

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

THURSDAY, MARCH 25, 2021 6 PM to 9 PM

Link to meeting from your computer, tablet, or smartphone https://global.gotomeeting.com/join/357403861

> You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 357-403-861

- 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

		COMMERCIAL	2020-099	March 25, 2021 8:00 PM - 9:00 PM
		COMMERCIAL	2020-099	March 25, 2021 8:00 PM - 9:00 PM
	W0006400 VINCENZO DINATALE	COMMERCIAL	2020-094	March 25, 2021 8:00 PM - 9:00 PM
	W0006400 NORTH PLAINS REALTY LLC	COMMERCIAL	2020-094	March 25, 2021 8:00 PM - 9:00 PM
	00023110 PERNO JAMES & FERENCE KAREN	RESIDENTIAL	2020-138	March 25, 2021 8:00 PM - 9:00 PM
-	M0287700 MCBRIARTY WILLIAM & ANNA	RESIDENTIAL	2020-137	March 25, 2021 8:00 PM - 9:00 PM
	S0193100 SCHOFF MICHAEL INC	RESIDENTIAL	2020-033	March 25, 2021 8:00 PM - 9:00 PM
	S0139600 CLEARY SCOTT M + ELVIRA A	RESIDENTIAL	2020-027	March 25, 2021 8:00 PM - 9:00 PM
	S0001320 STACY ROBERT E + STEPHANIE A	RESIDENTIAL	2020-058	March 25, 2021 8:00 PM - 9:00 PM
	2006066 VINCENZO DINATALE	INDUSTRIAL	2020-096	March 25, 2021 7:00 PM - 8:00 PM
	2006066 MD 1068 ACCOUNT LLC	INDUSTRIAL	2020-096	March 25, 2021 7:00 PM - 8:00 PM
	2006065 VINCENZO DINATALE	INDUSTRIAL	2020-095	March 25, 2021 7:00 PM - 8:00 PM
	2006065[[MD 1068 ACCOUNT LLC	INDUSTRIAL	2020-095	March 25, 2021 7:00 PM - 8:00 PM
	2004006 VINCENZO DINATALE		2020-093	March 25, 2021 7:00 PM - 8:00 PM
	2004006 SAND RIDGE LLC	INDUSTRIAL	2020-093	March 25, 2021 7:00 PM - 8:00 PM
	J0312630 VINCENZO DINATALE		2020-097	March 25, 2021 7:00 PM - 8:00 PM
	J0312630 DINATALE REALTY LLC		2020-097	March 25, 2021 7:00 PM - 8:00 PM
	D0322700 VINCENZO DINATALE		2020-098	March 25, 2021 7:00 PM - 8:00 PM
	D0322700 DINATALE REALTY LLC		2020-098	March 25, 2021 7:00 PM - 8:00 PM
	S0806000 VINCENZO DINATALE	COMMERCIAL	2020-100	March 25, 2021 7:00 PM - 8:00 PM
	S0806000 FAIR STREET COMMONS LLC		2020-100	March 25, 2021 7:00 PM - 8:00 PM
	80870 CARIATI DEVELOPERS INC	2019 SUPL MV	2020-139	March 25, 2021 6:00 PM - 7:00 PM
	80865 CARIATI DEVELOPERS INC	2019 SUD JAINS 6102	2020-140	March 25, 2021 6:00 PM - 7:00 PM
	80867 CARIATI DEVELOPERS INC	2019 SUPL MV	2020-141	March 25, 2021 6:00 PM - 7:00 PM
	80859 CARIATI DEVELOPERS INC	2019 SUPL MV	2020-142	March 25, 2021 6:00 PM - 7:00 PM
		2019 SUPL MV	M 2020-143	March 25, 2021 6:00 PM - 7:00 PM
		2019 SUPL MV	M 2020-144	March 25, 2021 6:00 PM - 7:00 PM
	ĺ	2019 SUPL MV	M 2020-145	March 25, 2021 6:00 PM - 7:00 PM
	80869 CARIATI DEVELOPERS INC	2019 SUPL MV	2020-146	March 25, 2021 6:00 PM - 7:00 PM
	80863 CARIATI DEVELOPERS INC	2019 SUPL MV	2020-147	March 25, 2021 6:00 PM - 7:00 PM
	80875 CARIATI DEVELOPERS INC	2019 SUPL MV	2020-148	March 25, 2021 6:00 PM - 7:00 PM
	80878 CARIATI DEVELOPERS INC	2019 SUPL MV	M 2020-149	March 25, 2021 6:00 PM - 7:00 PM
	20190085 CARIATI DEVELOPERS INC	2019 SUPL MV	M 2020-150	March 25, 2021 6:00 PM - 7:00 PM
C/O A. DEFILIO	20200169 CARIATI TRUCK & EQUIPMENT LLC	2020 PERSONAL PROPERTY	M 2020-152	March 25, 2021 6:00 PM - 7:00 PM
	20200169 CARIATI TRUCK & EQUIPMENT LLC	2020 PERSONAL PROPERTY	M 2020-152	March 25, 2021 6:00 PM - 7:00 PM
C/O A. DEFILIO	2009263 CARIATI DEVELOPERS INC	2020 PERSONAL PROPERTY	M 2020-151	March 25, 2021 6:00 PM - 7:00 PM
	2009263 CARIATI DEVELOPERS INC	2020 PERSONAL PROPERTY	M 2020-151	March 25, 2021 6:00 PM - 7:00 PM
Co-0w	Account Number Owner Full Name	TYPE	HEARING NO	Date Time

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March 17, 2021

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 17, 2021

MINUTES

The Wednesday, March 17, 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 6:00 PM. The Pledge of Allegiance to the flag was recited.

The Board will vote on the minutes submitted at the next meeting.

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 2020-066

Salvatore Greco

DBA 190 Center St LLC

190 Center St

Commercial

Current Market Value \$ 339,800

Appellant stated he wrote a letter to the Board explaining what happened to this property over the last 13 months. Appellant stated the previous owner, which was his mother, had taken care of all the financing and bills regarding the property. Appellant took over ownership in April and is trying to figure things out. Appellant realized between himself and the bookkeeper, they overlooked this. Appellant received a notice for penalty and interest and his accountant recommended he come to the Board for a reduction or an elimination of the penalty.

Appellant was not contesting the appraised value, he was just asking for leniency on fines and late fees.

Chairman Vitali stated the Town has no power to eliminate or change the penalty. Chairman Vitali stated this was State statute.

A discussion was had on the penalty and assessed value of the property.

Chairman Vitali told the appellant that if his next income and expense report is filled out on time, the penalty will be gone. Chairman Vitali reiterated they cannot remove the penalty due to the State statute.

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

APPEAL 2020-041

Wallace Lyman Jennifer Agosta

106 South Colony Rd

Commercial

Current Assessed Value \$ 212,200

Chairman Vitali stated the market value was left blank on the form. Chairman Vitali confirmed with the appellant that she was not contesting the assessed value of the property, and the appeal is concerning the Income and Expense report.

Appellant stated she just learned from the previous hearing that the Board cannot do anything about it.

A discussion was had on how much the penalty would be. A discussion was also had about how often these forms need to be filled out, which is for the two years prior to a Town wide reevaluation.

More discussion was had concerning penalties and the filing of the Income and Expense report. Appellant wanted to be sure she was doing everything correctly in the future.

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

APPEAL 2020-019

Lawrence Hogan

DBA JC Laura LLC

925 East Center St

Current Market Value \$ 345,600

Commercial

Chairman Vitali stated the appellant put a market value of \$ 305,000, which was the amount he paid at closing, and the Town has a market value of \$ 345,600.

Appellant stated the property is marked as commercial and is not commercial.

Mr. Jackson stated the Town shows a sale price of \$ 320,000 and there have been renovations done since it was purchased.

Mr. Coons stated the appellant met with VISION appraisal and they received a reduction in the market value by \$ 9,800, but VISION failed to change the property to a residential. Mr. Coons stated by converting the property to single family, it raises the market value to \$ 354,600. Mr. Coons stated that before it was sold, it was a mixed use property.

Chairman Vitali stated that according to Town records, the property sold for \$ 320,000. Appellant stated the contract price was \$ 320,000, but he received \$ 15,000 back. Appellant stated he has proof of this on the contract when he bought the house. Mr. Jackson stated the Town has no documentation of this and Mr. Coons stated this was not brought up in the informal hearing with VISION.

Chairman Vitali stated the price of residential homes have gone up since the appellant purchased the house, and the appellant made improvements of a new roof and pool.

Chairman Vitali stated the Board could not make a factual decision without proof from the homeowner.

Appellant stated he could get the document of when he purchased the house.

Mr. Bonamico made a motion to Table the hearing until later in the evening so the appellant can get needed paperwork. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-040

Joseph and Carmela Burrone

1183 Durham Rd

Residential

Current Market Value \$ 309,300

Chairman Vitali stated the Town had reviewed property and new reevaluation, and reduced the market value from \$ 322,000 to \$ 309,300.

Appellant stated his concern is when he looked at surrounding properties.

Mr. Jackson stated there was a clerical error in recalculating the assessment and recommended an adjustment for the land itself. Mr. Jackson recommends a reduction for land only.

Appellant stated he did not understand why his neighbors with more land were appraised for less.

Mr. Bonamico made a motion based on land value, to reduce the market value to \$ 303,300. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-038

James Lawrence

Commercial

Current Assessed Value \$ 433,900

95 Dudley Ave

Chairman Vitali stated this hearing is concerning the appellants income and expense penalty for not having it on file with the Town.

Appellant stated he was in Town Hall several times transferring a trust and working through probate and he did not know there was anything outstanding. The appellant said it was his understanding that there was no change so he thought he did not have to fill out the form. Appellant stated that the increase from the penalty was pretty severe and his family has always paid taxes on time and has never been negligent with the Town.

Chairman Vitali stated the Board cannot remove the penalty. Chairman Vitali stated it is an additional tax for one year.

Appellant asked if he still needed to put those records on file with the Town as he wanted to make sure everything was done properly. A discussion was has about when these forms are due and when they will be sent out next.

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

APPEAL 2020-034

John Parillo

DBA Thorsen LLC

144 Dudley Ave

Commercial

Current Assessed Value \$ 239,140

Chairman Vitali stated the appellant is not contesting the market value, the appellant is contesting that they did not receive an Income and Expense report. Appellant now has a penalty of 10 % because they did not file.

Appellant stated that their office had moved, they never received a notice, and it was not forwarded to them.

Chairman Vitali stated appellants market value is \$ 310,500 with an assessed value of \$ 217,400, plus a penalty of \$ 21,740 for not filing the Income and Expense report, bringing the total assessed value to \$ 239,140. Chairman Vitali told the appellant that the 10 % one time penalty will increase the tax the appellant owes by approximately \$ 650.00. Chairman Vitali stated the Board does not have the ability to remove the penalty.

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

APPEAL 2020-126

K. Mozzicato and Robert MorraDBA Mozzicato Wallingford731 North ColonyRd

Commercial

Current Market Value \$ 793,500

Chairman Vitali stated the appellant places a market value of \$ 472,300 and the Town has a market value of \$ 793,500.

Appellant stated based on the attached report, Mr. Morra the applied income approach to determine the value. Appellant stated they based their value on income potential.

Mr. Jackson stated that a full appraisal was not done and that is required to formulate a market value, not an investment value.

A discussion was had about nearby property and its selling price.

Appellant said he went by investment value when determining the value. Appellant stated the only value he can get for the property is what they get for rent.

Mr. Jackson stated the Town uses market value.

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

APPEAL 2020-101

Glen Saindon DBA Live Nation Worldwide Inc. 81 South Turnpike Rd

Commercial

Current Market Value \$ 759,200

Chairman Vitali stated that he understood that Mr. Saindon has been working diligently with Mr. Jackson and the Assessors office and have come up with an agreement.

Mr. Jackson stated it consists of two parcels of land, a building and a parking lot, and we have agreed with the appellant for no change.

Appellant stated that it was correct, no change.

Chairman Vitali confirms that Mr. Saindon and Mr. Jackson are in agreement, that the assessed value will be \$ 531,500, with a market value of \$ 759,200. Appellant stated correct, they are in agreement.

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

APPEAL 2020-102

Glen Saindon	DBA Live Nation Worldwide Inc.	95 South Turnpike Rd
Commercial		Current Market Value \$ 9,804,800

Chairman Vitali stated the market value and that it is the main parcel including theatre and buildings.

Mr. Jackson stated he came to an agreement with the appellant to reduce the market value to \$9 million.

Chairman Vitali asked the appellant if he was in agreement. Appellant stated correct, he is in agreement.

Mr. Bonamico made a motion to reduce the market value to \$ 9,000,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-019

Lawrence Hogan	DBA JC Laura LLC	925 East Center St
Commercial		Current Market Value \$ 345,600

Mr. Coons asked the appellant if he found the paper he was looking for.

Appellant stated the sale price was \$ 320,000 but he has an amendment.

Chairman Vitali asked appellant if he has the document on his desktop or just a piece of paper. Appellant stated he just has the paper

Chairman Vitali stated what the appellant paid for the property and what the property is worth are two different things. Chairman Vitali stated the upgrades the appellant has made to the house, such as a new roof and a pool. Chairman Vitali stated it was assessed as a commercial property, and Mr. Coons stated if it was a residential, the market value increased even more.

Chairman Vitali stated the current market value is \$ 345,600 and the appellants market value was reduced by \$ 9,800 at their informal hearing.

Appellant stated he doesn't feel the value went up that much. Chairman Vitali stated that homes have significantly increased in market value and the appellant has added value to the house by doing renovations.

Chairman Vitali stated the appellant had not provided anything to show the Board it is worth what the appellant believes. Chairman Vitali continued saying the Board cannot give the appellant the market value of what he paid for it in 2019.

Appellants wife, Rita Hogan, stated the house was totally outdated and talked about the condition of the house.

Mr. Bonamico made a motion to reduce the market value to \$ 340,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-069

Liza Gimongala Rob Innes

43 Christian St

Residential

Current Market Value \$ 418,700

Chairman Vitali stated the appellant placed a market value of \$ 346,080 while the Town has a market value of \$ 418,700.

Appellant stated they did call an appraisal company and they came over. Appellant had a lengthy discussion about surrounding properties and how much more the appellants property went up compared to other properties.

Chairman Vitali asked Mr. Coons if he had any information on the houses mentioned by the appellant. Mr. Coons did not.

Chairman Vitali stated the appellants house is 2572 square feet and the appellants comparable houses are older and smaller. Chairman Vitali stated the appellant has a new house in an old neighborhood.

Appellant stated correct, and it is hard to find comparable houses.

Chairman Vitali stated the Town has changed the style from colonial to conventional and also changed the grade of the garage to a C+. The Town has worked to bring it more in line. Chairman Vitali stated the Board has reduced the market value of the house once before.

Appellant stated yes.

The Board reviews the appeal.

A discussion was had about the appraisal of homes, current sales, and the percentage of increase that houses have gone up.

Mr. Bonamico made a motion to reduce the market value to \$ 376,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-067

George Dion

2 Westview Dr

Residential

Current Market Value \$ 216,600

Chairman Vitali stated the appellant places a market value of \$ 195,000 and the Town places a market value of \$ 216,600.

Appellant stated he purchased the house two years ago for \$ 115,000 and he totally remodeled the house. Appellant stated it has no certificate of occupancy and for two years in a row his taxes went up on a home he cannot live in.

Chairman Vitali stated appellant completed some changes on his house that has added value. Chairman Vitali stated the house has increased in value.

Appellant stated he has spent \$ 55,000 on renovations so far and stated it looks nice on the outside, but the inside of the house is unfinished.

Chairman Vitali went over the appellants permits.

Mr. Jackson stated the appellant had an informal hearing with VISION and the value was brought down. Appellant agrees.

Chairman Vitali stated the Town has 60% level completion.

Appellant asked why his assessment went up two years in a row.

Mr. Coons stated the appellant pulled a permit for an addition in June 2019, which would prompt the Assessors office to view the property and change the assessed value. Mr. Coons went over the assessment history of the house.

Appellant questions how it can be assessed higher on an unfinished house with no certificate of occupancy.

Mr. Jackson stated there was a reduction from the informal hearing.

A discussion was has about the visits and attempted visits by the Assessors office to the property.

A discussion was has about the completion of the renovations.

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

APPEAL 2020-116

Josue Peredo Ryan LLC

DBA Motzer S Realty LLC

888 North Colony Rd

Commercial

Chairman Vitali asked appellant if he has a document stating that he has been given authorization to speak for Motzer S Realty LLC. Chairman Vitali said he did not see that in the packet.

Chairman Vitali stated the Assessors office had been contacted by Susan Carter, the owner of the property, and the owner did not recall authorizing him to represent her.

Chairman Vitali stated the Board cannot hear your appeal unless the appellant has something in writing.

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

There was no old business.

There was no new business.

At 8:40 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

20200299 PP ROGUE COFFEE COMPANY LLC ROGUE COFFE C0143000 PP CONNECTICUT LIGHT & POWER CO EVERSOURCE 20160054 PP CONNECTICUT NEPHROLOGY ASSOCIATES LLC CONNECTICUT 10028200 RE DOSENTA EVERSOURCE CONNECTICUT 20200300 RE DOSENTA ERENANDO J + DINA R ZORAVDA YOGA & WELLNESS ZORAVDA YOGA 20200301 PP RED BULL DISTRIBUTION COMPANY INC SCHWEITZER ENGINEERING LABORATORIES INC X-TREME TEMP 20200200 PP SCHWEITZER ENGINEERING LABORATORIES INC X-TREME TEMP SENIOR DAY CARE CENTER 20200200 PP SENIOR DAY CARE CENTER SENIOR DAY CARE CENTER SENIOR DAY CARE CENTER 1 20170067 PP SENIOR DAY CARE CENTER SENIOR DAY CARE CENTER 1 20200200 PP RED BULL DISTRIBUTION COMPANY INC SENIOR DAY CARE CENTER 1 20170067 PP SENIOR DAY CARE CENTER SENIOR DAY CARE CENTER 1 20170067 PP SENIOR SULL DISTRIBUTION COMPANY INC SENIOR DAY CARE CENTER	DATE January 26, 2021	ACCT NO TYPE C0179000 PP	TYPE	CORRU-SEALS INC	CORRILSEALS INC	
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G0302370REHORVATH ANTHONY J + ALISON RB0780300REBUKOWSKI ROBERT J & LINDA A2014023PPE J ELECTRIC T&D LLC20180236PPWIESE CONSTRUCTION INCH0405000REPERALTA KENNY + DELACRUZ LEYDA ANTONIAG0043100REMANCINO GIUSEPPE P + SARAH LG0043100REGALLAGHER BROS INC20200158PPMILESTONE CONSTRUCTION SERVICES LLCD0076000REPOLISH NATIONAL ALLIANCE2011058PPRANDY MANGINOS0121000REPOLISH NATIONAL ALLIANCE2020063PPPLUNKETT PRODUCTIONSP0060051PPPLEASANT VIEW FARMS DEVELOPMENT INC2013046PPDELTA ARSENAL LLC	February 10, 2021	92173	M	YUMBLAS CONSTRUCTION LLC		
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121 D0076000 PP DPIETRO BUILDERS LLC 121 P0400600 RE POLISH NATIONAL ALLIANCE 121 2011058 PP RANDY MANGINO 121 2011058 PP RANDY MANGINO 121 2011058 PP RANDY MANGINO 121 2012000 RE DEJESUS ALMEDA J & DIANNE R SAUNDER 120200063 PP PLUNKETT PRODUCTIONS 120200051 PP PLEASANT VIEW FARMS DEVELOPMENT INC 120170195 PP HAYDEN TIM 12013046 PP DELTA ARSENAL LLC	February 18, 2021	20200158	PP		MILESTONE CONSTRUCTION SERVICES LLC	VICES LLC
121 P0400600 RE POLISH NATIONAL ALLIANCE 121 2011058 PP RANDY MANGINO 121 20121000 RE DEJESUS ALMEDA J & DIANNE R SAUNDER 120200063 PP PLUNKETT PRODUCTIONS 120200051 PP PLEASANT VIEW FARMS DEVELOPMENT INC 120170195 PP HAYDEN TIM 12013046 PP DELTA ARSENAL LLC	February 19, 2021	D0076000	PP		DPIETRO BUILDERS LLC	
121 2011058 PP RANDY MANGINO S0121000 RE DEJESUS ALMEDA J & DIANNE R SAUNDER 20200063 PP PLUNKETT PRODUCTIONS P0060051 PP PLEASANT VIEW FARMS DEVELOPMENT INC 20170195 PP HAYDEN TIM 2013046 PP DELTA ARSENAL LLC	February 24, 2021	P0400600	RE			
S0121000 RE DEJESUS ALMEDA J & DIANNE R SAUNDER 20200063 PP PLUNKETT PRODUCTIONS P0060051 PP PLEASANT VIEW FARMS DEVELOPMENT INC 20170195 PP HAYDEN TIM 2013046 PP DELTA ARSENAL LLC	February 24, 2021	2011058	PP	RANDY MANGINO	MANGINO EXCAVATION LLC	
20/200063 PP PLUNKETT PRODUCTIONS P0060051 PP PLEASANT VIEW FARMS DEVELOPMENT INC 20170195 PP HAYDEN TIM 2013046 PP DELTA ARSENAL LLC	March 12, 2021	S0121000	RR	N N N N		
20170195 PP HAYDEN TIM 2013046 PP DELTA ARSENAL LLC	March 15, 2021	20200063	, PP		PLUNKETT PRODUCTIONS	MICHELLE PLUNKETT
2013046 PP DELTA ARSENAL LLC	March 15, 2021	20170195	P		PLEASAN I VIEW FARMS DEVEL	OPMENT INC DAVID KRASSNER
	March 15, 2021	2013046	ΡP		DELTA ARSENAL	MARIE MAJEWSKI

BOARD OF ASSESSMENT APPEALS CONSENT AGENDA -MARCH 2021

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	123700	\$0	\$143,650	JLATE FILING	342 QUINNIPIAC ST UNIT 8	06492		WALLINGFORD
	3620	\$0	\$5,630	EXEMPTION NOT APPLIED	1454 DURHAM RD	06492	2	WALLINGFORD
	39690	\$700	\$43,360	EXEMPTION NOT APPLIED	1054 CLINTONVILLE RD	06473	<u>0</u>	NORTH HAVEN
			\$6,250	BUSINESS TERMINATED 9/29/2020	242 NORTH COLONY ST	06492	<u>2</u>	WALLINGFORD
			\$253,900	HOUSE DESTROYED BY FIRE 2/7/2020	72 NORTHFORD RD	06492	CT	WALLINGFORD
	0		\$7,060	LATE FILING	9 CIRCLE DR	06492	C1	WALLINGFORD
	0	0 €	\$553,190	REMOVE I&E PENALTY-FILED ON TIME	IND RD	06492	CT CT	WALLINGFORD
			\$2,490	FILED LATE	97 ALGONQUIN DR	06492	C T	WALLINGFORD
			0\$	AMENDED	340 BARNES RD	06513	CT	EAST HAVEN
			\$94,490	CLERICAL ERROR REMOVE I&E PENALTY	68 QUINNIPIAC ST	06492	СТ	WALLINGFORD
			\$218,300	CLERICAL ERROR INFORMAL HEARINGS	367 NORTH ELM ST	06492	CT	WALLINGFORD
	10500	\$3,000	\$198,400	DISABLED VET EXEMPTION	438 NORTH ELM ST	06492	CT	WALLINGFORD
			\$76,740	DID NOT FILE BUT WAS NOT THERE	WEST DAYTON HILL RD	06360	СТ	NORWICH
			\$3,944,890	AMENDED	53 NORTH PLAINS IND RD	11101	YNYT	LONG ISLAND CITY
,			\$279,200	INFORMAL HEARINGS	7 TIMBER LN	06492	СТ	WALLINGFORD
			\$237,100	INTERIOR INSPECTION	124 WEST DAYTON HILL RDINTERIOR INSPECTION	06492	CT	WALLINGFORD
	\$72,640	0\$	\$72,640	MISSED M65 EXEMPTION	205 FAIRMONT AVE	06513	CT	NEW HAVEN
			\$8,260	NOW A HOME BASED BUSINESS IN NORTHFORD	1163 SOUTH BROAD ST B	06472	CI	NORTHFORD
			\$6,250	198 NORTH PLAINS IND RD NOT A BUSINESS SIGN PUT IN WINDOW AS A JOKE	198 NORTH PLAINS IND RD	06492	СТ	WALLINGFORD
			0\$	FILED LATE	34 BARNES RD	90404	CA	SANTA MONICA
			\$4,490	FILED LATE	340 QUINNIPIAC ST UNIT 33 FILED LATE	06492	CT	WALLINGFORD
			0\$	SENT TO NEW HAVEN IN ERROR	82 NORTHFIELD RD	99163	WA	PULLMAN
			\$1,250	COMPLETELY ONLINE BUSINESS USING CELL PHON	99 CHURCH ST	06492	СТ	WALLINGFORD
	0\$		\$440,400	OWNERS OK WITH 650,000 VALUE FOR 2020 GL	136 HIGH HILL RD	06492	СТ	WALLINGFORD
	\$0	\$0	\$614,800	INFORMAL HEARINGS	18 MARIE LN	06492	ст	WALLINGFORD
	0\$		\$472,200	POOL NOT VALUED KC	16 MARIE LN	06492	C T	WALLINGFORD
			\$15,640	LATE FILING	720 NORTH MAIN ST EXT	06451	<u>9</u>	MERIDEN
			\$34,838,310	AMENDED	VARIOUS	06141	CT	HARTFORD
			0\$	LATE FILING	974 OLD DURHAM RD	06492	СТ	WALLINGFORD
	\$0	\$0	\$233,430	LATE FILING	24 CAPITAL DR	06492	CT T	WALLINGFORD
2020 REVIS	EXEMPTION	Exemptions	2020 GROSS ASSMT Exemptions EXEMPTION	Reason	PROP LOC	ZIP	ST	CITY



WALLINGFORD BOARD OF ASSESSMENT APPEALS C/O Office of The Assessor 45 South Main Street Wallingford, CT 06492

DATE: 03/19/2021

AGENT'S CERITIFICATION

To Whom It May Concern:

I, Elain Cariati being the authorized agent for Cariati Truck & Equipment, LLC. hereby authorize Thomas Thompson, 21 Mill Hill Circle, East Haven. CT to act as my agent in all matters before the Board of

Assessment Appeals of the Town of Wallingford, Connecticut

(Signed) Nati

WALLINGFORD BOARD OF ASSESSMENT APPEALS C/O Office of The Assessor 45 South Main Street Wallingford, CT 06492

DATE: 03/19/2021

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Assessment Appeals of the Town of Wallingford, Connecticut

-Carot, \sim ((Signed)

We had a change in agents for our tax appeal. Attached is the authorization letter for our new agent.

Mike Gaglio

Cariati Truck & Equipment, LLC. 70 North Plains Industrial RD. Wallingford,CT. 06492 Office:203-238-9846 <u>repair@cariatitruck.com</u> <u>www.cariatitruck.com</u>





Town of Wallingford, Connecticut

Rhonda Caswell Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date: March 5, 2021

To: Shelby P. Jackson III, Assessor

From: Rhonda Caswell

RE: Cariati Truck and Equipment LLC **Hearing** *#*: 2020-152

Current Assessed Value: \$37,380

Appellant's estimate of Market Value: \$0

Notes:

- Did not file 2020 Declaration
- 6 Dealer plates on list
- Claims no assets for business

Recommendation:

No change



Town of Wallingford, Connecticut

Rhonda Caswell Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date: March 5, 2021

To: Shelby P. Jackson III, Assessor

From: Rhonda Caswell

RE: Cariati Developers Inc. **Hearing** #: 2020-151

Current Assessed Value: \$117,960

Appellant's estimate of Market Value: \$92,508 (\$64,760 assessed)

Notes:

- Under-declared on prior years
- Filed 2020 Declaration
- Non-compliant on audit
- Using audit estimate

Recommendation:

No change

WALLINGFORD BOARD OF ASSESSMENT APPEALS C/O Office of The Assessor 45 South Main Street Wallingford, CT 06492

AGENT'S CERITIFICATION

DATE: 03/19/2021

To Whom It May Concern:

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Assessment Appeals of the Town of Wallingford, Connecticut

enati (Signed)

WALLINGFORD BOARD OF ASSESSMENT APPEALS C/O Office of The Assessor 45 South Main Street Wallingford, CT 06492

AGENT'S CERITIFICATION

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To Whom It May Concern:

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Assessment Appeals of the Town of Wallingford, Connecticut

(Signed) a Classon

				Prev	ious Year		
Year	Description	Miles	Unique ID	G/	L Value	Asses	sed Value
1993 Int	ernational (4900)	182,840	21	\$	1,850	\$	4,380
1993 Inte	ernational (4900)	433,818	23		2,860		5,480
1999 Fre	ightliner FL80	228,227	40		2,860		5,480
2000 Inte	ernational (4900)	140,979	34		2,860		5,480
2000 Inte	ernational (4900)	175,717	33		2,720		4,500
2000 Inte	ernational (4900)	142,989	32		3,520		4,480
2000 Inte	ernational (4900)	128,446	30		2,720		4,500
2000 Inte	ernational (4900)	151,673	25		3,690		4,500
2000 Inte	ernational (4900)	165,244	22		3,690		4,500
2001 Inte	ernational (4900)	162,837	36		3,690		4,500
2001 Inte	ernational (4900)	153,442	35		3,690		4,500
2001 Inte	ernational (4900)	127,564	37		1,760		4,380
				\$	35,910	\$	56,680

APPEAL DATE 3/25/2021

CARIATI DEVELOPMENT INC MOTOR VEHICLE

		2018 Value	2019 Value	Appeal Value
2020-150	AE21237	\$3,950	\$3,750	\$3,690
2020-149	L22837	\$3,690	\$4,500	\$3,690
2020-148	L22834	\$3,690	\$4,500	\$3,690
2020-147	AE29953	\$3,690	\$4,500	\$3,690
2020-146	K76228	\$1,760	\$4,380	\$1,760
2020-145	AB04539	\$2,720	\$4,500	\$2,720
2020-144	AB09169	\$3,520	\$4,480	\$3,520
2020-143	AE29954	\$2,720	\$4,500	\$2,720
2020-142	AB04538	\$2,860	\$5,480	\$2,860
2020-141	AE29970	\$2,860	\$5,480	\$2,860
2020-140	AE29955	\$2,860	\$5,480	\$2,860
2020-139	K78238	\$1,850	\$4,380	\$1,850
TOTALS		\$36,170	\$55,930	\$35,910







and the second


















































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

> > TO LEB, JT 645:34 MTED VORESEDS

Hearing No. <u>2020 - 15</u>

APPLICATION

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

HEARING DATE:

Property Owner: $ \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c}$	Appellant (if other than owner): Name of Owner's Agent 319 Men 3 Mailing Address Velocity, State, Zip 203-294.954 Phone Dwner's Agent agency document must be submitted at hearing.)
Print applicant name and date	Applicant signature
Fill out <u>onl</u> y the section for a	the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: (Address and/or Assessor's Map/Block/Lo Personal Property: Unique ID:	ot/Unit Number)
If you are submitting an appraisal or other similar exapplication.	vidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the prope	erty?: \$ <u>92,508.00</u>
Briefly state the basis of the Appeal: Personal Propul, And	In not Compleal woll For 2018
For Personal Prensition Company depression 5	
n white and then i (Attacking Solition at mose, as dure mat	How aptheisperisentie Populy declarations
on file For the other town:	

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

Signature(s) of

TOWN OF WALLINGFORD 45 SOUTH MAIN ST WALLINGFORD, CT 06492-0000 203 294-2001

LIST # : UNIQUE ID:	0040339 2009263	STATUS RECORD DATE	: FILED : 10/28/2020
NAME: ADDRESS:	CARIATI DEVELOPERS INC 507 BROWNSTONE RIDGE MERIDEN,CT 06451-0000	PRINTED DATE PRINTED TIME	: 02/19/2021 : 03:30:43 PM
DBA : IN CARE OF :	CARIATI DEVELOPERS INC		
PROP LOC: PHONE:	70 NORTH PLAINS IND RD 203-238-9846		

ITEM CODE	DESCRIPTION	DEPRECIATED	ASSESSMENT
09	NON REG VEHICLE		
10	MACHINERY & EQUIPMENT		
11	HORSES/PONIES		
12	COMMERCIAL FISHING APPARATUS		
13	NEWLY ACQUIRED MFG. MACHINERY & EQUIPMENT		
14	MOBIL HOMES	168,394	117,880
16	FURNITURE, FIXTURES AND EQUIPMENT	100,004	22.7000
17	FARM MACHINERY		
18	FARM TOOLS		
19	MECHANICS TOOLS		
20	ELECTRONIC DATA PROCESSING EQUIPMENT		
21	TELECOMMUNICATION -2015		
22	CABLES/COND/ETC	115	80
23	SUPPLIES	110	
24	OTHER GOODS (INCLUDING LEASEHOLD IMPROVEMENTS		
27	QDS CONVERSION TOTAL ASSESSMENT - ALL CODE #9 THROUGH #24	168,509	117,960
25	25% PENALTY		
TOTAL GR	DSS		117,960 0
TOTAL EX	EMPTION		117,960

TOTAL NET



Town of Wallingford, Connecticut

Rhonda Caswell Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date: March 5, 2020

To: Shelby P. Jackson III, Assessor

Cc:

From: Rhonda Caswell

RE: Cariati Developers Inc **Hearing #:** 2020-151

Current Assessed Value: \$117,960

Appellant's estimate of Market Value: \$92,508 (\$64,760 assessed)

Notes:

- Filed 2020 Declaration
- Non-compliant on audit
- Using audit estimate

Recommendation:

No change



Hearing No. 2020-152

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

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HIC.

