800	2325	Sedan 4D DX	CM8(7)	28800	N/A	2625	3025
1400	2100	2675	Sedan 4D LX	CM5(1)	16195	3053	2100	2500
1550	2275	2875	Sedan 4D LX (V6)	CM5(4)	19675	3109	2425	2825
1675	2400	3000	Sedan 4D EX	CM663	23800	3349	2600	3000
1900	2675	3300	Sedan 4D EX Nav	CM5(X)	22100	3144	2700	3100
1875	2650	3275	Sedan 4D EX (V6)	CM5(7)	25700	N/A	2975	3375
1525	2250	2850	Sedan 4D EX Nav (V6)	CM665	26700	3384	2950	3350
							Trade-In/Loan	Resale
							50	75



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member

Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-178 **APPLICATION**

**APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020**

HEARING DATE: _____

Property Owner:	<u>Mike Glidden</u>
Name of property Owner	<u>29 Pomeroy Avenue</u>
Mailing Address	<u>Wallingford Ct 06492</u>
City, State, Zip	<u>(203) 804 6933</u>
Phone	

Appellant (if other than owner):	
Name of Owner's Agent	
Mailing Address	
City, State, Zip	
Phone	

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Mike Glidden
Print applicant name and date

1/6/21

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year 2005 Make /Model: subaru outback Plate# AJ 43952 Mileage 825,000

Real Estate: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ _____

Briefly state the basis of the Appeal: _____
Kelly Blue Book value of the car is
\$399.00; assessed value exceeds
reasonable re-sale price.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record	Initials
Thomas Vitali	_____
Carl Bonamico	_____
Robert Avery	_____

WLD ASSESSOR
1 JAN 21 PM 5:59

**MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

Unique ID: 65441 List Num: 65441 Assessment Year: 2020 Last Changed: 01/01/1900

DATE: 02/03/2021

OWNER'S ADDRESS

Name: GLIDDEN MICHAEL N
Care Of:
Street 1: 29 POMEROY AVE
City: WALLINGFORD
State: CT Zip: 06492-4738

CA= No

Record Status: ACTIVE
Last Changed: 01/01/1900
Date of Birth 05/01/1982
Registration # AJ43952
District:

RESIDENCE ADDRESS:

Street 1: 29 POMEROY AVE
City: WALLINGFORD
State: Zip: 06492-4738
P-S-V-L 2537543--4436497-N-05011982

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2005	SUBAR	LEGACY O	01	4S4BP61C657309613	STATIO	BLU	

Light Weight	Gross Weight	# of Axles/Cyl	Lease-Code	VALUE	NET VALUE
3400				3190	3190

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:		Net Assessment: 3190
Change Reason:		IMPORT FROM DMV FILE

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 65441

List Num: 65441

Assessment Year: 2020

DATE: 02/22/2021

Last Changed: 01/01/1900

OWNER'S ADDRESS

Name: GLIDDEN MICHAEL N
Care Of:
Street 1: 29 POMEROY AVE
City: WALLINGFORD
State: CT Zip: 06492-4738

CA= No

Record Status: ACTIVE
Last Changed: 01/01/1900
Date of Birth: 05/01/1982
Registration #: AJ43952
District:

RESIDENCE ADDRESS:

Street 1: 29 POMEROY AVE
City: WALLINGFORD
State: Zip: 06492-4738
P-S-V-L 2537543--4436497-N-05011982

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2005	SUBAR	LEGACY O	01	4S4BP61C657309613	STATIO	BLU	

Light Weight	Gross Weight	# of Axles/Cyl	Lease-Code	VALUE	NET VALUE
3400				3190	3190

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:		Net Assessment: 3190
Change Reason:		IMPORT FROM DMV FILE

MV=4700
Mileage - 400

4300 x .7 = 3010 AV

2020-178



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax -- 203-294-2003

Hearing No. 2020-171

APPLICATION

FILED ASSESSOR
15 FEB '21 PM 1:55

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner: <u>Tom Vitali</u>
Name of property Owner <u>653 North Elm St.</u>
Mailing Address <u>Wallingford, CT 06492</u>
City, State, Zip <u>203-675-9505</u>
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Tom Vitali 2/15/21
Print applicant name and date

Tom Vitali
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year 2016 Make /Model: Jeep Cherokee Plate# 508 YWA Mileage 156,679

Real Estate: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$ 11,000

Briefly state the basis of the Appeal: Prior adjustment based upon excessive mileage. See Attached Adjustment.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of
Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Robert Avery, Member
Carl Bonamico, Member

Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

Phone - 203-294-2001
Fax - 203-294-2003

March 23, 2020

Vitali Thomas P
Vitali Margaret
653 North Elm St
Wallingford CT 06492

****Board of Assessment Appeals Notification****

Hearing No.: 2019-50
Property Type: Motor Vehicle
Property Location: 653 North Elm St

Dear Taxpayer:

At the hearing of your assessment appeal on, **3/17/2020**, the Board of Assessment Appeals reviewed the 2019 assessment of your property. Based on the evidence presented at said hearing, we agree as a Board and by vote duly taken make the following decision:

DECISION:	Change
ORIGINAL ASSESSMENT:	\$ 14,160
2019 ASSESSMENT:	\$ 11,250

You have the right to appeal the Board's decision to the Connecticut Superior Court. You have a limited time within which to file such an appeal. (See below.)

Tom Vitali, Chairman
Board of Assessment Appeals

APPEAL RIGHTS: (Connecticut General Statutes §12-117a). If you claim to be aggrieved by an action of the Board of Assessment Appeals, you may, within two (2) months from the date of the mailing of this notice, make application in the form of an appeal to the Superior Court for the Judicial District of New Haven. **NOTE: There is a deadline for filing an appeal.**

**Motor Vehicle
TOWN OF WALLINGFORD
Certificate of M.V. Credit for the 2019 Grand List**

By authority of sec. 12-71C of the Connecticut General Statutes, the Assessor hereby adjusts the assessment list of 2019.
For vehicles sold, destroyed, stolen and not recovered, or registered in another state pursuant to section 12-71C of the Connecticut General Statutes
P-S-V-L 5740400-1373033-3793536-N-07041956

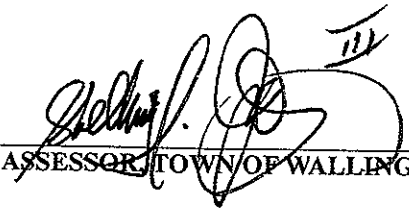
COC Date	List No.	Unique ID	BAA No.
03/19/2020	91589	91589	63589M

VITALI THOMAS P
VITALI MARGARET
653 N ELM ST
WALLINGFORD, CT 06492-3233

Vehicle Description

Year	Make	Model	Style	Vehicle ID	Registration	Class
2016	JEEP	CHEROKEE	WAGON	1C4PJMDSXGW103853	508YWA	01
		Original	Adjustment		Current	
Assessment		14,160	-2,910		11,250	
Exemptions		0	0		0	
Net Assmt.		14,160	-2,910		11,250	

Record changed for the following reasons:
BAA 2019-50



ASSESSOR, TOWN OF WALLINGFORD

Remarks:

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 90327 List Num: 90327 Assessment Year: 2020 DATE: 02/17/2021 Last Changed: 01/01/1900

OWNER'S ADDRESS

Name: VITALI THOMAS P
Care Of: VITALI MARGARET
Street 1: 653 N ELM ST
City: WALLINGFORD CA= No
State: CT Zip: 06492-3233
Record Status: ACTIVE
Last Changed: 01/01/1900
Date of Birth: 07/04/1956
Registration #: 508YWA
District:

RESIDENCE ADDRESS:

Street 1: 653 N ELM ST
City: WALLINGFORD
State: Zip: 06492-3233
P-S-V-L 5740400-1373033-3793536-N-07041956

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2016	JEEP	CHEROKEE	01	1C4PJMSXGW103853	WAGON	RED	

Light Weight	Gross Weight	# of Axles/Cyl	Lease-Code	VALUE	NET VALUE
	6000			13880	13880

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:		Net Assessment: 13880
Change Reason:		IMPORT FROM DMV FILE

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 90327 List Num: 90327 Assessment Year: 2020 Last Changed: 01/01/1900

DATE: 02/22/2021

OWNER'S ADDRESS

Name: VITALI THOMAS P
Care Of: VITALI MARGARET
Street 1: 653 N ELM ST
City: WALLINGFORD
State: CT Zip: 06492-3233

CA= No

Record Status: ACTIVE
Last Changed: 01/01/1900
Date of Birth: 07/04/1956
Registration #: 508YWA
District:

RESIDENCE ADDRESS:

Street 1: 653 N ELM ST
City: WALLINGFORD
State: Zip: 06492-3233
P-S-V-L 5740400-1373033-3793536-N-07041956

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2016	JEEP	CHEROKEE	01	1C4PJMDXGW103853	WAGON	RED	

Light Weight	Gross Weight	# of Axles/Cyl	Lease-Code	VALUE	NET VALUE
	6000			13880	13880

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:		Net Assessment: 13880
Change Reason:		IMPORT FROM DMV FILE

$$\begin{array}{r} MV = 20650 \\ \text{Mileage} - 3950 \\ \hline 16700 = 11,690 \text{ AV} \end{array}$$

2020-171

MILEAGE TABLE

VALUES SHOWN BELOW TO BE ADJUSTED FROM BASE GUIDEBOOK VALUES

MILEAGE	CLASS	2020	2019	2018	2017	2016	2015	2014	2013
100001	I	-4150	-3400	-2700	-2025	-1400	-850	-400	
to	II	-5400	-4425	-3525	-2650	-1850	-1125	-625	
105000	III	-6800	-5575	-4400	-3300	-2300	-1400	-650	
to	IV	-9825	-8050	-6375	-4800	-3350	-2050	-950	
105000	V	-14125	-11575	-9175	-6900	-4800	-2925	-1375	
105001	I	-4350	-3600	-2875	-2200	-1575	-1025	-550	-150
to	II	-5675	-4675	-3750	-2875	-2050	-1325	-725	-200
110000	III	-7125	-5900	-4725	-3600	-2675	-1675	-900	-275
to	IV	-10300	-8500	-6825	-5225	-3725	-2425	-1300	-375
110000	V	-14825	-12250	-9825	-7500	-5375	-3475	-1850	-550
110001	I	-4550	-3775	-3075	-2375	-1750	-1175	-675	-275
to	II	-5925	-4925	-4000	-3100	-2275	-1525	-900	-375
115000	III	-7475	-6225	-5025	-3900	-2850	-1925	-1125	-475
to	IV	-10775	-8950	-7250	-5625	-4125	-2775	-1625	-675
115000	V	-15500	-12925	-10475	-8100	-5925	-4000	-2325	-975
115001	I	-4750	-3975	-3250	-2550	-1900	-1325	-825	-400
to	II	-6175	-5175	-4225	-3325	-2475	-1725	-1075	-525
120000	III	-7800	-6525	-5325	-4175	-3125	-2150	-1350	-675
to	IV	-11225	-9400	-7675	-6025	-4500	-3125	-1950	-975
120000	V	-16200	-13575	-11075	-8700	-6475	-4500	-2800	-1400
120001	I	-4950	-4175	-3425	-2725	-2050	-1475	-950	-525
to	II	-6425	-5425	-4475	-3550	-2675	-1925	-1250	-700
125000	III	-8125	-6850	-5625	-4450	-3375	-2400	-1550	-850
to	IV	-11675	-9850	-8100	-6425	-4875	-3475	-2125	-1250
125000	V	-16850	-14225	-11700	-9275	-7025	-5000	-3250	-1800
125001	I	-5125	-4350	-3600	-2875	-2200	-1600	-1075	-650
to	II	-6675	-5650	-4700	-3750	-2875	-2100	-1425	-850
130000	III	-8450	-7150	-5925	-4725	-3625	-2625	-1775	-1050
to	IV	-12125	-10275	-8500	-6800	-5225	-3800	-2575	-1525
130000	V	-17525	-14850	-12300	-9825	-7550	-5475	-3700	-2200
130001	I	-5325	-4525	-3775	-3050	-2350	-1750	-1200	-750
to	II	-6925	-5900	-4900	-3950	-3075	-2275	-1575	-975
135000	III	-8750	-7450	-6200	-5000	-3875	-2850	-1975	-1225
to	IV	-12575	-10700	-8900	-7175	-5575	-4125	-2850	-1800
135000	V	-18150	-15450	-12875	-10375	-8050	-5950	-4125	-2575
135001	I	-5500	-4700	-3925	-3200	-2500	-1875	-1325	-875
to	II	-7175	-6125	-5125	-4150	-3250	-2450	-1725	-1125
140000	III	-9075	-7750	-6475	-5250	-4125	-3075	-2175	-1425
to	IV	-13000	-11100	-9300	-7550	-5900	-4450	-3150	-2050
140000	V	-18800	-16075	-13450	-10925	-8550	-6400	-4550	-2950
140001	I	-5700	-4875	-4100	-3350	-2650	-2000	-1450	-975
to	II	-7400	-6350	-5325	-4350	-3450	-2600	-1875	-1275
145000	III	-9375	-8050	-6750	-5500	-4350	-3300	-2375	-1575
to	IV	-13425	-11500	-9675	-7900	-6250	-4750	-3425	-2300
145000	V	-19425	-16675	-14000	-11425	-9025	-6850	-4950	-3325
145001	I	-5875	-5050	-4250	-3500	-2775	-2125	-1550	-1075
to	II	-7625	-6550	-5525	-4550	-3625	-2775	-2025	-1400
150000	III	-9675	-8325	-7025	-5750	-4575	-3500	-2550	-1750
to	IV	-13850	-11900	-10050	-8250	-6550	-5025	-3700	-2550
150000	V	-20050	-17250	-14550	-11950	-9500	-7300	-5350	-3675

ADDITION FOR LOWER MILEAGE SHOULD NOT EXCEED 50% OF TRADE-IN VALUE
DEDUCTION FOR HIGHER MILEAGE SHOULD NOT EXCEED 40% OF TRADE-IN VALUE

OCT 2020

VIII

MILEAGE TABLE

VALUES SHOWN BELOW TO BE ADJUSTED FROM BASE GUIDEBOOK VALUES

MILEAGE	CLASS	2020	2019	2018	2017	2016	2015	2014	2013
150001	I	-6050	-5225	-4425	-3650	-2925	-2250	-1675	-1175
to	II	-7850	-6775	-5725	-4725	-3775	-2925	-2175	-1525
155000	III	-9975	-8600	-7275	-6000	-4800	-3700	-2750	-1925
to	IV	-14250	-12300	-10400	-8575	-6875	-5325	-3950	-2775
155000	V	-20650	-17825	-15100	-12450	-9975	-7700	-5725	-4025
155001	I	-6225	-5375	-4575	-3775	-3050	-2375	-1775	-1275
to	II	-8075	-6975	-5925	-4900	-3950	-3075	-2325	-1650
160000	III	-10250	-8875	-7550	-6250	-5000	-3900	-2925	-2075
to	IV	-14650	-12675	-10750	-8900	-7175	-5600	-4200	-3000
160000	V	-21250	-18375	-15625	-12925	-10425	-8125	-6100	-4350
160001	I	-6400	-5550	-4725	-3925	-3175	-2500	-1875	-1375
to	II	-8300	-7200	-6125	-5075	-4125	-3225	-2450	-1775
165000	III	-10550	-9150	-7800	-6475	-5225	-4100	-3100	-2250
to	IV	-15050	-13050	-11100	-9225	-7475	-5875	-4450	-3225
165000	V	-21825	-18950	-16125	-13400	-10850	-8225	-6450	-4675
165001	I	-6550	-5700	-4875	-4050	-3300	-2600	-2000	-1450
to	II	-8500	-7400	-6300	-5250	-4275	-3375	-2575	-1900
170000	III	-10825	-9425	-8050	-6700	-5450	-4300	-3275	-2400
to	IV	-15425	-13400	-11450	-9525	-7750	-6125	-4700	-3450
170000	V	-22400	-19475	-16650	-13875	-11275	-8925	-6900	-5000
170001	I	-6725	-5850	-5000	-4175	-3425	-2725	-2100	-1550
to	II	-8725	-7600	-6500	-5425	-4425	-3525	-2725	-2000
175000	III	-11100	-9675	-8275	-6925	-5650	-4475	-3450	-2550
to	IV	-15825	-13750	-11775	-9825	-8025	-6375	-4925	-3650
175000	V	-22975	-20025	-17125	-14325	-11700	-9300	-7150	-5300
175001	I	-6875	-6000	-5150	-4325	-3525	-2825	-2175	-1625
to	II	-8925	-7775	-6675	-5600	-4675	-3650	-2850	-2125
180000	III	-11375	-9925	-8525	-7150	-5850	-4675	-3600	-2700
to	IV	-16200	-14100	-12100	-10125	-8300	-6625	-5150	-3850
180000	V	-23525	-20550	-17625	-14775	-12100	-9675	-7500	-5600
180001	I	-7050	-6150	-5275	-4450	-3650	-2925	-2275	-1725
to	II	-9125	-7975	-6850	-5750	-4725	-3800	-2950	-2225
185000	III	-11650	-10175	-8750	-7350	-6050	-4850	-3775	-2825
to	IV	-16550	-14450	-12400	-10425	-8575	-6875	-5375	-4050
185000	V	-24075	-21050	-18075	-15200	-12500	-10025	-7825	-5900
185001	I	-7200	-6300	-5425	-4550	-3750	-3025	-2375	-1800
to	II	-9325	-8150	-7000	-5900	-4875	-3925	-3075	-2325
190000	III	-11900	-10425	-8975	-7550	-6225	-5000	-3925	-2975
to	IV	-16925	-14800	-12700	-10700	-8825	-7100	-5575	-4250
190000	V	-24625	-21550	-18550	-15625	-12875	-10375	-8125	-6175
190001	I	-7350	-6450	-5550	-4675	-3875	-3125	-2500	-1875
to	II	-9525	-8350	-7175	-6050	-5000	-4050	-3200	-2450
195000	III	-12175	-10675	-9200	-7775	-6425	-5175	-4075	-3100
to	IV	-17275	-15125	-13000	-10975	-9075	-7325	-5775	-4425
195000	V	-25150	-22050	-19000	-16050	-13250	-10725	-8450	-6450
195001	I	-7500	-6575	-5675	-4800	-3975	-3225	-2550	-1950
to	II	-9725	-8525	-7350	-6200	-5150	-4175	-3300	-2550
200000	III	-12425	-10900	-9425	-7975	-6600	-5350	-4225	-3225
to	IV	-17625	-15425	-13300	-11250	-9325	-7550	-5975	-4600
200000	V	-25675	-22525	-19450	-16450	-13625	-11050	-8750	-6725

ADDITION FOR LOWER MILEAGE SHOULD NOT EXCEED 50% OF TRADE-IN VALUE
DEDUCTION FOR HIGHER MILEAGE SHOULD NOT EXCEED 40% OF TRADE-IN VALUE

IX

OCT 2020

Model	Average Price	Year	Body Type	MPG	Weight	Class	MPG	Weight	Class		
2016 CHEROKEE-4 Cyl.-4WD	15175	12825	13880	Utility 4D Latitude	400	450	23345	3183	12475	1582	
	11175	12425	13425	Utility 4D Limited (2WD)	700	775	JBD	24895	3187	12100	1550
	12500	13775	14800	Utility 4D Limited	400	450	JBD	26895	3348	13325	16925
	13000	14300	15350	Utility 4D Trailhawk	275	300	JBC	26145	3573	13825	17825
Add Advanced Technology Pkg.											
Add Alum/Alloy Wheels (Sport)											
Add Beats Audio System											
Add Certified Pre-Owned											
Add Leather Seats (Std. Limited)											
Add Navigation System											
Add Power Seat (Std. Limited)											
2016 WRANGLER-V6-4WD	18475	19875	21000	Utility 2D Sport	400	450	JWA	23195	3879	18900	24000
	21800	23250	24425	Utility 4D Unlimited Sport	700	775	JWD	26995	4277	22000	27500
	21715	23225	24400	Utility 2D Sahara	400	450	JWB	29195	4056	21975	27525
	25050	26550	27750	Utility 4D Unlimited Sahara	975	1050	JWC	32995	4397	24975	30975
	24675	26175	27375	Utility 2D Rubicon	250	275	JWC	32395	4133	24650	30575
	27975	29500	30725	Utility 4D Unlimited Rubicon	175	200	JWF	36195	4522	27675	34025
Add Alpine Stereo System											
Add Certified Pre-Owned											
Add Hard Top											
Add Leather Seats											
Add Navigation System											
2016 CHEROKEE-4 Cyl.-4WD	10375	11600	12575	Utility 4D Sport (2WD)	250	275	JLAB	23295	3655	11325	14500
	11425	12675	13675	Utility 4D Sport (2WD, V6)	700	775	JLAS	25040	3779	12325	16050
	11350	12600	13600	Utility 4D Sport	400	450	JMAB	25295	3953	12250	15875
	12350	13825	14650	Utility 4D Sport (V6)	275	300	JMAS	27010	4046	13200	17075
	11075	12300	13300	Utility 4D Latitude (2WD)	400	450	JLCB	25195	3655	11975	15650
	11725	12975	14000	Utility 4D Latitude (2WD, V6)	700	775	JLCS	26940	3779	12600	16400
	12325	13600	14625	Utility 4D Latitude	400	450	JMCS	27195	3953	13175	17050
	13000	14300	15350	Utility 4D Latitude (V6)	250	275	JMCS	28940	4046	13825	17825
	11450	12700	13725	Utility 4D Latitude (2WD)	700	775	JLCB	25990	3655	12375	16100
	12125	13400	14425	Utility 4D Latitude (2WD, V6)	400	450	JLCS	27735	3779	13000	16850
	12775	14050	15100	Utility 4D Latitude	250	275	JMCS	27990	3953	13600	17550
	13450	14750	15800	Utility 4D Latitude (V6)	700	775	JMCS	29735	4046	14225	18275
	12375	13650	14675	Utility 4D Limited (2WD)	400	450	JLDB	28895	3655	13225	17100
	13625	14925	15975	Utility 4D Limited (2WD, V6)	250	275	JLDB	30640	3779	14400	18475
	13750	15050	16100	Utility 4D Limited (2WD, V6)	700	775	JMDS	30895	4028	14500	18600
	14875	16200	17275	Utility 4D Limited	400	450	JMDS	32640	4108	15550	19825
	13000	14300	15350	Utility 4D Limited (V6)	250	275	JLDB	29790	3655	13825	17825
	14250	15575	16650	Utility 4D High Altitude (2WD)	700	775	JLDB	31750	4028	15250	19450
	14525	15850	16925	Utility 4D High Altitude (2WD, V6)	400	450	JMDS	33535	4108	16275	20650
	15625	16975	18075	Utility 4D High Altitude (V6)	250	275	JMDS	30595	3953	16225	20800
	15575	16925	18025	Utility 4D Trailhawk	400	450	JMBS	32340	4046	17225	21750
	16650	18025	19125	Utility 4D Trailhawk (V6)	250	275	JLJB	34640	3779	18125	22800
	16450	17800	18900	Utility 4D Overland (2WD)	700	775	JLJS	36440	3779	18125	22800
	17625	19000	20125	Utility 4D Overland (2WD, V6)	400	450	JMJS	38395	4046	19200	24050
	18800	20200	21325	Utility 4D Overland (V6)	250	275					
Add Technology Pkg.											
Add Alpine Stereo (Std. Overland)											
Add Alum/Alloy Wheels (Sport)											
Add Certified Pre-Owned											
Add Leather Seats (Trailhawk)											

