

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

WEDNESDAY, MARCH 24, 2021 6 PM to 9 PM

Link to meeting from your computer, tablet, or smartphone https://global.gotomeeting.com/join/395068405

> You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

- 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

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	r Owner Full Name	Account Number	TYPE	HEARING NO	Time	Date

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 15, 2021

MINUTES

The Monday, March 15, 2021 regular virtual meeting of the Wallingford Board of Assessment Appeals was held remotely at gotomeeting.com.

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

Chairman Vitali called the meeting to order at 6:10 PM. The Pledge of Allegiance to the flag was recited.

There were no minutes to approve.

There was no consent agenda.

Appointments were scheduled in time blocks for the virtual meeting for each appellant, and each appellant was sworn in before giving testimony. The entire Board heard each individual appeal. A decision was made by the Board and said decision will be sent in writing from the Assessors Office to each appellant within approximately one week.

The determination of appeals is based on the doings of the Wallingford Assessor on the Grand List dated October 1, 2020.

APPEAL 2020-184			
Anthony Cantin	John Helm	DBA Technical Metal Finishing	29 Capitol Dr
Personal Property		Current Asse	essed Value \$ 1,117,340
	Life and the local	- the visction to enable on Mr Contin	s name is an the appeal

Chairman Vitali questioned if Mr. Helm had authorization to speak, as Mr.Cantins name is on the appeal. Mr. Cantin was on the phone and gave Mr. Helm permission to speak on behalf of the company.

Chairman Vitali stated they did not file their Personal Property Declaration.

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Appellant stated they received call that the forms were not received. Appellant said they missed the deadline two years ago and paid the penalty. They put protocols in place to prevent that from

happening again. Appellant stated it obviously got lost in the mail because he knows his team did it and made sure it was put in the mail the same day. Appellant stated they took quite a loss and asked the Board to get rid of the penalty.

Chairman Vitali stated two years ago, we delayed your appeal so they could ask the Town Council. Appellant said he believed the previous owner went to Town Council, but he did not know that for a fact.

Chairman Vitali stated this penalty for not filing does not come from the Town of Wallingford. It is a State legislated mandate, or State statute. Appellant also lost their manufacturing exemption. Chairman Vitali asked Mr. Jackson to explain more about Personal Property.

Mr. Jackson stated the Assessors office tries to work with all businesses so that they can receive every benefit under State law. Every business has been impacted by Covid. Mr. Jackson continued that the Assessors office checked with the State about granting leeway, but the State said no. The State has given us no executive orders allowing the town the authority. Mr. Jackson said the appellant stated they mailed their Personal Property Declaration on November 1, 2020, but the Assessors office never received it or have any documentation that it was ever sent.

Appellant stated they did not send the documents by FedEx or certified mail. Appellant said he is going by the word of their accounting team, as they did not want this to happen again. Appellant felt they had protocol and procedure in place to prevent this from happening again.

Chairman Vitali stated right now there is no exemption and there is a penalty. Chairman Vitali continued that right now, the assessed value that the appellant will be taxed on is \$ 1,117,340 that includes the penalty. The Board is bound by State statute, last time the Board tabled it and the appellant took it to Town Council. Appellant stated that as he understands it, last time it was rejected by Town Council. Chairman Vitali stated they can also go to Superior Court.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-166		
Salvatore Nicotro	DBA Anneturi Property Management	1 Lily Lane
Personal Property		Current Assessed Value \$ 1,250
Chairman Vitali stated t	he appellant has a real estate support service	е.
Appellant stated he neg	lected to file Personal Property, and he does	not have any assets
Chairman Vitali asked if	appellant filed his company with the State.	
Appellant said no, just company, but that neve	with the Town of Wallingford. Appellant said er happened.	l he had plans to set up the

Mr. Jackson stated the appellant filed a BDA and if the appellant has no assets, we asked him to file a copy of their tax return and to provide documentation that they have no assets.

Chairman Vitali asked appellant if he is going to use or dissolve the company.

Appellant said he was going to use it in the future.

Chairman Vitali stated the appellants tax liability is approximately \$36. He continued, if it's a business, they are going to be looking for some form of assets. Right now, the Assessors office has estimated, due to not filing, assets of \$ 1000 plus penalty, totaling \$ 1250.

Mr. Bonamico made a motion of No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-167

Owen Stone	DBA Stone Sand & Gravel LLC	1 Lone Place Rd
Personal Property		Current Assessed Value \$ 6660

Mark Stone was virtually at the meeting. Chairman Vitali asked if he had permission from Owen Stone to speak. Mark Stone stated he owned the company and his father, Owen Stone , owned the land. The Board approved Mark Stone speaking.

Chairman Vitali stated the Town placed an assessed value of \$ 6660 for equipment located at the property including, but not limited to, a buildozer and a backhoe. The appellant estimated his assessed value at zero.

Mr. Jackson provided photos that were taken that day showing equipment on the property.

Appellant said has personal property valued at \$ 5800. Appellant stated he did not know how to calculate and he gives this to his accountant to do. Appellant said he has machines bought back in 1968 or 1969, he doesn't know what they are worth, so that is why he gives it to his accountant.

Chairman Vitali asked if the appellant knew if his accountant had filed their Personal Property Declaration because the appellant has a penalty for not filing.

Appellant stated that he makes sure he does all the paperwork, and he went to the Assessors office and someone in the office said he filed.

Chairman Vitali stated they do not have anything. He also discussed the penalty with the appellant and told him he should check with accountant.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-180

Douglas Odishoo

DBA Delta Arsenal

342 Quinnipiac St BLD 8

Personal Property

Current Market Value \$ 143,650

Chairman Vitali asked if Delta Arsenal went to the Consent Agenda.

Mr. Jackson stated there was an error and Delta Arsenal was denied the extension to file, it was an oversite, and they should have been granted the extension retroactively. This is different from other cases and they did file within the time frame. The Assessors office made an error.

Mr. Bonamico made a motion to move hearing 2020-180 to consent agenda. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-122

Peter A. Dinardo

DBA South Turnpike LLC

102 104 South Turnpike Rd

Current Market Value \$ 1,407,800

Commercial

Chairman Vitali stated the appellant placed a market value of \$ 720,000. A lengthy discussion was had concerning all hearings represented by Mr. Dinardo; Hearing 2020-122, Hearing 2020-121, Hearing 2020-120, Hearing 2020-119, Hearing 2020-117.

Appellant stated they acquired the property by taking over the debt of four buildings and they had to put some money in for improvements. The tenant only stayed for four years.

Chairman Vitali stated they did adjust their assessed value prior to the 2020 reevaluation from \$ 1,400,000 to \$ 985,000.

Appellant said the value was brought down, but the bank was going to take over the property and had appraisals closer to the debt. Appellant said the value is different when leased, the building is vacant, and it is in a flood zone. Appellant discussed similar sales in the area and building comparison.

Mr. Bonamico asked appellant if he had any documents to support his comparisons.

Appellant stated no, and many were five year old comparisons. Appellant said they have not had the need for a resent appraisal, and this property has always been appraised as one property even though there are four buildings.

The Board discussed with the appellant his comparison appraisals.

Appellant stated he thought the office market was stronger and he relies on rentals.

The Board discussed price per square foot on appellants properties and appellants verbal submission of comparable properties.

Chairman Vitali stated comparing the amount of commercial office space around, the Towns assessment is not out of line. Appellant disagreed and thinks the value of the property is not close to what the Town believes it to be.

Mr. Jackson stated they had reviewed this and adjusted assessed values, and if we had a recent appraisal, they would have more to go on. Mr. Jackson said he had a discussion with appellant months ago and the assessors office did reduce the assessed value. A discussion was had on why Mr. Jackson feels the properties the appellant feels are comparable are not comparable. Mr. Jackson stated the Town has made significant reductions and the appellant feels that is not enough.

Appellant discussed the tenants that he has and discussed the reductions for all the properties he was representing.

Chairman Vitali stated appraisals and back up would have helped the appellant, the Assessors office has already gone through and reduced values, and the Board needs more formal back up.

A discussion was had about the changing value of Commercial buildings and whether it is in the appellants best interest to go to Superior Court.

Based on the previous discussion, Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-121

Peter A. Dinardo

DBA South Turnpike LLC

100 South Turnpike Rd

Commercial

Current Market Value \$ 637,600

Chairman Vitali stated the appellant puts a market value of \$ 360,000.

Appellant stated this building is leased by the BOE and is not vacant. Appellant stated the only way to value property is to compare same type of construction, same sites, and similar property. Appellant does not believe the Towns market value for the property is supportable.

A discussion was had about adjacent properties and comparable values. Appellant stated the Town did reduce the value, but not enough for this property.

Mr. Jackson discussed 110 South Turnpike Rd and how it cannot be compared since the previous tenants, which are no longer there, had accounts that were partially exempt and partially taxable.

Chairman Vitali stated the appellant is not seeing the tax exempt portion of the property. The Board needs facts, paperwork, and back up from the appellant.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-120

Peter A. Dinardo	DBA South Turnpike LLC	98 South Turnpike Rd
Commercial		Current Assessed Value \$ 393,300

Appellant stated previously, his assessment was reduced by \$ 30,000. Appellant said large office space is harder to rent and this building needs a lot of work. A discussion was had about cost per square foot.

Appellant discussed the potential to rent space and what a property is worth based on potential.

Chairman Vitali stated as there is similar intent by the Town as with previous hearings, and the appellant needs something such as paperwork or appraisal to justify another decrease.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-119

Peter A. Dinardo	DBA South Turnpike LLC	94 96 South Turnpike Rd
Commercial		Current Assessed Value \$ 432,600

Chairman Vitali stated the appellant puts a market value of \$ 360,000.

A discussion was had about square footage, acreage, value, and tenants.

Mr. Coons recommended no change, as there was not much information submitted for this appeal.

Mr. Jackson stated appellant was correct about similar buildings, then describes the difference in vacancy rates.

Appellant stated this is a partially leased building on a month by month basis.

A discussion was had about the rent and current tenants.

Mr. Bonamico made a motion to reduce the market value to \$ 580,000, making the assessed value \$ 406,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-117

Peter A. Dinardo

DBA South Turnpike LLC

South Turnpike Rd PID 139571

Commercial

Current Assessed Value \$ 142,000

Mr. Jackson stated this is a parcel of vacant land and there are issues with the sewer line. He said the last appeal was settled by reducing the value from \$ 203,200 to \$ 190,000.

Appellant stated the prior assessment on the land was much less than before it was split. Before the land was split, the numbers were significantly different. Appellant said the portion split off is wetlands and major sewer upgrades would cost over \$ 100,000. Appellant stated he increased the tax liability substantially by splitting the property.

Mr. Jackson stated the sewer would be a significant cost, but only in the event that another apartment building is built similar to what is next door.

A discussion was had on the building next door.

Mr. Jackson discussed the sewer line improvement is based upon what is built on the vacant lot.

Appellant stated any development will require an increase in sewer line and part of zoning conditions for future development would require an upgrade, which would cost at least \$ 150,000. Appellant stated he would have to spend 125,000 to \$ 150,000 to use this property.

Mr. Vitali asked about building on the property.

Appellant stated they never submitted anything to the town and it took them three years to get a certification of occupancy. Appellant has reviewed for future development and what he has heard coming from the town, any development would require major upgrades. Appellant stated the Towns assessment does not reflect the sewer upgrade and a substantial portion of the property is wetland. Appellant said the land is not usable in its current form.

Mr. Bonamico made a motion to reduce the market value to \$ 180,000, making the assessed value \$ 126,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-003

Robert Maguder

327 North Eim St

Residential

Current Market Value \$ 334,600

Chairman Vitali stated the appellant puts a market value of \$ 297,000 on the property and the Town has a market value of \$ 334,600.

Appellant stated it is an increase from his last evaluation. Appellant cannot find a home similar to his that has sold in the past few years. His value has increased a significant amount in the past five years. Appellant talked to people from Vision and appellant said they agreed and were surprised that no adjustment was made.

The Board reviewed the appeal and discussed what the Assessors office recommends based on the current information. A discussion was had about surrounding property and wetlands. Mr. Coons stated there are no adjustments for wetlands on appellants property.

Appellant discussed neighboring properties and the amount his neighbors went up or down in value.

Mr. Bonamico made a motion to reduce the market value to \$ 310,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-020

Erin and Matthew Vescey

4 Penn Dr

Residential

Current Market Value \$ 258,700

Appellant stated he put a market value of \$ 230,000 on the property based on a recent appraisal and the chimney doesn't work. Appellant said they purchased the house in 2019 and then found out the fireplace did not work. There is an unfinished porch that used to be a carport, and the appellant questioned the rating. Appellant stated there was a half bath in the basement, but based on inspection, it was suggested they not use it, so it has been removed. Appellant stated the kitchen is rated at average and it should be below average due to the original cabinets and no renovations have been done, it is original from the 1950's. Appellant talked about water damage and the condition of the walls and floors. Appellant stated the original owner did no upkeep on the house and the appellant questions why the value has gone up with no improvements to the house.

A discussion was had about comparable homes and their value. There was more discussion about the condition of the home.

Chairman Vitali discussed how the home market has increased since 2019 and demand is high now.

Mr. Bonamico made a motion to reduce the market value to \$ 245,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-001

Jared and Kristin Liu

Residential

59 Curtis Ave

Current Market Value \$ 318,100

Chairman Vitali stated the appellant puts a market value of \$ 159,200 on the property and the Town has a market value of \$ 318,100.

Appellant shares pictures with the Board and explains all the photos. Appellant discussed comparable homes. Appellant discussed an incident that happened on the property which appellant stated will cost them a significant amount in repairs. Appellant discussed the condition of the property and stated they took photos the day VISION came to their house. Appellant stated the chimney is in bad condition and needs work done. Appellant continued with the condition of the roof and siding, which has blown off in several places. Appellant stated the gutters are in bad condition and the retaining wall is not in good shape and will cost a significant amount to repair. Appellant stated they have not done any repairs since they last came before the Board.

Appellant continued discussing the condition of the home and land. Appellant said their house is below average condition and the shed is taking on water. Appellant stated the fence is falling down and the attic has plaster walls that are not in good condition.

Appellant stated they have begun work on the interior foundation and the plumbing, as there are leaky pipes. Appellant stated they had to do an emergency repair on the roof and the windows need to be replaced and are cracked. Appellant said the chimney has to be repaired.

Chairman Vitali stated that back in 2017, the Board reviewed the property and reduced the assessed value to \$ 219,800. Chairman Vitali stated the new assessed value from VISION is \$ 343,200, which the Town has reduced to \$ 318,100during an informal VISION appraisal process and the condition was reduced from good to average. Chairman Vitali stated the appellant is almost back to the assessed value they had before the VISION appraisal. Chairman Vitali stated the appellants market value has only gone up approximately \$ 4100 since the last evaluation.

Appellant stated that they suffered a major incident and the Board is not understanding the condition of the property.

Chairman Vitali stated the appellant placed a market value of \$ 159,200 and the market value has only gone from approximately \$ 314,000 to approximately \$ 318,000, and that is a big difference from what the appellant feels his property is worth. Chairman Vitali stated he believes the Town is staying within the guidelines for the market value.

A discussion was has about insurance and what insurance will cover for repairs. Appellant stated the condition of the property is quite below average. Appellant discussed how much it will cost to repair everything, including, but not limited to, the roof and siding.

Chairman Vitali stated these are the prevalent things that will affect the market value of the home and they will be repaired to maintain the value of the house. A further discussion was had on the repairs and the cost needed to repair the property and house.

Mr. Jackson stated real estate values have come up since 2015 and it is located in a desirable neighborhood. Mr. Jackson said it is the job of the Assessors office evaluate properties and it comes

down to the question of market value, can you sell your house for \$ 318,100, and the Assessors office is confident the appellant could get that much for the house.

Mr. Coons goes over comparable properties and stated that sales indicate \$ 327,900 should be the market value.

Appellant asked about the condition and appellant stated he believes it falls under fair condition.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-170

Lisa Reilly McMurray	DBA Lisaa Soaps Naked and Natural LLC	28 North Colony Rd
Personal Property	Current Assess	ed Value \$ 6,250

Chairman Vitali stated the appellant put a market value of \$ 500 on personal Property. Chairman Vitali asked if this was a new business.

Appellant stated yes, and she does not think she is getting her mail because she has sent all this in.

Chairman Vitali stated appellant did not file and asked if appellant has a copy and asked what the appellant values at \$ 500.

Appellant stated no, she does not have a copy. Appellant stated she has four folding tables she got from Goodwill and a crockpot. She also has a cash register she valued at \$50 because it was given to her.

Chairman Vitali stated the Town has a market value of \$ 6250 because they are estimating since a form was not filled out.

Appellant agreed to pay the taxes and Chairman Vitali told the appellant to go to the Assessors office next year and if she files on time, there will be no penalty.

Mr. Bonamico made a motion for No Change. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-025

Diane Lebel 7 Chimney Hill Rd Residential Current Market Value \$ 214,900

Chairman Vitali stated both the Town and the appellant have a market value of \$ 214,900.

Appellant stated she is interested in the land value. Appellant stated she is right across from municipal land, she is directly in line with the airport, and there is a lot of air traffic over her house. Appellant stated the airport has expanded since 2017 and there is more air traffic both day and night.

A discussion was had concerning home values near the airport.

Chairman Vitali asked the appellant what she felt her property is worth. Appellant stated between \$ 198,000 and \$ 210,000.

Appellant stated her kitchen and bath have not been renovated, but she is more concerned about property values since the airplanes fly so close to her house.

Mr. Bonamico made a motion to reduce the market value to \$ 210,000. Seconded by Mr. Avery and passed unanimously.

There was no old business.

There was no new business.

At 9:55 PM, Mr. Bonamico made a motion to adjourn. Seconded by Mr. Avery and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board Of Assessment Appeals



Toun of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS H T D C Thomas Vitali, Chairman ACCESSOR 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 - 063

APPLICATION

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

HEARING DATE: _

Property Owner: <u>Kockes</u> Fundy Utd Partnasky Name of property Owner <u>Jobert</u> Fogas Mailing Address <u>IOI</u> Dudley Are. <u>City, StaterZip</u> <u>UTVd</u> , <u>Ct</u> . 06492 Phone 203 464 1538	Appellent (if other than owned): Name of Owner's Agent JONN LOMONTE Mailing Address Po Box 290-0563 City, State, Zip UCTNEUSFICIE, CT 06129 Phone 860 635 7500
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original Print applicant name and date	Dwner's Agent agency document must be submitted at bearing.) Applicant signature
Fill out <u>only</u> the section for t	the property type under appeal.
Motor Vehicle: Year Make /Model: Real Estate: 237 Hall Ave (Address and/or Assessor's Map/Block/Lo	
Personal Property: Unique ID: DBA:	
If you are submitting an appraisal or other similar evapplication.	vidence, you <u>must</u> submit a copy along with your erty?: <u>\$ 575, M</u>
Briefly state the basis of the Appeal: Reval ex	ceeds market value.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

Briefly state the basis of the Appeal: _

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

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

Know All Persons by These Presents, which are intended to constitute a GENERAL POWER OF ATTORNEY pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Pogers 101 Dudley Are Wild, Cf. (insert name and address of the principal) do hereby appoint John Lommte, Box 290-0563, woth asheld, Cf and James Laughlin, North Em, Wild, Cf. (insert name and address of the agent, or each agent, if more than one is designated) my agent(s) TO ACT ______.

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

First: In my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in the Connecticut Uniform Power of Attorney Act to the extent that I am permitted by law to act through an agent:

(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)

To strike out any subparagraph the principal must draw a line through the text of that subparagraph AND write his initials in the box opposite.

(A) Real property;

(B) Tangible personal property;

(C) Stocks and bonds;

(D) Gommodities-and-options;

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(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

Second: LIMITATION ON AGENT'S AUTHORITY An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

Third: Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

Fourth: With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL) If my agent is unable or unwilling to act for me, I name as my successor agent: Name of Successor Agent: There is a my successor agent: Successor Agent's Address: Buttonwood Circle, WING, CF

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of Second Successor Agent: Lynne Rogers Second Successor Agent's Address: 258 Shore Que, Gwton, ct 06340

be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

	this day of <u>40</u> , 20 <u>21</u> .
	this <u>f</u> _day of <u>Fcb</u> , 20 <u>21</u> . (Signature of Principal) (Seal)
	Acru Burt Witness Sign on line
<	Print Below Vinen Deprins Witness Sign on line
	Print Below
	STATE OF CONNECTICUT
	COUNTY OF New Haven
	On this the Ω day of <u>Feb</u> , 2021, before me, (name of the principal), signer of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.
	Commissioner of the Superior Court/Notary Public
	-

Manh 31, 2022

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Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:March 15, 2021To:Shelby P. Jackson III, AssessorCc:From:From:Kevin Coons, Chief AppraiserRE:237 Hall Ave2020-063

Current Market Value: \$679,500 Current Assessed Value: \$475,700

Appellant's estimate of Market Value: \$575,000

Informal Hearing with Vision Appraisal: No

The Assessor's economic income approach to value of \$711,300 is higher than the current market value of \$679,500.

No supporting documentation provided to support a value of \$575,000.

Recommendation:

No change



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. 2020-06

APPLICATION

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

HEARING DATE: _

Property Owner: <u>120 April Fundy</u> Ltd Punkneyly Name of property owner <u>120 April 2008</u> Mailing Address, Ley Are. <u>101 Dudley Are.</u> <u>101 Dudley Are.</u> <u>103 464 1538</u>	Appellant (if other than owner): Name of Owner's Agent John Lommte Mailing Address 10 Box 290-0563 City, State, Zip UCHNERSFIEL, CH 06129 Phone 960 635 7500
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original <u>Repert Roges</u> 2/1/2021 Print applicant name and date	Dwner's Agent agency document must be submitted at hearing.) Applicant signature
Fill out <u>only</u> the section for	the property type under appeal.
Meko (Model)	Plate# Mileage
Motor Vehicle: Year Make /Model: Real Estate: 159-181 Nor H Co	Im G
Real Estate: 139-181 NOrM CO	t OIM SJ ·
(Address and/or Assessor's map/brook=	
Personal Property: Unique ID: DBA	
If you are submitting an appraisal or other similar e	vidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the prop	
What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal:	Exceeds marked value.
(Attach additional page, documenta	tion or appraisal if needed)
() (course of the second se	

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

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

Know All Persons by These Presents, which are intended to constitute a GENERAL POWER OF ATTORNEY pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Pogers 101 Dudley Are Wild, Cf. (insert name and address of the principal) do hereby appoint John Lomente, Box 290-0563, wethasheld, Cf and James Laughlin, North Em, Wild, Cf. (insert name and address of the agent, or each agent, if more than one is designated) my agent(s) TO ACT ______.

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

First: In my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in the Connecticut Uniform Power of Attorney Act to the extent that I am permitted by law to act through an agent:

(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)

To strike out any subparagraph the principal must draw a line through the text of that subparagraph AND write his initials in the box opposite.

(A) Real property;
 (B) Tangible personal property;
 (C) Stocks and bonds;
 (D) Commodities and options;

-(E)-Banks and other financial institutions;	(n)
(F) Operation of entity or businese;	(m)
(G)-Insurance-and-annuities:	ing
(H)-Estatos, trusts-and-other-beneficial_interests	(MAA)
(1) claims and litigation.	(M) (M)
(J)-Personal-and-family-maintenance:	
(K) Benefits from governmental-programs-or-civil	Ing
or military-service;	(11140
(L)-Retirement-plane;	(M)
(M)-Taxes ;	
(N)-AlLother-matters,	(M)
(a) - indicers,	$(1/N_{A})$

(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

Second: LIMITATION ON AGENT'S AUTHORITY An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

Third: Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

Fourth: With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL) If my agent is unable or unwilling to act for me, I name as my successor agent: Name of Successor Agent: <u>TWORSE</u> HolMes Successor Agent's Address: <u>Buttonword Circle</u>, <u>WINE</u>

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of Second Successor Agent: Lynne Rogers Second Successor Agent's Address: 255 Shore Que, Gwton, Ct 06340

Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL) If a conservator of my estate should be appointed, I designate that _________ is unable be appointed to serve as conservator of my estate. If _________ is unable to serve or cease to serve as conservator of my estate, I designate that

be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this day of <u>100</u> , 20 <u>21</u> .
this $(/ day of \underline{rw}, 20 \underline{\ell} \underline{r})$.
(Signature of Principal) (Seal)
Holls Annul withour sime on time
Print Below TOMY WWWW Witness Sign on line
Shun Maun Witness Sign on line
Print Belowstern De Bang
STATE OF CONNECTICUT
COUNTY OF New Haven }ss:
On this the \underline{n} day of \underline{Fb} , 20 $\underline{21}$, before me, (name of the principal), signer of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.
Commissioner of the Superior Court/Notary Public
My commission expires:

Manh 31, 2022

		B Use Code	21389		MUNDC	4/20 CH			Year		ROGEI ROGEF		WALLI	101 DL	ROGERS
					MUNDO LATINO EXPRESS	4/20 CHINA KING	CB1	Nhhd	Code		ROGERS FAMILY LIMITED PARTNERSHIP E JAMES LOUGHLIN AS TRUSTEE ROGERS FAMILY LTD PARTNERSHIP ROGERS ROBERT L & ROBERT L JR	RECO	WALLINGFORD	101 DUDLEY AVE	CURREN ROGERS FAMILY
	MIXED USE M9	Description	Issue Date 01-23-2007	· ·	EXPRES		_				FAMILY LIMITED PARTNER LOUGHLIN AS TRUSTEE FAMILY LTD PARTNERSHII ROBERT L & ROBERT L JR	RECORD OF OWNERSHIP	ព	m	CURRENT OWNER FAMILY LIMITED PARTNER
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7259		AND LINE VALUATION SECTION	NO7 INSF						n Number Amo	SSESSM	0000	# SALEPRICE			4 Bus. District
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	Code BAS SLB Stab	Code Description PAV1 Paving-Asphat	Wall Height % Comn Wall 1st Floor Use:	Baths/Plumbing Ceiling/Wall Rooms/Prtns	Total Bedrms Total Baths Heat/AC Frame Type	Heating Fuel Heating Type AC Type Bldg Use	Interior Wall 2 Interior Floor 1 Interior Floor 2	Roof Structure Roof Cover Interior Wall 1	Stories: Occupancy Exterior Wall 1 Exterior Wall 2	Style: Model Grade	Vision ID 15560
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	BAS First Floor SLB Slab		Code Description	Ceiling/Wall Rooms/Prtns Wall Height % Comn Wall 1st Floor Use:	Total Rooms Total Bedrms Total Baths Heat/AC Frame Type	Heating Fuel Heating Fuel Heating Type AC Type Bldg Use	Interior Wall 1 Interior Wall 2 Interior Floor 1	Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Cover	Style: Model Grade Stories:	Flement
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02-18,2021 11:45:58 6148 WALLINGFORD, CT Code Assessed 2-2 265,100 2-5 15,800 or Assessor Total 354700 3,800 22,500

	APT Apartment BAS CRL CRL FEP Porch, Enclosed FOP Porch, Open UBM Basement, Unfinished	3 S	Code Description	· · ·	% Comn Wall 1st Floor Use: 3030	Wall Height 8.00	<u> </u>	Frame Type 02	drms ths	Bldg Use 3030 Total Rooms	ype	Heating Fuel 02	Interior Floor 1 14		Roof Structure 03	Occupancy 2.00 Exterior Wall 1 25 Exterior Wall 2	Stories: 2	ement 322	15560 CON S
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Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	March 15, 2021	
То:	Shelby P. Jackson III, Assesso	r
Cc:		
From:	Kevin Coons, Chief Appraiser	
RE:	159-181 North Colony St.	2020-061

Current Market Value: \$572,400 Current Assessed Value: \$400,800

Appellant's estimate of Market Value: \$500,000

Informal Hearing with Vision Appraisal: No

Notes:

The Assessor's economic income approach to value of \$583,000 is higher than the current market value of \$572,400.

No supporting documentation provided to support a value of \$500,000.

Recommendation:

No change

ROGERS FAMILY LIMITED PARTNERSHIP E JAMES LOUGHLIN AS TRUSTEE ROGERS FAMILY LTD PARTNERSHIP ROGERS ROBERT L & ROBERT L JR
Leaseable Area Summary
Ground Level
Lower Level
Upper Level
Total Leaseable Area
Bld Sec Style
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Cap Rate
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Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS
Thomas Vitali, Chairman
🖄 😋 arl D. Bonamico, Member
👳 🛱 Robert Avery, Member
□ 拾 Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020 -064

APPLICATION

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

HEARING DATE:

Property Dwner: Family Pauling Name of property Owner ICOULT Cogets Mailing Address 101 Duckey Ane. City, State Zip WINC CF 01492 Phone 203 464 153 F	Appellant (if other than owner): Name of Owner's Agent JONN LOMONTE Mailing Address PU BOX 290-0563 City, State, Zip We hers field, Cf: 06129 Phone 860 6357500	
	wner's Agent agency document must be submitted at hearing.) Applicant signature	
Fill out <u>only</u> the section for the property type under appeal.		
Motor Vehicle: Year Make /Model: Real Estate: IDI Dudley Ave (Address and/or Assessor's Map/Block/Loc)	Plate#Mileage • t/Unit Number)	
Personal Property: Unique ID: DBA:		
If you are submitting an appraisal or other similar evapplication. What <u>MARKET VALUE</u> does the applicant place on the proper Briefly state the basis of the Appeal: <u>Revel</u>	idence, you <u>must</u> submit a copy along with your	
(Attach additional page, documentation or appraisal if needed)		
(Attach additional page, documentat		

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

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

Know All Persons by These Presents, which are intended to constitute a GENERAL POWER OF ATTORNEY pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Pogers 101 Dudley Are With, Cf. (insert name and address of the principal) do hereby appoint John Lommer, Box 290-0563, wothasheld, Cf and James Laughlin, North Em, With, Cf. (insert name and address of the agent, or each agent, if more than one is designated) my agent(s) TO ACT ______

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

First: In my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in the Connecticut Uniform Power of Attorney Act to the extent that I am permitted by law to act through an agent:

(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)

To strike out any subparagraph the principal must draw a line through the text of that subparagraph AND write his initials in the box opposite.