HEARING DATE:	APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020	IS LES .57 LAS: 34 MFLD VZZEZZOK
Property Owner: <u>Caeta A</u> <u>TRvck 5 E9</u> Name of property Owner <u>TD N. Plans</u> <u>Indust</u> Mailing Address <u>Walling Fad</u> , <u>PT</u> 06 City, State, Zip <u>203</u> <u>238-9846</u> Phone	492 Yoloville CA	
Appellant's Capacity of Agency Agreement of Ag	wner o Owner's Agent or Power of Attorney. Original agency document must be submitte	ed at hearing.)
Print applicant name and date	Applicant signature	\rightarrow
Fill ou	it <u>only</u> the section for the property type under ap	peal.
	/lodel:Plate#	
Real Estate:		ivilieage
(Address and/or A	Assessor's Map/Block/Lot/Unit Number)	
Personal Property: Unique ID: 201	<u>99263</u> DBA:	
If you are submitting an apprais application.	al or other similar evidence, you <u>must</u> submi	t a copy along with your
What MARKET VALUE does the appl	cant place on the property? : \$ 1500.00	
	We use our Plates for Repair 2 val	
	on Body mitdleton Cuitomer risiders	
	al pade documbentational approved in peed vehal	
	me Vehicle that was invention when the	

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

Return Providence First TK

Signature(s) of

DO NOT WRITE BELOW THIS LINE - BAA Use Only

PERSONAL PROPERTY RECORD TOWN OF WALLINGFORD

GENERAL DATA:		DAT	E: 02/22/2021
Unique ID: 20200169	List No.: 40352	Assessment Year: 2020	Record Status: ACTIVE
BUSINESS ADDRESS			Street Code:
Owner Name:	CARIATI TRUCK AND EQUIPMENT LLC		Delinquent:
Doing Bus. As:	CARIATI TRUCK AND EQUIPMENT LLC		Last Visited://
Care Of:	DONALD CARIATI		By whom:
Street:	70 NORTH PLAINS IND RD		Last Audited://
City:	WALLINGFORD	District:	By whom:
State:	CT Zip: 06492-0000 Phone:	000 000-0000 EXT: 0000	Last Changed: 12/21/2020
Property Loc:	70 NORTH PLAINS IND RD		
Bus.Start:	// Type:		Change Reason:
Bus. Sq. Ft.:			

VALUES AND EXEMPTIONS:

ACCECCMENT

ASSESSMENT				EXI	EMPTIONS	
CODES QUANTITY 9	DEPR. VALUE 53,400	ASSMT 37,380	DESCRIPTION NON REG VEHICLE	EX. CODE	APP. DATE	EX. AMT.
Total Value:	53,400			t - 1	N 7	b. Barante 27200

Old Gross Assmt:	New Gross Assmt:37380	Total Exempt:	Net Assmt:37380

ADDITIONAL NOTES:

6 PLATES ON DEALER PLATE LIST 8500 EACH

HISTORY:

YEAR	CODE	ASSESS	CODE ASSESS	CODE	ASSESS	CODE	ASSESS	TOTAL
2020	9	37380						37380



Town of Wallingford, Connecticut

Rhonda Caswell Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date: March 5, 2020

To: Shelby P. Jackson III, Assessor

Cc:

From: Rhonda Caswell

RE: Cariati Truck and Equipment LLC **Hearing #:** 2020-152

Current Assessed Value: \$37,380

Appellant's estimate of Market Value: \$0

Notes:

- Did not file 2020 Declaration
- 6 Dealer plates on list
- Claims no assets for business

Recommendation:

No change

earing No. <u>2020</u> – 150 <u>APPLICATION</u> APPEAL OF ASSESSED N ASSESSMENT APPEALS GRAND LIST OF OCTOBE AP	
APPEAL OF ASSESSED A ASSESSMENT APPEALS GRAND LIST OF OCTOBE	VALUATION BOARD OF
ARING DATE: GRAND LIST OF OCTOBI	
Ар	
	opellant (if other than owner):
	ime of Owner's Agent
	ailing Address
ty, Stat Zip	y, State, Zip
2-03 • 23%-	
ent sizen a copy of Agency Agreement of Power of Attorney. Original agency of	one
A Construction of Power of Attorney. Original agency of	bournent must be submitted arhearing.)
t applicant name and date	a Geniate.
Appli	licant signature
Address and/or Assessor's Map/Block/Lot/Unit Num	_Plate#AE21237Mileage142,989
(Address and/or Assessor's Map/Biock/Lot/Unit Num onal Property: Unique ID: 32 DBA U are submitting an appreciable	nber)
u are submitting an appraisal or other similar evidence	nber) e, you <u>must</u> submit a copy along with your application.
u are submitting an appraisal or other similar evidence <u>MARKET VALUE</u> does the applicant place on the property? \$3,6 y state the basis of the Appeal: _Vehicle is a specialty vehicle	nber) e, you <u>must</u> submit a copy along with your application.
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u are submitting an appraisal or other similar evidence <u>MARKET VALUE</u> does the applicant place on the property? \$3,6 y state the basis of the Appeal: _Vehicle is a specialty vehicle OT WRITE BELOW THIS LINE - BAA Use only eby solemnly swear that the testimony I am about to give belief. ture(s) of [Must be signed in the presence of the Board]	nber) e, you <u>must</u> submit a copy along with your application. 590 Revease year grand List value. e and has no book value.
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u are submitting an appraisal or other similar evidence <u>MARKET VALUE</u> does the applicant place on the property? \$3,6 y state the basis of the Appeal: Vehicle is a specialty vehicle IOT WRITE BELOW THIS LINE - BAA Use only eby solemnly swear that the testimony I am about to give belief. ture(s) of(Must be signed in the presence of the Board) (s) or Agent:	hber)

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GENERAL DATA:						DATE	s: 02/08/202	1
Unique ID: 20190085		List Num:	93957	Assessment	Year:	2019	Last Changed:	05/21/2020
OWNER'S ADDRESS Name:	CARIATI DEVELO	PERS INC					Record Status:	ACTIVE
Care Of:							Last Changed:	05/21/2020
Street 1:	507 BROWNSTONE MERIDEN	E RDIGE		CA= No			Date of Birth Registration #	አ ውን 1 2 3 7
City: State:	CT Zip: 0645	51					District:	AG616J7
RESIDENCE ADD	~							
Street 1:	507 BROWNSTONE	E RDIGE						
City:	MERIDEN							
State:	CT Zip: 0645	51-						
P-S-V-L0101190	0							
VEHICLE INFOR	VEHICLE INFORMATION:							
YEAR MAKE	MODEL	CL 03	VIN-ID	R2YH268978		STYLE	COLOR	2nd COLOR
2000 INTER	4900	0.5	INTSDAL	R21R200370				
Light Weight	Gross Weight	# of Axle	as/Cyl Le		VALUE 3750		ET VALUE 750	
EXEMPTIONS AN	EXEMPTIONS AND NET VALUE:							
CODE APP. DATE	EX.	AMOUNT						
		et Assessm		`				
Total Exempt:	N	et Assessin	anc: 3/3(,				
Change Reason:								

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GENERAL DATA:			DATI	S: 02/23/202	1
Unique ID: 80862	List No.: 80862	Assessment Year:	2019	Last Changed:	12/22/2020
OWNER'S ADDRESS Name: Care Of:	CARIATI DEVELOPERS INC			User: Record Status:	RCASWELL ACTIVE
Street 1: City: State:	502 BROWNSTONE RDG MERIDEN CT Zip: 06451	CA= No		Date of Birth Registration # District:	AE21237
RESIDENCE ADD	DRESS:				
Street 1: City: State: P-S-V-L 715261411	70 N PLAIN INDUSTRIAL RD WALLINGFORD CT Zip: 06492- 14971-N-01011900				

VEHICLE INFORMATION:

Month Code	a :	A - October (New	')	% 1.000 Lt Wt:			
O/N YEAR	MAKE	MODEL	СГ	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 0000 NEW 2000	INTER	4000 SER	00 02	1HTSDADR2YH268978	CONVEN	ORA	
Grs Wt:		37000		No. Axls:	Le	ase Code:	

EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX.	AMOUNT
0000				

Total Exempt: 0

Net Assessment: 0

Was Removed by Correction Was a duplicate Record of a as a duplicate Record of a 2019 Regular

2020-150

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

By authority of sec. 12-71C of the Connecticut General Statutes, the Assessor hereby adjusts the assessment list of 2019. For vehicles sold, destroyed, stolen and not recovered, or registered in another state pursuant to section 12-71C of the Connecticut General Statutes P-S-V-L 715261--4114971-N-01011900

COC Date		Unique ID	COC No.
12/22/2020	80862	80862	66301S
			COPY

CARIATI DEVELOPERS INC 502 BROWNSTONE RDG MERIDEN, CT 06451

Vehicle Description

٢,

Vehicle New	Year 2000	Make INTER	Model 4000 SER	Vehicle ID 1HTSDADR2YH268978	Registration AE21237	Class 02	Month A
		O	riginal	Adjustment		Curren	nt
Assessm	ent	4	,500	-4,500			0
Exemptio	ons		0	0			0
Net Assn	nt.	4	,500	-4,500			0

Record changed for the following reasons: DUP OF 2019 GL BILL

ASSESSOR, TOWN OF WALLINGFORD

Remarks:

For accurate tax due plus (interest and other fees if applicable) please contact the Tax Collector Office.



GENERAL DATA	\:			DAT	TE: 02/22/202	1
Unique ID: 201900	85 List	Num: 93957	Assessment	Year: 2019	Last Changed:	05/21/2020
OWNER'S ADDRESS						
Name:	CARIATI DEVELOPERS	INC			Record Status:	ACTIVE
Care Of:		_			Last Changed:	05/21/2020
Street 1: City:	507 BROWNSTONE RDIG MERIDEN	E	CA= No		Date of Birth Registration #	x m01007
State:	CT Zip: 06451				District:	AE21237
RESIDENCE A	•				515612000	
Street 1:	507 BROWNSTONE RDIG	Е				
City:	MERIDEN	-				
State:	CT Zip: 06451-					
P-S-V-L01011	900					
VEHICLE INF	ORMATION:					
APUTCES THE	ORMATION:					
YEAR MAKE	MODEL C	L VIN-ID		STYLE	COLOR	2nd COLOR
2000 INTER	4900 0	3 1HTSDAI	R2YH268978			
Light Weight	Gross Weight # of	Axles/Cyl Le	ase-Code	VALUE	NET VALUE	
-				3750	3750	

EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX.	AMOUNT
CODE -	*** *	DITT I		

Total Exempt: Net Assessment: 3750

Change Reason:

TAX TOWN WALLINGFORD

Not on 20206L.

Price Digests.

PREPARED ON: February 23, 2021 - 09:09am

PREPARED BY:	PREPARED FOR:	REVISION	DATE:			
,	,	October 1	2019			
Configuration	MSRP	Finance	Retail	Wholesale	Trade In	
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474	
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474	
2000 INT'L 4900						
VIN: 1htsdadr2yh268978	3				×	
Axle Configuration: 4x2	Engine Type:	D	MSRP: S	\$45,160		
BBC: 100.8 Inches	Gross Vehicle	Weight: 25500 Pc	ounds VIN Mo	VIN Model Number: SD***		
Complete / Incomplete: I	Is Tractor: N		Wheelb	ase: 128 Inches		
Base Value	MSRP	Finance	Retail	Wholesale	Trade In	
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474	
Major Components						
Engine: IH: DT466/195/6/D						
Transmission: IH: ES56-7B/7						
Front Axle: IH: I-80S						
Rear Axle: IH: N-175						
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474	
Price Digests: The Truck Blue Book.	ABOS Marine The Automobile Blue Book. Red Book.	Recreational Vehicle Blue Book	Commercial Trailer Pow Blue Book. Blue	rersport Tractor 9 Book. Blue Book.	Grounds Maintenance Blue Book.	

Lock Information	Light Weight : 0 Gross Weight : 37000	•	Category : BUS Type : Incomplete Truck Body (DNV): CONVEN Model (DNV): 4000 SER Year : 2000 Year (DNV): 2000	Edit One Truck VIN : IHFTSDADR2YH268978 Make: INTERNATIONAL HARVESTER Make (DMV): INTER Brand : International Class: 2
Save	O Diesel O Gas O Other 0.00 Class 8 : More than 33,000 🖌 0.00 Brakes 0.00 Other: 0.00	Engine :	Inc Year :	
	Votes for Assessment Year.	npiete Vslue: 2800.00 Multiplier: 1.0000	Instant in the information Incomplete Purchase Price Price By: • Type / Weight O Incomplete Purchase Price O Total Truck Purchase Price Price By: • Type / Weight O Incomplete Purchase Price O Total Truck Purchase Price Price By: • Type / Weight O Incomplete Purchase Price O Total Truck Purchase Price Base Retail (NADA); 4500.00 Incomplete Cost New: 14000.00 Total Cost New: Price As Type of Incomplete: Incomplete Truck Purchase Date :	VIN Decode Version 1.19.1210 for Incomplete Trucks Assessment Year: 2019 List Number: 80876 Registration: AE21237 Taxpayer: CARIATI DEVELOPERS INC
		0.00		

Hearing No. 2020 - 149 APPLICATION APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020 Image of property Owner Start Zip Year Start Zip 2-03 - 2355 Phone 2-03 - 2355 Appellant (if other than owner): Name of property Owner Name of property Owner Year Start Zip 2-03 - 2355 Phone 2-03 - 2356 Phone Phone 2-03 - 2356 Phone Phone Phone 2-03 - 2356 Phone 2-03 - 2356 Phone Phone Phone Phone Phone Phone Phone Phone <th>Town of Wallingford</th> <th>, Connecticuit</th> <th>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</th> <th>UTEB721 PNA:46</th>	Town of Wallingford	, Connecticuit	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	UTEB721 PNA:46
HEARING DATE:			Phone - 203-294-2001 Fax - 203-294-2003	12.1
Warme of Downer's Agent Phone Warme of Downer's Agent Phone Warme of Downer's Agent Phone Phone Phone Phone Phone Phone Phone Phone Phone Phone <th>ASSESSMEN</th> <th>IT APPEALS</th> <th>BOARD OF</th> <th></th>	ASSESSMEN	IT APPEALS	BOARD OF	
Name of property Owner Name of Dwner's Agent Mailing Address Ity, Stat Zip Thy, Stat Zip A. Owner's Agent Phone City, State, Zip Phone Phone The Construction of the property Content of the property type under appeal. Phone Phone The Construction of the property type under appeal. Phone Phone Phone Phone <td>PYPRESCHWIDE:</td> <td>Appellant (If oth</td> <td>er than owner):</td> <td></td>	PYPRESCHWIDE:	Appellant (If oth	er than owner):	
Ity, Stat Zip A OketA Phone		Name of Owner	s Agent	
Phone 2-03 • 23%- Phone Phone		Mailing Address		
Initial Carl Below Prove determined of the Board provided for the property type under appeal. Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year_2000_Make [Model: International 4900_Plate#_122837_Mileage_128,446 Prove and/or Assessor's Map/Black/Lot/Unit Number] Personal Property: Unique ID: 30 DBA fly ou are submitting an appraisal or other similar evidence, you must submit a copy along with your application. What MARKET VALUE does the applicant place on the property? \$3,690 Provides Year Qrand LA Value ariefly state the basis of the Appeal: Vehicle is a speciality vehicle and has no book value. DO NOT WRITE BELOW THIS LINE - BAA Use only hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. ignature(s) of (Must be signed in the presence of the Board) wrei(s) or Agent: Date:		City, State, Zip		
Print applicant name and date Applicant signature Fill out <u>only</u> the section for the property type under appeal. Motor Vehicle: Year_2000_Make [Model: International 4900_Plate#_L22837_Mileage_128,446		Phone		
Print applicant name and date Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year_2000_Make [Model: International 4900_Plate#l22837Mileage128,446	(If Agent, attach a copy of Agency Agreement or Parker of Attorney. (B Owner Savellt	submitted avreating.)	
Paper and signature Fill out gnly the section for the property type under appeal. Mode: International 4900_Plate#_122837_Mileage_128,446		- Zi	- Ceriati.	
Motor Vehicle: Year_2000_Make [Model: International 4900_Plate#122837Mileage128,446	Phint applicant name and date	Applicant signatur	re	
What MARKET VALUE does the applicant place on the property? \$3,690 Planibs Yess gland Lift Yalue Briefly state the basis of the Appeal: _Vehicle is a specialty vehicle and has no book value.	(Address and/or Assessor's Map/Block	ional 4900Plate#L2		
Bariefly state the basis of the Appeal: _Vehicle is a specialty vehicle and has no book value. DO NOT WRITE BELOW THIS LINE - BAA Use only hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. ignature(s) of (Must be signed in the presence of the Board) where(s) or Agent: MIONON: MIONON: Carl Bonamico Carl Bonamico Carl Bonamico	(Address and/or Assessor's Map/Block Personal Property: Unique ID; 30 D	ional 4900Plate#L2 k/Lot/IJnit Number} BA	2837Mileage128,446	
hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. Date: Date: Niotion: Voting Record Initials Thomas VItali Carl Bonamico Carl Bonamico	(Address and/or Assessor's Map/Block Personal Property: _Unique ID; 30 D f you are submitting an appraisal or other simil	ional 4900Plate#L2 k/Lot/Unit Number) BA lar evidence, you <u>must</u> :	2837Mileage128,446 submit a copy along with your application.	
hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge ignature(s) of (Must be signed in the presence of the Board) wher(s) or Agent:	(Address and/or Assessor's Map/Bloch Personal Property: Unique ID: 30 D f you are submitting an appraisal or other simil What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a spe	ional 4900Plate#L2 k/Lot/Unit Number) BA lar evidence, you <u>must</u> : erty? \$3,690 Pcca ecialty vehicle and has no	submit a copy along with your application.	
hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge ignature(s) of (Must be signed in the presence of the Board) wher(s) or Agent:	(Address and/or Assessor's Map/Bloch Personal Property: Unique ID: 30 D f you are submitting an appraisal or other simil What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a spe	ional 4900Plate#L2 k/Lot/Unit Number) BA lar evidence, you <u>must</u> : erty? \$3,690 Pcca ecialty vehicle and has no	submit a copy along with your application.	
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Wiotion: Voting Record Initials Thomas Vitali	(Address and/or Assessor's Map/Bloch Personal Property: Unique ID: 30 D If you are submitting an appraisal or other simil What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a sp	ional 4900Plate#L2 k/Lot/Unit Number} BA lar evidence, you <u>must</u> : erty? \$3,690 Prop eclalty vehicle and has no	2837	
Thomas Vitali Carl Bonamico	(Address and/or Assessor's Map/Bloch Personal Property: Unique ID; 30 D f you are submitting an appraisal or other simil What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a specified DO NOT WRITE BELOW THIS LINE - BAA Use on hereby solemnly swear that the testimony I ar and belief. ignature(s) of (Must be signed in the presence of the	k/Lot/Unit Number) BA lar evidence, you <u>must</u> erty? \$3,690 Pcca ecialty vehicle and has no grad has no board)	2837	
Carl Bonamico	(Address and/or Assessor's Map/Bloch Personal Property: Unique ID; 30 D f you are submitting an appraisal or other simil What MARKET VALUE does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a specified DO NOT WRITE BELOW THIS LINE - BAA Use only hereby solemnly swear that the testimony I are ind belief. ignature(s) of (Must be signed in the presence of the wher(s) or Agent:	k/Lot/Unit Number) BA lar evidence, you <u>must</u> erty? \$3,690 Pres eclalty vehicle and has no y m about to give is true a Board)	2837	
	(Address and/or Assessor's Map/Block Personal Property: Unique ID; 30 D of you are submitting an appraisal or other simil What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a specified DO NOT WRITE BELOW THIS LINE - BAA Use only hereby solemnly swear that the testimony I are and belief. Signature(s) of (Must be signed in the presence of the DWNer(s) or Agent:	k/Lot/Unit Number) BA lar evidence, you <u>must</u> erty? \$3,690 Pcca ecialty vehicle and has no y m about to give is true a Board)	2837	
Robert Avery	(Address and/or Assessor's Map/Block Personal Property: Unique ID; 30 D If you are submitting an appraisal or other simil What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use onl hereby solemnly swear that the testimony I ar and belief. Signature(s) of (Must be signed in the presence of the DWner(s) or Agent:	ional 4900Plate#L2 k/Lot/Unit Number) BA lar evidence, you <u>must</u> erty? \$3,690 Press ecialty vehicle and has no y m about to give is true a Board) Voting F	2837Mileage128,446 submit a copy along with your application. rios year qrand Lit value. book value. and accurate to the best of my knowledge Date: Record Initials	
	(Address and/or Assessor's Map/Block Personal Property: Unique ID; 30 D of you are submitting an appraisal or other simil What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a specified DO NOT WRITE BELOW THIS LINE - BAA Use only hereby solemnly swear that the testimony I are and belief. Signature(s) of (Must be signed in the presence of the DWNer(s) or Agent:	ional 4900Plate#L2 k/Lot/Unit Number} BA lar evidence, you must a erty? \$3,690 Press ecialty vehicle and has no y m about to give is true a Board) Voting F Thomas	2837Mileage128,446 submit a copy along with your application. ribs year qland Lit value. book value. and accurate to the best of my knowledge Date: Record Initials s Vitali	

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GENERAL DATA:		DATE: 02/08/2021					
Unique ID: 80878	List No.: 80878	Assessment Year:	2019	Last Changed:	10/07/2020		
OWNER'S ADDRESS				User:	KCOONS		
Name:	CARIATI DEVELOPERS INC			Record Status:	ACTIVE		
Care Of:							
Street 1:	507 BROWNSTONE RDG	CA= No		Date of Birth			
City:	MERIDEN			Registration #	L22837		
State:	CT Zip: 06451-3628			District:			
RESIDENCE ADI	DRESS:						
Street 1:							
City	MERTDEN						

City: MERIDEN State: CT Zip: 06451-P-S-V-L 1730635--765774-N-01011900

VEHICLE INFORMATION:

100 111

Month Cod	le :	A - October (New	7)	% 1.000 Lt Wt: 16500			
O/N YEAF		MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 0000 NEW 2000		4000 SER	00 02	1HTSDADRXYH268985	CONVEN	ORA	
Grs Wt:		37000		No. Ax1s:	I	ease Code:	
VEHICLE NEW	VALUE 4500	ADJ-VALUE 4500	CREDIT	NET 4,500			

EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX. AMOUNT	
Total Ex	empt:	0	Net Assessment:	4500

GENERAL DATA: Unique ID: 80878	List No.:	80878	Assessment Year:	DAT 2019	E: 02/22/202 Last Changed:	1 10/07/2020
OWNER'S ADDRESS	CARIATI DEVELOPERS INC				User: Record Status:	RCASWELL ACTIVE
Care Of: Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628		CA= No		Date of Birth Registration # District:	L22837
RESIDENCE ADI Street 1:	DRESS:					

MERIDEN City: State: CT Zip: 06451-P-S-V-L 1730635--765774-N-01011900

VEHICLE INFORMATION:

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Month Code	: :	A - October (New)		% 1.000 Lt Wt: 16500			
O/N YEAR	MAKE	MODEL	СГ	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 0000 NEW 2000	INTER	4000 SER	00 02	1HTSDADRXYH268985	CONVEN	ORA	
Grs Wt:		37000		No. Axls:		Lease Code:	

NET 4,500

VEHICLE	VALUE	ADJ-VALUE	CREDIT
NEW	4500	4500	
18EW	4000		

EXEMPTIONS AND NET VALUE:

CODE AL	P. DATE	EX. AMOUNT
Total Exempt	0	Net Assessment: 4500



2020-149

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Price Digests.

REPARED BY:	PREPARED FOR:		REVISION DATE: October 1, 2019			
	3					
Configuration	MS	RP	Finance	Retail	Wholesale	Trade In
000 INT'L 4900	\$45,1	.60	\$3,065	\$4,087	\$3,404	\$3,474
Fotals:	\$45,1	60	\$3,065	\$4,087	\$3,404	\$3,474
2000 INT'L 4900						
/IN: 1htsdadrxyh268985	5					
Axle Configuration: 4x2	Engine Tyj	Engine Type: D		MSRP: \$45,160		
BBC: 100.8 Inches	Gross Vehi	Gross Vehicle Weight: 25500 Pounds			VIN Model Number: SD***	
Complete / Incomplete: I	Is Tractor:	N		Wheelbas	e: 128 Inches	
Base Value	M	SRP	Finance	Retail	Wholesale	Trade I
2000 INT'L 4900		,160	\$3,065	\$4,087	\$3,404	\$3,47
Major Components						
Engine: IH: DT466/195/6/D						
Transmission: IH: ES56-7B/7	•					
Front Axle: IH: I-80S						
Rear Axle: IH: N-175						
Totals:	\$45	5,160	\$3,065	\$4,087	\$3,404	\$3,4
Price Digests The Truck Blue Book	ABOS Marine The Automobile Blue Book. Red Book.	Ret	creational Vehicle Commerci Je Book Blue Book.	al Trailer Power Blue B	sport Tractor ook. Blue Book.	Grounds Maintena Blue Book.



	NTON ESSED VALUATION	Thomas Carl D. Boi Robert J Town H 45 Sout Wailin Phone - 203-294-2001 Fax	SSESSMENT APPEALS Vitali, Chairman namico, Member Avery, Member Hall, Room 101 th Main Street the Main Street the Main Street the St
Property Owner Name of property Owner Mailing Address Sal Brown Stane Ridge ity, Stat Zip Phone 2-03 • 23%- It Agent, effecting of Power of Attorney. Orgina Elim Canet Pnot applicant name and date	Appellant (if oth Name of Owner Mailing Address City, State, Zip	submitted armeaning.)	*1.
Fill out only the section <u>Motor Vehicle: Year_2000</u> _Make [Model: International <u>Real Estate:</u> (Address and/or Assessor's Map/Block/Lot/ <u>Personal Property:</u> Unique ID: 25 DBA If you are submitting an appraisal or other similar ex- What <u>MARKET VALUE</u> does the applicant place on the property? Briefly state the basis of the Appeal: _Vehicle is a specialt	4900Plate#12	submit a copy along with y	
DO NOT WRITE BELOW THIS LINE - BAA Use only i hereby solemnly swear that the testimony I am abo and belief. Signature(s) of (Must be signed in the presence of the Board Owner(s) or Agent:	d) 	Date:	^f my knowledge <u>nitials</u>

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20323756632

GENERAL DATA:			DATI	E: 02/08/202	1
Unique ID: 80875	List No.: 808	375 Assessment Year:	2019	Last Changed:	10/07/2020
OWNER'S ADDRESS				User:	KCOONS
Name:	CARIATI DEVELOPERS INC			Record Status:	ACTIVE
Care Of:					
Street 1:	507 BROWNSTONE RDG	CA= No		Date of Birth	
City:	MERIDEN			Registration #	L22834
State:	CT Zip: 06451-3628			District:	
RESIDENCE ADI	DRESS:				
Street 1:					
City:	MERIDEN				

 City:
 MERIDEN

 State:
 CT zip: 06451

 P-S-V-L 1730635--765769-N-01011900

VEHICLE INFORMATION:

Month Cođ	e :	A - October (New	v)	% 1.000 Lt Wt: 16500			
O/N YEAR OLD 0000		MODEL	CL 00	VIN-ID	STYLE	COLOR	2nd COLOR
NEW 2000		4000 SER	02	1HTSDADR8YH268953	CONVEN	ORA	
Grs Wt:		37000		No. Axls:		Lease Code:	

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VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4500	4500		4,500

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EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX. AMOUNT
Total	Exempt:	0	Net Assessment: 4500

GENERAL DATA:			DAT	E: 02/22/202	1
Unique ID: 80875	List No.: 80875	Assessment Year:	2019	Last Changed:	10/07/2020
OWNER'S ADDRESS Name:	CARIATI DEVELOPERS INC			User:	RCASWELL
Care Of:	ormania promoteno ane			Record Status:	ACTIVE
Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628	CA= No		Date of Birth Registration # District:	L22834
RESIDENCE ADD	RESS:			D1001100.	
Street 1:					
City:	MERIDEN				

VEHICLE INFORMATION:

P-S-V-L 1730635--765769-N-01011900

Month	h Code	:	A - October (Ne	w)	% 1.000 Lt Wt: 1650	0		
O/N OLD	YEAR 0000	MAKE	MODEL	CL 00	VIN-ID	STYLE	COLOR	2nd COLOR
NEW	2000	INTER	4000 SER	02	1HTSDADR8YH268953	CONVEN	ORA	
Grs V	Wt:		37000		No. Axls:	:	Lease Code:	

NET 4,500

VEHICLE	VALUE	ADJ-VALUE
NEW	4500	4500

EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX. AMOUNT
Total	Exempt:	0	Net Assessment: 4500

CREDIT

CT Zip: 06451-

4087 Chassis +2800 Body +2800 - 4820 Assessed 6887 - 4820

2020-148

State:

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Price Digests.

PREPARED ON: February 23, 2021 - 09:07am

PREPARED BY:	PREPARED FOR:	REVISION DATE: October 1, 2019			
Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
2000 IN T 'L 4900					
VIN: 1htsdadr8yh268953					
Axle Configuration: 4x2	Engine Type: D		MSRP: \$4	5,160	
BBC: 100.8 Inches	Gross Vehicle Wei	ght: 25500 Pounds	VIN Mode	l Number: SD***	F
Complete / Incomplete: I	Is Tractor: N		Wheelbas	se: 128 Inches	
Base Value	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Major Components					2
Engine: IH: DT466/195/6/D					12.
Transmission: IH: ES56-7B/7					
Front Axle: IH: I-80S					
Rear Axle: IH: N-175					
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Price Digests. The Truck AB	OS Maríne The Automobile Recu Je Book. Red Book. Blue	reational Vehicle Commercial Book Blue Book.	Trailer Powers Blue Bo	port Tractor ok. Blue Book.	Grounds Maintenance Blue Book.

0 0	Year: 2000 Year (DMV): 2000 Length : Lant Weight : 16500	Brand International Class: 2 Category BUS Type Incomplete Truck Body (DMV): CONVEN Model (DMV): 4000 SER	e Truck 1HTSDA
	inc Year : (if different from truck) (if different from truck) 2 Adjustments C Diesel O Gas O Other 0.00		
	Price As Type of Incomplete: Incomplete Truck	RATI DEVELOPERS INC	VIN Decode Version 1.19.1210 for Incomplete Trucks Assessment Year : 2019 Startion Start S
	Troucou Hunchase Date : / / Purchase Date : / / 2800.00 Total Depr. Cost 7300.00 1.0000 Last Year: 7700.00	O Total Truck Purchase Price	

	Thomas Vitali, Chairman Connecticut Carl D. Bonamico, Member No Robert Avery, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492
Hearing No. 2020-147 APPLICATI	
APPEAL OF ASSES ASSESSMENT APP HEARING DATE: GRAND LIST OF OC	SED VALUATION BOARD OF
NEGROTTY LINITOT	Appellant (if other than owner):
Name of property Owner	Name of Owner's Agent
Mailing Andress Sol Brownstone Ridge	Mailing Address
Tity, Stat Zip	City, State, Zip
	Phone
And Alternative B Statistics B	When's AUEHI mency document must be submitted gunearing.)
Zhin Carieti	G _ Cinati
Pnnt applicant name and date	Applicant signature
(Address and/or Assessor's Map/Block/Lot/Un Personal Property:Unique ID: 22 DBA	
Personal Property:Unique ID: 22 DBA	dence, you <u>must</u> submit a copy along with your application. \$3,690 Previous react Qrowl had your
DO NOT WRITE BELOW THIS LINE - BAA Use only	dence, you <u>must</u> submit a copy along with your application. \$3,690 Previous react Qrowl had your
Personal Property: Unique ID: 22 DBA If you are submitting an appraisal or other similar evid What MARKET VALUE does the applicant place on the property? Briefly state the basis of the Appeal:	dence, you <u>must</u> submit a copy along with your application. \$3,690 Previous year groud Lid value vehicle and has no book value.
Personal Property: Unique ID: 22 DBA If you are submitting an appraisal or other similar evid What MARKET VALUE does the applicant place on the property? Briefly state the basis of the Appeal:	dence, you <u>must</u> submit a copy along with your application. \$3,690 Previous year grout with value vehicle and has no book value.
Personal Property: Unique ID: 22 DBA If you are submitting an appraisal or other similar evid What MARKET VALUE does the applicant place on the property? Briefly state the basis of the Appeal:	dence, you <u>must</u> submit a copy along with your application. \$3,690 Previous year grout with velve vehicle and has no book value.
Personal Property: Unique ID: 22 DBA If you are submitting an appraisal or other similar evid What MARKET VALUE does the applicant place on the property? Briefly state the basis of the Appeal:	dence, you <u>must</u> submit a copy along with your application. \$3,690 Previous year grout with value vehicle and has no book value.
Personal Property: Unique ID: 22 DBA If you are submitting an appraisal or other similar evid What MARKET VALUE does the applicant place on the property? Briefly state the basis of the Appeal:	dence, you <u>must</u> submit a copy along with your application. \$3,690 Previews year groud with value vehicle and has no book value. ut to give is true and accurate to the best of my knowledge Date: <u>Voting Record</u> <u>Initials</u>

Sr.q
GENERAL DATA:		DATE: 02/08/2021					
Unique ID: 80863	List No.: 80863	Assessment Year: 2	2019	Last Changed:	10/07/2020		
OWNER'S ADDRESS Name: Care Of:	CARIATI DEVELOPERS INC			User: Record Status:	KCOONS ACTIVE		
Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628	CA= No		Date of Birth Registration # District:	AE29953		
RESIDENCE ADD	DRESS:						
Street 1: City: State: P-S-V-L 173063546	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451- :18025-N-01011900						

VEHICLE INFORMATION:

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Month Code	∋:	A - October (New)		% 1.000 Lt Wt: 16000			
0/N YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 0000 NEW 2000	INTER	4000 SER	00 02	1HTSDADR1YH268969	DUMP	ORA	
Grs Wt:		37000		No. Axls:		Lease Code:	
10011CLF	WALNE	ADI-VALUE	CREDI	r net			

VEHICLE	VALUE	ADJ-VALUE	CREDIT	145.1
NEW	4500	4500		4,500

CODE	APP.	DATE	EX. AMOUNT	
Total E	xempt:	0	Net Assessment:	4500

GENERAL DATA:		DATE: 02/22/2021					
Unique ID: 80863	List No.: 80863	Assessment Year:	2019	Last Changed:	10/07/2020		
OWNER'S ADDRESS Name:	CARIATI DEVELOPERS INC			User: Record Status:	RCASWELL ACTIVE		
Care Of: Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628	CA= No		Date of Birth Registration # District:	AE29953		
RESIDENCE ADI	DRESS:						
Street 1: City: State: P-S-V-L 173063546	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451- 518025~N-01011900						

VEHICLE INFORMATION:

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Month	Code	:	A - October (New	7)	% 1.000 Lt Wt: 16000			
0/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD	0000 2000	INTER	4000 SER	00 02	1HTSDADR1YH268969	DUMP	ORA	
Grs W	t:		37000		No. Axls:		Lease Code:	
VEHIC NEW	LE	VALUE 4500	ADJ-VALUE 4500	CREDI	r NET 4,500			

EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX. AMOUNT	
Tota1	Exempt:	0	Net Assessment:	4500

4087 Chasis 2800 borly 6887 = 4820 Assessed.

2020-147



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REPARED BY:	PREPARED FOR:	REVISION DATE:			
	3	October 1, 2019			
Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
Fotals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
2000 INT'L 4900					
/IN: 1htsdadr1yh268969					
Axle Configuration: 4x2	Engine Type: D		MSRP: \$4	5,160	
3BC: 100.8 Inches	Gross Vehicle Wei	Gross Vehicle Weight: 25500 Pounds		VIN Model Number: SD***	
Complete / Incomplete: I	Is Tractor: N		Wheelbas	e: 128 Inches	
Base Value	MSRP	Finance	Retail	Wholesale	Trade I
2000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,47
Major Components					
Engine: IH: DT466/195/6/D	·	**=			-
Transmission: IH: ES56-7B/7					
Front Axle: IH: I-80S					
Rear Axle: IH: N-175					
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,47
مرین در این می اور این این مریز باین در این می این این این می این این این می این این این این این این این این ا			e for you want to be a second of the second of the second data data and the second data data and the second of	an an an an a' chuing a chuing an an an an an an an Ar Shi (An gèng an	

and the state of the second state of the secon

Lock Information	Light Weight : 37000	A Car OMV	Type Incomplete Truck Body (DMV): DUMP. Model:	Make : INTERNATIONAL HARVESTER Make (DMV): INTER Brand : International Class : 2 Category : BUS	Edit One Truck VN : 1HTSDADR1Y1268969
	O Diesel O Gas O Other 0.00 Class 8 : More than 33,000 🔇 0.00 Brakes : 0.00 other : 0.00	(if different from truck) 2 Adjustments 4WD 0.00	Incréar:	WESTER	VIN Decode Vers
		Price As Type of Incomplete: Incomplete Truck Multiplete Purchase Date - 1 / Depreciation : Default Image: Control of the complete Value in the complete V	urchase Price O Total Tru ? 3 Cost New: 14000.00	List Number : 80877 Unique ID : 80877 Registration : AE29953 Taxpayer : CARUATI DEVELOPERS INC Need more information Edit Address	VIN Decode Version 1.19.1210 for Incomplete Trucks Assessment Year: 2019 🔀 🖓 Supplemental

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Town of Wallingford,	. Connecticut	ARD OF ASSESSMENT APPEALS Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492 94-2001 Fax - 203-294-2003
	ICATION ASSESSED VALUATION BOARD OF	
ASSESSMEN HEARING DATE: GRAND LIST	T APPEALS	
	Appellant (if other than owner)	:
Name of property Owner	Name of Owner's Agent	
Mailing Address Sal Brownstone Ridge	Mailing Address	
ity, Stat Zip	City, State, Zip	i
2-03 • 23%-	Phone	
Advention 's Carba Her B Browner of Altorney. A	2 - (0	nat.
Print applicant name and date	Applicant signature	en'atr.
Fill out <u>only</u> the se Motor Vehicle: Year_1993Make [Model: Internat Real Estate:	ection for the property type under appea ional 4900Plate#K76228Milea	
Print applicant name and date Fill out <u>only</u> the se <u>Motor Vehicle: Year_1993_</u> Make [Model: Internat	ection for the property type under appea ional 4900Plate#K76228Milea	
Fill out <u>only</u> the se Motor Vehicle: Year_1993_Make [Model: Internat Rea! Estate: (Address and/or Assessor's Map/Bloc	ection for the property type under appea ional 4900Plate#K76228Milea :k/Lot/Unit Number) DBA	ge 433,818 _
Fill out only the set Motor Vehicle: Year_1993_Make [Model: Internat Real Estate: (Address and/or Assessor's Map/Bloc Personal Property: Unique ID: 23	ection for the property type under appea ional 4900Plate#K76228Miles k/Lot/Unit Number) DBA ilar evidence, you <u>must</u> submit a copu perty? \$1,760 @www.ovy yww	ge433,818
Fill out <u>only</u> the se Fill out <u>only</u> the se <u>Motor Vehicle:</u> Year_1993_Make [Model: Internat <u>Real Estate:</u> (Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 23 D If you are submitting an appraisal or other similar What <u>MARKET VALUE</u> does the applicant place on the prop	ection for the property type under appea ional 4900Plate#K76228Miles k/Lot/Unit Number) DBA ilar evidence, you <u>must</u> submit a copu perty? \$1,760 @www.ovy yww	ge433,818 / along with your application.
Fill out <u>only</u> the se Fill out <u>only</u> the se <u>Motor Vehicle:</u> Year_1993_Make [Model: Internat <u>Real Estate:</u> (Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 23 D If you are submitting an appraisal or other similar What <u>MARKET VALUE</u> does the applicant place on the prop	ection for the property type under appea ional 4900Plate#K76228Miles k/Lot/Unit Number) DBA ilar evidence, you <u>must</u> submit a copu perty? \$1,760 @www.exs yes pecialty vehicle and has no book value.	ge433,818 / along with your application.
Print applicant name and date Fill out <u>only</u> the se <u>Motor Vehicle:</u> Year_1993_Make [Model: Internat <u>Real Estate:</u> (Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 23 D If you are submitting an appraisal or other similar What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a sp	ection for the property type under appea ional 4900Plate#K76228Milea k/Lot/Unit Number) DBA ilar evidence, you <u>must</u> submit a cop perty? \$1,760 Cruve Busy yea pecialty vehicle and has no book value.	ge433,818 along with your application.
Fill out <u>only</u> the se Fill out <u>only</u> the se Motor Vehicle: Year_1993_Make [Model: Internat Real Estate:	ection for the property type under appea ional 4900Plate#K76228Milea ik/Lot/Unit Number) DBA ilar evidence, you <u>must</u> submit a copro- perty? \$1,760 Reve or years pecialty vehicle and has no book value.	ge433,818 y along with your application. - grow List Vision to the best of my knowledge
Print applicant name and date Fill out <u>only</u> the se <u>Motor Vehicle: Year_1993_Make [Model: Internat</u> <u>Real Estate:</u> (Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 23 D If you are submitting an appraisal or other simil What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I a and belief. Signature(s) of (Must be signed in the presence of the	ection for the property type under appea ional 4900Plate#K76228Miles ik/Lot/Unit Number) DBA	ge433,818 y along with your application. - grow List Value to the best of my knowledge
Fill out only the se Fill out only the se Motor Vehicle: Year_1993_Make [Model: Internat Real Estate: (Address and/or Assessor's Map/Bloc Personal Property: Unique ID: 23E If you are submitting an appraisal or other simil What MARKET VALUE does the applicant place on the prop Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I a and belief. Signature(s) of (Must be signed in the presence of the DWNer(s) or Agent:	ection for the property type under appea ional 4900Plate#K76228Milea ik/Lot/Unit Number) DBA	ge433,818 y along with your application. - Groud List Vialue to the best of my knowledge
Print applicant name and date Fill out only the so Motor Vehicle: Year_1993_Make [Model: Internat Real Estate: (Address and/or Assessor's Map/Bloc Personal Property: Unique ID: 23D If you are submitting an appraisal or other simil What MARKET VALUE does the applicant place on the prop Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I a and belief. Signature(s) of (Must be signed in the presence of the DWNer(s) or Agent:	ection for the property type under appea ional 4900Plate#K76228Miles ik/Lot/Unit Number) DBA ilar evidence, you <u>must</u> submit a copu- perty? \$1,760 @rww oxy yew pecialty vehicle and has no book value. Ily m about to give is true and accurate e Board) <u>Voting Record</u> Thomas Vitali	ge433,818 y along with your application. - Groud List Vialue to the best of my knowledge

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GENERAL DATA	•		DATE: 02/08/2021					
Unique ID: 80869)869 Assessment Yea	ar: 2019	Last Changed:	10/12/2020			
OWNER'S ADDRESS	CARIATI DEVELOPERS INC			User: Record Status:	KCOONS ACTIVE			
Care Of: Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628	CA= No		Date of Birth Registration # District:	K76228			
RESIDENCE AD	DRESS:							
Street 1:								

 City:
 MERIDEN

 State:
 CT Zip: 06451

 P-S-V-L 1730635--765913-N~01011900

VEHICLE INFORMATION:

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Month Coo	le :	A - October (New)	•	% 1.000 Lt Wt: 16000			
O/N YEAL	R MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 000 NEW 1993		4000 SER	00 02	1HTSDPPR2PH483077	CONVEN	ORA	
Grs Wt:		36220		No. Axls:		Lease Code:	
vehicle NEW	VALUE 4380	ADJ-VALUE 4380	CREDI	9 NET 4,380			

CODE	APP.	DATE	EX. AMOUNT	
Total Ex	empt:	0	Net Assessment:	4380

			DAT	E: 02/22/202	1
GENERAL DATA Unique ID: 80869	List No.: 80869	Assessment Year:	2019	Last Changed:	10/12/2020
OWNER'S ADDRESS Name:	CARIATI DEVELOPERS INC			User: Record Status:	RCASWELL ACTIVE
Care Of: Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628	CA= No		Date of Birth Registration # District:	K76228
RESIDENCE AD	DRESS:				

 Street 1:
 MERIDEN

 City:
 CT Zip: 06451

 P-S-V-L 1730635--765913-N-01011900

VEHICLE INFORMATION:

5 / n n

Month Code	e :	A - October (New)	% 1.000 Lt Wt: 16000			
O/N YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 0000 NEW 1993		4000 SER	00 02	1HTSDPPR2PH483077	CONVEN	ORA	
Grs Wt:		36220		No. Axls:		Lease Code:	
VEHICLE NEW	VALUE 4380	ADJ-VALUE 4380	CREDII	r NET 4,380			

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CODE	APP.	DATE	EX. AMOUNT
Total	Exempt:	0	Net Assessment: 4380

22332000 $-\sqrt{233} = 2960$ AV

2020-146

Gross Weight: 36220	의 영화에 대해 관계에 가지 않는다.	Type : anoomplete inucx Body (DMV): CONVEN Model:	re Truck 1HTSDP
Class 3 : 10,001 - 14,000 Ib 0.00 Brakes : 0.00 Other : 0.00	Adjustr	Inc Year :	
Notes for Assessment Year.	Market Value : Base Retait 4380.00 Depreciated Incomplete Value: 2000.00 Total Depr. Cost Permanent Notes: Permanent Notes:	By Type / Weight O Incomplete Purchase Price O Total Tr By Type / Weight Incomplete Purchase Price Incomplete Truck ADA): 4380.00 Incomplete Cost New: 10000.00 of Incomplete: Incomplete Truck Incomplete Truck Default Incomplete Truck Incomplete Truck	VIN Decode Version 1.19.1210 for Incomplete Trucks Assessment Year: 2019 Supplemental List Number: 80883 Unique ID: 80883 Registration: K76228 EARIATI DEVELOPERS INC Need more information EditAddress
	Depr. Cost 6380.00 Lsst Year. 5275.00	ruck Purchase Price Total Cost New: 14330.00 Purchase Date: //	

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Price Digests.