Model	Average Price	Year	Body Type	MPG	Weight	Class	MPG	Weight	Class		
2016 GRAND CHEROKEE-V6-4WD	4175	16100	17175	Utility 4D Laredo (2WD)	400	450	JEA	23995	4545	15475	19425
	15900	16950	18050	Utility 4D Laredo	700	775	JFA	32295	4677	16250	20325
	17975	19375	20500	Utility 4D Limited (2WD)	400	450	JEB	37365	4685	18450	22875
	19000	21025	22175	Utility 4D Limited Diesel (2WD)	250	275	JEB	41865	5065	19975	24825
	18825	20225	21350	Utility 4D Limited	700	775	JFB	39365	4875	19225	23775
	21650	22475	23625	Utility 4D Limited Diesel	400	450	JFC	44395	4754	21275	26125
	21050	22475	23625	Utility 4D Overland (2WD)	250	275	JEC	48695	5208	22550	27625
	22425	23675	250625	Utility 4D Overland Diesel (2WD)	400	450	JFC	47195	4984	22400	27425
	22250	23700	24875	Utility 4D Overland	250	275	JFC	51695	5393	23925	29200
	23900	25375	26875	Utility 4D Overland Diesel	700	775	JEC	46690	4754	22350	27375
	22200	23650	24825	Utility 4D High Altitude (2WD)	400	450	JEC	51190	5208	23650	28875
	23500	25075	26275	Utility 4D High Altitude Diesel (2WD)	250	275	JFC	49690	4984	23525	28725
	24500	26025	27125	Utility 4D High Altitude	700	775	JFC	54190	5393	25350	30825
	24500	26025	27125	Utility 4D High Altitude Diesel	400	450	JEC	49595	4725	23250	28425
	24775	26175	27375	Utility 4D Summit (2WD)	250	275	JEC	54095	5149	24650	30025
	24475	25975	27150	Utility 4D Summit Diesel (2WD)	400	450	JFC	52695	4955	24450	29800
	26150	27650	28875	Utility 4D Summit Diesel	250	275	JFC	57595	5374	26000	31575
	26100	27700	29000	Utility 4D SRT-8 (V8)	700	775	JFD	65495	5104	35100	41375
Add Advanced Technology Pkg.											
(Std. Altitude, Summit, SRT-8)											
Add 5.7L HEMI V8 (Ex. Diesel)											
Add Alpine Stereo (Limited)											
Add Certified Pre-Owned											
Add Harman Kardon (Std. Summit)											
2015 PATRIOT-4 Cyl.-4WD	6875	6925	7775	Utility 4D Sport (2WD)	250	275	JPB	16495	3133	7000	10375
	7475	7550	8425	Utility 4D Sport	700	775	JRB	18695	3290	7600	11100
	6150	7200	8075	Utility 4D Latitude (2WD)	400	450	JRB	17090	3133	7275	11000
	7000	8100	9000	Utility 4D Latitude	250	275	JRB	19290	3290	8100	11775
	6775	7875	8750	Utility 4D Latitude (2WD)	400	450	JPF	20795	3133	7875	11450
	7500	8675	9575	Utility 4D Latitude	250	275	JRF	24095	3290	8625	12350
	7150	8250	9150	Utility 4D High Altitude (2WD)	400	450	JPF	21890	3133	8250	11875
	7925	9050	9975	Utility 4D High Altitude	250	275	JPF	25190	3290	9000	12775
	7800	8925	9850	Utility 4D Limited (2WD)	700	775	JPC	24495	3137	8875	12650
	8900	10075	11025	Utility 4D Limited	400	450	JRC	26495	3290	9825	13900
Add Alum/Alloy Wheels (Sport)											
Add Boston Acoustics Stereo											
Add Certified Pre-Owned											
Add Navigation System											
Add Pwr Strf (Std. High Altitude)											
2015 COMPASS-4 Cyl.-4WD	8100	7150	8060	Utility 4D Sport (2WD)	250	275	JCB	18795	3107	7200	10475
	8775	7875	8750	Utility 4D Sport	700	775	JDB	20795	3258	7875	11300
	6550	7625	8500	Utility 4D Latitude (2WD)	400	450	JCB	19590	3107	7650	11025
	7400	8525	9425	Utility 4D Latitude	250	275	JDB	21590	3258	8500	12025
	7175	8275	9175	Utility 4D Latitude (2WD)	400	450	JCE	22595	3185	8275	11750
	7925	9050	9975	Utility 4D Latitude	250	275	JDE	24595	3341	9000	12625
	7850	8775	9675	Utility 4D High Altitude (2WD)	400	450	JCE	26690	3185	8725	12300
	8450	9600	10525	Utility 4D High Altitude	250	275	JDE	25690	3341	9475	13200
	8275	10450	11400	Utility 4D Limited (2WD)	700	775	JCC	25995	3178	10275	14150
	10125	11325	12300	Utility 4D Limited	400	450	JDC	27995	3341	11075	15100
Add Boston Acoustics Stereo											
Add Certified Pre-Owned											
Add Navigation System											



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-165

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

18 FEB 21 AM 11:01
FILED ASSESSOR

Property Owner:
Charlene Hopperstad
Name of property Owner
19 McGuire Court
Mailing Address
Wallingford, CT 06492
City, State, Zip
203 715-3852
Phone

Appellant (if other than owner):

Name of Owner's Agent

Mailing Address

City, State, Zip

Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Charlene Hopperstad 2-18-2021
Print applicant name and date

Charlene Hopperstad
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year 2011 Make /Model: Kia Soul Plate# AS184 75 Mileage 99,000

Real Estate: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$1,000⁰⁰

Briefly state the basis of the Appeal: The vehicle was involved in an accident with major damage and bent frame. Can not be used. (including restoration of rear axle)
When additional documentation on appraisal needed
citizen with very low fixed income and multiple health issues

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of
Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 68001 List Num: 68001 Assessment Year: 2020 Last Changed: 01/01/1900

DATE: 02/18/2021

OWNER'S ADDRESS

Name: HOPPERSTAD CHARLENE
Care Of:
Street 1: 19 MCGUIRE CT
City: WALLINGFORD
State: CT Zip: 06492-3959

CA= No

Record Status: ACTIVE
Last Changed: 01/01/1900
Date of Birth: 11/14/1951
Registration # AS18475
District:

RESIDENCE ADDRESS:

Street 1: 19 MCGUIRE CT
City: WALLINGFORD
State: Zip: 06492-3959
P-S-V-L 1376933--5188765-N-11141951

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2011	KIA	SOUL +/!	01	KNDJT2A21B7716133	WAGON	SIL	

Light Weight	Gross Weight	# of Axles/Cyl	Lease-Code	VALUE	NET VALUE
2800	6000			4220	4220

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:		Net Assessment: 4220
Change Reason:		IMPORT FROM DMV FILE

MOTOR VEHICLE RECORD
TOWN OF WALLINGFORD

GENERAL DATA:

Unique ID: 68001 List Num: 68001 Assessment Year: 2020 DATE: 02/23/2021 Last Changed: 01/01/1900

OWNER'S ADDRESS

Name: HOPPERSTAD CHARLENE
Care Of:
Street 1: 19 MCGUIRE CT
City: WALLINGFORD CA= No
State: CT Zip: 06492-3959
Record Status: ACTIVE
Last Changed: 01/01/1900
Date of Birth: 11/14/1951
Registration # AS18475
District:

RESIDENCE ADDRESS:

Street 1: 19 MCGUIRE CT
City: WALLINGFORD
State: Zip: 06492-3959
P-S-V-L 1376933--5188765-N-11141951

VEHICLE INFORMATION:

YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
2011	KIA	SOUL +/!	01	KNDJT2A21B7716133	WAGON	SIL	

Light Weight	Gross Weight	# of Axles/Cyl	Lease-Code	VALUE	NET VALUE
2800	6000			4220	4220

EXEMPTIONS AND NET VALUE:

CODE	APP. DATE	EX. AMOUNT
Total Exempt:		Net Assessment: 4220

Change Reason: IMPORT FROM DMV FILE

No deduction for Mileage.

MV 6025

AV 4220

2020-165

MILEAGE TABLE

VALUES SHOWN BELOW TO BE ADJUSTED FROM BASE GUIDEBOOK VALUES

MILEAGE	CLASS	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	Older
1,000 to 5,000	I	4875	4450	3900	3350	3075	2900	2875	2875	2875	2875	2875	2875	2875	2875
	II	6500	5950	5200	4475	4125	3900	3875	3875	3875	3875	3875	3875	3875	3875
	III	7725	7050	6150	5300	4875	4600	4525	4525	4525	4525	4525	4525	4525	4525
	IV	11850	10850	9500	8150	7250	6600	6225	6225	6225	6225	6225	6225	6225	6225
	V	16500	15125	13300	11500	10700	10200	10150	10150	10150	10150	10150	10150	10150	10150
5,001 to 10,000	I	4500	4125	3625	3125	2900	2725	2700	2700	2700	2700	2700	2700	2700	2700
	II	6000	5500	4850	4175	3950	3650	3625	3625	3625	3625	3625	3625	3625	3625
	III	7125	6550	5750	4950	4575	4325	4250	4250	4250	4250	4250	4250	4250	4250
	IV	10950	10050	8825	7600	7050	6675	6625	6625	6625	6625	6625	6625	6625	6625
	V	15250	14050	12400	10775	10025	9575	9550	9550	9550	9550	9550	9550	9550	9550
10,001 to 15,000	I	4150	3825	3375	2925	2700	2575	2550	2550	2550	2550	2550	2550	2550	2550
	II	5525	5100	4500	3900	3625	3425	3400	3400	3400	3400	3400	3400	3400	3400
	III	6575	6075	5350	4625	4300	4050	4000	4000	4000	4000	4000	4000	4000	4000
	IV	10075	9300	8200	7100	6600	6275	6225	6225	6225	6225	6225	6225	6225	6225
	V	14050	13000	11525	10050	9400	8975	8950	8950	8950	8950	8950	8950	8950	8950
15,001 to 20,000	I	3800	3525	3125	2725	2500	2400	2375	2375	2375	2375	2375	2375	2375	2375
	II	5075	4700	4175	3625	3375	3225	3200	3200	3200	3200	3200	3200	3200	3200
	III	6050	5600	4975	4325	4025	3800	3750	3750	3750	3750	3750	3750	3750	3750
	IV	9250	8575	7625	6625	6175	5875	5825	5825	5825	5825	5825	5825	5825	5825
	V	12925	12025	10725	9375	8800	8400	8400	8400	8400	8400	8400	8400	8400	8400
20,001 to 25,000	I	3475	3250	2900	2525	2375	2250	2225	2225	2225	2225	2225	2225	2225	2225
	II	4650	4325	3875	3375	3150	3000	2975	2975	2975	2975	2975	2975	2975	2975
	III	5550	5175	4625	4025	3750	3525	3525	3525	3525	3525	3525	3525	3525	3525
	IV	8450	7900	7050	6150	5750	5475	5450	5450	5450	5450	5450	5450	5450	5450
	V	11850	11075	9925	8725	8200	7875	7875	7875	7875	7875	7875	7875	7875	7875
25,001 to 30,000	I	3175	3000	2675	2350	2200	2100	2075	2075	2075	2075	2075	2075	2075	2075
	II	4225	3975	3575	3150	2950	2800	2800	2800	2800	2800	2800	2800	2800	2800
	III	5075	4775	4275	3750	3500	3325	3300	3300	3300	3300	3300	3300	3300	3300
	IV	7725	7275	6525	5725	5375	5125	5100	5100	5100	5100	5100	5100	5100	5100
	V	10825	10200	9200	8125	7650	7350	7350	7350	7350	7350	7350	7350	7350	7350
30,001 to 35,000	I	2900	2750	2475	2175	2050	1950	1950	1950	1950	1950	1950	1950	1950	1950
	II	3850	3650	3300	2900	2750	2625	2600	2600	2600	2600	2600	2600	2600	2600
	III	4625	4375	3950	3475	3275	3125	3100	3100	3100	3100	3100	3100	3100	3100
	IV	7025	6650	6000	5300	5000	4775	4750	4750	4750	4750	4750	4750	4750	4750
	V	9850	9350	8475	7550	7125	6875	6875	6875	6875	6875	6875	6875	6875	6875
35,001 to 40,000	I	2625	2500	2275	2025	1900	1825	1825	1825	1825	1825	1825	1825	1825	1825
	II	3525	3325	3025	2700	2550	2450	2425	2425	2425	2425	2425	2425	2425	2425
	III	4200	4000	3650	3225	3060	2900	2875	2875	2875	2875	2875	2875	2875	2875
	IV	6375	6075	5525	4900	4650	4450	4425	4425	4425	4425	4425	4425	4425	4425
	V	8950	8550	7800	6975	6625	6400	6425	6425	6425	6425	6425	6425	6425	6425
40,001 to 45,000	I	2375	2275	2100	1875	1775	1700	1700	1700	1700	1700	1700	1700	1700	1700
	II	3150	3025	2775	2475	2350	2275	2275	2275	2275	2275	2275	2275	2275	2275
	III	3800	3650	3350	2975	2825	2700	2700	2700	2700	2700	2700	2700	2700	2700
	IV	5750	5525	5075	4525	4300	4125	4125	4125	4125	4125	4125	4125	4125	4125
	V	8075	7800	7175	6450	6150	5950	5975	5975	5975	5975	5975	5975	5975	5975
45,001 to 50,000	I	2125	2075	1925	1725	1650	1575	1575	1575	1575	1575	1575	1575	1575	1575
	II	2825	2750	2550	2300	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100
	III	3425	3325	3075	2750	2625	2525	2500	2500	2500	2500	2500	2500	2500	2500
	IV	5150	5025	4650	4175	3975	3825	3850	3850	3850	3850	3850	3850	3850	3850
	V	7250	7075	6575	5950	5700	5525	5575	5575	5575	5575	5575	5575	5575	5575

ADDITION FOR LOWER MILEAGE SHOULD NOT EXCEED 50% OF TRADE-IN VALUE
DEDUCTION FOR HIGHER MILEAGE SHOULD NOT EXCEED 40% OF TRADE-IN VALUE

Sep-Dec 2020

MILEAGE TABLE

VALUES SHOWN BELOW TO BE ADJUSTED FROM BASE GUIDEBOOK VALUES

MILEAGE	CLASS	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	Older
5,001 to 10,000	I	1900	1875	1750	1575	1525	1475	1475	1475	1475	1475	1475	1475	1475	1475
	II	2525	2475	2325	2100	2025	1950	1950	1950	1950	1950	1950	1950	1950	1950
	III	3050	3000	2800	2525	2425	2325	2325	2325	2325	2325	2325	2325	2325	2325
	IV	4600	4525	4225	3825	3675	3550	3550	3550	3550	3550	3550	3550	3550	3550
	V	6475	6400	6000	5475	5275	5125	5125	5125	5125	5125	5125	5125	5125	5125
10,001 to 15,000	I	1700	1675	1600	1450	1400	1350	1350	1350	1350	1350	1350	1350	1350	1350
	II	2225	2225	2100	1925	1850	1800	1800	1800	1800	1800	1800	1800	1800	1800
	III	2725	2700	2550	2325	2225	2150	2150	2150	2150	2150	2150	2150	2150	2150
	IV	4075	4075	3825	3500	3375	3275	3275	3275	3275	3275	3275	3275	3275	3275
	V	5750	5750	5450	5000	4850	4750	4750	4750	4750	4750	4750	4750	4750	4750
15,001 to 20,000	I	1475	1500	1425	1325	1275	1250	1250	1250	1250	1250	1250	1250	1250	1250
	II	1975	2000	1900	1750	1700	1650	1650	1650	1650	1650	1650	1650	1650	1650
	III	2400	2425	2300	2125	2050	2000	2000	2000	2000	2000	2000	2000	2000	2000
	IV	3575	3625	3475	3200	3100	3025	3050	3050	3050	3050	3050	3050	3050	3050
	V	5050	5150	4925	4575	4475	4375	4375	4375	4375	4375	4375	4375	4375	4375
20,001 to 25,000	I	1300	1325	1300	1200	1175	1150	1150	1150	1150	1150	1150	1150	1150	1150
	II	1775	1775	1700	1600	1575	1550	1550	1550	1550	1550	1550	1550	1550	1550
	III	2075	2150	2075	1925	1875	1850	1850	1850	1850	1850	1850	1850	1850	1850
	IV	3125	3225	3125	2900	2850	2775	2825	2825	2825	2825	2825	2825	2825	2825
	V	4400	4575	4425	4150	4100	4025	4100	4100	4100	4100	4100	4100	4100	4100
25,001 to 30,000	I	1100	1175	1150	1100	1075	1050	1075	1075	1075	1075	1075	1075	1075	1075
	II	1475	1550	1525	1450	1425	1400	1425	1425	1425	1425	1425	1425	1425	1425
	III	1800	1900	1850	1750	1725	1700	1700	1700	1700	1700	1700	1700	1700	1700
	IV	2675	2825	2800	2625	2600	2550								

MILEAGE TABLE

VALUES SHOWN BELOW TO BE ADJUSTED FROM BASE GUIDEBOOK VALUES

MILEAGE	2011	2010	2009	2008	2007	2006 & Older
100000	375	475	525	550	575	600
100001	500	625	675	750	775	800
100002	625	775	850	900	925	975
100003	750	925	1000	1050	1075	1150
100004	875	1150	1250	1350	1400	1475
100005	1000	1325	1500	1600	1650	1750
100006	1125	1500	1700	1800	1850	1950
100007	1250	1675	1900	2000	2025	2150
100008	1375	1800	2050	2150	2175	2300
100009	1500	1925	2150	2250	2275	2400
100010	1625	2050	2300	2400	2425	2550
100011	1750	2175	2400	2500	2525	2650
100012	1875	2300	2500	2600	2625	2750
100013	2000	2425	2600	2700	2725	2850
100014	2125	2550	2700	2800	2825	2950
100015	2250	2675	2800	2900	2925	3050
100016	2375	2800	2900	3000	3025	3150
100017	2500	2925	3000	3100	3125	3250
100018	2625	3050	3100	3200	3225	3350
100019	2750	3175	3200	3300	3325	3450
100020	2875	3300	3300	3400	3425	3550
100021	3000	3425	3400	3500	3525	3650
100022	3125	3550	3500	3600	3625	3750
100023	3250	3675	3600	3700	3725	3850
100024	3375	3800	3700	3800	3825	3950
100025	3500	3925	3800	3900	3925	4050
100026	3625	4050	3900	4000	4025	4150
100027	3750	4175	4000	4100	4125	4250
100028	3875	4300	4100	4200	4225	4350
100029	4000	4425	4200	4300	4325	4450
100030	4125	4550	4300	4400	4425	4550
100031	4250	4675	4400	4500	4525	4650
100032	4375	4800	4500	4600	4625	4750
100033	4500	4925	4600	4700	4725	4850
100034	4625	5050	4700	4800	4825	4950
100035	4750	5175	4800	4900	4925	5050
100036	4875	5300	4900	5000	5025	5150
100037	5000	5425	5000	5100	5125	5250
100038	5125	5550	5100	5200	5225	5350
100039	5250	5675	5200	5300	5325	5450
100040	5375	5800	5300	5400	5425	5550
100041	5500	5925	5400	5500	5525	5650
100042	5625	6050	5500	5600	5625	5750
100043	5750	6175	5600	5700	5725	5850
100044	5875	6300	5700	5800	5825	5950
100045	6000	6425	5800	5900	5925	6050
100046	6125	6550	5900	6000	6025	6150
100047	6250	6675	6000	6100	6125	6250
100048	6375	6800	6100	6200	6225	6350
100049	6500	6925	6200	6300	6325	6450
100050	6625	7050	6300	6400	6425	6550
100051	6750	7175	6400	6500	6525	6650
100052	6875	7300	6500	6600	6625	6750
100053	7000	7425	6600	6700	6725	6850
100054	7125	7550	6700	6800	6825	6950
100055	7250	7675	6800	6900	6925	7050
100056	7375	7800	6900	7000	7025	7150
100057	7500	7925	7000	7100	7125	7250
100058	7625	8050	7100	7200	7225	7350
100059	7750	8175	7200	7300	7325	7450
100060	7875	8300	7300	7400	7425	7550
100061	8000	8425	7400	7500	7525	7650
100062	8125	8550	7500	7600	7625	7750
100063	8250	8675	7600	7700	7725	7850
100064	8375	8800	7700	7800	7825	7950
100065	8500	8925	7800	7900	7925	8050
100066	8625	9050	7900	8000	8025	8150
100067	8750	9175	8000	8100	8125	8250
100068	8875	9300	8100	8200	8225	8350
100069	9000	9425	8200	8300	8325	8450
100070	9125	9550	8300	8400	8425	8550
100071	9250	9675	8400	8500	8525	8650
100072	9375	9800	8500	8600	8625	8750
100073	9500	9925	8600	8700	8725	8850
100074	9625	10050	8700	8800	8825	8950
100075	9750	10175	8800	8900	8925	9050
100076	9875	10300	8900	9000	9025	9150
100077	10000	10425	9000	9100	9125	9250
100078	10125	10550	9100	9200	9225	9350
100079	10250	10675	9200	9300	9325	9450
100080	10375	10800	9300	9400	9425	9550
100081	10500	10925	9400	9500	9525	9650
100082	10625	11050	9500	9600	9625	9750
100083	10750	11175	9600	9700	9725	9850
100084	10875	11300	9700	9800	9825	9950
100085	11000	11425	9800	9900	9925	10050
100086	11125	11550	9900	10000	10025	10150
100087	11250	11675	10000	10100	10125	10250
100088	11375	11800	10100	10200	10225	10350
100089	11500	11925	10200	10300	10325	10450
100090	11625	12050	10300	10400	10425	10550
100091	11750	12175	10400	10500	10525	10650
100092	11875	12300	10500	10600	10625	10750
100093	12000	12425	10600	10700	10725	10850
100094	12125	12550	10700	10800	10825	10950
100095	12250	12675	10800	10900	10925	11050
100096	12375	12800	10900	11000	11025	11150
100097	12500	12925	11000	11100	11125	11250
100098	12625	13050	11100	11200	11225	11350
100099	12750	13175	11200	11300	11325	11450
100100	12875	13300	11300	11400	11425	11550

ADDITION FOR LOWER MILEAGE SHOULD NOT EXCEED 50% OF TRADE-IN VALUE
 DEDUCTION FOR HIGHER MILEAGE SHOULD NOT EXCEED 40% OF TRADE-IN VALUE

Sep-Dec 2020

MILEAGE TABLE

VALUES SHOWN BELOW TO BE ADJUSTED FROM BASE GUIDEBOOK VALUES

MILEAGE	CLASS 2012	2011	2010	2009	2008	2007	2006 & Older
150001	I -800	-500	-275	-100	-150	50	100
150002	II -1025	-650	-350	-150	-225	75	125
150003	III -1300	-800	-425	-175	-250	100	150
150004	IV -1875	-1175	-625	-250	-325	125	200
150005	V -2725	-1675	-900	-375	-425	175	350
155001	I -875	-575	-325	-150	-200	50	75
155002	II -1150	-725	-425	-200	-250	75	100
155003	III -1450	-925	-525	-250	-300	100	150
155004	IV -2075	-1350	-775	-375	-425	125	200
155005	V -3025	-1925	-1125	-525	-600	175	300
160001	I -975	-625	-375	-200	-250	25	50
160002	II -1250	-825	-500	-275	-325	50	75
160003	III -1575	-1050	-625	-325	-375	75	100
160004	IV -2275	-1500	-900	-475	-500	100	150
160005	V -3300	-2175	-1325	-700	-750	150	250
165001	I -1050	-700	-450	-250	-300	25	50
165002	II -1375	-925	-575	-325	-375	50	75
165003	III -1725	-1150	-725	-400	-450	75	100
165004	IV -2475	-1675	-1050	-600	-650	100	150
165005	V -3575	-2425	-1525	-875	-950	150	250
170001	I -1125	-775	-500	-300	-350	25	50
170002	II -1475	-1000	-650	-400	-450	50	75
170003	III -1850	-1275	-800	-475	-525	75	100
170004	IV -2650	-1825	-1175	-700	-750	100	150
170005	V -3850	-2650	-1700	-1025	-1100	150	250
175001	I -1200	-850	-550	-350	-400	25	50
175002	II -1575	-1100	-725	-450	-500	50	75
175003	III -1975	-1375	-900	-550	-600	75	100
175004	IV -2850	-1975	-1300	-800	-850	100	150
175005	V -4125	-2875	-1900	-1175	-1250	150	250
180001	I -1275	-900	-600	-375	-425	25	50
180002	II -1675	-1175	-800	-500	-550	50	75
180003	III -2100	-1475	-1000	-625	-675	75	100
180004	IV -3025	-2125	-1425	-825	-875	100	150
180005	V -4375	-3100	-2075	-1325	-1400	150	250
185001	I -1350	-975	-650	-425	-475	25	50
185002	II -1750	-1250	-850	-550	-600	50	75
185003	III -2225	-1575	-1075	-700	-750	75	100
185004	IV -3200	-2275	-1550	-1025	-1075	100	150
185005	V -4650	-3325	-2275	-1475	-1550	150	250
190001	I -1425	-1025	-700	-475	-525	25	50
190002	II -1850	-1325	-925	-625	-675	50	75
190003	III -2350	-1700	-1150	-775	-825	75	100
190004	IV -3350	-2425	-1675	-1125	-1175	100	150</



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEAL

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member

Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492

Phone - 203-294-2001
Fax - 203-294-2003

WLFD ASSESSOR
19 FEB '21 AM 11:51

Hearing No. 2020-183

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner:
Michael Schoff
Name of property Owner
Michael Schoff
Mailing Address
101 Scrub Oak Road
City, State, Zip
North Haven Ct 06473
Phone
203 269-9721

Appellant (if other than owner):

Name of Owner's Agent

Mailing Address

City, State, Zip

Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Michael Schoff
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 1012 Clintonville Road Wallingford
(Address and/or Assessor's Map/Block/Lot/Unit Number)

* NO "Business or Personal Property" stored at this address

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$ _____

Briefly state the basis of the Appeal: I do not have any "Business Personal Property," tools equipment or vehicles stored or located on this property. I own some construction equipment for personal improvement on my properties but no work is

done for other than personal use. (Attach additional page of documentation if appraisal needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of _____

TOWN OF WALLINGFORD

To: BOARD OF ASSESSMENT	From: MICHAEL SCHOFF
Company: APRILS	Date: 2/20/21 148 AM
Phone number: 203 294 2001	
Fax number: 203 294 2003	

TOTAL PAGES, INCLUDING COVER: 3

Comments:

FIND ERROR IN ASSESSMENT APPEAL FOR PERSONAL BUSINESS PROPERTY. THERE IS NO PERSONAL BUSINESS PROPERTY AT THIS ADDRESS. I OWN SOME CONSTRUCTION EQUIPMENT BUT IT IS USED ON MY PROPERTIES FOR THE IMPROVEMENT OF MY PROPERTIES NOT FOR GENERATING INCOME. I DO NOT DO ANY WORK FOR OTHERS.