(A) Real property;

(B) Tangible personal property; (C) Stocks and bonde;

(D)-Commodities-and-options;

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(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

Second: LIMITATION ON AGENT'S AUTHORITY An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

Third: Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

Fourth: With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL) If my agent is unable or unwilling to act for me, I name as my successor agent: Name of Successor Agent: <u>TWEVESC</u> HOMES Successor Agent's Address: <u>Buttowing Circle</u>, WINGCF

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of Second Successor Agent: Lynne Ropers Second Successor Agent's Address: 258 Shore Que, Gwton, Ct 06340

be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

this day of <u>4</u> , 20 <u>21</u> .
thisday of, 20_27 (Signature of Principal)((Seal)
Print Below SUM DAMANT Witness Sign on line
Witness Sign on line
Print Below Steva De Ban
STATE OF CONNECTICUT }ss: COUNTY OF New Haven
On this the \underline{n} day of \underline{r} , 20 $\underline{21}$, before me, (name of the principal), signer of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.
Commissioner of the Superior Court/Notary Public
My commission expires:
Manh 31, 2022
3120 JOB SHOP M94

40,013 SF
3 1.00000 C 1.00 arcel Total Land Area: 0.9186
0.900
2.69 107,400 al Land Value 107,400

	SLB Slab	Code Description PAV1 Paving-Asphalt FN3 Fence-6' Chain	Ceiling/Wall 04 Rooms/Prtns 02 Wall Height 14.00 % Comn Wall 0.00 1st Floor Use: 4010	ino și	Interior Floor 2 Heating Fuel 03 Heating Type 04 AC Type 01 Bidg Use 3120	Roof Structure01Roof Cover04Interior Wall 101Interior Wall 201Interior Floor 103	Grade C Stories: 1 Occupancy 1.00 Exterior Wall 1 Exterior Wall 2	Property Location 101 Vision 1D 15885 <u>CONSTR</u> Element Cd Style: 420 Model 96
Ttl Gross Liv / Lease Area	Description	OB OUTBUILDING & MARD ITEMS(L) cription L/B Units Unit Price Yr Bit -Asphalt L 5,600 3.00 2001 6' Chain L 867 11.00 2001		Heat/Min Masonry Average	Gas Forced Air-Duc None JOB SHOP M94	Flat Tar & Gravel Minim/Masonry Concr-Finished	Concr/Cinder	tion 101 DUDLEY AVE 5885 Account # 5885 CONSTRUCTION DETAIL Cd Description 420 Service Shop/Garage 96 Ind/Comm
2,880	BUILDING SUBAREA SUMMARY SECTION 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Misc Imp Ovr Comment Cost to Cure Ovr Comment Pr Bit Cond. Cd % Good [Grade Grade Ad] 2001 NV 0 C 1.00 2001 F 30 C 1.00	Condition % Percent Good 54 RCNLD 106,700 Dep % Ovr Dep Ovr Comment Misc Imp Ovr	Depreciation % 46 Functional Obsol 0 External Obsol 0 Trend Factor 1	Year Built Effective Year Built Depreciation Code Remodel Rating	RCN COST/MARKET VALUATION	MixED USE Code Description 3120 JOB SHOP M94	R0266850 Bldg #9.1.
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				7		8		of 1 Card # 1 of 2 Print Date 02-10-2021 [1-1-2-00

Location 101 DUDLEY AVE				;)	State Use 3120
VNER	Account # KUZ00850	STRT/ROAD LOCATION	0		5-10-2021 11.42.00
				75,200 114,800	
101 DUDLEY AVE		0 #		. .	WALLINGFORD, CT
WALLINGFORD CT 06492	Old MBLU TC MAP # TC MAP #	Easement Town Line IND PARK			VISION
	GIS ID 15885	Assoc Pid#	Total	271,400 190,000	· ·
	LIPAGE S	K	Year Code Assessed Year	Assessed	Code Assessed
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AND CONTRACTOR OF A DESCRIPTION ON SHE		OTHER ASSESSMENTS	1.22	Total 173100 Total This signature acknowledges a visit by a Data Collector or Assessor Assessor	Total 173100 r Assessor
Year Code Description	Amount Code	Description Number Amount	Comm Int		
			Appraised Bldg. Value (Card)	APPRAISED VALUE SUMMARY Value (Card)	ARY 161,100
Nbhd Nbhd Name	1	Tracing	Batch Appraised Ob (B) Value (Bidg)	3) Value (Bldg)	2,900
	NOTES		Appraised Land Value (Bldg)	Value (Bldg)	107,400
FOR THE 2003 GRAND LIST.			Total Appraised Parcel Value	Parcel Value	271,400
4/15/20			Valuation Method	٩	ი
A second seco		DD which supported to the contract, the contract of the second document of the second doc	Total Appraised Parcel Value		271,400
	BUILDING PERMITRECORD	Comp Date Comp	ments	Type Is Cd	Y Purpose/Result
Permit Id Issue Date Type De	Description Amount Insp Date	% Comp Date Comp Co	Date		Purpose/Kesuit
		LAND LINE VALUATION SECTION			
B Use Code Description Zone La	Land Type Land Units Unit Price I.	I. Factor Site Index Cond. Nbhd. Nh	Nhbd Adj Notes	Location Adjustment Adj L	Adj Unit Pric Land Value
2 3400 OFFICE BLD M9 140	0 SF 0 1	1.000000 0 1.00	1.000	0	0
Total Card Land Units	0.000 AC	Parcel Total Land Area: 0.9186		- Totai Lar	otal Land Value 107,400

	BAS First Floor CAN Canopy SLB Slab	Code	Code Description		% Comn Wall 1st Floor Use:	Rooms/Prtns Wall Height	Baths/Plumbing	Total Bedrms Total Baths Heat/AC	Bidg Use Total Rooms	AC Type	Heating Fuel	Interior Wall 2 Interior Floor 1 Interior Floor 2		lle	ncy Wall 1 Wall 2	Style: Model Grade Stories:	iement
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		BUILDING SUB-AREA SUMMARY SECTION	Yr Blt Cond. Cd	Misc Imp Ovr Misc Imp Ovr Cost to Cure to	Dep % Ovr Dep Ovr Comment	Percent Good	Condition %	Depreciation % Functional Obsol External Obsol	Remodel Rating	Effective Year Built Depreciation Code	Year Built	RCN			Code 0		
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Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

<u>MEMORANDUM</u>

Date:	March 12, 2021	
To:	Shelby P. Jackson III,	Assessor
Cc:		
From:	Kevin Coons. Chief App	raiser
RE:	101 Dudley Ave	2020-064

Current Market Value: \$271,400 Current Assessed Value: \$190,000

Appellant's estimate of Market Value: \$225,000

Informal Hearing with Vision Appraisal: No

Notes:

No supporting documentation provided to support a value of \$225,000.

Recommendation:

No change

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Town of Wallingford, Connectio

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. <u>2020-05</u>9

APPLICATION

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

HEARING DATE:

Property Owner: 12 oges Family Ltd. Partnaship Name of property Owner	Appellant (if other than owner):
Kobert Kogers	Name of Owner's Agent JOHN COMME
Mailing Address 101 Ducley Ave	Mailing Address PO BOX 290-0563
City, State, Zip WITO CT 06492	Gity, State, ZipC, 11 (fr of 128
	City, State, Zip Wil theis field, (+ 06129 Phone
Phone 203 464 1538	Phone 860 635 7500
Appellant's Capacity o Owner X Ov (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original a	wner's Agent gency document must be submitted at pearing.)
Print applicant name and date	Applicant signature
Fill out only the section for th	ne property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Wileage
Motor Vehicle: Year Make /Model: Real Estate: 10 Chn'sh'an St (Address and/or Assessor's Map/Block/Lot	/Unit Number)
Personal Property: Unique ID: DBA:	
If you are submitting an appraisal or other similar evi application.	
What MARKET VALUE does the applicant place on the proper	ty?: \$ 220,000
What <u>MARKET VALUE</u> does the applicant place on the proper Briefly state the basis of the Appeal: <u>Ex Reval</u>	exceeds market value.
(Attach additional page, documentatio	n 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

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

Know All Persons by These Presents, which are intended to constitute a GENERAL POWER OF ATTORNEY pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Pogers 101 Dudley Are Wild, Cf. (insert name and address of the principal) do hereby appoint John Lomonte, Box 290-0563, worthasheld, Ct and James Laughlin, North Em, Wild, Ct. (insert name and address of the agent, or each agent, if more than one is designated) my agent(s) TO ACT Severally

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

First: In my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in the Connecticut Uniform Power of Attorney Act to the extent that I am permitted by law to act through an agent:

(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)

To strike out any subparagraph the principal must draw a line through the text of that subparagraph AND write his initials in the box opposite.

(A) Real property;

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(B) Tangible personal property;

(C) Stocks and bonds;

(D)-Gommodities-and-options;

(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

Second: LIMITATION ON AGENT'S AUTHORITY An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

Third: Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

Fourth: With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL) If my agent is unable or unwilling to act for me, I name as my successor agent: Name of Successor Agent: <u>TWEVESC</u> HOMES Successor Agent's Address: <u>Buttoword</u> Circle, WIND, CF

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of Second Successor Agent: Lynne Rogers Second Successor Agent's Address: 258 Shore Que, Gwton, Ct 06340

be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this day of day
Witness Sign on line
Print Below, Joan Dunnt Strun Definit Print Below Strum Deficience
Strue Buttune Witness Sign on line
Print Below Stam Misc, and
STATE OF CONNECTICUT
COUNTY OF New Haven
On this the nday of Fub, 20 21, before me, (name of the principal), signe
On this the <u>1</u> day of <u>4</u> \mathcal{M} , 20 \mathcal{C} , before me, (name of the principal), signed
of the foregoing instrument, personally appeared, and acknowledged the execution of
such instrument to be his/her free act and deed.
Commissioner of the Superior Court/Notary Public
Leura Allus
My commission expires:

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Total Land Value		<u> </u>	out a	Field F Phone Measu Field F Field V Field I	VISIT/CHANGE HISTORY									APPRAISED VALUE SUMMARY		This signature acknowledges a visit by a Data Collector or Assessor				TORY	-	5	77,800 98,400	ie d	State Use 1040 Print Date 02-18-2021 11:47:42
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Buil Division Living / Description Living / First Floor 1 Attic, Expansion, Unfinished 1 Porch, Open 1 Upper Story, Finished 1 Basement, Unfinished 1	UB Units Unit Price Yr			10 Rooms Average Average	Gas Hot Water None 4 Bedrooms	2 Stories Aluminum Sidng Gable Asphalt Drywall Carpet	09 Cd Description 09 01 Residential C
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2020-059



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	3/10/2020
To:	Shelby Jackson
From:	lan Fuller
CC:	
RE:	110 Christian St

Current Market Value: \$251,700

Current Assessed Value: \$176,200

Appellant's estimate of Market Value: \$ 220,000

Notes:

- The market value of the subject property is consistent with similar homes in the neighborhood.
- Comparable sales support a value estimate of \$259,900

Recommendation:

No Change

	VALUE SUMMARY Net Adjustments Adjusted Price/SF Appraised Price/SF	LAND ATTRIBUTES Site Index Condition Factor Total Appraised Land	Total Appraised Extra Feat Total Appraised Outbldg	BUILDING ATTRIBUTES Effective Year Built Area Effective Prc Assng Dist Grade: Style Desc Appraised Bldg Value	Mblu Location Pric Assing Dist Primary Use Parcel Value Sale Date Sale Date Sale Price Adjusted Price
		5 1.00 111,100	88	1985 2500 100 C Multi Family 140,600	-059 SUBJECT PARCEL 119///114/// 100 CHRISTIAN ST 100 1040 251,700
		5 1.00 122,700	11,300	1985.00 2481.00 100 C Multi Family 143,500	COMPARABLE#1 149////142/// 33 SIMPSON AVE 100 277,500 08-18-2020 340,000 00
	-25,800 -25,800 -12.84 138.06	-11,600	-11,300	Adjustments -2,900	BLE#1 149///142/// MPSON AVE 1040 277,500 08-18-2020 340,000 340,000 00
		1.00 122,800	88	1985.00 2608.00 100 C Multi Family 153,200	WALLINGFORD, CT <u>COMPARABLE #2</u> 220 SOUTH WHITTLESE/I 100 275,800 05-01-2020 255,200 00
	-24,100 -24,100 -11.99 137.21	-11,500	88	Adjustments -12,600	DRD, CT <u>BITE</u> #2 <u>1148///132///</u> HITTLESEY 1040 275,800 275,800 255,200 255,200 00 255,200 00
		1.00 123,500	6,300 00	1993.00 2399.00 100 C+ Multi Family 161,700	COMPARABLE#3 134////69 39 SOUTH ELM S 104 291,50 09-17-201 265,00
	-39,800 -39,800 -19.8 145.02	-12,400	-6,300 00	Adjustments -21,100	MPARABLE#3 134////69/// 39 SOUTH ELM ST 1040 291,500 09-17-2019 265,000 00
		5 1.00 124,900	88	1989.00 2720.00 2720.00 100 C+ Multi Family 166,100	COMPARABLE #4 148///23 20 ELMHILL 1 10 291,0 09-22-20 337,0
E	-39,300 -39,300 -19.55 144.78	-13,800	88	Adjustments -25,500	ARABLE #4 148///236/// 20 ELMHILL DR 1050 291,000 09-22-2020 337,000 00
		1.00 113,500	2,500	1985.00 2772.00 100 C Mutti Famity 154,800	COMPAR) 25 \$
	-19,100 -19,100 -09.5 134.73	-2,400	-2,500 00	Adjustments 14,200	COMPARABLE #5 148////283/// 25 SYLVAN AVE 100 270,800 07-22-2019 279,000 00

FinalValue: 259,900

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Town of Wallingford, Connecticut



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 - 062

APPLICATION

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

HEARING DATE:

Property Owner: <u>160 Gas Fallen</u> by Ltd. Partnesship Name of property Owner <u>Robert Bogas</u> Mailing Address Dudley Abl. <u>101 Dudley Abl.</u> <u>City, State, Zip Lt 06492</u> <u>Phone</u> 203 464 1538	Appellant (if other than owner): Name of Owner's Agent Juhn Lomonte Mailing Address PO Box 290-0563 City, State, Zip, Witherfield, Cf. 06129 Phone 860 635 7500				
Appellant's Capacity o Owner K Original a (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original a Robert Pogus 2/17/2021 Print applicant name and tate	wner's Agent				
Fill out <u>only</u> the section for the section fo	he property type under appeal.				
Motor Vehicle: Year Make /Model: Real Estate: 7 [Bull Are . (Address and/or Assessor's Map/Block/Lot					
Personal Property: Unique ID: DBA:					
If you are submitting an appraisal or other similar evidence, you <u>must</u> submit a copy along with your application. What <u>MARKET VALUE</u> does the applicant place on the property? : <u>\$</u>					
(Attach additional page, documentation	on 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

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

Know All Persons by These Presents, which are intended to constitute a GENERAL POWER OF ATTORNEY pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Pogens 101 Dudley Are Wild, Cf. (insert name and address of the principal) do hereby appoint John Lomante, Box 290-0563, worthasheld, Cf and James Laughlin, North Em, Wild, Cf. (insert name and address of the agent, or each agent, if more than one is designated) my agent(s) TO ACT Severally

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

First: In my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in the Connecticut Uniform Power of Attorney Act to the extent that I am permitted by law to act through an agent:

(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)

To strike out any subparagraph the principal must draw a line through the text of that subparagraph AND write his initials in the box opposite.

(A) Real property;
(B) Tangible personal property;
(C) Stocks-and-bonds;
(D) Commodities-and-options;



- (E)-Banks_and-other-financial-institutio ns; (F)-Operation-of-ontity-or-business; (G)-Insurance-and-annuities ; (H)-Estates, trusts-and-other-beneficial-inte rests;	(M) (M) (M)
(+)-Claims and litigation; (+)-Personal-and-family-maintenance; (K)-Benefits-from-gevernmental-programs-or-civil	(Mý (Mí (Mý
or military-service; (L) Retirement-plans; (M) Taxes; (N) All other matters;	

(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

Second: LIMITATION ON AGENT'S AUTHORITY An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

Third: Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

Fourth: With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL) If my agent is unable or unwilling to act for me, I name as my successor agent: Name of Successor Agent: <u>TWEVEG</u> HOMES Successor Agent's Address: <u>Buttonword Circle</u>, WINECF

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of Second Successor Agent: Lynne Rogers Second Successor Agent's Address: 258 Shore Que, Gwton, Ct 06340

be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this 2 day of, 2 21.
this []_day of [1], 20_1
(Signature of Principal) (Seal)
Mundunt Witness Sign on line
Print Below Joan Daniert Stree DeBuni Witness Sign on line
Print Below Steven De Aun
STATE OF CONNECTICUT
COUNTY OF New Haven }ss:
On this the <u>1</u> day of <u>Fcb</u> , 20 <u>2</u> , before me, (name of the principal), signe of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.
Comparisoner of the Superior Court/Notary Public
Janena Nolum
My commission expires:
March 31 2022

Commission
Comments
Batch
DWELLING
RES LAND

	Code Desci		Total Xtra +txtrs Total Rooms: Bath Style: Kitchen Style: Whirlpool Tub Fireplaces	Interior Fir 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths	Stories: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Flr 1	Vision ID 8233
First Floor Crawl Space Porch, Open Upper Story, Finished Basement, Unfinished Deck, Wood	Description L/B Units L	Percent Good RCNLD Dep % Ovr Dep % Ovr Dep Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Cost to Cure Ovr Comment	7 7 Rooms 02 Average 02 Average	03 Gas Forced Air-Duc 01 None 03 3 Bedrooms 2 0	2 2 Stories 2 2 Vinyl Siding 03 Gable 03 Asphalt 05 Drywall 14 Carpet	VSTRUCTION DE Cd Multi Fan 19 Resident
00×008	ntts Unit Price Yr Blt Cond. Cd % Gd Gr ntts Unit Price Yr Blt Cond. Cd % Gd Gr BUILDING SUB-AREA SUMMARY SECTION					ption
	r Cd % Gd Grade	Percent Good RCNLD Dep % Ovr Misc Imp Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr Comme Cost to Cure Ovr Comme	Depreciation % Functional Obsol External Obsol Trend Factor Condition %	Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled	dCONDC Type Code ⊐r Dnit COST / MARKE	D Bidg # 1 CONSTRUCTION DETAIL (CONTINUED) Element Cd Description
	Appr.	nt 903 96,800	ŋ, → Ç	1900 A	CONDO DATA C Description Factor% MARKET VALUATION W 148,893	Bidg # 1 TAIL (CONTINUED) Description
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2020 -062



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	3/10/2020
To:	Shelby Jackson
From:	Ian Fuller
CC:	

RE: 71 Bull Ave

Current	Market Value:	\$ 183,800
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Current Assessed Value: \$128,700

Appellant's estimate of Market Value: \$150,000

Notes:

- The market value of the subject property is consistent with similar homes in the neighborhood.
- Comparable sales support a value estimate of \$199,800

Recommendation:

No Change

Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	VALUE SUMMARY	Site Index Condition Factor Total Appraised Land	LAND ATTRIBUTES	Total Appraised Extra Feat Total Appraised Outbldg	 Effective Year Built Area Effective Prc Assng Dist Grade: Style Desc Appraised Bldg Value	BUILDING ATTRIBUTES	Sale Date Sale Price Adjusted Price	Primary Use Parcel Value	Mblu Location Prc Assna Dist	JOLO -OGL
		5 1.00 87,000		8 8	1540 30 C Mutti Family 96,800	1095		1040 183,800	117 <i>1111</i> 88/11 71 BULL AVE 30	SUBJECT PARCEL
		5 94,700		6,500	 1726.00 1726.00 C Multi Family 137,600				104/1/152/1/ 273 WASHINGTON ST 30	COMPARABLE #1
-55,000 -55,000 -39.29 170.57		-7,700		-6,500	-40,800	Adjustments	00	1040 238,800 12-18-2019	104////52/// NGTON ST 30	
		5 83,800		00 3,700	 1931.00 30 Multi Family 104,300	1985.00	â		28 E	WALLINGFORD, CT COMPARABLE #2
-8,000 -8,000 137		3,200		-3,700	-7,500	Adjustments		191,800 191,800	133///113/// 28 ERNEST ST 30	BLE #2
		5 80,000		88	 1892.00 30 C Multi Family 127,400		ÿ		13	COMPARABLE#3
-23,000 -23,600 -16.86 148.14	22 220	7,000		88	-30,600	Adjustments	00 006666	207,400	139 HALL AVE 30	
		87,000	1	88	1900.00 30 C Multi Family 129,000		ģ		23	COMPARABLE #4
-32,200 -32,200 -23 154.29	-32 200	8		88	-32,200	Adjustments	230,000 00	216,000 04-25-2019	23 MAPLE AVE 30	BLE #4
		90,200	'n	60 80 80 80	1984.00 30 C Multi Family 115,200	1985.00	<i>₫</i>			COMPARABLE #5
-22,200 -15.86 147.14	-22 200	-3,200		600	-18,400	Adjusaiiena	00	206,000 03-28-2019	92 BULL AVE 30 1040	ABLE #5



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS -EB 71 ASSESSOR

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 - 060

APPLICATION

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

HEARING DATE:	
---------------	--

Property Owner: 120 seps Furning Ltd. Parmenship	Appellant (if other than owner):
Name of property Owner Kobert Rogers	Name of Owner's Agent, Jahn Lo Monte
Mailing Address Jud ley Ave	Mailing Address 290-0563
City, State, Zip Wird Ct 0649L	City, State, Zip, eld, Cf. 06129
Phone 203 464 (538	Phone 635 7500

Print applicant name and date

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

Applicant signature

Motor Vehicle:_Year Make /Model:	Plate#	Mileage
Real Estate: 155 South Elm (Address and/or Assessor's Map/Block/	S f . Lot/Unit Number)	
Personal Property: Unique ID: DB/	A:	
If you are submitting an appraisal or other similar application. What <u>MARKET VALUE</u> does the applicant place on the pro Briefly state the basis of the Appeal: <u><u>Rev</u>() ex</u>	. 250	2,000

(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

Notice: The powers granted by this document are broad and sweeping. They are defined in the Connecticut Uniform Power of Attorney Act, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned. The grantor of any power of attorney or the agent may make application to a Probate Court for an accounting as provided in subsection (d) of section 45a-175 of the general statutes. This power of attorney does not authorize the agent to make health care decisions for you.

Know All Persons by These Presents, which are intended to constitute a GENERAL POWER OF ATTORNEY pursuant to the Connecticut Uniform Power of Attorney Act:

That I, Robert Pogers 101 Dudley Are With, Cf. (insert name and address of the principal) do hereby appoint John Lommer, Box 290-0563, worthasheld, Cf and James Laughlin, North Em, With, Cf. (insert name and address of the agent, or each agent, if more than one is designated) my agent(s) TO ACT Severally

If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word 'severally'. Failure to make any insertion or the insertion of the word 'jointly' shall require the agents to act jointly.

First: In my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in the Connecticut Uniform Power of Attorney Act to the extent that I am permitted by law to act through an agent:

(Strike out and initial in the opposite box any one or more of the subparagraphs as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subparagraphs (A) to (M), inclusive, shall automatically constitute an elimination also of subparagraph (N).)

To strike out any subparagraph the principal must draw a line through the text of that subparagraph AND write his initials in the box opposite.

(A) Real property;
(B) Tangible personal property;
(C) Stocks and bonde;

(D) Commodities-and-options;

Name of Second Successor Agent: Lynne Rogers Second Successor Agent's Address: 258 Shore Que, Gwton, Ct 16340

Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL) If a conservator of my estate should be appointed, I designate that _________ is unable be appointed to serve as conservator of my estate. If _________ is unable to serve or cease to serve as conservator of my estate, I designate that

be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)

Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal thisday of, 20
(Signature of Principal) (Seal)
Print Below Jon Dumont Witness Sign on line
Heven De Preus Witness Sign on line
Print Below STEVEN DEBUNE
STATE OF CONNECTICUT }ss:
On this the <u>17</u> day of <u>Fub</u> , 20 <u>21</u> , before me, (name of the principal), signer of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.
Commissioner of the Superior Court/Notary Public
My commission expires:
March 31 2022

~(E)-Banks and other financial institutions;	(\mathcal{M})
(F)-Operation-of-ontity-or-businese;	(mg)
(G) Insurance and annuities:	(nes)
(H) Estatos, trusts-and-other-beneficial-interests;	(m)
(I) Claims and litigation,	(m)
(J) Personal and family-maintenance;	(A A A)
(K) Benefits from governmental-programs or civil	(mg)
or military-service;	(11140
(L)-Retirement-plans;	(ms)
(M) Taxes ;	
(N)-AlLother-matters,	(m)
	(1/w)

(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

Second: LIMITATION ON AGENT'S AUTHORITY An agent MAY NOT use my property to benefit the agent or a dependent of the agent unless I have included that authority in any special instructions below.

Third: Hereby ratifying and confirming all that said agent(s) or substitute(s) do or cause to be done.

Fourth: With full and unqualified authority to exercise or delegate any or all of the foregoing powers granted under this power of attorney to any person or persons whom my agent(s) shall select.

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL) If my agent is unable or unwilling to act for me, I name as my successor agent: Name of Successor Agent: TVEVESC HOMAD Successor Agent's Address: Buttowing Circle, WINE, CF

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

VALLINGFORD, CT Trial Signature solution APPRAISED VALUE SUMMARY Total 186800 Total Signature solution APPRAISED VALUE SUMMARY prised Bidg. Value (Card) Total 186800 Total 180,00 prised Bidg. Value (Bidg) prised Parcel Value ODIA VMH 303,100 USIT/ CHANGE HISTORY Dist Callback PurposeResult 0.00 VH 033,100 USIT/ CHANGE HISTORY 0.01 USIT PurposeResult 0.01 Dist Callback	Total Card Land Units 0.238 AC Parcel Total Land Area 0.2380	. –	Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments 02-06-2020 12-30-2019 12-30-2019 12-30-2019 12-30-2019 12-30-2019 12-30-2019 10-06-2015 03-10-2011 12-14-2010 03-10-2011 12-14-2010 03-09-2010 </th <th>NOTES Appraised Lan 1ST=2BED,1B,LR,K Special Land V 2ND=LR,K,1B,2BED,OTHER-1 Total Appraise IA 2020 Valuation Mett 03/10/2011 - BAA HEARING 2010-080 Total Appraise</th> <th>Total 0.00 Total 0.00 Nbhd Nbhd Name B Tracing B B<!--</th--><th>P 0746 0476 12-31-1992 0 Year Code Ass 0 2020 1-1 0 2020 1-1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1</th><th>101 DUDLEY AVE Alt Prol ID 043002067 SUPPLEMENTAL DATA WALLINGFORD CT 06492 Old MBLU PIZ MAP # WALLINGFORD CT 06492 Old MBLU Easement TC MAP # Town Line Town Line TC MAP # IND PARK GIS ID 3908 Assoc Pid# Total</th></th>	NOTES Appraised Lan 1ST=2BED,1B,LR,K Special Land V 2ND=LR,K,1B,2BED,OTHER-1 Total Appraise IA 2020 Valuation Mett 03/10/2011 - BAA HEARING 2010-080 Total Appraise	Total 0.00 Total 0.00 Nbhd Nbhd Name B Tracing B B </th <th>P 0746 0476 12-31-1992 0 Year Code Ass 0 2020 1-1 0 2020 1-1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1</th> <th>101 DUDLEY AVE Alt Prol ID 043002067 SUPPLEMENTAL DATA WALLINGFORD CT 06492 Old MBLU PIZ MAP # WALLINGFORD CT 06492 Old MBLU Easement TC MAP # Town Line Town Line TC MAP # IND PARK GIS ID 3908 Assoc Pid# Total</th>	P 0746 0476 12-31-1992 0 Year Code Ass 0 2020 1-1 0 2020 1-1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1	101 DUDLEY AVE Alt Prol ID 043002067 SUPPLEMENTAL DATA WALLINGFORD CT 06492 Old MBLU PIZ MAP # WALLINGFORD CT 06492 Old MBLU Easement TC MAP # Town Line Town Line TC MAP # IND PARK GIS ID 3908 Assoc Pid# Total
	Total Land Value	Location Adjustment Adj U 1.0000	VISIT / CHANGE HISTORY Date Id Type Is Cd Purpose 02-06-2020 FS 00 Measur+Listec 12-30-2019 WH 03 01 Measur+Listec 10-06-2015 WH 03 01 Measured 10-06-2015 V 05 6 50 BAA Change 12-14-2010 DC SR 29 Field Review 08-09-2010 SR 29 Field Review <td>Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value</td> <td>Appraised Bidg. \ Appraised Xf (B) Appraised Ob (B)</td> <td>Assessed Year Code Assessed V Year C 85,600 2019 1-1 91,100 2018 126,600 1-3 95,700 2018 126,600 Total 186800 1212200 Total 186800 11 212200 Total 186800</td> <td>Total 303,100 212,200</td>	Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value	Appraised Bidg. \ Appraised Xf (B) Appraised Ob (B)	Assessed Year Code Assessed V Year C 85,600 2019 1-1 91,100 2018 126,600 1-3 95,700 2018 126,600 Total 186800 1212200 Total 186800 11 212200 Total 186800	Total 303,100 212,200

THG	First F Garag Porch Attic, 1 Baser	de	Code Description		1-Ireplaces	Whirlpool Tub	ixtrs	rooms ms:	AC Type: 01	ĸ -	~ ~	Exterior Wall 2 Roof Structure: 03	Exterior Wall 1 26		n ID 3 lement
Ttl Gross Liv / Lease Area	First Floor Garage Porch, Open Upper Story, Finished Attic, Unfinished Basement, Unfinished	Description	UB Units Unit Price	Misc Imp Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Cost to Cure Ovr Comment Cost to Cure Ovr Comment		Average	9 Rooms	4 Bearoons	Forced Air-Duc None	Carpet	Drywall Plastered	Gable Asphalt	Aluminum Sidng	Residential	
1.02C		BUILDING SUB-AREA SUMMARY SECTION n Living Area Floor Area Eff Area n Living Area Floor Area Eff Area	• Yr Blt Cond. Cd	Dep Ovr Co Misc Imp O Cost to Cur Cost to Cur Cost to Cur	Percent Good RCNLD Dep % Ovr	Trend Factor Condition	Functional Obsol	Remodel Rating	Year Built Effective Year Built	Building Value New		Adjust Type Condo Fir	Parcel Id		# R026750
		Eff Area Unit Cost	6 G Grade Grade A	vr vr e Ovr e Ovr e Ovr Comment vo EXTRA FEATURE:			1 % 35	A Code			COST //MARKET VALUATION	Code Description			Map ID 149//13// Bidg # 1 <u>CONSTRUCTION DETAIL: (CONTINUED)</u> Element Cd Description
	17,501 866 130,996 13,082 17,501 267,277	Undepre	dj. Appr. Value		65 180,800			k	70	278,077	ATION .	on Factor%	™ Q		Bidg # 1 <u>NNTINUED</u>
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2020-060



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	3/10/2020
То:	Shelby Jackson
From:	lan Fuller
CC:	
RE:	155 South Elm St

Current Market Value: \$303,100

Current Assessed Value: \$212,200

Appellant's estimate of Market Value: \$250,000

Notes:

- The market value of the subject property is consistent with similar homes in the neighborhood.
- Comparable sales support a value estimate of \$306,700

Recommendation:

No Change

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WALLINGFORD, CT

	VALUE SUMMARY Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	LAND ATTRIBUTES Site Index Condition Factor Total Appraised Land	Total Appraised Extra Feat Total Appraised Outbidg	Effective Year Built Area Effective Prc Assng Dist Grade: Style Desc Appraised Bldg Value	BUILDING ATTRIBUTES	PROPERTIES Mblu Location Pric Assing Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price
		5 1.00 122,300	88	1985 3085 C+ 180,800		SUBJECT PARCEL 149///13// 155 SOUTH ELM ST 100 1040 303,100
		1.00 117,400	1,100	1985.00 3035.00 100 C Multi Family 167,500	X	COMPARABLE#1 133////211/// 87 SOUTH WHITTLESEY 1040 286,000 11-27-2019 3235,000 00
r H	17,100 17,100 06.79 113.49	4,900	-1,100	13,300	Adjustments	N50
		5 1.00 124,300	3 8 8 8	1985.00 3185.00 100 C+ Multi Family 189,500	8	WALLINGFORD, C-1 (134//// 47 SOUTH ELM 47 SOUTH ELM 11 314. 09-24-20 340
ALL	-11,000 -11,000 -04.37 124.64	-2,000	ა 80 80	-8,700	Adjustments	MPARABLE #2 134////71/// 47 SOUTH ELM ST 100 314,100 09-24-2019 09-24-2019 00 09-24-2019 00 00 00
		1.00 116,600	15,100	1993.00 2998.00 C+ Multi Family 213,700		COMPARABLE #3 134////144/ 462 CENTER S 104 10-25-201 0 249100 0
	-42,300 -42,300 -16.79 137.06	5,700	-15,100	-32,900	Adjustments	ARABLE #3 134////144/// 462 CENTER ST 1040 345,400 10-25-2019 345,400 00 00
		5 1.00 115,400	800	1985.00 3297.00 C+ Multi Family 188,900		COMPARABLE#4 119///150 144 CHURCH S 104 305,10 04-29-203 04-203 04-29-203 04-203 04-203 04-203 04-203 04-203 04-203 04-204 04-203 04-204 04-203 04-204 04-204 04-204 04-204 04-204 04-204 04-204 0
	-2,000 -2,000 -00.79 121.07	6,900	-80 00	-8,100	Adjustments	ARABLE #4 119///150/// 144 CHURCH ST 1040 305,100 04-29-2020 04-29-2020 04-29-2020 04-29-2020 04-29-2020 00
		1.00 114,900	88	2001.00 2880.00 100 C Multi Family 226,900	1000	COMPARABLE #5 133///222// 147 SOUTH WHITTLESEY 147 SOUTH WHITTLESEY 10400 10400 341,800 67-24-2019 07-24-2019 00 00
	-38,700 -38,700 -15.36 135.63	7,400	88	-46, 100	Adjustments	COMPARABLE #5 1331///222/// 7 SOUTH WHITTLESEY 100 1040 341,800 67-24-2019 07-24-2019 00 00

FinalValue: 306,700

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BAA,

I have attached our information for the hearings set for 3/24/2021 7:00PM to 8:00PM. Our Attorney Mike Reiner will doing the hearings via Phone.