PREPARED ON: February 22, 2021 - 04:16pm

REPARED BY:	PREPARED F	OR:	REVISION			
	,		October 1	, 2019		
	n an an ann an ann an an ann an Ann an an ann an	MSRP	Finance	Reta	il Whole	esale Trade li
Configuration 1993 INT'L 4900		\$39,881	\$1,675			1,860 \$1,89
Totals:		\$39,881	\$1,675	\$2,23	33 \$:	1,860 \$1,89
1993 INT'L 4900						
/IN: 1htsdppr2ph4830	77					
Axle Configuration: 4x2		Gross Vehicle	Weight: 25500 P	ounds VIN	Model Numbe	er: SD***
BBC: 100.8 Inches	ł	Is Tractor: N				
Complete / Incomplete: I	:	M SRP: \$39,881	1 .			
Base Value		MSRP	Financ	e Ret	ail Who	lesale Trade
1993 INT'L 4900		\$39,881	\$1,67	5 \$2,5	233	\$1,860 \$1,8
Totals:		\$39,881	\$1,67	5 \$2,7	233 5	\$1,860 \$1,8
Price Digests. The Truck Blue Book.	ABOS Marine 1 Blue Book. F	The Automobile Red Book.	Recreational Vehicle Blue Book	Commercial Trailer Blue Book.		ctor Grounds Maintena e Book. Blue Book.
ay and a second s						

GENERAL DATA:			DAT	E: 02/23/202	1
Unique ID: 80869		869 Assessment Year:	2019	Last Changed:	10/12/2020
OWNER'S ADDRESS				User:	RCASWELL
Name:	CARIATI DEVELOPERS INC			Record Status:	ACTIVE
Care Of:					
Street 1:	507 BROWNSTONE RDG	CA= No		Date of Birth	
City:	MERIDEN			Registration #	K76228
State:	CT Zip: 06451-3628			District:	
RESIDENCE ADI	DRESS:				
Street 1:					

City: MERIDEN State: CT Zip: 06451-P-S-V-L 1730635--765913-N-01011900

VEHICLE INFORMATION:

1997 - 19

Month	Cođe	:	A - October (New)	% 1.000 Lt Wt: 16000			
	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
	0000 1993	INTER	4000 SER	00 02	1HTSDPPR2PH483077	CONVEN	ORA	
Grs W	t:		36220		No. Axls:		Lease Code:	

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4380	4380		4,380

EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX. AMOUNT	
Total	Exempt:	0	Net Assessment:	4380

2332000 4233 = 2960 AV

2020-146

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[] Supplemental			O Total Truck Purchase Price	Purchase Date : 1 /	2000.00 Total Depr. Cost 6380.00 1.0000 Last Year. 5275.00			
VIN Decode Version 1.19.1210 for Incomplete Trucks Assessment Year: 2019 VIS Supp	List Number: 80883 Unique ID: 80883 Registration: K76228		Type / Weight O incomplete Purchase Price T Annumblete Purchase Price T Annumblete Cost New:	Price As Type of Incomplete: Incomplete Truck	4330.00 Depreciated incomplete Value:	Permanent Notes: Mores for Assessment Year		
VIN Decode Version 1.19.				Inc Year : Price As (If different from truck) Depreci	Adjustments Market Value Adjustments Base Retait Engine : 0.00	el O Gas O other 0.00	000	
Edit One Truck	C DNV)	Brand : International Classs : 2 Category : BUS Tyone : Incomplete Truck	(DMV): CONVEN CONVEN A000 SER	Year: Year (DMV): 1993	E Construction of the second se	ight: 15000 leight: 35220		Re-decode VIN

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Price Digests.

PREPARED BY:	PREPARED FOR:		REVISION DATE:			
,	,		October 1, 2019			
Configuration		MSRP	Finance	Retail	Wholesale	Trade In
1993 INT'L 4900		\$39,881	\$1,675	\$2,233	\$1,860	\$1,899
Totals:		\$39,881	\$1,675	\$2,233	\$1,860	\$1,899
1993 INT'L 4900						
VIN: 1htsdppr2ph48307	7					
Axle Configuration: 4x2	Gross	vehicle Wei	ght: 25500 Pounds	VIN Mode	l Number: SD**	*
BBC: 100.8 Inches	ls Tra	ctor: N				
Complete / Incomplete: I	MSRF	?: \$39,881				
Base Value		MSRP	Finance	Retail	Wholesale	Trade In
1993 INT'L 4900		\$39,881	\$1,675	\$2,233	\$1,860	\$1,899
		¢20.001	¢1 C75	\$2,233	\$1,860	\$1,899
Totals:		\$39,881	\$1,675	42,230	\$1,000	\$1,000

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Town of Wallingford,	Connecticut	BOARD OF ASSESSMENT APPEALST Thomas Vitali, Chairman Carl D. Bonamico, Member
The stear		Robert Avery, Member 1967 Town Hall, Room 101
~		45 South Main Street
		Wallingford, CT 06492
Hearing No. 2020-145 APPLIC		Phone - 203-294-2001 Fax - 203-294-2003
APPEAL OF ASS	SESSED VALUATION	BOARD OF
ASSESSMENT A HEARING DATE: GRAND LIST OF	APPEALS	
	OCTOBER 1, 2020	
	Appellant (if ot	her than owner):
PROPERTY AND F		
Name of property Ownor	Name of Owne	er's Agent
Sal Brownstone Ridge	Mailing Addres	s
lity Stat 7in		
Phone 2 OLYS	City, State, Zip	
2-03 • 23%-	1	
	Phone	
(If Agent, attach a copy of Agency Agreement of Pover of Attorney. Ong	inal agency document must t	e submitted generating.)
Zian Carriet	9.	Contrate
Print applicant name and date	67	- Cunari.
	Applicant signat	ure
Motor Vehicle: Year_2000Make [Model: Internation Real Estate:		
Personal Property: Unique ID: 33 DBA	kar namperj	
If you are submitting an appraisal or other similar	evidence vou mus	t submit a convictor sub-
What <u>MARKET VALUE</u> does the applicant place on the propert Briefly state the basis of the Appeal: _ Vehicle is a speci	-, , <u></u>	sectime a copy along with your application.
ting want i value does the applicant place on the propert	γ? \$ 2,720 ′γ (Wing year and had have
Briefly state the basis of the Appeal: _Vehicle is a speci	alty vehicle and has r	no book value.
DONOT WRITE BELOW THIS LINE - BAA Use only		
I hereby solemnly swear that the testimony I am a and belief.	about to give is true	and accurate to the best of my knowledge
Signature(s) of (Must be signed in the presence of the Bo Owner(s) or Agent:	oard)	Date:
WMMOD.	_	
Mauon:	<u>Votina</u>	Record Initials
	Thom	nas Vitali
	—— Carl B	onamico
	Robe	rt Avery
	-	

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GENERAL DATA:				DATI	3: 02/08/202	1
Unique ID: 80860		80860	Assessment Year:	2019	Last Changed:	10/07/2020
OWNER'S ADDRESS Name: Care Of:	CARIATI DEVELOPERS INC				User: Record Status:	KCOONS ACTIVE
Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628		CA= No		Date of Birth Registration # District:	AB04539
RESIDENCE ADI	DRESS:					
Street 1: City: State: P-S-V-L 173063545	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451- 545724-N-01011900					

VEHICLE INFORMATION:

Mont	h Code	:	A - October (New	v)	% 1.000 Lt Wt:			
0/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD NEW	0000 2000	INTER	4000 SER	00 02	1HTSDADR0YH268946	DUMP	ORA	
Grs	Wt:		37000		No. Ax1s:	I	Gease Code:	
				0000	TID NTOIN			

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4500	4500		4,500

CODE	APP.	DATE	EX. AMOUNT	
Total Exe	mpt:	0	Net Assessment:	4500

GENERAL DATA:			DAT	E: 02/22/202	1
Unique ID: 80860		860 Assessment Year;	2019	Last Changed:	10/07/2020
OWNER'S ADDRESS Name: Care Of:	CARIATI DEVELOPERS INC			User: Record Status:	RCASWELL ACTIVE
Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628	CA≃ No		Date of Birth Registration # District:	AB04539
RESIDENCE ADI	DRESS:				
Street 1: City: State: P-S-V-L 173063545	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451- 545724-N-01011900				

VEHICLE INFORMATION:

Mont	h Code	:	A - October (New	v)	% 1.000 Lt Wt:			
O/N	YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD NEW	$\begin{array}{c} 0000\\ 2000 \end{array}$	INTER	4000 SER	00 02	1HTSDADR0YH268946	DUMP	ÓRA	
Grs	Wt:		37000		No. Axls:	I	ease Code:	

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEŴ	4500	4500		4,500

CODE APP.	DATE	EX. AMOUNT
Total Exempt:	0	Net Assessment: 4500

Lower than Blue Book + Body

4087 2800 6887 = 4820 AV

2020-145



PREPARED ON: February 22, 2021 - 04:51pm

	,	October 1, 2019			
onfiguration	MSRP	Finance	Retail	Wholesale	Trade In
000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
otals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
000 INT'L 4900					
IN: 1htsdadr0yh268946	3				
xle Configuration: 4x2	Engine Type: D		MSRP: \$45	5,160	
BC: 100.8 Inches	Gross Vehicle Wei	ght: 25500 Pounds	VIN Mode	l Number: SD***	
omplete / Incomplete: I	Is Tractor: N		Wheelbas	e: 128 Inches	
Base Value	MSRP	Finance	Retail	Wholesale	Trade In
000 INT'L 4900	\$45,160	\$3,065	\$4,087	\$3,404	\$3,47
Major Components Engine: IH: DT466/195/6/D	,				
Fransmission: IH: ES56-7B/7					
Front Axle: IH: I-80S					
Rear Axle: IH: N-175					
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,47

	Save	Re-decode VIN
		Lock Information
	Other :	
0.00 Notes for Assessment Year.	Brakes	
		관계를
	Class 8 : More than 33,000	Gross Weight : 37000
	O Diesel O Gas O Other	Light Weight : 0
	Engine :	Axies
ments Market Value	2 Adjustments	
	(if different from truck)	Year (DMV) 2000
mplete: Incomplete Truck	Inc Year:	Year: 2000
DA): 4500.00 Incomplete Cost New:		Model (DMV): 4000 SER
		Model:
Price By : The / Weight I Incomplete Purchase Price I Jotal Truck Purchase Price		Body (DMV): DUMP
Pricing Advice		Type Incomplete Truck
		Category : BUS
□ Need more information Edit Address		Class:
Taxpayer: CARIATI DEVELOPERS INC		Brand : Internations
Registration: AB04539		Hake (DMV): INTER
List Number: 80873 Unique D 80873	RVESTER	Make: INTERNATIONAL HARVESTER
Assessment Year: 2019 💟 🗹 Supplemental		VIN : HHTSDADROYH268946
VIN Decode Version 1.19.1210 for incomplete Trucks	VIN Decode	Edit One Iruck

		<u> </u>
Town of Wallingford	d, Connecticut	BOARD OF ASSESSMENT APPEALS Thomas Vitall, Chairman Carl D. Bonamico, Member Robert Avery, Member Town Hall, Room 101
KOLEN-INELIS		Robert Avery, Member
		Town Hail, Room 101 45 South Main Street
2020 0011		Wallingford CT 06400
Hearing No 2020 - 144 APP	LICATION	Phone - 203-294-2001 Fax - 203-294-2003
APPEAL OF	ASSESSED VALUATION DO	
	NT APPEALS	
GRAND LIS	FOF OCTOBER 1, 2020	
PRESERVER	Appellant (if other	than owner):
Name of property Owner	Name of Owner's A	
		Agent
Mailing Address Sal Brownstone Ridge	Mailing Address	
Jity, Stat Zin		
Phone 24 OGVA	City, State, Zip	
2-03 • 23%-	Phone	
Abbellatif's Pabation, B Elwitter Il Agent, attact a copy of Agency Agreement of Power of Actomey.	B SWHERE	
Elain Carrati	Original agency document must be sub	imitted ameaning.)
	- h-	Ceriate.
Pnnt applicant name and date	Applicant signature	
Viotor Vehicle: Year_1999_Make (Model: Freightii Real Estate:		inder appeal. 69Mileage 228,227
<u>Motor Vehicle:</u> Year_1999Make (Model: Freightli Real Estate:	ner FL80Plate#AB0916 k/Lot/Unit Number) BA	69Mileage228,227
<u>Motor Vehicle:</u> Year_ 1999 Make [Model: Freightli Real Estate:	ner FL80Plate#AB0916 k/Lot/linit Number) PBA lar evidence, you <u>must</u> sub	69Mileage228,227
<u>Motor Vehicle:</u> Year_ 1999 Make [Model: Freightli Real Estate:	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub	69Mileage228,227 omit a copy along with γour application.
<u>Motor Vehicle:</u> Year_1999_Make [Model: Freightil Real Estate: (Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 40 D f you are submitting an appraisal or other simil (hat <u>MARKET VALUE</u> does the applicant place on the prop	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 (),	69Mileage228,227
<u>Motor Vehicle:</u> Year_1999_Make [Model: Freightil Real Estate: (Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 40 D f you are submitting an appraisal or other simil (hat <u>MARKET VALUE</u> does the applicant place on the prop	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 (),	69Mileage228,227
Address and/or Assessor's Map/Bloc (Address and/or Assessor's Map/Bloc (ersonal Property: Unique ID: 40 D you are submitting an appraisal or other simi that MARKET VALUE does the applicant place on the prop riefly state the basis of the Appeal:Vehicle is a sp	ner FL80Plate#AB0916 k/Lot/Linit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 ?(69Mileage228,227
<u>Motor Vehicle:</u> Year_1999_Make [Model: Freightil Real Estate: (Address and/or Assessor's Map/Bloc Personal Property: Unique ID: 40 D Fyou are submitting an appraisal or other simil /hat <u>MARKET VALUE</u> does the applicant place on the prop riefly state the basis of the Appeal:Vehicle is a sp O NOT WRITE BELOW THIS LINE - BAA Use onl	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 ? ecialty vehicle and has no bo	69 Mileage 228,227
Motor Vehicle: Year_1999_Make [Model: Freightil Real Estate: (Address and/or Assessor's Map/Boc Personal Property: Unique ID: 40 D f you are submitting an appraisal or other simi /hat MARKET VALUE does the applicant place on the prop riefly state the basis of the Appeal:Vehicle is a sp O NOT WRITE BELOW THIS LINE - BAA Use on! hereby solemnly swear that the testimony I an nd belief. gnature(s) of (Must be signed in the presence of the	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 ? ecialty vehicle and has no bo generate to give is true and Board)	69 Mileage 228,227 omit a copy along with your application. us year glowed Lost Value.
Motor Vehicle: Year_1999_Make [Model: Freightil Real Estate: (Address and/or Assessor's Map/Bloc Personal Property: Unique ID: 40 D f you are submitting an appraisal or other simi /hat MARKET VALUE does the applicant place on the prop riefly state the basis of the Appeal:Vehicle is a sp O NOT WRITE BELOW THIS LINE - BAA Use on! hereby solemnly swear that the testimony I an nd belief. gnature(s) of (Must be signed in the presence of the wner(s) or Agent:	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 ? (69 Mileage 228,227
<u>Motor Vehicle: Year_1999</u> Make [Model: Freightil <u>Real Estate:</u> (Address and/or Assessor's Map/Boc <u>Personal Property:</u> Unique ID: 40 D Pyou are submitting an appraisal or other simile (hat <u>MARKET VALUE</u> does the applicant place on the propertie riefly state the basis of the Appeal:Vehicle is a sp O NOT WRITE BELOW THIS LINE - BAA Use only hereby solemnly swear that the testimony I and hereby	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 ? (69 Mileage228,227 omit a copy along with your application. US Yes r glorel List Value. bok value.
Address and/or Assessor's Map/Bloc (Address and/or Assessor's Map/Bloc Personal Property: Unique ID: 40D Pyou are submitting an appraisal or other simily (hat MARKET VALUE does the applicant place on the properties of the Appeal:Vehicle is a sp riefly state the basis of the Appeal:Vehicle is a sp O NOT WRITE BELOW THIS LINE - BAA Use only hereby solemnly swear that the testimony I and hereby solemnly swear that the testimony I and hereby solemnly swear that the presence of the wher(s) or Agent:	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must sub</u> erty? \$3,520 ? (, up ecialty vehicle and has no bo ecialty vehicle and has no bo gove is true and Board) Date Voting Rec	69
Motor Vehicle: Year_1999_Make [Model: Freightil Real Estate:	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 Class up ecialty vehicle and has no bo y n about to give is true and Board) Date	69
Motor Vehicle: Year_1999Make [Model: Freightil Real Estate:	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 Classes ecialty vehicle and has no bo y n about to give is true and Board) Date <u>Voting Rec</u> Thomas Vit	69
Motor Vehicle: Year_1999Make [Model: Freightil Real Estate:	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 ? (, up ecialty vehicle and has no bo ecialty vehicle and has no bo gove is true and Board) Date Voting Rec	69
Motor Vehicle: Year_1999Make [Model: Freightil Real Estate:	ner FL80Plate#AB0916 k/Lot/Unit Number) PBA lar evidence, you <u>must</u> sub erty? \$3,520 Classes ecialty vehicle and has no bo y n about to give is true and Board) Date <u>Voting Rec</u> Thomas Vit	69Mileage228,227 omit a copy along with your application. cos Year Glord List Value. accurate to the best of my knowledge e: cord Initials tall ico

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GENERAL DATA:			DATI	E: 02/08/202	1
Unique ID: 80861	List No.: 80861	Assessment Year:	2019	Last Changed;	10/19/2020
OWNER'S ADDRESS Name: Care Of:	CARIATI DEVELOPERS INC			User: Record Status:	KCOONS ACTIVE
Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628	CA= No		Date of Birth Registration # District:	AB09169
RESIDENCE ADI	DRESS:				
Street 1: City: State: P-S-V-L 173063546	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451- 573329-N-01011900				

VEHICLE INFORMATION:

Month Code	:	A - October (New))	% 1.000 Lt Wt: 16000			
O/N YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 0000 NEW 1999	FREIG	MED CONV	00 02	1FV6JJBB3XHB17490	CONVEN	ORA	
Grs Wt:		36000		No. Ax1s:		Lease Code:	

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VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4480	4480		4,480

CODE	APP.	DATE	EX. AMOUNT	
Total E	xempt:	0	Net Assessment:	4480

GENERAL DATA: Unique ID: 80861	List No.: 80861	I Assessment Year: 20	DATE: 02/22/2021 19 Last Changed: 10/19/2020
OWNER'S ADDRESS Name:	CARIATI DEVELOPERS INC		User: RCASWELL Record Status: ACTIVE
Care Of: Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628	CA= No	Date of Birth Registration # AB09169 District:
RESIDENCE AD			
Street 1: City: State:	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451~		

State: CT Zip: U6451-P-S-V-L 1730635--4673329-N-01011900

VEHICLE INFORMATION:

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Month Code	e :	A - October (New	}	% 1.000 Lt Wt: 16000			
0/N YEAR	MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 0000 NEW 1999		MED CONV	00 02	1FV6JJBB3XHB17490	CONVEN	ORA	
Grs Wt:		36000		No. Axls:	:	Lease Code:	
VEHICLE NEW	VALUE 4480	ADJ-VALUE 4480	CREDI	r NET 4,480			

CODE	APP.	DATE	EX. AMOUNT	
Total	Exempt:	0	Net Assessment:	4480

3605 2800 6405 = 4480 AV

2020-144



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PREPARED ON: February 22, 2021 - 04:19pm

PREPARED BY:	PREPARED FOR:	REVISION DATE:			
3	,	October 1, 2019			
				> > 1 + 2 + 2 + 2 + 2 + 2 + 2 + 2 + 2 + 2 +	
Configuration	MSRP	Finance	Retail	Wholesale	Trade In
1999 FREIGHTLINER FL-80	\$56,424	\$2,704	\$3,605	\$3,003	\$3,065
Totals:	\$56,424	\$2,704	\$3,605	\$3,003	\$3,065
		·····			

1999 FREIGHTLINER FL-80

VIN: 1fv6jjbb3xhb17490

Axle Configuration: 4x2	Engine Type: D		MSRP: \$50	5,424	
BBC: 106 Inches	Gross Vehicle Weig	ht: 33000 Pounds	VIN Mode	l Number: 6J***	
Complete / Incomplete: I	Is Tractor: N		Wheelbas	e: 150 Inches	
•		an a substantia a s			
Base Value	MSRP	Finance	Retail	Wholesale	Trade In
1999 FREIGHTLINER FL-80	\$56,424	\$2,704	\$3,605	\$3,003	\$3,065
Base Value	MSRP	Finance	Retail	Wholesale	Trade In

Totals:	\$56,424	\$2,704	\$3,605	\$3,003	\$3,065
Rear Axle: RO: RS-23-160					
Front Axle: RO: FF961	F				
Transmission: FU: FS5205A/5					
Engine: CU: ISM-210/6/D					
Major Components					

Price Digests.

ABOS Marine Blue Book.

The Truck Blue Book

The Automobile Red Book.

Recreational Vehicle Blue Book

Commercial Trailer Blue Book.

Tractor Blue Book. Powersport Blue Book .

Grounds Maintenance Blue Book.

With Decards Tructs Examining the interpreter Tructs Implement from Litt Number (15074) Under truct (15074) Implement from (15074) Under truct (15074) Under truct (15074) Implement from (15074) Under truct (15074) Under truct (15074) Implement from (150700) Implement (150700) Implement (150700) Implement (150700) Implement from (150700) Implement (150700) Implement (150700) Implement (150700) Implement (150700) Implement from (150700) Implement (150700) Implement (150700) Implement (150700) Implement (150700) Implement (150700) Implement from (150700) Implement (150700) Implement (150700) Implement (150700) Implement (150700) Implement (150700) Implement from (150700) Implement (150700) Implement (150700)<	Re-decode VIN	Gross Weight 35000	Length : Axtes : Light Weight : 16090	Category : TRUCK Type : Incomplete Truck Body (DHV): CONVEN Model : CONVEN Model : INCOMP Year : 1999	Edit One Truck VIN : 1FV6JJBB3XHB17490 Make: FREGHTLINER C Make (DMV): FREG Brand : Freightliner Class : 2
ar: 2019 Supplemental Unique ID: 80874 Ination EditAddress Ination Inda Dept Cost Ination Last Year Ination Inda Dept Cost Intervention Intervention Inda Dept Cost Intervention Intervention Inte		Class 8 ; More than 33,000	NO Gas O Other		
ASSM		Notes for Assessment Year.	Depreciation : Default S Market Value : S600.00 Depreciated incomplete Value: 2800.00 Total Depr. Cost 6400.00 Permanent Notes: 2 Multiplier: 1.0000 Last Year: 0.00	Advice /Weight O incomplete Purchase Price O Total Truck Purchase Price ? 3500.00 Incomplete Cost New: ? 14000.00 Total Cost New: mplete: Incomplete Truck ? Purchase Date: / /	ar 2019 🖂 🖂 Unique ID : 808

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Hearing No. 2020-143 Applicat	Town Hall, Room 101
HEARING DATE: GRAND LIST OF O	PPEALS
	Appellant (if other than owner):
PERMARE Developens	Name of Owner's Agent
Name of property Owner	Mailing Address
Mailing Address Sz 1 Storinstone Ridge	
Phone	City, State, Zip
2-03 • 23%- B OW/Har B BW/Har of Attorney. Original (if Agent, statch a copy of Agency Agreement of Power of Attorney. Original	Phone
	natagiency document to submettod subcanag.)
Print applicant name and date	Applicant signature
Real Estate: (Address and/or Assessor's Map/Block/Lo Personal Property: Unique ID: 34 DBA If you are submitting an appraisal or other similar	A r evidence, you <u>must</u> submit a copy along with your application.
What <u>MARKET VALUE</u> does the applicant place on the property Briefly state the basis of the Appeal: <u>_Vehicle</u> is a speci-	
DO NOT WRITE BELOW THIS LINE - BAA Use only	
	about to give is true and accurate to the best of my knowledge
Signature(s) of (Must be signed in the presence of the B Owner(s) or Agent:	Data
-	Date:
Owner(s) or Agent:	Date:
Owner(s) or Agent:	Date: <u>Voting Record</u> Initials Thomas Vitali
Owner(s) or Agent:	Date: <u>Voting Record</u> Initials Thomas Vitali

Feb 05 21, 04:29p Cariati Developers

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GENERAL DATA:		80864	Assessment Year:	DAT 2019	E: 02/08/202 Last Changed:	1 10/07/2020
Jnique ID: 80864	List No.:	00004			User: Record Status:	KCOONS ACTIVE
OWNER'S ADDRESS Name:	CARIATI DEVELOPERS INC					
Care Of: Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628		CA= No		Date of Birth Registration # District:	ae29954
RESIDENCE ADI Street 1: City:	DRESS: 507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451~					

State: CT Zip: 06451-P-S-V-L 1730635--4525674-N-01011900

VEHICLE INFORMATION:

Month Cod	⇒ :	A - October (New	.)	% 1.000 Lt Wt: 1	6000		
		MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
O/N YEAR OLD 0000 NEW 2000		4000 SER	00 02	1HTSDADR6YH268983	DUMP	ORA	
NEW 2000 Grs Wt:	INTER	37000		No. Axls:	I	lease Code:	
VEHICLE NEW	VALUE 4500	ADJ-VALUE 4500	CREDI	т NET 4,500			

CODE	APP.	DATE	EX. AMOUNT
Total 1	Exempt:	0	Net Assessment: 4500

GENERAL DATA:			DAT	E: 02/22/202	1
Unique ID: 80864	List No.: 80864	Assessment Year:	2019	Last Changed:	10/07/2020
OWNER'S ADDRESS Name:	CARIATI DEVELOPERS INC			User: Record Status:	RCASWELL ACTIVE
Care Of: Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT zip: 06451-3628	CA= No		Date of Birth Registration # District:	AE29954
RESIDENCE ADI	DRESS:				
Street 1: City: State: P-S-V-L 173063545	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451- 525674-N-01011900				

VEHICLE INFORMATION:

Month Cod	e :	A - October (New	')	% 1.000 Lt Wt: 16000			
O/N YEAR		MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 0000 NEW 2000		4000 SER	00 02	1HTSDADR6YH268983	DUMP	ORA	
Grs Wt:		37000		No. Axls:		Lease Code:	

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	4500	4500		4,500

CODE	APP.	DATE	EX. AMOUNT
Total Ex	empt:	0	Net Assessment: 4500

Lower than the Body's Blue Book + Body's

4087 +2800 6887 = 4820 AV

2020-143



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PREPARED BY:	PREPARED FOR:	REVISION DATE: October 1, 2019			
Configuration 2000 INT'L 4900	MSRP \$45,160	Financ e \$3,065	Retail \$4,087	Wholesale \$3,404	Trade In \$3,474
Totals:	\$45,160	\$3,065	\$4,087	\$3,404	\$3,474
2000 INT'L 4900 VIN: 1htsdadr6yh26898	3				
Axle Configuration: 4x2 BBC: 100.8 Inches	Engine Type: D Gross Vehicle Wei	ght: 25500 Pounds	MSRP: \$4	5,160 el Number: SD***	

BBC: 100.8 inches	Gross venicle weight: 25500 Pounds	vin Model Number: SD
Complete / Incomplete: I	ls Tractor: N	Wheelbase: 128 Inches

• Price Digests.	The Truck Blue Book	ABOS Marine Blue Book.	The Automobile Red Book.	Recreational Vehicle Blue Book	Commercial Trailer Blue Book.	Powersport Tractor Blue Book. Blue Book.	Grounds Maintenance Blue Book.
Totals:	nge en sen se		\$45,160	\$3,06	5 \$4,0		\$3,474
Rear Axle: IH: N-17	5			-	-		
Front Axle: IH: 1-80	s			-	-		
Transmission: IH: I	ES56-7B/7			-	-		
Engine: IH: DT466/	195/6/D			•	-		
Major Component	s						
2000 INT'L 4900			\$45,160	\$3,06	5 \$4,0	987 \$3,404	\$3,474
Base Value			MSRP	Financ	e Ret	ail Wholesale	Trade In

	Lock Information		Axies 0 Light Weight: 16000 Gross Weight: 37000		Model (DMV): 4000 SER Year: 2000 Year (DMV) 2000		VIN. 11HT SDADR6YH268983 Make : INTERNATIONAL HARVESTER Make (OMV): INTER Brand : International
			Engine : O Diesel O Gas O Other 0.00 Class 8 : More than 33,000 0.00	Adjustments	Inc Year: (If different from truck)		
		Notes for Assessment Year.		1000 Total Deprost	Image: Second	9 2 _	VIN Decode Version 1.19.1210 for Incomplete Trucks Assessment Vear : 2019 List Number 80878 Registration AE29954 Tamager CAEDATT DECK INC

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Town of Wallingfor	rd, Connecticut	BOARD OF ASSESSMENT APPE/ Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492
Hearing No. 2020 - 142 AP	PLICATION	Phone - 203-294-2001 Fax - 203-294-2003
APPEAL C ASSESSM	DF ASSESSED VALUATION ENT APPEALS ST OF OCTOBER 1, 2020	BOARD OF
	Appellant (if ot	her than owner):
Name of property Owner	Name of Owner	's Agent
Mailing Andress Sol Stornstone Ridge Lity, Stat Zip	Mailing Address	
Phone A Olympia	City, State, Zip	
2-03 • 23%-	Phone	
In Agent, attach a copy of Agency Agreement or Power of Attorney	Original agency document must be	
Zlain Carriets	2	Constrato
Pont applicant name and date	Applicant signatu	
Motor Vehicle: Year_2001Make [Model: Interna Real Estate:	section for the property ty ational 4900Plate#A	pe under appeal.
Motor Vehicle: Year_2001Make [Model: Interna Real Estate: [Address and/or Assessor's Map/Bio Personal Property: _Unique ID: 37 If you are submitting an appraisal or other sin	section for the property typ ational 4900Plate#A ock/Lot/IInit Number) DBA nilar evidence, you <u>must</u>	be under appeal. B04538 Mileage127,564 submit a copy along with your application.
Motor Vehicle: Year_2001Make [Model: Interna Real Estate:	section for the property typ ational 4900Plate#A ock/Lot/Bnit Number) DBA nilar evidence, you <u>must</u> operty? \$2,860 Prev	submit a copy along with your application.
Motor Vehicle: Year_2001Make [Model: Interna Real Estate: [Address and/or Assessor's Map/Bio Personal Property: _Unique ID: 37 If you are submitting an appraisal or other sin What MARKET VALUE does the applicant place on the pro	section for the property typ ational 4900Plate#A ock/Lot/Bnit Number) DBA nilar evidence, you <u>must</u> operty? \$2,860 Prev	submit a copy along with your application.
Motor Vehicle: Year_2001Make [Model: Interna Real Estate: [Address and/or Assessor's Map/Blo Personal Property: Unique ID: 37 If you are submitting an appraisal or other sin What MARKET VALUE does the applicant place on the pro Briefly state the basis of the Appeal:Vehicle is a s DO NOT WRITE BELOW THIS LINE - BAA Use of	section for the property typ ational 4900Plate#A ock/Lot/Bnit Number) DBA nilar evidence, you <u>must</u> operty? \$2,860 Pcco specialty vehicle and has no	be under appeal. B04538127,564 submit a copy along with your application. Those for grand List Value.
Motor Vehicle: Year_2001Make [Model: Interna Real Estate: [Address and/or Assessor's Map/Blo Personal Property: Unique ID: 37 If you are submitting an appraisal or other sin What <u>MARKET VALUE</u> does the applicant place on the pro Briefly state the basis of the Appeal:Vehicle is a s	section for the property typ ational 4900Plate#A ock/Lot/Bnit Number) DBA nilar evidence, you <u>must</u> operty? \$2,860 Pcco specialty vehicle and has no	be under appeal. B04538127,564 submit a copy along with your application. Those for grand List Value.
Motor Vehicle: Year_2001Make [Model: Interna Real Estate: [Address and/or Assessor's Map/Big Personal Property: Unique ID: 37 If you are submitting an appraisal or other sin What MARKET VALUE does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a s DO NOT WRITE BELOW THIS LINE - BAA Use or I hereby solemnly swear that the testimony I a and belief. Signature(s) of (Must be signed in the presence of the	e section for the property typ ational 4900Plate#A ock/Lot/IJnit Number) DBA nilar evidence, you <u>must</u> operty? \$2,860 Pcco specialty vehicle and has no specialty vehicle and has no specialty vehicle and has no specialty vehicle and has no specialty vehicle and has no	be under appeal. B04538Mileage127,564 submit a copy along with your application. Those Year grand List Value. book value.
Motor Vehicle: Year_2001Make [Model: Interna Real Estate: [Address and/or Assessor's Map/Big Personal Property: Unique ID: 37 If you are submitting an appraisal or other sin What MARKET VALUE does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a s DO NOT WRITE BELOW THIS LINE - BAA Use of I hereby solemnly swear that the testimony I a and belief. Signature(s) of (Must be signed in the presence of th Owner(s) or Agent:	e section for the property typ ational 4900Plate#A ock/Lot/IJnit Number) DBA nilar evidence, you <u>must</u> operty? \$2,860 Prev specialty vehicle and has no specialty vehicle and has no nily am about to give is true a ne Board)	be under appeal. B04538Mileage127,564 submit a copy along with your application. Those year grand List Velve book value.
Motor Vehicle: Year_2001Make [Model: Interna Real Estate: [Address and/or Assessor's Map/Big Personal Property: Unique ID: 37 If you are submitting an appraisal or other sin What MARKET VALUE does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a s DO NOT WRITE BELOW THIS LINE - BAA Use or I hereby solemnly swear that the testimony I a and belief. Signature(s) of (Must be signed in the presence of the	e section for the property typ ational 4900Plate#A ock/Lot/IJnit Number) DBA nilar evidence, you <u>must</u> operty? \$2,860 Prev specialty vehicle and has no specialty vehicle and has no nily am about to give is true a ne Board)	be under appeal. B04538Mileage127,564 submit a copy along with your application. Those Year grand List Value. book value.
Motor Vehicle: Year_2001Make [Model: Interna Real Estate: [Address and/or Assessor's Map/Big Personal Property: Unique ID: 37 If you are submitting an appraisal or other sin What MARKET VALUE does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a s DO NOT WRITE BELOW THIS LINE - BAA Use of I hereby solemnly swear that the testimony I a and belief. Signature(s) of (Must be signed in the presence of th Owner(s) or Agent:	e section for the property typ ational 4900Plate#A ock/Lot/IJnit Number) DBA nilar evidence, you <u>must</u> operty? \$2,860 Pcco specialty vehicle and has no specialty vehicle and has no nily am about to give is true a ne Board)	be under appeal. B04538Mileage127,564 submit a copy along with your application. The year grand Lift Value book value. Ind accurate to the best of my knowledge Date: Record Initials
Motor Vehicle: Year_2001Make [Model: Interna Real Estate: [Address and/or Assessor's Map/Big Personal Property: Unique ID: 37 If you are submitting an appraisal or other sin What MARKET VALUE does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a s DO NOT WRITE BELOW THIS LINE - BAA Use of I hereby solemnly swear that the testimony I a and belief. Signature(s) of (Must be signed in the presence of th Owner(s) or Agent:	e section for the property typ ational 4900Plate#A ock/Lot/Bnit Number) DBA nilar evidence, you <u>must</u> operty? \$2,860 Prev specialty vehicle and has no specialty vehicle and has no he Board) <u>Voting f</u> Thomas	be under appeal. B04538Mileage127,564 submit a copy along with your application. The year grand Lift Value book value. Ind accurate to the best of my knowledge Date: Record Initials

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GENERAL DATA:			DATI	E: 02/08/202	1
Unique ID: 80859	List No.: 80859	Assessment Year: 2	2019	Last Changed:	10/07/2020
OWNER'S ADDRESS				User:	KCOONS
Name:	CARIATI DEVELOPERS INC			Record Status:	ACTIVE
Care Of:					
Street 1:	507 BROWNSTONE RDG	CA= No		Date of Birth	
City:	MERIDEN			Registration #	AB04538
State:	CT Zip: 06451-3628			District:	
RESIDENCE ADI	DRESS:				
Street 1:	507 BROWNSTONE RIDGE				
City:	MERIDEN				
State:	CT Zip: 06451~				
P-S-V-L 173063546	547273-N-01011900				

VEHICLE INFORMATION:

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Month Code :	A - October (New)	% 1	.000 Lt Wt: 16000			
O/N YEAR MAN OLD 0000	KE MODEL	CL VIN- 00	ID	STYLE	COLOR	2nd COLOR
	TER 4000 SER	02 1HTS	SDADR91H367898	DUMP	ORA	
Grs Wt:	37000		No. Axls:	Leas	e Code:	
VEHICLE VAL NEW 548		CREDIT	NET 5,480			

EXEMPTIONS	AND	NET	VALUE:	

CODE	APP.	DATE	EX.	Al	IOUNT	
Total Exe	empt:	0	Ne	ət	Assessment:	5480

GENERAL DATA:			DATH	L: 03/05/202	1
Unique ID: 80859	List No.: 80859	Assessment Year:	2019	Last Changed:	10/07/2020
OWNER'S ADDRESS				User:	RCASWELL
Name:	CARIATI DEVELOPERS INC			Record Status:	ACTIVE
Care Of:					
Street 1:	507 BROWNSTONE RDG	CA= No		Date of Birth	
City:	MERIDEN			Registration #	AB04538
State:	CT Zip: 06451-3628			District:	
RESIDENCE ADD	RESS:				
Street 1:	507 BROWNSTONE RIDGE				
City:	MERIDEN				
State:	CT Zip: 06451-				
P-S-V-L 173063546	* · · · · ·				

VEHICLE INFORMATION:

Mont	h Code	1	A - October (New	7)	% 1.000 Lt Wt: 1	6000		
O/N OLD	YEAR 0000	MAKE	MODEL	CL 00	VIN-ID	STYLE	COLOR	2nd COLOR
NEW	2001	INTER	4000 SER	02	1HTSDADR91H367898	DUMP	ORA	
Grs	Wt:		37000		Nc. Axls:		Lease Code:	

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5480	5480		5,480

EXEMPTIONS AND NET VALUE:

CODE APP. DATE EX. AMOUNT

Total Exempt: 0 Net Assessment: 5480

4812 Chassis 2800 body 7612 = 5330 AV

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Price Digests.