**Questions
Most Frequently Asked
About
Personal Property**

Question: What is covered property?

Answer: Personal property, everything other than real estate, is covered. This includes automobiles, boats, motorcycles, bicycles, computers, and other personal property.

Question: What is covered property?

Answer: Personal property, everything other than real estate, is covered. This includes automobiles, boats, motorcycles, bicycles, computers, and other personal property.

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Question: What is covered property?

Answer: Personal property, everything other than real estate, is covered. This includes automobiles, boats, motorcycles, bicycles, computers, and other personal property.

PERSONAL PROPERTY DECLARATION DETAILS REPORT - NONFILED RECORD

ASSM YEAR: 2020
UNIQUE ID: 20200219
LIST NO: 0043599
RECEIVED:
STATUS: ACTIVE

SCHOFF MICHAEL E
MICHAEL E SCHOFF
101 SCRUB OAK RD
NORTH HAVEN CT 06473

Record Details

Prop Loc: 1012 CLINTONVILLE RD
BUS. TYPE 250

<u>ITEM CODE</u>		<u>100% ASSM</u>	<u>70% ASSM</u>
09	0.00	8,900	6,230
25	0.00	2,229	1,560

TOTAL GROSS 7,790
TOTAL EXEMPT
TOTAL GROSS 7,790

NOTE:
DEALER PLATE ADD



Town of Wallingford, Connecticut

WFD ASSESSOR
19 FEB 21 12:07

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-161

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner:	<u>Jennifer Thomas</u>
Name of property Owner	<u>53 North St.</u>
Mailing Address	<u>WFD, CT 06492</u>
City, State, Zip	<u>203-537-8098</u>
Phone	

Appellant (if other than owner):	
Name of Owner's Agent	
Mailing Address	
City, State, Zip	
Phone	

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Jennifer Thomas 2/19/21
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: Evolved Nutrition DBA: 20190153
LLC

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$ ~~1518~~ 1,840

Briefly state the basis of the Appeal: moved out of office into home
office b/c of Pandemic. Gave away most of
office property
(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

PERSONAL PROPERTY DECLARATION DETAILS REPORT - NONFILED RECORD

ASSM YEAR: 2020
UNIQUE ID: 20190153
LIST NO: 0043307
RECEIVED:
STATUS: ACTIVE

EVOLVED NUTRITION LLC
JENNIFER THOMAS
53 NORTH ST
WALLINGFORD CT 06492

Record Details

Prop Loc: 185 CENTER ST UNIT C
C/O JENNIFER THOMAS
STREET CODE S
PHONE # 203-537-8098

<u>ITEM CODE</u>		<u>100% ASSM</u>	<u>70% ASSM</u>
16	0.00	1,900	1,330
20	0.00	1,329	930
23	0.00	14	10
24	0.00	43	30
25	0.00	829	580

TOTAL GROSS 2,880
TOTAL EXEMPT
TOTAL GROSS 2,880

FILED
NOV 11 2020
WALLINGFORD
CT



Town of Wallingford
Assessor's Office
45 South Main St
Wallingford, CT 06492
Return Service Requested

Wallingford, Connecticut 2020 Declaration of Personal Property – Short Form

Who Should File: All owners of taxable personal property. If you no longer own the above noted business or personal property assessed in your name last year, you need only to complete the AFFIDAVIT OF BUSINESS CLOSING OR MOVE OF BUSINESS OR SALE OF BUSINESS below and return this declaration to the Assessor. If you do not, the Assessor must assume that you are still operating the business or still own and have failed to declare your taxable personal property.

Complete: Complete the entire declaration. Writing "Same as last year" is not acceptable. Do not forget the DETAILED LISTING OF DISPOSED ASSETS REPORT (page 2) and the LESSEE'S LISTING REPORT (page 4).

Signature Required: The owners shall sign the DECLARATION OF PERSONAL PROPERTY AFFIDAVIT (page 4). The owner's agent may sign the declaration, in which case the declaration must be duly sworn to or notarized.

Extension: The Assessor may grant a filing extension *for good cause* (CGS §12-42 & 12-81K). If a request for an extension is needed, you need to **request the filing extension in writing on or before November 1** (or the Monday following if November 1 falls on Saturday or Sunday) (PA 19-200).

Penalty for late filing – Failure to file timely will result in a penalty equal to 25% of the assessment of the personal property. This declaration must be filed or postmarked (as defined in C.G.S. Sec. 1-2a) no later than:

Monday, November 2, 2020

Wallingford Assessor's Office

Direct questions concerning declaration to the Assessor's Office at:

Phone: 203- 294-2001

Fax: 203- 294-2003

Hand deliver declaration to:

Town of Wallingford
Assessor's Office
45 South Main St
Wallingford, CT 06492

Mail declaration to:

Town of Wallingford
Assessor's Office
45 South Main St
Wallingford, CT 06492

Check Off List:

- Read instructions
- Complete appropriate sections
- Complete exemption applications
- Complete disposed asset report
- Corporations complete all of page 3
- Make a copy for your records
- Sign, date & witness as required on page 4
- Return by November 2, 2020

AFFIDAVIT OF BUSINESS TERMINATION OR MOVE OR SALE OF BUSINESS OR PROPERTY

I _____ of _____ at _____
Business or property owners name Business Name (if applicable) Street location in Wallingford

With regards to said business or property I do so certify that on _____ Date Said business or property was (indicate which one by circling):

SOLD TO: _____ Name Address

MOVED TO: _____ City/Town and State to where business or property was moved Address

TERMINATED: Attach Bill of Sale or Letter of dissolution to this form and return it with this affidavit to the Assessor's office

The signer is made aware that the penalty for making a false affidavit is a \$500.00 fine or imprisonment for one year or both.

Signature _____ Print name _____

This form may NOT be used by utility companies, telecommunication companies, lessors, or persons claiming manufacturing machinery and equipment (Codes 10 or 13)

2020 PERSONAL PROPERTY DECLARATION – SHORT FORM
 Commercial and financial information is not open to public inspection.

TAXABLE PROPERTY INFORMATION Give actual acquisition costs including any additional charges for transportation and installation by year for each type of property described.

COPY AND ATTACH ADDITIONAL SHEETS IF NEEDED

Circle One	#12 – Commercial Fishing Apparatus or #17 – Farm machinery		
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20		95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#16 – Furniture, fixtures and equipment			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	40	95%	38
10-1-19	400	90%	360
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total	440	Total	398

#23 – Expensed supplies - The average is the total amount expended on supplies since October 1, 2019 divided by the number of months in business since October 1, 2019.

Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20		95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20		95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

Circle One	#18 – Farm Tools or #19 – Mechanics Tools		
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20		95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#20 – Electronic data processing equipment			
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20		95%	
10-1-19	1,400	80%	1,120
10-1-18		60%	
10-1-17		40%	
Prior Yrs		20%	
Total	1,400	Total	1,120

In accordance with Section 168 IRS Codes
Computers Only

Year Ending	Total Expended	# of Mo.s	Average Monthly
10-1-20	60	12	5

Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20		95%	
10-1-19		80%	
10-1-18		60%	
10-1-17		40%	
Prior Yrs		20%	
Total		Total	

of video tapes _____ # of DVD movies _____
 # of music CD's _____ # of video games _____

24a and 24b Total

Assessor's Use Only

#12 | _____

#17 | _____

#18 | _____

#19 | _____

#16 | _____

#20 | _____

#23 | _____

#24 | _____

Detailed Listing of Disposed Assets Report- If you disposed of, sold, or transferred a portion of the property included in last year's filing, complete the following. DO NOT INCLUDE DISPOSALS IN TAXABLE PROPERTY INFORMATION

Date Removed	Code #	Description of Item	Date Acquired	Acquisition Cost
March 2020		Chairs, lamp, file cabinet, frames, cabinet	2019	1,640

Detailed Listing of Assets Orig Value < \$250			
Pursuant to CGS 12-81(79) – Listing of assets purchased prior to 10/1/10 with a value of ≤ \$250			
Description of Item	Date Acquired	Acquisition Cost	

LESSEE'S LISTING REPORT Lessee's Name _____ Pursuant to Connecticut General Statutes §12-57a all leased, borrowed, consigned, loaned, rented, or stored personal property not owned by you but in your possession as of the assessment date must be included on this form. Failure to declare, in the form and manner as herein prescribed, shall result in the presumption of ownership and subsequent tax liability plus penalties. Property you do not lease that may be in your possession and must be reported includes (but is not limited to) dumpsters, gas/propane tanks, vending machines, water coolers, coffee machines.

COPY AND ATTACH ADDITIONAL SHEETS IF NEEDED

- Yes No Did you dispose of any leased items that were in your possession on October 1, 2019? If yes, enter a description of the property and the date of disposition in the space to the right. _____
- Did you dispose of any leased items that were in your possession on October 1, 2019? If yes, enter a description of the property and the date of disposition in the space to the right. _____
- Is the cost of any of the equipment listed below declared anywhere else on this declaration? If yes, note year in the 'Year Included' row and list cost in the 'Acquisition Cost' row.

	Lease #1	Lease #2	Lease #3
Name of Lessor			
Lessor's address			
Lease Number			
Item description / Model #			
Serial #			
Year of manufacture			
Capital Lease	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Lease Term -- Beginning/End			
Monthly rent			
Acquisition Cost			
Year Included			

DECLARATION OF PERSONAL PROPERTY AFFIDAVIT

THIS FORM MUST BE SIGNED (AND IN SOME CASES WITNESSED) BEFORE IT MAY BE FILED WITH THE ASSESSOR.

AVOID PENALTY – IMPROPERLY SIGNED DECLARATIONS REQUIRE A 25% PENALTY

COMPLETE SECTION A OR SECTION B

Section A

OWNER I DO HEREBY declare under penalty of false statement that all sections of this declaration have been completed according to the best of my knowledge, remembrance, and belief; that it is a true statement of all my personal property liable to taxation; and that I have not conveyed or temporarily disposed of any estate for the purpose of evading the laws relating to the assessment and collection of taxes as per Connecticut General Statutes §12-49.

CHECK ONE OWNER PARTNER
 CORPORATE OFFICER MEMBER

Signature _____

Dated _____

Signature/Title _____

Print or type name _____

Section B

AGENT I DO HEREBY declare under oath that I have been duly appointed agent for the owner of the property listed herein and that I have full authority and knowledge sufficient to file a proper declaration for him in accord with the provisions of §12-50 C.G.S.

Agent's Signature _____

Dated _____

Agent's Signature /Title _____

Print or type agent's name _____

AGENT SIGNATURE MUST BE WITNESSED

Witness of agent's sworn statement

Subscribed and sworn to before me - _____

Dated _____

Circle one: Assessor or staff member, Town Clerk, Justice of the Peace, Notary or Commissioner of Superior Court

The Personal Property Declaration must be signed above and delivered to the Wallingford Assessor or postmarked (as defined in C.G.S. Sec. 1-2a) by Monday, November 2, 2020 -OR- a 25% Penalty as required by law shall be applied.

Hearing No. 2020-182

APPLICATION

**APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020**

HEARING DATE: _____

Property Owner: Stonchenge Sound
 Name of property Owner: Aaron Stone
 Mailing Address: 1 Malchiodi Dr.
 City, State, Zip: Wallingford, CT, 06492
 Phone: 203-804-0842

Appellant (if other than owner): _____
 Name of Owner's Agent: _____
 Mailing Address: _____
 City, State, Zip: _____
 Phone: _____

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Aaron Stone 2/19/21
Print applicant name and date

Aaron Stone
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model _____ Plate# _____ Mileage _____

Real Estate: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 2009161 DBA: Stonchenge Sound

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$ 20,000

Briefly state the basis of the Appeal: Due to the Covid-19 Pandemic, my business has been shut down since March 14th, 2020. These "assets" have made me a net negative.
(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name _____

Motion: _____

Voting Record _____ **Initials** _____

Thomas Vitali _____

Subject **Stonehenge Sound assessor appeal**
From Aaron Stone <planetmogg@gmail.com>
To <assessor@wallingfordct.gov>
Date 2021-02-20 14:44



-
- image0.jpeg (~1.5 MB)
-

To whom this may concern,
I'm writing to appeal the assessor's assessment of my business' assets for the year 2020.
Attached is the appeal form.
Thank you, and looking forward to your correspondence.
Sincerely,
Aaron Stone

 image0.jpeg

image0.jpeg
~1.5 MB

PERSONAL PROPERTY DECLARATION DETAILS REPORT - NONFILED RECORD

ASSM YEAR: 2020
UNIQUE ID: 2009161
LIST NO: 0041959
RECEIVED:
STATUS: ACTIVE

STONE AARON
STONEHENGE SOUND & PROFESSIONAL MUSIC
1 MALCHIODI DR
WALLINGFORD CT 06492

Record Details

Prop Loc: 1 MALCHIODI DR
BUS. TYPE 2890
STREET CODE S
PHONE # 203-804-0842

<u>ITEM CODE</u>		<u>100% ASSM</u>	<u>70% ASSM</u>
16	0.00	35,357	24,750
20	0.00	186	130
23	0.00	14	10
24	0.00		
25	0.00	8,886	6,220

TOTAL GROSS 31,110
TOTAL EXEMPT
TOTAL GROSS 31,110



Town of Wallingford, Connecticut

Rhonda Caswell
Property Appraiser

Department of Finance
Assessing Division

203-294-2001 Phone
203-294-2003 Fax

MEMORANDUM

Date: March 1, 2020
To: Shelby P. Jackson III, Assessor
Cc:
From: Rhonda Caswell *RC*
RE: Stonehenge Sound
Hearing #: 2020-182

Current Assessed Value: \$31,110

Appellant's estimate of Market Value: \$20,000 (\$14,000 assessed)

Notes:

- Did not file 2020 declaration
- Equipment has value regardless of usage
- Spoke with Mr. Stone 3/1/2021 he said he would file a declaration as soon as possible

Recommendation:

No change due to not filing. No statute waiving responsibility to file due to Covid



Town of Wallingford
 Assessor's Office
 45 South Main St
 Wallingford, CT 06492
Return Service Requested

10:27:17 AM 9
 4 NOV 2020
 WLLFD ASSESSOR

Stonehenge Sound

**Wallingford, Connecticut
 2020 Declaration of Personal Property – Short Form**

Who Should File: All owners of taxable personal property. If you no longer own the above noted business or personal property assessed in your name last year, you need only to complete the AFFIDAVIT OF BUSINESS CLOSING OR MOVE OF BUSINESS OR SALE OF BUSINESS below and return this declaration to the Assessor. If you do not, the Assessor must assume that you are still operating the business or still own and have failed to declare your taxable personal property.

Complete: Complete the entire declaration. Writing "Same as last year" is not acceptable. Do not forget the DETAILED LISTING OF DISPOSED ASSETS REPORT (page 2) and the LESSEE'S LISTING REPORT (page 4).

Signature Required: The owners shall sign the DECLARATION OF PERSONAL PROPERTY AFFIDAVIT (page 4). The owner's agent may sign the declaration, in which case the declaration must be duly sworn to or notarized.

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Monday, November 2, 2020

Wallingford Assessor's Office

Direct questions concerning declaration to the Assessor's Office at:

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Fax: 203- 294-2003

Hand deliver declaration to:

Town of Wallingford

Assessor's Office

45 South Main St

Wallingford, CT 06492

Mail declaration to:

Town of Wallingford

Assessor's Office

45 South Main St

Wallingford, CT 06492

Check Off List:

- Read instructions
- Complete appropriate sections
- Complete exemption applications
- Complete disposed asset report
- Corporations complete all of page 3
- Make a copy for your records
- Sign, date & witness as required on page 4
- Return by November 2, 2020

AFFIDAVIT OF BUSINESS TERMINATION OR MOVE OR SALE OF BUSINESS OR PROPERTY

I _____ of _____ at _____

Business or property owners name

Business Name (if applicable)

Street location in Wallingford

With regards to said business or property I do so certify that on _____

Said business or property was (indicate which one by circling):

Date

SOLD TO:

Name

Address

MOVED TO:

City/Town and State to where business or property was moved

Address

TERMINATED:

Attach Bill of Sale or Letter of dissolution to this form and return it with this affidavit to the Assessor's office

The signer is made aware that the penalty for making a false affidavit is a \$500.00 fine or imprisonment for one year or both.

Signature

Print name

This form may NOT be used by utility companies, telecommunication companies, lessors, or persons claiming manufacturing machinery and equipment (Codes 10 or 13)

2020 PERSONAL PROPERTY DECLARATION – SHORT FORM
 Commercial and financial information is not open to public inspection.

TAXABLE PROPERTY INFORMATION Give actual acquisition costs including any additional charges for transportation and installation by year for each type of property described.

COPY AND ATTACH ADDITIONAL SHEETS IF NEEDED

Circle One	#12 – Commercial Fishing Apparatus or #17 – Farm machinery	Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
		10-1-20		95%	
		10-1-19		90%	
		10-1-18		80%	
		10-1-17		70%	
		10-1-16		60%	
		10-1-15		50%	
		10-1-14		40%	
		Prior Yrs		30%	
		Total		Total	

Circle One	#18 – Farm Tools or #19 – Mechanics Tools	Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
		10-1-20		95%	
		10-1-19		90%	
		10-1-18		80%	
		10-1-17		70%	
		10-1-16		60%	
		10-1-15		50%	
		10-1-14		40%	
		Prior Yrs		30%	
		Total		Total	

Assessor's Use Only

#12 | _____
 #17 | _____
 #18 | _____
 #19 | _____

#16 – Furniture, fixtures and equipment

Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20	0	95%	0
10-1-19	4048	90%	3643
10-1-18	5024	80%	4019
10-1-17	8764	70%	6134
10-1-16	835	60%	501
10-1-15	26,007	50%	13,004
10-1-14	6142	40%	2457
Prior Yrs	1755	30%	536
Total	52,605	Total	30,294

#20 – Electronic data processing equipment

Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20		95%	
10-1-19		80%	
10-1-18		60%	
10-1-17		40%	
Prior Yrs	913	20%	183
Total	913	Total	183

In accordance with Section 168 IRS Codes
Computers Only

#16 | _____
 #20 | _____
 #23 | _____

#23 – Expensed supplies - The average is the total amount expended on supplies since October 1, 2019 divided by the number of months in business since October 1, 2019.

Year Ending	Total Expended	# of Mo.s	Average Monthly
10-1-20	120	12	10

#24a – Other Goods - including leasehold improvements

Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20		95%	
10-1-19		90%	
10-1-18		80%	
10-1-17		70%	
10-1-16		60%	
10-1-15		50%	
10-1-14		40%	
Prior Yrs		30%	
Total		Total	

#24b -- Rental Entertainment Medium

Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
10-1-20		95%	
10-1-19		80%	
10-1-18		60%	
10-1-17		40%	
Prior Yrs		20%	
Total		Total	

of video tapes _____ # of DVD movies _____
 # of music CD's _____ # of video games _____

24a and 24b Total

#24 | _____

Detailed Listing of Disposed Assets Report- If you disposed of, sold, or transferred a portion of the property included in last year's filing, complete the following. DO NOT INCLUDE DISPOSALS IN TAXABLE PROPERTY INFORMATION

Date Removed	Code #	Description of Item	Date Acquired	Acquisition Cost

Detailed Listing of Assets Orig Value ≤ \$250

Pursuant to CGS 12-81(79) – Listing of assets purchased prior to 10/1/10 with a value of ≤ \$250

Description of Item	Date Acquired	Acquisition Cost

LESSEE'S LISTING REPORT Lessee's Name _____

Pursuant to Connecticut General Statutes §12-

57a all leased, borrowed, consigned, loaned, rented, or stored personal property not owned by you but in your possession as of the assessment date must be included on this form. Failure to declare, in the form and manner as herein prescribed, shall result in the presumption of ownership and subsequent tax liability plus penalties. Property you do not lease that may be in your possession and must be reported includes (but is not limited to) dumpsters, gas/propane tanks, vending machines, water coolers, coffee machines.

COPY AND ATTACH ADDITIONAL SHEETS IF NEEDED

- Yes No Did you dispose of any leased items that were in your possession on October 1, 2019? If yes, enter a description of the property and the date of disposition in the space to the right.
- Did you dispose of any leased items that were in your possession on October 1, 2019? If yes, enter a description of the property and the date of disposition in the space to the right.
- Is the cost of any of the equipment listed below declared anywhere else on this declaration? If yes, note year in the 'Year Included' row and list cost in the 'Acquisition Cost' row.

	Lease #1	Lease #2	Lease #3
Name of Lessor			
Lessor's address			
Lease Number			
Item description / Model #			
Serial #			
Year of manufacture			
Capital Lease	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Lease Term - Beginning/End			
Monthly rent			
Acquisition Cost			
Year Included			

DECLARATION OF PERSONAL PROPERTY AFFIDAVIT

THIS FORM MUST BE SIGNED (AND IN SOME CASES WITNESSED) BEFORE IT MAY BE FILED WITH THE ASSESSOR.