Please let me know if you need anything further.

Thank you,

David Johnson
Joseph C Sansone Company
18040 Edison Avenue
Chesterfield, MO 63005
1-636-733-5455 Direct
1-800-394-0140 Ext 5455
1-636-733-2223 Fax
djohnson@jcsco.com

For hearings 2020-092 2020-091 2020-188 2020-187

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roundcube 🕌

Subject	Information for Hearings 3/24/2021 7;00PM-8:00PM
From	David Johnson <djohnson@jcsco.com></djohnson@jcsco.com>
То	assessor@wallingfordct.gov <assessor@wallingfordct.gov></assessor@wallingfordct.gov>
Cc	Michael Reiner <mreiner@greenelawpc.com></mreiner@greenelawpc.com>
Date	2021-03-18 13:04



- 508 N Colony St_20-32634-0001-CT.pdf (~306 KB)
- 569 N Colony St_20-32649-0001-CT.pdf (~735 KB)
- 53 N Plains Industrial Rd_20-35696-0001-CT.pdf (~327 KB)
- 924 N Main St Ext_20-35840-0001-CT.pdf (~387 KB)
- Wallingford 36 North Main St 20-35840-0002-CT Workup AA.pdf (~795 KB)
- 413 South Cherry St_20-35948-0001-CT.pdf (~285 KB)
- 935 North Main Street Ext_20-35967-0001-CT.pdf (~309 KB)
- Wallingford 856 North Main St Ext - 20-36078-0001-CT Workup AA.pdf (~289 KB)

	Carl D, Bonamico, Member Robert Avery, Member
THE REAL PROPERTY OF THE PARTY	45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003
learing No. <u>2020</u> - 086 <u>APPLI</u>	CATION
APPEAL OF ASS BOARD OF ASSE	ESSED VALUATION ESSMENT APPEALS
Property Owner: J & F REALTY LLC	Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO
Name of property Owner 935 NORTH MAIN ST EXT	18040 EDISON AVENUE
Mailing Address	CHESTERFIELD, MO 63005
City, State, Zip	City, State, Zip 636-733-5455
Phone	Phone
Appellant's Capacity o Owner 🔌 (If Agent, attach a copy of Agency Agreement or Power of Attorney. Origi	Owner's Agent inal agency document must be submitted at hearing.)
DAVID JOHNSON	
Personal Property: Unique ID: DE	BA:
Personal Property: Unique ID: DE If you are submitting an appraisal or other similar application.	BA: r evidence, you <u>must</u> submit a copy along with your
Personal Property: Unique ID: DE If you are submitting an appraisal or other similar application. What <u>MARKET VALUE</u> does the applicant place on the pr	BA: r evidence, you <u>must</u> submit a copy along with your roperty? : \$ <u>716,000</u>
Personal Property: Unique ID: DE If you are submitting an appraisal or other similar application. What <u>MARKET VALUE</u> does the applicant place on the pro Briefly state the basis of the Appeal: <u>ASSESSOR'S CALC</u>	BA: r evidence, you <u>must</u> submit a copy along with your roperty? : \$ <u>716,000</u>
Personal Property: Unique ID: DE If you are submitting an appraisal or other similar application. What <u>MARKET VALUE</u> does the applicant place on the pro Briefly state the basis of the Appeal: <u>ASSESSOR'S CALC</u> THE ACTUAL MARKET VALUE OF THE PROPERTY	BA: r evidence, you <u>must</u> submit a copy along with your roperty? : \$ <u>716,000</u> CULATION OF VALUE EXCEEDS
Personal Property: Unique ID: DE If you are submitting an appraisal or other similar application. What <u>MARKET VALUE</u> does the applicant place on the pro- Briefly state the basis of the Appeal: <u>ASSESSOR'S CALC</u> THE ACTUAL MARKET VALUE OF THE PROPERTY (Atlach and itional page, document	BA:
Personal Property: Unique ID: DE If you are submitting an appraisal or other similar application.	BA:
Carl D. Bonanico. Member Town Hall. Room 101 descent Avery, Member descent Avery, Memarket Avery, Member descent Avery, Member descent Avery,	
Personal Property: Unique ID:DE If you are submitting an appraisal or other similar application. What MARKET VALUE does the applicant place on the property state the basis of the Appeal: _ASSESSOR'S CALC THE ACTUAL MARKET VALUE OF THE PROPERTY (Atlach arcditional page, document DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimont knowledge and belief. Signature(s) of Owner(s) or Agent:	BA:
Personal Property: Unique ID:DE If you are submitting an appraisal or other similar application. What <u>MARKET VALUE</u> does the applicant place on the pre- Briefly state the basis of the Appeal: <u>ASSESSOR'S CALC</u> THE ACTUAL MARKET VALUE OF THE PROPERTY (Atlach enditional page, document <u>DO NOT WRITE BELOW THIS LINE - BAA Use Only</u> I hereby solemnly swear that the testimone knowledge and belief. Signature(s) of Owner(s) or Agent: <u>(Must be signed in the presence of</u> Print Name	BA:
Personal Property: Unique ID:DE If you are submitting an appraisal or other similar application. What <u>MARKET VALUE</u> does the applicant place on the pre- Briefly state the basis of the Appeal: <u>ASSESSOR'S CALC</u> THE ACTUAL MARKET VALUE OF THE PROPERTY (Atlach enditional page, document <u>DO NOT WRITE BELOW THIS LINE - BAA Use Only</u> I hereby solemnly swear that the testimone knowledge and belief. Signature(s) of Owner(s) or Agent: <u>(Must be signed in the presence of</u> Print Name	BA:
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AGENT AUTHORIZATION

TO:

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Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

M:038 L:001 **J&F Realty LLC** Schedule/PIN/Account (if applicable) Parcel Number **Exact Name of Property Owner** Schedule/PIN/Account (if applicable) Parcel Number Exact Name of Property Owner Schedule/PIN/Account (if applicable) Parcel Number Exact Name of Property Owner Schedule/PIN/Account (if applicable) Parcel Number Exact Name of Property Owner Schedule/PIN/Account (if applicable) Exact Name of Property Owner Parcel Number Schedule/PIN/Account (if applicable) Parcel Number Exact Name of Property Owner •••• OF AUTHORIZED SIGNER , A020 SA3517 DATE

REVISED 06/15

1 3220 STORE/SHOP M CB4 1 3220 STORE/SHOP M CB4 CB4	B Use Code Description Zone	Permit Id Issue Date Type I 21121 10-16-2006 CM Con 19443 07-21-2005 CM Con 19443 07-21-2005 CO C-C-	ADDRESS CHANGED PER BUILDING DEPARTMENT	SDA - SHOWROOM - SAME FINISH AS BAS BAS - SERVICE	CONNECTICUT POWER & SPORT	CO:19443-4/05/07		Nhha Nbha Nbha Nbha Name		Year Code Description		AMERICAN EQUITIES GROUP	I & F REALTY I I C		WALLINGFORD CT 06492	935 NORTH MAIN ST EXT	J & F REALTY LLC	HMAIN
M CB4 43,560 M CB4 3.160 Cbal Card Land Units 4.160	Land Type Land Units	Description Am Commercial Commercial C-Occupancy 2	DEPARTMENT	BAS	•				T-4401	Am			BK-V0L/PAGE	GIS ID 14901	Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot	Alt Prcl ID 03800	3 Below Street 4 Rolling	
AC 8,0	Unit Price	Building FERMIN RECOVE Amount Insp Date % 242,000 04-23-2007 242,000 04-23-2007 242,000 04-23-2007		2020-14		8/14/06		ASSESSING NEIGHBORHOOD		Amount Code			0480 06-19-2002			038002002A	2 Public Water 1	Map IC
76 1.00000 C 1.00 00 1.00000 0 1.00 Parcel Total Land Area: 4.1600	I. Factor Site Index							DOD Tracing		Description inun			Q SALE PRICE	Assoc Pid#	ENG MAP Easement Town Line IND PARK	FAL DATA	1 Paved 4 E	
C70	tor Site Index Cond. Nbhd. Nhbd Adj	omp Comments 2007 Construct Sign (zoning per 2007 New Commercial Building 2007 CO:19443-4/05/07									SSME	2020	PRICE VC 125,000 00 Year				4 Bus. District COA	
1.250	<u>I</u>	Comments Construct Sign (zoning permit New Commercial Building CO:19443-4/05/07						Batch	• 100			Total	Code As				Description CO M LAND 2	Bidg Name Sec # 1 of 1
	Notes	Date 1 01-06-2021 JV 03-20-2020 L 05-26-2010 D 08-05-2009 T 08-05-2009 T 04-09-2007 D 04-09-2007 D 04-09-2007 D	Total Appraised Parcel Value		Total Appraised Parcel Value Valuation Method	Special Land Value	Appraised Land Value (Bldg)	Appraised Xf (B) Value (Bldg)	Appraised Bldg. Value (Card)		This signature acknowle	122,900 2019 2 546,200 2 2 669100 2	PREVIOUS ASS Assessed Year Co	Total 95			Contactive Association	Card # 1
	Location Adjustment	Id Type Is Cd Pi JW1 40 No chan No chan LS 00 Measur DT 03 29 Field Re TH 03 00 Measur DH 02 1 62 Permit - DH 02 1 63 Permit - DH 06 20 Map Ch	trcel Value		rcei value		lue (Bldg)	alue (Bldg) alue (Bldg)	APPKAISED VALUE SUMMARY		a visit by	2-1 123,100 2-2 467,300 2-5 32,400 Total 622800	SMEN	5,900 669			Asse	1
0 3.45 0 8,000 Total Land Value	Adj Unit Pric	d Purpose/Result No change Measur+Listed Field Review Permit Check - No Measur Permit Check - No Measur No Map Change Map Change	 								Collector or Assessor	2018 21 22 2-5 Total	Code	100	VISION	WALLINGFORD, CT	88	State Use 3220 Print Date 2/18/2021 9:52:58 AM
150,300 25,300 175,600	Land Value	esult nsp Only o Measur	955,900		C Doe'rre	055 000	175,600	2,100 46,300	731,900	2019 2019 2019 2019 2019 2019 2019 2019		467,300 32,400 622800	Assessed		N N	ORD, CT		2:58 AM

		Code	Code Description PAV1 Paving-Asph FN4 Fence- 8'Cha A/C Air Condition		Rooms/Prtns Wall Height % Comn Wall	Baths/Plumbing Ceiling/Wall	Total Bedrms Total Baths Heat/AC Frame Type	Bidg Use Total Rooms	Heating Fuel Heating Type	Interior Floor 1	Roof Cover Interior Wall 1	Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure	Style: Model Grade Stories:	Element
	=loor ⊐loor Display		Description Paving-Asphalt Fence- 8'Chain Air Condition	2	02 24.00	002 002	<u>, , , , , , , , , , , , , , , , , , , </u>	3220	2 8 8 a	03	22		1 C+ 96	
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		BUILDING SUB-AREA SUMMARY SECTION	14.00 3.50				ŝ	OP M94		ned	γın	θĘ η		TAIL Description
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		Unit Cost Unc	Cond. Cd % Good Grade Grade Add / G 70 C 1.00 / <td></td> <td>86 731,900</td> <td><u>.</u></td> <td>4001</td> <td>A</td> <td>2005</td> <td>851,092</td> <td>COST / MARKET VALUATION</td> <td></td> <td></td> <td>CONSTRUCTION DETAIL (CONTINUED) ament Cd Description</td>		86 731,900	<u>.</u>	4001	A	2005	851,092	COST / MARKET VALUATION			CONSTRUCTION DETAIL (CONTINUED) ament Cd Description
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Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	March 15, 2021
To:	Shelby P. Jackson III, Assessor
Cc:	
From:	Kevin Coons, Chief Appraiser
RE:	935 North Main St Ext. 2020-086

Current Market Value:	\$ 955,900	Current Assessed Value:	\$669,100
-----------------------	-------------------	-------------------------	-----------

Appellant's estimate of Market Value: \$716,000

Informal Hearing with Vision Appraisal: Yes- No change

Notes:

The Assessor's economic income approach to value of \$964,400 is higher than the current market value of \$955,900.

The demand for warehouse space has increased not decreased.

No supporting documentation provided to support a value of \$716,000.

Recommendation:

No change

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BOARD OF ASSESSMENT APPEALS



Town of Wallingford, Connecticut

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

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

Phone - 203-294-2001

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO **18040 EDISON AVENUE** CHESTERFIELD MO 63005

NOTIFICATION OF ASSESSMENT HEARING

2020-086 Appellants Submission

Hearing No.: 2020-086 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM Property Description: 935 NORTH MAIN ST EXT Unique ID: A0167420 Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on 3/24/2021 between 7:00 PM -8:00 PM. This meeting will take place REMOTELY ONLY. You may join the meeting from your computer, tablet, or smartphone. You can also dial in using your phone. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

https://global.gotomeeting.com/join/395068405

You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at https://global.gotomeeting.com/install/395068405. Materials discussed at this meeting are available on the Town website at www.town.wallingford.ct.us on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at <u>935 NORTH MAIN ST EXT (MBLU 38/ / 1/ / PID 14901)</u> hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: ______

20359670001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Connecticut Power & Sport

935 North Main Street Extension Wallingford, CT 06492

Parcel ID(s)

38-1

Appeal Number

As of 10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY 18040 Edison Avenue Chesterfield, Missouri 63005 <This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practive ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.

20359670001CT



935 North Main Street Extension

PTR Number: 20359670001CT

Location IDs: 38-1

Area Type	WARE	HOUSE				Lo	cation Totals
Gross Building Area		15,077					15,077
Net Leaseable Area		15,077					15,077
Potential Gross Income	4.50	67,847				4.50	67,847
Vacancy and Credit Loss	5.0%	<u>3,392</u>				5.0%	3,392
Effective Gross Income	I	ا 64,454	1	l	1	ļ	64,454
Overall Expense	10.0%	6.445	1			8.4%	5.428
Net Operating Income		58,009	.	۱ 			58,009
Base Cap Rate							8.000
Adj Tax Rate							0.102
Adj Cap Rate							8.102
Value Sum							715,981
Indicated Value						<u></u>	716,000
Total Indicated Value per SF(NLA)							47.49

340 Quinnipiac St Building Type: Class C Manufacturing Space Avail: 13,500 SF Bidg 21 Status: Existing Max Contit: 13,500 SF Wallingford, CT 06492 Building Type: Class C Manufacturing Space Avail: 13,500 SF Weaking County Status: Existing Max Contit: 13,500 SF New Haven County Status: Existing Max Contit: 13,500 SF Status: Built Status: Built Space Avail: 4,500 SF Smallest Space: 4,500 SF New Haven County Status: Built Space Avail: 4,000 SF Status: Built Type: Class C Manufacturing Space Avail: 4,000 SF Wolcott, CT 06716 Building Type: Class C Manufacturing Space Avail: 4,000 SF Status: Built 1940 Max Contig: 4,000 SF Smallest Space: 4,000 SF New Haven County Status: Built 1940 Max Contig: 4,000 SF Status: Built 1940 Max Contig: 14,000 SF Smallest Space: 4,000 SF Status: Built 1940 Max Contig: 14,040 SF Status: Built 1940 New Haven County Land Area: 1,50 AC Rent/SF/Y: \$4,75 Status: Built 1954 Max Contig: 14,040 SF Status: Built 1954 Waterbury, CT 06705 Building Type: Class C Manufacturing Space Avail: 14,040 SF New Haven		360 Prospect St Naugatuck, CT 06770 New Haven County	Building Type: Class C Manufacturing Status: Built 1950 Building Size: 32,070 SF Land Area: 12.20 AC Stories: 2 Expenses: 2019 Tax @ \$0.83/sf Parking: 29 Surface Spaces are ava	Space Avail: 6,480 SF Max Contig: 6,480 SF Smallest Space: 6,480 SF Rent/SF/Yr: \$5.13 % Leased: 79,8%
Wolcott, CT 06716 Status: Built 1940 Max Contig: 4,000 SF New Haven County Land Area: 1.50 AC Rent/SF/Yr: \$4.75 Stories: 1 % Leased: 77.8% Expenses: 2015 Tax @ \$0.61/sf Parking: 35 free Surface Spaces are available; Ratio of 1.94/1,000 SF Waterbury, CT 06705 New Haven County Building Type: Class C Manufacturing Space Avail: 14,040 SF Status: Built 1954 Max Contig: 14,040 SF Status: Built 1954 New Haven County Land Area: 0.93 AC Rent/SF/Yr: \$4.95 Stories: 1 % Leased: 100%	Salord Fast	Bidg 21 Wallingford, CT 06492	Status: Existing Building Size: 20,000 SF Land Area: - Stories: 4 Expenses: 2020 Tax @ \$3.25/sf	Max Contig: 13,500 SF Smallest Space: 4,500 SF Rent/SF/Yr: \$4.50
Waterbury, CT 06705 Status: Built 1954 Max Contig: 14,040 SF New Haven County Building Size: 15,736 SF Smallest Space: 14,040 SF Land Area: 0.93 AC Rent/SF/Yr: \$4.95 Stories: 1 % Leased: 100% Expenses: 2020 Tax @ \$1.34/sf Status: Built 1954		Wolcott, CT 06716	Status: Built 1940 Building Size: 18,000 SF Land Area: 1.50 AC Stories: 1 Expenses: 2015 Tax @ \$0.61/sf	Max Contig: 4,000 SF Smallest Space: 4,000 SF Rent/SF/Yr: \$4,75 % Leased: 77.8 %
so and so not ourage opaces are available; Ratio of 2.54/1,000 SF		Waterbury, CT 06705	Status: Built 1954 Building Size: 15,736 SF Land Area: 0.93 AC Stories: 1 Expenses: 2020 Tax @ \$1.34/sf	Max Contig: 1 4,040 SF Smallest Space: 1 4,040 SF Rent/SF/Yr: \$4.95 % Leased: 100%

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342 Quinnipiac St

Bldg 11B

Wallingford, CT 06492

New Haven County

Building Type: Class C Manufacturing Status: Built 1944 Building Size: 9,000 SF Land Area: 32.99 AC Stories: 2 Expenses: 2020 Tax @ \$7.23/sf

Space Avail: 3,096 SF Max Contig: 3,096 SF Smallest Space: 3,096 SF Rent/SF/Yr: \$3.00 % Leased: 65.6%



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Cheshire, CT 064	10		New Haven County	
Recorded Buyer:	Darter Properties LLC 309 Cedar Ln Cheshire, CT 06410	Recorded Seller:	Cornwall Properties Llc 500 Cornwall Ave Cheshire, CT 06410 (203) 272-5546	CERTIFICATION OF A CERTIFICATIONO OF A CERTIFICATION OF A CERTIFICATIC
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:		Year Built/Áge: RBA:	Class C IndustrialWarehouse Built 1987 Age: 31 12,875 SF 0.92 AC (40,075 SF) I-1	
Financing:	CHES-000056-000255 - 4436964 – Research Status:	Confirmed		
2 63 Golde	n St			UNDER CONTRACT
Meriden, CT 0645	50		New Haven County	
Listing Broker:	NAI Elite, LLC 901 Farmington Ave West Hartford, CT 06119 (877) 327-3755		Hugh Schnip (877) 327-3755	
Asking Price: Price/SF: Days on Market: Sale Status:	\$40.04	Bldg Type: Bldg Status:	Owner User Class C IndustrialManufacturing Built 1970 14,660 SF	
Actual Cap Rate:	-	Zoning:	M2	
Parcel No:	MERI-000409-000149-000030A			
3 613 W Jo	hnson Ave - Sky Central	Park (Part of Mu	ilti-Property)	SOLI
Cheshire, CT 064	10		New Haven County	
Recorded Buyer:	W Johnson Llc 670 Myrtle Ave Brooklyn, NY 11205	Recorded Seller:	Signature Associates 21725-21775 Melrose Ave Southfield, MI 48075 (248) 350-3338	
	09/09/2019 \$937,871 - Allocated \$42.41	Year Built/Age: RBA:	Class C IndustrialWarehouse Built 1984 Age: 35 22,116 SF 4.80 AC (209,088 SF)	
PrFrma Cap Rate:	-	Zoning:		
Parcel No: Financing: Comp ID:	- 4902537 – Research Status:	Allocated		
			eph C. Sansone Company - 996358.	• • • • • • • • • • • • • • • • • • •

Wallingford, CT	06492		New Haven County	
Recorded Buyer:	Rh R & E LIc 169 N Plains Industrial Rd Wallingford, CT 06492	Recorded Seller:	Jsjv Llc	
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:	\$48.46	Year Built/Age: RBA: Land Area:	Class C IndustrialWarehouse Built 1977 Age: 41 13,000 SF 1 AC (43,560 SF)	
		Zoning:	1-40	
Parcel No: Financing:	WALL-000077-000000-000001			
	4531373 - Research Status:	Public Record		
5 360 Sano	lbank Rd			SOLE
Cheshire, CT 064	10		New Haven County	
Recorded Buyer:	360 Sandbank Rd Cheshire	Recorded Seller:		
	416 Blacks Rd Cheshire, CT 06410			
	08/26/2019	Bidg Type:	Class C IndustrialWarehouse	
Sale Price: Price/SF:		RBA:	Built 1985 Age: 34 10,474 SF	
PrFrma Cap Rate:	-	Land Area: Zoning:	1.06 AC (46,174 SF) I-1	
Parcel No: Financing:	CHES-000027-000162			
Comp ID:	4888498 - Research Status:	Public Record		
6 2781 Sta	te St			SOLE
Hamden, CT 065	17		New Haven County	
Recorded Buyer:	K & M Brothers LIc 2781 State St	Recorded Seller:	A & P Realty Inc	
	Hamden, CT 06517			
	01/30/2018		Class C IndustrialWarehouse	· · ·
Sale Price: Price/SF:			11,000 SF	
PrFrma Cap Rate:		Land Area: Zoning:	1.01 AC (43,996 SF) CDD	
	HAMD-002332-000009			
Financing: Comp ID:	4152901 - Research Status:	Public Record		
			eph C. Sansone Company - 996358.	

JOSEPH C. SANSONE COMPANY

AGENT AUTHORIZATION

TO:

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Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

J&F Realty LLC M:038 L:001 Exact Name of Property Owner Parcel Number Schedule/PIN/Account (if applicable) Exact Name of Property Owner Schedule/PIN/Account (if applicable) Parcel Number Schedule/PIN/Account (if applicable) Exact Name of Property Owner Parcel Number Exact Name of Property Owner Parcel Number Schedule/PIN/Account (if applicable) Schedule/PIN/Account (if applicable) Exact Name of Property Owner Parcel Number Exact Name of Property Owner Schedule/PIN/Account (if applicable) Parcel Number AUTHORIZED SIGNER 2020 184358 DATE

REVISED 06/15

Town of Wallingford,	Town Hall, Room 101 45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003
Hearing No. <u>2020 - 0</u> 91 <u>APPLI</u>	CATION
BOARD OF ASSE	ESSED VALUATION SSMENT APPEALS OCTOBER 1, 2020
Property Owner: 508 NORTH COLONY ROAD ASSOCIATES LLC Name of property Owner 505 NORTH COLONY ST Mailing Address WALLINGFORD, CT 06492 City, State, Zip Phone	Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO Name of Owner's Agent 18040 EDISON AVENUE Mailing Address CHESTERFIELD, MO 63005 City, State, Zip 636-733-5455 Phone
Appellant's Capacity o Owner & (If Agent, attach a copy of Agency Agreement or Power of Attorney. Origin	Owner's Agent al agency document must be submitted at heating.)
DAVID JOHNSON Print applicant name and date	- Il-
	Applicant signature
	r the property type under appeal.
Real Estate: 508 NORTH COLONY ST (MBLU 91/ / 15/ /) (Address and/or Assessor's Map/Block/	Plate#Mileage
Personal Property: Unique ID: DBA	A:
If you are submitting an appraisal or other similar o application.	evidence, you <u>must</u> submit a copy along with your
	s 613,000
What MARKET VALUE does the applicant place on the prop	
Briefly state the basis of the Appeal: ASSESSOR'S CALCU	JLATION OF VALUE EXCEEDS
THE ACTUAL MARKET VALUE OF THE PROPERTY	
(Atisch additional page, documenta	tion of appreisel if needea)
	·
DO NOT WRITE BELOW THIS LINE - BAA Use Only	20-32634-0001-CT
I hereby solemnly swear that the testimony knowledge and belief.	am about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent:(Must be signed in the presence of t	the Board) Date:
Print Name Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico

•



AGENT AUTHORIZATION

TO: Wallingford

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

SUB North Colony Road Associates LLC	M:091 L:015		B0103100
Exact Name of Property Owner	Parcel Number		Annual ()
			Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number		
			Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	······································	Billion status - representation
	ratcel Number		Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number		
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Exact Name of Property Owner	Parcel Number		
	I arcei inumber		Schedule/PIN/Account (if spplicable)
10 -			
MS	-	Tom Barberin	0
UTHORIZED SIGNATURE		PRINT NAME	OF AUTHORIZED SIGNER
12/38/20		Managing M	
DATE		TITLE	

REVISED 06/15

Ttl Gross Liv / Lease Area 11	Buil Divid Buil Divid Code Description AOF Office BAS First Floor CAN Canopy SLB Slab	OB - OUTBUILDING & YARD ITEMS(L)CodeDescriptionL/BUnitsUnit PriceYr BitPAV1Paving-AsphaltL48,0003.002001LT2w/Double LightL31400.002001LT4w/Four LightsL12400.002013	420 420 420 94 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 1 2 1 1 1 1 2 1 1 1 1 2 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Property Location 508 NORTH COLONY ST Vision ID 15123 Account # B01 CONSTRUCTION DETAIL
11,180 23,128 11,313 815,226	BUIL DING SUB-AREA SUMMARY SECTION 10,620 Floor Area Eff Area Unit Cost Undeprec Value 560 560 560 72.06 40,354 10,620 10,620 10,620 72.06 765,288 0 11,284 0 0 0.00 9,588 0 11,284 0 0 0.00 90	Cost to Cure Ovr Comment /XF-BUILDING EXTRA FEATURES(B) Cond. Cd % Good Grade Grade Adj Appr. Value A 50 C 1.00 72,000 A 50 C 1.00 2,100 E 90 C 1.00 2,200 2,200	MIXED USE Code MIXED USE 3220 STORE/SHOP M94 100 3220 STORE/SHOP M94 0 COST / MARKET VALUATION 100 RCN 815,226 Year Built 1960 Effective Year Built 1960 Depreciation Code VG Percent Good 35 Functional Obsol 0 Condition 529,900 Dep Ovr Comment 529,900 Misc Imp Ovr 529,900	Map ID 91//15// TRUCTION DETAIL (
			The second secon	Bldg Name Sec # 1 of 1 Card # 1 of 1 Print Date 2/22/2021 1:25:03 PM



Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Curre	nt Market Value:	\$ 809,100	Current Assessed Value:	\$566,300
RE:	508 North Colony St.	2020-091		
From:	Kevin Coons, Chief App	oraiser		
Cc:				
To:	Shelby P. Jackson III,	Assessor		
Date:	March 15, 2021			

Appellant's estimate of Market Value: \$613,000

Informal Hearing with Vision Appraisal: Yes- No change

Notes:

The Assessor's economic income approach to value of \$836,200 is higher than the current market value of \$809,100.

No supporting documentation provided to support a value of \$613,000.

Recommendation:

No change

BOARD OF ASSESSMENT APPEALS



Town of Wallingford, Connecticut

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

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

2020-091 Appellants Submission

001 03

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO 18040 EDISON AVENUE CHESTERFIELD MO 63005

NOTIFICATION OF ASSESSMENT HEA

Hearing No.: 2020-091 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM Property Description: 508 NORTH COLONY ST Unique ID: B0103100 Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on 3/24/2021 between 7:00 PM a 8:00 PM. This meeting will take place REMOTELY ONLY. You may join the meeting from your computer, tablet, or smartphone. You can also dial in using your phone. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

https://global.gotomeeting.com/join/395068405

You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <u>https://global.gotomeeting.com/install/395068405</u>. Materials discussed at this meeting are available on the Town website at <u>www.town.wallingford.ct.us</u> on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at <u>508 NORTH COLONY ST (MBLU 91/ / 15/ / PID 15123)</u> hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

2120 Signed:

20326340001CT

REAL PROPERTY SUMMARY ANALYSIS OF

TJ's Auto Body

508 North Colony Street Wallingford, CT 06492

Parcel ID(s)

91-15

Appeal Number

As of 10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY 18040 Edison Avenue Chesterfield, Missouri 63005 <This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practive ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



508 North Colony Street

PTR Number: 20326340001CT

Location IDs: 91-15

Area Type	AUTO SV	'CE				Loc	ation Totals
Gross Building Area		11,180					11,180
Net Leaseable Area		11,180					11,180
Potential Gross Income	7.00	78,260				7.00	78,260
Vacancy and Credit Loss	5.0%	<u>3,913</u>				5.0%	<u>3,913</u>
Effective Gross Income	l	ا 74,347	I	ı	I	ł	74,347
Overall Expense	10.0%	<u>7.435</u>		ļ		12.9%	<u>9,559</u>
Net Operating Income	I (66,912	I	•		·	66,912
Base Cap Rate							9.000
Adj Tax Rate							<u>1.920</u>
Adj Cap Rate							10.920
Value Sum						_	612,750
						_	
Indicated Value							613,000
Total Indicated Value per SF(NL	_A)						54.83

Southington, CT	06489		Hartford County	
Recorded Buyer:	Clb Ent Llc 270 Center St Southington, CT 06489	Recorded Seller:	Morin Anthony P	
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:	\$41.46	Year Built/Age: GLA:	RetailAuto Repair Bullt 1969 Age: 49 4,800 SF 0.35 AC (15,246 SF) B	
Financing:	SOUT-000099-000000-000146 4145872 - Research Status:			
2 746 Derb	vAve			SOLI
Seymour, CT 064			New Haven County	SOLL
Recorded Buyer:	Rjm 4650 Llc 746 Derby Ave Seymour, CT 06483	Recorded Seller:	-	Intege Coming Soon
		Year Built/Áge: GLA:	RetailAuto Repair Built 1947 Age: 72 15,759 SF 0.96 AC (41,818 SF) C-2	
Financing:	SEYM-001204-000000-000013 Down payment of \$220,000 (2 4939049 – Research Status:	4.1%)		
3 45 Franc	is Ave			SOLI
Hartford, CT 0610	06		Hartford County	
Recorded Buyer:	Homeowners Fin Co 530 Silas Deane Hwy Wethersfield, CT 06109	Recorded Seller:	Bairos Joao F	
Sale Date: Sale Price: Price/SF:		Year Built/Áge: GLA;	RetailAuto Repair Built 1970 Age: 48 4,000 SF	
PrFrma Cap Rate:	-	Land Area: Zoning:	0.22 AC (9,583 SF) I2	
Financing:	HTFD-000159-000480-000005 - 4531379 – Research Status:			
<u> </u>	Сор	yrighted report licensed to Jos	eph C. Sansone Company - 996358.	