AND AND THE REPORT OF A REAL PROPERTY OF A REAL PRO

PREPARED ON: February 22, 2021 - 04:20pm

PREPARED BY:	PREPARED FOR:		REVISION DATE: October 1, 2019			
Configuration 2001 INT'L 4900 Totals:	N \$4	MSRP 8,959 8,959	Finance \$3,609 \$3,609	Retail \$4,812 \$4,812	Wholesale \$4,008 \$4,008	Trade In \$4,091 \$4,091
2001 INT'L 4900 VIN: 1htsdadr91h367898				·······		

Axle Configuration: 4x2	Engine Type: D	MSRP: \$48,959
BBC: 100.8 Inches	Gross Vehicle Weight: 25500 Pounds	VIN Model Number: SD***
Complete / Incomplete: I	is Tractor: N	Wheelbase: 140 Inches

Base Value MSRP Finance Retail Wholesale Trade In 2001 INT'L 4900 \$48,959 \$3,609 \$4,812 \$4,008 \$4,091 Major Components	Price Digests. The	Truck	ABOS Marine Blue Book.	The Automobile Red Book.	Recreational Vehicle Blue Book	Commercial Trailer Blue Book.	Powersport Blue Book.	Tractor Blue Book	Grounds Maintenance Blue Book
Base Value MSRP Finance Recurr Finance Recurr Finance	Totals:			\$48,959	-	9 \$4,	812	\$4,008	\$4,091
Base Value MSRP Finance Recard Finance Finance <th< td=""><td>Rear Axle: IH: N-175</td><td></td><td></td><td>-u-</td><td>-</td><td></td><td></td><td></td><td></td></th<>	Rear Axle: IH: N-175			-u-	-				
Base Value MSRP Finance Recurr Finance Finance <th< td=""><td>Front Axle: 1H: 1-80S</td><td></td><td></td><td></td><td></td><td></td><td>***</td><td></td><td></td></th<>	Front Axle: 1H: 1-80S						***		
Base Value MSRP Finance Recurr Million 2001 INT'L 4900 \$48,959 \$3,609 \$4,812 \$4,008 \$4,091 Major Components	Transmission: IH: ES56-7	'B/7				-			
Base Value MSRP Finance Retail Millioution 2001 INT'L 4900 \$48,959 \$3,609 \$4,812 \$4,008 \$4,091	-	5/D				-			
	2001 INT'L 4900								

Price Digests

ABOS Marine Blue Book.

The Truck Blue Book

Brakes: DLock Information Re-decode MN	Axless : 0 Eng Light Weight: 16000 OI Gross Weight: 37000 Cla	Year ; 2001 [001 Year (04/V): 2001 [100	(DMV): DUMP 4 (DMV): 4000 SER	Make : ATTERNATIONAL HARVESTER Make (DMV): INTER Brand : International Class : 2 Category : BUS	Edit One Truck VIN: 11HTSDADR91H367898
es 0.00 Notes for Assessment Year.	<u>a kasa a</u> n na	Inc Year : Price As Type of Incomparing (If different from truck) Depreciation : Default Depreciation : Default : Default : Default : Default : 5480.	Price By :	List Number:	VIN Decode Version 1.19 1210 for Incomplete Trucks Assessment Ye
ent Year.		ster: Incomplete Truck 🐼 Purchas	Pricing Advice Type / Weight O Incomplete Purchase Price O Total Truck Purchase Price O Total Truck Purchase Price O Total Truck Purchase Price O Total Truck Purchase Price O Total Truck Purchase Price O Total Truck Purchase Price O Total Truck Price O Total Truck Price O	80872 Unique ID : 80872 AB04538 CARIATI DEVELOPERS INC Need more information EditAddress	ar .
	ſ	e Date: 11	Price		

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Town of Wallingford	d, Connecticuit	BOARD OF ASSESSMENT APPE/ Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member Town Hall, Room 101 45 South Main Street Wallingford CT 05400
Hearing No. 2020-141 APF	Phar Phar	Wəllingford, CT 06492 e - 203-294-2001 Fax - 203-294-2003
APPEAL OF ASSESSME	ASSESSED VALUATION BOARD NT APPEALS T OF OCTOBER 1, 2020	OF
PROPERTY ANDE	Appellant (if other that	owner):
Name of property Owner	Name of Owner's Agen	t
Malling Address Sat Brownstane Ridge	Mailing Address	
Jity, Stat Zip A. OGYST	City, State, Zip	
2-03 • 23%-	Phone	
Anthematics Cathacter, 8 Diviter (If Agent, attach a copy of Agency Agreement of Power et Attorney.	Original agency document must be submitte	amearing.)
Zhin Carriet	- hi	Cinat.
Pont applicant name and date	Applicant signature	
<u>Motor Vehicle:</u> Year_2001Make [Model: International Real Estate:	section for the property type unde	r appeal. Mileage 153,442
Motor Vehicle: Year_2001Make [Model: Internation Real Estate: (Address and/or Assessor's Map/Blo Personal Property: Unique ID: 35I If you are submitting an appraisal or other sim	section for the property type unde tional 4900Plate#AE29970 ck/Lot/IJnit Number) DBA ilar evidence, you must submit	Mileage153,442
Motor Vehicle: Year_2001Make [Model: Internation Real Estate: (Address and/or Assessor's Map/Blo Personal Property: Unique ID: 35I If you are submitting an appraisal or other sim	section for the property type unde tional 4900Plate#AE29970 ck/Lot/IJnit Number) DBA ilar evidence, you must submit	Mileage153,442
Motor Vehicle: Year_2001Make [Model: Internat Real Estate: (Address and/or Assessor's Map/Blo Personal Property: Unique ID: 35	section for the property type under tional 4900Plate#AE29970 	Mileage153,442
Motor Vehicle: Year_2001Make [Model: Internation of the second seco	section for the property type under tional 4900Plate#AE29970 ck/Lot/IJnit Number) DBA ilar evidence, you <u>must</u> submit perty? \$2,860 @cc.co beclaity vehicle and has no book to beclaity vehicle and has no book to	Mileage153,442 a copy along with your application. S Year 950 L.J. Volue value.
Motor Vehicle: Year_2001Make [Model: Internation Real Estate: (Address and/or Assessor's Map/Blopersonal Property: Unique ID: 35 If you are submitting an appraisal or other sime What MARKET VALUE does the applicant place on the property state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state sta	section for the property type under tional 4900Plate#AE29970 ck/Lot/IJnit Number) DBA ilar evidence, you <u>must</u> submit perty? \$2,860 @cc.co beclaity vehicle and has no book to beclaity vehicle and has no book to	Mileage153,442 a copy along with your application. S Year 950 L.J. Volue value.
Motor Vehicle: Year_2001Make [Model: Internation Real Estate: (Address and/or Assessor's Map/Blop Personal Property: Unique ID: 35I If you are submitting an appraisal or other sim What MARKET VALUE does the applicant place on the property state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state	section for the property type unde tional 4900Plate#AE29970 ck/Lot/Unit Number} DBA ilar evidence, you <u>must</u> submit perty? \$2,860 Q < C C beclaity vehicle and has no book to beclaity vehicle and has no book to be and has no be and has no book to be and has no be and has no book to be and has no be and has no book to be and has no be and has no book to be and has no be and has no book to be and has no be and has no	Mileage153,442 a copy along with your application. S Year 9 (and L, J Volution) ratue.
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Motor Vehicle: Year_2001Make [Model: Internation Real Estate: (Address and/or Assessor's Map/Blow Personal Property: Unique ID: 35I If you are submitting an appraisal or other sime What MARKET VALUE does the applicant place on the property state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal state the testimony 1 and belief. DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony 1 a and belief. Signature(s) of (Must be signed in the presence of the Owner(s) or Agent:	section for the property type under tional 4900Plate#AE29970 ck/Lot/Unit Number) DBA ilar evidence, you <u>must</u> submit perty? \$2,860 Q {{{}} beclaity vehicle and has no book to beclaity vehicle and has no beclaity vehicle and has no book to beclaity vehicle and has no beclaity vehicle and has no becla	Initials
Motor Vehicle: Year_2001Make [Model: Internation Real Estate: (Address and/or Assessor's Map/Blow Personal Property: Unique ID: 35I If you are submitting an appraisal or other sime What MARKET VALUE does the applicant place on the property state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal: _Vehicle is a specific state the basis of the Appeal state the testimony 1 and belief. DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony 1 a and belief. Signature(s) of (Must be signed in the presence of the Owner(s) or Agent:	section for the property type under tional 4900Plate#AE29970 ck/Lot/IJnit Number) DBA ilar evidence, you <u>must</u> submit perty? \$2,860 @ccvce u beclaity vehicle and has no book to beclaity vehicle and has no beclaity vehicle and has no book to beclaity vehicle and has no beclaity vehicle and h	Mileage153,442 a copy along with your application. S Year 91 and LS Volve value.

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GENERAL DATA:			DAT	E: 02/08/202	1
Unique ID: 80867	List No.: 80867	Assessment Year: 20	019	Last Changed:	10/07/2020
OWNER'S ADDRESS				User:	KCOONS
Name:	CARIATI DEVELOPERS INC			Record Status:	ACTIVE
Care Of:					
Street 1:	507 BROWNSTONE RDG	CA= No		Date of Birth	
City:	MERIDEN			Registration #	AE29970
State:	CT Zip: 06451-3628			District:	
RESIDENCE ADI	DRESS:				
Street 1:	507 BROWNSTONE RIDGE				
City:	MERIDEN				
State:	CT Zip: 06451-				
P-S-V-L 173063545	25721-N-01011900				

VEHICLE INFORMATION:

A. 19

Month Code	1	A - October (New)	% 1.000 Lt Wt: 16000			
O/N YEAR	MAKE	MODEL	CL 00	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 0000 NEW 2001	INTER	4000 SER	02	1HTSDADR51H367896	DUMP	ORA	
Grs Wt:		37000		No. Axls:		Lease Code:	

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5480	5480		5,480

CODE	APP.	DATE	EX. AMOUNT	
Total H	Exempt:	0	Net Assessment:	5480

GENERAL DATA:	•		DAT	E: 02/22/202	1
Unique ID: 80867	List No.: 80867	Assessment Year:	2019	Last Changed:	10/07/2020
OWNER'S ADDRESS Name: Care Of:	CARIATI DEVELOPERS INC			User: Record Status:	RCASWELL ACTIVE
Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628	CA= No		Date of Birth Registration # District:	AE29970
RESIDENCE ADD	RESS:				
Street 1: City: State: P-S-V-L 173063545	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451- 25721-N-01011900				

VEHICLE INFORMATION:

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Month Code :	A - October (New)	I.	% 1.000 Lt Wt: 16000			
O/N YEAR MAKE	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
OLD 0000 NEW 2001 INTER	4000 SER	00 02	1HTSDADR51H367896	DUMP	ORA	
Grs Wt:	37000		No. Axls:		Lease Code:	

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET	
NEW	5480	5480		5,480	

CODE	APP.	DATE	EX.	AMOUNT	
Total Ex	empt:	0	Ne	t Assessment:	5480

4742-2800-7542=5280

2020-141



PREPARED ON: February 22, 2021 - 04:23pm

REPARED BY:	PREPARED FOR:	REVISION DATE: October 1, 2019			
Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2001 INT'L 4900	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031
Totals:	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031
2001 INT'L 4900					
/IN: 1htsdadr51h367896	õ				
Axle Configuration: 4x2	Engine Type: D		MSRP: \$4	7,404	
BBC: 100.8 Inches	Gross Vehicle We	ight: 25500 Pounds	VIN Model Number: SD***		
Complete / Incomplete: I	Is Tractor: N		Wheelba	se: 140 Inches	
Base Value	MSRP	Finance	Retail	Whotesale	Trade I
2001 INT'L 4900	\$47,404	\$3,556	\$4,742	\$3,950	\$4,03
:					
Major Components Engine: IH: DT466E/195/6/D					-
Transmission: IH: ES56-7B/7					-
Front Axle: IH: I-80S					-
Rear Axle: IH: N-175					-
Totals:	\$47,404	\$3,556	\$4,742	\$3,950	\$4,03

Price Digests.

ABOS Marine Blue Book

The Truck Blue Book

The Automobile Red Book

Recreational Vehicle Blue Book

Commercial Trailer Blue Book.

Tractor Blue Book Powersport Blue Book

Grounds Maintenance Blue Book.
Edit One Truck Gross Weight : 37000 Light Weight : Length Type : Class : Brand : Year VIN : 1HT SDADR51H367896 Axies : Model : Category : Make : Model (DMV): 4000 SER Body (DMV): Make (DMV): Year (DMV): 2001 Lock Information Re-decode VIN 2001 INTERNATIONAL HARVESTER International 16000 Incomplete Truck Sne INTER DUMP Engine : Brakes : Otiesel Ocas Oother Other : Class 8 : More than 33,000 (if different from truck) Inc Year : VIN Decode Version 1, 19, 1210 for Incomplete Trucks Adjustments Save 0.00 0.00 0.00 0.00 0.00 Market Value : Price By:
Type / Weight O Incomplete Purchase Price O Total Truck Purchase Price
Type / Weight O Incomplete Purchase Price O Total Truck Purchase Price Registration : AE29970 List Number: 80881 Base Retail: Depreciation : Default Price As Type of Incomplete: Incomplete Truck Permanent Notes. Base Retail (NADA): Taxpayer : Notes for Assessment Year. Cancel Pricing Advice CARIATI DEVELOPERS INC 5480.00 Depreciated incomplete Value. Need more information Edit Address Assessment Year : 2019 💉 Supplemental 5480.00 Incomplete Cost New: Unique ID : 80881 < ? Mutiplier 6 14000.00 Total Cost New: 2800.00 Total Depr. Cost: 1.0000 Purchase Date : 2 > < Last Year: 1 19480.00 8280.00 8680.00

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Hearing Date: GRAND LIST OF C	Robert Avery, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003 TION ESSED VALUATION BOARD OF PPEALS
	Appellant (if other than owner):
Name of property Owner	Name of Owner's Agent
Malling Andress 13-1 Brownstone Ridge	Mailing Address
ity, Stat Zip	City, State, Zip
Phone 2-03 • 23%-	
ADDENTITY 2 CHARTER B ENVIREMENT of Actorney. Original attach 2 Copy of Attency Agreement of Power of Actorney. Original	Owner-sayent
Stain Carriets	
Pnnt applicant name and date	Applicant signature
(Address and/or Assessor's Map/Block/Lot <u>Personal Property:</u> Unique ID: 36 DBA If you are submitting an appraisal or other similar e What <u>MARKET VALUE</u> does the applicant place on the property? Briefly state the basis of the Appeal: _Vehicle is a special	evidence, you <u>must</u> submit a copy along with your application. ? \$2,860 Previous year Grand Lad Value
DO NOT WRITE BELOW THIS LINE - BAA Use only I hereby solemnly swear that the testimony I am at and belief.	bout to give is true and accurate to the best of my knowledge
Signature(s) of (Must be signed in the presence of the Boa	ard)
Owner(s) or Agent:	Date:
Niotion:	
	Thomas Vitali
	Carl Bonamico
······································	

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GENERAL DATA:	:		DAT	E: 02/08/202	1
Unique ID: 80865	List No.: 80865	Assessment Year:	2019	Last Changed:	10/07/2020
OWNER'S ADDRESS				User:	KCOONS
Name:	CARIATI DEVELOPERS INC			Record Status:	ACTIVE
Care Of:					
Street 1:	507 BROWNSTONE RDG	CA= No		Date of Birth	
City:	MERIDEN			Registration #	AE29955
State:	CT Zip: 06451-3628			District:	
RESIDENCE ADI	DRESS:				
Street 1:	507 BROWNSTONE RIDGE				
City:	MERIDEN				
State:	CT Zip: 06451-				
P-S-V-L 173063542					

VEHICLE INFORMATION:

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Month Cod	e :	A - October (Ne	w)	% 1.000 Lt Wt: 16	5000		:
O/N YEAR OLD 0000		MODEL	CL 00	VIN-ID	STYLE	COLOR	2nd COLOR
NEW 2001	INTER	4000 SER	02	1HTSDADR61H367969	DUMP	ORA	
Grs Wt:		37000	,	No. Axls:		Lease Code:	

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VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5480	5480		5,480

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EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX. AMOUNT	
Total :	Exempt:	0	Net Assessment:	5480

GENERAL DATA:		DATE: 02/22/20					
Unique ID: 80865	List No.: 80865	Assessment Year:	2019	Last Changed:	10/07/2020		
OWNER'S ADDRESS Name: Care Of:	CARIATI DEVELOPERS INC			User: Record Status:	RCASWELL ACTIVE		
Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628	CA= No		Date of Birth Registration # District:	AE29955		
RESIDENCE ADI	DRESS:						
Street 1: City: State: P-S-V-L 173063542	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451- 271128-N-01011900						

VEHICLE INFORMATION:

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Month C	Code :	A - October (New	7)	% 1.000 Lt Wt: 16000			
	ear Make	MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
	000 001 INTER	4000 SER	00 02	1HTSDADR61H367969	DUMP	ORA	
Grs Wt:	Wt: 37000 No. Axls:			Lease Code:			

VEHICLE	VALUE	ADJ-VALUE	CREDIT	NET
NEW	5480	5480		5,480

EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX. AMOUNT
Total Ex	kempt:	0	Net Assessment: 5480

4742 2800 7542 = 5280 AV

2020-140



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PREPARED ON: February 22, 2021 - 04:22pm

PREPARED BY:	PREPARED FOR:	REVISION DATE:			
,	,	October 1, 2019			
		1999 B 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		an ta' an	
Configuration	MSRP	Finance	Retail	Wholesale	Trade In
2001 INT'L 4900	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031
Totals:	\$47,404	\$3,556	\$4,742	\$3,950	\$4,031

2001 INT'L 4900

VIN: 1htsdadr61h367969

Axle Configuration: 4x2	Engine Type: D	MSRP: \$47,404
BBC: 100.8 Inches	Gross Vehicle Weight: 25500 Pounds	VIN Model Number: SD***
Complete / Incomplete: I	Is Tractor: N	Wheelbase: 140 Inches

· · · · · · · · · · · · · · · · · · ·		 ubra 4	Recreational Vehicle	Commercial Trailer	Powersport Tractor	Grounds Maintenance
Totals:		\$47,404	\$3,55	6 \$4,7	42 \$3,950	\$4,031
Rear Axle: IH: N-17	5			-		
Front Axle: IH: I-805	5			-		
Transmission: IH: E	S56-7B/7			-		
Engine: IH: DT466E				-		
Major Component	s					
2001 INT'L 4900		\$47,404	\$3,550	5 \$4,7	42 \$3,950	\$4,031
Base Value		MSRP	Finance	e Reta	ail Wholesale	Trade In

Lock information		Length: Axles: Upht Weight: 16000	Type : Incomplete Truck Body (DMV): DUMP Model: 4000 SER Model (DMV): 4000 SER Year: 2001 Year (DMV): 2001	Edit One Truck VIN : 1HT SDADR61H367969 VIN : 1HT SDADR61H367969 Make : NVTERNATIONAL HARVESTER Hake (DHV): INTER Hake (DHV): International Class : 2 Class : 8 BUS BUS
		Engine Cas O Other 0.00	finc Vear : (if different from truck)	
	0.90 0.00 Notes for Assessment Year.	Depreciation : Default Image: Constant Co	Price By: Type / Weight O Incomplete Purchase Price O Total Truck Purchase Price ? ? ? ? ? Base Retail (NADA): 5480.00 Incomplete Cost New: 14000.00 Total Cost New: 19480.00 Price As Type of Incomplete: Incomplete Truck Y Purchase Date : / /	VIN Decode Version 1.19.12/10 for Incomplete Trucks Assessment Year : 2019 Supplemental List Number : 80879 Unique ID : 80879 Registration : AE29955 CARUATI DEVELOPERS INC Need more information EditAddress
		ASSMY	5796	

Image: Source of Wallingford, Connecticat Thomas Viai, Chairman Carl D. Bonamico, Member Robert Avery, Member Robert Robert Avery, Member Robert		
Carl D. Bonanico, Member Robert Avery, Member Section 203-294-2003 Section 204-294 Section 204-		
earing No. 2020-139 <u>Application</u> APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS EARING DATE:		Thomas Vitali, Chairman
earing No. 2020-139 <u>Application</u> APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS EARING DATE:	Jour of Wallingford,	Connecticut Carl D. Bonamico, Member
earing No. 2020-139 <u>Application</u> APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS EARING DATE:	and the second s	Town Hall Room 101
earing No. 2020-139 <u>Application</u> APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS EARING DATE:	ALLEL'	45 South Main Street
earing No. 2020-137 APPLICATION APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS EARING DATE:GRAND LIST OF OCTOBER 1, 2020	~	Wallingford, CT 06492
Appellant (if other than owner): Appellant (if other than owner): Name of property Owner Appellant (if other than owner): Name of Owner's Agent Name of Ow	0000 170	Phone - 203-294-2001 Fax - 203-294-2003
Appellant (if other than owner): Appellant (if other than owner): Name of property Owner Appellant (if other than owner): Name of Owner's Agent Name of Ow	learing No. 2020-13 APPLIC	CATION
EARING DATE:	APPEAL OF AS	SSESSED VALUATION BOARD OF
Appellant (if other than owner): Name of property Owner Name of property Owner Name of Downer's Agent Name of Owner's Agent	ASSESSMENT	APPEALS
With Marke of property Owner Name of Owner's Agent Mailing Address R. dan Try, Stat ZD	IEARING DATE: GRAND LIST O	F OCTOBER 1, 2020
With Marke of property Owner Name of Owner's Agent Mailing Address R. dan Try, Stat ZD		
Name of property Owner Mailing Address Try, Stat Zip 2-03 2 23%- Phone 2-04 2- Applicant signature Fill out only the section for the property type under appeal. Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year 1993_Make (Model: International 4900_Plates		Appellant (if other than owner):
Name of property Owner Mailing Address Try, Stat Zip 2-03 2 23%- Phone 2-04 2- Applicant signature Fill out only the section for the property type under appeal. Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year 1993_Make (Model: International 4900_Plates	MORENY LIWING .	· · · · · · · · · · · · · · · · · · ·
Mailing Address Mailing Address Try, Stat Zip	MCARENA Developens	Name of Owner's Agent
Signature(s) of (Must be signed in the presence of the Board) Crev. State, Zp Phone	Name of property Owner	
Ity, Stat ZIP	Mailing Address Char Ridge	Mailing Address
Phone	Situ Stat 7in	City State Zin
2-03 • 23%- Phone Presentiation of Provider of Attorney, Organization of Neural bio cubmitted provents) Presentiation of Provider of Attorney, Organization of Neural bio cubmitted provents) Presentiation of Provider of Attorney, Organization of Neural bio cubmitted provents) Presentiation of Provider of Attorney, Organization of Neural bio cubmitted provents) Presentiation of Provider of Attorney, Organization of Neural bio cubmitted provents) Presentiation of Provider of Attorney, Organization of Neural bio cubmitted provents) Presentiation of Provider of Attorney, Organization of Neural bio cubmitted provents) Presentiation of Provider of Attorney, Organization of Neural bio cubmitted provents) Motor Vehicle: Year 1993_Make [Model: International 4900_Placef, Presentiation of Assessor's Map/Slock/Lot/Unit Number) Presentiation of Assessor's Map/Slock/Lot/Unit Number) Personal Property: Unique ID: 21	A UGTA	City, state, Op
Weight State 12:000 Constitution of Appendix of Attorney Organization of At		Phone
Part applicant name and date Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year 1993_Make (Model: International 4900_Plate#		
Init applicant name and date Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year_1993_Make [Model: International 4900_Plate#	If Agent, aliach a copy of Agency Agreement of Power of Altorney. O	nginal agency double in thus be submitted articening.)
Init applicant name and date Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year_1993_Make [Model: International 4900_Plate#	Their Carrati	The linate.
Fill out only the section for the property type under appeal. Motor Vehicle: Year_1993_Make [Model: International 4900_Plate#		Applicant signature
Wotor Vehicle: Year 1993_Make [Model: International 4900_Plate#		
Briefly state the basis of the Appeal: _Vehicle is a speciality vehicle and has no book value. 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		:k/Lot/Unit Number}
Briefly state the basis of the Appeal: _Vehicle is a speciality vehicle and has no book value. 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	(Address and/or Assessor's Map/Bloc Personal Property: Unique ID: 21 D	ck/Lot/Unit Number) DBA Illar evidence, you <u>must</u> submit a copy along with your application.
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 (Must be signed in the presence of the Board) Owner(s) or Agent:	(Address and/or Assessor's Map/Bloc Personal Property: Unique ID: 21E If you are submitting an approisal or uther shift	ck/Lot/Unit Number) DBA Illar evidence, you <u>must</u> submit a copy along with your application.
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 (Must be signed in the presence of the Board) Owner(s) or Agent: NIOTION: Date: NIOTION: Date: NIOTION: Date: Carl Bonamico	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or uther slim What <u>MARKET VALUE</u> does the applicant place on the prop	ck/Lot/Unit Number) DBA Illar evidence, you <u>must</u> submit a copy along with your application. perty? \$1,850 Pcc-igusy car grand Lin Valve
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 (Must be signed in the presence of the Board) Owner(s) or Agent: NIOTION: Date: NIOTION: Date: NIOTION: Date: Carl Bonamico	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or uther slim What <u>MARKET VALUE</u> does the applicant place on the prop	ck/Lot/Unit Number) DBA Illar evidence, you <u>must</u> submit a copy along with your application. perty? \$1,850 Pcc-igusy car grand Lin Valve
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and belief. Signature(s) of (Must be signed in the presence of the Board) Owner(s) or Agent: NIOTION: Date: NIOTION: Voting Record Initials Thomas Vitali Carl Bonamico	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 If you are submitting an approisal or other shift What <u>MARKET VALUE</u> does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a sp	ck/Lot/Unit Number} DBA illar evidence, you <u>must</u> submit a copy along with your application. perty? \$1,850 Pcc~ige\$ y car grand List Valve pecialty vehicle and has no book value.
Signature(s) of	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on	nly
Owner(s) or Agent: Date: NIOTIOR:	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 If you are submitting an approisal or other shift What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal: _Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony is	nly
NIOTION: Voting Record Initials	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use of I hereby solemnly swear that the testimony I is and belief.	ck/Lot/Unit Number) DBA illar evidence, you <u>must</u> submit a copy along with your application. perty? \$1,850 P(در والالالالالالالالالالالالالالالالالالال
Thomas Vitali Carl Bonamico	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of t	nly am about to give Is true and accurate to the best of my knowledge
Carl Bonamico	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number} DBA uilar evidence, you must submit a copy along with your application. perty? \$1,850 P(c.) \$2 cor pecialty vehicle and has no book value. nly am about to give is true and accurate to the best of my knowledge the Board) Date:
Carl Bonamico	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number} DBA uilar evidence, you must submit a copy along with your application. perty? \$1,850 P(c.) \$2 cor pecialty vehicle and has no book value. nly am about to give is true and accurate to the best of my knowledge the Board) Date:
	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number} DBA
	(Address and/or Assessor's Map/Blac <u>Personal Property:</u> Unique ID: 21 E If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number} DBA
Robert Avery	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 E If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number) DBA
Robert Avery	(Address and/or Assessor's Map/Blac <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number) DBA
	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 E If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number) DBA
	(Address and/or Assessor's Map/Blac <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number} DBA
	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 D If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the prop Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number} DBA
	(Address and/or Assessor's Map/Bloc <u>Personal Property:</u> Unique ID: 21 E If you are submitting an approisal or other alm What <u>MARKET VALUE</u> does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number} DBA
	(Address and/or Assessor's Map/Blac <u>Personal Property:</u> Unique ID: 21 E if you are submitting an appraisal or uther shift What <u>MARKET VALUE</u> does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use of I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	ck/Lot/Unit Number} DBA
. 04:28p Cariati Developers 203251 203251 2032 2032 2032 2032 2032 2032 2032 203	(Address and/or Assessor's Map/Blac Personal Property: Unique ID: 21 E If you are submitting an appreisal or uther alm What MARKET VALUE does the applicant place on the pro- Briefly state the basis of the Appeal:Vehicle is a sp DO NOT WRITE BELOW THIS LINE - BAA Use on I hereby solemnly swear that the testimony I is and belief. Signature(s) of (Must be signed in the presence of to Owner(s) or Agent:	:k/Lot/Unit Number} DBA

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GENERAL DATA: Unique ID: 80870	List No.: 8	30870	Assessment Year:	DAT 2019	E: 02/08/202 Last Changed:	1 10/12/2020
OWNER'S ADDRESS	CARIATI DEVELOPERS INC				User: Record Status:	KCOONS ACTIVE
Care Of: Street 1: City: State:	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628		CA= No		Date of Birth Registration # District:	K78238
RESIDENCE ADD Street 1: City: State: P-S-V-L 17306357	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451-					

VEHICLE INFORMATION:

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Month Code	ð :	A - October (New)	% 1.000 Lt Wt: 16000			
		MODEL	CL	VIN-ID	STYLE	COLOR	2nd COLOR
O/N YEAR OLD 0000 NEW 1993	-	4000 SER	00 02	1HTSDPPR2PH537509	CONVEN	WHI	RED
NEW 1993 Grs Wt:	TRIER	33280		No. Axls:	I	ease Code:	
vehicle New	VALUE 4380	ADJ-VALUE 4380	CREDI	r net 4,380			

EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX. AMOUNT
Total H	Exempt:	0	Net Assessment: 4380

GENERAL DATA:

GENERAL DATA:			DAT	E: 02/22/202	1
Unique ID: 80870	List No.: 80870	Assessment Year:	2019	Last Changed:	10/12/2020
OWNER'S ADDRESS Name: Care Of;	CARIATI DEVELOPERS INC			User: Record Status:	RCASWELL ACTIVE
Street 1: City: State: RESIDENCE ADD	507 BROWNSTONE RDG MERIDEN CT Zip: 06451-3628 RESS:	CA= No		Date of Birth Registration # District:	К78238
Street 1: City: State: P-S-V-L 173063576	507 BROWNSTONE RIDGE MERIDEN CT Zip: 06451- 5914-N-01011900				

VEHICLE INFORMATION:

Mon	h Code	:	A - October (New	w)	% 1.000 Lt Wt: 16000			
0/N OLD	YEAR 0000	MAKE	MODEL	CL 00	VIN-ID	STYLE	COLOR	2nd COLOR
NEW	1993	INTER	4000 SER	02	1HTSDPPR2PH537509	CONVEN	WHI	RED
Grs	Wt:		33280		No. Axls:		Lease Code:	

VEHICLE VALUE NEW 4380

ADJ-VALUE CREDIT 4380

NET 4,380

EXEMPTIONS AND NET VALUE:

CODE	APP.	DATE	EX.	AMOUNT
CODE	APP.	DATE	EX.	AMOUNT

Total Exempt: 0 Net Assessment: 4380

$$2233$$

 2000
 $4233 = 2960 AV$

2020-139

Edit One Truck Make : Type : VIN 1HTSDPPR2PH537509 Gross Weight : Light Weight : Axles : Year Model : Category : Brand : Model (DIAV): Body (DMV): Year (DMV): 1993 Make (DMV): Lock Information Re-decode VIN 1993 INTERNATIONAL HARVESTER 33280 Sna Incomplete Truck 16000 International 4000 SER INTER CONVEN Other : Engine : Objesel Ocus Oother Brakes Class 3 : 10,001 - 14,000 b (if different from truck) Inc Year : VIN Decode Version 1:19.1210 for Incomplete Trucks Adjustments Save 0.00 0.00 0.00 0.00 Market Value .: Price By :
 Type / Weight O Incomplete Purchase Price O Total Truck Purchase Price
 Total Truck Purchase Price List Number: 80884 Base Retail: 4380.00 Depreciated incomplete Value: Permanent Notes: Price As Type of Incomplete: Incomplete Truck Depreciation : Default Registration : K78238 Notes for Assessment Year. Base Retail (NADA): Taxpayer: Cancel Pricing Advice CARIATI DEVELOPERS INC Need more information Edit Address Assessment Year: 2019 🔗 🖾 Supplemental 4380.00 Incomplete Cost New: Unique ID : 80884 < 2 Nuttolier: 4 10000.00 Total Cost New: 2000.00 Total Depr. Cost 1.0000 Purchase Date : < 5 Last Year: 14380.00 6380.00 5275.00

SubjectVarious Properties-WallingfordFromVincenzo DiNatale <vmdinatale@gmail.com>To<assessor@wallingfordct.gov>Date2021-03-06 13:24



Good afternoon Mr. Jackson,

Thank you for taking the time to meet with me to discuss the assessment of the various properties.