AVOID PENALTY - IMPROPERLY SIGNED DECLARATIONS REQUIRE A 25% PENALTY

COMPLETE SECTION A OR SECTION B

Section A

OWNER I DO HEREBY declare under penalty of false statement that all sections of this declaration have been completed according to the best of my knowledge, remembrance, and belief; that it is a true statement of all my personal property liable to taxation; and that I have not conveyed or temporarily disposed of any estate for the purpose of evading the laws relating to the assessment and collection of taxes as per Connecticut General Statutes §12-49.

- CHECK ONE OWNER PARTNER
 CORPORATE OFFICER MEMBER

Signature

Aaron J Stone

 Signature/Title
 Aaron J. Stone

 Print or type name

Dated 3/2/21

Section B

AGENT I DO HEREBY declare under oath that I have been duly appointed agent for the owner of the property listed herein and that I have full authority and knowledge sufficient to file a proper declaration for him in accord with the provisions of §12-50 C.G.S.

Agent's Signature

 Agent's Signature /Title

 Print or type agent's name

Dated _____

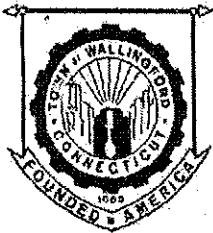
AGENT SIGNATURE MUST BE WITNESSED

Witness of agent's sworn statement

Subscribed and sworn to before me - _____ Dated _____

Circle one: Assessor or staff member, Town Clerk, Justice of the Peace, Notary or Commissioner of Superior Court

The Personal Property Declaration must be signed above and delivered to the Wallingford Assessor or postmarked (as defined in C.G.S. Sec. 1-2a) by Monday, November 2, 2020 -OR- a 25% Penalty as required by law shall be applied.



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-179

APPLICATION

19 FEB 21 PM 3:30
MFD ASSESSOR

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2019

HEARING DATE: _____

Property Owner: _____
 Name of property Owner: Sam Sharif
 Mailing Address: 100 Quinnipiac St
Wallingford Road, CT 06492
 City, State, Zip: _____
 Phone: 860-207-4630

Appellant (if other than owner): _____
 Name of Owner's Agent: _____
 Mailing Address: _____
 City, State, Zip: _____
 Phone: _____

Appellant's Capacity: Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Sam Sharif 2/19/2020
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 20180013 DBA: Ames and Boggs veggie eatery

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? \$ 26,800

Briefly state the basis of the Appeal: equipment bought was
Dents and Floor marks, Furniture was bought
from hardware with paper signed by me

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of _____



Town of Wallingford
 Assessor's Office
 45 South Main St
 Wallingford, CT 06492
Return Service Requested

19 FEB 21 PM 8:30
 WLD ASSESSOR

Wallingford, Connecticut 2020 Declaration of Personal Property – Short Form

Who Should File: All owners of taxable personal property. If you no longer own the above noted business or personal property assessed in your name last year, you need only to complete the AFFIDAVIT OF BUSINESS CLOSING OR MOVE OF BUSINESS OR SALE OF BUSINESS below and return this declaration to the Assessor. If you do not, the Assessor must assume that you are still operating the business or still own and have failed to declare your taxable personal property.

Complete: Complete the entire declaration. Writing "Same as last year" is not acceptable. Do not forget the DETAILED LISTING OF DISPOSED ASSETS REPORT (page 2) and the LESSEE'S LISTING REPORT (page 4).

Signature Required: The owners shall sign the DECLARATION OF PERSONAL PROPERTY AFFIDAVIT (page 4). The owner's agent may sign the declaration, in which case the declaration must be duly sworn to or notarized.

Extension: The Assessor may grant a filing extension *for good cause* (CGS §12-42 & 12-81K). If a request for an extension is needed, you need to **request the filing extension in writing on or before November 1** (or the Monday following if November 1 falls on Saturday or Sunday) (PA 19-200).

Penalty for late filing – Failure to file timely will result in a penalty equal to 25% of the assessment of the personal property. This declaration must be filed or postmarked (as defined in C.G.S. Sec. 1-2a) no later than:

Monday, November 2, 2020

Wallingford Assessor's Office

Direct questions concerning declaration to the Assessor's Office at:

Phone: 203- 294-2001

Fax: 203- 294-2003

Hand deliver declaration to:

Town of Wallingford
 Assessor's Office
 45 South Main St
 Wallingford, CT 06492

Mail declaration to:

Town of Wallingford
 Assessor's Office
 45 South Main St
 Wallingford, CT 06492

Check Off List:

- Read instructions
- Complete appropriate sections
- Complete exemption applications
- Complete disposed asset report
- Corporations complete all of page 3
- Make a copy for your records
- Sign, date & witness as required on page 4
- Return by November 2, 2020

AFFIDAVIT OF BUSINESS TERMINATION OR MOVE OR SALE OF BUSINESS OR PROPERTY

I _____ of _____ at _____
Business or property owners name Business Name (if applicable) Street location in Wallingford

With regards to said business or property I do so certify that on _____ Said business or property was (indicate which one by circling):
Date

SOLD TO:

Name _____ Address _____

MOVED TO:

City/Town and State to where business or property was moved _____ Address _____

TERMINATED:

Attach Bill of Sale or Letter of dissolution to this form and return it with this affidavit to the Assessor's office

The signer is made aware that the penalty for making a false affidavit is a \$500.00 fine or imprisonment for one year or both.

Signature _____

Print name _____

This form may NOT be used by utility companies, telecommunication companies, lessors, or persons claiming manufacturing machinery and equipment (Codes 10 or 13)

2020 PERSONAL PROPERTY DECLARATION – SHORT FORM
 Commercial and financial information is not open to public inspection.

TAXABLE PROPERTY INFORMATION Give actual acquisition costs including any additional charges for transportation and installation by year for each type of property described.

COPY AND ATTACH ADDITIONAL SHEETS IF NEEDED

Circle One	#12 – Commercial Fishing Apparatus or #17 – Farm machinery	Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
		10-1-20		95%	
		10-1-19		90%	
		10-1-18	25,000	80%	
		10-1-17		70%	
		10-1-16		60%	
		10-1-15		50%	
		10-1-14		40%	
		Prior Yrs		30%	
		Total		Total	

Circle One	#18 – Farm Tools or #19 – Mechanics Tools	Year Ending	Original cost, transportation & installation	% Good	Depreciated Value
		10-1-20		95%	
		10-1-19		90%	
		10-1-18		80%	
		10-1-17		70%	
		10-1-16		60%	
		10-1-15		50%	
		10-1-14		40%	
		Prior Yrs		30%	
		Total		Total	

Assessor's Use Only	
#12	
#17	
#18	
#19	

#16 – Furniture, fixtures and equipment				
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value	
10-1-20		95%		
10-1-19		90%		
10-1-18	25,000	80%	20,000	
10-1-17		70%		
10-1-16		60%		
10-1-15		50%		
10-1-14		40%		
Prior Yrs		30%		
Total		Total		

#20 – Electronic data processing equipment				
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value	
10-1-20		95%		
10-1-19		80%		
10-1-18	1,000	60%	1,120	
10-1-17		40%		
Prior Yrs		20%		
Total		Total		

In accordance with Section 168 IRS Codes
Computers Only

#16	
#20	

#23 – Expensed supplies - The average is the total amount expended on supplies since October 1, 2019 divided by the number of months in business since October 1, 2019.	Year Ending	Total Expended	# of Mo.s	Average Monthly
	10-1-20			

#23	
-----	--

#24a – Other Goods - including leasehold improvements				
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value	
10-1-20		95%		
10-1-19		90%		
10-1-18		80%		
10-1-17		70%		
10-1-16		60%		
10-1-15		50%		
10-1-14		40%		
Prior Yrs		30%		
Total		Total		

#24b – Rental Entertainment Medium				
Year Ending	Original cost, transportation & installation	% Good	Depreciated Value	
10-1-20		95%		
10-1-19		80%		
10-1-18		60%		
10-1-17		40%		
Prior Yrs		20%		
Total		Total		

of video tapes _____ # of DVD movies _____
 # of music CD's _____ # of video games _____
 24a and 24b Total _____

#24	
-----	--

Detailed Listing of Disposed Assets Report- If you disposed of, sold, or transferred a portion of the property included in last year's filing, complete the following. DO NOT INCLUDE DISPOSALS IN TAXABLE PROPERTY INFORMATION

Date Removed	Code #	Description of Item	Date Acquired	Acquisition Cost

Detailed Listing of Assets Orig Value ≤ \$250

Pursuant to CGS 12-81(79) – Listing of assets purchased prior to 10/1/10 with a value of ≤ \$250

Description of Item	Date Acquired	Acquisition Cost

2020 PERSONAL PROPERTY DECLARATION – SHORT FORM SUMMARY SHEET

Commercial and financial information is not open to public inspection

Assessment date **October 1, 2020**

Required return date **November 2, 2020**

List of Account # _____

Owner's Name SAM SHARIF

Address 100 Quinnipiac St

City/State/Zip Wallingford CT 06492

Phone / Fax 646-207-4630

E-mail SAM.Bristedes@gmail.com

DBA
Artes and Boggs vegan eatery

Street location of personal property in Wallingford

Description of business:
Restaurant

Type of ownership: Corporation Partnership LLC Sole Proprietor Other-Describe _____

Type of business: Manufacturer Wholesale Service Profession Retail/Mercantile Tradesman Other _____

IRS Business Activity Code 722511 Square footage 3000 No. of Employees 5

#9 Motor Vehicles UNREGISTERED motor vehicles (e.g. campers, RV's, snowmobiles, trailers, trucks, passenger cars, tractors, off-road construction vehicles, etc.) including any vehicle garaged in Connecticut but registered in another state, or any such vehicle not registered at all. If you are a farmer eligible for the exemption under Sec. 12-91, list tractors in Code 17.

Year	Make	Model	Identification No.	Length	Weight	Purchase Price	Date	Value

#11 Horses And Ponies Describe your horses and ponies. A \$1,000 assessment exemption per animal will be applied. If you are a farmer, the exemption may be 100% provided Form M-28 is filed with and approved by the Assessor.

Breed	Age	Registered	Sex	Quality: Breeding/Show/Pleasure/Racing	Value

#14 Mobile Manufactured Homes if not currently assessed as real estate

Year	Make	Model	Identification No.	Length	Width	Bedrooms	Baths	Value

Property Code and Description

Net Depreciated Value From page 2

#12 - Commercial Fishing Apparatus All fishing apparatus exclusively used by a commercial fisherman in his business (e.g., fishing poles, nets, lobster pots, fish finders, etc.). A \$500 value exemption will be applied.

#16 - Furniture & Fixtures Furniture, fixtures and equipment of all commercial, industrial, manufacturing, mercantile, trading and all other businesses, occupation and professions. Examples: desks, chairs, tables, file cabinets, typewriters, calculators, copy machines, telephones (including mobile telephones), telephone answering machines, facsimile machines, postage meters, cash registers, moveable air conditioners, partitions, shelving display racks, refrigerators, freezers, kitchen equipment, etc.

25000.-

#17 - Farm Machinery Farm machinery (e.g., tractors, harrows, bush hogs, hay bines, hay rakes, balers, corn choppers, milking machines, milk tanks, coolers, chuck wagons, dozers, back hoes, hydroponic farm equipment, aquaculture equipment, etc.), used in the operation of a farm.

#18 - Farming Tools Farm tools, (e.g., hoes, rakes, pitch forks, shovels, hoses, brooms, etc.).

#19 - Mechanics Tools Mechanics tools (e.g., wrenches, air hammers, jacks, sockets, etc.).

#20 - Electronic Data Processing Equipment Electronic data processing equipment (e.g., computers, printers, peripheral computer equipment, and any computer based equipment acting as a computer as defined under Section 168 of the IRS Code of 1986, etc.). Bundled software is taxable and must be included.

1600.-

#23 - Average Supplies The average monthly quantity of supplies normally consumed in the course of business (e.g., stationery, post-it notes, toner, computer disks, computer paper, pens, pencils, rulers, staplers, paper clips, medical and dental supplies and maintenance supplies, etc.).

200.-

#24 - Other All Other Goods, Chattels and Effects Any other taxable personal property not previously mentioned or which does not appear to fit into any of the other categories. (e.g. video tapes, vending machines, pinball games, video games, signs, billboards, coffee makers, water coolers, leasehold improvements (other than realty etc.).

Total Assessment – all codes #9 through #24

Subtotal > 26,800

#25 – Penalty for failure to file as required by statute – 25% of assessment

Exemption - Check box adjacent to the exemption you are claiming:

- I – Mechanic's Tools - \$500 value M – Commercial Fishing Apparatus - \$500 value
- I – Farming Tools - \$500 value I – Horses/ponies \$1000 assessment per animal
- K – Municipal Leased K – Assets Orig. Cost ≤ \$250 & over 10 years old

All of the following exemptions require a separate application and/or certificate to be filed with the Assessor by the required return date

- J – Water Pollution or Air Pollution control equipment – Connecticut DEP certificate required – provide copy
- I – Farm Machinery \$100,000 value - Exemption application M-28 required annually
- G & H – Distressed Municipality/Enterprise Zone/Enterprise Corridor Zone - Exemption application M-55 required annually

Total Net Assessment

Assessor's Final Assessment Total >

ASSESSOR'S USE ONLY	
Code	ASSESSMENTS
#9	
#9	
#9	
#11	
#11	
#11	
#14	
#12	
#16	
#17	
#18	
#19	
#20	
#23	
#24	
#25	

LESSEE'S LISTING REPORT Lessee's Name N/A Pursuant to Connecticut General Statutes §12-57a all leased, borrowed, consigned, loaned, rented, or stored personal property not owned by you but in your possession as of the assessment date must be included on this form. Failure to declare, in the form and manner as herein prescribed, shall result in the presumption of ownership and subsequent tax liability plus penalties. Property you do not lease that may be in your possession and must be reported includes (but is not limited to) dumpsters, gas/propane tanks, vending machines, water coolers, coffee machines.

COPY AND ATTACH ADDITIONAL SHEETS IF NEEDED

- Yes No Did you dispose of any leased items that were in your possession on October 1, 2019? If yes, enter a description of the property and the date of disposition in the space to the right.
- Did you dispose of any leased items that were in your possession on October 1, 2019? If yes, enter a description of the property and the date of disposition in the space to the right.
- Is the cost of any of the equipment listed below declared anywhere else on this declaration? If yes, note year in the 'Year Included' row and list cost in the 'Acquisition Cost' row.

	Lease #1	Lease #2	Lease #3
Name of Lessor			
Lessor's address			
Lease Number			
Item description / Model #			
Serial #			
Year of manufacture			
Capital Lease	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Lease Term - Beginning/End			
Monthly rent			
Acquisition Cost			
Year Included			

DECLARATION OF PERSONAL PROPERTY AFFIDAVIT

THIS FORM MUST BE SIGNED (AND IN SOME CASES WITNESSED) BEFORE IT MAY BE FILED WITH THE ASSESSOR.

AVOID PENALTY - IMPROPERLY SIGNED DECLARATIONS REQUIRE A 25% PENALTY

COMPLETE SECTION A OR SECTION B

Section A

OWNER I DO HEREBY declare under penalty of false statement that all sections of this declaration have been completed according to the best of my knowledge, remembrance, and belief; that it is a true statement of all my personal property liable to taxation; and that I have not conveyed or temporarily disposed of any estate for the purpose of evading the laws relating to the assessment and collection of taxes as per Connecticut General Statutes §12-49.

- CHECK ONE OWNER PARTNER
 CORPORATE OFFICER MEMBER

Signature

[Signature]

 Signature/Title

Dated

2/19/2021

 Print or type name

Section B

AGENT I DO HEREBY declare under oath that I have been duly appointed agent for the owner of the property listed herein and that I have full authority and knowledge sufficient to file a proper declaration for him in accord with the provisions of §12-50 C.G.S.

Agent's Signature

 Agent's Signature /Title

Dated

 Print or type agent's name

AGENT SIGNATURE MUST BE WITNESSED

Witness of agent's sworn statement

Subscribed and sworn to before me -

Dated

 Circle one: Assessor or staff member, Town Clerk, Justice of the Peace, Notary or Commissioner of Superior Court

The Personal Property Declaration must be signed above and delivered to the Wallingford Assessor or postmarked (as defined in C.G.S. Sec. 1-2a) by Monday, November 2, 2020 -OR- a 25% Penalty as required by law shall be applied.

PERSONAL PROPERTY DECLARATION DETAILS REPORT - NONFILED RECORD

ASSM YEAR: 2020
UNIQUE ID: 20180013
LIST NO: 0042938
RECEIVED:
STATUS: ACTIVE

SAM & SONIA LLC
ARLES AND BOGGS VEGAN EATERY
SAM SHARIF
100 QUINNIPIAC ST
WALLINGFORD CT 06492

Record Details

Prop Loc: 100 QUINNIPIAC ST& 108
C/O SAM SHARIF
BUS. TYPE 2110
SOURCE TYPE 07
STREET CODE S
PHONE # 646-207-4630

<u>ITEM CODE</u>		<u>100% ASSM</u>	<u>70% ASSM</u>
16	0.00	53,571	37,500
24	0.00	13,400	9,380
25	0.00	16,743	11,720

TOTAL GROSS 58,600
TOTAL EXEMPT
TOTAL GROSS 58,600



Town of Wallingford, Connecticut

Rhonda Caswell
Property Appraiser

Department of Finance
Assessing Division

203-294-2001 Phone
203-294-2003 Fax

MEMORANDUM

Date: March 1, 2020
To: Shelby P. Jackson III, Assessor
Cc:
From: Rhonda Caswell *RC*
RE: Sam & Sonia LLC DBA Arles & Boggs Vegan Eatery
Hearing #: 2020-179

Current Assessed Value: \$58,600

Appellant's estimate of Market Value: \$26,800 (\$14,810 assessed)

Notes:

- Did not file 2019- current assessment based on estimate plus penalty
- Filed 2020 Declaration with appeal- \$14,810 assessment

Recommendation:

Change to:

Assessment: \$14,810

Penalty: \$3,703

Total assessed value: \$18,513




Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

203-294-2000 Phone
203-294-2003 Fax

MEMORANDUM

Date: 3/4/2020
To: Shelby Jackson
From: Ian Fuller 
CC:
RE: Garden Homes (Yalesville Square)

On 3/4/21 Shelby and I had a phone conversation with Brian Daley of Garden Homes to discuss 10 properties they own at Yalesville Square Mobile Home Park. Our Proposed values are as follows:

Street #	Street Name	Current Market Value	Proposed Market Value	Amount Change
12	YALESVILLE SQUARE	\$60,900	\$60,900	No change
18	YALESVILLE SQUARE	\$119,300	\$95,000	-\$24,300
19	YALESVILLE SQUARE	\$59,400	\$59,400	No change
38	YALESVILLE SQUARE	\$62,600	\$62,600	No change
49	YALESVILLE SQUARE	\$55,900	\$47,500	-\$8,400
53	YALESVILLE SQUARE	\$66,900	\$55,000	-\$11,900
64	YALESVILLE SQUARE	\$69,300	\$56,900	-\$12,400
75	YALESVILLE SQUARE	\$95,000	\$80,000	-\$15,000
77	YALESVILLE SQUARE	\$70,200	\$58,000	-\$12,200
5A	YALESVILLE SQUARE	\$69,600	\$62,600	-\$7,000

WLPD ASSESSOR
10 FEB '21 AM 11:35



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-012 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner:
Garden Homes Management Corporation
Name of property Owner
29 Knapp Street
Mailing Address
Stamford, CT 06907
City, State, Zip
203-553-2414
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Brian Daley, General Counsel, Garden Homes Management Corp., 2/9/2021
Print applicant name and date

Brian A. Daley
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 75 Yalesville Square / PID 135783
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 60,164

Briefly state the basis of the Appeal: This mobile home is excessively assessed.

Attached is a spreadsheet reflecting eight recent arms length sales of comparable homes which shows that the assessments of fair market value are higher than the actual sales by 37%.
(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record	Initials
Thomas Vitali	_____
Carl Bonamico	_____
Robert Avery	_____

CURRENT OWNER	GARDEN HOMES MANAGEMENT CO	TOPO	1 Level	UTILITIES	2 Public Water	STRT / ROAD	1 Paved	LOCATION	2 Suburban	
29 KNAPP ST		Alt Prcl ID	059001001075	SUPPLEMENTAL DATA					Code	1-6
PO BOX 4401		Census:	1756	ENG MAP		Easement		Town Line		
STAMFORD CT 06902		TC MAP #		IND PARK		Assoc Pld#		Code	1-6	
		Record Lot						Assessed	95,000	
		GIS ID	135783					Assessed	66,500	

RECORD OF OWNERSHIP										
BK-VOL/PAGE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
1567 0105	U	I	07-19-2017	U	11	1-6	66,500	2020	1-6	66,500
1416 0658	U	I	07-07-2011	U	08	1-6	66,500	2020	1-6	66,500
1221 0013	U	I	08-31-2005	U	08					
1216 0829	Q	I	08-02-2005	Q	00					
1153 0427	U	I	04-26-2004	U	7					
Total						Total	66500	Total	66500	61900

EXEMPTIONS
 Description Amount Code Description Number Amount Comm Int
 Total 0.00

Nbhd	0001	Nbhd Name	B	Tracing		Batch	
ASSESSING NEIGHBORHOOD							
NOTES							
SURVIVORSHIP 1221/0013							
DORRYL JESPERSEN 10% &							
PHYLLIS REED 90%							

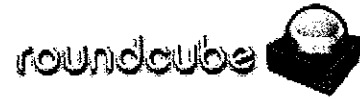
OTHER ASSESSMENTS									
This signature acknowledges a visit by a Data Collector or Assessor									
APPRaised VALUE SUMMARY									
Appraised Bldg. Value (Card) 94,300									
Appraised Xf (B) Value (Bldg) 0									
Appraised Ob (B) Value (Bldg) 700									
Appraised Land Value (Bldg) 0									
Special Land Value 0									
Total Appraised Parcel Value 95,000									
Valuation Method C									

BUILDING PERMIT RECORD									
Permit Id	17560	Issue Date	03-25-2004	Type	NC	Description	New Construct	Amount	37,033
		Insp Date	08-26-2004	% Comp	100	Date Comp		Comments	NEW MOBILE HOME

LAND LINE VALUATION SECTION										
B Use Code	1	103U	Description	Mobile Hom MD	Zone	DD4	Land Units	0 SF	Unit Price	0 1.00000
									Size Adj	5
									Site Index	1.00
									Cond.	M
									Nbhd.	1.000
									Nbhd. Adj	
Total Card Land Units	0 SF		Parcel Total Land Area	0.0000		Notes				

VISIT / CHANGE HISTORY													
Permit Id	17560	Issue Date	03-25-2004	Type	NC	Date	12-10-2020	Id	HH	Type	Is	Cd	Purpose/Result
							09-02-2020	V	76	DM - Change	40	No change	
							03-13-2020	FS	07	Measur/Info at Door	76	DM - Change	
							08-17-2015	KL	29	Field Review	07	Measur/Info at Door	
							07-16-2010	SR	29	Field Review	29	Field Review	
							04-07-2010	DW	00	Measur+Listed	00	Measur+Listed	
							08-27-2004	ST	43	New Account	43	New Account	

Subject **BAA Appeal Form Filings: 5A, 12, 18, 19, 38, 49, 53, 64, 75 & 77 Yalesville Square**
From Brian Daley <BDaley@gardenhomesmanagement.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-09 17:12



-
- Wallingford 2020 GL BAA Application - 18 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 19 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 53 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 64 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 77 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 5A Yalesville Square.pdf (~294 KB)
 - Wallingford 2020 GL BAA Application - 12 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 38 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 49 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 75 Yalesville Square.pdf (~290 KB)

Good Afternoon,

Attached are the BAA Appeal Forms for the following properties:

1. 5A Yalesville Square / PID 139185 ✓
2. 12 Yalesville Square / PID 138987 ✓
3. 18 Yalesville Square / PID 139573 ✓
4. 19 Yalesville Square / PID 138826 ✓
5. 38 Yalesville Square / PID 139405 ✓
6. 49 Yalesville Square / PID 134350 ✓
7. 53 Yalesville Square / PID 138845 ✓
8. 64 Yalesville Square / PID 139166 ✓
9. 75 Yalesville Square / PID 135783 ✓
10. 77 Yalesville Square / PID 139305 ✓

I was advised last week that submitting them electronically to this email address was sufficient for filing purposes. Please confirm that is correct and confirm receipt of all ten appeals. Thank you.