4 199 E Maii			Hartford County	SOL
Bristol, CT 06010 True Buyer: ·	-	True Seller:	Hartford County -	
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:	\$44.60	Year Built/Age: GLA:	RetailAuto Repair Built 1901 Age: 118 4,372 SF 0.26 AC (11,326 SF) BG	
Parcel No: Financing: Comp ID:		ublic Record		
5 596 E Mai	in St			SOL
New Britain, CT 0	6051		Hartford County	
Recorded Buyer:	Brito Realty Lic	Recorded Seller:	East Main Prop Mgmt	
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:	\$30.83	Year Built/Age: GLA: Land Area:	RetailAuto Repair Built 1900 Age: 118 6,000 SF 0.50 AC (21,780 SF) Commercial Business	-
Financing:	NBRI-000007D-000000-B000022 - 4299647 – Research Status: P			
6 15 Murph	۱۷ Rd			SO
North Franklin, C			New London County	
Recorded Buyer:		Recorded Seller:	Route 32 Realty Co Lic	
Sale Price: Price/SF:	\$27.24	Year Built/Áge: GLA:	RetailAuto Repair Built 1979 Age: 40 14,686 SF 2.76 AC (120,226 SF) C-2	-
Financina:	FRAN-000044-000000-000012			
Comp ID:	4800894 — Research Status: I			

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7 460 Old 0	Colchester Rd			SOLD
Salem, CT 06420			New London County	
	Salem Prop Mgmt 460 Old Colchester Rd Salem, CT 06420	Recorded Seller:	Tow Lic	
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:	\$14.50	Year Built/Âge: GLA: Land Area:	RetailAuto Repair Built 1950 Age: 68 10,000 SF 3.09 AC (134,600 SF) Comm/Town	
Financing:	SALE-000022-000044, SALE-0 - 4535786 – Research Status:		1	
8 91 Pitkin	St			SOLD
East Hartford, C	r 06108		Hartford County	
	91 Pitkin Street Llc 91 Pitkin St East Hartford, CT 06108	Recorded Seller:	4 Leitaos Minit Car Wash	
Sale Date: Sale Price: Price/SF:		Year Built/Áge: GLA:	RetailAuto Repair Built 1954 Age: 64 4,400 SF	
PrFrma Cap Rate:		Land Area: Zoning:	0.70 AC (30,492 SF) B-3	
Financing:	EHAR-000004-00000-000025 4586617 – Research Status:			
<u> </u>	Co	pyrighted report licensed to J	oseph C. Sansone Company - 996358.	
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AGENT AUTHORIZATION

TO: Wallingford

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

Soa North Colony Road Associates LLC	M:091 L:015	B0103100
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
TAS		Tom Barberino
AUTHORIZED SIGNATURE		PRINT NAME OF AUTHORIZED SIGNER
12/88/20		Managing Member

TITLE

DATE

REVISED 06/15

Town of Wallingford,	45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003	
learing No. <u>2020 -</u> 085 <u>APPL</u>	LICATION	
BOARD OF ASS	SESSED VALUATION SESSMENT APPEALS F OCTOBER 1, 2020	
Property Owner: BARNES HOMESTEAD LLC Name of property Owner 1000 ROUTE 80 Mailing Address	Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO Name of Owner's Agent 18040 EDISON AVENUE Mailing Address CHESTERFIELD, MO 63005	
GUILFORD, CT 06437 City, State, Zip	City, State, Zip 636-733-5455	
Phone	Phone	
Appellant's Capacity o Owner If Agent, attach a copy of Agency Agreement or Power of Attorney. Or DAVID JOHNSON Print applicant name and date	Owner's Agent riginal agency document must be submitted at hearing.) Applicant signature	
	for the property type under appeal.	
	Plate#Mileage	
Real Estate: 36 NORTH MAIN ST (MBLU 134/ / 10/ /) (Address and/or Assessor's Map/Blo Personal Property: Unique ID: If you are submitting an appraisal or other similar	Plate#Mileage	
Real Estate: 36 NORTH MAIN ST (MBLU 134/ / 10/ /) (Address and/or Assessor's Map/Bio Personal Property: Unique ID: If you are submitting an appraisal or other similiar application.	Plate#Mileage ock/Lot/Unit Number) DBA: ar evidence, you <u>must</u> submit a copy along with your	
Real Estate: 36 NORTH MAIN ST (MBLU 134/ / 10/ /) (Address and/or Assessor's Map/Bio Personal Property: Unique ID: If you are submitting an appraisal or other similar application. What MARKET VALUE What MARKET VALUE	Plate#Mileage pck/Lot/Unit Number) DBA: ar evidence, you must submit a copy along with your property? : \$ <u>500,000</u>	
Real Estate: 36 NORTH MAIN ST (MBLU 134/ / 10/ /) (Address and/or Assessor's Map/Bio Personal Property: Unique ID: If you are submitting an appraisal or other similar application. What MARKET VALUE What MARKET VALUE	Plate#Mileage pck/Lot/Unit Number) DBA: ar evidence, you must submit a copy along with your property? : \$ <u>500,000</u> ALCULATION OF VALUE EXCEEDS	
Real Estate: 36 NORTH MAIN ST (MBLU 134/ / 10/ /) (Address and/or Assessor's Map/Bio Personal Property: Unique ID: If you are submitting an appraisal or other similian application. What MARKET VALUE does the applicant place on the property state the basis of the Appeal: ASSESSOR'S CA THE ACTUAL MARKET VALUE OF THE PROPERTY	Plate#Mileage pck/Lot/Unit Number) DBA: ar evidence, you must submit a copy along with your property? : \$ <u>500,000</u> ALCULATION OF VALUE EXCEEDS	
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Real Estate: 36 NORTH MAIN ST (MBLU 134/ / 10/ /) (Address and/or Assessor's Map/Bio Personal Property: Unique ID: If you are submitting an appraisal or other similian application. What MARKET VALUE does the applicant place on the place on the basis of the Appeal: ASSESSOR'S CA THE ACTUAL MARKET VALUE OF THE PROPERTY (Attach arcditional page, document) DO NOT WRITE BELOW THIS LINE - BAA Use Only		
Real Estate: 36 NORTH MAIN ST (MBLU 134/ / 10/ /) (Address and/or Assessor's Map/Bio Personal Property: Unique ID: If you are submitting an appraisal or other similitapplication. What MARKET VALUE does the applicant place on the place on the place of the Appeal: ASSESSOR'S CA THE ACTUAL MARKET VALUE OF THE PROPERTY (Attach anditional page, document DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimor knowledge and belief.		
Real Estate: 36 NORTH MAIN ST (MBLU 134/ / 10/ /) (Address and/or Assessor's Map/Bio Personal Property: Unique ID:	Mileage	
Real Estate: 36 NORTH MAIN ST (MBLU 134/ / 10/ /) (Address and/or Assessor's Map/Bio Personal Property: Unique ID: If you are submitting an appraisal or other similian application. What MARKET VALUE does the applicant place on the particular place of the Appeal: ASSESSOR'S CA THE ACTUAL MARKET VALUE OF THE PROPERTY (Attach additional page, docume DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimor knowledge and belief. Signature(s) of Owner(s) or Agent: Print Name	Mileage	
Real Estate: 36 NORTH MAIN ST (MBLU 134/ / 10/ /) (Address and/or Assessor's Map/Bio Personal Property: Unique ID: If you are submitting an appraisal or other similian application. What MARKET VALUE does the applicant place on the particular place of the Appeal: ASSESSOR'S CA THE ACTUAL MARKET VALUE OF THE PROPERTY (Attach additional page, docume DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimor knowledge and belief. Signature(s) of Owner(s) or Agent: Print Name		

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M:051 L:007	
Parcel Number	Schedule/PIN/Account (if applicable)
M:134 L:010	
Parcel Number	Schedule/PIN/Account (if applicable)
	Parcel Number M:134 L:010 Parcel Number Parcel Number Parcel Number Parcel Number

AUTHORIZED SIGNATURE

<u>16-2-20</u> DATE

John L. MILLIANS PRINT NAME OF AUTHORIZED SIGNER

ig member

REVISED 06/15

Total Land Value 101,200	Totai L			-		Parcel Total Land Area: 0.3999	roei Total Lar	Par	0.400 AC	Total Card Land Units	Total Ca		
												· · · · · · · · · · · · · · · · · · ·	
5.81 101,200	0			00	C80 1.000	C 1.00	1.00000	5.81	17,418 SF		JBS M CA6	REST/CLUBS M	1 3260
Adj Unit Pric Land Value	Location Adjustment Adjustment	Locatio	Notes	j j	Nbhd. Nhbd Adj	Site Index Cond.	I. Factor Si	Unit Price	Land Units	Land Type	ption Zone	e Description	B Use Code
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No change Measur+Listed Map Correction-No Value		JG1 08 08	12-17-2020 03-09-2020 02-17-2011	Resturant Fitout-Gaetano's	IN I BUILDOUT FOR NEW Resturant Fitout-Gaetano's Certificate of Completion-0		3 3 100 00		45,000	Commercial Commercial C of C	000 C M S	11-15-2002 11-15-2002 11-15-2002	41894 16028 16028
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13,500	g)	Value (Bldį	Appraised Xf (B) Value (Bldg)					NEIGHBOR	ASSESSING NEIGHBORHOOD	1.55			A State of the second
616,900	3)	/alue (Carc	Appraised Bldg. Value (Card)					8	0.	Total			
MARY	APPRAISED VALUE SUMMARY	APPRAIS		200									
-		c	ġ	Comm Int	Amount	1 Number	Description	Code	Amount	ION N	Description	Code	Year C
or or Assessor	This signature acknowledges a visit by a Data Collector or Assessor	wiedges a vi	This signature ackno		SMENTS	OTHER ASSESSMENTS				III III SNO	EXEMPTIONS		alosta kanal
ų	9,000 9,000	2-5 Total		<u>i</u>									
8 2-1 As	4ssessed Year 63,800 2018	2-1	Assessed Year . 70,800 2019	2-1 2-1	8	825,000 0	<u>ອຮ</u> ດວ ->	12-30-2019 04-23-1990	1617 0976 0684 0856		STC	BARNES HOMESTEAD LLC DEBAISE GAIL T ET ALS	BARNES H
	PREVIOUS ASSESSMENTS (HISTORY)	SSESSME	PREVIOUS A		WC	SALE PRICE	0	SALE DATE	BK-VOL/PAGE		RECORD OF OWNERSHIP	ECORD OF	
	521 100	744 400	Total			Pid#	Assoc Pid#		15051	GIS ID			
VISION							Easement Town Line IND PARK			Old MBLU TC MAP # TC MAP #	06492	ORD CT	WALLINGFORD
WALLINGFORD, CT	400,000	040,200				АР# 	INTAL DATA	SUPPLEMENTAL) 044003010 1751	Alt Proi ID Census:		767	PO BOX 1767
6148	Assessed 70,800	aised 101,200	Code Appraised	COM LAND	38	4	1 Paved	Public Water	N	1 Level	оцс	HOMESTEAD LLC	BARNES H
2/18/2021 9:52:33 AM	Print Date	1 OT 1	Card #	1.1	NON	Bidg # 1 DAD # 100ATION	STRTAROAD	UTILITIES	10P0 100	Account #	WNER	CURRENT OWNER	
State Use 3260	State Use			Bldg Name			D 134//10//	Map ID			36 NORTH MAIN ST	~	Property Location

	AOF Office BAS First Floor CAN Canopy UBM Basement, Unfinished	Code	Code Description PAV1 Paving-Asphalt A/C Air Condition SPR1 Sprinklers Wet	Grade Stories: 2 Stories: 2 Occupancy 6.00 Exterior Wall 1 Roof Structure 04 Interior Floor 1 Interior Floor 2 Heating Fuel 02 Heating Type 06 Bldg Use 3260 Total Bedrms 00 Frame Type 3260 Frame Type 06 Baths/Plumbing 02 Ceiling/Wall 00 % Comn Wall 0.00 1st Floor Use: 3222	ement
THOMAS Liv / Loaco Ama	Infinished	BUILDING S	L/B Units Unit L/B 5,192 B 5,192	Brick/Masonry Flat Tar & Gravel Drywall Wall Brd/Wood Ceram Clay Til Hot Water Partial REST/CLUBS M94 Average Ceil & Walls Average	CONSTRUCTION DETAIL Cd Description 323 Store/Office 94 Commercial
40			Price Yr Bit Cond. Cd 3.00 1970 A A 3.50 1963 A A 1.00 1963 A A	Code Code 3260 REST/CL Procent Built Effective Year Built Depreciation Code Remodel Rating Year Remodel Rating Year Built Depreciation Code External Obsol External Obsol External Obsol External Obsol External Obsol External Obsol External Obsol External Obsol RCNLD Dep % Ovr Dep % Ovr Misc Imp Ovr Comment Misc Imp Ovr Comment Misc Imp Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr C Cost to Cure Ovr C	
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	88.17 88.17 17.74 17.74 22.04 114,438		Orcesito/ ade Adj Appr. Value 1.00 12,800 0.00 10,500 0.00 3,000	SE Percentage 100 0 (ALUATION 1,063,623 1,063,623 1,063,623 VG VG VG 616,900	(CONTINUED) Description
					S S S S S S S S S S S S S S S S S S S
ALCONDUCT -					



Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	March 15, 2021			
То:	Shelby P. Jackson III	I, Assessor		
Cc:				
From:	Kevin Coons, Chief Ap	praiser		
RE:	36 North Main St.	2020-085		
		<u></u>		
Curre	nt Market Value:	\$ 744,400	Current Assessed Value:	\$521,100
Appe	llant's estimate of Ma	arket Value: \$	500,000	
Infor	mal Hearing with V	ision Appraisa	I: Yes = No change	

Notes:

This property was purchased 12/30/2019 for \$825,000

No supporting documentation provided to support a value of \$500,000.

Recommendation:

No change



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

March 1, 2021

BARNES HOMESTEAD LLC PO BOX 1767 WALLINGFORD CT 06492

NOTIFICATION OF ASSESSMENT HEARING

2020 - 085 Appellents Submission

Hearing No.: 2020-085 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM Property Description: 36 NORTH MAIN ST Unique ID: D0098150 Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **7:00 PM** - **8:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

https://global.gotomeeting.com/join/395068405

You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

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If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at <u>36 NORTH MAIN ST (MBLU 134/ / 10/ / PID 15051)</u> hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: 212

20358400002CT

REAL PROPERTY SUMMARY ANALYSIS OF

Gaetano's Tavern on Main

36 North Main Street Wallingford, CT 06492

Parcel ID(s)

Appeal Number

134010

As of 10/1/2020

Prepared By:

JOSEPH C. SANSONE CO.

JOSEPH C. SANSONE COMPANY 18040 Edison Avenue Chesterfield, Missouri 63005 <This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practive ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



36 North Main Street

POINTS OF DISCUSSION

Property Issues

Other

The property is currently 35% vacant.



36 North Main Street

PTR Number: 20358400002CT

Location IDs: 134010

Area Type	OFF	ICE	RESTA	URANT			L	ocation Totals
Gross Building Area		5,351		5,351	 	 		10,702
Net Leaseable Area		5,351		5,351				10,702
Potential Gross Income	9.00	48,159	13.00	69,563			11.00	117,722
Vacancy and Credit Loss	25.0%	<u>12.040</u>		<u>6,956</u>			16.1%	<u>18,996</u>
Effective Gross Income	I	36,119		62,607	l	1	l	98,726
Overall Expense	30.0%	<u>10.836</u>	25.0%	<u>15,652</u>			26.8%	26,48
Net Operating Income	, 	25,283	. <u>–</u>	46,955	 •	 	·	72,239
Base Cap Rate								9.000
Adj Tax Rate								2.04
Adj Cap Rate								11.04
Value Sum								654,33
Indicated Value								654,00
Total Indicated Value per SF(NLA)							61.1

Real and the second second	510 Washington Ave Northside Plaza	Building Type: Retail/Storefront (Strip Ctr) Status: Built 1958, Renov Nov 2005 Building Size: 17,600 SF Land Area: 1.44 AC	Space Avail: 2,860 SF Max Contig: 5,720 SF Smallest Space: 1,100 SF
	North Haven, CT 06473	Stories: 1	Rent/SF/YR: \$12.00 % Leased: 83.8%
	New Haven County	Expenses: 2015 Tax @ \$2.17/sf, 2011 Est \$1.32/sf	
		Parking: 96 free Surface Spaces are av	ailable; Ratio of 5.45/1,000 SF
	1163 S Broad St	Building Type: Retail/Storefront Retail/Office	Space Avail: 5,000 SF
	Z Properties	Status: Built 1981 Building Size: 15,620 SF	Max Contig: 5,000 SF Smallest Space: 5,000 SF
	Wallingford, CT 06492	Land Area: 1.13 AC	Rent/SF/YR: \$10.00
	-	Stories: 2	% Leased: 68.0%
	New Haven County	Expenses: 2020 Tax @ \$1.07/sf Parking: 40 Surface Spaces are availal	ble; Ratio of 2.56/1,000 SF
	······	Parking: 40 Surface Spaces are availab	
	630 Washington Ave) Space Avail: 3,680 SF
	630 Washington Ave Alpine Village Shopping	Parking: 40 Surface Spaces are availab Building Type: Retall/Freestanding (Strip Ctr Status: Built 1981 Building Size: 6,192 SF) Space Avail: 3,680 SF Max Contig: 1,400 SF Smallest Space: 980 SF
	630 Washington Ave Alpine Village Shopping Center	Parking: 40 Surface Spaces are availab Building Type: Retall/Freestanding (Strip Ctr Status: Built 1981 Building Size: 6,192 SF Land Area: 1.38 AC) Space Avail: 3,680 SF Max Contig: 1,400 SF Smallest Space: 980 SF Rent/SF/YR: \$10.00
	630 Washington Ave Alpine Village Shopping	Parking: 40 Surface Spaces are availab Building Type: Retall/Freestanding (Strip Ctr Status: Built 1981 Building Size: 6,192 SF Land Area: 1.38 AC Stories: 1) Space Avail: 3,680 SF Max Contig: 1,400 SF Smallest Space: 980 SF
	630 Washington Ave Alpine Village Shopping Center	Parking: 40 Surface Spaces are availab Building Type: Retall/Freestanding (Strip Ctr Status: Built 1981 Building Size: 6,192 SF Land Area: 1.38 AC) Space Avail: 3,680 SF Max Contig: 1,400 SF Smallest Space: 980 SF Rent/SF/YR: \$10.00 % Leased: 100%
	630 Washington Ave Alpine Village Shopping Center North Haven, CT 06473	Parking: 40 Surface Spaces are availab Building Type: Retall/Freestanding (Strip Ctr Status: Built 1981 Building Size: 6,192 SF Land Area: 1.38 AC Stories: 1 Expenses: 2015 Tax @ \$2.86/sf) Space Avail: 3,680 SF Max Contig: 1,400 SF Smallest Space: 980 SF Rent/SF/YR: \$10.00 % Leased: 100%
	630 Washington Ave Alpine Village Shopping Center North Haven, CT 06473	Parking: 40 Surface Spaces are availab Building Type: Retall/Freestanding (Strip Ctr Status: Built 1981 Building Size: 6,192 SF Land Area: 1.38 AC Stories: 1 Expenses: 2015 Tax @ \$2.86/sf) Space Avail: 3,680 SF Max Contig: 1,400 SF Smallest Space: 980 SF Rent/SF/YR: \$10.00 % Leased: 100%
	630 Washington Ave Alpine Village Shopping Center North Haven, CT 06473	Parking: 40 Surface Spaces are availab Building Type: Retall/Freestanding (Strip Ctr Status: Built 1981 Building Size: 6,192 SF Land Area: 1.38 AC Stories: 1 Expenses: 2015 Tax @ \$2.86/sf) Space Avail: 3,680 SF Max Contig: 1,400 SF Smallest Space: 980 SF Rent/SF/YR: \$10.00 % Leased: 100%



1 4 Center S	3 1		n an	SOLD
Wallingford, CT 06492			New Haven County	
	4 Center St	Recorded Seller:	Dybas Robert & Dinah	
	Wallingford, CT 06492 Terrace, Michael	True Seller:	Dybas, Robert	
Sale Price: Price/SF:		Year Built/Áge: GLA: Land Area:	RetailStorefront Retail/Residential Built 1900 Age: 119 13,656 SF 0.19 AC (8,276 SF)	
PrFrma Cap Rate: Actual Cap Rate:		Zoning: Sale Conditions:	- High Vacancy Property, Redevelop	ment Project
Financing:	WALL-000118-000000-000400 Down payment of \$835,000 (100 5009180 — Research Status: C).0%) confirmed		
2 1319 E M	ain St - Demolished			SOLD
Meriden, CT 0645	0		New Haven County	
Recorded Buyer:	Hunter Fam 450 W main St Meriden, CT 06451	Recorded Seller:	1319 E Main Street Llc	
Sale Date: Sale Price: Price/SF:		Year Built/Áge: GLA:	RetailFreestanding Built 1955 Renov 2013 Age: 64 9,500 SF 1,38 AC (60,113 SF)	
PrFrma Cap Rate:	-	Zoning:		
Financing:	MERI-001008-000335A-0000158 - 4676715 — Research Status: F			
3 3342-335	0 Whitney Ave			SOLD
Hamden, CT 065			New Haven County	
Recorded Buyer:		Recorded Seller:	Frankbev Lic	
		Year Built/Áge GLA	: RetailStorefront Retail/Office : Built 1940 Age: 79 : 14,318 SF : 1.10 AC (47,916 SF) : B2	
Parcel No: Financing	HAMD-003030-000162			
				·····

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TO: Wallingford CT

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 20<u>20</u> through 20<u>24</u> assessments are resolved.

I/Account (if applicable)
(
I/Account (if applicable)
//Account (if applicable)
/Account (if applicable)
/Account (if applicable)
Account (if applicable)
7.

AUTHORIZED SIGNATURE

6-2-20

DATE

PRINT NAME OF AUTHORIZED SIGNER

ty member TITLE

REVISED 06/15

	BOARD OF ASSESSMENT APPEALS
Town of Wallingford, Connecticut	Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member Town Hall, Room 101
ATT TERMS	45 South Main Street Wallingford, CT 06492
•	Phone - 203-294-2001 Fax - 203-294-2003
Hearing No. 2020-092 APPLICATION	1 ax - 200-204-2000
APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS	
HEARING DATE: GRAND LIST OF OCTOBER 1, 2020	
Property Owner: Appellant (if FIRST CONNECTICUT CREDIT UNION INC DAVID JOHN	other than owner): ISON, JOSEPH C SANSONE CO
Name of property Owner Name of Own	
Mailing Address Mailing Addr	888
City, State, Zip City, State, Z	ĚĽĎ, MO 63005 ip
Bit State 636-733-545 Phone Phone	5
Appellant's Capacity o Owner x Owner's Agent (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document mu	st be submitted at herring.)
If Adent, affach a copy of Adency Adreement of Power of Adontey. Unding agency document ind	
DAVID JOHNSON	ature
DAVID JOHNSON	
DAVID JOHNSON Print applicant name and date Fill out only the section for the property type Motor Vehicle: Year Make /Model: Plate#	a under appeal. Mileage
DAVID JOHNSON Print applicant name and date Fill out only the section for the property type Motor Vehicle: Year Make /Model: Plate#	a under appeal. Mileage
DAVID JOHNSON Print applicant name and date Fill out only the section for the property type Motor Vehicle: Year Make /Model: Plate# Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161/ / 1/ /) (Address and/or Assessor's Map/Block/Lot/Unit Number)	o under appealMileage
DAVID JOHNSON Print applicant name and date Fill out only the section for the property type Motor Vehicle: Year Make /Model:Plate# Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161// 1//) (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 m	o under appeal. Mileage
DAVID JOHNSON Print applicant name and date Fill out only the section for the property type Motor Vehicle: Year Make /Model:Plate# Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161/ / 1/ /) (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 mapplication.	wileage
DAVID JOHNSON Print applicant name and date Fill out only the section for the property type Motor Vehicle: Year	Mileage Mileage ust submit a copy along with your
DAVID JOHNSON Applicant sign Print applicant name and date Applicant sign Fill out only the section for the property type Motor Vehicle: Year Make /Model: Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161/ / 1/ /) (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: DBA: DBA: If you are submitting an appraisal or other similar evidence, you mapplication. What MARKET VALUE does the applicant place on the property? : \$ 791.	Mileage Mileage ust submit a copy along with your
DAVID JOHNSON Applicant sign Print applicant name and date Applicant sign Fill out only the section for the property type Motor Vehicle: Year Make /Model: Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161/ / 1/ /) (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: DBA: DBA: If you are submitting an appraisal or other similar evidence, you mapplication. What MARKET VALUE does the applicant place on the property? : \$ 791. Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE	wileage
DAVID JOHNSON Print applicant name and date Fill out only the section for the property type Motor Vehicle: YearMake /Model:Plate# Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161// 1/ /) (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 mapplication. What MARKET VALUE does the applicant place on the property? : \$791. Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALU THE ACTUAL MARKET VALUE OF THE PROPERTY (Attach additional page, documentation or appraised if	a under appeal.
DAVID JOHNSON Print applicant name and date Fill out only the section for the property type Motor Vehicle: Year	a under appeal.
DAVID JOHNSON Print applicant name and date Fill out only the section for the property type Motor Vehicle: YearMake /Model:Plate# Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161// 1//) (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 m application. What MARKET VALUE does the applicant place on the property? : \$_791. Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALU THE ACTUAL MARKET VALUE OF THE PROPERTY (Attach additional page, documentation or appraisal if DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I am about to gi	a under appeal.
DAVID JOHNSON Applicant name and date Print applicant name and date Applicant sign Fill out only the section for the property type Motor Vehicle: Year Make /Model:Plate# Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161// 1//) (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 mapplication. What MARKET VALUE does the applicant place on the property? : \$791, Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE THE ACTUAL MARKET VALUE OF THE PROPERTY (Atlach accitional page, documentation or appraised if DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I am about to gi knowledge and belief.	a under appeal.
DAVID JOHNSON Print applicant name and date Fill out only the section for the property type Motor Vehicle: YearMake /Model:Plate# Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161/ / 1/ /) (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 m application. What MARKET VALUE does the applicant place on the property? : \$_791, Briefly state the basis of the Appeal:ASSESSOR'S CALCULATION OF VALU THE ACTUAL MARKET VALUE OF THE PROPERTY (Attach additional page, documentation or appreised if DO NOT WRITE BELOW THIS LINE - BAA Use Only	a under appeal.
DAVID JOHNSON Applicant name and date Print applicant name and date Applicant sign Fill out only the section for the property type Motor Vehicle: Year Make /Model:Plate# Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161/ / 1/ /) (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 mapplication. DBA:	a under appeal.
DAVID JOHNSON	wider appeal.
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DAVID JOHNSON	wider appeal.

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AGENT AUTHORIZATION

Wallingford TO:

> Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

First Connecticut CU Inc	M:161 L:001	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Susan Brun	Sus	an J. Brown
AUTITORIZED SIGNATURE	PRIN	IT NAME OF AUTHORIZED SIGNER

11/20/20 DATE

CEO TITLE

					-	C	rea: 2.920	Parcel Total Land Area: 2.9200	Parce	2.920 AC	otal Card Land Units	Total C		
otal Land Value 213 800	Total						2222							
8,000 15,400	<u>.</u>			TOPO	1.650 1.000 TC	ŝ	1.00	1.00000 0 0	2.76 1.0 8,000 1.0	43,560 SF 1.920 AC	44		BANK BLDG	1 3410 1 3410
						1-		010	-		ne Land Type	Description Zone		B Use Code
Adi Unit Pric Land Value	Incation Adjustment A		The second second	Notos		1011	EVALUA		- 8		- 688		Services	- 222
No change Measured Change Field Review Change Measur+Listed Man Correction-No Value	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		08990600		CATE OF APPROVAL	CERTIFICATI Remodel Inte CLOSED	10-16-2007 06-25-2007 08-24-2012		06-25-2007 06-25-2007	280,000 280,000 2,000 2,000	C - Approval Commercial	995 CM	10-16-2007 02-15-2007 05-15-1995	21428 21428 21428 7304-1
DKY Purpose/Result	Type Is Cd Pu		Date		Comments		te Comn		RMIT RECOR	BUILDING PERMIT RECORD	Disting			
1,036,900	lue	Parcel Va	Total Appraised Parcel Value	구			107	P&2 MEMO DATED 12/10/07	P&Z MEMO		REMOVED D/UP WINDOW/PNEU TUBE/NIGHT DEPOSITORY FOR 2009 GL-DECLARED AS P/P	Removed D/UP WINDOW/PNEU TUBE/NIGHT DEPOSITORY FOR 2009 GL-DECLARED AS P/F) d/up wini)ry for 20	DEPOSITO
							ę	ENGINEERING REVIEW OF	ENGINEERI				917.	NO VAULT / IG
			Valuation Method	Va			NGE PER	02/04/08 - LOT SIZE CHANGE PER	02/04/08 - L(NIGHT DEPOSIT BOX	NIGHT DE
,		raicei va	Total Appraised Parcer value	Io		2007 GL	-OR THE 2	BUILDING RENOVATED FOR THE 2007 GL	BUILDING R			UP TUBE	1 DRIVE UP - 1 DRIVE UP TUBE	1 DRIVE L
		ue	Special Land Value	Spe			RUSE	FUNC=EXCESS CAP FOR USE	FUNC=EXCI		ION 2020	CREDIT UNION	FIRST CONNECTICUT	FIRST CO
213,800	(9)	√alue (Bld	Appraised Land Value (Bldg)	Ap					TES	I NOTES			۲	
	(gbi) Value (B	Appraised Ob (B) Value (Bldg)	App	Datel		Û	Tacing			Nond Name	N	Nbhd	7
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752,900	rd)	Value (Ca	Appraised Bldg. Value (Card)	Ap						0.00	Total			
MARY	APPRAUSED VALUE SUMMARY	APPRAJ												
				Comm Int	Amount C	Am	Number	Description	Code D	Amount	tion	Description	Code	Year C
vr or Assessor	This signature acknowledges a visit by a Data Collector or Assessor	wiedges a	signature ackno	128-1		SSMENT	OTHER ASSESSMENTS	ОТН			IONS I	EXEMPTIONS		
Total 629900	629900	Total	725800	otal 72										
8 2-1 139,600 2-2 441,200 2-5 49,100	139,600 2018 441,200 49,100	222	700 2019 100	1 149,700 2 576,100	2020 2-1 2-2									
Code As	Assessed Year Code Assessed Year	Code	ad Year		Year Code	OE VC	SALE PRICE		SALE DATE	DEAT DEBT		RECORD OF OWNERSHIP	RECORD OF	
	725,800	036,900	otal 1,					Assoc Pid#		16103	GIS ID			
VISION								Easement Town Line IND PARK		26295026 t		06492	ORD CT	WALLINGFORD
WALLINGFORD, CT						796	0-489,0-796	IL DATA P/Z MAP # ENG MAP	A P/Z MAN	085002001A 1755	Alt Prcl ID Census:		TURNPIKE RD	159 S TUR
6148	149,700 576,100	213,800 823,100			COM LAND	Janicy		raveu				CONNECTICUT CREDIT UNIO	NNECTICUT	FIRST CO
6140	Assessed	SMENT	CURRENT ASSESSMENT		Descript	LOCATION Bue District	5	STRT/ROAD	263			OWNER	CURRENT OWNER	
State Use 3410 Print Date 2/18/2021 9:55:08 AM	State Use Print Date	1 of 1	Card #		Bldg Name Sec # 1 of		Bldg # 1	161// 1// Bk	Map ID	F0172700	4F	159 SOUTH TURNPIKE RD Account	ι	Property Location Vision ID 1610

Tt	First Floor Cathedral Ceil Carport Porch, Enclos Porch, Open Upper Story, F Slab Basement, Un	PAV1 Paving Asphalt LT1 Lights-In wPL LT2 w/Double Light FN3 Fence-6' Chain	Total Bedrms 00 Total Bedrms 00 Frame Type 03 Baths/Plumbing 02 Ceiling/Wall 05 Wall Height 12.00 % Comn Wall 0.00 1st Floor Use: 3410	Extenor Wall 221Roof Structure01Roof Cover04Interior Wall 105Interior Floor 114Interior Floor 211Heating Fuel03Heating Type04AC Type03Bldg Use3410	CON 229 1.2 B 94 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
ftl Gross Liv / Lease Area	y shed	L 32,000 L 31 1400.00 L 28 11.00 L 28 11.00 BUILDING SUB-	Heat/AC Pkgs Masonry Average Sus-Ceil & WL Average	Stone Flat Tar & Gravel Drywall Carpet Ceram Clay Til Gas Forced Air-Duc Central BANK BLDG	tion 159 SOUTH TURNPIKE RD 3103 Account # CONSTRUCTION DETAIL 502 Branch Bank 94 Commercial 1.00 AcrylicStucco
6,128 11,224	2,832 2,832 0 1,300 0 61 3,296 3,296 3,296 3,296 3,296 3,296 3,296 3,296 3,296 3,296 3,296 3,296 3,296 3,296	3,000 2001 G 70 0 3 860.00 2001 G 70 0 1 1400.00 2001 G 70 0 28 11.00 2001 A 50 0 BUIL DING SUB-AREA SUMMARY SECTION	Vear Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good RCNLD Dep % Ovr Dep % Ovr Dep % Ovr Dep % Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr	RCN Frear Built Effective Year Built Effective Year Built Remodel Rating	F0172700 Map ID CONSTRUCTIC Element Co
7,084	32 200.53 34 101.91 396 200.53 396 200.53 396 200.53 396 50.13	a Unit Cost	Pear Remodeled 27 Depreciation % 20 Functional Obsol 20 External Obsol 1 Trend Factor 1 Condition % 53 Percent Good 53 RCNLD 53 Dep Vr Comment 53 Misc Imp Ovr Comment 752,900 Cost to Cure Ovr Comment	COST / MARKET VALUATION 1,420,578 ar Built Code Code G	161//1// Bidg # NN DETAIL (CONTIN Description
1,420,578	567,910 16,845 65,173 6,217 3,409 660,958 660,958 0 100,066	1,800 1,800 2000	y to the second se		1 Sec # 1 of tion Fisher
		First Connecticut Credit Union, Inc.			of 1 Card # 1 of 1
				F	State Use 3410 Print Date 2/22/2021 1:25:27 PM



Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	March 12, 2021			
То:	Shelby P. Jackson I	II, Assessor		
Cc:				
From:	Kevin Coons. Chief A	ppraiser		
RË:	159 South Tumpike I	Rd. 2020-	092	
<u></u>	······································			
Currer	nt Market Value:	\$ 1,036,900	Current Assessed Value:	\$725,800
Appell	ant's estimate of Ma	arket Value: \$7	91,000	
Inforn	nal Hearing with V	ision Appraisal	Yes- No change	

Notes:

The Assessor's economic income approach to value of \$1,039,200 is higher than the current market value of \$1,036,900.