I would like to confirm that we are in agreement with your recent review and modifications that have been made.

Thank you,

Vincenzo DiNatale

Sent from my iPhone

. + Q

1 of 1

x > 1

Subject Re: Various Properties-Wallingford

From <assessor@wallingfordct.gov> To Vincenzo DiNatale <vmdinatale@gmail.com> Date 2021-03-06 13:55



Mr. DiNatale:

Thank you for your time and effort as well to review the subject properties in more detail. According to my notes, I show the following results of our meeting. Please review and confirm the following agreed to values:

1. 26 Fair Street - \$894,100 (MV) \$625,900 (ASMT)

2. 350 Center Street - \$809,300 (MV) \$566,500 (ASMT)

3. 226 N Plains IND RD - \$890,400 (MV) \$623,200 (ASMT)

4. 1068 N Farms RD BLDG 1 - \$968,000 (MV) \$677,600 (ASMT)

5. 1068 N Farms RD BLDG 2 - \$936,600 (MV) \$655,600 (ASMT)

6. 89 N Plains IND RD - \$3,098,500 (MV) \$2,169,200 (ASMT)

7. 20 Ives RD - \$2861,200 (MV) \$2,002,800 (ASMT)

8. 816 E Center Street - \$724,400 (MV) \$507,000 (ASMT) NO CHANGE

Please review your notes and confirm that the figures stated above are accurate and correct based on our discussion. Also, confirm that by your acceptance of these adjustments, no further appeal will be taken on the several properties list above.

Thank You

Shelby P. Jackson III, CCMA II, SPA Wallingford Assessor 45 South Main Street, Room 101 Wallingford, CT 06492

203-294-2000 Phone 203-294-2003 Fax On 2021-03-06 13:24, Vincenzo DiNatale wrote: Good afternoon Mr. Jackson,

Thank you for taking the time to meet with me to discuss the assessment of the various properties.

I would like to confirm that we are in agreement with your recent review and modifications that have been made.

Thank you,

Vincenzo DiNatale

Sent from my iPhone

Subject From To Date	Re: Various Properties-Wallingford Vincenzo DiNatale <vmdinatale@gmail.com> <assessor@wallingfordct.gov> 2021-03-08 11:44</assessor@wallingfordct.gov></vmdinatale@gmail.com>	roundcube
Yes, con	firmed.	
We are i	in agreement.	
Thank yo	ou	
Vincenzo	DiNatale	
Sent fro	om my iPhone	
On Mar	6, 2021, at 12:55 PM, <u>assessor@wallingfordct.gov</u> wrote:	
Mr. DiN	Natale:	
Accord	you for your time and effort as well to review the subject pr ding to my notes, I show the following results of our meeting llowing agreed to values:	operties in more detail. . Please review and confirm
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based (review your notes and confirm that the figures stated above on our discussion. Also, confirm that by your acceptance of r appeal will be taken on the several properties list above.	are accurate and correct these adjustments, no
Thank '	You	
Wallin 45 Sou	P. Jackson III, CCMA II, SPA gford Assessor uth Main Street, Room 101 gford, CT 06492	
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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

18 EEB , 51 WITO: 35

MLFD ASSESSOR

Hearing No. 2020 - 100

APPLICATION

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

HEARING DATE:

	10BER 1, 2020
Property Owner: FAIR STREET COMMONS, ((C	Appellant (if other than owner):
Name of property Owner 8 TAYLOR LAWE	Name of Owner's Agent
Mailing Address WALLINGFORD, CT 06492	Mailing Address
City, State, Zip	City, State, Zip
Phone 203-269-2547	Phone
Appellant's Capacity o Owner o O (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original a NINCENZO DINATALE 4/19/21	wner's Agent agency document must be submitted at hearing.)
Print applicant name and date	Applicant signature
Fill out <u>onl</u> y the section for the section fo	he property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 26 FALR STREET (Address and/or Assessor's Map/Block/Lot	MAP 134/59
(Address and/or Assessor's Map/Block/Lot	t/Unit Number)
Personal Property: Unique ID: DBA: _	
If you are submitting an appraisal or other similar evi application.	idence, you <u>must</u> submit a copy along with your
What <u>MARKET VALUE</u> does the applicant place on the proper	ty?: \$
Briefly state the basis of the Appeal:	

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of

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

Date:

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BAS First Floor CAN Canopy FOP Porch, Ope UBM Basement, UST Utility, Stor	Desc Paving- W/Four	Total Rooms Total Bedrms 00 Total Baths 0 Heat/AC 01 Frame Type 02 Baths/Plumbing 02 Ceiling/Wall 06 Rooms/Prths 02 Wall Height 0.00 % Comn Wall 0.00 1st Floor Use: 3420		Vision ID 14975 Element CONS Style: 203 Model 94 Grade C Stories: 2 Occupancy 7.00
First Floor Canopy Porch, Open Upper Story, Finished Basement, Unfinished Utility, Storage, Unfinished Ttl Gross Liv / Lease Area		Heat/AC Pkgs Wood Frame Average Ceil & Walls Average 20	Vinyl Siding Wood Truss Asphalt Drywall Carpet Hardwood Gas Forced Air-Duc Central APT 5-8 M94	TRUCTION DET/ d De Apartment Commercial
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Town of Wallingford, Connecticut

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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

16,6833.81

Hearing No. <u>2020 - 0</u> 98 <u>APPLIC</u>	ATION
APPEAL OF ASSES BOARD OF ASSESS HEARING DATE: GRAND LIST OF OC	SMENT APPEALS TS:01W IG 8338
Property Owner: $\begin{array}{c} Di NATALF REALTY, LLC \\ Name of property Owner \\ VINCENTO DINATALE \\ Mailing Address \\ B TAYLOR LAVE \\ \hline City, State, Zip \\ WLFO, CT 06492 \\ Phone \\ 203-269-2547 \\ \hline \\ Appellant's Capacity o Owner o 0 \\ \hline \end{array}$	Appellant (if other than owner): Name of Owner's Agent Mailing Address City, State, Zip Phone
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original a $\frac{V NCENZO DCNATAUF Z 15/21}{Print applicant name and date}$	Applicant signature
Fill out <u>only</u> the section for the	he property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: BIG EAST CENTER STR (Address and/or Assessor's Map/Block/Lot	EET MAP 10 150/79
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?: \$
Briefly state the basis of the Appeal:	
(Attach additional page, documentation	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

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

Date: ___

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	APT Apartment BAS First Floor FOP Porch, Open SLB Slab UBM Basement, Unfinished		Code Description PAV1 Paving-Asphalt		Wall Height 9.00 % Comn Wall 0.00 1st Floor Use: 3221	Ś	Heat/AC 01 Frame Type 03 Baths/Plumbing 02	ų,	AC Type 03 Bldg Use 3220	Heating Fuel 03 Heating Type 04	Interior Floor 1 05	Interior Wall 1 05		incy	Style: 322 Model 94 Grade C+	Element CoNST	Vision ID 14715
Ttl Gross Liv / Lease Area		Descriptic	OB - OUTBUILDING & TARD ITEMS(L) Description L/B Units Unit Price Yr Bit ving-Asphalt L 15,800 3.00 2001			Sus-Ceil & WL Average	Heat/AC PKgs Masonry Average		Central STORE/SHOP M94	Forced Air-Duc	Vinyl/Asphalt Parquet	Drywall	Brick Veneer Gable	Vinvi Siding	Store/Apartment Commercial	CONSTRUCTION DETAIL	Account #
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Hearing No. <u>2020 - 0</u>97

knowledge and belief.

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

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS **TBFEB'21 M10:31** HEARING DATE: GRAND LIST OF OCTOBER 1, 2020 MEED REPEATE Property Owner: DINATALE REALTY, LLC Appellant (if other than owner): Name of property Owner 8 7 AYLOR LANE Name of Owner's Agent Mailing Address WALLINGFORD, CT 06492 Mailing Address City, State, Zip 203-269-2547 City, State, Zip Phone Phone Appellant's Capacity o Owner o Owner's Agent (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.) INCENZO DI 2/18/21 Print applicant name and date Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year Make /Model: Plate# Mileage Real Estate: 350 CENTER STREET, MAP 207 (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: _____ DBA: _____ If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. What MARKET VALUE does the applicant place on the property? : \$ Briefly state the basis of the Appeal: _____ (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

APPLICATION

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

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1	Code BAS First Floor FCP FOP FUS Upper Stor UBM Basement	Code Description ELV2 Pass Elev	Vision ID 14996 Vision ID 14996 Element 56 Model 06 Grade 2 Stories 2 Occupancy 9 Interior Wall 1: 05 Interior Floor 2 Heat Type: 04 AC Type: 04 AC Type: 04 Ttl Bathrms: 04 T
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Toun 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

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Hearing No. <u>2020 - 09</u>3

APPLICATION

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

HEARING DATE:

R

Property Owner:	Appellant (if other than owner):
Property Owner: SAND RIDGE, LLC Name of property Owner BTAYCOR LANE	Name of Owner's Agent
Mailing Address	Mailing Address
Mailing Address WALLING FORD, CT City, State, Zip	City, State, Zip
City, State, Zip ZCAR by Copy C	
Phone 203-269-2547	Phone
Appellant's Capacity o Owner o ((If Agent, attach a copy of Agency Agreement or Power of Attorney. Original	Owner's Agent I agency document must be submitted at hearing.)
VINCENZO DINATALE 2/10/21	$\gamma_{-}O$
Print applicant name and date	Applicant signature
Fill out <u>only</u> the section for	the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Motor Vehicle: Year Make /Model: Real Estate: 226 NoRTは PLA(NS (Address and/or Assessor's Map/Block/L	MAP 10 91/89
(Address and/or Assessor's Map/Block/L	ot/Unit Number)
Personal Property: Unique ID: DBA:	
If you are submitting an appraisal or other similar er application.	vidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the property	erty? : \$
Briefly state the basis of the Appeal:	
(Attach additional page, documentat	ion or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of Owner(s) or Agent: ____

(Must be signed in the presence of the Board)

Date:

	Total Land Value					400	nd Area: 1.6400	Parcel otal Land Area:	Parc	1.640 AC	Γ	Total Caro Land Units			ſ
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	BAS First Floor SLB Slab			PAV1 Paving-Asphalt LDL2 w/Man Lift Out		-	1st Floor Use:	Wall Height	Baths/Plumbing Ceiling/Wall	Total Baths Heat/AC Frame Type	Total Rooms	AC Type	Heating Fuel	Interior Floor 1	Interior Wall 1	Roof Structure	Exterior Wall 1	Grade Stories:	Style: Model	Element
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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

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MILED RESERVE

Hearing No. <u>2020 - 0</u>95

APPLICATION

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

HEARING DATE:

MD 1068 ACCUSNT, LLC	Appellant (if other than owner):
Name of property Owner 8 TAYLOR LACIE	Name of Owner's Agent
Mailing Address WALLING FORD, CT 06492	Mailing Address
City, State, Zip 203-269-2547	City, State, Zip
Phone	Phone

(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing	Capacity o Owner o Ow	wher's Agent	
(in Agenc, attach a copy of Agency Agreement of Power of Attomey. Original agency document must be submitted at nearing	a copy of Agency Agreement or Power of Attorney. Original ag	gency document must be submitted at hearing.)	

2/18/21 VINCENZO DINATALE Print applicant name and date Applicant signature

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

Motor Vehicle: Year	Make	e /Model:		Plate#			_Mileage			
Real Estate: 1069	North	FARMS	BLDG	ᆂᆈ	MAP	ID	27/4	2/)	
	ddress and/o	or Assessor's Ma	o/Block/Lot/Un	it Number	r)		, , ,		,	
Personal Property: U	nique ID:		DBA:							

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

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

Briefly state the basis of the Appeal:

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

		1 4021	B Use Code		13733	Permit Id	SDA=DF		NORTH	THE 200	BUILDIN	BUILDING # 1	STATISTICS OF THE STATISTICS O					Year			DINATA	MD 106			WALLIN	350 CE		MD 106	Property Vision ID
	<u></u>			NARDANESKOS	03-03	1917.200	SDA=DROP CEILING/CARPET/LINOLEUM/AC		NORTH FARMS CONDOMINIUM- 1263/0007	THE 2006 GRAND LIST-SEE DECLARATION OF	BUILDING CONVERTED INTO CONDOMINIUM FOR	IG # 1		0001	Nbhd			Code			DINATALE MARIO DINATALE JOSEPH + MARIO	MD 1068 ACCOUNT LLC			WALLINGFORD	350 CENTER ST SUITE 105		MD 1068 ACCOUNT LLC	
		IND CONDO MO	Description		03-05-2001	Issue Date	NG/CAR		ONDOM	LIST-SE	ERTED I				- See to Abble						PH + MA	NT LLC			C1	SUITE 1	;	ACCOUNT LLC	2 3
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	Code AOF Office BAS First Floor SDA Store Disp SLB Slab	Code Description A/C Air Condition	Vision ID137331ElementCONSElement98Model06Grade06Style:98Model06Ccupancy1Occupancy1Interior Wall 1:01Interior Floor 21Heat Fuel:03AC Type:03Ttl Bathms:0Ttl Bathms:0Ttl Bath Style:0Kitchen Style:1Fireplaces1
tl Gross	Office First Floor Store Display Area Slab		$\begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \begin{array}{c} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \end{array} \\ \end{array} $
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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 - 096

APPLICATION

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

HEARING DATE:

TBLEB.SI #HT0:3T HEED H22E220K

	ರ್ಷಿಯ್ 'ಮು'ಮುಂದರೆ ಸರ್ 'ಮುಂದರೆ 'ಮ' 'ಮುಂದ
Property Owner: <u>MD</u> 1068 ACCOUNT, LCC Name of property Owner	Appellant (if other than owner):
8 TAYING LAND	Name of Owner's Agent
Mailing Address WALLINGFORD, (TDG49)	Mailing Address
203-201231+	City, State, Zip
Phone	Phone
Appellant's Capacity o Owner o O (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original VINCENZ D,NATALE Print applicant name and date 2/13/21	agency document must be submitted at hearing.) Applicant signature
Fill out <u>onl</u> y the section for t	he property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 1068 NoRTH FARMS ROAD (Address and/or Assessor's Map/Block/Lo) 3LDG # 2 MAP 27/42/2
Personal Property: Unique ID: DBA: _	
If you are submitting an appraisal or other similar ev application.	idence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the proper	rty?: \$
Briefly state the basis of the Appeal:	
(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

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

Date:

Total Card Land Units	 1 4021 IND CONDO MO IX	B Use Code Description Zone Land		11-07-2002 AD 02-27-2002 CM Cc	Permit Id I Issue Date Type I Desc	LASERSHIP-COURIERSHIP	REAR ADDITION - 2003 GL	I HE 2006 GRAND LIS I-SEE DECLARA I ION OF	BULDING CONVERTED INTO CONDOMINIUM FOR		BIN DINC # 3	0001	Nbhd Nbhd Name			 Year Code Description	Realization of the second states of the second stat	DINATALE MARIO DINATALE JOSEPH + MARIO	RECORD OF OWNERSHIP		WALLINGFORD CT 06492	350 CENTER ST SUITE 105		MD 1068 ACCOUNT LLC	Property Location 1068 NORTH FARMS RD Vision ID 137333 Account CHRRENT OWNER
Units 01 SF	0 SF	Land Type Land Units Unit Price		72,500 07-25- 393,000 06-11-	Description Amount Inso Date %			N OF 2E = 2A =	Ċ		IAWA			Total 0.00 (ASSESSING NEIGHBORHOOD		 Amount Code		1413 0007 00-19-2011 1263 0071 08-02-2006 0989 1170 06-05-2001	IJPAGE S	GIS ID 137333	Old MBLU 015001002 TC MAP # TC MAP # Record Lot	D 2006066		2011/031Covert average	t# 2006066
Parcel Total Land Area 0.0000	0 1.00000 0 1.00	Size Adj Site Index Cond.	LAND LINE VALUATION SECTION	2003 100 08-21-2003 2002 100	IECORD		03/23/2011 BAA HEARING NO. 2010 - 088	A MISSING LINK		DAVVOR LUMBER RENTS TIB6 SQFT 26X46 BAS	ND I I IMBED DENTS 1100 COET		Tracing	 		Description Number Amou		2006 U I 1,752,382		Assoc Pid#	Easement Town Line IND PARK	SUPPLEMENTAL DATA P/Z MAP # 126		1 Paved	Map ID 27/ / 42/ 2/ Bidg # 1
	1.000	Nbhd. Nbhd. Adj	ONSECTION	Building Addition-Rear New Building-Office/Warehous	Comments		0 - 088						Batch			 Int Comm Int	Total	28 28 28 28 3-4	VC Year Code				IND CONDO	Description	Bidg Name Sec # 1 of
		Notes Location	NARY ALL AND A DECK	020 115 115 115 115 115 115 115 115 115 11	Date I Id Type I	Total Appraised Parcel Value		Valuation Method		Total Annraised Parcel Value	Appraised Land Value (Diug)	Appraised Land Value (Bide)	Appraised Ob (B) Value (Bldg)	Appraised Xf (B) Value (Bidg)	Appraised Bide Value (Card)	This signature acknowledges a visit by a Data Collector of Assessor	This signature acknowledges a visit t	0 2020 3-4	Assessed Year Code Assessed Year	Total 1,016,500	<u></u>		3-4 1,016,500	e Assessed	NORTH FARMS CONDO-UN 1 Card # 1 of 1 1 Card # 1 of 1
Total Land Value	0.0000 0	Location Adjustment Adj Unit P Lai	14.2	01 Measi 32 Hear-1 51 BAA P 46 Photo 41 Chang 29 Field I 29 Field I	VISIT / CHANGE HISTORY										APPRAISED VALUE SUMMARY	by a Data Collector of Assessor	711600 Total	2020 3-4	Code	711,600	VISION	WALLINGFORD, CT	711,600	Assessed 6148	State Use 4021 Print Date 2/17/2021 1:41:27 PM
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	Description	BULD		B 2,940 1	Units Units				Gas Hot Air-no Duc	Concr-Finished	Minim/Masonry	Indust Condo Com Condo	RUCTION DE												
	Living Area 2,910 19,140 0	BUILDING SUB-AREA SUMMARY SECTION	<u></u>	3.50 2001 3600.00 2001	OB - OUTBUILDING & YARD ITEMS(L)//XF-BUILDING EXTRA FEATURES(B) Description L/B Units Unit Price Yr Blt Cond. Cd % Gd Grade Grade Adi.			·	Duc	ished	sonry	do	TAIL Description												
	a Hoor Area 0 2,910 0 22,050 22,050	A SUMMAR			L) / XF - BUIL	Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition % Condition % Percent Good Cns Sect Rcnld Dep % Ovr Dep Ovr Comme Misc Imp Ovr Comme	Year Built Effective \	Building		Adjust Type	Parcel Id		COA Elen												
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		Sales	Sales Information	Commercia	Commercial Data Elements		
MBLU 277742727		Q	Sale	Price 0 Heat / AC		INCOME VALUATION	.UATION
Current Owner		08-02-2006		Frame Type		6148	-
MD 1068 ACCOUNT LLC DINATALE MARIO			1 1,752,382	Baths / Plumbing Ceiling / Wall		WALLINGFORD, CT)RD, CT
DINATALE JOSEPH + MARIO				Rooms / Prtns			
		Year Built 2	2001	% Comn Wall			
		Value	1,016,500	Wall Height			
I seenable Area Cimmon	Can Rate	DI Contraction de la contractica de la contracti	ECONOMIC INCOME VALUATION	Income Value	ue -	Notes	
Cryind Level 22.050	Cap Co	Gross Income	148,617	Income Value	1,088,400	2001/A/CONDO	
	0 Cap Adjust A		11,889 Exc	Excess Land	0		
	0 Cap Rate 0.1000) Expense Allowance	27,892 -				
	Rent ID NBHD		Total	al Income Value	1,088,400		
Total Leaseable Area 22050	0 0001 0001	Net Income	108,836 Value	Je Per SF / Unit	49		
# Bld Sec Style AdjTa	a Occ SF / Unit FIrLe	Base Ra Use LocA	Rent /S GrossRent Vac	Vac Vac	Б	Expent	NOI
1 1 1 40 IND/WHS M 2	5 22050 GL	7.25 A BA	6.74 148,617 A	0.08 11,889	136,728 P 0.20	20 27,892	108,835
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			ACTUALINCOMEVALUATION				
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BAY	Gross Income Vacancy Allowance Expense Allowance	150,420 6,904 I 63,067 E	Income Value Excess Land	804,490 Electric Water	ier ter	Snow Removal Accounting	
st /	Other Income		Total Income Value	804,490 Mainter 36 Insurar	Maintenance	Reserves Other	
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1 1 1 40 IND/WHS M 2	5 22050 GL	BAAA					
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Signature(s) of

Owner(s) or Agent:

Hearing No. 2020 - 094

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

		SESSED VALUATION	
HEARING DATE:		SESSMENT APPEALS F OCTOBER 1, 2020	IS:014476.833 MFED VERESEDS
Property Owner: NOKIH PLAINS	REALTYIIC	Appellant (if other the	an owner):
Name of property Owner 8 TAYLOVL LI		Name of Owner's Age	ent
Mailing Address WALLINGFORD	(7 06492	Mailing Address	
City, State, Zip 203-269-2	547	City, State, Zip	
Phone	· · · · · · · · · · · · · · · · · · ·	Phone	
Appellant's Capacity (If Agent, attach a copy of Agency Agree VINCENZD DIA Print applicant name and date	ment or Power of Attorney. Or	iginal agency document must be subm	litted at hearing.)
	- ill out <u>only</u> the section	for the property type under a	appeal.
Motor Vehicle: Year Ma	ake /Model:	Plate#	Mileage
Real Estate: 89 NORTH	PAAINS INDU d/or Assessor's Map/Bloo	STRIAL RD MA	P. 10 62/24
Personal Property: Unique ID:	C)BA:	
If you are submitting an application.	oraisal or other simila	ar evidence, you <u>must</u> sub	mit a copy along with your
What MARKET VALUE does the	applicant place on the p	roperty? : \$	
Briefly state the basis of the App	eal:		
(Attach	additional page, docume	ntation or appraisal if needed)	
			· · · · · · · · · · · · · · · · · · ·
DO NOT WRITE BELOW THIS			
l hereby solemnly sv knowledge and belief.	vear that the testimor	ny I am about to give is tru	e and accurate to the best of my

Date:

(Must be signed in the presence of the Board)

APPLICATION

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-		- 		Insurance	37		-	_	Value Per SF / Unit		315,558					come	0 Net Income	0.1000		Cap Rate
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			0			s Land	Excess Land	54,133			vance	:y Allov	Vacancy Allowance	A	djust	Cap Adjust	0		<u>o</u>	Lower Level
BAYS/MIN OFF	2002/A/CONTRACTORS BAYS/MIN OFF	2002	3,252,400	3,25.		Income Value	Income	541,332	(F		-	ncome	Gross Income	INDX	ode	Cap Code	84,600		wel	Ground Level
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					Vall	% Comn Wall	%			2002		a	Year Built							
					'rfns	Rooms / Prtns	20						-			-		OVERNIGHT TRANSPORTATION CO	SHI IR	ERNIC
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6148	61				e	Frame type	750,000 Fi	750,				-1993	06-23-1993						wner	Current Owner
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	Code BAS First Floor SLB Slab	Desc Paving-			bu		, ons	Heating Fuel Heating Type	Interior Floor 1		Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure	Style: Model Grade Stories:	n ID 1 lement
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Total	3160 COMM WHS M9	B Use Code Description 7	Permit Id Issue Date Type		CO:ISSUED 07/02/2002 2020 1/2 BATH EACH UNIT, NO FINISH INT	16 UNIT WAREHOUSE	BUILDING B #17 - 32	12	Nppq		Year Code Desc		NORTH PLAINS REALTY LLC WAHLIE JIM W & CAROL A OVERNIGHT TRANSPORTATION CO	DECODD OCOMMED	DURHAM CT 06422	P O BOX 172	NORTH PLAINS REALTY LLC	Property Location 89 NORTH P Vision ID 15726
otal Card Land Units 0.000 AC	140 0.000 AC	-	Description Amount		INISH INT				Nbhd Name	Total	Description Amount	EXEMPTIONS	V CO	GIS ID	22 Old MBLU TC MAP # TC MAP # TC MAP # 4791,3162 Record Lot			89 NORTH PLAINS IND RD Account # W0006400
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	Code BAS First Floor SLB Slab	Code Description PAV1 Paving-Asphalt	Heating Type AC Type Idg Use Total Rooms Total Bedrms Total Bedrms Total Baths Heat/AC Frame Type Baths/Plumbing Ceiling/Wall Rooms/Prtns Wall Height % Comn Wall 1st Floor Use:	Style: Model Grade Stories: Occupancy Exterior Wall 1 Exterior Wall 1 Exterior Wall 1 Interior Wall 1 Interior Wall 1 Interior Floor 1 Interior Floor 2 Heating Fuel	Element
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	Description	OB - OUTBUILDING & YARD ITEMS(L) pription L/B Units Unit Price Yr Bit Asphalt L 22,360 3.00 2001	Hot Air-no Duc None COMM WHS M96 Heat/Min Steel None Ceil & Min WL Average	Warehouse Ind/Comm Pre-finsh Mett Gable Metal/Tin Minim/Masonry Concr-Finished Gas	CONSTRUCTION DETAIL
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							FINISH	2020- 1/2 BATH EACH UNIT	CO:ISSUED 10/15/2002	~	IG C #33 - 48	12	Nbhd			Code		NORTH PLAINS REALTY LLC WAHLIE JIM W & CAROL A OVERNIGHT TRANSPORTATION CO	RECORI	Ž	X 172	VISION ID T5/26 CURRENT OWNER NORTH PLAINS REALTY LLC	Property Location
	COMM WHS M9	Description		Issue Date T					2002	USE	- 48						EX	EALTY LL CAROL A NSPORTA	RECORD OF OWNERSHIP	СТ		T5/Z6 CURRENT OWNER PLAINS REALTY LLC	
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	BAS First Floor SLB Slab		Code Description PAV1 Paving-Asphalt		ĕ₩	w.	ping	Heat/AC Frame Type	drms ths		-		•	Interior Wall 1		Occupancy Exterior Wall 1		Style: Model	Element
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TH Cross I in / I pass Area		Description	Asphalt L 14,000 3.00 2002			Average	Light Ceil & Min WI	Heat/Min Steel			None	Gas Hot Air-no Duc	Concr-Finished	Minim/Masonry	Gable	Pre-finsh Metl		Warehouse Ind/Comm	
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To	B Use Code Description 4 3160 COMM WHS M9		Permit Id Issue Date Ty	PERMIT # 27097 = MEZZ 2013	REHOU	BUILDING D #49 - 64	12			Year Code De	NORTH PLAINS REALTY LLC WAHLIE JIM W & CAROL A OVERNIGHT TRANSPORTATION CO	RECORD OF OWNERSHIP	DURHAM CT 0	CURRENT OWNER NORTH PLAINS REALTY LLC P O BOX 172
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	Location Adjustment		Iotal Appraised Parcel Value		Total Appraised Parcel Value	Appraised Land Value (blog) Special Land Value	Appraised Ob (B) Value (Bldg)	Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)	APPRAISED VALUE SUMMARY	a visit t	Tear Code Assessed 2020 2-1 418,200 2-2 1,815,000 2-5 128,400 Total 2350100	Total 3,357,100 2,350,100 PREVIOUS ASSESSMENTS (HISTORY)		CURRENT ASSESSMENT Code Appraised Assessed 2-1 632,100 442,500 2-2 2,725,000 1,907,600
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Code BAS SLB Slab	Code Description PAV1 Paving-Asphalt MEZ1 Mezzanine Unf	1st Floor Use:	≦ <i>V</i> ≉	Frame Type Baths/Plumbing Ceiling/Wall	S	ms		Interior Vvali 2 Interior Floor 1 Interior Floor 2		ncy Wall 1 Wall 2		Element CON
	e Unf	3160	02 15.00	285	808	3160	388	03	228	16.00 27	1 C 96 41 1 A	Cd Cd
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	BAS First Floor SLB Slab	de	Code Description PAV1 Paving-Asphalt	O SYSTEM STREET, STREE	% Comn Wall 1st Floor Use:	Rooms/Prtns Wall Height	Frame Type Baths/Plumbing	Total Bedms Total Baths Heat/AC	Bidg Use Total Rooms	Heating Fuel Heating Type	Interior Floor 1	Roof Cover Interior Wall 1	Exterior Wall 2 Roof Structure	Stories: Occupancy		Element	Vision ID 15726
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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

TRIEB, ST HITOL ST

MLFD R55250R

Hearing No. <u>2020 - 0</u>99

APPLICATION

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

HEARING DATE: _____

Property Owner: IVES ROAD LLL	Appellant (if other than owner):	
Name of property Owner	Name of Owner's Agent	_
Mailing Address WALLINGFORD, CT DQ492	Mailing Address	
$\frac{\text{City, State, Zip}}{203-269-2547}$	City, State, Zip	
Phone	Phone	
Appellant's Capacity o Owner o (If Agent, attach a copy of Agency Agreement or Power of Attorney. Orig		<u></u>

VINCENZO DINATALE 2/18/21 Print applicant name and date Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year Make /Model: Plate# Mileage Real Estate: 20 IVES POAD MAP 63/34 (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 <u>must</u> submit a copy along with your application.

\$

What MARKET VALUE does the applicant place on the property? :

Briefly state the basis of the Appeal:

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

	2 1 1 16 2 1 16	# Bid Sec	Cap Rate	Cap Adjust	Cap Code	Cap Nate	Can Dat		ω Ν ω Ν 	# Bid Sec	I otal Leaseable Alea		Upper Level	Lower Level	Ground Level	Leaseable Area Summary					IVES ROAD LLC	Current Owner	Location 20 IVES RD	MBLU 63//34//
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	BAS First Floor CAN Canopy SLB Slab	Code	Code Description PAV1 Paving-Asphalt MEZ2 Mezz Finished		Ceiling/Wall Rooms/Prtns Wall Height % Comn Wall	õ			Interior Floor 2 Heating Fuel Heating Type	Interior Wall 1 Interior Wall 2	Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Cover	·	lement	Property Location Vision ID 14833
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From a Viellingford, Connection Connection Francisco Connection	The CONTRACT	BOARD OF ASSES Thomas Vital	lí, Chairman
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Carl Bonamico	(Address and/or Assessor's Map/ Personal Property: Unique ID: <u>SOCO1320</u> If you are submitting an appraisal or other sin application. What <u>MARKET VALUE</u> does the applicant place on th Briefly state the basis of the Appeal: <u>Togre uran</u> The assessment for 2019 Grand Liss hause was "guttedukty additional insure of the bause was "guttedukty additional insure of the <u>DO NOT WRITE BELOW THIS LINE - BAA Use Only</u> I hereby solemnly swear that the testim knowledge and belief. Signature(s) of Dwner(s) or Agent: <u>(Must be signed in the presen</u>	Block/Lot/Unit Number) DBA: milar evidence, you <u>must</u> submit a copy along me property?: s214,000 te_revaluation_stacting_point te_revalu	with your <u>s that sugges</u> ted <u>not correct</u> e
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Robert Avery	(Address and/or Assessor's Map/ Personal Property: Unique ID: <u>SOOO1320</u> If you are submitting an appraisal or other sin application. What <u>MARKET VALUE</u> does the applicant place on the Briefly state the basis of the Appeal: <u>Topre unat</u> The <u>Assessment</u> for 2019 Grand Liss house was "guttedukty are introduced for base was "guttedukty are introduced for <u>DO NOT WRITE BELOW THIS LINE - BAA Use Only</u> I hereby solemnly swear that the testime knowledge and belief. Signature(s) of Dwner(s) or Agent: <u>(Must be signed in the presen</u> Print Name	Block/Lot/Unit Number)DBA: nilar evidence, you <u>must</u> submit a copy along ne property? : s2]4,000 terevaluation_stacting_point terevaluation_stacting_point tstacs_based_off_of_work_permit st_was_based_off_of_work_permit t t t t	with your <u>s that sugges</u> ted <u>not correct</u>
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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 be so the construction 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 quotien the second providence (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 Desision will be method with the instructions.
- 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)	
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 Hail, Room 101 45 South Main Street Wallingford, CT 06492

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

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TU	Code De BAS First Floor FOP Porch, Open SLB Slab	Code Description SHD1 Shed Frame	Fireplaces	ร รา		1211 ure:	Vision ID 3131 Element CO Style: 0 Grade! 0 Grade! 0 Occupancy 1
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57 Circle Dr

🖄 Home Value for 57 Circle Dr

S7 Circle Or is likely to appreciate by 2% in the next year, based on the latest home price index. In the las 6 years, this home has increased its value by 89%.



Surrounding similar properties

Ā	×	×		¥	¥	last
15 Hill Side Ln	9 Circle	44 Circle	19 Circle	74 Circle	Audress	
251,906	251,046	265,480	224,262	215,559	Frice	
1595	1750	1846	1560	1318	N nbs	
4/2	3/2	4/2	4/2	4/2	Bed/bath	
141,100	141,500	155,200	122,300	118,700	lax assessment	

\$78,000		\$44,700	+	00 5(85\$	856(1\$	2003
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\$123,500		\$61,100	+	\$62,400	\$3,444	2016
\$123,500		\$61,100	+	\$62,400	\$3,526	2017
\$123,500		\$61,100	-+-	\$62,400	\$3,537	2018
\$149,300		\$86,900	+	\$62,400	\$4,358	2019
\$149,300	н	\$86,900	+	\$62,400	\$4,358	2020
Total Assessment		Additions		Land	Taxes	Year

Up by clicking on the picture, then selecting a corner and dragging outward. **All pictures in this power point were decreased in size, they all can be blown

1

Pictures can be expanded for a more detailed view





(random) Old cracking doors to rotting wood picts















Attic

Bathrooms not updated



To stay closed Cover needed velcro



and shower head

kitchen, ended up opening up the wall Hit a live wire when hanging a shelf in the



Wall stubs were not supporting anything just hanging



Other electrical/gas/window issues



Water damaged flooring at closing

replaced Old pipe with gas Leak needed to be









No thresholds

Inspection report 57 Circle Dr
























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Fotal Land Value 87,800	Total).1515	Parcel Total Land Area 0.1515	Parcel	0.152 AC	otal Card Land Units	Tota	
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	Element Cd Description	nt Cd	Eleme	Description	Ranch		Element Style: Model

2020 -058



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	3/9/2020
То:	Shelby Jackson
From:	lan Fuller
CC:	
RE:	57 Circle Dr

Current Market Value: \$228,300

Current Assessed Value: \$159,800

Appellant's estimate of Market Value: \$214,000

Notes:

- The current owner purchased the property for \$ 224,000 on 1/22/2019
- An interior inspection was performed by our office 2/22/2019 and the record was changed to indicate the interior was updated prior to the purchase.
- During the informal appeal process the market value was reduced from \$238,400 to
 \$228,300

Recommendation:

No Change

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	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	Style Desc Appraised Bidg Value	Effective Year Built Area Effective Prc Assng Dist Grade:	BUILDING ATTRIBUTES	Sale Price Adjusted Price	Primary Use Parcel Value Sale Date	Mblu Location Prc Assng Dist	ארא בערא בעראבעראנער און אין אין אין אין אין אין אין אין אין אי
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COMP4IMAGE								Adjustments				COMPARABLE #4
COMPSIMAGE					-			Adjustments				COMPARABLE #5

FinalValue: 224,600



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT AF Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member in Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

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

Hearing No. 2020-027

APPLICATION

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

HEARING DATE:

We Timu Frod Ct 06492		hry
Mailing Address	Name of property Owner	1
City, State, Zip (203) 224-2243	Mailing Address	
	Lingford CT 0649L City. State. Zip	

Appellant (if other than owner):

Name of Owner's Agent

Mailing Address

City, State, Zip

Phone

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

ScottCleary 2/10/2021 Print applicant name and date	Applicant signature
Fill out <u>onl</u> y the section f	or the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 5 Lost Brook Lane Wa (Address and/or Assessor's Map/Block	Unit Number)
Personal Property: Unique ID: DE	3A:
application.	r evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the pr	operty?: <u>\$ </u>
Brially state the basis of the Anneal Had Phon	e call with Vision
and agent said propert	Y Should Have Been Slightly
Lowfr. (Attach additional page, documen	tation 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

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Subject From To Date	Board of Assessment Appeals Re-valuation Application Scott Cleary <scott.cleary1@gmail.com> <assessor@wallingfordct.gov> 2021-02-10 13:35</assessor@wallingfordct.gov></scott.cleary1@gmail.com>	roundcube 🍳						
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Good Afternoon,

2

Attached, is my application for a hearing with the Board of Assessment Appeals. My address is 5 Lost Brook Lane Wallingford CT 06492. When I had my phone hearing with vision the agent on the phone told me that my property came in slightly too high. I am requesting that the Board of Assessment Appeals lower my assessment to a market value of 274,000.

Please let me know if I need to do anything further for the hearing.