Brian A. Daley, General Counsel
Garden Homes Management Corporation
29 Knapp Street
Stamford, CT 06907
(203) 348-2200

RECENT COMPARABLE SALES

Yalesville Square	2020 FMV	Sales price	Sale date	Year of Home	Sq Ft	Sale \$/Sq Ft	FMV/Sq Ft
1	\$ 99,800	\$ 59,000	12/1/2017	2003	1008	\$ 58.53	\$ 99.01
2	\$ 103,100	\$ 60,000	8/5/2016	2004	1076	\$ 55.76	\$ 95.82
11	\$ 60,100	\$ 46,500	6/6/2016	2001	896	\$ 51.90	\$ 67.08
41	\$ 113,000	\$ 68,000	8/29/2017	2005	1160	\$ 58.62	\$ 97.41
46	\$ 104,700	\$ 62,000	9/17/2019	2006	1050	\$ 59.05	\$ 99.71
51	\$ 114,500	\$ 60,000	4/22/2019	2008	1176	\$ 51.02	\$ 97.36
79	\$ 109,500	\$ 79,538	8/4/2020	2004	1296	\$ 61.37	\$ 84.49
28	\$ 134,000	\$ 99,900	3/9/2020	2020	1568	\$ 63.71	\$ 85.46
					AVG	\$ 57.50	\$ 90.79

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Public Water	1 Paved	2 Suburban	Description	Code	Assessed	Assessed
1				MFG DWELL	1-6	95,000	66,500
29 KNAPP ST PO BOX 4401 STAMFORD CT 06902		SUPPLEMENTAL DATA Alt Prcl ID 059001001075 Census: 1756 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 135783		P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#		Assessed 66,500 6148 WALLINGFORD, CT	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Amount	Code	Description	Number	Amount	Year	Code	Assessed V
		1567	0105	07-19-2017	U	1	0	11	Year
		1416	0658	07-07-2014	U	1	0	08	Code
		1221	0013	08-31-2005	U	1	0	08	Assessed
		1216	0829	08-02-2005	Q	1	120,000	00	Year
		1153	0427	04-26-2004	U	1	78,950	7	Code
GARDEN HOMES MANAGEMENT CORP		JESPERSEN DORRYL		REED PHYLLIS		DZUBIAK CAROLINE		Total	
		Total		0.00		66,500		66,500	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		Total	
		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
0001	B		

BUILDING PERMIT RECORD		APPRAISED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
17560	03-25-2004	NC	New Construct
		Amount	Insp Date
		37,033	08-26-2004
		% Comp	Date Comp
		100	
		Comments	
		NEW MOBILE HOME	

LANDLINE VALUATION SECTION		VISIT / CHANGE HISTORY	
Date	Id	Type	Is
12-10-2020	HH		
09-02-2020	V		
03-13-2020	F		
08-17-2015	KL		
07-16-2010	SR		
04-07-2010	DW		
08-27-2004	ST		

LANDLINE VALUATION SECTION		APPRAISED VALUE SUMMARY	
Year	Code	Description	Amount
		Total Appraised Bldg Value (Card)	
		94,300	
		Appraised X1 (B) Value (Bldg)	
		0	
		Appraised Ob (B) Value (Bldg)	
		700	
		Appraised Land Value (Bldg)	
		0	
		Special Land Value	
		0	
		Total Appraised Parcel Value	
		95,000	
		Valuation Method	
		C	

BUILDING PERMIT RECORD		LANDLINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
1	103U	Mobile Hom MD	DD4
		Land Units	0 SF
		Unit Price	0 1.00000
		Size Adj	5
		Cond.	1.00
		Nbhd.	M
		Nbhd. Adj	1.000
		Notes	
		Location Adjustment	0.0000
		Adj Unit P	0
		Land Value	0
		Total Card Land Units	0 SF
		Parcel Total Land Area	0.0000
		Total Land Value	0

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	20	Mobile Home			
Model	07	Mobile Condo			
Grade	B				
Stories:	1	1 Story			
Occupancy	1				
Interior Wall 1:	04	Plywood Panel			
Interior Wall 2:	06	Linoleum			
Interior Floor 1					
Interior Floor 2					
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Trl Bedrooms:	02	2 Bedrooms			
Trl Bathrms:	2	2 Full Baths			
Trl Half Bths:	0				
Xtra Fixtres					
Total Rooms:	4	4 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Whirlpool					
Fireplaces					

CONDO DATA

Parcel Id	137212	C 80	Owne
Gopoliens Park			
Adjust Type	Code	Description	Factor%
Condo Flr	1	DW Mod	131
Condo Unit	1	1	100

COST/MARKET VALUATION

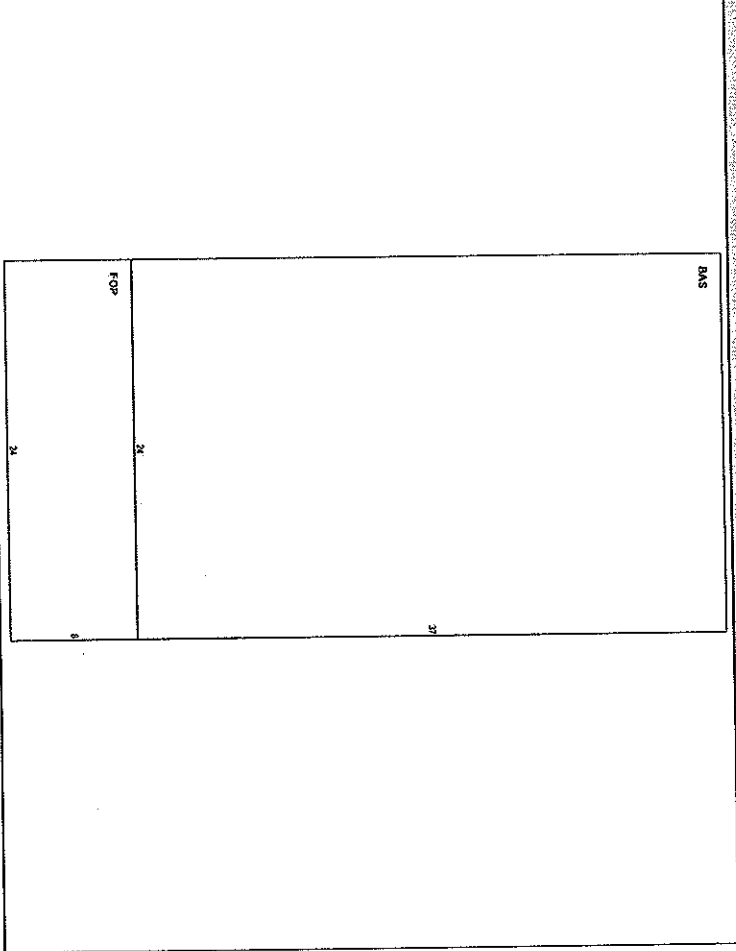
Building Value New	113,649
Year Built	2004
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	83
Cns Sced Rchld	94,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS / X - BUILDING EXTRA FEATURES (B)

Code	Description	U/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	64	13.00	2004	A		50	C	1.00	400
PAT1	Patio-Avg	L	86	6.00	2020	A		50	C	1.00	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	888	888	888	107.43	95,400
FOP	Porch, Open	0	192	38	21.26	4,082
Ttl Gross Liv / Lease Area		888	1,080	926		99,482



BAS						
FOP						

REC'D ASSESSOR
10 FEB 21 AM 11:35



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-010

APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner:
Garden Homes Yalesville LP

Name of property Owner
29 Knapp Street

Mailing Address
Stamford, CT 06907

City, State, Zip
203-853-2414

Phone

Appellant (if other than owner):

Name of Owner's Agent

Mailing Address

City, State, Zip

Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Brian Daley, General Counsel, Garden Homes Management Corp., GP of the LP 2/9/2021

Print applicant name and date

Brian A. Daley
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 53 Yalesville Square / PID 138845
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 42,368

Briefly state the basis of the Appeal: This mobile home is excessively assessed.

Attached is a spreadsheet reflecting eight recent arms length sales of comparable homes which shows that the assessments of fair market value are higher than the actual sales by 37%.
(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record Initials

Thomas Vitali	_____	_____
Carl Bonamico	_____	_____
Robert Avery	_____	_____

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION	
GARDEN HOMES YALESVILLE LIMIT PARTNERSHIP		1 Level		2 Public Water		1 Paved		2 Suburban	
29 KNAPP ST		Alt Prcl ID 2013010		P/Z MAP #		Assoc Pid#			
PO BOX 4401		Census: 1756		ENG MAP					
STAMFORD CT 06907		Old MBLU		Easement					
		TC MAP #		Town Line					
		Record Lot		IND PARK					
		GIS ID 138845							

RECORD OF OWNERSHIP		BK	VOL	PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
GARDEN HOMES YALESVILLE LIMITED		1420	1185		09-12-2011	U	I	0	
Total		46800		46800		46800		40900	

EXEMPTIONS		Year	Code	Description	Amount	Number	Comm Int
Total		46800		46800		40900	

This signature acknowledges a visit by a Data Collector or Assessor

OTHER ASSESSMENTS		Year	Code	Description	Amount	Number	Comm Int
Total		46800		46800		40900	

ASSESSING NEIGHBORHOOD		Nbrhd	Nbrhd Name	Tracing	Batch
Total		0001			

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value		27338	01-10-2013	RS	Residential	25,000	09-19-2013	100		14X60 MH

LAND LINE VALUATION SECTION		B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
Total Appraised Parcel Value		1	103U	Mobile Hom MD	DD4		SF	0	1.00000	5	1.00	M	1.000
Total Land Value		Parcel Total		Land Area		0.0000							

6148
WALLINGFORD, CT

VISION

CURRENT ASSESSMENT		Code	Assessed
Total		1-6	66,900
Assessed		1-6	46,800

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed V	Year	Code	Assessed
Total		2021	1-6	46,800	2020	1-6	40,900

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 66,900
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 0
 Special Land Value 0
 Total Appraised Parcel Value 66,900
 Valuation Method C

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value		12-10-2020	HH			40	No change
		09-02-2020	V			76	DM - Change
		02-21-2020	FS			01	Measured
		02-21-2020	FS			02	1st Callback
		08-17-2015	KL			29	Field Review
		09-26-2013	RSO	02		43	New Account
		09-19-2013	RSO	02		13	Left Door Hanger

Subject **BAA Appeal Form Filings: 5A, 12, 18, 19, 38, 49, 53, 64, 75 & 77 Yalesville Square**
From Brian Daley <BDaley@gardenhomesmanagement.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-09 17:12



-
- Wallingford 2020 GL BAA Application - 18 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 19 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 53 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 64 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 77 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 5A Yalesville Square.pdf (~294 KB)
 - Wallingford 2020 GL BAA Application - 12 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 38 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 49 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 75 Yalesville Square.pdf (~290 KB)
-

Good Afternoon,

Attached are the BAA Appeal Forms for the following properties:

- ✓ 1. 5A Yalesville Square / PID 139185 ✓
- ✓ 2. 12 Yalesville Square / PID 138987 ✓
- ✓ 3. 18 Yalesville Square / PID 139573 ✓
- ✓ 4. 19 Yalesville Square / PID 138826 ✓
- ✓ 5. 38 Yalesville Square / PID 139405 ✓
- ✓ 6. 49 Yalesville Square / PID 134350 ✓
- ✓ 7. 53 Yalesville Square / PID 138845 ✓
- ✓ 8. 64 Yalesville Square / PID 139166 ✓
- ✓ 9. 75 Yalesville Square / PID 135783 ✓
- ✓ 10. 77 Yalesville Square / PID 139305 ✓

I was advised last week that submitting them electronically to this email address was sufficient for filing purposes. Please confirm that is correct and confirm receipt of all ten appeals. Thank you.

Brian A. Daley, General Counsel
Garden Homes Management Corporation
29 Knapp Street
Stamford, CT 06907
(203) 348-2200

RECENT COMPARABLE SALES

Yalesville Square	2020 FMV	Sales price	Sale date	Year of Home	Sq Ft	Sale \$/Sq Ft	FMV/Sq Ft
1	\$ 99,800	\$ 59,000	12/1/2017	2003	1008	\$ 58.53	\$ 99.01
2	\$ 103,100	\$ 60,000	8/5/2016	2004	1076	\$ 55.76	\$ 95.82
11	\$ 60,100	\$ 46,500	6/6/2016	2001	896	\$ 51.90	\$ 67.08
41	\$ 113,000	\$ 68,000	8/29/2017	2005	1160	\$ 58.62	\$ 97.41
46	\$ 104,700	\$ 62,000	9/17/2019	2006	1050	\$ 59.05	\$ 99.71
51	\$ 114,500	\$ 60,000	4/22/2019	2008	1176	\$ 51.02	\$ 97.36
79	\$ 109,500	\$ 79,538	8/4/2020	2004	1296	\$ 61.37	\$ 84.49
28	\$ 134,000	\$ 99,900	3/9/2020	2020	1568	\$ 63.71	\$ 85.46
					AVG	\$ 57.50	\$ 90.79

CONSTRUCTION DETAIL (CONTINUED)

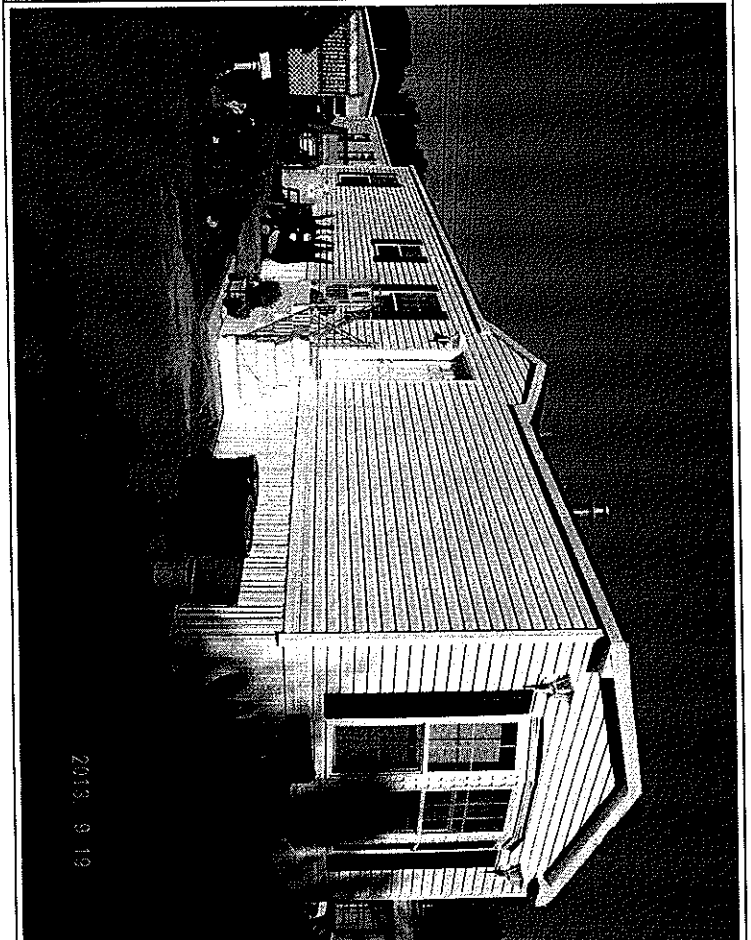
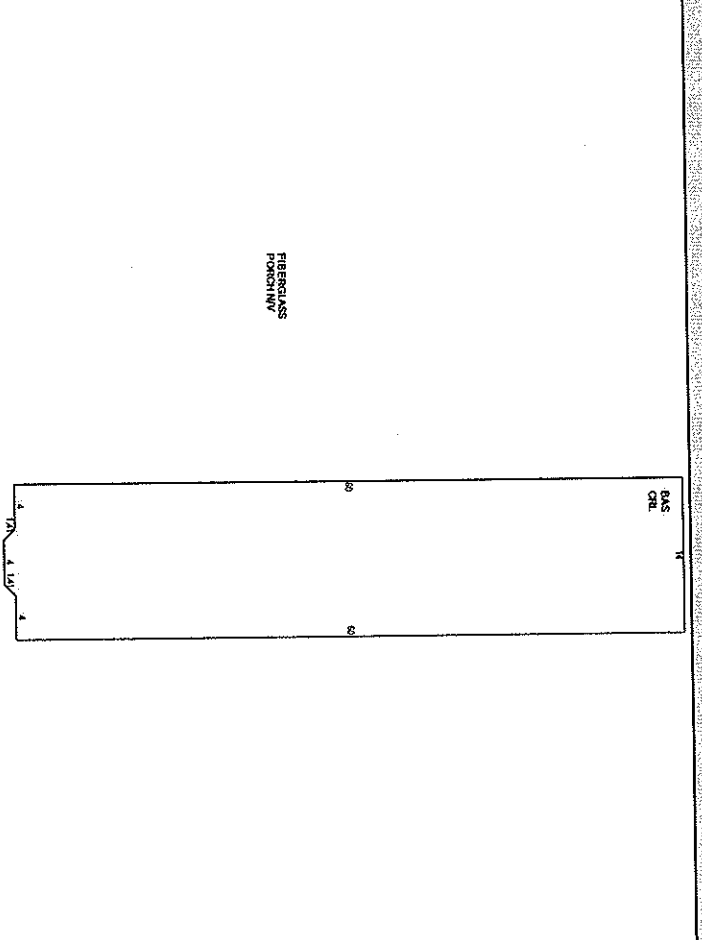
Element	Cd	Description	Element	Cd	Description
Style:	20	Mobile Home			
Model	07	Mobile Condo			
Grade	C+				
Stories:	1				
Occupancy	1				
Interior Wall 1:	05	Drywall			
Interior Wall 2:	14	Carpet			
Interior Floor 1	06	Linoleum			
Interior Floor 2	03	Gas			
Heat Fuel:	04	Forced Air-Duc			
Heat Type:	01	None			
AC Type:	02	2 Bedrooms			
Ttl Bedrms:	02	2 Full Baths			
Ttl Bathrms:	2				
Ttl Half Bths:	0				
Xtra Fixtes	0	4 Rooms			
Total Rooms:	4	Average			
Bath Style:	02	Average			
Kitchen Style:	02				
Whirlpool					
Fireplaces					

CONDO DATA			
Parcel Id	137212	C 80	Owne
Adjust Type	Gopoliars Park	B 1	ST1
Condo Flr	3	SW Mod	Factor%
Condo Unit	1	1	100

COST / MARKET VALUATION	
Building Value New	71,937
Year Built	2013
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	7
Depreciation %	
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	93
Cns Sect Rendl	66,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS/D / XE - BUILDING EXTRA FEATURES/B						
Code	Description	L/B1 Units	Unit Price	Yr Bilt	Cond. Cd	% Cd

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	845	845	845	70.04	59,185
CRL	Crawl Space	0	845	0	0.00	0
Ttl Gross Liv / Lease Area		845	1,690	845		59,185



10 FEB '21 AM 11:36
MED ASSESSOR



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-011 APPLICATION

HEARING DATE: _____
APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

Property Owner:
Garden Homes Yalesville LP
Name of property Owner
29 Knapp Street
Mailing Address
Stamford, CT 06907
City, State, Zip
203-653-2414
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Brian Daley, General Counsel, Garden Homes Management Corp., GP of the LP 2/9/2021
Print applicant name and date

Brian A. Daley
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 64 Yalesville Square / PID 139166
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 43,888

Briefly state the basis of the Appeal: This mobile home is excessively assessed.

Attached is a spreadsheet reflecting eight recent arms length sales of comparable homes which shows that the assessments of fair market value are higher than the actual sales by 37%.
(Attach additional pages, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

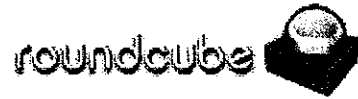
Print Name

Motion: _____

Voting Record **Initials**

Thomas Vitali	_____	_____
Carl Bonamico	_____	_____
Robert Avery	_____	_____

Subject **BAA Appeal Form Filings: 5A, 12, 18, 19, 38, 49, 53, 64, 75 & 77 Yalesville Square**
From Brian Daley <BDaley@gardenhomesmanagement.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-09 17:12



-
- Wallingford 2020 GL BAA Application - 18 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 19 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 53 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 64 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 77 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 5A Yalesville Square.pdf (~294 KB)
 - Wallingford 2020 GL BAA Application - 12 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 38 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 49 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 75 Yalesville Square.pdf (~290 KB)
-

Good Afternoon,

Attached are the BAA Appeal Forms for the following properties:

- ✓ 1. 5A Yalesville Square / PID 139185 ✓
- ✓ 2. 12 Yalesville Square / PID 138987 ✓
- ✓ 3. 18 Yalesville Square / PID 139573 ✓
- ✓ 4. 19 Yalesville Square / PID 138826 ✓
- ✓ 5. 38 Yalesville Square / PID 139405 ✓
- ✓ 6. 49 Yalesville Square / PID 134350 ✓
- ✓ 7. 53 Yalesville Square / PID 138845 ✓
- ✓ 8. 64 Yalesville Square / PID 139166 ✓
- ✓ 9. 75 Yalesville Square / PID 135783 ✓
- ✓ 10. 77 Yalesville Square / PID 139305 ✓

I was advised last week that submitting them electronically to this email address was sufficient for filing purposes. Please confirm that is correct and confirm receipt of all ten appeals. Thank you.