No supporting documentation provided to support a value of \$791,000.

Recommendation:

No change

LeaseBe Yrs	r Tenant	LeaseT	<u> </u>	Notes		ValCo	OtherIncome	Other	EXp	t Vac	Gross Rent		Rent /S	JA Use	FirLe LocA		SF / Unit		Aqia	oyie		
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	Accounting Management				Water Sewer					Value	Excess Land Total Income Value	Tota	1				e	Other Income	Othe		ust	Cap Adjust
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+EL/1989/G/1ST CONN CREDIT UNION	39/G/1ST CONN	EL/19		1,039,200			Value	Income	87,018 Income Value				ome	BANK Gross Income	ANKIC				Ģ		l evel	Lower Level
	Notes		├ -		ne Value	Income					ncome	Incc				Cap Rate				t avai	11 pupi	Ground evel
								IATION	EVALU	MNCOA	ECONOMICINCOME VALUATION										l easeal	
				0.0000		¥ :	Wall Height	5 :			1,036,900		Value	Appraised Value	À ·			-				
				Average	02	Prtns Mall	Rooms / Prtns % Comn Wall	R %			1080		_	Year Built	.							
WALLINGFORD, CT	WALLIN		Ň	Average Sus-Ceil & WL	9 R	Baths / Plumbing Ceiling / Wall	Baths / Plumt Ceiling / Wall	ດຼື							-		,					
6148				Masonry		pe	Frame Type				<u></u>	<u> </u>					ō	NION IN	CREDIT U	FIRST CONNECTICUT CREDIT UNION INC	FIRST CONNE	FIRST
INCOME VALUATION	INCOME		۶Û	Heat/AC Pkgs	01		Heat / AC	<u> </u>	Sale Price		<			10-27-1988	Ļ			R	JRNPIKE	159 SOUTH TURNPIKE RD	on 159	Location
				a Elements	Commercial Data Elements	Con		Ļ					_	5-1-5	-							

BOARD OF ASSESSMENT APPEALS



Town of Wallingford, Connecticut

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

Town Hall, Room 101 45 South Main Street T 06492

2020-092 Appellants

Submission

94-2001 4-2003

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO 18040 EDISON AVENUE CHESTERFIELD MO 63005

NOTIFICATION OF ASSESSMENT HEARING

Hearing No.: 2020-092 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM Property Description: 159 SOUTH TURNPIKE RD Unique ID: F0172700 Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on 3/24/2021 between 7:00 PM -8:00 PM. This meeting will take place REMOTELY ONLY. You may join the meeting from your computer, tablet, or smartphone. You can also dial in using your phone. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

https://global.gotomeeting.com/join/395068405

You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <u>https://global.gotomeeting.com/install/395068405</u>. Materials discussed at this meeting are available on the Town website at <u>www.town.wallingford.ct.us</u> on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

if you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at <u>159 SOUTH TURNPIKE RD (MBLU 161/ / 1/ / PID 16103)</u> hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

212 Signed:

20325960001CT

REAL PROPERTY SUMMARY ANALYSIS OF

First Connecticut CU Inc.

159 South Turnpike Road Wallingford, CT 06492

Parcel ID(s)

Appeal Number

161-1

As of 10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY 18040 Edison Avenue Chesterfield, Missouri 63005 <This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practive ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.

20325960001CT



159 South Turnpike Road

PTR Number: 20325960001CT

Location IDs: 161-1

Area Type	BANK	BRANCH				Lo	cation Totals
Gross Building Area		6,128			······		6,128
Net Leaseable Area		6,128					6,128
Potential Gross Income	21.00	128,688				21.00	128,688
Vacancy and Credit Loss	5.0%	<u>6,434</u>				5.0%	<u>6,434</u>
Effective Gross Income	I	122,254	I	ſ	1	ł.	122,254
Overall Expense	35.0%	42.789		1	1	35.0%	42,789
Net Operating Income		79,465	·		L 	1 	79,465
Base Cap Rate							8.000
Adj Tax Rate							<u>2.040</u>
Adj Cap Rate							10.040
Value Sum							791,482
Indicated Value						-	791,000
Total indicated Value per SF(NLA)							129.08

1 3 Boston	Post Rd - Charter Oak	Federal Credit Uni	on	SOLD
Waterford, CT 063	85		New London County	
	Stephen Byrne 3 Millstone Rd Waterford, CT 06385	Recorded Seller:	Angioletto Llc	
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate: Parcel No:	\$210,000 \$15.86	Year Built/Age: GLA: Land Area: Zoning:	RetailBank Built 1990 Age: 30 13,245 SF 2.43 AC (105,851 SF) C-G	
Financing: Comp ID:	- 5196066 - Research Status	: Public Record		
2 40 Main S	St.			SOLD
East Haddam, CT			Middlesex County	
	Fatima Dedushaj	Recorded Seller:	North Main Hidgs Lic	1 <u>1</u>
Recorded Buyer:	Ismet Dedushaj 40 Main St East Haddam, CT 06423	Recorded Seller:	-	
Sale Price:	12/20/2019 \$246,000 \$100.65	Year Built/Age:	RetailBank Built 1961 Renov 2010 Age: 58 2,444 SF	
			Commercial	
Financing	EHDM-000017M-000000-L0	00015		
Ь		Copyrighted report licensed to J	oseph C. Sansone Company - 996358.	
S S				

3 417 Main	Start			SOLD
East Hartford, CT	06118		Hartford County	
	Goodwin Clg 417 Main (860) 659-8526	Recorded Seller:	American Eagle Fin Cu (860) 434-0203	
Price/SF: PrFrma Cap Rate: Parcel No: Financing:	\$1,800,000 - Full Value \$68.54 - EHAR-000010-000000-000112	Year Built/Age: GLA: Land Area: Zoning:	RetailBank Built 1951 Age: 67 26,263 SF 2.64 AC (114,998 SF) B-2	
42 E Main	n St - Wells Fargo			SOLD
4 43 E Main Meriden, CT 0645			New Haven County	
	Pumpkin Realty Corp 2359 E 28th St Brooklyn, NY 11229 (718) 859-5837	Recorded Seller:	417 N Cntry Rd Llc PO Box 2609 Carlsbad, CA 92018	
		Year Built/Age: GLA:	RetailBank Built 1970 Age: 49 21,000 SF 0.68 AC (29,621 SF) C-1	
Financing:	MERI-000109-000043-000001- 4775631 — Research Status:			
5 2260 Noi	wich New London Tpke			SOLE
Uncasville, CT 0	6382		New London County	
Recorded Buyer:	Yost Hidgs Llc 225 Briar Hill Rd Groton, CT 06340	Recorded Seller	: Lombardi Steven P	
Sale Price:	01/17/2019 \$495,000 \$127.48	Year Built/Age GLA	: RetailBank : - : 3,883 SF : 1.13 AC (49,223 SF)	
Financing	MONT-000106-000033	Public Record		
Ê	Co	pyrighted report licensed to .	loseph C. Sansone Company - 996358.	



TO:

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2015 through 2019 assessments are resolved.

First Connecticut CU Inc		M:161 L:001
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (iFapplicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
\sim		<u>^</u>

IGNATURE AUTHORIZE

10,

DATE

Susan J. Brown PRINT NAME OF AUTHORIZED SIGNER

CEO

TITLE

REVISED 06/15

Town of Wallingford, O	<i>Connecticut</i>	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. <u>2020</u> – 089 <u>APPLIC</u>	ATION	
APPEAL OF Asses BOARD OF Assess HEARING DATE: GRAND LIST OF OC	SMENT APPEALS	
Property Owner: JAKX LLC Name of property Owner <u>856 NORTH MAIN ST EXT</u> Mailing Address <u>WALLINGFORD, CT 06492</u> City, State, Zip Phone	Name of Owner's 18040 EDISON A	I, JOSEPH C SANSONE CO
Appellant's Capacity o Owner X C (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original DAVID JOHNSON	agency document must be s	D
Print epplicant name and date	Applicant signature	·
Fill out <u>onl</u> y the section for tandation for tanks and the section for tanks and tank		
BARLING STATE STATE AND STATE MADELL CALLED		iwiicaya
(Address and/or Assessor's Map/Block/Lo		
Personal Property: Unique ID: DBA: If you are submitting an appraisal or other similar ev application.		
What MARKET VALUE does the applicant place on the proper		
Briefly state the basis of the Appeal: <u>ASSESSOR'S CALCUL</u> THE ACTUAL MARKET VALUE OF THE PROPERTY	ATION OF VALUE EX	KCEEDS
	on or appraisel if neede	20)
DO NOT WRITE BELOW THIS LINE - BAA Use Only		20-36078-0001-CT
I hereby solemnly swear that the testimony I a knowledge and belief.	am about to give is	true and accurate to the best of my
Signature(s) of Owner(s) or Agent:(Must be signed in the presence of the	e Board) Date	Ð:
Print Name	······································	
Motion:	Voting Record	d Initials
	Thomas Vitali	·
	Carl Bonamico	<u></u>

ж. на<u>к</u>. •



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Jakx LLC	M:064 L:005	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
AUTHORIZED SIGNATURE	Kea	IT NAME OF AUTHORIZED SIGNER
DATE		Resident

REVISED 06/15

0 4.55 0 198,330 0 8,000			3Х ГВ	1.650	1.00 1.00 C30	000	1.00000	2.76 120,200 8,000	13,560 0.420 AC AC AC	43,560 0.420 5.660	X X	IIAL M9	INDUSTRIAL M9 INDUSTRIAL M9 INDUSTRIAL M9	4000 4000
ustment Adj Unit Pric	Location Adjustment	Notes	dj	d. Nhbd Adj	Cond. Nbhd.	Site Index C	I. Factor S	Unit Price	Land Units		Zone Land Type	1.00	e Description	B Use Code
s Cd Purpose/Result 01 Measured 62 Permit - Interior Insp Only 62 Permit - Interior Insp Only	ld Type Is JG1 03 TH 02 TH 02 TH 02 TH 02 TH 02 DS 08 7	Date 04-27-2020 09-22-2015 09-18-2014 09-26-2013 07-10-2013 11-19-2012 11-19-2012	o only	Comments INTERIOR RENOV INTERIOR DEMO ONLY CERT OF COMP	04 CERT OF	Comp Date Comp Comm 100 INTERIOR RENG 100 11-10-2004 CERT OF COMP 100 CERT OF COMP		Insp Date 09-22-2015 11-19-2012	25,000 25,000	S S	Commercial Commercial C of C		Issue Date 09-05-2012 12-29-2011 11-10-2004 11-10-2004	Permit Id 27051 26346 18484
cel Value	Parcel Value VISIT/CHA	Total Appraised Parcel Value					ORD	BUILDING PERMIT RECORD	LDING PE	325				
	Value (Bidg) iue Parcei Value d	Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method						NOTES	NO	m	E IN FUTUR	BINE SE	2012= ADVANCED TURBINE SERVICES 2015 - 34X60 BAS TO BE OFFICE IN FUTURE	2012= ADV 2015 - 34X
APPRAISED VALUE SUMMARY 'alue (Card) Value (Bldg) Value (Bldg)	APPRAISED A Value (Card) Value (Bldg)) Value (Bldg)	Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg)	Batch	B		Tracing		0.00 ASSESSING NEIGHBORHOOD	0.00 B	Total	Nbhd Name			
858200 Total 779200 Total This signature acknowledges a visit by a Data Collector or Assesso	Total 7		Comm Int	Amount	ber	on Number Amo	Description	Code	Amount		EXEMPTIONS Description	Desc	Code	Year C
<u>rs (HISTORY)</u> <u>sessed Year Code</u> 218,800 2018 3-1 532,500 3-2 27,900 3-3	As	PREVIOUS A Assessed Year 228,900 2019 629,300	3-1 3-2	00 Year 29 2020	000	SALE	۳ ۲ ۲ ۵ ۵ ۵ ت ۷۵ ت ۱۰	SALE DATE 12-20-2011 12-20-2011 09-16-1980 09-16-1980	BK-VOL/PAGE 1429 0063 1429 0060 0501 1134	BK-VO 1429 0501	SHIP	OWNER	JAKX LLC JAYMAR REALTY LLC JAYMAR REALTY CO	JAKX LLC JAYMAR F
VISION	1,225,800	Total				Pid#	Easement Town Line IND PARK Assoc Pid#			GIS ID 1482 170 MAP # 3112 170 MAP # 3170 Record Lot GIS ID 1482		ő	-ORD CT	WALLINGFORD
Assessed 6148 228,900 629,300 WALLINGFORD, CT		3-1 Appraised 3-2 898,800	otion 1	<u> </u>	Industrial		1 Paved 1 Paved 1 Paved 1 Paved 1 Paved 1 Piz MAP # 1 Piz MAP #	2 Public Water 1 Paved SUPPLEMENTAL DATA 1013 FIZ MAR	8 001013			EXT .	JAKX LLC 856 NORTH MAIN ST EXT	JAKX LLC 856 NORT

Lode AOF BAS FOP FOP SLB Slab Slab	OB OB <thob< th=""> OB OB OB<!--</th--><th>Heating Fuel Heating Type AC Type Bldg Use Total Rooms Total Bathss Total Bathss Heat/AC Frame Type Baths/Plumbing Ceilling/Wall Rooms/Prtns Wall Height % Comn Wall 1st Floor Use:</th><th>Vision ID 14827 Element CON Style: 94 Grade B- Stories: 1 Occupancy 1. Exterior Wall 1 15 Roof Structure 01 Interior Wall 2 15 Interior Wall 2 15 Interior Wall 1 01 Interior Floor 1 03</th></thob<>	Heating Fuel Heating Type AC Type Bldg Use Total Rooms Total Bathss Total Bathss Heat/AC Frame Type Baths/Plumbing Ceilling/Wall Rooms/Prtns Wall Height % Comn Wall 1st Floor Use:	Vision ID 14827 Element CON Style: 94 Grade B- Stories: 1 Occupancy 1. Exterior Wall 1 15 Roof Structure 01 Interior Wall 2 15 Interior Wall 2 15 Interior Wall 1 01 Interior Floor 1 03
	bille - OUTBUIL sphion L/B w/PL L w/PL L PLight L th Out B s Wet B s Wet B s Wet B s Wet B	40.060 0000 0000 0000 0000 0000 0000 000	
Description	Ope Out Building & YARD HEMS(L) Siption L/B Units Unit Price Yr Bit Asphalt L 24,500 860.00 1970 n w/PL L 3 1400.00 1970 le Light L 3 1400.00 1970 Jft Out B 2 1100.00 1983 Jft Out B 20,672 1.00 1983 Conc L 396 3.50 2020 Deux Outo L 396 3.50 2020	Gas Hot Air-no Duc Central INDUSTRIAL M96 Heat/AC Pkgs Masony Average Ceil & Min WL Average Average	Account TION DETAIL Description Light Industrial Ind/Comm Concr/Cinder Brick Veneer Flat Tar & Gravel Minim/Masonry Concr-Finished
on Living Area Floor Area Eff Area 2,040 2,040 2,652 18,632 18,632 18,632 18,632 0 20,672 0 110 20,672 0 110 20,672 0			# JOO4
an Floor Area 2,040 0 18,632 0 20,672 20,672 41 784	A SO C 1.00 A SO C 1.00	Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition % Percent Good RCNLD Dep % Ovr Dep % Ovr Dep % Ovr Misc Imp Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment	RCN
Eff Area Unit 2,652 18,632 110 0 21,304	C C C C C C C C C C C C C C C C C C C	r Comment	Bidg # 1 CONSTRUCTION DETAIL CONTINUED Mixed Description Mixed Description Mixed Description Mixed Description Mixed Description Mixed Description Oo INDUSTRIAL M96 00 COST / MARKET VALUATION 00 1 1,298,573
Cost 78.91 15.17 0.00	5 S S S S S S S S S S S S S S S S S S S	1979 G 0 1 857,100	Bidg # 1 AIL (CONTINUE Description NUSE NUSE NUALUATION 1,298,573
Undeprec Value 160,971 1,130,925 6,677 0	Appr. Value 22,100 2,100 1,500 13,600 13,600 700		VUED tion Percentage 100 0
		8 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Sec # 1 of 1 Card # 1 of 1 Ph
			Print Date 2/22/2021 1:23:47 PM



Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser ы. Ту

Department of Finance Assessing Division

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

MEMORANDUM

Date:	March 12, 2021	
To:	Shelby P. Jackson III, Asses	isor
Cc:		
From:	Kevin Coons. Chief Appraiser	
RE:	856 North Main St Ext.	2020-089

Current Market Value:	\$ 1,225,800	Current Assessed Value:	\$858,200
-----------------------	---------------------	-------------------------	-----------

Appellant's estimate of Market Value: \$775,000

Informal Hearing with Vision Appraisal: No

Notes:

The Assessor's economic income approach to value of \$1,263,600 is higher than the current market value of \$1,225,800.

No supporting documentation provided to support a value of \$775,000.

Recommendation:

No change

BOARD OF ASSESSMENT APPEALS



Toun of Wallingford, Connecticut

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 1, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO 18040 EDISON AVENUE CHESTERFIELD MO 63005

NOTIFICATION OF ASSESSMENT HEARIN

2020-089 Appellants Submission

Hearing No.: 2020-089 Hearing Date: 3/24/2021 Time: 7:00 PM Property Description: 856 NORTH MAIN ST EXT Unique ID: J0040600 Property Type: INDUSTRIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **7:00** PM - **8:00** PM. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

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Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at <u>856 NORTH MAIN ST EXT (MBLU 64/ / 5/ / PID 14827)</u> hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: _____

20360780001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Advanced Turbine Services

856 North Main Street Extension Wallingford, CT 06492

Parcel ID(s)

Appeal Number

64-5

As of 10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY 18040 Edison Avenue Chesterfield, Missouri 63005 <This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practive ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



856 North Main Street Extension

PTR Number: 20360780001CT

Location IDs: 64-5

Area Type	MANUFACT	URIN				Loc	ation Totals
Gross Building Area		20,672					20,672
Net Leaseable Area		20,672					20,672
Potential Gross Income	5.00 10	03,360				5.00	103,360
Vacancy and Credit Loss	10.0%	10,336				10.0%	<u>10,336</u>
Effective Gross Income	l (ا 93,024	ł	1	l	1	93,024
Overall Expense	10.0%	9.302	1		1	10.0%	<u>9.30</u> 2
Net Operating Income	1	83,722	ł	1	I	•	83,722
Base Cap Rate							8,50
Adj Tax Rate							<u>0,204</u>
Adj Cap Rate							8.704
Value Sum							961,87
Indicated Value							962,00
Total Indicated Value per SF(NLA)						46.5

	956-980 Old Colony Rd Meriden, CT 06451 New Haven County	Building Type: Class C Warehouse Status: Built 1970, Renov 1987 Building Size: 38,870 SF Land Area: 1.60 AC Stories: 2	Space Avail: 38,870 SF Max Contig: 38,870 SF Smallest Space: 6,000 SF Rent/SF/Yr: \$5.00 % Leased: 100%
		Expenses: 2020 Tax @ \$0.87/sf; 2015 Parking: 75 free Surface Spaces are	Ops @ \$0.10/sf
	2055 S Main St Middletown, CT 06457 Middlesex County	Building Type: Class C Manufacturing Status: Built 1968 Building Size: 37,000 SF Land Area: 5.38 AC Stories: 1 Expenses: 2020 Tax @ \$0.94/sf	Space Avail: 37,000 SF Max Contig: 37,000 SF Smallest Space: 37,000 SF Rent/SF/Yr: \$3,75 % Leased: 100%
	342 Quinniplac St Bidg 24 Wallingford, CT 06492 New Haven County	Building Type: Class C Manufacturing Status: Built 1920 Building Size: 26,400 SF Land Area: 40 AC Stories: 4 Expenses: 2020 Tax @ \$2.46/sf Parking: 100 free Surface Spaces a	Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 2,500 SF Rent/SF/Yr: Withheld % Leased: 100% re available; Ratio of 3.79/1,000 SF
A Devise	340 Quinnipiac St Bldg 21 Wallingford, CT 06492 New Haven County	Building Type: Class C Manufacturing Status: Existing Building Size: 20,000 SF Land Area: - Stories: 4 Expenses: 2020 Tax @ \$3.25/sf Parking: Free Surface Spaces	Space Avail: 13,500 SF Max Contig: 13,500 SF Smallest Space: 4,500 SF Rent/SF/Yr: \$4.50 % Leased: 32,5%





342 Quinnipiac St

Bidg 11B

Wallingford, CT 06492

New Haven County

Building Type: Class C Manufacturing Status: Built 1944 Building Size: 9,000 SF Land Area: 32.99 AC Stories: 2 Expenses: 2020 Tax @ \$7.23/sf Space Avail: 3,096 SF Max Contig: 3,096 SF Smallest Space: 3,096 SF Rent/SF/Yr: \$3.00 % Leased: 65.6%



1 500 Corn	wall Ave			SOLD
Cheshire, CT 064	10		New Haven County	
-	Darter Properties LLC 309 Cedar Ln Cheshire, CT 06410	Recorded Seller:	Cornwall Properties Lic 500 Cornwall Ave Cheshire, CT 06410 (203) 272-5546	
		Year Built/Age: RBA:	Class C IndustrialWarehouse Built 1987 Age: 31 12,875 SF 0.92 AC (40,075 SF) I-1	
Financing:	CHES-000056-000255 - 4436964 – Research Status: Co	nfirmed		
2 163-169 1	N Plains Industrial Rd			SOLD
Wallingford, CT 0	6492		New Haven County	
Recorded Buyer:	Rh R & E Llc 169 N Plains Industrial Rd Wallingford, CT 06492	Recorded Seller:	Jsjv Llc	A Statistics and a
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:	\$48.46	Year Built/Áge: RBA:	Class C IndustrialWarehouse Built 1977 Age: 41 13,000 SF 1 AC (43,560 SF) 1-40	
Financing:	WALL-000077-000000-000001 - 4531373 — Research Status: Pu	ıblic Record		
3 200 Rese	arch Pky - Talcott Machine	Products		SOLD
Meriden, CT 064	50		New Haven County	
Recorded Buyer:	Ham 200/meriden Llc 112 Oconnell Dr Berlin, CT 06037	Recorded Seller:	Midstate Arc Inc	
Sale Price: Price/SF:		Year Buill/Åge: RBA: Land Area:	Class B IndustrialManufacturing Built 1979 Age: 42 23,880 SF 2,52 AC (109,771 SF)	
Financing:	- MERI-001008-000335A-000025B Down payment of \$30,000 (2.7% 5414597 – Research Status: Fe		M2	



lamden, CT 065 [.]	14		New Haven County	
Recorded Buyer:	2 Raccio Pk Llc 2 Raccio Park Rd Hamden, CT	Recorded Seller:	Toscano Vincent	The Contraction of the Contracti
Sale Date: Sale Price: Price/SF: Frma Cap Rate:		RBA:	Class B IndustrialManufacturing Built 1981 Age: 39 22,791 SF 2.32 AC (101,059 SF) M-1	
Parcel No: Financing:	HAMD-002828-000022 Down payment of \$300,000 5362511 — Research Status	(40.0%)		
	C	opyrighted report licensed to Jose	aph C. Sansone Company - 996358.	



TO:

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

Jakx LLC	M:064 L:005	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
AUTHORIZED SIGNATURE	Kea PRIN	Weth M. B. Marid
1/19/21	F.	Resident

TITLE

DATE

REVISED 06/15

Town of Wallingford,		BOARD OF ASSESSMENT APPEA 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
learing No. <u>2020 - 084</u> <u>APP</u>	LICATION	
BOARD OF AS	SESSED VALUATION SESSMENT APPEALS OF OCTOBER 1, 2020	
	Appellant (if oth	er than owner).
Property Owner: RUCOL LLC	DAVID JOHNSC	N. JOSEPH C SANSONE CO
Name of property Owner 110 WHITETHORN DR	18040 EDISON	s Agent AVENUE
Mailing Address	Mailing Address	
GUILFORD, CT 06437 City, State, Zip	City, State, Zip	
	636-733-5455	
Phone	Phone	·
Appeliant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney, O DAVID JOHNSON Print epplicant name and date	Owner's Agent Iniginal agency document must b Applicant signatu	The
Print abolicant name and date	Approart orginate	· · · ·
Fill out <u>onl</u> y the section	n for the property type u	
<i>Fill out <u>onl</u>y the section</i> Motor Vehicle: YearMake /Model:	Plate#	
Fill out only the section Motor Vehicle: Year Make /Model: Real Estate: 413 SOUTH CHERRY ST (MBLU 162/ / § (Address and/or Assessor's Map/Bid Personal Property: Unique ID: If you are submitting an appraisal or other similary	Plate# 5/ /) ock/Lot/Unit Number) DBA:	Mileage
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TO:

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

RUCOL LLC	M:162 L:005	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

Peter Unidenfelser AUTHORIZED SIGNATURE

1 Dec 20 20

DATE

Peter Linderfelser PRINT NAME OF AUTHORIZED SIGNER

Member

TITLE

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Location Adjustment Adj Unit Pric	Loc	Notes	3V /B	Nhbd Adj			Site	<u>'</u>	Unit Price			Zone Land Type	i	Description	B Use Code
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Bldg)	3) Value (I B) Value (Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg)		Batch		<u> </u>	Tracing	ORHOOD	ASSESSING NEIGHBORHOOD	ESSING		Nbhd Name		d West	bhdN Nbhd
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This signature acknowledges a visit by a Data Collector or Assessor	mowledges	1255	Comm Int	Amount	SSMENT	n Number Amou	Description	ĝ	Code	Amount		TIONS ption	EXEMPTIONS Description		Year Code
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404,400 WALLINGFORD, CT	663,3UL	ζ. Σ					DATA P/Z MAP #	IENTAL I	SUPPLEMENTAL DATA	03003		A		IORN DR	110 WHITETHORN DR
Asses	178,300	Code Appraised		IND LAND	Industrial	5 Industria	1 Paved	1 Paved	Public Water	2 Put	Level		NNER	LLC	RUCOL LLC

		Code	Code Description PAV1 Paving Asphalt A/C Air Condition		Wall Height % Comn Wall 1st Floor Use:	Rooms/Prtns	Frame Type Baths/Plumbing	Total Baths Heat/AC	Total Rooms	AC Type Bldg Use	[⊥] uel Type	~ ~ ~		Exterior Wall 1 Exterior Wall 2 Roof Structure	<u>0</u>	Element Style: Model	Property Location Vision ID 15896
1 T	oor g Platforr Open	Ð	B - OUT otion I tion		16.00 0.00 4000	884 8	288	80	00	4000 4000	22	03	9.2	01 15	°	401 96	S O
Ttl Gross Liv / Lease Area	Office First Floor Loading Platform, Finished Porch, Open	Description	OB - OUTBUIL DING & YARD JTEMS(L) sription L/B Units Unit Price Yr Bit Asphalt L 7,320 3.00 2001 dition B 5,000 3.50 1979			Average	Masonry Average	Heat/Min		INDUSTRIAL M96	Gas Forced Air-Duc	Concr-Finished	Tar & Gravel Minim/Masonry	Concr/Cinder Flat		Light Industrial Ind/Comm	tion 413 SOUTH CHERRY ST 5896 Accour CONSTRUCTION DETAIL
ase Area		ING SUE	VARD ITE Unit Price 3.00 3.50			F	_			M96	ō	ă	Ş			Description ustrial n	IRY ST Account # ML
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Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	March 15, 2021			
То:	Shelby P. Jackson III,	Assessor		
Cc:				
From:	Kevin Coons, Chief App	raiser		
RE:	413 South Cherry St.	2020-084		
Currer	nt Market Value:	\$ 841,600	Current Assessed Value:	\$589,200
Appell	lant's estimate of Mai	r ket Value: S	\$707,000	

Informal Hearing with Vision Appraisal: Yes- No change

Notes:

The Assessor's economic income approach to value of \$875,200 is higher than the current market value of \$841,600.

No supporting documentation provided to support a value of \$707,000.