Thank you,

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2020-027



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: 5 Lost Brook Dr

Current Market Value: \$281,200

Current Assessed Value: \$196,900

Appellant's estimate of Market Value: \$274,000

Notes:

- The market value of the subject property is consistent with similar homes in the neighborhood.
- During the informal appeal process no change was granted
- The current owner purchased the property on 8/7/2018 for \$ 245,000 prior to the

increase in residential home values

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 - 033

APPLICATION

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

HEARING DATE:

	STOP OCTOBER 1, 2020
Property Owner: Michael Schoff	Appellant (if other than owner):
Name of property Owner Michael Schoff	Name of Owner's Agent
Mailing Address 101 Scrub onk Road	Mailing Address
City, State, Zip North Haven, Ct 010473	City, State, Zip
Phone 203 269-9721	Phone
Appellant's Capacity X Owner (If Agent, attach a copy of Agency Agreement or Power of Attorne) <u>Michael Schoff</u> 2/17/21 Print applicant name and date	o Owner's Agent y. Original agency document must be submitted at hearing.) Applicant signature
	tion for the property type under appeal,
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 1012 Clintonville Ro (Address and/or Assessor's Map	ad o/Block/Lot/Unit Number)
Personal Property: Unique ID:	DBA:
	imilar evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on t	the property? $\$ a a a a a a a a a a a a a a a a a a $

Briefly state the basis of the Appeal: See attached Explanation

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

Page 1 of 2

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

Signature(s) of

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Cover Sheet	
TOWN OF WHAT WE FOR	
BOARDOFASSESSMENT	From: MUCHARL SCHOFF
Company: APPEARLS	2/19/21 1159,04
Phone number: 203 299200	
Fax number: 283 294 2003	

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TOTAL PAGES, INCLUDING COVER:

Comments:

FIND ENCLOSED ASSISSMENT APROL FOR 1012 CLANTORINISLE NO "REAL ESTATE" MICHAEL SCHOFF 203 269 5721 •.

Assessment Appeal for property located at 1012 Clintonville Road Wallingford

This appeal concerns the appeal of the assessment of the property at 1012 Clintonville Road. I bought the property for my son many years ago for his residence. This property had a house a swimming pool and several run down sheds in the rear. I bought this property under the name of Michael Schoff Inc. which is the name of my estate to be. The name is not a business nor does it have any accounts in any banks. I am an university educated engineer. When I took possession of this property my wife, myself and my 2 sons demolished the in ground swimming pool and I redesigned the house structure such that priginal structure remained and the design became more up to date. I let my son and his new family stay at the 50% finished house and told him to finish it on his own time in exchange for using it. My son managed my business (A Restaurant) and his family ate at the restaurant daily since there was no kitchen in the house.

The house only has the original 60 amp electrical service presently. I installed a new 200 Amp underground electrical service up to a transformer pad next to the house. The Wallingford Electric Company installed the transformer and pulled in the new service wire and I hired 2 licensed electricians from Nutmeg Electric (High Voltage Contractors) to terminate the wires. When the electrical inspector found out that I didnt use his "Electrical Contractor" to terminate the wires he told my son that he would never approve the service. My son got into a heated argument with the Wallingfor Electrical Inspector who next ordered The Wallingford Electric Company to reclaim the transformer from the property so that no new electrical service could be installed at this property. Next during the drought the well started to fail. The submersible pump was no longer covered with water and ran continuously 24 hours a day. My daughter-in-law talked my son into moving to Maine (where she grew up) and convinced my son if they did he no longer would have to work weekends.

So now I have a structure that is about 65% finished. The 35% of the structure that is not done at all is the kitchen, Pantry, the guest bedroom and the home office. There is no plumbing, electric or heat in these rooms only framing and studs. There is not a proper electrical service to this structure and now no water service either. There is no landscaping or certificate of specupancy so it cannot be rented to anyone as a residence.

Since this property can only be used for storage it must be classified as a garage or shed and not classified as a residence. Since it cannot be used as a residence it should be assessed as storage instead of as a residence which should significantly reduce the value and assessment.

I hope to restart this stalled project and finish it (since the town has a new electrical inspector) after the pandemic is over. Then I welcome the assessor to put a fair market value on this house when it is finished and ready for occupancy.

I am not in the construction business I only work on my own or a family property as a favor. I taught my sons all of the construction trades that I learned from highly skilled trades people while I worked supervising multi million dollar construction projects for General Electric Engineering for 15 years. I own some construction equipment but only use it on my own properties not as a business for profit.

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https://www.concord-sots.ct.gov/CONCORD/online?sn=PublicInquiry&eid=9740

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Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Curren	t Market Value: \$ 488.200	Current Asses
RE:	1012 Clintonville Rd	
CC:		
From:	lan Fuller	
То:	Shelby Jackson	
Date:	3/9/2020	

Current Assessed Value: \$341,800

Appellant's estimate of Market Value: \$200,000

Notes:

- The subject property has been under construction since 1997
- Our office has attempted to perform an interior inspection every year since 2017 with no response from the owner.
- During the revaluation the percent complete adjustment was removed from the property and it was assumed the building was 100% finished
- As a result of the informal appeal process the building was factored to reflect 66% complete as of October 1st, 2020 reducing the market value from \$ 508,300 to \$488,200

Recommendation:

No Change

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	<u> </u>			(203) 201 Pil	NE
	- 	BOARD OF ASSI	ESSMENT APPEALS	HUME THO	-DM
EARING DATE:	<u></u>	GRAND LIST OF	OCTOBER 1, 2020	FOR CONF	
Property Owner:			Appellant (if oth	er than owner):	
William McBriarty & Ann Name of property		<u></u>	Name of Owner	's Agent	• 's
265 Cook Hill Rd. Mailing Address	····		Mailing Address	5	-
Wallingford, CT 06492 City, State, Zip		;	City, State, Zip		-
203-284-5067 Phone		,	Phone	· · · · · · · · · · · · · · · · · · ·	
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Appeliant's Capacil (If Agent, attach a copy of	ty OC Agency Agreement	Owner of t or Power of Attorney. Orig	Owner's Agent inal agency document must b	e submitted at hearing.)	
If Agent, attach a copy of	Agency Agreement	t or Power of Attorney. Orig	inal agency document must b Iliam McBrian	ty Anna Prokop-W	McBr
If Agent, attach a copy of William McBriarty &	Agency Agreement	t or Power of Attorney. Orig	inal agency document must b	ty Anna Prokop-W	McBr.
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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. and a second second

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
- 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
- Y 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 have the opportunity to present evidence (appraice), present evidence, presente, present evidence, present evidence, present evid
- 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 1
- 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

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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. : x : 1

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. When board of assessment appeals may reduce lists.
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.

Sec. And Address All information and correspondence with the BAA should be directed to:

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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



Assessment Appeals application

2 messages

Anna M <mcbriarty.all@gmail.com> To: assessor@wallingford.ct.gov Bcc: Anna M <mcbriarty.all@gmail.com>

Please find the application form attached and photos.

Please confirm receipt of this email. Thank you, Anna & William McBriarty

9 attachments



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2020 Porperty Tax Appeal AOBOAAAppAndInstruc2020.pdf 473K

Mail Delivery Subsystem <mailer-daemon@googlemail.com> To: mcbriarty.all@gmail.com Fri, Feb 19, 2021 at 8:20 PM



Address not found

Your message wasn't delivered to assessor@wallingford.ct.gov because the domain wallingford.ct.gov couldn't be found. Check for typos or unnecessary spaces and try again. esponse was:

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----- Forwarded message ------From: Anna M <mcbriarty.all@gmail.com> To: assessor@wallingford.ct.gov Cc: Bcc: Date: Fri, 19 Feb 2021 20:20:29 -0500 Subject: Assessment Appeals application ----- Message truncated -----

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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:	265 Cook Hill Rd

Current Market Value: \$293,100

Current Assessed Value: \$205,200

Appellant's estimate of Market Value: \$230,000

Notes:

- The market value of the subject property is consistent with similar homes in the neighborhood.
- During the informal appeal process no change was granted

Recommendation:

No Change

Town of Wallingford, C	Sonnecticut	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	WLFD ASSESSOR 22 FEB '21 FH12:38
Hearing No. <u>2020 -</u> 138 <u>APPLIC</u>	ATION		
APPEAL OF ASSES BOARD OF ASSES HEARING DATE: GRAND LIST OF O	SMENT APPEALS		
Property Owner: JAMES PERNO Name of property Owner 18 PATRICKS COURT Mailing Address WALLINGFORD, CT 06498 City, State, Zip (203) 671-1243 Phone	Appellant (if oth Name of Owner Mailing Addres City, State, Zip Phone	s	
Appellant's Capacity & Owner of of (If Agent, attach a copy of Agency Agreement or Power of Attorney. Origina	Owner's Agent al agency document most the Applicant signatu	T	
<i>Fill out <u>onl</u>y the section for</i>	<u> </u>		
Motor Vehicle: Year Make /Model:	Plate#	Mileage	
Real Estate: 18 PATRICKS COURT WA (Address and/or Assessor's Map/Block/L	UNGFORD, (1 06492	
Personal Property: Unique ID:DBA			
If you are submitting an appraisal or other similar e application.			
What MARKET VALUE does the applicant place on the prop		· · ·	
Briefly state the basis of the Appeal: <u>SALE PRICE</u>			Luca -
INDEPENDENT APPRAGAL CONDUCTED			
APPRAISAL CONTRACTOR PHUS. dolUNE		14	
comparable of 5 patricks co	WRT WALLI	NGFORD, CT SOLD FOR SH	•••
DO NOT WRITE BELOW THIS LINE - BAA Use Only			11252019
I hereby solemnly swear that the testimony I knowledge and belief.	l 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	he Board) [Date:	
Print Name			
Motion:	Voting Rec	ord Initials	
	Thomas Vitali		
	Carl Bonamico	o	
	Robert Avery		

DocuSign Envelope ID: DBC6471E-C27B-43B3-BD53-5CEBBB4DC142

Steven J. Martin Appraisal Services

File # 1999105486

APPRAISAL OF REAL PROPERTY



LOCATED AT

18 Patricks Ct Wallingford, CT 06492 Volume 1271 Page 799

ASSESSMENT

AS OF 65019 FOR Guaranteed Rate Affinity, LLC

OPINION OF VALUE

430,000

AS OF

06/05/2019

TABLE OF CONTENTS

USPAP Compliance Addendum	1
USPAP Compliance Addendum	2
Additional Comparables 4-6	8
Market Conditions Addendum to the Appraisal Report	9
General Text Addendum	10
	11
Photograph Addendum	12
Subject Photos Comparable Photos 1-3	13
Comparable Photos 1-3	14
Comparable Photos 4-6	15
UAD Definitions Addendum	16
Subject Plat Map	
Subject Listing History	20
Building Sketch (Page - 1)	21
Location Map	22
Aerial View	23

Form TCGV_LT — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

DocuSign Envelope ID: DBC6471E-C27B-43B3-BD53-5CEBBB4DC142

Steven J. Martin Appraisal Services

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APPRAISAL OF REAL PROPERTY



LOCATED AT

18 Patricks Ct Wallingford, CT 06492 Volume 1271 Page 799

FOR Guaranteed Rate Affinity, LLC

OPINION OF VALUE

430,000

AS OF

06/05/2019

TABLE OF CONTENTS

Form TCGV_LT --- "WinTOTAL" appraisal software by a la mode, inc. --- 1-800-ALAMODE

1

Main File No. 1999105486 Page #1

Page 1 of 1

	lis	PAP Compliance Addendu	Loan #	
Borrower/Client James Pe	erno & Karen Ference	A Compliance Addendu	File #	1999105486
Property Address 18 Patrick				• •••
City Wallingfor	d	County New Haven	State CT	Zip Code 06492
Lender Guarantee	ed Rate Affinity, LLC			
APPRAISAL AND REPORT	DENTIFICATION			
This Appraisal Report is one of the				
🔀 Appraisal Report	This report was prepared in ac This report was prepared in ac Intended user of this report is l	cordance with the requirements of the Appraisal Repo cordance with the requirements of the Restricted Appr limited to the identified client. This is a Restricted Appr is set forth in the report may not be understood propert	aisal Report option of USI aisal Report and the ration	PAP Standards Rule 2-2(b). The rate for how the appraiser arrived
				· · · · · · · · · · · · · · · · · · ·
<u></u>	<u> </u>			
ADDITIONAL CERTIFICAT	IONS			
I certify that, to the best of my kn				
	ained in this report are true and co	orrect.		
 The report analyses, opinior 	ns, and conclusions are limited or	nly by the reported assumptions and are my personal, i	mpartial, and unbiased pr	ofessional analyses,
opinions, and conclusions.				
parties involved.	prospective interest in	the property that is the subject of this report and no (or	specified) personal inter	est with respect to the
I have no bias with respect t	o the property that is the subject o	of this report or the parties involved with this assignme	nt.	
 My engagement in this assignment 	gnment was not contingent upon	developing or reporting predetermined results.		
of the client, the amount of t	leting this assignment is not conti the value opinion, the attainment of	Ingent upon the development or reporting of a predeter of a stipulated result, or the occurrence of a subsequen	mined value or direction i it event directly related to	n value that favors the cause the intended use of
this appraisal.	conclusions were developed and	this mouth as been present in a star it		
1		this report has been prepared, in conformity with the L		essional Appraisal Practice.
 Inis appraisal report was pri 	spared in accordance with the re-	quirements of Title XI of FIRREA and any implementing	regulations.	
PRIOR SERVICES				
I have NOT performed service Immediately preceding acce	ces, as an appraiser or in any other	er capacity, regarding the property that is the subject o	f this report within the thre	e-year period
		pacity, regarding the property that is the subject of this i	concrt within the three-ver	ar nation immediately
preceding acceptance of thi	is assignment. Those services ar	e described in the comments below.	report within the ditee-yes	a period materialely
PROPERTY INSPECTION				
I have NOT made a personal	I inspection of the property that is	the subject of this report.		
APPRAISAL ASSISTANCE	pection of the property that is the	subject of this report.		
		appraisal assistance to the person signing this certifica	tion. If anyone did provid	e significant assistance they
are hereby identified along with a	summary of the extent of the as	sistance provided in the report.	alon: il unyone dad provid	s significant assistance, they
		-		
ADDITIONAL COMMENTS				
	requiring disclosure and/or any s	state mandated requirements:		·

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	(DOOLDE THAN 100			
	XPOSURE TIME FOR THE S the for the subject property is			· · ·
A reasonable exposure time		day(s) utilizing market conditions pe 60-180 day(s).	sruhent to the appraisat	assignment.
APPRAISER		SUPERVISORY APPI	RAISER (ONLY IF RE	QUIRED)
and the second se	TANI			
Signature		Signature		
Name Steven J. Mart	in the	Name		
Date of Signature		Date of Signature		
	0001408	State Certification #		
or State License #		or State License #		
State <u>CT</u> Expiration Date of Certification	orLicense 04/30/2020	State Expiration Date of Certific	ation or License	
	01/00/2020	Supervisory Appraiser In:		rty
Effective Date of Appraisal ()	6/05/2019		· · ·	Interior and Exterior

Effective Date of Appraisal 06/05/2019 USPAP Compliance Addendum 2014

Form ID14EC --- "WinTOTAL" appraisal software by a la mode, inc. --- 1-800-ALAMODE

Main File No. 19991054861 Page #2

Fannie Mae Form 1004 March 2005

The number of this summary appreciation		ential Appraisal I	Report File#	1999105486
The purpose of this summary appraisal re Property Address 18 Patricks Ct	port is to provide the lender/client w	ith an accurate, and adequately s	supported, opinion of the marke	et value of the subject property.
Borrower James Perno & Karen Fer	ence Owner of Put	City Wallingford lic Record Melissa Pappas	State	CT Zip Code 06492
Legal Description Volume 1271 Page	799	increation intellissa Pappas	County	New Haven
Assessor's Parcel # 109/44		Tax Year 2018	BETa	Kes\$ 7,973
Neighborhood Name Waltingford		Map Reference OOO	23110 Census	Tract 1760.00
Cccupant 🔀 Owner 🗌 Tenant 🔲 Va Property Rights Appraised 🔀 Fee Simple		ssments \$ 0	PUD HOA\$ 0	per year per month
Assignment Type Purchase Transacti				
Lender/Client Guaranteed Rate Affin		Other (describe)		_
Is the subject property currently offered for sa Report data source(s) used offering price(s)	ale or bas it been offered for cole in the	1800 W. Larchmont Ave. C	hicago, IL 60613	
			date of this appraisal?	X Yes No
05/02/2019, and is currently under depo	sit See attached subject listing hi	#170165447. The subject was	listed for \$435,000 on 02/19/	2019, reduced to \$425,000 on
	for sale for the subject purchase trans-	ation Funtal Harris II and	wie of the contract for rate and	
performed. Arms length sale; The sale non realty items.	les price is \$425,000. It is cons	idered to be a fully executed	sis of the contract for sale or w	ly the analysis was not
				ivo consideration given to
Contract Price \$ 425,000 Date of Co	ontract 05/17/2019 Is the proper	ty seller the owner of public record?	Yes 🗌 No Data Sour	(8) Public Records
Is there any financial assistance (loan charge If Yes, report the total dollar amount and desc	s, sale concessions, gift or downpaym	ent assistance, etc.) to be paid by a	ny party on behalf of the borrowe	r? I Yes X No
C myse, report the lotal boliar anticent and less	ince the nems to be paid. \$0;;			
	,,,,,,,,			
Note: Race and the racial composition of	the neighborhood are not appreciate	fantore		
Neighborhood Characteristic:		te-Unit Housing Trends		
Location 🚺 Urban 🔀 Suburban 🚺	Rural Property Values Ir			05 I.O. U.V.
Built-Up 🛛 Over 75% 🗍 25-75%	Under 25% Demand/Supply S	Laster Bally and Bally		GE One-Unit 80 %
🗧 Growth 🔲 Rapid 🛛 Stable 🗌	Słow 🛛 Marketing Time 🔀 H	nder 3 mths 3.6 mths 0	NOT 6 miles 44 F	rs) 2-4 Unit %
Neighborhood Boundaries North by Ro	ute 68, south by East Center S	Street, east by Durham and	westby 530 High	1 Multi-Family %
mitoratate at.			27E Drod	68 Commercial 5 % 32 Other 15 %
Neighborhood Description The subject is	booted in a well established neight s were found that were unfewored.	borhood with a stable economic		
family dwellings. No neighborhood factor facilities, shopping areas, and transporta	s were found that were unfavorabl	e to the marketability of the subj	ect. The subject has good ac	cess to Wallingford town
facilities, shopping areas, and transporta Market Conditions (including current for the a	en a conco, mojor aciverroute in t	Juse proximity is interstate 91		
Market Conditions (including support for the a	Dove conclusions) Lower aski	ng prices have improved ma	rket conditions which appe	ear to have stabilized for
the subjects sub market/price point of under 90 days if priced property. M	Current market constitutes a b	alance of supply for the curr	ent demand and stable va	lues with a marketing time
Dimensions See attached plat map		are asking price.		
Specific Zoning Classification RU-40 Zone	Area 26,1: Zonina Desc	infine Desidential Zone (C. C.	regular Vie	W N;Res;
Zoning Compliance 🗌 Legal 🔀 Legal Nor	conforming (Grandfathered Lise)	10100 Residential Zone 40,00		
Is the highest and best use of subject property	as improved (or as proposed per plans	to zoning [] megai (describe)		
		5 and Specifications) the present use	2 Vac Ala Ha	a describe
	······································	and specifications) the present use	? 🛛 Yes 🗌 No H M	o, describe
Utilities Public Other (describe)	Public			
Utilities Public Other (describe) Electricity 🛛 🗌	Public Water 🛛	Other (describe) 0	? Yes No If A	Public Private
Utilities Public Other (describe) P Electricity Image: Constraint of the second	Public Water X Sanitary Sewer X	Other (describe) 0	ff-site Improvements - Type treet Asphalt	
Utilities Public Other (describe) Electricity S Gas S OII FEMA Special Flood Hazard Area Yes	Public Water Sanitary Sewer S No FEMA Flood Zone X	0ther (describe) 0 S A FEMA Map # 09009C0	ff-site Improvements - Type beet Asphalt lky None	Public Private
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Form 1004UAD --- "WinTOTAL" appraisal software by a la mode, inc. --- 1-800-ALAMODE

		U	nitorm Ke	sidential A	ppraisal F	leport	File # 19991054	86
	There are 4 comparabl There are 12 comparabl	e properties currently	offered for sale in	the subject neighborh	ood ranging in price	from \$ 425,000	to\$ 47	
	FEATURE	SUBJECT	COMPAGA	1 the past twelve mon BLE SALE # 1		rice from \$ 378,00		487,500
	Address 18 Patricks Ct	0000001	8 Patricks Ct	DEE JALE # 1	52 High Hill Rd	BLE SALE # 2		LE SALE # 3
	Wallingford, CT (6492	Wallingford, CT	06492	Wallingford, CT	06492	3 Woodmans Hi Wallingford, CT	
	Proximity to Subject		0.09 miles SW		1.09 miles NE	00102	0.10 miles NW	00492
	Sale Price	\$ 425,000		\$ 378,000	the second se	\$ 487,500		\$ 440,000
	Sale Price/Gross Liv. Area	<u>\$ 174.47 sq.ft.</u>	\$ <u>158.96</u> sq.ft		\$ 155.45 sq.ft		\$ 130.49 sq.ft.	
	Data Source(s)		CTMLS#170073	3128;DOM 9	CTMLS#17013	3320;DOM 31	CTMLS#170076	
	Verification Source(s)	DECODIDITION	Tax Records	T	Tax Records	· · · ·	Tax Records	
	VALUE ADJUSTMENTS Sales or Financing	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+{-) \$ Adjustment
	Concessions	1.04.5	ArmLth Conv:0		ArmLth		ArmLth	
	Date of Sale/Time		s06/18;c04/18		Conv;0 s12/18;c11/18	1	VA;0	·
	Location	N:Res:	N;Res;	· · · · · · · · · · · · · · · · · · ·	N;Res:	<u> </u>	s04/19;c03/19 N;Res;	0
	Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Site	26,136 sf	24,829 sf	0	1.74 ac	0	40,075 sf	0
	View	N;Res;	N;Res;		N;Res;		N;Res;	
	Design (Style)	DT2;Colonial	DT2;Colonial		DT2;Colonial	· · · · · · · · · · · · · · · · · · ·	DT1.5;Cape	0
	Quality of Construction	Q4	Q4		Q4		Q4	
1	Actual Age Condition	21	21		22	0	13	0
	Above Grade	C3 Total Borrns, Baths	C4 Total Borms, Baths	+37,800	C3 Total Bdrms, Baths	<u> </u>	C3	ļ
	Room Count	8 4 2.1	9 4 2.1	0		-8,000	Total Bdrms. Baths 10 4 3.1	0.000
	Gross Living Area	2,436 sq.ft.	2,378 sq.ft				3,372 sq.ft.	-8,000 -28,080
	Basement & Finished	1260sf630sfwu	1176sf0sfwu		1120sf0sfwu		1648sf0sfwu	-20,080
	Rooms Below Grade	1rr0br0.0ba0o		+5,000		+5,000		+5,000
Ξ	Functional Utility	Average	Average		Average		Average	
ROACH	Heating/Cooling	FHA/CAC	FHA/CAC		FHA/CAC		FHA/CAC	
ЧK	Energy Efficient Items	None	None	ļ	None		None	
AP	Garage/Carport Porch/Patio/Deck	2ga2dw	2ga2dw		3ga3dw	-5,000	3ga3dw	-5,000
ő	Fireplace	Deck 1 Fireplace	Deck 1 Fireplace		Deck	0.000	Deck	
2	Pool		None	+12 000	2 Fireplaces Inground Pool	-3,000	1 Fireplace None	140.000
ΜЧ	None	None	None	1 12,000	None		None	+12,000
	Net Adjustment (Total)		⊠+ ∏•	\$ 54,800		\$ -32,000		\$ -24,080
2	Adjusted Sale Price		Net Adj. 14.5 %		Net Adj. 6.6 %	1	Net Adi 5,5 %	1 21,000
	of Comparables		Gross Adj. 14.5 %	\$ 432,800	Gross Adj. 8.6 %	\$ 455,500	Gross Adj. 13.2 %	\$ 415,920
ŵ	l 🔀 dið 🔝 dið not research	the sale or transfer his	story of the subject pr	operty and comparable	sales. If not, explain			
	My research 🗌 did 🕅 did I	not reveal any prior ea	as or transfore of the	eubiant property for the		ha offective data of this	Anarciaal	
				subject property for the	e three years prior to t	he effective date of this	appraisal.	
	Data Source(s) CTMLS/W	allingford Record	S					
	Data Source(s) CTMLS/W/ My research did did i Data Source(s) CTMLS/W/	allingford Record not reveal any prior sa allingford Record	s les or transfers of the s	comparable sales for th	ne year prior to the da	te of sale of the compa	rable sale,	
	Data Source(s) CTMLS/W/ My research did did did Data Source(s) CTMLS/W/ Report the results of the research	allingford Record not reveal any prior sa allingford Record	s les or transfers of the s	comparable sales for th	ne year prior to the da	te of sale of the compa	rable sale,).
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	Data Source(s) CTMLS/W/ My research did i did did Data Source(s) CTMLS/W/ Report the results of the research ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	allingford Record not reveal any prior sa allingford Record and analysis of the p SL Wallingford	s les or transfers of the s rior sale or transfer hi BBJECT Records	comparable sales for the subject pro COMPARABLE S Wallingford Record	ne year prior to the da perty and comparable ALE #1 (rds Walli	te of sale of the compa sales (report additional COMPARABLE SALE #	rable sale, prior sales on page 3 2 COMPA 	RABLE SALE #3
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Form 1004UAD --- "WinTOTAL" appraisal software by a la mode, inc. --- 1-800-ALAMODE

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Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 3 of 6

Fannie Mae Form 1004 March 2005

Uniform Residential Appraisal Report

File # 1999105486

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.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the 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 complete visual inspection of the interior and exterior areas of the subject property, (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.

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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. 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.

4. 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.

5. 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 the 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.

6. 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 70 March 2005

UAD Version 9/2011 Page 4 of 6

Form 1004UAD --- "WinTOTAL" appraisal software by a la mode, inc. --- 1-800-ALAMODE

File # 1999105486

Uniform Residential Appraisal Report

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

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

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. 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 locationally, 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. I 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 professional 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 it.

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.

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 5 of 6

Fannie Mae Form 1004 March 2005

Form 1004UAD --- "WinTOTAL" appraisal software by a la mode, inc. --- 1-800-ALAMODE

Uniform Residential Appraisal Re	eport
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File # 1999105486

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, statements, conclusions, and the appraiser's certification.

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 Steven J. Martin	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Steven J. Martin	Name
Company Name SJM Adviraisal Services	Company Name
Company Address 88 Chestnut Grove	Company Address
Guilford, CT 06437	
Telephone Number 203-315-2942	Telephone Number
Email Address simappraisal@gmail.com	Email Address
Date of Signature and Report 06/06/2019	Date of Signature
Effective Date of Appraisal 06/05/2019	State Certification #
State Certification # RCR.0001408	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 04/30/2020	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
18 Patricks Ct	Did inspect exterior of subject property from street
Wallingford, CT 06492	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 430,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name No AMC	COMPARABLE SALES
Company Name Guaranteed Rate Affinity, LLC	COM MADE ONECO
Company Address 1800 W. Larchmont Ave. Chicago, IL 60613	Did not inspect exterior of comparable sales from street
Email Address	Did inspect exterior of comparable sales from street Date of Inspection

Freddie Mac Form 70 March 2005

UAD Version 9/2011 Page 6 of 6

Fannie Mae Form 1004 March 2005

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	U	niform Re	sidential A				File #	199910548	6
FEATURE	SUBJECT		BLE SALE #4	CON	IPARAB	LE SALE #5		COMPARABL	E SALE #6
Address 18 Patricks Ct Wallingford, CT	06400	4 Marie Ln							
Proximity to Subject	00432	Wallingford, CT 1.58 miles NE	06492	<u> </u>					
Sale Price	\$ 425,000		\$ 459,900			\$			e
Sale Price/Gross Liv. Area	\$ 174.47 sq.ft.	\$ 203.86 sq.ft		\$			\$		φ
Data Source(s)		CTMLS#170201	1211;DOM 5			· · · · · · · · · · · · · · · · · · ·			
Verification Source(s) VALUE ADJUSTMENTS	DECODIDITION	Tax Records							
Sales or Financing	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIP	TION	+{-} \$ Adjustment	DES	CRIPTION	+(-) \$ Adjustment
Concessions		Listing	-23,000						
Date of Sale/Time		Active	0						
Location	N;Res;	N;Res;	······ ··· ··· ··· ··· ··· ··· ··· ···			1			
Leasehold/Fee Simple	Fee Simple	Fee Simple							
Site	26,136 sf	40,075 sf	0						
View Design (Style)	N;Res:	N:Res;							••••
7 Quality of Construction	DT2;Colonial	DT2;Colonial							
Actual Age	21	Q4 33	0						
Condition	C3	C3	0						
Above Grade	Total Bdrms. Baths	Total Borms, Baths		Total Bdrms	Baths		Total F	Bdrms. Baths	
Room Count	8 4 2.1	8 4 2.1			10000				
Gross Living Area	2,436 sq.ft.	2,256 sq.ft	+5,400		sq ft.		-	sq.ft.	
Basement & Finished	1260sf630sfwu	1112sf832sfwu	0						
Rooms Below Grade Functional Utility	1rr0br0.0ba0o	1rr0br0.0ba0o						-	
Heating/Cooling	Average FHA/CAC	Average HW/None							
Energy Efficient Items	None	None	+5,000						
Garage/Carport	2ga2dw	2ga2dw							
Porch/Patio/Deck	Deck	Deck/SCP	0						
Fireplace	1 Fireplace	1 Fireplace							
Pool	Inground Pool	Inground Pool							
None Net Adjustment (Total)	None	None							
Adjusted Sale Price		□ + 🖾 - Net Adj. 2,7 %	\$ -12,600	Net Adj.	□ <u>-</u> %	\$	Not Ari		\$
of Comparables		Gross Adi. 7.3 %	\$ 447 300	Gross Adi	∞2	\$	Net Adj. Gross A	∧i o∕	¢
Report the results of the research	and analysis of the pr	ior sale or transfer his	tory of the subject pro	serty and con	nparable :	sales (report additional	ariar sal	es on nace 3)	\$
ILEM	SU	BJECT	COMPARABLE SA	LE # 4	00	MPARABLE SALE #	5	COMPAR/	BLE SALE # 6
Date of Prior Sale/Transfer									
Price of Prior Sale/Transfer Data Source(s)	14/2W-26-4			<u> </u>	<u> </u>				
Effective Date of Data Source(s)	Wallingford F 06/05/2019		Wallingford Recor 06/05/2019	ds					
Analysis of prior sale or transfer h	listory of the subject n	roberty and comparat		nn <u>4 ie an</u>	l activo	listing that has	<u> </u>		
	<i>,</i>			10 4 15 att	acuve	insung that has	1000	ed yet	
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Analysis/Comments									
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Freddie Mac Form 70 March 2005

UAD Version 9/2011

Fannie Mae Form 1004 March 2005

Form 1004UAD.(AC) — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Market	Conditions Add	endum to the	Appraisal Repo	H L File Mr	, 1999105486	3
The purpose of this addendum is to provide the lend neighborhood. This is a required addendum for all a	er/client with a clear and ac	ccurate understanding of	the market trends and con	ditions prevalent	in the subject	
Property Address 18 Patricks Ct	ppræsærreports with all eiter	City Wallingfo		State CT	ZIP Code 064	00
Borrower James Perno & Karen Ference	• •					
Instructions: The appraiser must use the information	n required on this form as th	he basis for his/her conc	lusions, and must provide s	support for those	conclusions, rega	rðinn
nousing trends and overall market conditions as rep	orted in the Neighborhood s	ection of the appraisal re	sout form. The appraiser mu	ust fill in all the in	formation to the e	xtent
It is available and reliable and must provide analysis	as indicated below. If any re	equired data is unavailab	le or is considered unreliabl	e the contaiser r	nuet nrovida on	
explanation. It is recognized that not all data sources	s will be able to provide data	for the shaded areas be	low; if it is available, howev	er, the appraiser	must include the c	lata
in the analysis, if data sources provide the required in average. Sales and listings must be properties that o	mormation as an average in	istead of the median, the	e appraiser should report the	e available figure	and identify it as a	n.
average. Sales and listings must be properties that c subject property. The appraiser must explain any and	vinipete with the subject pro vinalies in the data, such as	speny, determined by ap	plying the criteria that would	d be used by a p	rospective buyer o	i the
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current – 3 Months	etc.	Overalli Trend	
Total # of Comparable Sales (Settled)	5	2	5	Increasing	Stable	Declining
Absorption Rate (Total Sales/Months)	0.83	0.67	1.67	Increasing		Declining
Total # of Comparable Active Listings	5	5	4	Dectining		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	6,0	7.5	2.4	Dectining	Stable	Increasing
Nedian Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current – 3 Months		Overall Trend	
Median Comparable Sale Price Median Comparable Sales Days on Market	385,000	446,200	405,000		I 🔀 Stable	Declining
4 Madian Comparable List Drive	3 439,900	18	224		Stable	lincreasing
Median Comparable Listings Days on Market	439,900	439,900 209	442,450	Increasing		Declining
Median Sale Price as % of List Price	96	209	38	Declining		Increasing
Median Comparable Listings Days on Market Median Sale Price as % of List Price Seller-(developer, builder, etc.)paid financial assistan		N0	96	Declining	Stable	Declining
	past 12 months (e.o., selle	CONTRIBUTIONS INCREASE	from 3% to 5% increasing	Lise of browner	ns closina costo	CT Increasing Condo
Explain in detail the selfer concessions trends for the fees, options, etc.). Financing concession	s, loan discounts, and	interest buydowns	do exist in some inst	ances but are	not prevalent	00100
á						
ų						
Are foreclosure sales (REO sales) a factor in the mar			0			
Are foreclosure sales (REO sales) a factor in the mar	ket? 🔲 Yes 🖂 No	If yes, explain (inclu	ding the trends in listings a	nd sales of forec	losed properties).	
Cito data courses for share information						
ORE USED SOURCES FOR ADOVE SITISTINGTON ALL INF	ormation nathered fro	m local mk and to	un recorde			
Cite data sources for above information. All inf	ormation gathered fro	om local mis and to	wn records.			
vite utita sources for above information, All inf	formation gathered fro	om local mis and to	wn records.			
				sed any addition	al information suc	
Summarize the above information as support for you	r conclusions in the Neighb	orhood section of the ap	praisal report form, If you u	sed any addition	al information, suc	h as
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Supplemental Addendum

Borrower/Client James Perno & Karen Ference			NO. 1999105486
Property Address 18 Patricks Ct			
City Wallingford	County New Haven	State CT	Zip Code 06492
Lender Guaranteed Rate Affinity, LLC		01213 01	20000000492
Linkard and Burghi			

Highest and Best Use comment:

The HBU noted in this report is as is as a residential single family dwelling since it is the reasonably probable and legal use of property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.

Scope of the appraisal comment:

In preparing for the appraisal assignment, the appraiser has performed the following analysis and actions necessary to obtain sufficient information in order to arrive at a supportable and defensible estimate of market value for the subject property. The subject property was visited and pictures were taken, improvements were examined and measured and/or assessor's records were used and relied upon for measurements, and a thorough inspection of the site, improvements, and location was analyzed. Other considerations were given to the neighborhood, surrounding properties, schools, police and fire protection, and other support facilities. The appraisal was performed considering three recognized and accepted approaches to value: the market data approach, the cost approach and the income approach. The appraiser has chosen recent comparable sales of similar properties in the subject's marketing area, and also has considered other sales of similar properties through the years. Also, the appraiser has analyzed similar properties on the market that were currently for sale. Comparable sales data was obtained from, but not limited to, inspection, property owner, appraiser's files, local brokers, multiple listing services, data research services, municipal offices such as tax assessor's files, town, city or county offices and public records.

Environmental disclaimer comment:

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions which are undetectable by the appraiser. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would have a negative impact on the subject property. This appraisal report is not an environmental survey or assessment of the property and not be relied upon as such. The borrower and lender are cautioned against the use of this report as a survey or assessment of environmental conditions. Should exacting information be required with respect to any environmental condition, the appraiser strongly recommends the use and assistance of experts in that field.

Interest valued comment:

Fee simple, no value was given to any nonrealty items in this report.

Final reconciliation comment:

This appraisal is not a home inspection and the appraiser is not acting as a home inspector when preparing the report. The borrower has the right to have the home inspected by a professional home inspector. When performing the inspection of this property, the appraiser visually observed areas that were readily accessible. The appraiser is not required to disturb or move anything that obstructs access or visibility. The inspection is not technically exhaustive. The inspection does not offer warranties or guarantees of any kind.

Other land use comment:

Other Land Use Rating reflects vacant(buildable and non-buildable) land and Land Trust property and town owned (schools and parks). The other land use is not considered to be adverse to marketability.

Utilities comment:

At the time of inspection of the subject property, all utilities were in proper working order.

Comparables finished basement comment:

Finished Basement area for comparable sales is noted as best available to the appraiser. This information is often not clearly described by either tax assessor's records or MLS data sheets. It's common in the area for basements to be finished unpermitted and not reflected on the town tax records. Unpermitted finished basements are somewhat common and are typically acceptable in this market area and therefore are noted in the sales comparables grid. Estimates are used as necessary so as to best represent the property's actual characteristics.

Exceeding predominant value comment

The subjects estimated market value is above the predominant value developed for the entire neighborhood. The predominant value does not exists as a value and is a statistical result only. There are homes that sell above and below this amount. It has no relationship to marketability. The subject's estimated market value is the sum result of location, age, liv. area, design, condition and relationship to the market. Although the subjects property estimate of value is more than the predominant sales price for the area, it is within the range of pricing for the neighborhood and there is no detriment to it's marketability.

Comps GLA comment:

Due to the extreme scarcity of comps in the area, comps with gla differences greater than 15% were used. The comps used are considered the best indicators of market value.