Brian A. Daley, General Counsel
Garden Homes Management Corporation
29 Knapp Street
Stamford, CT 06907
(203) 348-2200

RECENT COMPARABLE SALES

Yalesville Square	2020 FMV	Sales price	Sale date	Year of Home	Sq Ft	Sale \$/Sq Ft	FMV/Sq Ft
1	\$ 99,800	\$ 59,000	12/1/2017	2003	1008	\$ 58.53	\$ 99.01
2	\$ 103,100	\$ 60,000	8/5/2016	2004	1076	\$ 55.76	\$ 95.82
11	\$ 60,100	\$ 46,500	6/6/2016	2001	896	\$ 51.90	\$ 67.08
41	\$ 113,000	\$ 68,000	8/29/2017	2005	1160	\$ 58.62	\$ 97.41
46	\$ 104,700	\$ 62,000	9/17/2019	2006	1050	\$ 59.05	\$ 99.71
51	\$ 114,500	\$ 60,000	4/22/2019	2008	1176	\$ 51.02	\$ 97.36
79	\$ 109,500	\$ 79,538	8/4/2020	2004	1296	\$ 61.37	\$ 84.49
28	\$ 134,000	\$ 99,900	3/9/2020	2020	1568	\$ 63.71	\$ 85.46
					AVG	\$ 57.50	\$ 90.79

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	20	Mobile Home			
Model	07	Mobile Condo			
Grade	C+				
Stories:	1				
Occupancy	1				
Interior Wall 1:	05	Drywall			
Interior Wall 2:	06	Linoleum			
Interior Floor 1:	14	Carpet			
Interior Floor 2:	03	Gas			
Heat Fuel:	04	Forced Air-Duc			
Heat Type:	01	None			
AC Type:	02	2 Bedrooms			
Ttl Bedrooms:	2	2 Full Baths			
Ttl Bathrms:	0				
Ttl Half Bths:	4	4 Rooms			
Xtra Fixtres	02	Average			
Total Rooms:	02	Average			
Bath Style:	02				
Kitchen Style:	02				
Whirlpool					
Fireplaces					

CONDO DATA

Parcel Id	137212	C	80		
Gopolans Park					
Adjust Type	Code	Description	Factor%		
Condo Fir	3	SW Mod	98		
Condo Unit	1	1	100		

COST/MARKET VALUATION

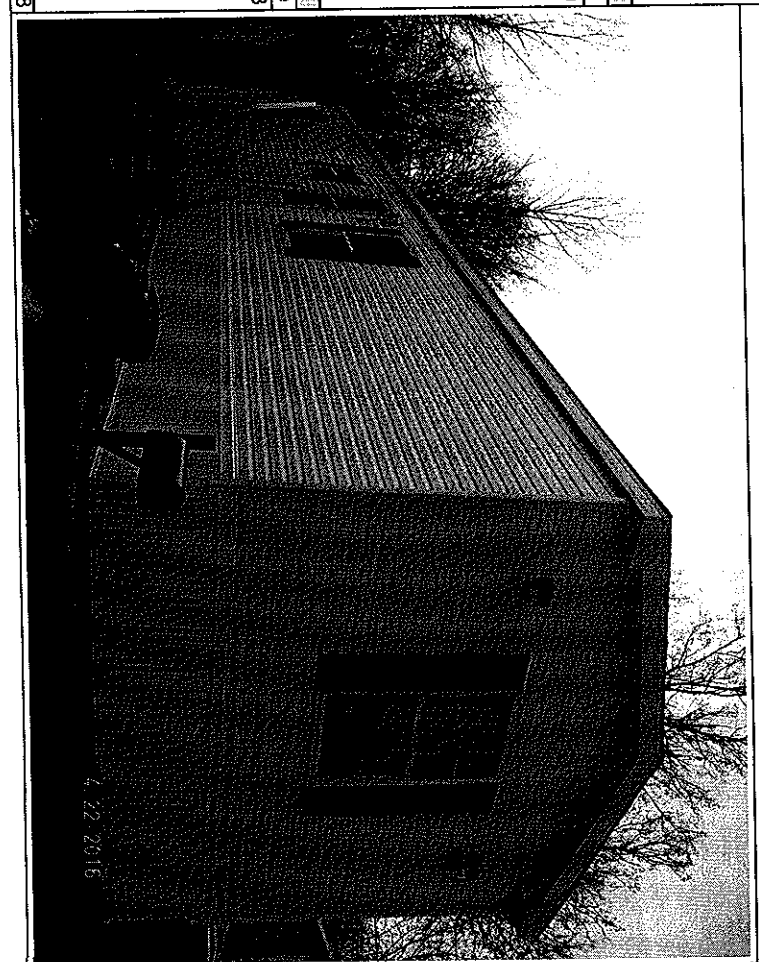
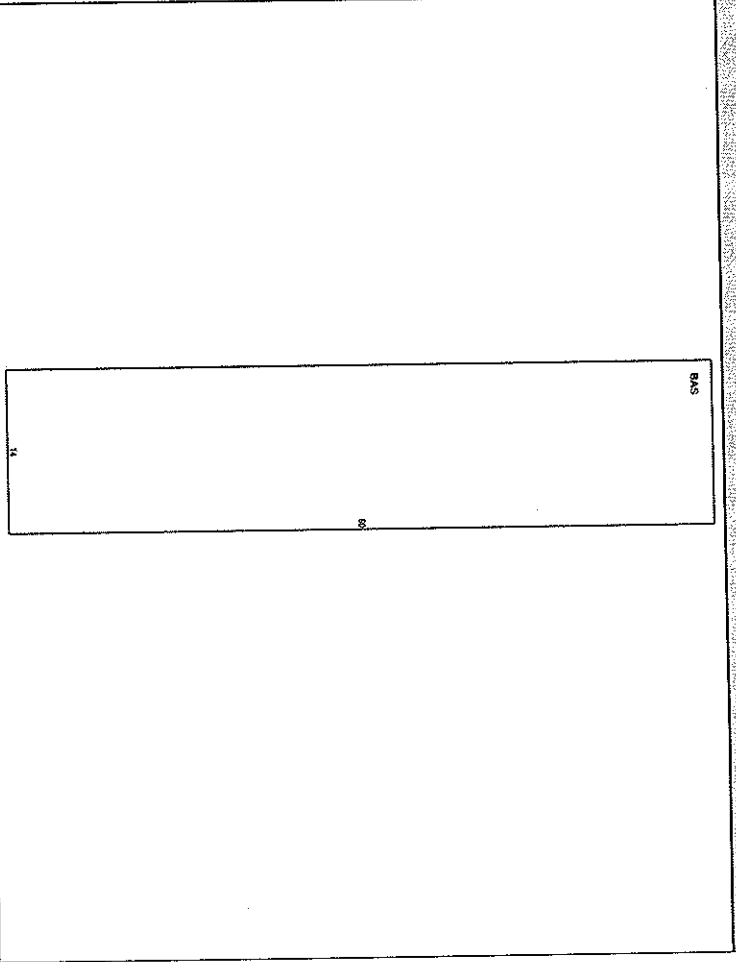
Building Value New	71,787
Year Built	2016
Effective Year Built	A
Depreciation Code	
Remodel Rating	
Year Remodeled	4
Depreciation %	
Functional Obsol	1
External Obsol	
Trend Factor	
Condition	
Condition %	96
Percent Good	68,900
Cns Sct Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)

Code	Description	U/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	64	13,00	2020	A		50	C	1,00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	840	840	840	70.28	59,038
Ttl Gross Liv / Lease Area		840	840	840		59,038



WALDEN ASSESSOR
10 FEB 21 AM 11:36



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-013 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner: Garden Homes Yalesville LP
Name of property Owner 29 Knapp Street
Mailing Address Stamford, CT 06907
City, State, Zip 203-653-2414
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Brian Daley, General Counsel, Garden Homes Management Corp., GP of the LP 2/9/2021

Print applicant name and date

Brian A. Daley
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 77 Yalesville Square / PID 139305
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 44,458

Briefly state the basis of the Appeal: This mobile home is excessively assessed.

Attached is a spreadsheet reflecting eight recent arms length sales of comparable homes which shows that the assessments of fair market value are higher than the actual sales by 37%.
(Attach additional pages, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record **Initials**

Thomas Vitali	_____	_____
Carl Bonamico	_____	_____
Robert Avery	_____	_____

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION		
GARDEN HOMES YALESVILLE LIMIT PARTNERSHIP 29 KNAPP ST P.O. BOX 4401 STAMFORD CT 06907	1 Level	2 Public Water	1 Paved	2 Suburban		
RECORD OF OWNERSHIP	BK VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC
GARDEN HOMES YALESVILLE LIMITED	1420 1185	09-21-2011	U	I	0	

CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
Code	Assessed	Year	Code
1-6	70,200	2020	1-6
Total		Total	
70,200		49,100	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Amount	Comm Int
Total		Total	
0.00		38,500	

This signature acknowledges a visit by a Data Collector or Assessor
APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 69,600
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 600
 Appraised Land Value (Bldg) 0
 Special Land Value 0
 Total Appraised Parcel Value 70,200
 Valuation Method C

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
31028	02-02-2017	12-10-2020	No change
31028	11-16-2016	09-02-2020	DM - Change
		02-21-2020	Measur+Listed
		04-03-2017	61 Permit - Measure Only
		03-15-2017	KC New Account

ASSESSING NEIGHBORHOOD		LAND LINE VALUATION SECTION	
Nbhd	Nbhd Name	Zone	Description
0001	B	Mobile Hom	MD
NOTES		Land Units	Unit Price
230 MAIN ST LOT 77 NEW MOBILE HOME FOR THE 2017 GL 1/A-2020		SF	0 1.00000
Total Card Land Units		Parcel Total Land Area	0.0000
0		0.0000	

Subject **BAA Appeal Form Filings: 5A, 12, 18, 19, 38, 49, 53, 64, 75 & 77 Yalesville Square**
From Brian Daley <BDaley@gardenhomesmanagement.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-09 17:12



-
- Wallingford 2020 GL BAA Application - 18 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 19 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 53 Yalesville Square.pdf (~290 KB)
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 - Wallingford 2020 GL BAA Application - 5A Yalesville Square.pdf (~294 KB)
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 - Wallingford 2020 GL BAA Application - 75 Yalesville Square.pdf (~290 KB)
-

Good Afternoon,

Attached are the BAA Appeal Forms for the following properties:

1. 5A Yalesville Square / PID 139185 ✓
2. 12 Yalesville Square / PID 138987 ✓
3. 18 Yalesville Square / PID 139573
4. 19 Yalesville Square / PID 138826 ✓
5. 38 Yalesville Square / PID 139405 ✓
6. 49 Yalesville Square / PID 134350 ✓
7. 53 Yalesville Square / PID 138845 ✓
8. 64 Yalesville Square / PID 139166 ✓
9. 75 Yalesville Square / PID 135783 ✓
10. 77 Yalesville Square / PID 139305 ✓

I was advised last week that submitting them electronically to this email address was sufficient for filing purposes. Please confirm that is correct and confirm receipt of all ten appeals. Thank you.

Brian A. Daley, General Counsel
Garden Homes Management Corporation
29 Knapp Street
Stamford, CT 06907
(203) 348-2200

RECENT COMPARABLE SALES

Yalesville Square	2020 FMV	Sales price	Sale date	Year of Home	Sq Ft	Sale \$/Sq Ft	FMV/Sq Ft
1	\$ 99,800	\$ 59,000	12/1/2017	2003	1008	\$ 58.53	\$ 99.01
2	\$ 103,100	\$ 60,000	8/5/2016	2004	1076	\$ 55.76	\$ 95.82
11	\$ 60,100	\$ 46,500	6/6/2016	2001	896	\$ 51.90	\$ 67.08
41	\$ 113,000	\$ 68,000	8/29/2017	2005	1160	\$ 58.62	\$ 97.41
46	\$ 104,700	\$ 62,000	9/17/2019	2006	1050	\$ 59.05	\$ 99.71
51	\$ 114,500	\$ 60,000	4/22/2019	2008	1176	\$ 51.02	\$ 97.36
79	\$ 109,500	\$ 79,538	8/4/2020	2004	1296	\$ 61.37	\$ 84.49
28	\$ 134,000	\$ 99,900	3/9/2020	2020	1568	\$ 63.71	\$ 85.46
					AVG	\$ 57.50	\$ 90.79

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		WALLINGFORD, CT	
Level	Public Water	1 Paved	2 Suburban	Description	Code	Assessed	Assessed	Assessed	Year	Code	Assessed	Year	Code
1				MFG DWELL	1-6	70,200		49,100	2020	1-6	49,100	2020	1-4
GARDEN HOMES YALESVILLE LIMIT PARTNERSHIP		29 KNAPP ST		P/O. BOX 4401		STAMFORD CT 06907		GARDEN HOMES YALESVILLE LIMITED		Total		70,200	
At Prcl ID 2017001		Census: 1756		Old MBLU		TC MAP #		Record Lot 77		GIS ID 139305		Assoc Pld#	
SUPPLEMENTAL DATA		P/Z MAP #		ENG MAP		Easement		Town Line		IND PARK		VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU / VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS / HISTORY	
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed
								2021	1-6	49,100	2020	1-6	49,100
Total		0.00						Total		49100		Total	

EXEMPTIONS		OTHER ASSESSMENTS		APPRaised VALUE SUMMARY	
Year	Code	Description	Amount	Code	Amount
Total		0.00		Appraised Bldg. Value (Card) 69,600	
				Appraised Xt (B) Value (Bldg) 0	
				Appraised Ob (B) Value (Bldg) 600	
				Appraised Land Value (Bldg) 0	
				Special Land Value 0	
				Total Appraised Parcel Value 70,200	
				Valuation Method C	

BUILDING PERMIT RECORD		ASSESSING NEIGHBORHOOD		NOTES				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
31028	02-02-2017	CO	C-Occupancy	25,000	04-03-2017	100		#77 NEW MOBILE HOME
31028	11-16-2016	NC	New Construct		04-03-2017	100		#77 NEW MOBILE HOME

VISIT / CHANGE HISTORY		DATE		ID		TYPE		IS		CD		PURPOSE/RESULT	
Date	Id	Type	Is	Cd	Purpose/Result								
12-10-2020	HH			40	No change								
09-02-2020	V			76	DM - Change								
02-21-2020	FS			00	Measur-Listed								
04-03-2017	KC	02		61	Permit - Measure Only								
03-15-2017	KC			43	New Account								

LANDLINE VALUATION SECTION		BUILDING PERMIT RECORD		NOTES							
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	
1	103U	Mobile Horn MD		SF	0	1.00000	5	1.00	M	1.000	
Total Card Land Units		SF		Parcel Total Land Area		0.0000		Total Land Value		0	

TOTALS		TOTALS		TOTALS	
Year	Code	Description	Amount	Code	Amount
Total		49100		Total	
				Appraised Bldg. Value (Card) 69,600	
				Appraised Xt (B) Value (Bldg) 0	
				Appraised Ob (B) Value (Bldg) 600	
				Appraised Land Value (Bldg) 0	
				Special Land Value 0	
				Total Appraised Parcel Value 70,200	
				Valuation Method C	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 20		Mobile Home			
Model 07		Mobile Condo			
Grade C+					
Stories: 1					
Interior Wall 1: 05		Drywall			
Interior Wall 2: 14		Carpet			
Interior Floor 1: 06		Linoleum			
Interior Floor 2: 03		Gas			
Heat Fuel: 04		Forced Air-Duc			
Heat Type: 01		None			
AC Type: 01		2 Bedrooms			
Ttl Bedrooms: 02		1 Full Bath			
Ttl Bathrms: 2		1 Half Bath			
Ttl Half Bths: 4		4 Rooms			
Xtra Fixtres: 02		Average			
Total Rooms: 02		Average			
Bath Style: 02					
Kitchen Style: 02					
Whirlpool: 0					
Fireplaces: 0					

CONDO DATA

Parcel Id	137212	C	80	Owne
Adjust Type	Gopolans Park	B	1	S
Condo Fir	Code	Description	Factor%	
Condo Unit	3	SW Mod	98	
	1		100	

COST / MARKET VALUATION

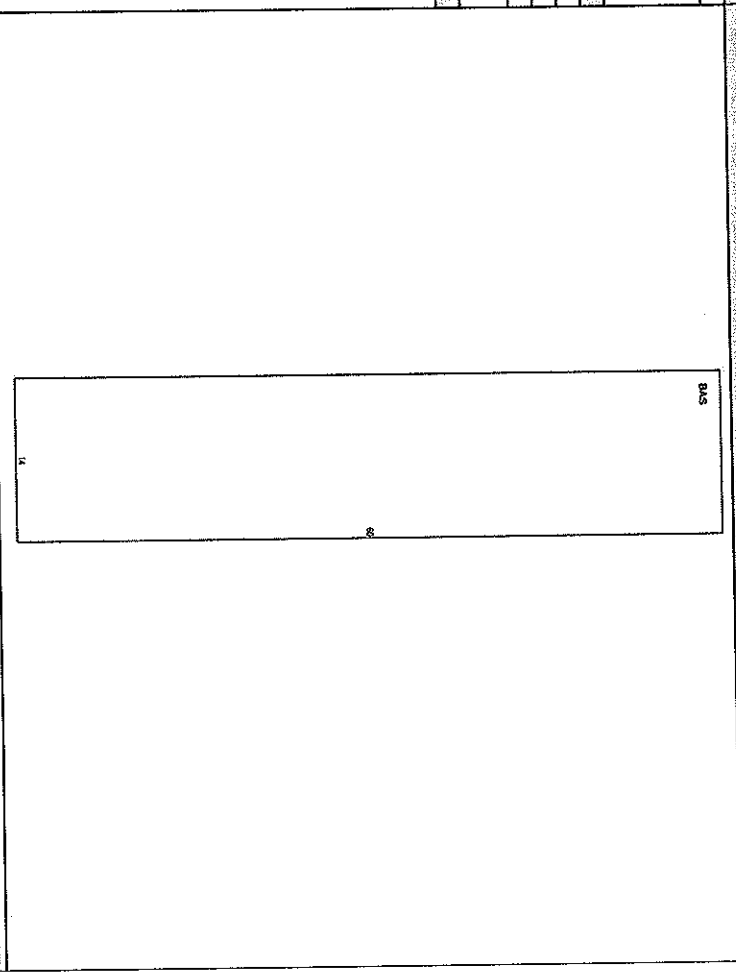
Building Value New	71,787
Year Built	2017
Effective Year Built	A
Remodel Rating	3
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	97
Cns Sect Rcnld	69,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)

Code	Description	VB	Units	Unit Price	Yr Bl	Cond	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	64	13.00	2017	G		75	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value
BAS	First Floor	840	840	840	70.28	59,038
Ttl Gross Liv / Lease Area		840	840	840		59,038



FILED REGISTERED
10 FEB 21 AM 11:35



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-005 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner: Garden Homes Yalesville LP
Name of property Owner 29 Knapp Street
Mailing Address Stamford, CT 06907
City, State, Zip 203-653-2414
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Brian Daley, General Counsel, Garden Homes Management Corp., GP of the LP 2/9/2021

Print applicant name and date

Brian A. Daley
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____
18 Yalesville Square / PID 139573

Real Estate: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 75,553

Briefly state the basis of the Appeal: This mobile home is excessively assessed.

Attached is a spreadsheet reflecting eight recent arms length sales of comparable homes which shows that the assessments of fair market value are higher than the actual sales by 37%.
(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

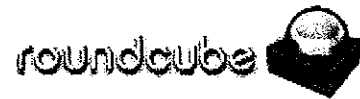
Signature(s) of _____ Date: _____
Owner(s) or Agent: (Must be signed in the presence of the Board)

Print Name

Motion: _____

Voting Record	Initials
Thomas Vitali	_____
Carl Bonamico	_____
Robert Avery	_____

Subject **BAA Appeal Form Filings: 5A, 12, 18, 19, 38, 49, 53, 64, 75 & 77 Yalesville Square**
From Brian Daley <BDaley@gardenhomesmanagement.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-09 17:12



- Wallingford 2020 GL BAA Application - 18 Yalesville Square.pdf (~290 KB)
- Wallingford 2020 GL BAA Application - 19 Yalesville Square.pdf (~290 KB)
- Wallingford 2020 GL BAA Application - 53 Yalesville Square.pdf (~290 KB)
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- Wallingford 2020 GL BAA Application - 77 Yalesville Square.pdf (~290 KB)
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- Wallingford 2020 GL BAA Application - 38 Yalesville Square.pdf (~290 KB)
- Wallingford 2020 GL BAA Application - 49 Yalesville Square.pdf (~290 KB)
- Wallingford 2020 GL BAA Application - 75 Yalesville Square.pdf (~290 KB)

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Attached are the BAA Appeal Forms for the following properties:

- ✓ 1. 5A Yalesville Square / PID 139185 ✓
- ✓ 2. 12 Yalesville Square / PID 138987 ✓
- ✓ 3. 18 Yalesville Square / PID 139573 ✓
- ✓ 4. 19 Yalesville Square / PID 138826 ✓
- ✓ 5. 38 Yalesville Square / PID 139405 ✓
- ✓ 6. 49 Yalesville Square / PID 134350 ✓
- ✓ 7. 53 Yalesville Square / PID 138845 ✓
- ✓ 8. 64 Yalesville Square / PID 139166 ✓
- ✓ 9. 75 Yalesville Square / PID 135783 ✓
- ✓ 10. 77 Yalesville Square / PID 139305 ✓

I was advised last week that submitting them electronically to this email address was sufficient for filing purposes. Please confirm that is correct and confirm receipt of all ten appeals. Thank you.

Brian A. Daley, General Counsel
Garden Homes Management Corporation
29 Knapp Street
Stamford, CT 06907
(203) 348-2200

RECENT COMPARABLE SALES

Yalesville Square	2020 FMV	Sales price	Sale date	Year of Home	Sq Ft	Sale \$/Sq Ft	FMV/Sq Ft
1	\$ 99,800	\$ 59,000	12/1/2017	2003	1008	\$ 58.53	\$ 99.01
2	\$ 103,100	\$ 60,000	8/5/2016	2004	1076	\$ 55.76	\$ 95.82
11	\$ 60,100	\$ 46,500	6/6/2016	2001	896	\$ 51.90	\$ 67.08
41	\$ 113,000	\$ 68,000	8/29/2017	2005	1160	\$ 58.62	\$ 97.41
46	\$ 104,700	\$ 62,000	9/17/2019	2006	1050	\$ 59.05	\$ 99.71
51	\$ 114,500	\$ 60,000	4/22/2019	2008	1176	\$ 51.02	\$ 97.36
79	\$ 109,500	\$ 79,538	8/4/2020	2004	1296	\$ 61.37	\$ 84.49
28	\$ 134,000	\$ 99,900	3/9/2020	2020	1568	\$ 63.71	\$ 85.46
					AVG	\$ 57.50	\$ 90.79

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		
GARDEN HOMES YALESVILLE LIMIT PARTNERSHIP 29 KNAPP ST P O BOX 4401 STAMFORD CT 06907		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Assessed
Alt Prcl ID 20200001 Census: Old MBLU TC MAP # IND PARK Record Lot		SUPPLEMENTAL DATA			MFG DWELL	1-6	119,300	83,500
GIS ID 139573		P/Z MAP # ENG MAP Easement Town Line IND PARK						
Assoc Pld#								

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GARDEN HOMES YALESVILLE LIMITED		0000	09-12-2011	U	I			Year	Code	Assessed	Year	Code	Assessed
								2021	1-6	83,500	2020	1-6	83,500
Total								Total		119,300	Total		83,500

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name		
0001	B	Tracing	Batch
GARDEN CREEK DW ERH-52J144-GC			

BUILDING PERMIT RECORD		APPROVED VALUE SUMMARY	
Permit ID	Issue Date	Type	Description
33635-CO	03-02-2020	CO	
33635	06-17-2019	NC	
Total Appraised Parcel Value		119,300	

LAND LINE VALUATION SECTION		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Date	Id
33635-CO	03-02-2020	12-10-2020	HH
33635	06-17-2019	03-18-2020	IF
		03-13-2020	FS
Total Appraised Parcel Value		119,300	

BUILDING PERMIT RECORD		APPROVED VALUE SUMMARY	
Permit ID	Issue Date	Type	Description
33635-CO	03-02-2020	CO	
33635	06-17-2019	NC	
Total Appraised Parcel Value		119,300	

LAND LINE VALUATION SECTION		VISIT/CHANGE HISTORY	
Use Code	Description	Date	Id
103U	Mobile Horn MD	12-10-2020	HH
		03-18-2020	IF
		03-13-2020	FS
Total Appraised Parcel Value		119,300	



6148
WALLINGFORD, CT

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	20	Mobile Home			
Model	07	Mobile Condo			
Grade	C+				
Stories:	1				
Occupancy	1				
Interior Wall 1:	05	Drywall			
Interior Wall 2:	20	Laminate			
Interior Floor 1					
Interior Floor 2					
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Ttl Bedrms:	03	3 Bedrooms			
Ttl Bathrms:	2				
Ttl Half Bths:					
Xtra Fixres					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Whirlpool					
Fireplaces					

Year Built 2020
 Effective Year Built
 Depreciation Code A
 Remodel Rating
 Year Renodeled
 Depreciation % 0
 Functional Obsol
 External Obsol
 Trend Factor 1
 Condition
 Condition %
 Percent Good 100
 RCNLD 118,900
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