Recommendation:

No change

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Leasebe 11	Leasel lenant	Notes	OtherIncome ValCo	Vac Exp	Gross Rent	Rent /S	LocA Use	Firle	SF / Linit				E DIA CAA
	Othe		-	SF / Unit	Value Per SF / Unit					ne	Net Income	7	Cap Rate
	Reserves	Maintenance		ne Value	Total Income Value					ome	Other Inc		Cap Adjust
	Accounting	Electric Water		nd	Excess Land				<u>8</u> 8	Allowar Allowar	Vacancy Allowance Expense Allowance	m	Cap Code
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NO O		1 97	Per St	87,518 Val			Net Income		- 13	0001	23500		Total Leaseable Area
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		0.45 000		11,934 -		owance	Expense Allowance	0.1000 E	<u>.</u>	Cap Rate	0		Upper Level
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Hard Street St					841,600		Appraised Value	A					
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ORD, CT	WALLINGFORD, CT	02 Average 04 Ceil & Min WL	Ceiling / Wall	0.0			09-09-1996					RCIA & RUCOL LLC	MERSEY MAI
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LUATION	INCOME VALUATION		Heat / AC	Sale Price	V/1	_0	Sale Date				Ĥ	-y-/1 ation &13 SOUTH CHERRY ST	ation 413
		Commercial Data Elements	Comme	1	Sales Information	Sale							-

BOARD OF ASSESSMENT APPEALS



Toun of Wallingford, Connecticut

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

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

Phone - 203-294-2001 03

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO **18040 EDISON AVENUE** CHESTERFIELD MO 63005

2020-084 Appellants Submission NOTIFICATION OF ASSESSMENT HE

Hearing No.: 2020-084 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM Property Description: 413 SOUTH CHERRY ST Unique ID: R0339510 Property Type: INDUSTRIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on 3/24/2021 between 7:00 PM -8:00 PM. This meeting will take place REMOTELY ONLY. You may join the meeting from your computer, tablet, or smartphone. You can also dial in using your phone. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

https://global.gotomeeting.com/join/395068405

You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at https://global.gotomeeting.com/install/395068405. Materials discussed at this meeting are available on the Town website at www.town.wallingford.ct.us on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali Chairman
AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at <u>413 SOUTH CHERRY ST (MBLU 162/ / 5/ / PID 15896)</u> hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: ______

20359480001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Lingol Corp.

413 South Cherry Street Wallingford, CT 06492

Parcel ID(s)

162-5

Appeal Number

As of 10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY 18040 Edison Avenue Chesterfield, Missouri 63005 <This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practive ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



413 South Cherry Street

PTR Number: 20359480001CT

Location IDs: 162-5

Area Type	MANUFACTUI G	RIN				Loc	ation Totals
Gross Building Area	23,	,500					23,500
Net Leaseable Area	23,	,500					23,500
Potential Gross Income	3.75 88	,125	······			3.75	88,125
Vacancy and Credit Loss	10.0% <u>8</u>	.813				10.0%	<u>8,81</u>
Effective Gross Income	79	,313	1	I	•	•	79,313
Overall Expense	10.0% <u>Z</u>	.931				13.3%	<u>10,57</u>
Net Operating Income	71	,381	ا ب		·		71,38
Base Cap Rate							10.00
Adj Tax Rate							<u>0,10</u>
Adj Cap Rate							10.10
Value Sum							706,60
Indicated Value						-	707,00
Total Indicated Value per SF(NLA)							30.0



340 Quinnipiac St

Bidg 44

Wallingford, CT 06492

New Haven County

Building Type: Class C Warehouse Status: Built 1960, Renov 1990 Building Size: 44,500 SF Land Area: 44 AC Stories: 1 Expenses: 2020 Tax @ \$1.46/sf Space Avail: 44,500 SF Max Contig: 44,500 SF Smallest Space: 44,500 SF Rent/SF/Yr: \$3.95 % Leased: 100%



342 Quinnipiac St

Bldg 11B

Wallingford, CT 06492

New Haven County

Building Type: Class C Manufacturing Status: Built 1944 Building Size: 9,000 SF Land Area: 32,99 AC Stories: 2 Expenses: 2020 Tax @ \$7.23/sf Space Avail: 3,096 SF Max Contig: 3,096 SF Smallesi Space: 3,096 SF Rent/SF/Yr: \$3.00 % Leased: 65.6%



1 210 Real				SOLI
Cheshire, CT 064			New Haven County	
Recorded Buyer:	210 Realty Drive LLC 131 Willow St Cheshire, CT 06410	Recorded Seller:	DRC Properties LLC 1403 Meriden-Waterbury Rd	
True Buyer:	Dalton Enterprises Inc	True Seller:	Milldale, CT 06467 Superior Products Distributors	
Sale Date: Sale Price: Price/SF:	03/07/2018 (400 days on mkt) \$925,000 - Confirmed \$27.71	Year Built/Age:	Class C IndustrialWarehouse Built 1956 Age: 62 33,379 SF	
PrFrma Cap Rate:	-	Land Area: Zoning:	49.23 AC (2,144,459 SF)	
Parcel No: Financing:	CHES-000028-000147-000004			
	4155284 – Research Status:	Confirmed		
2 925 Sher	man Ave			SOL
Hamden, CT 065	4		New Haven County	
Recorded Buyer:	925 Sherman Llc 925 Sherman Ave Hamden, CT 06511	Recorded Seller:	Mismas Janice R 925 Sherman Ave Hamden, CT 06514	Intrage Coming Soon
True Buyer:	Bernard Pelligrino	True Seller:	(203) 288-3523 Mismas Janice R	
	06/17/2019 \$950,000 - Confirmed \$19.00	Year Built/Âge: RBA:	Class B IndustrialWarehouse Built 1972 Age: 47 50,000 SF	
PrFrma Cap Rate:	-	Land Area: Zoning:	1.15 AC (50,094 SF) M-1	
Parcel No: Financing:	HAMD-002928-000011			
	4834995 – Research Status:	Confirmed		
3 2115-213	5 State St			SOLI
Hamden, CT 0651	7		New Haven County	
Recorded Buyer:	Community Crusade 2115 State St Hamden, CT 06517	Recorded Seller:	2135 State St Lic	
Sale Date: Sale Price:	04/02/2018 \$585,000		Class C IndustrialWarehouse Built 1946 Age: 72	
Price/SF:	\$29.21	RBA: Land Area:	20,028 SF 1.99 AC (86,684 SF)	
PrFrma Cap Rate:		Zoning:	000	
Financing:		Dublis Deservi		
Comp ID:	4255044 - Research Status:	Public Record		
<u></u>	Сору	righted report licensed to Jos	eph C. Sansone Company - 996358.	



AGENT AUTHORIZATION

TO:

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

RUCOL LLC	M:162 L:005	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

Peter Gridenfelser AUTHORIZED SIGNATURE

1 Dec 20 20 DATE

Peter Lindonfelser PRINT NAME OF AUTHORIZED SIGNER

Member

TITLE

REVISED 06/15

Town of Wallingford, Co		BOARD OF ASSESSMENT APPEA Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member Town Hail, Room 101 45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003
earing No. <u>2020-185</u> <u>APPLICA</u> APPEAL OF ASSESS		
APPEAL OF ASSESS BOARD OF ASSESS IEARING DATE: GRAND LIST OF OC	SMENT APPEALS	
Property Owner: BARNES HOMESTEAD LLC Name of property Owner P O BOX 1767 Mailing Address WALLINGFORD. CT 06492 City, State, Zip Phone	DAVID JOHNS Name of Own 18040 EDISO	N AVENUE
Appellant's Capacity o Owner 20 (If Agent, attach a copy of Agency Agreement or Power of Attorney. Origina	Owner's Agent al agency document mu	st be submitted at hearing.)
DAVID JOHNSON Print applicant name and date	Applicant sign	nature
Real Estate: 924 NORTH MAIN ST EXT (MBLU 51/ / 7/ /) (Address and/or Assessor's Map/Block/I	r the property type Plate# Lot/Unit Number)	Mileage
Motor Vehicle: Year Make /Model: Real Estate: 924 NORTH MAIN ST EXT (MBLU 51/ / 7/ /) (Address and/or Assessor's Map/Block/I Personal Property: Unique ID: DBA If you are submitting an appraisal or other similar e application.	Lot/Unit Number)	Mileage
Motor Vehicle: Year Make /Model: Real Estate: 924 NORTH MAIN ST EXT (MBLU 51/ / 7/ /) (Address and/or Assessor's Map/Block/L Personal Property: Unique ID: If you are submitting an appraisal or other similar e application. What MARKET VALUE does the applicant place on the property	Plate#Plate# Lot/Unit Number} A: evidence, you <u>m</u> perty? : \$_551	Mileage
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Appeals to the Wallingford Board of Assessment Appeals

General Instructions

Anyone claiming to be aggrieved by the actions of the assessor has the right to an appeal before the Board of Assessment Appeals.

Appeals must be presented to the Board of Assessment Appeals (BAA) at one of its March or September meetings. The BAA meets in September each year to hear **ONLY** Motor Vehicle Appeals. All other matters must be taken up at meetings held during the month of March.

September Meetings: The BAA will advertise the date of its September meeting in a local newspaper (Record-Journal). The September meeting is for Motor Vehicles Only. Taxpayers should appear with their vehicle and/or any evidence or documentation to support their claim. Appeals are handled on a first-come, first-serve basis.

March Meetings: In order to be heard by the BAA at its March Session, you must file a written application no later than February 20th. The BAA will receive all applications and schedule their meetings accordingly. If you are **submitting an appraisal or other similar evidence, you** <u>must</u> **submitt a copy along with your application.** Once you have made application to the BAA, you will be notified in writing where and when to appear for your hearing.

APPEALS PROCEDURE

- Appear at the time and place prescribed by the BAA (Please be on time)
- You MUST complete a separate form for each property you wish to appeal
- If you cannot or do not wish to appear, have your attorney or agent appear as your representative (Written authorization is required)
- ✓ The BAA may reschedule an appointment for good cause if another time is available
- ✓ NOTE: Unless you receive written confirmation of a rescheduled appointment, you or your agent must appear at the time and place first prescribed by the BAA
- ✓ FAILURE TO APPEAR MAY RESULT IN A DEFAULT Denial of your claim
- ✓ You will be sworn under oath to be truthful in answering questions concerning your property
- ✓ You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- ✓ You will be allowed to question the assessor regarding the assessment of your property
- Remember It is your responsibility to prove your claim
- ✓ An appraisal by a gualified Appraiser is not required, but is recommended
- ✓ You must pay your taxes as they come due or interest and penalties will be applied
- Consult with the Tax Collector for payment instructions while your appeal is pending
- ✓ Notice of the Board's Decision will be mailed to the property owner unless otherwise requested in writing by appellant

For further information you may wish to review the Connecticut General Statutes, as amended, relative to appeal rights. Below is a list of just some of those laws for your convenience. **NOTE: We do not provide legal advice, however we want you to be well informed of your appeal rights.** For a complete listing of applicable laws and competent, proper legal advice, we urge you to consult with an attorney.

• ···	Connecticut General Statutes								
Section									
12-110	Sessions of the board of assessment appeals.								
12-111	Appeals to the board of assessment appeals.								
12-112	Limit of time for appeals.								
12-113 (as amended)	When board of assessment appeals may reduce lists.								
12-114 (as amended)	Board of assessment appeals to impose a penalty if reducing the assessment of A taxpayer who did not file a personal property declaration.								
12-115 (as amended)	Board of assessment appeals may make supplemental additions to grand lists.								
12-117a	Appeals from boards of tax review or boards of assessment appeals.								
12-119	Remedy when property wrongfully assessed.								

All information and correspondence with the BAA should be directed to:

Board of Assessment Appeals Tom Vitali, Chairman Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

1-203-294-2001 - Telephone<>1-203-294-2003 Fax

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JOSEPH C. SANSONE COMPANY
Basiness In Solutions

AGENT AUTHORIZATION

TO: Wallingford CT

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 20<u>20</u> through 20<u>24</u> assessments are resolved.

Barnes Homestead LLC	M:051 L:007	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Barnes Homestead LLC	M:134 L:010	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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		John C. Williams

AUTHORIZED SIGNATURE

10-2-20 DATE

PRINT NAME OF AUTHORIZED SIGNER

TITLE J Member

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Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	March 15, 2021	
To:	Shelby P. Jackson III,	Assessor
Cc:		
From:	Kevin Coons, Chief App	raiser
RE:	924 North Main St Ext.	2020-185

Current Market Value:	\$1,148,600	Current Assessed Value:	\$804,000
Luffent Marker value			

Appellant's estimate of Market Value: \$551,000

Informal Hearing with Vision Appraisal: Yes = No change

Notes:

Currently on the market for \$895,000.

No supporting documentation provided to support a value of \$551,000.

Recommendation:

No change

	· · · ·	B Us	Perm 17276 17276	HIPF	ECO-	ADDI	BLDO	SALO			Year		HER		WAL	°0 0	R ARI
	3400 3400	Use Code	it la	HIP ROOFLINE	FUNC = EAF (3RD FLR) ECO=MKT	ADDITIONS FOR THE 2004 GL	BLDG RENOVATED INCLUDING	CALCAGNI ASSOCIATES- REAL ESTATE	11		ar Code	10	BARNES HOMESTEAD LLC TYLER WOLFF LLC HERR BETTY YOUNG S TRUSTEE OF THE HERR BETTY Y	RE	WALLINGFORD	O BOX 1767	BÀRNES HOMESTEAD LLC
	OFFICE	Des	Issue Date 11-18-2003 11-18-2003	алан алан алан алан алан алан алан алан	(3RD F	FOR TH	VATED	SSOCI	Ē				MESTE	RECORD OF OWNERSHIP		67	14/90 CURRENT OWNER HOMESTEAD LLC
1	OFFICE BLD M9 OFFICE BLD M9	Description	<u>22</u>		LR)	≣ 2004 (NCLUD	TES- RI				Ē	AD LLC G S TRI	DFOWN	СТ		AD LLC
otal Ca		Zone	ype			Ϋ́	NG	EAL ES	IND		Description	EXEMPTIONS	JSTEE	IERSHI	06492		R
Total Card Land Units		Land Type	Description Commercial C of C) 新聞の FATE			P	SNC	OF THE			Alt	Account #
Units			ň							Total			8831		Census: Old MBLU TC MAP # TC MAP # Record Lot GIS ID	Alt Prcl ID	0 0
2.460	43,560 1.460	Land Units	Amount Insp Date % 274,000 06-22-2004 274,000 06-22-2004	BUILDI						0.00 ASSESSING NEIGHBORHOOD	Amount		1411 0741 1066 0606 0823 0922 0589 0061	BK-VOL/PAGE	1758 3258A 14790	037001001	- E
AC	A کې م		nount 274,000 274,000 0	VG PER				NOTES	0	0.00	Ę					0.00	2 Public Water
Pa	2.76 120,200	Unit Price	Insp Date 06-22-2004 06-22-2004	MIT RE				ES		IGHBOI	Code		04-13-2011 01-14-2003 11-06-1995 12-02-1986	SALE DATE		SUPPLEMEN	ITIES Water
Parcel Total Land Area: 2.4600	1.00000	I. Factor		CORD						<u>dooh</u>	Desc	Land Rep All Provided All Provided All Provided Rep Rep Rep Rep Rep Rep Rep Rep		<u>_</u>			STRT / 1 Paved
al Land	0 0		100 I						la		Description	01		M N	ENG MAP Easement Town Line IND PARK Assoc Pid#	AL DATA P/Z MAP #	RO
Area: 2		Site Index C	Date Comp 06-22-2004 06-18-2004						lacing		Number	HER AS	د ړ	SALE PRICE			- <u>- 5</u> 5
4600		<u></u>	004 04 Cer								ber	OTHER ASSESSMENTS	1,200,000 560,000 0	PRICE	>	1 37, 03-16	# 1 LOCATION 1 Industrial
	C70 C70	Nbhd. Nh	ס ס						-		Amount	IENTS	88	8	507	61/22/080	
	1.250 1.250	Nhbd Adj	of Compl						Datch	,	nt	-	Year (2020		KEST	OM BL	S ⁻
	CRNR	ins finish shares an	Comments 3rd Floor & 2 Wing of Completion-06/1								Comm Int	Total	Code 2-1 2-2		. ये	G	9
		Notes		To		Va	Tot	Sp Ap	À À	A A	<u></u>	and an ar we have	Assessed 323,40 480,60	1) [2	Tyrin I
		tes	Date 12-17-2020 03-20-2020 05-10-2010 08-04-2009 12-06-2007 02-01-2005 06-22-2004	tal Appr		Valuation Method	al Appra	Appraised Land Value	oraised	oraised 1 praised 2		804000 This signature	sessed Y 323,400 2 480,600	otal PREVIO			
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		Locatio		Total Appraised Parcel Value			Total Appraised Parcel Value	Appraised Larid Value (Didg) Special Land Value	Appraised Ob (B) Value (Bidg)	Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)		Total edges a v	Code 2-1 2-2 2-5	SESSME		686,500	SMENT 11sed 462,100
		Location Adjustment		ue CHANC			ē	(F	dg)	d) 9)		579 isit by a D	<u>Assessed</u> 248,400 320,900 10,300	H) STN	$\langle \rangle$		Assessed
Tota		- Či	41 10 29 40 Cd 47 19 M T M N	rcel Value						APPRAISED VALUE SUMMARY /alue (Card) Value (Bldg)		804000 Total 579600 Total This signature acknowledges a visit by a Data Collector or Assessor Assessor Assessor	ad Year 400 2018 900 300	PREVIOUS ASSESSMENTS (HISTORY)		480,600	Print Date 3/12/2021 11:40:34 A <u>ssed</u> 6148 323,400
Total Land Value	4.31 187,812.5	Adj Unit Pric	Purbose/Result No change Measured Field Review Measur+Listed Map Correction-No Value Change Permit Check							MMAR		Tor or Ass	· · · · · · · · ·		_		, <u>, , , , , , , , , , , , , , , , , , </u>
alue	4.31	1	Purpose/Result ange ured Review ar+Listed Jorrection-No Va Je L Check									Fotal sessor	2-1 2-2 2-5		/ISIO	WALLINGFORD, CT	6148
462,100	187,900 274,200	Land Value	o Value	1,148,600			1,148,600		14,900	666,900 4,700		579600	Assessed 248,400 320,900 10,300		N	ORD, C	} }

				Cales Informatio	×1		Commercial D	Commercial Data Elements			
NBLU 51/17/1			Sale Date Q		Sale Price	Heat / AC	02	2 Heat/AC Split		INCOME VALUATION	LUATION
L'ocation 924 NORTH MAIN ST EXT	r ext			2	1,200,000	00 Frame Type	02				ō
Current Owner			01-14-2003 11-06-1995	ء 	0	0 Baths / Plumbing					; č ; ; ;
BARNES HOMESTEAD LLC			12-02-1986			0 Ceiling / Walt				WALLINGFURD, CT	
HERR BETTY YOUNG S TRUSTEE OF THE BETTY	Stee of the be	TTY				Rooms / Prtns		2 Average			
			Vear Built	1900		% Comn Wall	0.0				
				1 148 600		Wall Height	10.	01.6000			
				000,041 'I		ATION			((1946));		
		Can Rate		Income			ncome Value			Notes	
Leaseable Alea Sullillialy			Gross Income		132,984	Income Value		936,200	1900/E	10	
	0 Can Adiust		Vacancy Allowance	8	26,597 E	Excess Land		210,600			
	0 Can Rate		0.1000 Expense Allowance	8	12,766						
		z				Fotal Income Value	ι.	1,146,800			
Total Leaseable Area	5518 0001		Net Income		93,621	Value Per SF / Unit		208			
# pld Can Style	AdiTa Occ 3	SF / Unit FIrLe	Base Ra Use I	LocA Rent /S	GrossRent	Vac Vac VacancyAll	ICYAII	EGI Exp	Ехр	Expenses	NO
		4		T	132 984	A 0.20 2	26,597	106,387 S	0.12	12,766	93,621
1 1 1 18 OFFICE	1	5518 GL	10.71 S	S 24.10	132,304	C.EC					
				ACTUAL	ACTUAL INCOME VALUATION	V			Expense	Expense Breakdown	
Cap Rate		Income					Heat			Trash Removal	
Cap Code	Gross Income Vacancy Allowance	ance		Income Value Excess Land	alue and		Electric Water	6		Snow Removal Accounting	
Cap Adjust	Other Income			Total Income Value	me Value		Mainte	Maintenance		Reserves	
Cap Rate	Net Income			Value Per SF / Unit	4		Insurance		- R		LeaseBe Yrs
					tent Vac Exp	OtherIncome	ValCo	Notes	Le	Lease lenant	Leasepe 11
# Bld Sec Style	AdjTa Occ	SF / Unit FlrLe	LocA Use	Rent /S Gross Rent	Vac		-		+		-+-
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INVESTMENT HIGHLIGHTS

- Accessible Bath, Bath Grab Bors, Exterior Curb Cuts, Hallways 36+ Inches Wide, Handicap Parking, Hard/Low Nap Floors, Lever Door Handles
- Awnings, Lighting, Underground Sprinkler, Underground Utilities

EXECUTIVE SUMMARY

Enjoy all the modern amenities you need to run your business within a stunning historic homestead just minutes from I-91, I-691 and off of Rt. 68 in Wallingford. Built in 1899, the Barnes Homestead sits on 2.46 acres of gently sloping lawn graced with a gozebo and ample private porking. An exterior adorned with dentil molding and dormer windows is accented with lantern lights and lamp posts that line its walkway; the 5,518 s.f. interior boasts original details in breathtaking condition, from the hand-carved staircoses complete with handrails and newel posts to

Employee Lounge, Fire Suppression System, Public Restrooms

stained glass windows. Myriad other historical details abound, lovingly restored to preserve the architecture of the times while thoughtfully remodeling and wiring the space for 21st century functionality. A fully insulated all-season porch allows natural light to stream in, highlighting the beauty of this impeccably cared for office space. The Barnes Homestead at 924 N. Main Street Extension is a cherished homage to Wallingford's past and a welcoming, eye-catching structure for today's business owner. *Please contact Bridie for further information.

PROPERTY FACTS Sale Type	Investment or Owner User	. Pri	ice Per SF	\$112			
Property Type	Office		nancy	Single			
Building Size	7,994 SF	В	uilding Height	3 Stories			
Building Class	C	Ту	pical floor Size	7,994 SF			
rear Built	1900	В	uilding FAR	0.08			
Price	\$895,000	Ło	and Acres	2.37 AC			
Zoning	1X						
Opportunity Zone	No						
AMENITIES							
 Signage 							
MAJOR TENANTS	5						
TENANT		INDUSTRY	SF OCC	UPIED	RENT/SF	LEASE END	
٤	ciates Real Estate	Real Estate	6,000 S	7	-	-	
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TRANSPORTATIO	N						
AIRPORT							
Tweed-New Have	n Airport				30 min o	drive	17.7 m
······································							
PROPERTY TAXE	S						
Parcel Number	WALL-00005	51-000000-	Improver	nents	\$331,2	00	
	000007		Assessme	ent			
Land Assessmen	t \$248,400		Total Ass	sessment	\$579,0	500	

https://www.loopnet.com/Listing/924-N-Main-Street-Ext-Wallingford-CT/22018601/print 3/15/2021



MAP OF 924 N MAIN STREET EXT WALLINGFORD, CT 06492

ADDITIONAL PHOTOS







001-Cal_W_1-1[1]





003-Cal W 3-1









007-Cal W 7-1



008-Cal W 8-1



009-Cal W 9-1



010-Cal W 10-1



011-Cal W 11-1



012-DJI_0003



013-DJI_0005



014-DJI_0006





015-DJI_0007



016-DJI_0010



017-DJI_0011



018-DJI_0013 Listing ID: 22018601

Date Created: 1/20/2021

Last Updated: 3/1/2021

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.



020-DJI_0016

019-DJI_0014



021-DJI_0021

BOARD OF ASSESSMENT APPEALS



Toun of Wallingford, Connecticut

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

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

2020-185

Appellants Submission

March 8, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO 18040 EDISON AVENUE CHESTERFIELD MO 63005

NOTIFICATION OF ASSESSMENT HEARI

Hearing No.: 2020-185 Hearing Date: 3/24/2021 Time: 8:00 PM - 9:00 PM Property Description: 924 NORTH MAIN ST EXT Unique ID: H0239400 Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on 3/24/2021 between 8:00 PM -9:00 PM. This meeting will take place REMOTELY ONLY. You may join the meeting from your computer, tablet, or smartphone. You can also dial in using your phone. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

https://global.gotomeeting.com/join/395068405

You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <u>https://global.gotomeeting.com/install/395068405</u>. Materials discussed at this meeting are available on the Town website at <u>www.town.wallingford.ct.us</u> on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at <u>924 NORTH MAIN ST EXT (MBLU 51//7//PID 14790)</u> hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: ______ ······

20358400001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Calcagni Associates Real Estate

924 North Main Street Ext Wallingford, CT 06492

Parcel ID(s)

Appeal Number

051007

As of 10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY 18040 Edison Avenue Chesterfield, Missouri 63005 <This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practive ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



924 North Main Street Ext

PTR Number: 20358400001CT

Location IDs: 051007

Area Type	OFFI	ICE				Loc	ation Totals
Gross Building Area	_	5,518					5,518
Net Leaseable Area		5,518					5,518
Potential Gross Income	18.00	99,324		I		18.00	99,324
Vacancy and Credit Loss	10.0%	<u>9,932</u>				10.0%	9,932
Effective Gross Income	1	89,392	I	1	I	1	89,392
Overall Expense	35.0%	31,287				35.0%	<u>31,287</u>
Net Operating Income	, 	58,105	•	·	 		58,105
Base Cap Rate							8.500
Adj Tax Rate							2.040
Adj Cap Rate							10.540
Value Sum							551,276
Indicated Value						-	551,000
Total Indicated Value per SF(NLA)						99.86

	821 N Main Street Ext Wallingford, CT 06492 New Haven County	Building Type: Class B Office/Medical Status: Built 1987 Building Size: 11,751 SF Typical Floor Size: 5,875 SF Stories: 2 Expenses: 2020 Tax @ \$2,47/sf Parking: 91 Surface Spaces are ava	Space Avail: 2,394 SF Max Contig: 2,394 SF Smallest Space: 2,394 SF Rent/SF/Yr: \$17.00 % Leased: 79.6% Ilable; Ratio of 8.76/1,000 SF
A A A A A A A A A A A A A A A A A A A	2494 Whitney Ave Hamden, CT 06518 New Haven County	Building Type: Class C Office Status: Built 1960, Renov 1985 Building Size: 8,510 SF Typical Floor Size: 2,837 SF Stories: 3 Expenses: 2020 Tax @ \$2.24/sf	Space Avail: 975 SF Max Contig: 975 SF Smallest Space: 975 SF Rent/SF/Yr: \$12.00 % Leased: 88,5%
	202 State St North Haven, CT 06473 New Haven County	Building Type: Class B Office Status: Built 1976 Building Size: 7,870 SF Typical Floor Size: 2,600 SF Stories: 1 Parking: 56 Surface Spaces are ava	Space Avail: 2,600 SF Max Contig: 2,600 SF Smallest Space: 2,600 SF Rent/SF/Yr: \$15.00 % Leased: 67.0% ailable; Ratio of 7.12/1,000 SF
	391 Broad St Meriden, CT 06450 New Haven County 1	Building Type: Class C Office Status: Built 1974 Building Size: 6,720 SF Typical Floor Size: 3,221 SF Stories: 2 Expenses: 2020 Tax @ \$2.07/sf Parking: 5 Surface Spaces are ava	Space Avail: 900 SF Max Contig: 900 SF Smallest Space: 900 SF Rent/SF/Yr: \$16.56 % Leased: 86.6%

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読金をやく ひかん 大教師 あんしい	1347 E Main St	Building Type: Class C Office/Office	Space Avail: 800 SF
	1347 E Wain St	Live/Work Unit	Max Contig: 800 SF
and a star star and a star	Meriden, CT 06450	Status: Built 1920	Smallest Space: 800 SF
		Building Size: 6,144 SF	Rent/SF/Yr: \$15.00
	New Haven County	Typical Floor Size: 3,000 SF	% Leased: 87.0%
· · · · · · · · · · · · · · · · · · ·		Stories: 2	
		Expenses: 2020 Tax @ \$1.48/sf	
		Parking: 12 Surface Spaces are av	ailable; Ratio of 3.90/1,000 SF
	0000 11/1-24-04-0	Building Type: Class C Office	Space Avail: 5,300 SF
an a	2620 Whitney Ave	Status: Built 1982	Max Contig: 5,300 SF
ریکی مستخد د	Hamden, CT 06518	Building Size: 5,300 SF	Smallest Space: 5,300 SF
		Typical Floor Size: 2,650 SF	Rent/SF/Yr: \$14.00
and an any color definition of the second	New Haven County	Stories: 2	% Leased: 0%
		Expenses: 2020 Tax @ \$3.33/sf	, · 200000. U/D
		LAPOINOON ZUZU 188 (\$0,00/51	
	_,,		
	4 Research Pky	Building Type: Class C Office	Space Avail: 1,000 SF
Color -	Malling of and OT OF 400	Status: Built 1998	Max Contig: 1,000 SF
and a start of the second s Second second	Wallingford, CT 06492	Building Size: 5,000 SF	Smallest Space: 1,000 SF
	New Haven County	Typical Floor Size: 5,000 SF	Rent/SF/Yr: \$16.20
		Stories: 1	% Leased: 80.0%
		Expenses: 2020 Tax @ \$2.44/sf	
		Parking. 6 free Sufface Spaces an	e available; Ratio of 1.20/1,000 SF
		Building Type: Class C Office	Space Avail: 792 SF
	822 E Center St		• • • • • •
		Status: Built 1974	Max Contig: 792 SF
-77° Lat	822 E Center St Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF	Max Contig: 792 SF Smallest Space: 792 SF
·F L	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42
		Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1	Max Contig: 792 SF Smallest Space: 792 SF
	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
•	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
• <u>/ / []</u>	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
• <u>.</u>	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%
	Wallingford, CT 06492	Status: Built 1974 Building Size: 2,000 SF Typical Floor Size: 2,000 SF Stories: 1 Expenses: 2020 Tax @ \$15.47/sf	Max Contig: 792 SF Smallest Space: 792 SF Rent/SF/Yr: \$17.42 % Leased: 60.4%