Comps/bracket comment:

Due to the lack of similar recent sales, every single physical characteristics was unable to be bracketed. The most important factors were considered and searched when looking for comparables. If forced to use sales that bracket every characteristic the subject has, this report may be considered misleading. The most reliable indicators of value found in the past 12 months in the area didn't have finished basements. While none of the comps share this characteristic, there are many that exist in the area. The subject is not considered to be an overimprovement beacuse of it. The adjustment that was made was developed by using historical market trends in the area.

Subject Photo Page

Borrower/Client	James Perno & Karen Ference	······································			_
Property Address	18 Patricks Ct				
City	Wallingford	County New Haven	State CT	Zip Code 06492	
Lender	Guaranteed Rate Affinity, LLC		ů.	• • • • • • • • • • • • • • • • • • • •	



Subject Front

18 Patricks Ct	
Sales Price	425,000
Gross Living Area	2,436
Total Rooms	8
Borrower/Client	4
Lender	2.1
Location	N;Res;
View	N;Res;
Site	26,136 sf
Quality	Q4
Age	21



Subject Rear

Subject Street

Main File No. 1999105486 Page #12

Subject Photograph Addendum

Porrouar/Oliont	
Borrower/Client James	Perno & Karen Ference
Property Address 18 Pat	cks Ct
City Walling	
	eed Rate Affinity, LLC County New Haven State CT Zip Code 06492







Kitchen

Living

Dining



Family

Bedroom

Bedroom



Bedroom

Bedroom





Bath

1/2 BathForm PIC12_LT — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Finished Basement

Borrower/Client James Perno & Karen Ference		
Property Address 18 Patricks Ct		
City Wallingford	County New Haven	State CT Zp Code 06492
Lender Guaranteed Rate Affinity, LLC		



Subject Mechanicals

18 Patricks Ct	
Sales Price	425,000
Gross Living Area	2,436
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	26,136 sf
Quality	Q4
Age	21



Subject Electrical

Subject Pool



Comparable Photo Page

Borrower/Client James Perno & Karen Ference		
Property Address 18 Patricks Ct		· · · · · · · · · · · · · · · · · · ·
City Wallingford	County New Haven	State CT Zip Code 06492
Lender Guaranteed Rate Affinity, LLC		



Comparable 1

	subardato I
8 Patricks Ct	
Prox. to Subject	0.09 miles SW
Sale Price	378,000
Borrower/Client	2,378
Lender	9
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	24,829 sf
Quality	Q4
Age	21





Comparable 2

52 Hign Hill Rd	
Prox. to Subject	1.09 miles NE
Sale Price	487,500
Gross Living Area	3,136
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	3.1
Location	N;Res;
View	N;Res;
Site	1.74 ac
Quality	Q4
Age	22

Comparable 3

3 Woodmans Hill	Rd
Prox. to Subject	0.10 miles NW
Sale Price	440,000
Gross Living Area	3,372
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	3.1
Location	N;Res;
View	N Res;
Site	40,075 sf
Quality	Q4
Age	13
Comparable Photo Page

Borrower/Client	James Perno & Karen Ference			
Property Address	18 Patricks Ct			
City	Wallingford	County New Haven	State CT	Zio Code 06492
Lender	Guaranteed Rate Affinity, LLC			Dp coat co tox



Comparable 4

	mipaianic 4
4 Marie Ln	
Prox. to Subject	1.58 miles NE
Sales Price	459,900
Gross Living Area	2,256
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	40,075 sf
Quality	Q4
Age	33
•	

Comparable 5

Prox. to Subject Sales Price Gross Living Area Total Reoms Total Bedrooms Location View Site Quality Age

Comparable 6

Prox. to Subject Sales Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

File No. 1999105486

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 depreciation, 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 building 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

01

Dwellings 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.

03

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 ornamentation 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.

04

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.

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, if 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 feel, 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.

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

Abbreviations Used in Data Standardization Text

Abbrevlatio	n 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	Location
C	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
8	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale of Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing		
Mtn	Mountain View	Sale or Financing Concessions
N	Neutral	View
NonArm	Non-Arms Length Sale	Location & View
BsyRd	Busy Road	Sale or Financing Concessions
	Other	Location
o Prk	Park View	Basement & Finished Rooms Below Grade
Pstrl		View
PwrLn	Pastoral View	View
	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
S Chart	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	Basement & Finished Rooms Below Grade
WU	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
		· · · ·
		· · · · · · · · · · · · · · · · · · ·
		······································

UAD Version 9/2011

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

DocuSign Envelope ID: DBC6471E-C27B-43B3-BD53-5CEBBB4DC142

Main File No. 1999105486 Page #19

Subject Plat Map



Subject Listing History



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Building Sketch

Borrower/Client	James Perno & Karen Ference			
Property Address	18 Patricks Ct			
City	Wallingford	County New Haven	State CT	Zip Code 06492
Lender	Guaranteed Rate Affinity, LLC	· · · · · · · · · · · · · · · · · · ·		



Form SKT.BldSki --- "WinTOTAL" appraisal software by a la mode, inc. --- 1-800-ALAMODE

Location Map

		•		
Borrower/Client	James Perno & Karen Ference	· · · · · · · · · · · · · · · · · · ·		
Property Address	18 Patricks Ct			
City	Wallingford	County New Haven	State CT	Zip Code 06492
Lender	Guaranteed Rate Affinity, LLC	<u> </u>		20000000432



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

Aerial View

Borrower/Client	James Perno & Karen Ference	······································		
Property Address	18 Patricks Ct			
City	Wallingford	County New Haven	State CT	Zip Code 06492
Lender	Guaranteed Rate Affinity, LLC			



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

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Main File No. 1999105486 Page #24

	GREATAMERICAN. DECLARATIONS	
	INCHDAMPE ADAID READ EDIATE APPKAISERS	
	301 E. Fourth Street, Cincinnati, OH 45202	
	THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.	
	THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.	· .
	Insurance is afforded by the company indicated below: (A capital stock corporation)	
	🗵 Great American Assurance Company	
	Note: The Insurance Company selected above shall herein be referred to as the Company.	
	Policy Number: RAP3666279-18 Renewal of: RAP3666279-17	
	Program Administrator: Herbert H. Landy Insurance Agency Inc. 75 Second Ave Suite 410 Needham, MA 02494-2876	
	Item I. Named Insured Steven Martin	
	llem 2. Address: 88 Chesmut Groye	
	City, State, Zip Code: Guilford, CT 06437	
	Item 3. Policy Period: From 08/21/2018 To 08/21/2019 (Month, Day, Year) (Month, Day, Year) (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)	
	Item 4. Limits of Lindbility:	
	A. S 1.600.000 Damages Limit of Liability - Each Claim	
	B. S. 1,000,000 Claim Expenses Limit of Liability – Each Claim	
	C. S 2,000,000 Damages Limit of Liability - Policy Aggregate	
	D. S 2,000,000 Claim Expenses Limit of Liability – Policy Aggregate	
	Item 5. Deductible (Inclusive of Claim Expenses):	
	A. S. 0.00 Each Claim	
	B. S 0.00 Aggregate	
	ftem 6, Premium: S 764.00	
ž	Item 7. Refroactive Date (if applicable): 08/21/2008	
	Item 8. Forms, Notices and Endorsements attached: D42100 (03/15) D42300 CF (07/14) IL/7324 (08/12) D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17) <u>Kistoj at Antiprovid</u> Authorized Representative	
	D42101 (03/15) Page Laft	э.
	1242101 (03/15) Page 1 of 1	
ulana and a state	ann an the second s •	a cho caste opposition
*:		3



ASSEGSMENT CONDUCTED 5/14/2019

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OPINION OF VALUE

FOR 18 PATRICK'S COURT

CURRENT CITY ASSESSMENT

\$278,400

CURRENT CITY APPRAISAL

\$397,714

🏠 Listing

1

.

18 Patricks Cou County: New H MLS#: 17016 Single Family F	laven 5447		<u></u>		Status: Last Update: Tax Parcel#:	Active 05/02/2019 2039576	List Price: Orig. List Price Days On Mark	\$425,000 \$ e: \$435,000 { et: \$4
			1 870 7 10 1	-			840	Ays
						₩1.₩2 ₽ ♥		
	2					Map date 22:		
Li)	Nalkscore	<u>Lis: 0</u>		encent - Almost all (019 : PDCR : \$ car.	435,000->\$4	25,000
Potential Short Sa	le: Unde	clared		lacidential Property Info	metion			
Style: Square Footage: New Construction: Dir. Waterfront:	No	ted heated: a	otal living area as Year Built:	1998 (Public F	lecords)	k 1 Partial Ho I G Firepli	ome Warranty O aces: 1	ffered: No
Property Tax:	No \$7,97	3	Acres: Mil Rate:	0.60 (Public R 28.55 Asse	ssed Value: \$27		ar: July 20	18-June 2019
<u>Room</u> Living Room Formal Din, Rm.	<u>Level</u> Main Main	<u>Apx. Size</u> 17 x 12 18 x 12	<u>Features</u> French Doors	- Room Description 27	8,400	······································		
Family Room Kitchen	Main Main	17 x 16 24 x 12	Fireplace Breakfast Bar, Hardwood Flo	Breakfast Nook.				•
Badroom	Upper	12 x 12)r	Acces			
Bedroom	Upper	15 x 12			. 122	SMENT	- 278	.400
Bedroom MBR Suite	Upper Upper	13 x 10 18 x 15	Paul Real and					
Laundry Location:			Full Bath, Wall	(-In Closet				
Appliances Incl.:	Öven/R:	***	/ave, Refrigerat	Features				
Attic: Basement Desc.:	Has Atti	c - Pull-Down ly Finished	n Stairs, Floored		4篇 0			
Exterior Features:	Deck, Pa	nng itio, Shed, Ur	Iderground Utili	ties				
	rame		Foundation:	Concrete		Boof. A		
Garage & Parking: Swimming Pool:	4 Cal, Al Hag Dool	tached Gara	ດດ ມີກຳນວນແລນ ທີ່ນ	DA Davad	-		sphalt Shingle	
Lot Description:	On Cul-D	e-Sac, In Su	Pool, Spa, Heat bdivision, Light		2 GOOUN	10 Joor	CAN Coc	of gu T
			Joine - Joine	Wooded	00000	A HTICL		4 11 No. 2-
Home Owner's Asso	ciation:	Yes	Association Fee:	\$100	Fee P	ayable: Other	ETC.	
lot Water System	Ele	etric		— Usility Information	.		······································	······
or mater aystem	Ho	t Air, Fueled	By: Oil		Est. Anni Fuel Tanl	ual Heating Cost < Location:		d
leat Type:		ntral Air					Abova Grou	Ind
	ice: Pu	blic Water C	onnected, Sewag	e System: Public S	ewer Connecte	d		
leat Type; Cooling;	rice: Pu	blic Water Co	onnected, Sewag	e System: Public S - School Information Middle:	ewer Connecte	······	Lyman Hall	

guests with large spaclous rooms, hardwood floors, a solid oak stairwell, and a choice of which well-appointed room they'd like to enter first. From the living room's French doors, to the family room's unspolled raised hearth firsplace, to the kitchen's gleaming granite counters, cathedral ceiling and bright backdrop of windows. Every space in this home has personality and a little something special. Following suit, the master bedroom suite satisfies expectations with a generous walk-in closet and full bath. In addition to all that you will be in awe by the backyard oasis, one of the home's most enticing features!! Every desirable frill and thrill graces the rear yard of this colonial, including an oversized deck with mountain views, a beautiful heated gunite pool with built-in spa, large patio area, elaborate landscaping with stone walls, and a fire pit. A finished basement completes this four-bedroom home. This listing offers such a complete package and cannot be appreciate by the pictures alone. The fun that can be had throughout this home and outside is limitless!

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Original List	Price: \$435,000 E	ntered in MLS: Isting Date:	02/19/19 02/19/19			(COM: CDOM: Expiration Date:	84 235
Showing Inst Lockbox:	Combo/door	t up showing.	Showing & Cont			(171) 		
Owner: Directions:	witheld rock hill road to S	hetiand drive t	o patricks court	Date Available: Owners Phone:	negot		Bank Owned: I Occupied By:	No
Usting Contra Buyer's Ageni	ct Type: Exclusive Ri Comp.: 2.50 % of se	ale price		Service T	ype: Full	Service	Sign:	Yes
The List Office	e has authorized distribu t has authorized distribu	ition to: RPR, H		n Authorizations	Deallas			
nie rist wijen	t has authorized distribut ** NOTE:	ition to: Homes This listing will only ap	.com, Homesnap	A IDX Sites, Real	tor.com,	2011, Zillow Zillow Grau List Amet +*	Group, immov p	/iewer
lst Agent:	Lawrence A Madow Website:		— Usting Agent/Brol	ker Information	7 Million Contraction of Contraction		erte seguidades o conservation and a filling generation of the second second second second second second second	
List Office:	Calcagni Real Estate Website:	(DCAS31)		Er	nail: <u>larr</u>	(<u>madow@</u>) 265-18 2;	calcagni.com	
	<u>Carrie Vass</u> (vassca) Website:			Ph	one: (203) 265-182	r	
lo List Office:	<u>Calcagni Real Estate</u> Website:	(DCAS31)		En	nall: <u>carr</u> i	e vass@ca) 265-1821	Icagni.com	
arcel Number:	Wallingford, CT 064							
PROVE Placks			Assessor's APN:	109 44	Count	Y; I	lew Haven	
	1026	I	Census Tract:	109 44 17 6 000			lêw Haven 2022	
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 General Construction:
 # Of Forking Spaces:

 # of Buildings:
 1
 Building Style:
 Coloniai
 Year Built:
 1998

Exterior Covering: Type of Basement		Building Condition Type of Roof: Heating System:	Gable	lr	Last Major Renovation: Roofing Material: Heating Fuel:	Shngis&Aspha
Building Size Informati Gross Building So					madang tues	OII
Living Area in So I	Ft: 2.436	# of Units: First Floor Sq Ft:	1		Unit is on Floor #:	
Basement Area in	Sq Ft:	Unfinished Bsmt			Attic Area in Sq Ft:	_
# of Rooms: # of Half Baths:	8	# of Bedrooms:	4		# of Floors: # of Full Baths:	2 2
Property Amenides	-					
Number of Fireplac Additional Amenity		Additional Ameni	ty: Outbuild	ings	Additional Amenity:	Air Conditione
Public Notice:	None	Recen	t Public Notices			n n ogsfallanda franska skriver og statististereteret
	and a state of the					
1. <u>Mortgage Origi</u>		Sale & Mortga	ge Origination H	-	Baardada ta ta area a	
Lender:	Bank of America NA	i i		Prorugage	Recorded: Vol: 1457, I	Page: 86
Borrower(s):	Melissa Pappas					
Amount: Origination	\$382,233	Term:	20 Years	Interest R	late:	
Date: Commercial, Mi	12/04/2012 tgNo	Mortgage Type: (Conforming			
	-					
. <u>Mortgage Origi</u> Lender:	nation Countrywide Bank			Mortgage	Recorded: Vol: 1271, F	Page: 812
Borrower(s):	Melissa Pappas					
Amount:	\$76,800	Term: 1	5 Years	Interest R	ate:	
Origination Date:	10/12/2006	Mortgage Type: (Conforming			
Commercial. Mt	tgNo					
Property Transf	fer			Sale Recor	rded: Vol: 1271 Pa	rai 708
Buyer(s):	Melissa Pappas			Sale Recor	rded: Vol: 1271, Pa	ge: 799
	Melissa Pappas Melissa P <u>Odermatt</u>					ge; 799
Buyer(s); Selier(s); Sale Date: Sale Type:	Melissa Pappas Melissa P <u>Odermatt</u> 10/12/2005 Nominal Sale	Sale Price: \$1	ult Claim	Nominal S	ale: Y es	ge: 799
Buyer(s): Seller(s): Sale Date:	Melissa Pappas Melissa P <u>Odermatt</u> 10/12/2005	Sale Price: \$1		Nominal S		ge; 799
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Buyer(s): Seller(s): Seller(s): Sale Date: Sale Date: Sale Type: Multi Parcels? Multi Parcels? Mortgage Origin Lender: Borrower(s): Amount: Origination Date: Borrower(s): Amount: Origination Date:	Melissa Pappas Melissa P <u>Odermatt</u> 10/12/2005 Nominal Sale No Pation Equifirst Corp Todd R Odermatt \$400,000 09/08/2004 gNo Pirst Horizon Hm Ln Todd R Odermatt \$299,000 05/07/2003 gNo Pation Citimortgage Inc	Sale Price: \$1 Deed Type: Qu >Term: 3 Mortgage Type: Ja Term: 3	Jit Claim 0 Years umbo 0 Years	Nominal Si Arms Leng Mortgage I Interest Ra Mortgage F Interest Ra	ale: Yes th Sale: No Recorded: Vol: 1173, P ate: Recorded: Vol: 1088, Pa	'age: 574 age: 793
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8. <u>Mortgage D</u> Borrower(s): Discharge Len Original Lende	der: Mo	rtgage Elec t Provided	Assessment	Tax /	Original Amou Assessment Histor Assessment		Date Recorded: 08/27/20
Borrower(s): Discharge Len	der: Mo	rtgage Eleci	L'ONIC Regist		Uriginal Amou	int:	Date Recorded: 08/27/20
8. <u>Mortgage D</u> Borrower(s):	To			tration Syst	em Date Signed:		Date Recorded: 06/29/20
		dd R Oderm	att & Melissa	ı P Oderma	Original Morts	age Recorded:	Vol: 1301, Page: 624 Vol: 1173, Page: 574
	ischaro	<u>e</u>			Discharge Re	rorded.	M-L come a
Discharge Ler Original Lende	ider: Mo er: No	ortgage Elec It Provided	tronic Regia	tration Sysi	tem Date Signed: Original Amo	unt:	Date Recorded: 11/28/20 Date Recorded: 09/29/20
Borrower(s):	Me	elissa Pappa	S		Original Mort	gage Recorded:	Vol: 1456, Page: 735 Vol: 1271, Page: 800
2. <u>Mortgage (</u>	Hscharc	10			Discharge Re	conded:	Volu 14E6 Para
Discharge Le Original Lend	nder: Co er: No	ountrywide ot Provided	Bank		Date Signed: Original Amo		Date Recorded: 12/14/20 Date Recorded: 09/29/20
Borrower(s);		elissa Pappı	15		Discharge Re Original Mori	ecorded: tgage Recorded:	Vol: 1530, Page: 1090 Vol: 1271, Page: 812
ı. <u>Mortgage</u> i	Dischari	ge			ge Discharge His Discharge B	=	
		14	****	37	·		1162
Sale Date: Sale Type: Multi Parc		05/24/1999 No		le Price: ed Type:	\$254,900 Warranty	Nominal Sale: Arms Length Sa	No
Buyer(s): Sellar(s);	1		matt & Melis Is Inc	isa P Odern	att	Sale Recorded: How Related:	Vol: 929, Page: 12 and Others
Commerci Property	ial. Mtgi	No		-9-94 .16			
Orsginatio Date:	1	05/24/199	•	erm: Ortgage Tve	30 Years e: Conforming	Interest Rate:	
Amount:	- 1	\$203,920	matt & Melle				
9. <u>Mortoage</u> Lender: Borrower		ntion 🖗 PNC Mortga	ge			Mortgage Reco	orđed: Vol: 929, Page: 12
Commerc	ial. Mtg				ker Foutolwing		
Originatio	bin 🛛	\$25,490 05/24/199		erm: Olicage Tv	pe: Conforming	Interest Rate:	
Borrowei Amount:	(\$):		ermatt & Mei		matt	- 19 - 19 - 1 Volt	
8. <u>Mortgan</u> Lender:	<u>2 Origin</u>					Nortzage Boo	orded: Voi: , Page:
	cial. Mty	giNo		norogage Ty	/pe: Conforming		
		\$255,000 08/09/20	_	ferm:	30 Years	Interest Rate	:
Amount: Originati Date: Commer	r(s):	Meljasa P	vaermatt				orded: Voi: 997, Page: 43

STATE OF CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION 450 Columbus Blvd, Suite 901 + Hartford, CT 06103



RESIDENTIAL PROPERTY CONDITION DISCLOSURE REPORT

The Uniform Property Condition Disclosure Act (Connecticut General Statutes Section 20-327b) requires the seller of residential property to provide this disclosure to the prospective purchaser prior to the prospective purchaser's execution of any binder, contract to purchase, option, or lease containing a purchase option. These provisions apply to the transfer of residential real property of four dwelling units or less, including cooperatives and condominiums, made with or without the assistance of a licensed broker or salesperson. The seller will be required to credit the purchaser with the sum of \$500 at closing if the seller fails to furnish this report (Connecticut General Statutes Section 20-327c).

INSTRUCTIONS TO SELLERS:

1. You must answer all questions to the best of your knowledge.

2. You are required to identify and disclose any problems regarding the subject property.

3. Your real estate licensee cannot complete this form on your behalf.

4. "UNK" means Unknown, "N/A" means Not Applicable.

5. If you need additional space to complete any answer or explanation, attach additional page(s) to this form. Include subject property address, seller's name and the date.

Pursuant to the Uniform Property Condition Disclosure Act, the seller is obligated to answer the following questions and to disclose herein any knowledge of any problem regarding the following:

L_					A. SUBJECT PROPERTY	
					1) Name of seller(s): Melissa Pappas 2) Street address, municipality, zip code: 18 Patrick's Court Wallingfold CT 06492	
YES	NO (JNK	N/A		B. GENERAL INFORMATION	
			D		 What year was the structure built? <u>1999</u> How long have you occupied the property? <u>19961/S</u> If not applicable, indicate with N/A. Does anyone else claim to own any part of your property, including, but not limited to, any encroachments? If yes, explain: 	
()	e d	Ō	D	t	Does anyone other than you have or claim to have any right to use any part of your property, including, but not limited to, any easement or right of way? If yes, explain:	
C	D/		۵	5) Is the property in a flood hazard area or an inland wetlands area? If yes, explain:	

Seller Initials **Buyer Initials**

Revised 06/2018

YES	NO	UNK	N/A		B.	GENERAL INFORMATION (Continued)
Ű	d				8)	Do you have any reason to believe that the municipality in which the subject property is located may impose any assessment for purposes such as sewer installation, sewer improvements, water main installation, water main improvements, sidewalks or other improvements? If yes, subjective
			۵		9)	Is the properly located in a municipally designated village district, municipally designated historic district, or listed on the National Register of Historic Places? If yes, explain:
נו	V	0	D		10)	Note: Information concerning village districts and historic districts may be obtained from the municipality's village district commission, if applicable. Is the property located in a special tax district? If yes, explain:
,	5		D			Is the property subject to any type of land use restrictions, other than those contained within the property's chain of title or that are necessary to comply with state laws or municipal zoning? If yes, explain:
D	ď	۵	D	i	12)	Is the property located in a common interest community? If yes, is it subject to any community or association dues or fees? Please explain:
D		D		I	1	Do you have any knowledge of prior or pending litigation, government agency or administrative actions, orders or liens on the property related to the release of any hazardous substance? If yes, explains
YES	NO L	JNK 1	N/A		. I	LEASED EQUIPMENT
1	0	D	D		l c r	Does the property include any leased or rented equipment that would necessitate or oblige either of the following: the assignment or transfer of the lease or rental agreement(s) to the buyer or the replacement or substitution of the equipment by the buyer? If yes, indicate by checking all items that apply:
			0 -			Propane fuel tank U Water treatment system Water heater Solar devices Security alarm system Major appliances Fire alarm system Other Satellite dish antenna Image: Comparent system
Propert	y Add	ress: <u>)</u> (N	o P/ Jalli	ingfi		SCULPT Seller Initial Buyer Initials Page 2 of 7 d CT OUM92

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			N/A). MECHANICAL/ UTILITY SYSTEMS
1			D	14	4) Fuel type? Oll Are you aware of any heating system problem? If yes, explain:
ж с ,			D)	1:	5) Hot water heater type? <u>Electric</u> Age: Are you aware of any hot water problems? If yes, explain:
/ 4]		NP 16	b) Is there an underground storage tank? If yes, list the age of tank 1541s and location: PTOPane for POOL-perchalt Hed etc leased. Berneys Petrolium
J N)	BAN	17) Are you aware of any problems with the underground storage tank? If yes,
10		}	Ŭ.	18)	During the time you have owned the property, has there ever been an underground storage tank located on the property? If yes, has it been removed? If yes, what was the date of removal and what was the name and address of the person or business who removed such underground storage tank?
1	/		1	19)	Provide any and all written documentation of such removal within your control or possession by attaching a copy of such documentation to this form. Air conditioning type? Central Euclements ware of any air conditioning problems?
۵ ۷		Ĩ	3	20)	Plumbing system problems? If yes, explain:
RV		ſ	כ	21)	Electrical system problems? If yes, explain:
۵	Π	Ç		22)	Electronic security system problems? If yes, explain:
רד	Ü	1]	1	Are there carbon monoxide or smoke detectors located in the dwelling on the property? If yes, state the number of detectors and whether there have been problems with such tectors: <u>as per building cocle upon construction</u> .
IJ	D	Ŵ		24) i	*Ire sprinkler system problems? If yes, explain:
	ļ	12	01.17	- Jafe	COWRT Seller Initials Buyer Initials Page 3 of 7

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		UNK	N/A	E. WATER SYSTEM
8	_ D	0	П	25) Domestic water system type: Public; [] Private well; Other
	/			26) If public water:
V		0	n I	a) Is there a separate expense/fee for water usage? If yes, is the expense/fee for water usage
				flat o metered? Provide the amount of the expense/fee and explain:
				Water & Sewer Quarenty month
n		1	\$75.0g	
L.I	V	L	L.	b) Are there unpaid water charges? If yes, state amount unpaid:
r 1	-	6.1		27) If private well:
L.,I	Ц	Ц	V	Has the well water been tested for contaminants/volatile organic compounds? If yes, attach a copy of the second test of the second seco
				the report. If no report is available, provide name of entity that performed testing and describe
				results of such testing:
			/	
[]	Π	N	ึก	
		1,115	1	If public water or private well: Are you aware of any problems with the well or with the water
				quality, quantity, recovery, or pressure? If yes, explain:
				2019 1917 (1917) COMMON COM
<u> </u>	<u> </u>		-	
ES	NO L	NK	N/A	F. SEWAGE DISPOSAL SYSTEM
ES 1			N/A	
es 1			ROAD IN COMPANY	F. SEWAGE DISPOSAL SYSTEM
1			ROAD AND AND AND AND AND AND AND AND AND A	F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: The bablic; LI Septic; TI Cesspool; Other: 29) If public sewer:
1	0	D		 F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: 7: Public; 11 Septic; 17 Cesspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered?
1	0	D		 F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: if Public; [] Septic; [] Cesspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? Mcluded in Water, Murges Quartelly
2]	0	D		F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: it public; [] Septic; [] Cesspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? Mcluded in water. Charges of the sever use?
	0	D		F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: if Public; [] Septic; [] Ccsspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? Mcluded in water Charges of the sever use? If yes, is it flat or metered? b) If it is a flat amount, state amount and due dates:
	0	0 0		 F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: if Public; [] Septic; [] Cesspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? Mcluded in Water, Murges Quartelly
	0	0 0		F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: if public; [] Septic; [] Ccsspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? Mcluded in water. Charges Optimized for sever use? If yes, is it flat or metered? b) If it is a flat amount, state amount and due dates: c) Are there any unpaid sewer charges? If yes, state the amount: 31) If private:
	0			F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: it thablic; L1 Septic; IT Cesspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? Mcluded In Water Churches Onwerter of the sewer use? If yes, is it flat or metered? b) If it is a flat amount, state amount and due dates: c) Are there any unpaid sewer charges? If yes, state the amount: 31) If private: a) Name of service company:
				F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: it public; [1] Septic; [1] Cesspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? Mcluded in worker. (Murges optimulated by the sewer line) of the sewer line) of the sewer charges? If yes, state the amount: b) If it is a flat amount, state amount and due dates: c) Are there any unpaid sewer charges? If yes, state the amount: 31) If private: a) Name of service company:
				F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: (i) Public; [1] Septic; [7] Cesspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? (a) Is there a separate charge made for sewer use? If yes, is it flat or metered? (b) If it is a flat amount, state amount (c) Are there any unpaid sewer charges? If yes, state the amount: (c) Are there any unpaid sewer charges? If yes, state the amount: (c) Are there any unpaid sewer charges? If yes, state the amount: (c) Are there any unpaid sewer charges? If yes, state the amount: (c) Are there any unpaid sewer charges? If yes, state the amount: (c) Date last pumped: [Virequency of pumping during ownership:
				F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: Tripublic; LI Septic; TI Cesspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? McLuccd In Watch. Churches on Markel M
				F. SEWAGE DISPOSAL SYSTEM 28) Sewage disposal system type: (i) Public; [1] Septic; [7] Cesspool; Other: 29) If public sewer: a) Is there a separate charge made for sewer use? If yes, is it flat or metered? (a) Is there a separate charge made for sewer use? If yes, is it flat or metered? (b) If it is a flat amount, state amount (c) Are there any unpaid sewer charges? If yes, state the amount: (c) Are there any unpaid sewer charges? If yes, state the amount: (c) Are there any unpaid sewer charges? If yes, state the amount: (c) Are there any unpaid sewer charges? If yes, state the amount: (c) Are there any unpaid sewer charges? If yes, state the amount: (c) Date last pumped: [Virequency of pumping during ownership:

18 PATRICICS COUT Property Address: Walling Ford CT _____ Selier Initial Buyer Initials _____ OU 492

Page 4 of 7

YE	S NO	S UI	VK.	N/A		G	ASBESTOS/ LEAD	
1) [3	V	0		32) Are asbestos insulation or building materials present? If yes, location:	
ť	1 [3	Z			33) Is lead paint present? If yes, location:	. '' a.
Ĺ	ן נ	Ĵ.	7	D) Is lead plumbing present? If yes, location:	
YES	NO	UN	K	N/A		H.	BUILDING/ STRUCTURE/ IMPROVEMENTS	in the second
М	Ľ			D		35)	Is the foundation made of concrete? If no, explain:	
0	IJ	/ [נ	Ľ			Foundation/slab problems or settling? If yes, explain:	
[]	R	t]	[]	,		Basement water seepage/dampness? If yes, explain amount, frequency and location:	
Û	Π	[/	ן	0/			Sump pump problems? If yes, explain:	
D	4	τ	1	D			Do you have knowledge of any testing or inspection done by a licensed professional related to a foundation on the property? If yes, attach a copy of the report. If no report is available, provide name of entity that performed testing and describe results of such testing:	
Ĺ					2	40) 1 «	Do you have knowledge of any repairs related to a foundation on the property? If yes,	
				() ()			cool ispe: Shingles ; Age: 1946ars	
[]				D			xterior siding problems? If yes, explain:	
IJ	V		I	[]	4	4) C	himney, fireplace, wood or coal stove problems? If yes, explain:	
Ŋ	V			נ	4.	5) P	atlo/deck problems? If yes, explain:	
Property	/ Add	P055:_	18 W	s P/	4rik ng1	ick Ferr	S COURT Seller Initials Buyer Initials Page 5 of 7	

, **,**

YES	NO	UNK	N/A	Н.	BUILDING/STRUCTURE/IMPROVEMENTS (Continued)
G	/ _□		IJ		If patio/deck is constructed of wood, is the wood treated of untreated?
	N	0	IJ	47)	Driveway problems? If yes, explain:
D	V	Ú	Ü		Water drainage problems? If yes, explain:
П	ď		D	49)	Interior floor, wall and/or ceiling problems? If yes, explain:
[]	Ū	9	٥	50)	Fire and/or smoke damage? If yes, explain:
	¢⁄		D	51)	Termite, insect, rodent or pest infestation problems? If yes, explain:
L	, [[] /		IJ	52)	Rot or water damage problems? If yes, explain:
Ś	.[]		Π	53)	Is the structure(s) insulated? If yes, type:; location:;
Ľ	đ				Has a test for radon been performed? If yes, attach copy of the report. If no report is available, provide the name of entity that performed the testing and describe the results of such its tag:
0	s/	U	Π	55)	Is there a radon control system in place? If yes, explain:
D	Π	D	J.	56)	Has a radon control system been in place in the previous 12 months? If yes, explain:

The seller should attach additional pages, if necessary, to further explain any item(s) above. Indicate here the number of additional pages attached:

Questions or Comments? Consumer Problems? Visit the Department of Consumer Protection website at: www.ct.gov/dcp

B PATRICKS COUT Property Address: Walling Ford CT_____ Seller Initials Buyer Initials____ Page 6 of 7 00492

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IMPORTANT INFORMATION

(A) <u>Responsibilities of Real Estate Brokers</u>

This report in no way relieves a real estate broker of his or her obligation under the provisions of section 20-328-5a of the Regulations of Connecticut State Agencies to disclose any material facts. Failure to do so could result in punitive action taken against the broker, such as fines, suspension or revocation of license.

(B) Statements Not to Constitute a Warranty

Any representations made by the seller on the written residential property condition disolosure report shall not constitute a warranty to the buyer.

(C) Nature of Disclosure Report

This Residential Property Condition Disclosure Report is not a substitute for inspections, tests, and other methods of determining the physical condition of the property.

(D) Information on the Residence of Convicted Felons

Information concerning the residence address of a person convicted of a crime may be available from law enforcement agencies or the Department of Public Safety.

(E) Building Permits and Certificates of Occupancy

Prospective buyers should consult with the municipal building official in the municipality in which the property is located to confirm that building permits and certificates of occupancy have been issued for work on the property.

(F) Home Inspection

Buyers should have the property inspected by a licensed home inspector.

(G) Concrete Foundation

Prospective buyers may have a concrete foundation inspected by a licensed professional engineer who is a structural engineer for deterioration of the foundation due to the presence of pyrrhotite.

(II) Buyer's Certification

The buyer is urged to carefully inspect the property and, if desired, to have the property inspected by an expert. The buyer understands that there are areas of the property for which the seller has no knowledge and this disclosure statement does not encompass those areas. The buyer also acknowledges that the buyer has read and received a signed copy of this statement from the seller or seller's agent.

Date	Buyer		Buyer	
Det-		lignature		Print Name
Date	BuyerS	ignature	Buyer	Print Name

(1) Seller's Certification

To the extent of the seller(s) knowledge as a property owner, the seller acknowledges that the information contained above is true and accurate for those areas of the property listed. In the ovent a real estate broker or salesperson is utilized, the seller authorizes the brokers or salespersons to provide the above information to prospective buyers, selling agents or buyer's agents.

Date	SellerADDime Japo Signature		:
Date	Seller	Print Name Seller	-
	Signature	Print Name	

Property Address:

Page 7 of 7

Mold and Mold -Forming Condition Disclosure

Date:	07/14/2018
Seller(s):	Melissa Pappas
Property Address:	18 Patricks Ct Wallingford CT 06492

Seller (s) certifies that to the best of Seller's(s') knowledge and belief (check all that apply):

Seller(s) has no knowledge of the presence of conditions that could lead to the growth of mold (such as, but not limited to, excessive humidity, water leakage, drainage problems, flooding, etc).

Seller(s) has treated the Property Address above for mold growing on structural components such as beams, studs, posts, wall cavities or penetrating (growing below the surface) of walls, ceilings or floors ("penetrating" does not mean a small amount of mold or mildew growing on shower curtains, showers or bathtubs).

Please provide details- attach additional sheets if necessary

Seller(s) knows of the presence of conditions that could lead to the growth of mold (excessive humidity, water leakage, drainage problems, flooding, etc). (Please provide details)

Please provide details - attach additional sheets if necessary

The Seller(s) makes this disclosure knowing that the listing agent, the buyer agent, and any potential buyer(s) will rely on the information contained on this disclosure.

Setler's Signature	Seller's Signature
Melissa Pappas Print Name	Prine Neus:
<u>7/14/18</u> Date	

I/We have received and read this form. Completion of this form does not mean that the Seller(s) has performed any investigation of the Property or that Seller(s) warrants that the Property is without mold.

Note: Mold is present in all homes, and there are currently no standards for the presence of mold or mold remediation. For further information see the Connecticut Department of Public Health's "Fact Sheet Mold in the Home: Health Concerns". The fact sheet is available at http://www.state.ct.us/dph

Buyer's/Tenant's signature

Buyer's/Tenzni's signature

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This contract is for use by Lawrence Madow | Calcagni Real Estate. Use by any other party is illegal.