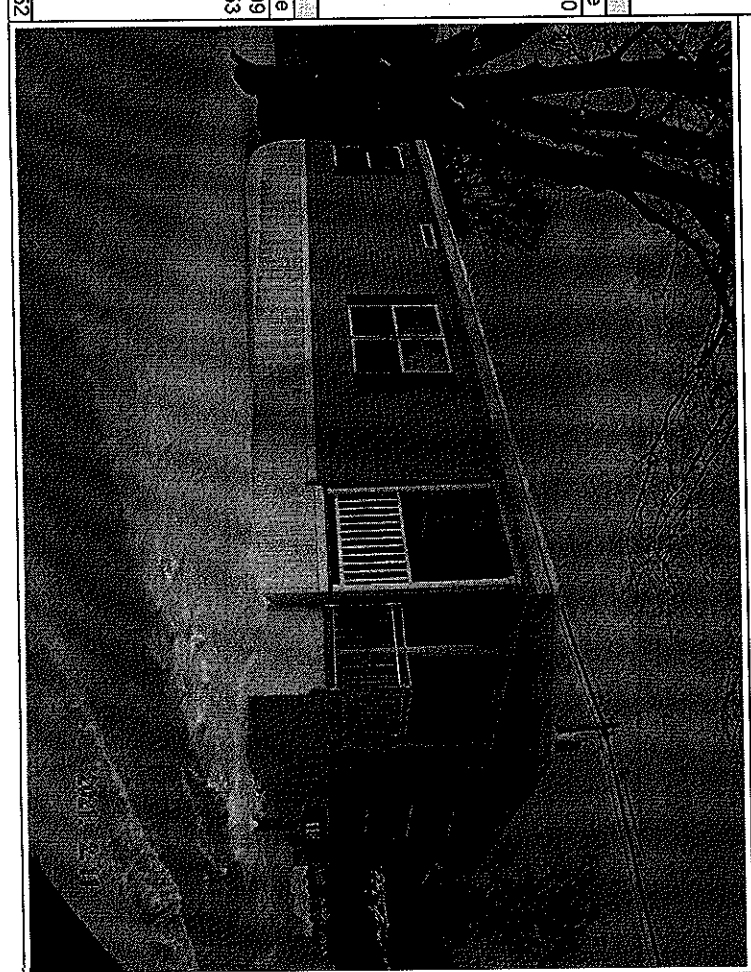
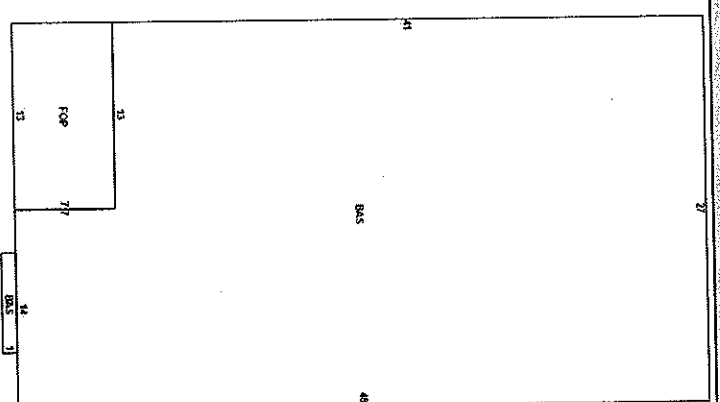
Building Value New 118,907
 Building Value New

CONDO DATA
 Parcel Id 137212 C/80
 Gopoliens Park B1 S1
 Adjust Type Code Description Factor %
 Condo Flr 1 DW Mod 131
 Condo Unit 100

COST/MARKET VALUATION
 Building Value New 118,907

OB - OUTBUILDING & YARD ITEMS/L - BUILDING EXTRA FEATURES/B											
Code	Description	V/B	Units	Unit Price	Yr Blt	Cond	Cd	% Gd	Grade	Grade Adj	Appr Value
SHD1	Shed Frame	L	64	13.00	2020	A		50	C		400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,212	1,212	1,212	86.30	104,599
FOP	Porch, Open	0	91	18	17.07	1,553
Ttl Gross Liv / Lease Area		1,212	1,303	1,230		106,152



WLPD ASSESSOR
10 FEB '21 AM 11:56



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-009 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner: Garden Homes Management Corporation
Name of property Owner 29 Knapp Street
Mailing Address Stamford, CT 06907
City, State, Zip 203-853-2414
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Brian Daley, General Counsel, Garden Homes Management Corp., 2/9/2021
Print applicant name and date

Brian A. Daley
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 49 Yalesville Square / PID 134350
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 35,401

Briefly state the basis of the Appeal: This mobile home is excessively assessed.

Attached is a spreadsheet reflecting eight recent arms length sales of comparable homes which shows that the assessments of fair market value are higher than the actual sales by 37%.
(Attach additional pages of documentation if appraisal is needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record **Initials**

Thomas Vitali	_____	_____
Carl Bonamico	_____	_____
Robert Avery	_____	_____

CURRENT OWNER GARDEN HOMES MANAGEMENT	TOPO 1 Level	UTILITIES 2 Public Water	STRT//ROAD 1 Paved	LOCATION 2 Suburban	CURRENT ASSESSED Code 1-6 Assessed 55,900	ASSESSED Code 1-6 Assessed 39,100	6148 WALLINGFORD, CT
29 KNAPP ST	SUPPLEMENTAL DATA Alt Pct ID 059001001049 Census: 1756 Old MBLU 059001001055 TC MAP # TC MAP # Record Lot			Assoc Pct#	VISION		
STAMFORD CT 06907	GIS ID 134350						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	
GARDEN HOMES MANAGEMENT	1598	1128	02-11-2019	U	I	0	29	
REYNOLDS MARY	0980	1162	03-16-2001	U	V	0		
Total		0.00						

EXEMPTIONS		OTHER ASSESSMENTS	
Description	Amount	Description	Amount
Total	0.00		

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd Name	Batch		
0001	B	Tracing	
6X6 SHED = NV			

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	55,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	55,900
Valuation Method	C

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
		12-10-2020	40 No change
		08-24-2020	29 Field Review
		02-18-2020	01 Measured
		12-31-2015	32 Hear-Decl
		08-17-2015	29 Field Review
		12-13-2010	39 Appointment - no-show
		09-21-2010	17 Data Mailer Change

LAND LINE VALUATION SECTION		TOTAL ASSESSED	
B Use Code	Description	Year	Code
1	Mobile Hom MD	2021	1-6
Total Card Land Units		39100	Total
Parcel Total Land Area		0.0000	Total

Subject **BAA Appeal Form Filings: 5A, 12, 18, 19, 38, 49, 53, 64, 75 & 77 Yalesville Square**
From Brian Daley <BDaley@gardenhomesmanagement.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-09 17:12



-
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Good Afternoon,

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- ✓ 1. 5A Yalesville Square / PID 139185 ✓
- ✓ 2. 12 Yalesville Square / PID 138987 ✓
3. 18 Yalesville Square / PID 139573
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- ✓ 5. 38 Yalesville Square / PID 139405 ✓
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- ✓ 7. 53 Yalesville Square / PID 138845 ✓
- ✓ 8. 64 Yalesville Square / PID 139166 ✓
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- ✓ 10. 77 Yalesville Square / PID 139305 ✓

I was advised last week that submitting them electronically to this email address was sufficient for filing purposes. Please confirm that is correct and confirm receipt of all ten appeals. Thank you.

Brian A. Daley, General Counsel
Garden Homes Management Corporation
29 Knapp Street
Stamford, CT 06907
(203) 348-2200

RECENT COMPARABLE SALES

Yalesville Square	2020 FMV	Sales price	Sale date	Year of Home	Sq Ft	Sale \$/Sq Ft	FMV/Sq Ft
1	\$ 99,800	\$ 59,000	12/1/2017	2003	1008	\$ 58.53	\$ 99.01
2	\$ 103,100	\$ 60,000	8/5/2016	2004	1076	\$ 55.76	\$ 95.82
11	\$ 60,100	\$ 46,500	6/6/2016	2001	896	\$ 51.90	\$ 67.08
41	\$ 113,000	\$ 68,000	8/29/2017	2005	1160	\$ 58.62	\$ 97.41
46	\$ 104,700	\$ 62,000	9/17/2019	2006	1050	\$ 59.05	\$ 99.71
51	\$ 114,500	\$ 60,000	4/22/2019	2008	1176	\$ 51.02	\$ 97.36
79	\$ 109,500	\$ 79,538	8/4/2020	2004	1296	\$ 61.37	\$ 84.49
28	\$ 134,000	\$ 99,900	3/9/2020	2020	1568	\$ 63.71	\$ 85.46
					AVG	\$ 57.50	\$ 90.79

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS/HISTORY		
Level	Public Water	1 Paved	2 Suburban	Description	Code	Assessed	Assessed	Year	Code	Assessed
1				MFG DWELL	1-6	55,900	39,100	2020	1-6	33,000
Total						55,900	39,100			33,000

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed
GARDEN HOMES MANAGEMENT	1598	1128	02-11-2019	U	I	0	29	2021	1-6	39,100
REYNOLDS MARY	0980	1162	03-16-2001	U	V	0	0			
Total										39,100

EXEMPTIONS		Amount	Code	Description	Number	Amount	Other Assessments
Year	Description						
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
0001		B			

6X6 SHED = NV

NOTES

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	103U	Mobile Hom MD	DD4		0 SF	0	1.00000	5	1.00	M	1.000		0.0000	0	0
Total Card Land Units 0 SF Parcel Total Land Area 0.0000 Total Land Value 0															

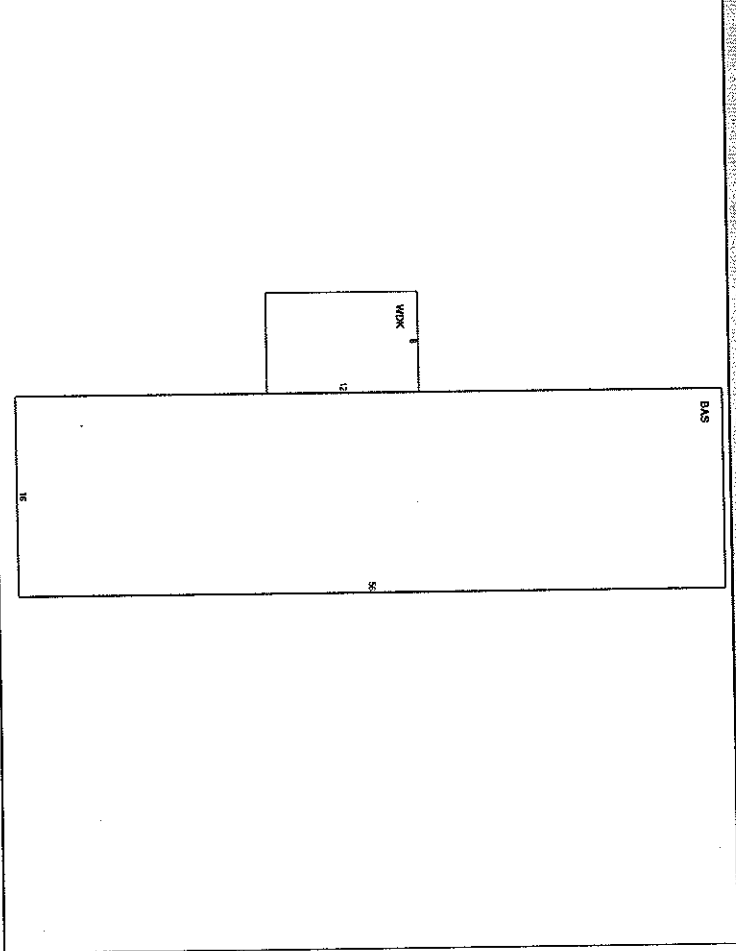
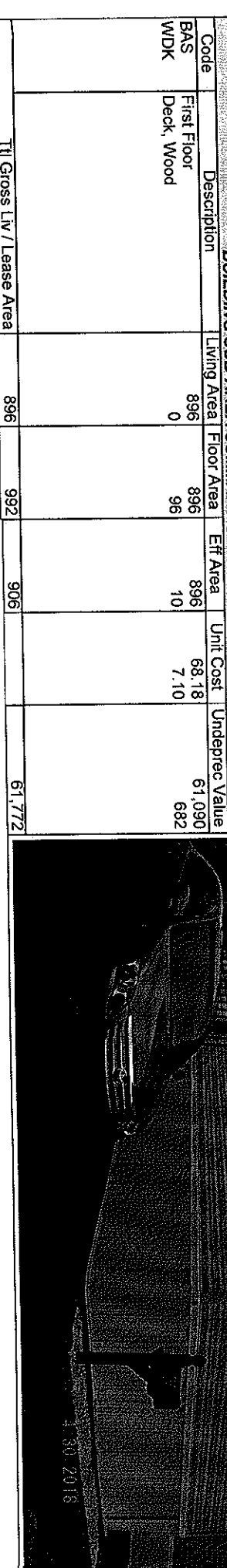


CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 20		Mobile Home			
Model Grade: 07		Mobile Condo			
Stories: C+		1 Story			
Occupancy: 1					
Interior Wall 1: 04		Plywood Panel			
Interior Wall 2: 14		Carpet			
Interior Floor 1: 06		Linoleum			
Interior Floor 2: 03		Gas			
Heat Fuel: 04		Forced Air-Duc			
Heat Type: 01		None			
AC Type: 01		2 Bedrooms			
Ttl Bedrms: 02		1 Full Bath			
Ttl Bathrms: 1		1 Half Bath			
Ttl Half Bths: 1		4 Rooms			
Xtra Fixtres: 4		Average			
Total Rooms: 02		Average			
Bath Style: 02					
Kitchen Style: 02					
Whirlpool					
Fireplaces					

OB - OUTBUILDING & YARD ITEMS(U) / XE - BUILDING EXTRA FEATURES(B)		Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade1	Grade Adj.	Appr. Value
Code	Description									

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	896	896	896	68.18	61,090
WDK	Deck, Wood	0	96	10	7.10	682
Ttl Gross Liv / Lease Area		896	992	906		61,772



10 FEB '21 AM 11:35
TOWN ASSESSOR



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-007 **APPLICATION**

**APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020**

HEARING DATE: _____

Property Owner: Garden Homes Yalesville LP
Name of property Owner 29 Knapp Street
Mailing Address Stamford, CT 06907
City, State, Zip 203-653-2414
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Brian Daley, General Counsel, Garden Homes Management Corp., GP of the LP 2/9/2021
Print applicant name and date

Brian A. Daley
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 19 Yalesville Square / PID 138826
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 37,618

Briefly state the basis of the Appeal: This mobile home is excessively assessed.

Attached is a spreadsheet reflecting eight recent arms length sales of comparable homes which shows that the assessments of fair market value are higher than the actual sales by 37%.
(Attach additional pages, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record **Initials**

Thomas Vitali	_____	_____
Carl Bonamico	_____	_____
Robert Avery	_____	_____

Subject **BAA Appeal Form Filings: 5A, 12, 18, 19, 38, 49, 53, 64, 75 & 77 Yalesville Square**
From Brian Daley <BDaley@gardenhomesmanagement.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-09 17:12



- Wallingford 2020 GL BAA Application - 18 Yalesville Square.pdf (~290 KB)
- Wallingford 2020 GL BAA Application - 19 Yalesville Square.pdf (~290 KB)
- Wallingford 2020 GL BAA Application - 53 Yalesville Square.pdf (~290 KB)
- Wallingford 2020 GL BAA Application - 64 Yalesville Square.pdf (~290 KB)
- Wallingford 2020 GL BAA Application - 77 Yalesville Square.pdf (~290 KB)
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- Wallingford 2020 GL BAA Application - 49 Yalesville Square.pdf (~290 KB)
- Wallingford 2020 GL BAA Application - 75 Yalesville Square.pdf (~290 KB)

Good Afternoon,

Attached are the BAA Appeal Forms for the following properties:

1. 5A Yalesville Square / PID 139185 ✓
2. 12 Yalesville Square / PID 138987 ✓
3. 18 Yalesville Square / PID 139573 ✓
4. 19 Yalesville Square / PID 138826 ✓
5. 38 Yalesville Square / PID 139405 ✓
6. 49 Yalesville Square / PID 134350 ✓
7. 53 Yalesville Square / PID 138845 ✓
8. 64 Yalesville Square / PID 139166 ✓
9. 75 Yalesville Square / PID 135783 ✓
10. 77 Yalesville Square / PID 139305 ✓

I was advised last week that submitting them electronically to this email address was sufficient for filing purposes. Please confirm that is correct and confirm receipt of all ten appeals. Thank you.

Brian A. Daley, General Counsel
Garden Homes Management Corporation
29 Knapp Street
Stamford, CT 06907
(203) 348-2200

RECENT COMPARABLE SALES

Yalesville Square	2020 FMV	Sales price	Sale date	Year of Home	Sq Ft	Sale \$/Sq Ft	FMV/Sq Ft
1	\$ 99,800	\$ 59,000	12/1/2017	2003	1008	\$ 58.53	\$ 99.01
2	\$ 103,100	\$ 60,000	8/5/2016	2004	1076	\$ 55.76	\$ 95.82
11	\$ 60,100	\$ 46,500	6/6/2016	2001	896	\$ 51.90	\$ 67.08
41	\$ 113,000	\$ 68,000	8/29/2017	2005	1160	\$ 58.62	\$ 97.41
46	\$ 104,700	\$ 62,000	9/17/2019	2006	1050	\$ 59.05	\$ 99.71
51	\$ 114,500	\$ 60,000	4/22/2019	2008	1176	\$ 51.02	\$ 97.36
79	\$ 109,500	\$ 79,538	8/4/2020	2004	1296	\$ 61.37	\$ 84.49
28	\$ 134,000	\$ 99,900	3/9/2020	2020	1568	\$ 63.71	\$ 85.46
					AVG	\$ 57.50	\$ 90.79

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

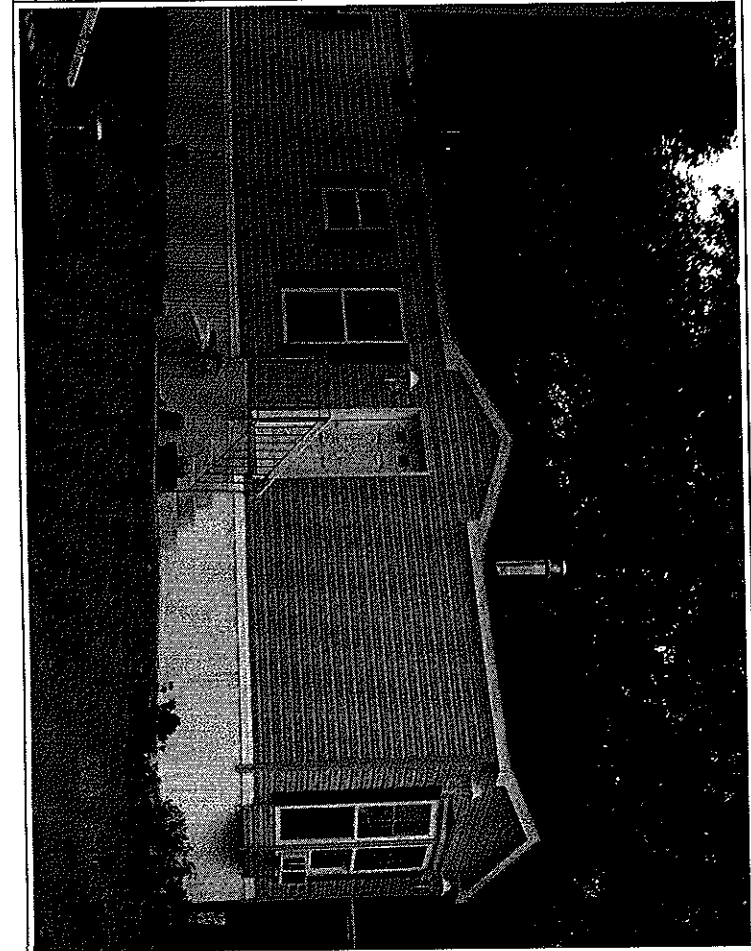
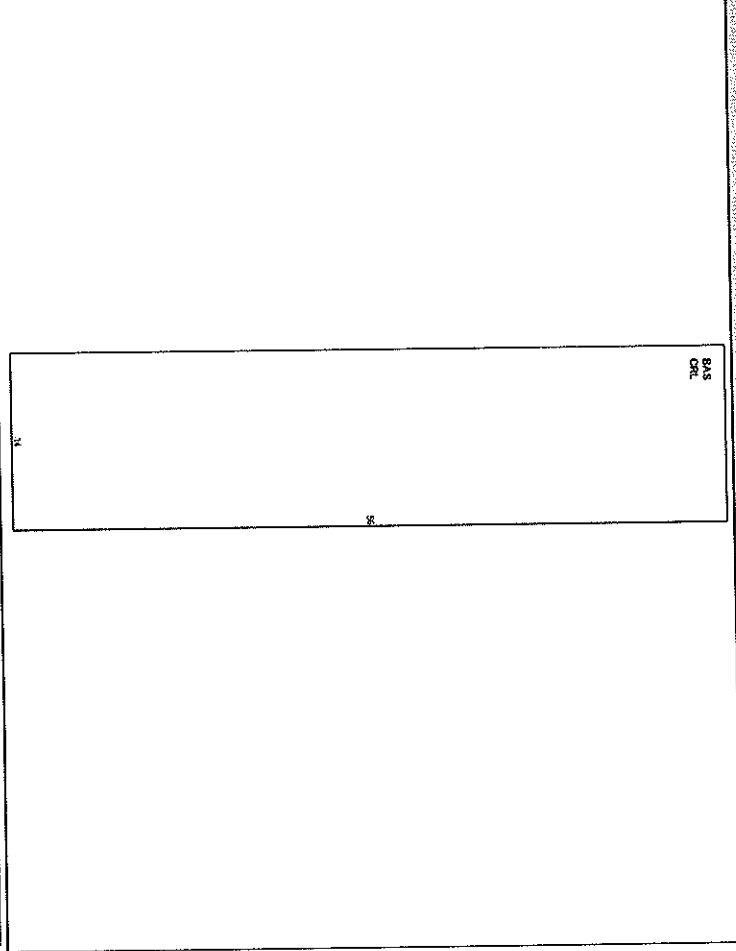
Element	Cd	Description	Element	Cd	Description
Style: 20		Mobile Home			
Model 07		Mobile Condo			
Grade C+					
Stories: 1					
Occupancy 1					
Interior Wall 1: 02		Wall Brd/Wood			
Interior Wall 2: 14		Carpet			
Interior Floor 1: 06		Linoleum			
Interior Floor 2: 03		Gas			
Heat Fuel: 04		Forced Air-Duc			
Heat Type: 01		None			
AC Type: 01		2 Bedrooms			
Ttl Bedrms: 02		1 Full Bath			
Ttl Bathrms: 1					
Ttl Half Bths: 0					
Xtra Fixres: 3		3 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02					
Whirlpool					
Fireplaces					

CONDO DATA	
Parcel Id	137212
Code	C 80
Owner	B 1 S 1
Adjust Type	Gopolians Park
Code	B 1 S 1
Condo Fir	3
SW Mod	1
Condo Unit	1
Factor%	98
	100

COST / MARKET VALUATION	
Building Value New	63,466
Year Built	2013
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	7
Depreciation %	
Functional Obsol	
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	93
Cns Sect Rchld	59,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS/LX - BUILDING EXTRA FEATURES(B)											
Code	Description	VB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	64	13.00	2020	A		50	C		400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Et Area	Unit Cost	Undeprec Value
BAS	First Floor	784	784	784	72.82	57,090
CRL	Crawl Space	0	784	0	0.00	0
Ttl Gross Liv / Lease Area		784	1,568	784		57,090



WLF D ASSES
10 FEB '21 AM



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-006 **APPLICATION**

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner: Garden Homes Management Corporation
Name of property Owner 29 Knapp Street
Mailing Address Stamford, CT 06907
City, State, Zip 203-653-2414
Phone

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Brian Daley, General Counsel, Garden Homes Management Corp., 2/9/2021

Print applicant name and date

Brian A. Daley
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 12 Yalesville Square / PID 138987
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you **must** submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 38,568

Briefly state the basis of the Appeal: This mobile home is excessively assessed.