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Parcel No: WHAV-000042-000299 Financing: - Comp ID: 5090801 – Research Status: Public Record	1 666 Camp	NOCH WAS			SOLD
666 Campbell Ave West Haven, CT 06516 Sale Date: 02/06/2020 Sile Price: Eldg Type: Class B Office/Medical Yeer Bulk/Age: Eldg Type: Class B Office/Medical Yeer Bulk/Age: Sale Date: 02/06/2020 Sile Price: Sale Date: 02/06/2002 Yeer Bulk/Age: Eldg Type: Class B Office/Medical Yeer Bulk/Age: Parcel No: WHAV-000042-00029 Financing: Land Area: 0.29 AC (12,632 SF) Zoning: New Haven County 2 393 Center St Recorded Seller: Kreisman Rhoda SoLD Wallingford, CT 06492 New Haven County Recorded Seller: Kreisman Rhoda Big Type: Class C Office/Office Live/Work Unit Sole Sole Recorded Buyer: Mccarthy Cathy Recorded Seller: - Sole Sole Sale Date: 04/03/2019 Sele Price: Bidg Type: Class C Office/Office Live/Work Unit Sale Price: 53/050 Year Bulk/Age: Bult 190 Age: 129 Price: Sole Date: 04/03/2019 Year Bulk/Age: Bult 190 Age: 129 Sale Price: 53/050 Year Bulk/Age: Bult 190 Age: 129 Price: Sole Sole: Zoning: Commercial	West Haven, CT 0	6516		New Haven County	
Sale Price: \$575,000 Year Built/1993 Age: 37 Price/SF: \$75,63 RBA 7,603 SF Land Area: 0.29 AC (12,632 SF) Zoning: Mixed Parcel No: WHAV-000042-000299 Financing: - Comp ID: 5090801 - Research Status: Puncel No: WHAV-000042-000299 Financing: - Comp ID: 5090801 - Research Status: Wallingford, CT 06492 New Haven County Wallingford, CT 06492 New Haven County Recorded Buyer: John Mccarthy 333 Center St Wallingford, CT 06492 Recorded Buyer: Mccarthy Cathy Recorded Buyer: Mccarthy Cathy Recorded Seller: - Sale Date: 04/03/2019 Bkig Type: Class C OfficeOffice Live/Work Unit Sale Date: 04/03/2019 Price/SF: \$49.36 Price/SF: \$49.36 Price/SF: \$49.36 Price/SF: \$49.36 Price/SF: \$40.314-000000-000060 Pinancing: -	· · · · · ·	666 Campbell Ave	Recorded Seller:	Betz	
Wallingford, CT 06492 New Haven County Recorded Buyer: John Mccarthy 333 Center St Wallingford, CT 06492 Recorded Seller: Kreisman Rhoda Recorded Buyer: Mccarthy Cathy Recorded Seller: - Sale Date: 04/03/2019 Sale Price: Sale Date: 04/03/2019 Sale Price: Bidg Type: Class C OfficeOffice Live/Work Unit Year Built/Age: Bidg Type: Class C OfficeOffice Live/Work Unit Year Built/Age: Sale Price: Price/SF: \$49.36 RBA: 4.778 SF Parcel No: WALL-000134-000000-000060 Financing: Commercial	Sale Price: Price/SF: PrFrma Cap Rate: Parcel No: Financing:	\$575,000 \$75.63 - WHAV-000042-000299	Year Built/Age: RBA: Land Area: Zoning:	Built 1983 Age: 37 7,603 SF 0.29 AC (12,632 SF)	
Wallingford, CT 06492 New Haven County Recorded Buyer: John Mccarthy 333 Center St Wallingford, CT 06492 Recorded Seller: Kreisman Rhoda Recorded Buyer: Mccarthy Cathy Recorded Seller: - Recorded Buyer: Mccarthy Cathy Recorded Seller: - Sale Date: 04/03/2019 235,850 Bidg Type: Class C OfficeOffice Live/Work Unit Year Built/Age: Duilt 1890 Age: 129 RBA: 4,778 SF Price/SF: \$49.36 RBA: 4,778 SF Parcel No: WALL-000134-000000-000060 Financing: Commercial	2 393 Cente	er St			SOLD
Recorded Buyer: John Mccarthy 393 Center St Wallingford, CT 06492 Recorded Seller: Kreisman Rhoda Recorded Buyer: Mccarthy Cathy Recorded Seller: - Sale Date: 04/03/2019 Bidg Type: Class C OfficeOffice Live/Work Unit Year Built/Rge: Sale Price: \$235,850 Phice/SF: \$49.36 Price/SF: \$49.36 RBA: 4,778 SF Parcel No: WALL-000134-000000-000060 Enancing: -	A 10 - STANING ADAMENT			New Haven County	
Sale Date: 04/03/2019 Bldg Type: Class C OfficeOffice Live/Work Unit Sale Price: \$235,850 Year Built/Age: Built 1890 Age: 129 Price/SF: \$49.36 RBA: 4,778 SF Prrfrma Cap Rate: - Zoning: Commercial Parcel No: WALL-000134-000000-000060 Financing: -	Recorded Buyer:	John Mccarthy 393 Center St			
Sale Price: \$235,850 Price/SF: \$49.36 PrFrma Cap Rate: - Parcel No: WALL-000134-000000-000060 Financing: -	Recorded Buyer:	Mccarthy Cathy	Recorded Seller:	-	
Sale Price: \$235,850 Price/SF: \$49.36 PrFrma Cap Rate: - Parcel No: WALL-000134-000000-000060 Financing: -					
PrFrma Cap Rate: - Zoning: Commercial Parcel No: WALL-000134-000000-000060 Financing: -	Sale Price:	\$235,850	Year Built/Age:	Built 1890 Age: 129	
Parcel No: WALL-000134-000000-000060 Financing: -					
	Parcel No: Financing:	WALL-000134-000000-000060)	. Goumercial	



Vallingford, CT 0	er St		New Haven County	
Recorded Buyer:	Center St Wallingford LIc 669 Center St Wallingford, CT 06492		Colony Props Lic	
Sale Date: Sale Price: Price/SF:	• • • •	Year Built/Áge: RBA:	Class C Office Built 1950 Age: 70 6,088 SF 0.25 AC (10,890 SF)	
Financing:	WALL-000149-000000-000156 - 5113747 - Research Status:			
4 266 Chui	rch St			SOLI
Naugatuck, CT 0			New Haven County	
Recorded Buyer:		Recorded Seller:	Lindgren Ann & Earl	
	10/12/2018 \$250,000 \$29.51	Year Built/Age: RBA:	Class C Office Built 1920 Age: 98 8,471 SF 0.21 AC (9,148 SF)	
Financing:	NAUG-000015-W000051-0000 - 4583257 – Research Status:			
5 567 Fiel	d St			SOL
Naugatuck, CT	06770		New Haven County	
Recorded Buyer	: Lloyd Fuller 567 Field St Naugatuck, CT 06770	Recorded Seller	: Cornacchia Angela & Rocco	
Recorded Buyer	; Reggenna Fuller	Recorded Seller	: -	

Sale Date: Sale Price: Price/SF:	\$315,000	Year Built/Age:	Class C OfficeOffice/Residential Built 1996 Age: 24 4,516 SF	
Financing:	NAUG-000080-W013128-000001 - 5140573 — Research Status: Pu	blic Record		
6 681 Sayb			Middlesex County	SOLD
-	Hair Solutions Salon 650 S Main St Middletown, CT 06457 (860) 894-2975	Recorded Seller:	Plumbank Realty Trust 681 Llc 183 Plumbank Rd Old Saybrook, CT 06475	
Sale Price: Price/SF: PrFrma Cap Rate:	-	Year Built/Age: RBA:	Class C Office Built 1912 Age: 106 5,000 SF 0.38 AC (16,553 SF) B-2	
Parcel No: Financing: Comp ID:		onfirmed		
7 26 Shunj	oike Rd	a pole de la consec		SOLD
Cromwell, CT 064 Recorded Buyer:	416 Montgomery Dev Group LIc 26 Shunpike Rd Cromwell, CT 06416	Recorded Seller:	Middlesex County Shunpike Assoc	
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:		Year Built/Age RBA	: Class C Office : Built 1983 Age: 35 : 8,000 SF : 1 AC (43,560 SF) : HB	
Financing:	CROM-000020-000047-000006C - 4303187 Research Status: C			
			oseph C. Sansone Company - 996358.	



North Haven, C	T 06473		New Haven County	SOL
Recorded Buyer	TRM Investments LIC 1221 Swift Creek Dr Clayton, NC 27520 (919) 989-9003	Recorded Seller:	Everett RE Enterprise LLC 37 Island View Ave Branford, CT 06405	
Sale Date Sale Price Price/SF PrFrma Cap Rate:		Year Built/Age: RBA: Land Area:	Class C Office Built 1900 Age: 120 7,870 SF 3.10 AC (135,036 SF) CB 40	
Financing:	NHVN-000240-000224-001300 - 5149763 - Research Status: 0	Confirmed		
Manual Manual And Bring and and an	hington St			INVERSION AND A CONTRACTOR OF A CONTRACT
Middletown, CT				SOLE
	Berstein Realty Llc 124 Washington St Middletown, CT 06457	Recorded Seller:	Middlesex County Marc Cmnty Rsrcs Ltd	
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:	\$85.59	RBA: Land Area:	Class C OfficeOffice Live/Work Unit Built 1920 Age: 100 3,797 SF 0.14 AC (6,098 SF)	
Parcel No: Financing:	MTWN-000022-000000-000512	Zoning: ublic Record	B-1	
10 2795 Wh	tney Ave			
Hamden, CT 0651	8		New Haven County	SOLD
Recorded Buyer:	RI 1 LIC 2795 Whitney Ave Hamden, CT 06518		Benedict Norman	
Sale Date: Sale Price: Price/SF:	03/11/2020 \$246,500 \$45.40	Year Built/Age: RBA:	Class B Office Built 1984 Age: 36 5,430 SF	
PrFrma Cap Rate:	-	Land Area: Zoning:	0.57 AC (24,829 SF) R-4	
Financing:	HAMD-002831-000191 - 5141116 – Research Status: Pt	ublic Record		
	Соругіді	ted report licensed to Jaser	nh C. Sansone Company - 996358,	

11 421 Wold	ott Rd			SOLD
Wolcott, CT 0671	6		New Haven County	
Recorded Buyer:	Mu Mu Llc 25 State St Waterbury, CT 06702 (203) 879-2802	Recorded Seller:	421 Wolcott Road Lic	
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:	\$45.57	RBA: Land Area:	Class B Office Built 1941 Renov 2005 Age: 77 8,559 SF 1.12 AC (48,787 SF) General Commercial	
Financing:	WOLC-000108-000010-000302 4634241 – Research Status:			
¢	Сор	yrighted report licensed to Jos	eph C. Sansone Company - 996358.	



AGENT AUTHORIZATION

TO: Wallingford CT

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

Barnes Homestead LLC	M:051 L:007	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Barnes Homestead LLC	M:134 L:010	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	•	Schedule/PIN/Account (if applicable

AUTHORIZED SIGNATURE

<u>_____</u> DATE

PRINT NAME OF AUTHORIZED SIGNER

member TITLE

REVISED 06/15

Hearing No. 2020 - 187	Town Hall, Room 101 45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax – 203-294-2003
APPEAL OF	Assessed Valuation
	ASSESSMENT APPEALS OF OCTOBER 1, 2020
Property Owner: VERNON II CT LLC Name of property Owner <u>4641 VERNON BLVD</u> Mailing Address <u>LONG ISLAND CITY. NY 11101</u> City, State, Zip Phone	Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO Name of Owner's Agent 18040 EDISON AVENUE Mailing Address CHESTERFIELD, MO 63005 City, State, Zip 636-733-5455 Phone
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. DAVID JOHNSON	Owner's Agent Original agency document must be submitted at horing.)
Print applicant name and date	Applicant signature
Motor Vehicle: Year Make /Model:	on for the property type under appealPlate#Mileage
Motor Vehicle: Year Make /Model: Real Estate: 53 NORTH PLAINS IND RD (MBLU 50/ (Address and/or Assessor's Map/Bl Personal Property: Unique ID: If you are submitting an appraisal or other simi	Plate#Mileage
Motor Vehicle: Year Make /Model: Real Estate: 53 NORTH PLAINS IND RD (MBLU 50/ (Address and/or Assessor's Map/Bl Personal Property: Unique ID: If you are submitting an appraisal or other simi application.	Plate#Mileage /.15/ /) lock/Lot/Unit Number) DBA: illar evidence, you <u>must</u> submit a copy along with your
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Appeals to the Wallingford Board of Assessment Appeals

General Instructions

Anyone claiming to be aggrieved by the actions of the assessor has the right to an appeal before the Board of Assessment Appeals.

Appeals must be presented to the Board of Assessment Appeals (BAA) at one of its March or September meetings. The BAA meets in September each year to hear **ONLY** Motor Vehicle Appeals. All other matters must be taken up at meetings held during the month of March.

September Meetings: The BAA will advertise the date of its September meeting in a local newspaper (Record-Journal). The September meeting is for Motor Vehicles Only. Taxpayers should appear with their vehicle and/or any evidence or documentation to support their claim. Appeals are handled on a first-come, first-serve basis.

March Meetings: In order to be heard by the BAA at its March Session, you must file a written application no later than February 20th. The BAA will receive all applications and schedule their meetings accordingly. If you are **submitting an appraisal or other similar evidence, you <u>must</u> submit a copy along with your application. Once you have made application to the BAA, you will be notified in writing where and when to appear for your hearing.**

APPEALS PROCEDURE

- ✓ Appear at the time and place prescribed by the BAA (Please be on time)
- You MUST complete a separate form for each property you wish to appeal
- If you cannot or do not wish to appear, have your attorney or agent appear as your representative (Written authorization is required)
- ✓ The BAA may reschedule an appointment for good cause if another time is available
- NOTE: Unless you receive written confirmation of a rescheduled appointment, you or your agent must appear at the time and place first prescribed by the BAA
- ✓ FAILURE TO APPEAR MAY RESULT IN A DEFAULT Denial of your claim
- You will be sworn under oath to be truthful in answering questions concerning your property
- You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- You will be allowed to question the assessor regarding the assessment of your property
- Remember It is your responsibility to prove your claim
- An appraisal by a qualified Appraiser is not required, but is recommended
- You must pay your taxes as they come due or interest and penalties will be applied
- Consult with the Tax Collector for payment instructions while your appeal is pending
- Notice of the Board's Decision will be mailed to the property owner unless otherwise requested in writing by appellant

For further information you may wish to review the Connecticut General Statutes, as amended, relative to appeal rights. Below is a list of just some of those laws for your convenience. **NOTE: We do not provide legal advice, however we want you to be well informed of your appeal rights.** For a complete listing of applicable laws and competent, proper legal advice, we urge you to consult with an attorney.

Section	Connecticut General Statutes
12-110	Sessions of the board of assessment appeals.
12-111	Appeals to the board of assessment appeals.
12-112	Limit of time for appeals.
12-113 (as amended)	When board of assessment appeals may reduce lists.
12-114 (as amended)	Board of assessment appeals to impose a penalty if reducing the assessment of A taxpayer who did not file a personal property declaration.
12-115 (as amended)	Board of assessment appeals may make supplemental additions to grand lists.
12-117a	Appeals from boards of tax review or boards of assessment appeals.
12-119	Remedy when property wrongfully assessed.

All information and correspondence with the BAA should be directed to:

Board of Assessment Appeals Tom Vitali, Chairman Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

1-203-294-2001 - Telephone<>1-203-294-2003 Fax



AGENT AUTHORIZATION

TO:

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

VERNON II CT LLC		M:050 L:015
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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5/10/20 DATE

TITLE

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State Use 4000	Use 4000	State	.) 	Bldg Name	B		Rinn # 1	50/ / 15/ /	Map ID	Ö	¥ W0062300	53 NORTH PLAINS IND RD Account #	ORTH PL		Property Location Vision ID 15211
	Code	Code Description PAV1 Paving-Asphalt FN3 Fence-6' Chain MEZ1 Mezzanine Unf SPR1 Sprinklers Wet		% Comn Wall 1st Floor Use:	Rooms/Prtns Wall Height	Frame Type Baths/Plumbing	Total Baths Heat/AC	Total Rooms Total Bedrms	AC Type Bldg Use	Heating Type	Interior VVall 2 Interior Floor 1 Interior Floor 2	Roof Cover Interior Wall 1	Exterior Wall 2 Roof Structure	Occupancy Exterior Wall 1	Style: Model Grade Stories:	lement
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Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	March 15, 2021	
То:	Shelby P. Jackson III, Assesso	r
Cc:		
From:	Kevin Coons, Chief Appraiser	
RE:	53 North Plains Ind. Rd.	2020-187

Current Market Value: \$1,309,900 Current Assessed Value: \$917,100

Appellant's estimate of Market Value: \$954,000

Informal Hearing with Vision Appraisal: Yes – No Change

Notes:

The Assessor's economic income approach to value of \$1,392,400 is higher than the current market value of \$1,309,900.

The demand for warehouse space has increased, not decreased.

No supporting documentation provided to support a value of \$954,000.

Recommendation:

No change



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

UZO-187 Appellants Appellants

March 8, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO 18040 EDISON AVENUE CHESTERFIELD MO 63005

NOTIFICATION OF ASSESSMENT HEARIN

Hearing No.: 2020-187 Hearing Date: 3/24/2021 Time: 8:00 PM - 9:00 PM Property Description: 53 NORTH PLAINS IND RD Unique ID: W0062300 Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on **3/24/2021** between **8:00 PM** - **9:00 PM**. This meeting will take place **REMOTELY ONLY**. You may join the meeting from your **computer, tablet, or smartphone**. You can also **dial in using your phone**. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

https://global.gotomeeting.com/join/395068405

You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <u>https://global.gotomeeting.com/install/395068405</u>. Materials discussed at this meeting are available on the Town website at <u>www.town.wallingford.ct.us</u> on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at <u>53 NORTH PLAINS IND RD (MBLU 50/ / 15/ / PID 15211)</u> hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: ______

20356960001CT

REAL PROPERTY SUMMARY ANALYSIS OF

E-J Electric Installation Company

53 North Plains Industrial Road Wallingford, CT 06492

Parcel ID(s)

050-015

Appeal Number

As of 10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY 18040 Edison Avenue Chesterfield, Missouri 63005 <This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practive ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.

20356960001CT



53 North Plains Industrial Road

PTR Number: 20356960001CT

Location IDs: 050-015

Area Type	WARE	HOUSE							Lo	cation Totals
Gross Building Area		41,514		 1	<u>_</u>	-	 1			41,514
Net Leaseable Area		41,514								41,514
Potential Gross Income	3.75	155,678		 <u> </u>					3.75	155,678
Vacancy and Credit Loss	20.0%	<u>31,136</u>							20.0%	<u>31,136</u>
Effective Gross Income	I	124,542		ł		1	I	1	I	124,542
Overall Expense	15.0%	<u>18,681</u>					1		15.0%	<u>18,681</u>
Net Operating Income	• 	105,861	-	 -		_	 		. <u> </u>	105,861
Base Cap Rate										11.000
Adj Tax Rate										0.102
Adj Cap Rate										11.10
Value Sum									-	953,528
									-	
Indicated Value										954,00
Total Indicated Value per SF(NLA)										22.9



340 Quinnipiac St

Bidg 44

Wallingford, CT 06492

New Haven County

Building Type: Class C Warehouse Status: Built 1960, Renov 1990 Building Size: 44,500 SF Land Area: 44 AC Stories: 1 Expenses: 2020 Tax @ \$1.46/sf Space Avail: 44,500 SF Max Contig: 44,500 SF Smallest Space: 44,500 SF Rent/SF/Yr: \$3.95 % Leased: 100%



2055 S Main St

Middletown, CT 06457 Middlesex County Building Type: Class C Manufacturing Status: Built 1968 Building Size: 37,000 SF Land Area: 5.38 AC Stories: 1 Expenses: 2020 Tax @ \$0.94/sf Space Avail: 37,000 SF Max Contig: 37,000 SF Smallest Space: 37,000 SF Rent/SF/Yr: \$3.75 % Leased: 100%



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: 10/30/2020 (633 days on mkt) : \$500,000 - Confirmed : \$11.90 : -	Year Built/Age: RBA: Land Area: Zoning:	Built 1920 Age: 100 42,000 SF 1.40 AC (60,984 SF) 1-2	
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AGENT AUTHORIZATION

TO:

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

VERNON II CT LLC		M:050 L:015
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
AUTHORIZED SIGNATURE	PRI	POUL CUTRONS NTNAME OF AUTHORIZED SIGNER CFU

TITLE

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Town of Wallingford,	Town Hail, Room 101 45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003
Hearing No. $2020 - 188$ APPL	ICATION
BOARD OF ASS	SESSED VALUATION ESSMENT APPEALS OCTOBER 1, 2020
Property Owner: EURO REALTY LLC Name of property Owner 569 N COLONY ST Mailing Address WALLINGFORD. CT 06492 City, State, Zip Phone	Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO Name of Owner's Agent 18040 EDISON AVENUE Mailing Address CHESTERFIELD, MO 63005 City, State, Zip 636-733-5455 Phone
Appellant's Capacity o Owner X (If Agent, attach a copy of Agency Agreement or Power of Attorney. Orig DAVID JOHNSON	Owner's Agent inal agency document must be submitted at heating.)
Print applicant name and date	Applicant signature
P (T	Plate#Mileage
(Address and/or Assessor's Map/Block Personal Property: Unique ID: DB If you are submitting an appraisal or other similar)
(Address and/or Assessor's Map/Block <u>Personal Property</u> : Unique ID: DB If you are submitting an appraisal or other similar application.) //Lot/Unit Number) A: evidence, you <u>must</u> submit a copy along with your
(Address and/or Assessor's Map/Block <u>Personal Property</u> : Unique ID: DB If you are submitting an appraisal or other similar application . What <u>MARKET VALUE</u> does the applicant place on the pro-) SA: evidence, you <u>must</u> submit a copy along with your operty? : \$ <u>685,000</u>
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(Address and/or Assessor's Map/Block Personal Property: Unique ID: DB If you are submitting an appraisal or other similar application. What MARKET VALUE does the applicant place on the pro Briefly state the basis of the Appeal: <u>ASSESSOR'S CALC</u> THE ACTUAL MARKET VALUE OF THE PROPERTY) SA: evidence, you <u>must</u> submit a copy along with your operty? : \$ <u>685,000</u>
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NLFD ASSESSOR 1 MAR /21 AMB:45

General Instructions

Anyone claiming to be aggrieved by the actions of the assessor has the right to an appeal before the Board of Assessment Appeals.

Appeals must be presented to the Board of Assessment Appeals (BAA) at one of its March or September meetings. The BAA meets in September each year to hear ONLY Motor Vehicle Appeals. All other matters must be taken up at meetings held during the month of March.

September Meetings: The BAA will advertise the date of its September meeting in a local newspaper (Record-Journal). The September meeting is for Motor Vehicles Only. Taxpayers should appear with their vehicle and/or any evidence or documentation to support their claim. Appeals are handled on a first-come, first-serve basis.

March Meetings: In order to be heard by the BAA at its March Session, you must file a written application no later than February 20th. The BAA will receive all applications and schedule their meetings accordingly. If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. Once you have made application to the BAA, you will be notified in writing where and when to appear for your hearing.

APPEALS PROCEDURE

- Appear at the time and place prescribed by the BAA -- (Please be on time)
- You MUST complete a separate form for each property you wish to appeal
- If you cannot or do not wish to appear, have your attorney or agent appear as your representative (Written authorization is required)
- The BAA may reschedule an appointment for good cause if another time is available 1
- NOTE: Unless you receive written confirmation of a rescheduled appointment, you or your agent must appear at the time and place first prescribed by the BAA
- FAILURE TO APPEAR MAY RESULT IN A DEFAULT Denial of your claim
- You will be sworn under oath to be truthful in answering questions concerning your property
- You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- You will be allowed to question the assessor regarding the assessment of your property
- Remember It is your responsibility to prove your claim
- An appraisal by a qualified Appraiser is not required, but is recommended
- You must pay your taxes as they come due or interest and penalties will be applied
- Consult with the Tax Collector for payment instructions while your appeal is pending
- Notice of the Board's Decision will be mailed to the property owner unless otherwise requested in writing by appellant

For further information you may wish to review the Connecticut General Statutes, as amended, relative to appeal rights. Below is a list of just some of those laws for your convenience. NOTE: We do not provide legal advice, however we want you to be well informed of your appeal rights. For a complete listing of applicable laws and competent, proper legal advice, we urge you to consult with an attorney.

Section	Connecticut General Statutes
12-110	Sessions of the board of assessment appeals.
12-111	Appeals to the board of assessment appeals.
12-112	Limit of time for appeals.
12-113 (as amended)	When board of assessment appeals may reduce lists.
12-114 (as amended)	Board of assessment appeals to impose a penalty if reducing the assessment of A taxpayer who did not file a personal property declaration.
12-115 (as amended)	Board of assessment appeals may make supplemental additions to grand lists.
12-117a	Appeals from boards of tax review or boards of assessment appeals.
12-119	Remedy when property wrongfully assessed.

All information and correspondence with the BAA should be directed to:

Board of Assessment Appeals Tom Vitali, Chairman Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

1-203-294-2001 - Telephone<>1-203-294-2003 Fax

DocuSign Envelope ID: 58FE6B22-7BA9-4A45-AE05-303ABDABAB0C



AGENT AUTHORIZATION

Wallingford TO:

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Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

Euro Realty LLC	M:091 L:057		
Exact Name of Property Owner	Parcel Number	- 1984	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number		Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number		Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number		Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	an a an	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number		Schedule/PIN/Account (if applicable)
— Docustomed by: Mike Caro		Michael Caro	
AUTHORIZED SIGNATURE		PRINT NAM	1E OF AUTHORIZED SIGNER
12-1-2020		Owner	
DATE	ττλάμα	TITLE	

TITLE

		1 3300 1 3300	B Use Code		77350		MA=WRT ADJ	MEZ3 - 21	GAS/OIL HEAT	IMPORTS					Year	10		BLAKELE BLAKELE BLAKELE			WALLINGFORD	569 N CO	EURO RE
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otal Card Land Units		RF4			M Con			ER SDA		020		Nond Name			Description	EXEMPTIONS		RYNC&	RSHIP		06492		
and Units			Land Type		Description Commercial							lame		Tota				BRU		GIS ID	Census: Old MBLU TC MAP # TC MAP # Record Lot	Alt Prcl ID	1 Level
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total Land Value		3.73 162,270	Adj Unit Pric		Purpose/Result No change Neasured No change Field Review Field Review Map Correction-No Value Map Change	STORY								UMMARY		lector or Assi		2018 2-1 2-2 2-5		<u>8</u>	≤		38
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			X							ş	



Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	March 12, 2021	
To:	Shelby P. Jackson III,	Assessor
Cc:		
From:	Kevin Coons. Chief App	praiser
RE:	569 North Colony St.	2020-188
	······································	

Current Market Value:	\$ 867,300	Current Assessed Value:	\$607,200
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Appeliant's estimate of Market Value: \$685,000

Informal Hearing with Vision Appraisal: Yes – No Change

Notes:

No supporting documentation provided to support a value of \$685,000.

Recommendation:

No change

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FORD, CT	WALLINGFORD, CT		ХL	02 Average 04 Ceil & Min WL	Baths / Plumbing	0 Baths / Plum					-1994 1971	06-30-1994						EURO REALTY LLC	EURO REALT	
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ALUATION	INCOME VALUATION			00 Heat/Min		Heat / AC	Sale Price	Sale		0/0	Date	Sale Date					1	91//57//	-j 9	
				Commercial Data Elements	Comm			ation	Sales Information	100										

BOARD OF ASSESSMENT APPEALS



Town of Wallingford, Connecticut

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

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

Phone 200 20 1-2001 2003

March 8, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO 18040 EDISON AVENUE CHESTERFIELD MO 63005

2020-188 Appellants Submission

NOTIFICATION OF ASSESSMENT HE

Hearing No.: 2020-188 Hearing Date: 3/24/2021 Time: 8:00 PM - 9:00 PM Property Description: 569 NORTH COLONY ST Unique ID: E0094110 Property Type: COMMERCIAL

Dear Sir or Madam:

You are hereby notified that your assessment appeal hearing will be on 3/24/2021 between 8:00 PM -9:00 PM. This meeting will take place REMOTELY ONLY. You may join the meeting from your computer, tablet, or smartphone. You can also dial in using your phone. Please connect at the beginning of this time period. At the start of the meeting, the Chairman will instruct participants as to how the meeting will proceed. The public and members may access the meeting as follows:

https://global.gotomeeting.com/join/395068405

You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <u>https://global.gotomeeting.com/install/395068405</u>. Materials discussed at this meeting are available on the Town website at <u>www.town.wallingford.ct.us</u> on the Board of Assessment Appeals page.

Should you be unable to participate in the hearing at the appointed time and place, you may authorize someone to appear on your behalf. A duly authorized agent must furnish written evidence of the same in advance of the hearing, before being sworn for testimony. Appraisals, evidence, or other exhibits should be presented to the Board at least three days in advance of your hearing. If you fail to appear at the appointed time and place, your appeal can be denied by default.

If you have any questions, please call the Wallingford Assessor's Office at 203-294-2001.

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at <u>569 NORTH COLONY ST (MBLU 91//57//PID 15158)</u> hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: 212

20326490001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Imports Unlimited Inc.

569 North Colony Street Wallingford, CT 06492

Parcel ID(s)

Appeal Number

91-57

As of 10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY 18040 Edison Avenue Chesterfield, Missouri 63005 <This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practive ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.



569 North Colony Street

PTR Number: 20326490001CT

Location IDs: 91-57

Area Type	AUTO DI	EAL					Loc	cation Totals
Gross Building Area		16,196						16,196
Net Leaseable Area		16,196						16,196
Potential Gross Income	5.00	80,980					5.00	80,980
Vacancy and Credit Loss	5.0%	4,049					5.0%	4,04
Effective Gross Income		76,931			1	l	I	76,93
Overall Expense	10.0%	<u>7.693</u>			1		5.9%	4.500
Net Operating Income	I	1 69,238		1	۱.	•		69,23
			·····					
Base Cap Rate								10.00
Adj Tax Rate								<u>0.10</u>
Adj Cap Rate								10.10
Value Sum								685,38
							_	-
Indicated Value								685,00
Total Indicated Value per SF(NL	_A)							42.2



10000000000000000000000000000000000000	ewfield Ave			SOLD
Hartford, CT 06106 True Buyer: -		Recorded Seller:	Hartford County Joseph Guerrera & Rocco Mancini 238 Ledyard St Hartford, CT 06114 (860) 953-8811 Joseph Guerrera & Rocco Mancini	
	11/08/2018 (1466 days on mkt) 5350,000 - Full Value 534.31	Year Built/Age: GLA:	RetailAuto Dealership Built 1987 Age: 31 10,200 SF 0.93 AC (40,511 SF)	
PrFrma Cap Rate: - Actual Cap Rate: - Parcel No: - Financing: 1		Zoning: Sale Conditions: 6%)	C1 Lease Option	
Comp ID:	4604016 – Research Status: F	ull Value		
2 574 Waun				SOLD
Danielson, CT 062		Recorded Seller:	Windham County Bay St Sh	
	574 Wauregan Lic 574 Wauregan Rd Danielson, CT 06239		Lay or ou	
Sale Date: Sale Price: Price/SF: PrFrma Cap Rate:	\$615,000 \$35.14	Year Built/Age: GLA:	RetailAuto Dealership Built 2004 Age: 15 17,500 SF 7.13 AC (310,583 SF) GC	
	KILL-000262-000000-000001	-		
Financing:		Public Record		
	Сор	yrighted report licensed to J	loseph C. Sansone Company - 996358.	

DocuSign Envelope ID: 58FE6B22-7BA9-4A45-AE05-303ABDABAB0C



AGENT AUTHORIZATION

Wallingford

TO:

Assessor's Office and the Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2020 through 2024 assessments are resolved.

Euro Realty LLC	M:091 L:057		
Exact Name of Property Owner	Parcel Number		Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number		Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number		Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number		Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	<u></u>	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number		Schedule/PIN/Account (if applicable)
Mike Caro		Michael Caro	
AUTHORIZED SIGNATURE		PRINT NAM	E OF AUTHORIZED SIGNER
12-1-2020		Owner	
DATE	<u></u>	TITLE	

REVISED 06/15



Toun 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

TT LEER ST WHITE 28

Hearing No. 2020-024

APPLICATION

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

HEARING DATE:

Property Owner: Mark and Denise Votes	Appellant (if other than owner):	
Name of property Owner	Name of Owner's Agent	
Mailing Address	Mailing Address	
City, State, Zip for a CT 06492	City, State, Zip	
Phone 203-265-3205	Phone	
	Owner's Agent inal agency document must be submitted at hearing.)	