Instanetrorms

18 Patricks Ct, Wallingford, CT 06492-2692, New Haven County

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	A MLS Beds	3,436 26,336 MLS Sq Ft Lot Sq Ft	\$425,000 MLS List Price	Active Listing
	2	1998 SFR	02/19/2019	
	Full.Half Bath	Yr Built Type	MLS List Date	
Owner Information				
Owner Name: Tax Billing City & State:	Pappas Melissa	Tax Billing Zip+4:	**************************************	።።።። 1. ጋሺ ይባጥ, በጥር ጋር ና። መቀን ለማስከር በተቀ ለ የሆኑ ይቀውም የመቆለም እና መሆኑ የሆኑ የሆኑ የሆኑ የሆኑ የሆኑ የሆኑ የሆኑ የሆኑ የሆኑ የ
Tax Billing Zip:	Wallingford, CT 06492	Owner Occupied:	269 Yes	
Location Information		Do Not Mall:	Ŷ	
Municipality/Township:		ana	and a summarial concernance of a factor of the factor of the sum of	NUMBER OFFICE
Census Tract:	Wallingford 1760.00	Flood Zone Code:	x	
Carrier Route:	C026	Flood Zone Panel: Flood Zone Date:		09C03093
Tax Information		, sou cone pate.	05/:	16/2017
Property ID:	2039576	••• ••• ••• ••• ••••••••••••••••••••••	n. 1979 (m. 1987) (aan ay karang mga ng mga ka dadana ang mga pang mga pang mga pang mga pang mga pang mga pang mga	and the second
% Improved:	66%	Tax Year: Annual Tax:	2018	•
Assessment & Tax		CUBINGE 19X1	\$7,9	73
Assessment Year	* 2000 a service () and () a	an an an a sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-		
Assessed Value - Total	2018 \$278,400	2017	2016	
Assessed Value - Land	\$95,400	\$278,400	\$278,	400
Assessed Value - Termented	\$183,000	\$95,400	\$95,4	
YOY Assessed Change (\$)	\$0	\$183,000	\$183,	
YOY Assessed Change (\$) YOY Assessed Change (%)	0%	\$0 0%	· • ••• • · ·	* 0
Total Tax	Tax Year	and the second sec	and the second second	
\$7,765	2016	Change (\$)	Chan	je (%)
\$7,948	2017	*****		
\$7,973	2018	\$183	2.36%)
Characteristics	The second se	\$25	0.31%	•
A second s				
Land Use - State: Land Use - Universal:	1-Family Residence	Stories:	2	annan ann an an Andrew Anna a' an an an Anna an Anna Anna Anna
Acres:	SFR	Year Built:	1998	
Lot Sq Ft:	0.6046	Basement Type:	Tax:	ull MLS: Concrete
# of Buildings:	26,336	No. Parking Spaces;	MLS:	
Total Units:	1	Fireplaces:	1	_
Building Sq Ft:	1	Heat Type:	Force	d Air
Gross Area:	Tax: 2,436 MLS: 3,436	Heat Fuel Type:	Oil	
Bedrooms:	4,556	Cooling Type:	Yes	
Full Baths:	4	Roof Type:	Gable	
Half Baths:	2	Roof Material:		lt Shingle
Total Baths:	1	Exterior:	Vinyl	
Total Rooms:	3	Attic Type:	-	Inknown
Style:	8 Colonial	Condition:	Good	~ • • • • • • • • • • • • • • • • • • •
Estimated Value				
and the second	18 A. S. on Security (SERVICE Strategy and Astron Security Securit	namen per hors y sharing any state and an an an an and an and a state of the state	2000 at 95, 1997 (2000)	
RealAVM™ (1):	\$431,000	Confidence Score (2)	; 76	and Strands and a state of a state of the State Contract of the state

The data within this report is completed by Corelogic from public and private sources. The data is deemed reliable, but is not guaranteed. The sociation of the data contained herein can be independently vehilled by the reviolence of this report with the applicable county or rounkarahity.

Property Detail

Generated on U5/14/2019 Page 1 of 3

RealAVM™ Range: Value As Of:



Forecast Standard Deviation (3): 10

(1) RealAvf1^{ra} is a Corclogicit, derived value and should not be used in fleu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales. (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVI4 at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing Number; MLS Status; MLS D.O.M: MLS Status Change Date;	170165447 Active 85 02/19/2019	MLS Listing Da MLS Current Li MLS Orlg, List	te: 02/19 st Price: \$425.0	000
MLS Listing # MLS Status MLS Listing Date MLS Listing Price MLS Orig Listing Price MLS Listing Cancellation Date	170106071 Cancelled 07/16/2018 \$433,900 \$459,900 12/14/2018			

Last Market Sale & Sales History

Owner Name:	Pappas Melissa
Document Number	10/12/2006 \$1 Y Pappas Melissa Odermatt Melissa P 1271-799 Deed (Reg)

Mortgage History

3

Mortgage Date Mortgage Amount	12/04/2012 \$382,233	10/12/2006 \$76,800	09/08/2004 \$400,000	05/07/2003 \$299,000	04/22/2002 \$292,000
Mortgage Lender Mortgage Code	Bank Of America Conventional	Countrywide Bk	Equifirst	First Horizon Hm Ln Corp	Citimortgage
* * * * *******		Conventional	Conventional	Conventional	Conventional

Courtesy of Len Nicoletti, Smart MLS, Inc

The data within this report is compled by CoreLogic from public and private sources. The data is deemed rulatile, art is no: guaranteed, the accuracy of the data contained havein can be independently varified by the recipient of this report with the applicable county or manifold play.

Property Detail Generaled on 05/14/2019 Page 2 of 3





Courtesy of Len Nicoletti, Smart MLS, Inc The data within this report is compiled by Crielogic from μ_0 and private sources. The data is devided reading, one is all guaranteed. The accuracy is the pata routemed herein car be independently writing by the recipient of this report with the applicable durity or municipality.

Property Detail Generated on 05/14/2019 Page 3 of 3

RECENT SALES

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OF COLONIALS IN WALLINGFORD

WITH AN ASSESSMENT RANGE OF \$250,000 - \$300,000

THE PROPERTY AT 18 PATRICK'S COURT HAS AN ASSESSMENT OF \$278,400

SO THESE SALES ARE WITH SIMILAR ASSESSMENTS AND APPRAISALS

THE AVERAGE SELLING PRICE FOR THESE SIX SALES IS

\$392,416

HOWEVER, NONE OF THEM HAVE A FINISHED BASEMENT

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🏠 Listing

	E TEMPER	Single Family For Sale		iosed d: N/A Tr School Informs	Closed Price List Price: IX Parcel#: <u>2040175</u>	2: \$370,000 \$382,900
T Torristal Social		Elem: Highland	Interm: Yalesville		die: James Moran	High: Mark T. Sheehan
			grade 2,240; total 2,240	•	Acres: Mil Rate:	0.55 28.64
anter Latinov, nasilitati		otyle: Colonial	Rooms: 8	Bedrms: 4) Bathrms: 2 Full & 1	Half Fireplaces: 1
Potential Short Sale:	No		J.	Accm		Access
<u>Room</u> Family Room Living Room Dining Room Kitchen	Main 12 x 13	Hardwood Floor		Roor	300 ÷	APPRAISA .7 = 360;420
Master Bedroom Bedroom Bedroom	Upper 15 x 12 Upper 16 x 24	Celling Fan, Pantry, Sl Full Bath, Hardwood F Book Shelves, Built-In fardwood Floor	iders, Tile Floor ioor, Walk-In Closet s, Skylight, Vaulted Ceil	no, Wall/Wal	l Carpet	
Bedroom Laundry Location:	Upper 14x11	iardwood Floor				
cooseon;	Lower Level		Has In-Law Apart: No			
Interior Features: Energy Features: Attic: Exterior Features: Garage & Parking: Lot Description; Waterfront Feat.:	Oven/Range, Microwave, Auto Garage Door Opener, Fireplace Insert Has Attic - Access Via Hat Deck, Patio, Underground 2 Car, Attached Garage Dry, Level Lot Noto Direct Waterfront - No	ch Utilities Driveway Type: Private	Basement Desc.: Full, Full	System		
Assoc. Amenides:	None				Swimmle	Zone: No 9 Pool: No Pool
Home Owner's Associa	ition: Yes Association	Fee: \$30	vers Association Information	ß	****	
Association Fee Provid Special Assoc. Assessr	es: A3302000	n ree: yau	P _{SY2}	Musile:	Annually	
Hot Water System Heat Type: Cooling:	Electric Hot Air, Fueled By: Oil Central Air		Itility Information	Est. Annu	al Heating Cost: Location: Abov	-
Water & Sewer Service	Public Water Connecte	d, Sewage System: Pul	blic Saver Connected	Radon MI	ligation: Air Unknown,	e Ground Water Unknown
Ready to move into t throughout except ti with trees bordering		Coloniel in Fairlawn Fa rage and kitchen has dining, and highways	Public Remarks Irms. This home boasts (tile. <u>New stove</u> , microw) Route 68, 791 & Marit 2	in extra large		
			OWIDD & Commenced			
Listing Contract Type: I Showing Inst: Use Sh	Exclusive Right to Sell/Lease	2/28/19 Expire Buyer	ition Date: 'S Agent Comp.: 2.50 % o	Preduc	Available: Negotimble	
Listing Contract Type: I Showing Inst: Use Sh Directions: Route 6	Exclusive Right to Sell/Lease ow Assist 58 to Leigus Road, left to 30 F	2/28/19 Expira Buyer	ition Date; 's Agent Comp.: 2.50 % c	Date / f sale price	Available: Negotiable	
Using Contract Type: I Showing Inst: Use Sh Directions: Route 6 List Agent: Chery	Exclusive Right to Sell/Lease	2/28/19 Expira Buyer	ition Date:	Date , f sale price	Available: Negotiable	ox: SML5 Compatible Elec.,

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AT A SALE PRICE OF \$ 370,000, THIS HOME SOLD FOR \$ 9,571 (ESS THAN CITY APPRAISAL.

🚊 Listing

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	rit ân	<u>2 Dana Bouley:</u> MLS#: <u>170150095</u> Single Family For :		CT 06492 bus: Closed hborkood: Yalesvilla School Baler	List Tax Parcel#	ed Price: Price: : <u>2052331</u>	\$374,060 \$380,000	
		Elem: Per Soard o	f Ed Interm:		iddie:	High	: Mark T. Sheeban	
		Estimated heated; al	ove grade 2,558; tota		Acre	15:	0.45	
		Style: Colonial		ised Value: \$262	,200 Milli	late:	28.64	
			Roon	is: 8 (Bedrms: 3) Bathrms: 2 P	ull & 1 Half	Fireplaces: 1	
Potential Short Sale: No				Asses	SSMEL	1 [*] 7~	ADDOD	2/00/
Attic:	Upper Lavel Gas Range, Oven/Rang Auto Garage Door Open Thermopane Windows Has Attic - Access Via H	~		/			APPRA = 374,57	r <i>csn</i> (7/
Garage & Parking:	Deck, Garden Area 3 Car, Attached Garage	Driver Terrer		will With Hatchway	, Unfinished, Co	ncrete Floor		
	Open Lot, In Subdivision Not Direct Waterfront -), Cleared, Corner Lo Not Applicable	ot, Level Lot	Not F		In Flood Zone:	No	
Home Owner's Association Association Fee Provides: Special Assoc. Assessme	:	tion Fee; \$80	Owners Association In	formation Fee Payable:	······································	Swimming Poo Inally	: No Pool	
Hot Water System Heat Type: Cooling: Water & Sewer Service:	Natural Gas Hot Air, Fueled By: A Central Air Public Water Conne	atural Gas	Utility Information	Est. An Puel Ta	mual Heating Cos ink Location; Mitigation; Air No	t: Non Applia	able	
room, and half bathroo room - perfect for a sp bedrooms. The home h	3 bedrooms and 2.5 bat sliders to an outdoor de yard. Formal dining roon m complete the first flo aclous home office, den, as central air, and 3 car	ts in sought after W ck. Large eat in kito n is conveniently lo or. The second floor playroom, or 4th be attached garage. E	 Public Remarks failingford neighbori failingford neighbori failt catter Islan cated off of kitchen, offers three bedroon addroom, and an additionad ceilent storage space 	ood. The bome boa id, and eating area and great for enter as with generous c ional open loft area e in garage and ful	ests a grand fan with great win taining and holi losets and two f A. Second floor i I basement, Thi	ily room with dows and not days. An addi full baths. The aundry is con s is a must co	urai light that tionai formai living	
Dogs in house. Please j	provide some advance n	tice for showing re	quests. Owner will o	insider allowance (for carpot main			
Using Date: 12/15/19 Listing Contract Type: Exe Showing Inst: Use Show	Ciosed Date: Clusive Right to Sell/Lea Ving Time or call listing a Jana Boulevard. First hos	04/10/19 E	compension pate:	Det				
	Fredrickson (FREDRIJA)	Listing &	Selling Agent/Broker I	formation		Lockbox: No	me	
Co List Agent: Sarah Be	-Hill REALTORS (SEAB30) ath Luce-Del Prete (LUCI -Hill REALTORS (SEAB30		(203) 21 (203) 56 (203) 56 (203) 56	2-1220 2-1220	iason@seaburv) sabalu80@aoi.c		Second	
Sale Agent: <u>David Le</u> Sale Office: <u>Coldwell</u>	mei (lemelda) 🥳 Banker Res Brokerage (CBR\$31)	(203) 67 (203) 23	1-7062 (david.lgmel@cb	MOVes.com	99. an - Day and a state of the	

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AT A SALE PRICE OF \$374,000, THIS HOME SOUD FOR \$ 571.00 LESS THAN CITY APPRALSAL

🎡 Listing

and the second			<u>1042 North Farn</u> MLS#: <u>170104981</u> Single Family For St	n s Road, Wallingfor DOM: 202 Status Ile Neighbor	: Closed hood: N/A	Tax Parcel#:		\$385,000 \$415,000	
			Elem: Per Board of	Ed Interm:	n ochrad pilja N	inddie:		igh: Per Board of Ed	Ë-
	l f	1000	Year Built: 200	14 New Con	struction: No		Acres:		
			Estimated heated: abo Property Tax: \$7,	we grade 2,254; total 2, 580 Assessed	254	5,500	Nil Rate:	0.98 28.64	
			Style: Colonial	Rooms: 7			* 2 Full & 1 Hat		
					A				
Potential Short Sa	sie: Undeclared			🛩 🗕 – Room Descriptions –	tssess	MEN	77	Apprix = 379,28	4154
<u>Room</u> Kitchen	<u>Level</u> Main	Apx. Size	Features		265	500	÷ h	240 7-	
Living Room	Main	13.4 x 13,9 16.8 x 13.4	Breakfast Bar, Gran	ite Counters, Island, Ti	le Floor			= 519, <8	5
Formai Din. Rm.		13.3 x 11.7	Sulitrans, Gas Log F	ireplace, Hardwood Flo	or, Silders			•	
MBR Suite	Main	13.5 x 13.3	Mardwood Floor						
Badroom	Upper	14.3 x 10	Venng ran, rui gai	h, Hardwood Floor, Wa	ik-In Closet, V	Vhiripool Tu	b		
Bedroom	Upper	11.7×11.2	went whit carper						
Great Room	Upper	26.11 x 13.2	Wall/Wall Carpet						
Additional Rooms:			Wall/Wall Carpet						
Laundry Location:			om near kitchen						
Appliances Incl.: Interior Features:		XY4IIMDIE, UDBA	r, Dishwasher, Dienne	Features al, Washer, Dryer					
Energy Features:	Thermo	pane Windows				- 1	·		
Attic: Exterior Features:	Has Att	ic - Access Via H	atch	Basement Desc.: Full	With Hatchway	, Ne	t thin	USHED	
Garage & Parking:	Coverec	3 Deck				,		"SITED	
Lot Description:	Cleared	, Level Lot	Driveway Type: Priv	ite, Gravel					
Waterfront Feat.	Not Din	ect Waterfront -	Not Applicate				In Flood Zor	ne:	
Nearby Amenities:	Golf Cor	urse, Medical Fa	cilities, Private School	(\$}, Stables/Riding, Te	nnis Courts			Pool: Has Pool	
Home Owner's Ass			ion Fee:	whers Association Inform	ation Fee Payable:				
Hot Water System	1			 Utility Information 					
Heat Type:		mestic			Est. A	nnual Heatin	n Cost-		
Cooling:	nyc Cer	dro Air, Zoned, F Itral Air	ueled By: Oll		Fuel T	ank Location	In Race	mont	
Water & Sewer Se	rvice; Priv	vate Well, Sewag	e System: Septic		Rador	Mitigation:	Air No, Water No		
Impeccable Colo	nial in the Cou	renterer en en en et		- Public Remarks				1995)	
experience. The room . The sun-f Jacuzzi tub and s backyard, there i well cared for ho University and C	kitchen has a liled Kving roo shower. The so is a fenced in- met Zoned hy hosts Prépara	well thought ou out has wood flow econd floor offer ground heated p dro air heat and tory School. Play	t design with plenty of ors and built in cabine 3 2 more bedrooms, a pool, an outdoor show central air. There is (yscape does not conv	miline depend by dynamic re-	amiess Jenn-a er suite has a onus room/fai storage. Ente imuter locatio	vered backy lir gas stove walk-in clos mily room/l	ard deck for an b, dishwasher a let and a large f bedroom, Headi	indoor outdoor living nd a separate laundry full bathroom with a ing put to the love!	
Use Driveway clo	sest to house	. The other drive	evay belongs to 1040	N Farms,					
Usting Date: 09/	18/16	Closed Data	Listing Contract, : 04/29/19 Ex	Showing \$ Compensation			··		
Listing Contract Tv	DA: Exclusion J	Díabt to Coli /I - I		piration Date:	De	te Available:	60-90 days		
Showing Inst: Pie	ase give 24 hc	ours notice if pe	sible. Need to arrange	iyer's Agent Comp.: 2.50 Is to take out dogs. The	74 D7 Sale pric	8			
Directions: Rt 6	58 to N Farms	Rd #1042		and and manager fild			14-15		
w		193.82	Listing & S	elling Agent/Broker Infor			LOCKOOX	: SMLS Compatible Elec.	
	n Masotta (mi arce Real Estr			(203) 265-4 (203) 265-4	866	vmasotta0	hperrce.com		
Sale Agent: M	argaret C Benj	Delt (CASSMA)	123	(203) 605-8	083	marcarate	ennettrealty@g		
Sale Office: M	argaret Benne	tt Realty (MARS	30)	(203) 605-8		CONTRACTOR NO.	MALL CALL OF C	1114H.COII	

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AT A SALE PRICEOR \$ 385,000, THIS HOME SOLD FOR \$ 5,714 MORE THAN CITY APPRALSAL

🖉 Listing

aundry Location: Mai are ppliances Incl.: Over trefor Features: Aut trefor Features: Has kterior Features: Dec arage & Parking: 2 C to Description: Lev borne Owner's Association: Deme Owner's Associat	In 19 x 12 In 14 x 11 In 22 x 12 In 13 x 11 In 22 x 12 In 13 x 11 In Per 16 x 10 Per 12 x 12 Per 12 x 12 Per 12 x 11 Per 12 x 11 Per 12 x 11 Per 12 x 11 Per 12 x 12 Per 12	Estimated heated : Property Tax: Style: Colonial Style: Colonial Features Hardwood Floor, Hardwood Floor Bay/ Bow Window Fireplace, French Tile Floor Hardwood Floor	1996 above grade 1,96 above grade 1,96 Palfadian Windo v, Granite Count Doors, Hardwoo M Has In-Law rigerator, Dishw e, Central Vacuu Basement D Parch rcular, Other	m: New Constructio 3; total 1,963 Assessed Value: Rooms: 7 Be riptions ww(s) ers, Hardwood F od Floor Apart: No	Dryer	Per Board of Ed Hig Acres: Mil Rate: thims: 2 Full & 1 Half MENT 00 ÷ , 17	: No
Boam Lew Wing Room Ma Formal Din, Rm. Ma Sormal Din, Rm. Ma Sat-In Kitchen Ma Den Ma Sat-In Kitchen Ma Satar Bedroom Upp Isata Bedroom Upp Redroom Upp Math Upp dditional Rooms: Mu aundry Location: Mai aundry Location: Mai aundry Location: Mai arage & Parking: 2 Ca xchorior Features: Dec bt Description: Lew bome Owner's Association: Det bt Water System Sat Type: xoling: Rever Service: elcome to your new hom peless Classic 3 Bedroom Marken Wandrow Same	in 19 x 12 in 14 x 11 in 22 x 12 in 13 x 11 in 13 x 11 in 12 x 12 ier 16 x 10 ier 12 x 12 ier 12 x 11 ier 3 Room n Level, W/D- on m 5 n/Range, Microwayo 0 Garage Door Oper Attic - Storage Space 5 ir, Attached Garage 12 to, Lightly Wood Direct Waterfront - No No Associa	Estimated heated: Property Tax: Style: Colonial Style: Colonial Features Mardwood Floor, Mardwood Floor Bay/Bow Window Fireplace, French Tile Floor Hardwood Floor	M Has In-Law rigerator, Dishwe, Central Vacuu Basement D Parch rcular, Other	3; total 1,963 Assessed Value: Rooms: 7 Br riptions ww(s) ers, Hardwood B od Floor Apart: No Fasher, Washer, J	\$260,500 edrms: 3) Bat ASS & SS/ 2-60; So Floor, Tile Floor Bryer	Acres: Mil Rate; thirms: 2 Full & 1 Half MENT 00 ÷ ,77	2.11 28.64 Fireplaces: 1 A P P P A A A A A A A A A A A A A A A A
Boam Lew Wing Room Ma Formal Din, Rm. Ma Sormal Din, Rm. Ma Sat-In Kitchen Ma Den Ma Sat-In Kitchen Ma Satar Bedroom Upp Isata Bedroom Upp Redroom Upp Math Upp dditional Rooms: Mu aundry Location: Mai aundry Location: Mai aundry Location: Mai arage & Parking: 2 Ca xchorior Features: Dec bt Description: Lew bome Owner's Association: Det bt Water System Sat Type: xoling: Rever Service: elcome to your new hom peless Classic 3 Bedroom Marken Wandrow Same	in 19 x 12 in 14 x 11 in 22 x 12 in 13 x 11 in 13 x 11 in 12 x 12 ier 16 x 10 ier 12 x 12 ier 12 x 11 ier 3 Room n Level, W/D- on m 5 n/Range, Microwayo 0 Garage Door Oper Attic - Storage Space 5 ir, Attached Garage 12 to, Lightly Wood Direct Waterfront - No No Associa	Style: Colonial Features Mardwood Floor, Mardwood Floor Bay/Bow Window Fireplace, French Tile Floor Hardwood Floor Har	Room Desc Palfadian Windo v, Granite Count Doors, Hardwoo M Has In-Law rigerator, Dishw e, Central Vacuu Basement D Parch rcular, Other	Rooms: 7 Be	edrms: 3) Bat ASS # SSA Ce0, 5 Floor, Tile Floor Dryer Jean		Fireplaces: 1 <i>ApprA</i> <i>- 372,13</i>
Boam Lew Wing Room Ma Formal Din, Rm. Ma Sormal Din, Rm. Ma Sat-In Kitchen Ma Den Ma Sat-In Kitchen Ma Satar Bedroom Upp Isata Bedroom Upp Redroom Upp Math Upp dditional Rooms: Mu aundry Location: Mai aundry Location: Mai aundry Location: Mai arage & Parking: 2 Ca xchorior Features: Dec bt Description: Lew bome Owner's Association: Det bt Water System Sat Type: xoling: Rever Service: elcome to your new hom peless Classic 3 Bedroom Marken Wandrow Same	in 19 x 12 in 14 x 11 in 22 x 12 in 13 x 11 in 13 x 11 in 12 x 12 ier 16 x 10 ier 12 x 12 ier 12 x 11 ier 3 Room n Level, W/D- on m 5 n/Range, Microwayo 0 Garage Door Oper Attic - Storage Space 5 ir, Attached Garage 12 to, Lightly Wood Direct Waterfront - No No Associa	Features Mardwood Floor, Mardwood Floor Bay/Bow Window Fireplace, French Tile Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Alain level In mudrool PA, Range Hood, Reff ner, Cable - Availebia Loden Area, Gutters, D Driveway Type: Cli Led Not Applicable Kom	Palladian Windo v, Granite Count Doors, Hardwo Mingerator, Hardwo rigerator, Dishw e, Central Vacuu Basement D Parch rcular, Other	Apart: No	ASESS 260, 50 Floor, Tile Floor Bryer	MENT 00 ÷ .7	<u>Арреа</u> = 372,13
Com Level Wing Room Ma Formal Din, Rm. Ma Sormal Din, Rm. Ma Sormal Din, Rm. Ma Set In Kitchen Ma Bath In Kitchen Ma Bath Start Bedroom Upp edroom Upp edroom Upp edroom Upp ditional Rooms: Mu aundry Location: Mai arage & Parking: Dec aterfront Features: Dec bitld: Has aterfront Feat: Not bitld: Austrype: bing: attrype: attrype: Sewer Service: elcome to your new hom elesse Classic 3 Bedroom Marken Main Gour Rearrow hom	in 19 x 12 in 14 x 11 in 22 x 12 in 13 x 11 in 13 x 11 in 12 x 12 ier 16 x 10 ier 12 x 12 ier 12 x 11 ier 3 Room n Level, W/D- on m 5 n/Range, Microwayo 0 Garage Door Oper Attic - Storage Space 5 ir, Attached Garage 12 to, Lightly Wood Direct Waterfront - No No Associa	Hardwood Floor, Hardwood Floor, Bay/Bow Window Fireplace, French Tile Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Addin level in mudrood Addin lev	Palladian Windo v, Granite Count Doors, Hardwo Mingerator, Hardwo rigerator, Dishw e, Central Vacuu Basement D Parch rcular, Other	ers, Hardwood F od Floor Apart: No asher, Washer,	Floor, Tile Floor	 NISHEL) : No
Iving Room Ha ormal Din, Rm, Ma at-In Kitchen Ma ater In Commercian Mai ater Front Features: Dec ater Three Commer's Association: Leve at Type: oling: at Type: oling: at Type: Sever Service: <th>in 19 x 12 in 14 x 11 in 22 x 12 in 13 x 11 in 13 x 11 in 12 x 12 ier 16 x 10 ier 12 x 12 ier 12 x 11 ier 3 Room n Level, W/D- on m 5 n/Range, Microwayo 0 Garage Door Oper Attic - Storage Space 5 ir, Attached Garage 12 to, Lightly Wood Direct Waterfront - No No Associa</th> <th>Hardwood Floor, Hardwood Floor, Bay/Bow Window Fireplace, French Tile Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Addin level in mudrood Addin lev</th> <th>Palladian Windo v, Granite Count Doors, Hardwo Mingerator, Hardwo rigerator, Dishw e, Central Vacuu Basement D Parch rcular, Other</th> <th>ers, Hardwood F od Floor Apart: No asher, Washer,</th> <th>Floor, Tile Floor</th> <th> NISHEL</th> <th>) : No</th>	in 19 x 12 in 14 x 11 in 22 x 12 in 13 x 11 in 13 x 11 in 12 x 12 ier 16 x 10 ier 12 x 12 ier 12 x 11 ier 3 Room n Level, W/D- on m 5 n/Range, Microwayo 0 Garage Door Oper Attic - Storage Space 5 ir, Attached Garage 12 to, Lightly Wood Direct Waterfront - No No Associa	Hardwood Floor, Hardwood Floor, Bay/Bow Window Fireplace, French Tile Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Addin level in mudrood Addin lev	Palladian Windo v, Granite Count Doors, Hardwo Mingerator, Hardwo rigerator, Dishw e, Central Vacuu Basement D Parch rcular, Other	ers, Hardwood F od Floor Apart: No asher, Washer,	Floor, Tile Floor	 NISHEL) : No
at-In Kitchen Ma Jen	in 22 x 12 in 13 x 11 in 13 x 11 in 13 x 11 in 12 x 12 ier 16 x 10 eer 12 x 12 eer 12 x 11 er 12 x 11 er 12 x 11 er 3 i Room n Level, W/D- on m s n/Range, Microwato o Garage Door Oper Attic - Storage Spa Attic - Storage Spa	Hardwood Floor Bay/Bow Window Fireplace, French Tile Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Asin level in mudroon Asin level in	m Has In-Law rigerator, Dishw e, Central Yacuu Basement D Porch rcular, Other	ers, Hardwood F od Floor Apart: No asher, Washer,	Floor, Tile Floor	 NISHEL) : No
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e Office: <u>Century 21 C</u>	lemens Group (CLE	M03)		0) 563-0021	kristen	buttsc21@gmali.com	ł
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AT & SALE PRICE OF \$ 393.000, THIS HOME SOLD FOR \$20,857 MORE THANS GTY APPRAISAL

<u>Listing</u>



🕼 Listing

		<u>19 Fairlawn </u> MLS#: <u>1701322</u> Single Family Fo		Closed	Closed Price: List Price; rcel#; 2040059	\$435,000 \$449,900
r ser sinn		Elem: Yolesville	B Intern:	Midd(e:	Hk	h: Mark T. Sheeban
		Year Built: Estimated heated		struction: No	Acres:	0.60
		Property Tax:	\$7,395 Assessed	Value: \$258,200	Mil Rate:	28.55
		Style: Colonial	Rooms: !	9 Bedrms: 4 Ba	thrms: 2 Full & 1 Maif	Fireplaces: 1
Potential Short Sale: L	Indeclared			Accres		Access
Room Kitchen Dining Room	Main 10:	<u>x. Size Features</u> x 21 x 14	Room Descriptions	258,200	- 17	APPRAISI = 368,85%
Living Room		× 14 x 19				- 000,037
Master Bedroom	Upper 12:	x 15				
Bedroom		x 14				
Bedroom Bedroom		K 11				
Additional Rooms:	Upper 15 : Bonus Room, Fo	K 22				
Laundry Location:	Basement	yer	Has In-Law Apart: No			
Appliances Incl.: Interior Features: Energy Features:	Gas Cooktop, Ga Audio System, A Fireplace Insert	is Range, Counter Grill, R luto Garage Door Opener	Testures iange Hood, Dishwasher, D , Cable - Available, Cable -	isposal, Instant Hot V Pre-wired, Central Va	/ster Tap cuum, Security Syste	10,000,000 and an
Attic:	Has Attic - Acces			With Hatchway, Unfir		
Exterior Features: Garage & Parking: Lot Description: Waterfront Feat.; Assoc. Amenities: Nearby Amenities:	In Subdivision, S Not Direct Wate None Solf Course, July	Sociuded, Level Lot, Tree Infront - Not Applicable	and a start of the	ground Utilities	Uo T Fin In Flood Zone Swimming Po	UISHED
The following Items are	: not included in this	sale: washer/Dryer, Ref	ne Owners Association Inform	tv .		
Home Owner's Associat	tion: Yes	Association Fee: \$25		Fee Payable:	Annually	
Hot Water System Heat Type: Cooling: Water & Sewer Service;	Central Air	Hot Water, Fueled By: Oil,	, Propane am: Public Sewer Connecte	Est. Annual H Fuei Tank Loc Radon Mitigai	eating Cost;	ent
Hardwood ficors thro shower head and 4 b	o this 3/4 Bedroon id stainless applia bughout. Franch de ody jets engulf yo edroom or addition	n Center Hall Colonial in 1 nCes, granite countertops pors lead to cathedral cel u in water. Also includes nal family room. The blue	Public Remarks mint condition! It has been 5, subway tile and deep do ling great room; excellent heated floors. Master bedr stone patio provides for ex- pendent in the stone for ex-	attentively remodele uble sink. Tile floors i for entertaining. The com Suite offers his/ ccellent outdoor living	S Entry, center hallwa modern Master bath I her walk-in closets, A space and offers a re	y and bathrooms, s remarkable; Rain Large Bonus room stractable awning
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AT A SALE PRICE OF \$ 435.000, THIS HOME SOLD FOR \$ 66, 142 MORE THAN CITY APPRAISAL,

SUMMARY

OF WHAT THEY SOLD FOR IN RELATION TO THEIR CITY APPRAISALS

30 PROMONTORY DRIVE 2 DANA BOULEVARD	MORE	LESS \$9,571 571
1042 NORTH FARMS ROAD 643 WILLIAMS ROAD 6 OLD GATE ROAD 19 FAIRLAWN DRIVE	\$ 5,714 20,857 29,642 66,142	•••
AVERAGE	\$30,588	

Jim and Karen,

We can see that the trend in sales during the past six months has for homes to sell for more than their city appraised values in the Wallingford area. That said, the current city value of 18 Patrick's Court is \$397,714. If we now take the average from above and add it to the appraised value of 18 Patrick's Court, we can then see that a fair value for the property would be

\$428,302

In that the property is currently priced at \$425,000 down from \$435,000 it is now primed for a buyer to come along and snatch it up. Additional please note that none of the sale comps had finished basements. That has to be a \$10,000 item all in itself.



RESUME LEONARD J. NICOLETTI 203-640-7172

Present Member of the multi Million Dollar Club with over 232 MILLION DOLLARS in Sales Experience. Associate Broker and Certified Residential Specialist. Recipient of the Coveted International President's Circle Award which is presented to the top six Percent of agents internationally.

- **1999** Became an Associate Broker with the Coldwell Banker International Real Estate System
- **1994** Residential Sales Council. Completed and passed a course of study in "Sales Strategies For the Residential Specialist".

Induction as a "Certified Residential Specialist" (CRS). One of Real Estates Highest Designations.

- 1990 During the recession years of 1989 1994 was engaged in the inspection, clean out and sale of R.E.O (Real Estate Owned) Bank Owned properties for the Beazley Company Realtors and Century 21 Real Estate Corporations.
- 1989 New Haven Real Estate School. Completed and passed a course of study in Property Management.

New Haven Real Estate School. Completed and passed a course of study in Appraising of Residential and Income Producing Properties.

New Haven Real Estate Educator. Completed and passed a course of study in Brokering Investment Properties.

Applied for State of Connecticut Broker exam and became a licensed Real Estate Broker.

1985 Member of the Connecticut Association of Realtors as a Realtor Associate.

Member of the National Association of Realtors as a Realtor.

- **1984** University of New Haven Division of Special Studies and Continuing Education. Completed and passed a course of study in Principles & Practices in Real Estate.
- **1972** Graduated the Lee Institute courses of study in Real Estate Brokerage. Passed the Connecticut State Real Estate Exam and became a licensed Real Estate agent.

PAST CLIENT REVIEWS ARE MY BEST FORM OF FLATTERY

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My wife and I have had our beach condo on the market on and off for about 5 years. In the town in which we lived taxes were extremely high and the condo fees were ridiculous. We were told about Lenny from a family friend, and within two months of listing with Lenny our condo was sold. Lenny went above and beyond his call of duty, he walked us through each and every aspect of selling and purchasing our new home. He was upfront, compassionate, and knowledgeable. We are beyond grateful for his dedication to us, and we would recommend him to sell/buy any piece of property. He will not lead you wrong.

Lenny has been a friend of ours for several decades. He sold two houses for us in West Haven. The first house, with an in ground pool had a limited amount of buyers, however, Lenny sold it in one day for full price. The second house had similar results and sold in two weeks, in a difficult market. I recommend Lenny without hesitation for any real estate transactions- buying, selling, or just advice about markets, interest rates, or any questions you have. You will not find a better agent.

When my husband and I found ourselves caught between a bank wanting their mortgage payment and the landlord not sending it, Len not only helped us through that, but he also advised and guided us through the entire process of buying our home. He's one of the very best people we could have asked for, as we were inexperienced and he was the opposite. It was like having a family member (that you love) as your realtor - it was just that pleasant. We already know when we look to move again, Len Nicoletti is the man we'd call. There's no one else.

Lenny has sold three houses for our family and will be selling another one for us soon. He is extremely

Knowledgable in his field and truly cares for his clients. He is a gentleman and a pleasure to work with!

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We highly recommend Lenny for your real estate needs.

- 5 Len sold our home in record time he was always professional, and right on top of things. It was a pleasure working with him. If your looking for a top notch agent give him a call. You won't be disappointed!
- We have had nothing but the most professional and ethical service from our realtor Len Nicoletti. We have known Lenny for over thirty years and sold & purchased multiple homes through his agency (Coldwell Bankers)
- I would highly recommend Lenny to anyone that is in the market of selling or buying a new home ! Very pleased customer and grateful to have him on my side.

Lenny helped me with the sale of my deceased mother's house. His guidance and knowledge of the market helped this sale go through quickly and professionally. Lenny is very responsive and accessible and a pleasure to work with. I highly recommend him if you're looking to buy or sell a home. 9

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Len's vast experience of the real estate market was an invaluable asset in our sale. Despite the market, we ended up with two competing buyers, expertly handled throughout. If you're entrusting someone with what's likely your largest financial transaction, you need someone with Len's knowledge and attention to details, because the difference is measured in the final sale price.

We used Len to sell our family home. We had a buyer within a month of the home going on the market. Whenever we had questions for Len he always got back to us quickly. The transaction from start to finish was seamless because of Len!

Len Nicoletti handles every transaction with complete professionalism, with careful attention to the details, and with a full understanding of real estate sales processes and pitfalls. You will not find a more conscientious and capable realtor: Len provides a truly 5 star service.

12. Consummate Professional always well informed, knowledgeable and respectful, a real straight shooter

13 It was my pleasure and my honor to have Mr. Lenny find the right house for me and my family and he sure did exactly what I was looking and asking for besides the very unique and extrem carefully research that was done before purchase and all the extra effort's was done. I don't recommend I very very very highly recommend Mr Nicoletti IIIIIIII

- Lenny is a cut above your regular real estate broker. His many years experience in no way diminishes his passion for getting it right. He will fight for you to get your priceon either side of the sale. A True PROI
- 15 Lenny has assisted my family with multiple real estate issues through the years. He'll always be 5 star. He's built that way
- My husband and I have bought and sold many houses using Len Nicoletti as our agent. We would recommend him without any hesitation. He is extremely honest and ethical.
- Lenny helped sell our parents' house in the midst of a tough housing market and never gave up. I continue to be grateful for his persistence and supportive presence throughout that year.
- 18 Len has handled the real estate needs for my entire family for years and has always provided outstanding service and great results.
- 19 Len is a seasoned real estate professional. He is an expert in New Haven County real estate.
- 20 Lenny is very knowledgeable and very detailed with all aspects of Real Estate. Most importantly he is very accessible and returns calls promptly.

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2020-138



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	3/9/2020
To:	Shelby Jackson
From:	Ian Fuller
CC:	
RE:	18 Patricks Ct

Current Market Value: \$459,600

Current Assessed Value: \$321,700

Appellant's estimate of Market Value: \$425,000

Notes:

- The current owner purchased the property for \$425,000 on 7/23/2019
- The property owner provided an appraisal with an indicated market value of \$430,000
- This appraisal is dated 6/5/2019 which is prior to the 2020 increase in residential property values.
- During the informal appeal process no change was granted

Recommendation:

Change the quality of the finished basement and factor land and building for proximity to I-91 for a new market value of **\$ 431,000**

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