Attached is a spreadsheet reflecting eight recent arms length sales of comparable homes which shows that the assessments of fair market value are higher than the actual sales by 37%.
(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of _____ Date: _____
Owner(s) or Agent: (Must be signed in the presence of the Board)

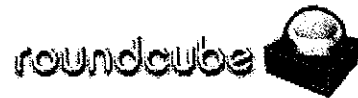
Print Name

Motion: _____

Voting Record **Initials**

Thomas Vitali	_____	_____
Carl Bonamico	_____	_____
Robert Avery	_____	_____

Subject **BAA Appeal Form Filings: 5A, 12, 18, 19, 38, 49, 53, 64, 75 & 77 Yalesville Square**
From Brian Daley <BDaley@gardenhomesmanagement.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-09 17:12



-
- Wallingford 2020 GL BAA Application - 18 Yalesville Square.pdf (~290 KB)
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 - Wallingford 2020 GL BAA Application - 75 Yalesville Square.pdf (~290 KB)
-

Good Afternoon,

Attached are the BAA Appeal Forms for the following properties:

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- ✓ 2. 12 Yalesville Square / PID 138987 ✓
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- ✓ 7. 53 Yalesville Square / PID 138845 ✓
- ✓ 8. 64 Yalesville Square / PID 139166 ✓
- ✓ 9. 75 Yalesville Square / PID 135783 ✓
- ✓ 10. 77 Yalesville Square / PID 139305 ✓

I was advised last week that submitting them electronically to this email address was sufficient for filing purposes. Please confirm that is correct and confirm receipt of all ten appeals. Thank you.

Brian A. Daley, General Counsel
Garden Homes Management Corporation
29 Knapp Street
Stamford, CT 06907
(203) 348-2200

RECENT COMPARABLE SALES

Yalesville Square	2020 FMV	Sales price	Sale date	Year of Home	Sq Ft	Sale \$/Sq Ft	FMV/Sq Ft
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11	\$ 60,100	\$ 46,500	6/6/2016	2001	896	\$ 51.90	\$ 67.08
41	\$ 113,000	\$ 68,000	8/29/2017	2005	1160	\$ 58.62	\$ 97.41
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79	\$ 109,500	\$ 79,538	8/4/2020	2004	1296	\$ 61.37	\$ 84.49
28	\$ 134,000	\$ 99,900	3/9/2020	2020	1568	\$ 63.71	\$ 85.46
					AVG	\$ 57.50	\$ 90.79

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			VISION
GARDEN HOMES		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Assessed	
29 KNAPP ST		SUPPLEMENTAL DATA			MFG DWELL	1-6	60,900	42,600	6148
STAMFORD CT 06904		P/Z MAP # ENG MAP Easement Town Line IND PARK							WALLINGFORD, CT
GIS ID 138987		Assoc Pld#							

RECORD OF OWNERSHIP				BK/VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed
			0000		06-24-2014	U	1	0			2021	1-6	42,600
Total													357,000

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Appraised Land Value	Total Appraised Parcel Value
			0.00					60,300	0	600	0	0	60,900
Total													60,900

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
28742	11-29-2014	CA	C - Approval	25,000	09-22-2014	100		12-10-2020	HH	V		40	No change
28742	06-24-2014	RS	Residential		09-22-2014	100		09-02-2020	V			76	DM - Change
Notes													
2014 MOBILE HOME - 2BD 18TH													
2015 - SHED (EST)													
8/2020 - WDK EST.													

LAND EVALUATION SECTION										APPRAISED VALUE SUMMARY					
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj. Unit P	Land Value
1	103U	Mobile Hom MD			0	1,000,000	5	1.00	M		1,000		0.0000	0	0
Total Card Land Units 0 SF															
Parcel Total Land Area 0.0000															
Total Land Value 0															

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 20		Mobile Home			
Model 07		Mobile Condo			
Grade C+					
Stories: 1					
Occupancy 1					
Interior Wall 1: 02		Wall BrdWood			
Interior Wall 2:					
Interior Floor 1 14		Carpet			
Interior Floor 2: 06		Linoleum			
Interior Floor 2 03		Gas			
Heat Fuel: 04		Forced Air-Duc			
Heat Type: 01		None			
AC Type: 01		2 Bedrooms			
Ttl Bedrms: 02		1 Full Bath			
Ttl Bathrms: 1					
Ttl Half Bths: 0					
Xtra Fixres: 3		3 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02					
Whirlpool					
Fireplaces					

CONDO DATA

Parcel Id	137212	C:80	OWNE	100
	Gopolians Park	B:1	S:1	
Adjust Type	Code	Description	Factor%	
Condo Flr	3	SW Mod	98	
Condo Unit	1		100	

COST/MARKET VALUATION

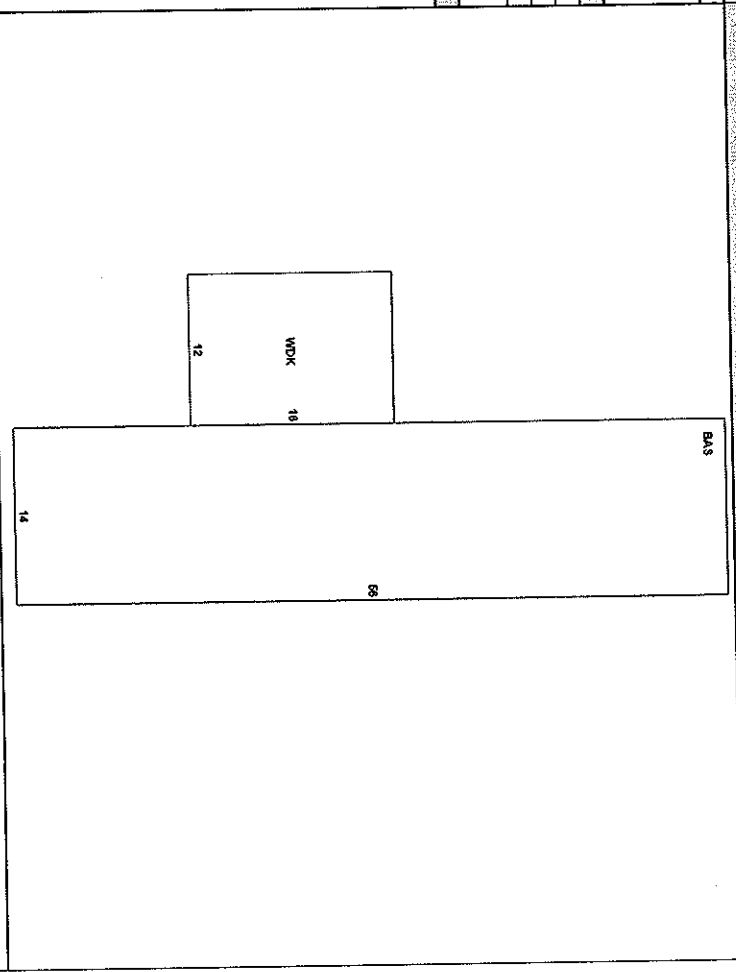
Building Value New	64,158
Year Built	2014
Effective Year Built	A
Remodel Code	6
Remodel Rating	1
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	94
Percent Good	60,300
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	VB	Units	Unit Price	Yr Bilt	Cond	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	64	13.00	2015	G		75	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undepec Value
BAS	First Floor	784	784	784	71.95	56,411
WDK	Deck, Wood	0	192	19	7.12	1,367
Ttl Gross Liv / Lease Area		784	976	803		57,778





Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-014 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner: Garden Homes Management Corporation
Name of property Owner: 29 Knapp Street
Mailing Address: Stamford, CT 06907
City, State, Zip: 203-653-2414
Phone: _____

Appellant (if other than owner):
Name of Owner's Agent: _____
Mailing Address: _____
City, State, Zip: _____
Phone: _____

Appellant's Capacity [x] Owner [] Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Brian Daley, General Counsel, Garden Homes Management Corp., 2/9/2021

Brian A. Daley
Applicant signature

Print applicant name and date

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 5A Yalesville Square / PID 139185
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 44,078

Briefly state the basis of the Appeal: This mobile home is excessively assessed.

Attached is a spreadsheet reflecting eight recent arms length sales of comparable homes which shows that the assessments of fair market value are higher than the actual sales by 37%.
(Attach additional page, documentation or appraisal if needed)

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I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.

Subject **BAA Appeal Form Filings: 5A, 12, 18, 19, 38, 49, 53, 64, 75 & 77 Yalesville Square**
From Brian Daley <BDaley@gardenhomesmanagement.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-09 17:12



-
- Wallingford 2020 GL BAA Application - 18 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 19 Yalesville Square.pdf (~290 KB)
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Good Afternoon,

Attached are the BAA Appeal Forms for the following properties:

- ✓ 1. 5A Yalesville Square / PID 139185 ✓
- ✓ 2. 12 Yalesville Square / PID 138987 ✓
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- ✓ 5. 38 Yalesville Square / PID 139405 ✓
- ✓ 6. 49 Yalesville Square / PID 134350 ✓
- ✓ 7. 53 Yalesville Square / PID 138845 ✓
- ✓ 8. 64 Yalesville Square / PID 139166 ✓
- ✓ 9. 75 Yalesville Square / PID 135783 ✓
- ✓ 10. 77 Yalesville Square / PID 139305 ✓

I was advised last week that submitting them electronically to this email address was sufficient for filing purposes. Please confirm that is correct and confirm receipt of all ten appeals. Thank you.

Brian A. Daley, General Counsel
Garden Homes Management Corporation
29 Knapp Street
Stamford, CT 06907
(203) 348-2200

RECENT COMPARABLE SALES

Yalesville Square	2020 FMV	Sales price	Sale date	Year of Home	Sq Ft	Sale \$/Sq Ft	FMV/Sq Ft
1	\$ 99,800	\$ 59,000	12/1/2017	2003	1008	\$ 58.53	\$ 99.01
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11	\$ 60,100	\$ 46,500	6/6/2016	2001	896	\$ 51.90	\$ 67.08
41	\$ 113,000	\$ 68,000	8/29/2017	2005	1160	\$ 58.62	\$ 97.41
46	\$ 104,700	\$ 62,000	9/17/2019	2006	1050	\$ 59.05	\$ 99.71
51	\$ 114,500	\$ 60,000	4/22/2019	2008	1176	\$ 51.02	\$ 97.36
79	\$ 109,500	\$ 79,538	8/4/2020	2004	1296	\$ 61.37	\$ 84.49
28	\$ 134,000	\$ 99,900	3/9/2020	2020	1568	\$ 63.71	\$ 85.46
					AVG	\$ 57.50	\$ 90.79

CONSTRUCTION DETAIL (CONTINUED)

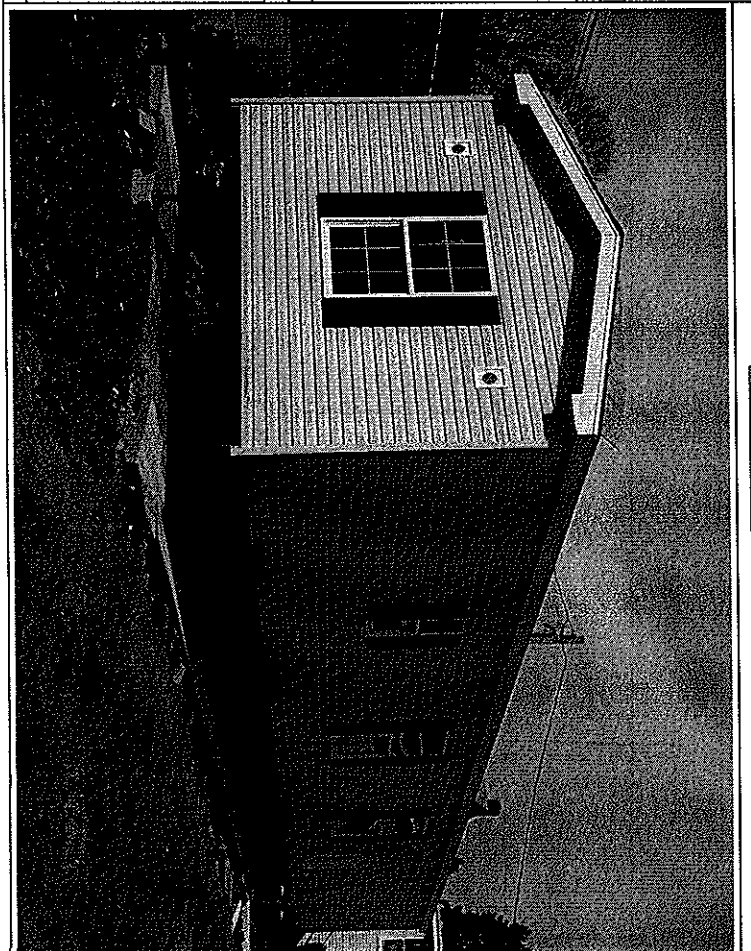
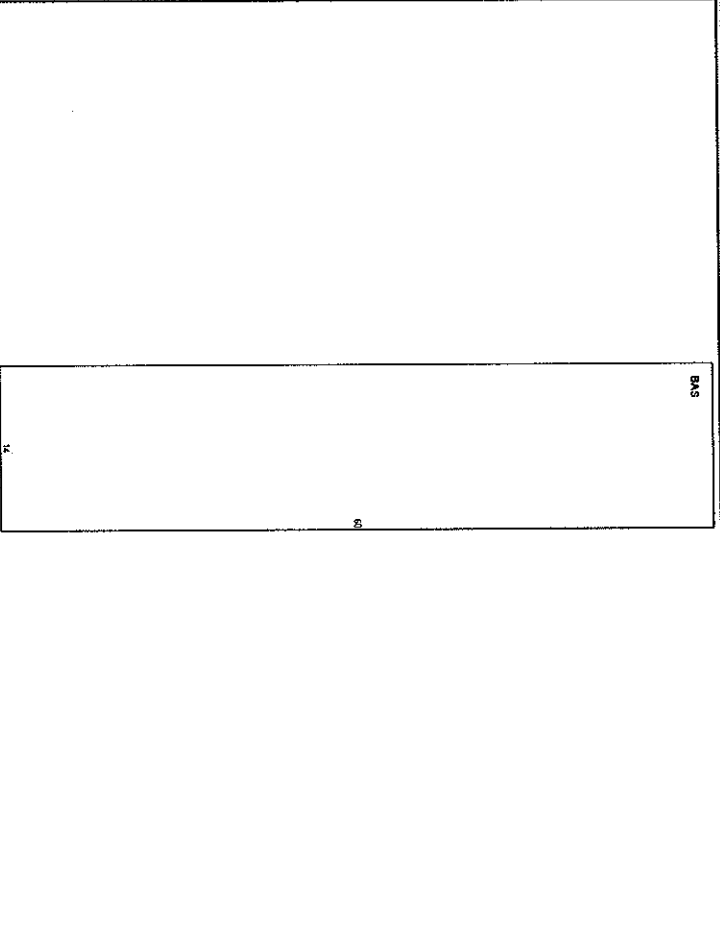
Element	Cd	Description	Element	Cd	Description
Style: 20		Mobile Home			
Model: 07		Mobile Condo			
Grade: C+					
Stories: 1					
Occupancy: 1					
Interior Wall 1: 05		Drywall			
Interior Wall 2: 06		Linoleum			
Interior Floor 1: 14		Carpet			
Interior Floor 2: 03		Gas			
Heat Fuel: 04		Forced Air-Duc			
Heat Type: 01		None			
AC Type: 02		2 Bedrooms			
Ttl Bedrooms: 02		2 Full Baths			
Ttl Bathrms: 2					
Ttl Half Bths: 0					
Xtra Fixtcs: 4		4 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02					
Whirlpool					
Fireplaces					

CONDO DATA			
Parcel Id	137212	C 80	Owne
Gopoliars Park			
Adjust Type	Code	Description	Factor%
Condo Fir	3	SW Mod	98
Condo Unit	1		100

COST/MARKET VALUATION			
Building Value New	71,787		
Year Built	2016		
Effective Year Built			
Depreciation Code	A		
Remodel Rating			
Year Remodeled			
Depreciation %	4		
Functional Obsol			
External Obsol			
Trend Factor	1		
Condition			
Condition %			
Percent Good	96		
Cns Sect Renld	68,900		
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	UB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	64	13.00	2016	E		90	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Underprec Value
BAS	First Floor	840	840	840	70.28	59,038
Ttl Gross Liv / Lease Area		840	840	840		59,038



WFD ASSESSOR
10 FEB 21 AM 11:35



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-008 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2020

HEARING DATE: _____

Property Owner:
Garden Homes Management Corporation
Name of property Owner _____
28 Knapp Street _____
Mailing Address _____
Stamford, CT 06907 _____
City, State, Zip _____
203-653-2414 _____
Phone _____

Appellant (if other than owner):
Name of Owner's Agent _____
Mailing Address _____
City, State, Zip _____
Phone _____

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Brian Daley, General Counsel, Garden Homes Management Corp., 2/9/2021

Brian A. Daley
Applicant signature

Print applicant name and date

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 38 Yalesville Square / PID 139405
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 39,645

Briefly state the basis of the Appeal: This mobile home is excessively assessed.

Attached is a spreadsheet reflecting eight recent arms length sales of comparable homes which shows that the assessments of fair market value are higher than the actual sales by 37%.
(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record	Initials
Thomas Vitali	_____
Carl Bonamico	_____
Robert Avery	_____

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
GARDEN HOMES MANAGEMENT CO		1 Level		2 Public Water		1 Paved		2 Suburban		Code Assessed	
29 KNAPP ST		GIS ID 139405		Assoc Pld#		MFG DWELL		Code Assessed		Code Assessed	
P.O. BOX 4401		AT Pct ID 2018002		P/Z MAP #		ENG MAP		Year Code Assessed V Year Code Assessed		Year Code Assessed	
STAMFORD CT 06902		Census: Old MBLU		Easement Town Line		IND PARK		2021 1-6 43,800 2020 1-6 43,800 2020 1-6 41,500		Total 43,800	
		TC MAP #		Record Lot				Total 43800		Total 41500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
GARDEN HOMES MANAGEMENT CORP		1576	0978	12-20-2017	U	1	0 25
Total		0.00					

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Total		0.00				

OTHER ASSESSMENTS		Amount	Description	Number	Amount	Comm Int
Total		0.00				

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
Total		B	Tracing

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
3020	C-Occupancy	0	07-10-2018	100		NEW MOBILE HOME
32020	New Construct	25,000	07-10-2018	100		NEW MOBILE HOME

LAND LINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	Use Code	Mobile Horn MD		SF	0	1.00000	1.00	1.00		1.000		0.0000	0	0
Total Card Land Units				SF										Total Land Value
														0

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 62,200
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 400
 Appraised Land Value (Bldg) 0
 Special Land Value 0
 Total Appraised Parcel Value 62,600
 Valuation Method C

VISIT / CHANGE HISTORY
 Date Id Type Is Cd Purpose/Result
 12-10-2020 HH No change
 09-02-2020 V DM - Change
 02-14-2020 ID 01 Measured
 07-10-2018 IF 02 13 Left Door Hanger

VISION

6148

WALLINGFORD, CT

Subject **BAA Appeal Form Filings: 5A, 12, 18, 19, 38, 49, 53, 64, 75 & 77 Yalesville Square**
From Brian Daley <BDaley@gardenhomesmanagement.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-02-09 17:12



-
- Wallingford 2020 GL BAA Application - 18 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 19 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 53 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 64 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 77 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 5A Yalesville Square.pdf (~294 KB)
 - Wallingford 2020 GL BAA Application - 12 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 38 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 49 Yalesville Square.pdf (~290 KB)
 - Wallingford 2020 GL BAA Application - 75 Yalesville Square.pdf (~290 KB)
-

Good Afternoon,

Attached are the BAA Appeal Forms for the following properties:

- ✓ 1. 5A Yalesville Square / PID 139185 ✓
- ✓ 2. 12 Yalesville Square / PID 138987 ✓
- ✓ 3. 18 Yalesville Square / PID 139573 ✓
- ✓ 4. 19 Yalesville Square / PID 138826 ✓
- ✓ 5. 38 Yalesville Square / PID 139405 ✓
- ✓ 6. 49 Yalesville Square / PID 134350 ✓
- ✓ 7. 53 Yalesville Square / PID 138845 ✓
- ✓ 8. 64 Yalesville Square / PID 139166 ✓
- ✓ 9. 75 Yalesville Square / PID 135783 ✓
- ✓ 10. 77 Yalesville Square / PID 139305 ✓

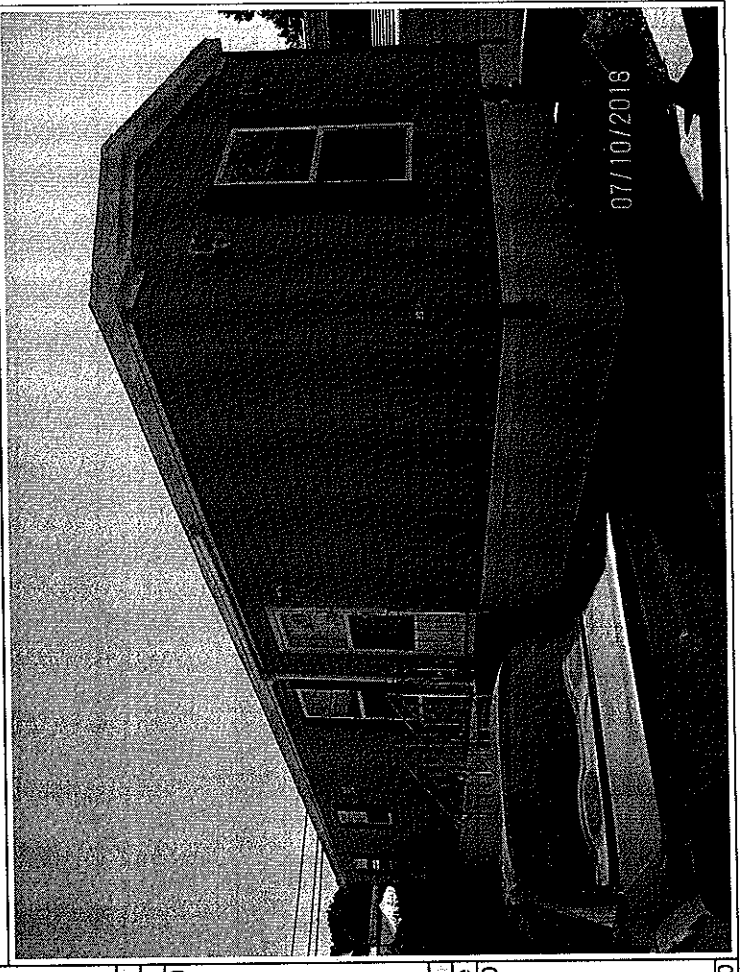
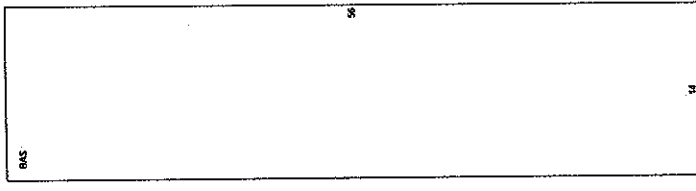
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Ttl Half Bths: 1	2 Bedrooms										
Xtra Fixtrs:	2 Full Baths										
Total Rooms: 5	1 Half Bath										
Bath Style:	5 Rooms										
Kitchen Style:											
Whirlpool											
Fireplaces											
		Building Value New	63,466								
		Year Built	2018								
		Effective Year Built	A								
		Depreciation Code	2								
		Remodel Rating	1								
		Year Remodeled	98								
		Depreciation %	62,200								
		Functional Obsol									
		External Obsol									
		Trend Factor									
		Condition %									
		Percent Good									
		Cns Sect Rcnld									
		Dep % Ovr									
		Dep Ovr Comment									
		Misc Imp Ovr									
		Misc Imp Ovr Comment									
		Cost to Cure Ovr									
		Cost to Cure Ovr Comment									
		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
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Ttl Gross Liv / Lease Area		784	784	784		57,090					



07/10/2018