Print applicant name and date	Applicant signature
Fill out <u>only</u> the section fo	r the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: Lolo North Airline Kai L (Address and/or Assessor's Map/Block	Vallingford, CT 06492 Lot/Unit Number)
Personal Property: Unique ID: DB	A:
If you are submitting an appraisal or other similar application.	evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the pro	
Briefly state the basis of the Appeal: Since H	2015 Revaluation.
there have been no	major improvements
1 10	tion or appraisal if needed) DYDPRH
	increase in the assessme

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: _____

State Use 1010 Print Date 02-11-2021 12:51:13	6148	WALLINGFORD, CT	VISION		r Code Assessed	9 1-1 83,900 1-2 400 1-3 120,000	Total 204300	tor or Assessor	AWARY HEREICE	204,400	0 002	121,500	0	326,600	0	326,600	Purpose/Result	Phone Appt Measured Field Review Map Correction-No Value Field Review Measurt-Listed	Valuaco	Adj Unit P Land Value	2.78 121,100 880 400	-
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66 NORTH AIRLINE RD Account # Y	11Level	Alt Prol ID	06492 Census: Old MBLU TC MAP # TC MAP # Record Lot	GIS ID				EXEMPTIONS Description		Total	122					1979 - 1979 - 1979 - 1979 - 1979 - 1979 - 1979 - 1979 - 1979 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 - 1970 -	Tvne I Description	C of C Vision Permit		Zone Land Typ	R18 813 813	-
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Property Location Vision ID 796	YATES MA	66 N AIRLINE RD	WALLINGFORD		VATES MA			Year Co			N	-	1ST=K,LR,	FBM=REC,OTHER1	ECO=I-91 -		Permit Id	17562 1 17562		B Use Code	1 1010	-

				Code	Code Descripti SHD3 Shed Viny		ritepiaces	Bath Style: Kitchen Style: Whirlpool Tub	Total Half Baths Total Xtra Fixtrs Total Rooms:	Heat Type: AC Type: Total Bedrooms Total Bthrms:	Interior Fir 1 Interior Fir 2 Heat Fuel	Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2	Stories: Occupancy Exterior Wall 1	Element Style: Model Grade:	Property Location Vision ID 796
Ttl Gro	Basement, Unfinished Garage Under Deck, Wood	Garage Porch, Screen Patio	First Floor Basement. Finished	Den De	Description L/B Units Unit Price Yr Bit ned Vinyl L 176 8.00 2020				5 5 0 0			800		C ² 02 Cd	2
ss Liv / L	Infinishe er	ň		Description		· · · · · · · · · · · · · · · · · · ·		Ave	о Я	2 Ce 2 B	<u>ି</u> ଦୁ ଅ	D A Ga	Vin 1 s	d Rea	S NORTH
Itl Gross Liv / Lease Area	Q			BUILDI	Units Un 176 Un			Average Average	6 Rooms	Hot Water Central 2 Bedrooms	Hardwood Carpet Oil	Gable Asphalt Drywall	1 Story Vinyl Siding	De Ranch Residential	tion 66 NORTH AIRLINE RD 96 Accou
8				VG SUB	Unit Price 8.00									Description	E RD Account #
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9070 - 077



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	3/10/2020
To:	Shelby Jackson
From:	lan Fuller
CC:	

RE: 66 North Airline Rd

Current	Market Value:	\$ 326,600
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Current Assessed Value: \$228,700

Appellant's estimate of Market Value: \$325,000

Notes:

- The market value of the subject property is consistent with similar homes in the neighborhood.
- Comparable sales support a value estimate of \$324,600

Recommendation:

No Change

Net Adjustments Adjusted Price/SF Adjusted Price/SF	VALUE SUMMARY	Site Index Condition Factor Total Appraised Land	LAND ATTRIBUTES	Total Appraised Extra Feat Total Appraised Outbldg	Style Desc Appraised Bidg Value	Effective Year Built Area Effective Prc Assng Dist Grade:	BUILDING ATTRIBUTES	Primary Use Parcel Value Sale Date Sale Price Adjusted Price	Mblu Location Prc Assng Dist	2020-024
		5 121,500		00 700	Ranch 204,400	1996 2811 110 C+		1010 326,600	151 <i>111</i> 134111 66 NORTH AIRLINE RD 110	
25,100 25,100 13.02 156.38		5 0.95 108,500 13,000		2,200 -2,200 00 700	Kanch 190,800 13,600	1998.00 2482.00 C+	Adjustments	09-01-2020 09-01-2020 282-509 00	199////5// 103 NORTHFIELD RD 110	COMPARABLE#1
-55,400 00 02 38 198.13		5 1.00 125,400 -3,900		90000	0 255,700 -51,300	2010.00 2475.00 110 8-		09-14 28	135//// 126 CONSTITUTION	WALLINGFO
		112,600	1	-200 600	204,200	2002.00 2332.00 C+ Ranch		8	10/// ST 881 DURHAM RD 110 110 110 110 1010 1010	COM
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75,300 39.06 130.34	75 300	18,300		00 700	56,300 300		Adjustments	07-28-2020 07-28-2020 00 00	26 SUNRISE CIR 110 1010	E 5

FinalValue: 324,600

100-0204

Ĩ	Town of Wallingford, Conn		SSMENT APPEALS
ORIGINAL	A A A A A A A A A A A A A A A A A A A	Town Hat 45 South Wallingfor Phone - 20	tali, Chairman imico, Member ery, Member I, Room 101 Main Street d, CT 06492 03-294-2001 3-294-2003
\sim	Hearing No. 2020-015 APPLICATION	<u>N</u>	
but	APPEAL OF ASSESSED BOARD OF ASSESSMEN HEARING DATE: GRAND LIST OF OCTOB	T APPEALS	
		opellant (if other than owner):	
		nme of Owner's Agent	
	<u>yya</u> jjingford, CT 06492	ailing Address	
	203-605-1121	ty, State, Zip	
	Phone Pi	one	
	Appellant's Capacity X Owner o Owner	's Agent	
	(If Agent, attach a copy of Agency Agreement or Power of Attomey. Original agency Kevin P. Dean 2/7/21	document must be submitted at hearing.)	
	Distance		<u> </u>
	Fill out only the section for the pp Motor Vehicle: Year Make /Model: Real Estate: 56 Surrey Dr., Wallingford, CT 06492	_Plate#Mileage	
	Personal Property: Unique ID: DBA:		
	If you are submitting an appraisal or other similar evidence application.		g with your
	What MARKET VALUE does the applicant place on the property? :	\$ <u>325,000</u>	
	Briefly state the basis of the Appeal: Independent appraisal	ffective 1/15/21 and dated	
	1/21/21 attached hereto		
	(Attach additional page, documentation or a	opraisal if needed)	
	DO NOT WRITE BELOW THIS LINE - BAA Use Only		
	I hereby solemnly swear that the testimony I am ab knowledge and belief.	out to give is true and accurate	to the best of my
	Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the Board	Date:	-
	Print Name		
	Motion:	oting Record	Initials
	Т	omas Vitali	
	C	arl Bonamico	
	R	bert Avery	

4

Borrower	Kevin Dean	File No. 91104	
Property Address City	56 Surrey Dr		
Lender/Client	Wallingford n/a	County New Haven State CT Zip Code 06492	

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E&O	21
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ABC APPRAISAL (203) 239-1988

Main File No. 91104 Page # 2 of 21

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The purpose of this summary appraisal repr		rior-Only Inspec		and a strate of the strate of	usai neput	•	п/а Fik# 9110.		
terning oppraces rope	rt is to prom	ride the lender/client	with an a	accurate, and adequa	tely supported, o	pinion of th	0170		subject property.
Property Address 56 Surrey Dr				City Wallingf			State CT	Zip Code	06492
Borrower Kevin Dean		Owner of Public	Record	see addendu			A	Haven	00492
Legal Description Volume 0764 Page Assessor's Parcel # 164/30	114								
Northerned Name				Tax Year 2019			R.E. Taxes \$	6,851	
Cocupant X Owner Tenant Vac	ant	Special Assessm		Map Reference	35300	<u> </u>	Census Tract	1753.00	
Property Rights Appraised X Fee Simple	Leasehold					PUD HOAS	0	per year	per month
Assignment Type Purchase Transaction		nce Transaction		criba)					
Lender/Client n/a		Address		ailee) market	value				
Is the subject property currently offered for sale or has it be	en offered for sale		n/a the effective	date of this appraisal?				Van	N-
Report data source(s) used, offering price(s), and date(s).		Connecticut S			a Sanvisos (T	he town		Yes X	NO
							<u>vi vvalungto</u>		
I did did not analyze the contract for sale for	ir the subject purch	ase transaction. Explain the r	results of the a	analysis of the contract fo	sale or why the analy	sis was not			
performed,				_					
Contract Price \$ Date of Contra									
		is the property	seller the own	ner of public record?	Yes	No (Data Source(s)		
is there any financial assistance (loan charges, sale conces If Yes, report the total dollar amount and describe the items	to be paid	ipayment assistance, etc.) to	be paid by an	y party on behalf of the b	rrower?			Ľ	Yes 🗌 No
in they report the total whitelin and describe are iteling	to be paid.		·· ··	<u> </u>					
······································									
Note: Race and the racial composition of the neighborh	ood are not appre	isal factors							
Neighborfrood Characteristics	a second a second		CONTRACTOR DA	Housing Trends	CARES AND THE OWNER			210,0000	w a dumina
Location 🗌 Urban 🛣 Suburban 🗍	Rural	1998 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 -	ncreasing	1000 A 649 B 7 7 7 8	Deel-i	122.2	Unit Housing	11122 949 49	int Land Use %
8uit-Up 🗙 Over 75% 25-75%			acreasing Shortage	Stable	Declining Over Supply	PRICE	AGE	One-Unit	80 %
Growth Rapid 🔀 Stable			Under 3 mths	3-6 mths	Over 6 miths	\$ (000)	(yrs)	2-4 Unit	10 %
Neighborhood Boundaries Bounded by	the North	by Center St, So				200	Low 5	Multi-Family Commercial	
Long Hill Road and West by S Elm	St	<u></u>	uur by r	HIATON BIOCK	JI, EASL DY	<u>500</u> 325	Pred. 40	Other	10 %
		in the Surrey Dr	section	of Wallingford.	ip an area m	ainly con		ived and	~ <u>*</u>
The neighborhood provides an av	erage envir	onment for the h	ouse be	ing appraised.	There are no	factors t	hat will non-	atively of	fact the
manetability of the house. The va	rious chara	acteristics and se	ervices o	of the neighbor	hood are rate	d average	e.		
menter contributing (including support for the above conclus	ons)	The gener	ral mark	et appears to b	e stable. The	e competi	ing properti	es are co	onsidered
similar to the subject.	······								
Dimensions see attached plat man		Area 21 7		21					
Specific Zoning Classification R-18		Zoning Descrip	780 sf	Shap			View N	;Res;	
	nforming (Grandfa		No Zoning	Residential (18,			<u> </u>		
Is the highest and best use of subject property as improved	(or as proposed pe	a plans and specifications) th	te present use	27 rega (seconce)		Yes	No If No desci	ibo —	
being used as residential. The surro					idential The	highast a		The set	ne subject is
Utilities Public Other (describe)		D-af-						IS ITS CUT	rent use. 🛛 🛛
		Public	Other (desci	ibe)	Off-site Improv	ements - Type		Public	
Electricity		ater 🔀	Other (descr	ibe)	Off-site Improv	ements - Type		Public	Private
Gas	Sa	ater 🗙 nitary Sewer 🗙	Other (desci	ibe)	Off-site Improv	ements - Type Shalt			
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Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 1 of 6

Fannie Mae Form 2055 March 2005

		Exterior-Only In	ispection Reside	ential Appraisal	Report	n/a ^{File#} 91104	
There are 3 comparable			the subject neighborhoo		from \$ 260.000	01104	0.000
There are 15 comparable FEATURE	sales in the subject		the past twelve month	••• F::	ce from \$ 250.00		350.000
·····	SUBJECT		BLE SALE # 1		LE SALE # 2		LE SALE # 3
Address 56 Surrey Dr Wallingford, CT	06400	78 Bayberry Dr		25 Bonnie Ct		158 Constitution	n St
Proximity to Subject	00492	Wallingford, CT	06492	Wallingford, CT	06492	Wallingford, CT	06492
Sale Price	S	0.65 miles NE	\$ 298.000	0.59 miles NE		1.01 miles NE	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 249.16 sq.ft	<u></u>		\$ 335,000		\$ 265,000
Data Source(s)		CT MLS #17029		S 295.94 sq.ft	and the second se	\$ 201.37 sq.ft.	PUT OF A DEPARTMENT OF THE PROPERTY OF THE PRO
Verification Source(s)		Town Hall / CT		CT MLS #17034 Town Hall / CT /		CT MLS #17024	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	Town Hall / CT I DESCRIPTION	YILS +(-) \$ Adjustment
Sales or Financing		ArmLth	1	ArmLth		ArmLth	T(-) & Aujusunan
Concessions		Conv;0		Conv:0		Conv:5000	
Date of Sale/Time Location		s08/20;c06/20		s11/20;c10/20		s01/20;c01/20	
Leasehold/Fee Simple	N;Res;	N;Res;		N;Res;		A;BsyRd;	+10.000
Site	Fee Simple	Fee Simple		Fee Simple		Fee Simple	10,000
View	21,780 sf	14,810 sf	+1,600	14,810 sf	+1,600	10,454 sf	+2,600
Design (Style)	N;Res;	N;Res;		N;Res;		N;Res;	
Quality of Construction	DT1.5;r ranch Q4	DT2;split level	0	DT1.5;r ranch		DT1.5;r ranch	
Actual Age	54	Q4 56		Q4	<u>. </u>	Q4	
Condition	C4	C4	0	55		30	0
Above Grade	Total Boinns. Baths	Total 8dnms. Baths		C3 Total Bórms. 8aths	-30,000		
Room Count	9 4 2.0	6 3 1.0	+3,000	6 3 1.0		Total Boirns, Saths	·
Gross Living Area	1,699 soft	1,196 sq.ft.	+15,100	5 3 1.0 1,132 ^{soft}	+3,000	7 4 2.0	0
Basement & Finished	1008sf1008sfwu			1056sf768sfwo	+17,000	1,316 ^{sq.ft} 264sf264sfwo	+11,500
Rooms Below Grade	1rr1br1.0ba1o	1rr0br0.0ba0o		1rr0br0.1ba0o		2645126451wo 1rr0br0.1ba0o	+7,400
Functional Utility	average	average		average		average	+1,500
Heating/Cooling	hw/split syst	fwa/central	-1,000	hw/central	-1.000	fwa/none	+2,000
Energy Efficient Items Garage/Carport	none noted	none noted		none noted		none noted	12,000
Porch/Patio/Deck	2ga2dw	2ga2dw		1gbi2dw	+3,000	1gbi2dw	+3,000
	deck	patio		deck		deck	
Fireplace(s) etc. Pool, fence, etc.	1 fireplace	1 fireplace		1 fireplace		none	+3,000
Appeal	none	none		none		none	
Net Adjustment (Total)	average	average	¢	average		average	
Adjusted Sale Price		Net Adj. 9,8 %	s 29,100		^{\$} 2,400	X + · ·	\$ 41,000
of Comparables				· · · ·		Net Adj. 15.5 %	
of Comparables		Gross Adj. 10.4 %	\$ 327 100	· · · · ·			^{\$} 306,000
of Comparables			\$ 327 100	· · · ·			\$ <u>306,000</u>
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Form 2055UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Freddle Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

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Exterior-Only Inspection	n Residential Appraisal	Report	п/а ^{File} # 911	
USPAP 3 year disclosure:	······································			
I have not performed services, as an appraiser or in any other cap the three year period immediately preceding acceptance of this as	acity, regarding the pro	perty that is t	he subject of	this report within
Exposure Time:				
Opinion of reasonable Exposure Time: Three to six months				
Property Owner: Dean Kevin P & Corrie E Rapillo-Dean				· · · · · · · · · · · · · · · · · · ·
Ten percent of the present land use in the neighborhood is comme business. This land use has no adverse effect on the marketability	ercial. The majority of t y of the subject.	his land use o	consists of co	ountry club,small
A thorough search for comparable sales was made in this market appraisal were significantly different in style. In the appraiser's ju- subject's value than more recent sales.	area. Comparable that a doment the comparable	sold within si s selected are	x months of t e a better indi	he date of the ication of the
Comparable sales over one mile away were used because they are radius greater than one mile developed sales that are still within th property and are therefore used in this report.	the best available in thi te same market. These s	is neighborho sales are the l	ood. Expandir best compara	ng the search to a able to the subject
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Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report

nla File# 91104

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the SCOPE OF WORK: reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions;

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Freddie Mac Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report

n/a File# 91104

Appraiser certifies and agrees that:

The

APPRAISER'S CERTIFICATION:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in appraisal report.

2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report,

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are focationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale , or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and protessional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for ît.
Exterior-Only Inspection Residential Appraisal Report

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20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower, the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, conclusions, and the appraiser's certification. statements,

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER Kennett O'Agostino	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature U	Signature
Name Kenneth D'Agostino	Name
Company Name ABC Appraisal Inc	Company Name
Company Address 8 Watrous Farm Rd	Company Address
Wallingford, CT 06492-2819	
Telephone Number 203-239-1988	Telephone Number
Email Address abc.appraisal@comcast.net	Email Address
Date of Signature and Report 01/21/2021	Date of Signature
Effective Date of Appraisal 01/15/2021	State Certification #
State Certification # RCG.0000144	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CT	
Expiration Date of Certification or License 04/30/2021	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
56 Surrey Dr	Did inspect exterior of subject property from street
Wallingford, CT 06492	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 325,000	
LENDER/CLIENT	COMPARABLE SALES
Name Kevin Dean	Did not inspect exterior of comparable sales from street
Company Name n/a	Did inspect exterior of comparable sales from street
Company Address n/a	Date of Inspection
Email Address kpdean@gmail.com	
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Fannie Mae Form 2055 March 2005

		Supplemental Addendum		1	File No. 91104		
Borrower	Kevin Dean						
Property Address	56 Surrey Dr				· · · · · · · · · · · · · · · · · · ·	·	
City	Wallingford	County New Haven	State	СT	Zip Code	06492	
Lender/Client	n/a			<u>.</u>		00432	

RECONCILIATION

Many comparable sales were considered in making this appraisal. The three closed sales displayed are considered to be the most comparable and the best indications of value for the subject property. The most weight is given to comparable #1 & #2 because they are located closet to the subject.

The adjustments made in the sales comparison page are based on match pairs when possible and the appraiser experience and local knowledge of the market reaction for differences between the subject and comparable sales.

Site size differences adjusted at the rate of \$10,000 per acre.

GLA adjustments were made at \$30.00 per square foot for differences over 100 square feet.

A thorough search for comparable sales was made in an attempt to find ones with net adjustments of less than 15% of their sale price. After considering locations, dates of sale, physical differences and special conditions, in the appraiser's judgment the sales selected are better indicators of the value of the subject property than those with smaller net adjustments.

As per 2018 USPAP guidelines the conclusion of value in this report is based upon an exposure time of 3 - 6 months. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

All comparables have undergone exterior inspection. Original photographs are provided when possible. MLS photos are typically substituted if deemed superior to the available original photos (i.e. a clear depiction of the comparable dwelling/improvements is not available from the street) or if the original photograph file wasn't available for inclusion in the report.

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of work under review within the three years period immediately preceding acceptance of this assignment.

The appraiser's comparable search parameters began with an MLS search for single family style homes that sold within the prior three month and located within 1 mile from the subject. The search was then expanded to include sales over 90 days and over one mile away.

Condition Rating: The appraiser used the Fannie Mae rating system on the subject and the comparables. The subject is accurately assessed if an interior inspection was performed. If the comparable assessment was derived by an exterior inspection, data from the town hall, and MLS was used if it were available; the rating was felt less accurate due to the unknown interior condition and having to rely on third party information. Due to various degrees of condition of each rating, due to repairs and wear, the differences required adjustments are made accordingly.

The appraiser reserves the right to adjust his comparable condition rating should additional data become available, if the comparable was used in a previous report.

Quality of Construction: The appraiser accurately used the Fannie Mae rating system on the subject and comparables. The subject is accurately assessed if an interior inspection was performed. If the comparable assessment was derived by an exterior inspection, data from the town hall, and MLS was used if it were available. The rating was felt less accurate due to the unknown interior construction and having to rely on third party information.

Price per Square Foot Adjustments: was applied using a sliding scale; due to the effects of, materials used, age of the property and neighborhood effect. The adjustments used, reflect what a typical buyer would pay for in the differences.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended User are identified by the appraiser.

Main File No. 91104 Page # 9 of 21

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreclation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major bulkling component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Owellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ormamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UAD Version 9/2011

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, it no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and teel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example: 3.2 indicates three full baths and two half baths.

UAD Version 9/2011

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannis Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

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Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	
c	Contracted Date	Location
Conv	Conventional	Date of Sale/Time
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Sale or Financing Concessions
8	Expiration Date	Data Sources
Estate	Estate Sale	Date of Sale/Time
FHA		Sale or Financing Concessions
GlfCse	Federal Housing Authority	Sale or Financing Concessions
Glfvw	Golf Course	Location
	Colf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lnofi	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Safe	Sale or Financing Concessions
BsyRd	Busy Road	Location
0	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTan	Public Transportation	Location
r	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REÖ	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Basement & Finished Rooms Below Grade
Wtr	Water View	Location
Woods	Water View Woods View	View
110003	WOODS VIEW	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

UAD Version 9/2011

Form UADDEFINE - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	Kevin Dean		·					
Property Address	56 Surrey Dr							
City	Wallingford	County	New Haven	State	СТ	Zip Code	06492	
Lender/Client	n/a					······································	00102	



56 Surrey Dr	-
Sales Price	
Gross Living Area	1,699
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	21,780 sf
Quality	Q4
Age	54

Subject Front





Subject Rear

Subject Street

Borrower	Kevin Dean	
Property Address	56 Surrey Dr	
City	Wallingford	County New Haven State CT Zip Code 06402
Lender/Client	n/a	State CT Zip Code 06492



Subj	ect Interior
56 Surrey Dr	
Sales Price	
Gross Living Area	1,699
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	21,780 sf
Quality	Q4
Age	54





Subject Interior

Subject Interior

Borrower Kevin Dean	
Property Address 56 Surrey Dr	
City Wallingford	County New Haven State CT 7n Code 20100
Lender/Client n/a	County New Haven State CT Zip Code 06492



Subject Interior

56 Surrey Dr	
Sales Price	
Gross Living Area	1,699
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	21,780 sf
Quality	Q4
Age	54





Subject Interior

Subject Interior

Borrower	Kevin Dean			
Property Address	56 Surrey Dr	······································	• •••	···· ····
City	Wallingford	County New Haven	State CT	Zip Code 06492
Lender/Client	n/a	······································		



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Subject Interior

Subject Interior

56 Surrey Dr	
Sales Price	
Gross Living Area	1,699
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	21,780 sf
Quality	Q4
Age	54



Subject Interior



Form PICPIX.SI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	Kevin Dean			
Property Address	56 Surrey Dr			
City	Wallingford	 County New Haven	State CT	Zip Code 06492
Lender/Client	nla			06432



Co	mparable 1
78 Bayberry Dr	
Prox. to Subject	0.65 miles NE
Sales Price	298,000
Gross Living Area	1,196
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	14,810 sf
Quality	Q4
Age	56



Comparable 2

25 Bonnie Ct	
Prox. to Subject	0.59 miles NE
Sales Price	335,000
Gross Living Area	1,132
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;
View	N;Res;
Site	14,810 sf
Quality	Q4
Age	55



Comparable 3

158 Constitution	i St
Prox. to Subject	1.01 miles NE
Sales Price	265,000
Gross Living Area	1,316
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	A;BsyRd;
View	N;Res;
Site	10,454 sf
Quality	Q4
Age	30

	Plat Map	
Borrower Kevin Dean		
Property Address 56 Surrey Dr		······································
City Wallingford	County New Haven	State CT Zip Code 06492
Lender/Client n/a		01 06492

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Form MAP.PLAT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

_		Location Map	<u></u>
	Drower Kevin Dean		
_ <u>L</u>	operty Address 56 Surrey Dr		
C	wainigrord	County New Haven State CT	75.0.1
L	ander/Client n/a	New Haven Sizie CT	Zip Code 06492



Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Aerial Map

Borrower	Kevin Dean						
Property Address	56 Surrey Dr						
City	Wallingford	County	New Haven	01410	ст	Zip Code	06492
Lender/Client	n/a			~~~		v	



License



GREATAMERICAN	DECLARATIONS
INSURANCE GROUP 301 E. Fourth Street, Cincinnati, Oli 45202	REAL ESTATE PROFESSIONAL ERRORS & OMISSIONS INSURANCE POLIC
THIS IS A CLAIMS N	AADE INSURANCE POLICY.
	E CLAIMS THAT ARE FIRST MADE AGAINST AN ALL CLAIMS MUST BE REPORTED IN WRITING TO OD OR WITHIN SIXTY (60) DAYS AFTER THE END OF
Insurance is afforded by the company indicated below	w: (A capital stock corporation)
Great American Assurance Company	
Note: The Insurance Company selected above shall f	tercin be referred to as the Company.
Policy Number: RAB4451964-20	Renewal of:
Program Administrator: Herbert H. Landy 100 River Ridge Norwood, MA 02	y Insurance Agency Inc. Drive, Suite 301 2062
ltem 1. Named Insured: ABC Appraisal Inc	
Item 2. Address: 8 Waterous Farm Ro	ad
City, State, Zip Code: Wallingford, CT 064	92
Attn:	
Item 3. Policy Period: From 04/23/2020 (Month, Day, Year) (Both dales at 12:01 a.m. Standard Time	To 04/23/2021 (Month, Day, Year) c at the address of the Named Insured as stated in Item 2.)
B. \$ 1,000,000 Lin C. \$ 500,000 Lin	xpenses): nít of Llability - Each Claim nít of Llability - Policy Aggregate nít of Llability - Fair Housing Claims nít of Llability - Fungi Claims
Item 5. Deductible: (inclusive of Claim Expense): \$ 5,000 Each Claim
licm 6. Premium: \$ 619.00	
item 7. Retroactive Date (if applicable): 04/23/199	14
Item 8. Forms, Notices and Endorsements attached:	Betoy a reguen
D43100 (08/19) D43300 CT (07/14) D43421 (03/15) D43432 (05/13) D4 D43447 (06/17) D43448 (06/17) D4	
- (01/1 (00/1/) 040440 (00/1/) DA	

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			Code Description KIT2 Kitchen Good A/C Air Condition		Fireplaces	Bath Style: Kitchen Style: Whirlpool Tub	Total Half Baths Total Xtra Fixtrs Total Rooms	AC Type: Total Bedrooms	Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type:	Roof Cover Interior Wall 1 Interior Wall 2	Exterior Wall 1 Exterior Wall 2 Roof Structure:	Grade: Stories: Occupancy	Style: Model	Vision ID 3609
Ttl Gross	호드 것 많 입	Des	itchen Good ir Condition		<u> </u>	02 2	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		03 03 03	05 03		N → Ç	208	S09 CONSTR
Gross Liv / Lease Area	r Level	Description	scription UB Units Unit Price Yr Bit en Good B 1,080 3.50 2019 ondition B 1,080 3.50 2019			Average Average		Partial 4 Bedrooms	Carpet Hardwood Gas Hot Water	Asphalt Drywall	Aluminum Sidng Gable	1 Story	Raised Ranch Residential	609 Ac CONSTRUCTION DETAIL
		BUILDING SUB-AREA SUMMARY SECTION	5000.00 3.50					ns	~ ₩		1 Sidng		anch al	Account #
1,699	1,080 302 0 0 0	Area FI		\$							 			D0088560
4,416	1,080 1,008 528 1,008 1,008	UMMARY S	A Cond. Cd	Dep % Ovr Dep Ovr Comment Misc Imp Ovr Comi Misc Imp Ovr Comi Cost to Cure Ovr Cost to Cure Ovr C Cost to Cure Ovr C	Condition % Percent Good RCNLD	External Obsol External Obsol Trend Factor Condition	Remodel Kating Year Remodeled Depreciation %	Year Built Effective Year Built Depreciation Code	Building Value New	Condo Unit	Parcel Id Adjust Type			3560 CONST
2,692	1,080 302 211 756 26	SECTION Eff Area	78 78 78 C	Dep % Ovr Dep Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Cost to Cure Ovr Comment	od	or or	n deled	ar Built n Code	lue New	OST / MAR	e Code	CONI		HRUCTION
		Unit Cost U	Sond. Cd % Gd Grade Grade Grade Addl. 78 C 0.00 <td< td=""><td>ient FEATURES(</td><td>78 227,200</td><td><u> </u></td><td>22</td><td>50 1991</td><td>291,261</td><td>COST MARKET VALUATION</td><td>Description</td><td>CONDO DATA</td><td></td><td>) Bldg # 1 CONSTRUCTION DETAIL (CONTINUED) Element Cd Description</td></td<>	ient FEATURES(78 227,200	<u> </u>	22	50 1991	291,261	COST MARKET VALUATION	Description	CONDO DATA) Bldg # 1 CONSTRUCTION DETAIL (CONTINUED) Element Cd Description
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						42 BAS 22								Card # 1 of 1
	03/12/2019					8		24		FCR				Print Date 02-17-2021 1:01:00 P

2020-015



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

	nt Market Value: \$371,000	Current Assessed Value: \$259,600
RE:	56 Surrey Dr	
CC:		
From:	Ian Fuller	
To:	Shelby Jackson	
Date:	3/9/2020	

Appellant's estimate of Market Value: \$325,000

Notes:

The subject property provided an appraisal with an indicated market value of \$325,000

Recommendation:

Reduce the overall condition of the property from good to average and change area over garage from half story to expansion attic resulting in a new market value of \$ 334,700

190 6 6 1334 137 137 137 137	DVALUES	Total Total APPRAISI APPRAISI alue (Card Value (Bidg) Value (Bidg) varcel Value FS 03 FS 03 FS 03 FS 03 Cord Locar	Z59600 Total Total Total This signature acknowledges a visit Appraised Bidg. Value (Card) Appraised Sidg. Value (Bidg) Appraised Cb (B) Value (Bidg) Appraised Land Value (Bidg) Special Land Value (Bidg) Special Land Value (Bidg) Total Appraised Parcel Value Date Id Type Total Appraised Parcel Value OB:-27-2015 JS 03 04-19-2010 FS 03 03-12-2010 SR 03 04-19-2020 DW 03 Notes Locatio			SIDING, REBUILD DECK	Tracing DTHER ASSESSMENTS ITACING DTILLITY SINK IN BSMT DILINE Comp P Date Comp REPLC KIT SIDING, RE 5 1.00 120 120 120	HER ASSES		Parcel Total La		Amount Amount Buil: DiwG PE Buil: DiwG PE Comparison (Comparison) Buil: DiwG PE Comparison (Comparison) Buil: DiwG PE Comparison (Comparison) Comparison (Comparison)	and Lance escrit	EXEMPTIONS Description Nbhd N RS Res Rational Cand	e EX e EX a a a b b c c c c c c c c c c c c c	Year Code Nbhd 120 1ST=K,LR,DR,BED,1B 2ND=2BED,0THER-1,1B,K 6 FT REAR DORMER FHS = WALL HEIGHT 98 Use Code 03-12-2022 10381-1 04-30-1998 1 1012 SFR In-Law	10381 10
VISION - Code Assessed 1-3 1-3 1-3 1-3 200	Total 334,700 234,200 PREVIOUS/ASSESSMENTS (HISTORY) 2019 1-1 5,900 2019 1-1 95,100 2018 1-3 139,400 2018 1-3 200	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	<u>OUS AS:</u> 2019	Total PREV 95,900 163,700		2020	PRICE 178,000 0	d# ★ <i>SALE PRICE</i> 178,000 0	ENG MAP Easement Town Line IND PARK Assoc Pid#	TTE OU 923 923 923 923	SALEDATE 07-01-1993 07-01-1992 06-02-1977	PAGE 0114 0759 0063	O-DEAN	GFORD CT 06492 RECORD OF OWNERSHIP EVIN P & CORRIE E RAPILLC TO PATRICIA A & JOHN R TO PATRICIA A	CT CORRIE CORRIE	WALLINGFORD CT 06492 TC N Centro DCA TC N TC N Record OF OWNERSHIP DEAN KEVIN P & CORRIE E RAPILLO-DEAN ESPOSITO PATRICIAA & JOHN R ESPOSITO PATRICIAA	
State Use 1012 Print Date 03-10-2021 12:22:13 assed 6148 95,900 6148 138,300 WALLINGFORD, CT	State Use Print Date Assessed 95,900 138,300	of 1 ed 37,000	Card # 1 ASSESS Apprais	f 1 Card # 1 of 1 CURRENTASSESSMENT Code Appraised 1-1 137,000 1-3 197,700	1 on	Bidg Sec # Descript DWELLING	1 Suburban		164// 30// Bidg # STRT / ROAD Paved 2 Paved 2 IP/7 MAP #	D 164// SIRI/	UTILITIES STRT / ROAD Public Water 1 Paved SUPPLEMENTAL DATA		<u> </u>	56 SURREY DR TOWNER ORRIE E RAPILLI	Location 56 SURRE 3609 CURRENT OWNER VIN P & CORRIE E F	Property Location 56 SURREY DR Vision ID 3609 / DEAN KEVIN P & CORRIE E RAPILLO	Prop DEP 56 S