

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

SPECIAL VIRTUAL MEETING FOR THE GRAND LIST OCTOBER $\mathbf{1}^{ST}$, 2020

MONDAY, MARCH 29, 2021 6 PM to 9 PM

Link to meeting from your computer, tablet, or smartphone https://global.gotomeeting.com/join/235114981

You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (646) 749-3129 Access Code 235-114-981

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

I SOOTH BAT		C/O BRIAN MULKEAUY	14782 J.F. MULREADY COMPANY LLC		W0150720	3400	COMMERCIAL	2020-113	March 29, 2021 6:00 - 9:00 PM
1 SOUTH BAP		C/O Y+O GROUP	14782 Y+O WALLINGFORD LLC	 	W0150720	3400	COMMERCIAL	2020-113	March 29, 2021 6:00 - 9:00 PM
860 NORTH MA		C/O BRIAN MULREADY	14791 J.F. MULREADY COMPANY LLC		W0150740	3400	COMMERCIAL	2020-112	March 29, 2021 6:00 - 9:00 PM
860 NORTH MA		C/O Y+O GROUP	1 Y+O WALLINGFORD LLC	14791	W0150740	3400	COMMERCIAL :		March 29, 2021 6:00 - 9:00 PM
1104 NORTH CO		C/O ELIZABETH VERNA	S CIRCLE PLAZA ASSOCIATES LLC		V0075920	3230	COMMERCIAL 3	2020-082	March 29, 2021 6:00 - 9:00 PM
857 NORTH MA		C/O ELIZABETH VERNA	14834 857 NORTH MAIN STREET ASSOCIATES LLC	Г	V0075850	3230	COMMERCIAL	2020-081	March 29, 2021 6:00 - 9:00 PM
12 BEAUMONT		C/O VINCENZO VERNA	15165 GEM PROPERTY GROUP LLC	_	V0075840	4000		2020-077	29, 2021
101 NORTH PLA		C/O VINCENZO VERNA	132802 HARVEST PARK ASSOCIATES LLC		V0075835	3220	۴		2021
1 DUBLEY AV		C/O BRIAN MULREADY	15872 J.F. MULREADY COMPANY LLC		U0012000	4000	INDUSTRIAL	2020-110	2021
1 DUDLEY AV			15872 ULBRICH STAINLESS & SPECIAL METALS INC		U0012000	4000			2021
7 CARLTON S		C/O BRIAN MULREADY	15871 J.F. MULREADY COMPANY LLC		C0127700	4000	INDUSTRIAL		29, 2021
7 CARLTON S			1 ULBRICH STAINLESS & SPECIAL METALS INC		C0127700	4000	INDUSTRIAL		2021
430 NORTH CHE		C/O BRIAN MULREADY	15618 J.F. MULREADY COMPANY LLC		C0405000	4030	INDUSTRIAL		29, 2021
430 NORTH CHE			15618 NORTH CHERRY EXT LLC		C0405000	4030			29, 2021
117 CHURCH ST		C/O BRIAN MULREADY	15224 J.F. MULREADY COMPANY LLC		G0248400	4410	NDUSTRIAL		29, 2021
117 CHURCH ST			38 WAREHOUSE POINT ROAD LLC	15224	G0248400	4410			2021
21 NORTH PLA		C/O BRIAN MULREADY	J.F. MULREADY COMPANY LLC	15220	W0060900	4020	INDUSTRIAL		29, 2021
21 NORTH PLA			15220 WALLINGFORD GROUP LLC		W0060900	4020			29, 2021
5 CAPITAL DE		C/O BRIAN MULREADY	15654 J.F. MULREADY COMPANY LLC		H0000400	4020	NDUSTRIAL		2021
5 CAPITAL DE			4 YALESVILLE PROPERTIES LLC	15654	H0000400	4020			March 29, 2021 6:00 - 9:00 PM
47 NORTH PLA		C/O BRIAN MULREADY	15222 J.F. MULREADY COMPANY LLC		W0060800	4010	INDUSTRIAL	2020-049	March 29, 2021 6:00 - 9:00 PM
47 NORTH PLA			15222 WALLINGFORD GROUP L L C		W0060800	4010	INDUSTRIAL	2020-049	March 29, 2021 6:00 - 9:00 PM
39 NORTH PLA		C/O BRIAN MULREADY	15223 J.F. MULREADY COMPANY LLC	Ι.	W0060700	4010	NDUSTRIAL		March 29, 2021 6:00 - 9:00 PM
39 NORTH PLA			WALLINGFORD GROUP L L C		W0060700	4010			29, 2021
41 WAREHOUS		C/O BRIAN MULREADY	15186 J.F. MULREADY COMPANY LLC		G0110850	4010	INDUSTRIAL	2020-051	29, 2021
41 WAREHOUS			15186 YALESVILLE PROPERTIES LLC		G0110850	4010		2020-051	29, 2021
43 WAREHOUS		C/O BRIAN MULREADY	J.F. MULREADY COMPANY LLC	15246	G0110750	4010	NDUSTRIAL	2020-050	2021
43 WAREHOUS			YALESVILLE PROPERTIES LLC	15246	G0110750	4010		2020-050	2021
7 CARLTON S		C/O BRIAN MULREADY	15871 J.F. MULREADY COMPANY LLC		C0127700	4000	INDUSTRIAL	2020-109	March 29, 2021 6:00 - 9:00 PM
7 CARLTON S			15871 ULBRICH STAINLESS & SPECIAL METALS INC		C0127700	4000	INDUSTRIAL	2020-109	March 29, 2021 6:00 - 9:00 PM
350 NORTH CHE		C/O BRIAN MULREADY	J.F. MULREADY COMPANY LLC	15595	P0033800	4000	NDUSTRIAL	2020-053	2021
350 NORTH CHE			350 NORTH CHERRY STREET EXTENSION LLC	15595	P0033800	4000	INDUSTRIAL	2020-053	March 29, 2021 6:00 - 9:00 PM
7 NORTH TUR		C/O BRIAN MULREADY	15973 J.F. MULREADY COMPANY LLC		H0416140	3520	COMMERCIAL		2021
7 NORTH TUR			15973 WORLDWIDE PROPERTIES LLC		H0416140	3520		2020-108	March 29, 2021 6:00 - 9:00 PM
125 CHURCH ST		C/O BRIAN MULREADY	J.F. MULREADY COMPANY LLC	15227	M0517300	3220	COMMERCIAL	2020-043	2021
125 CHURCH ST			YALESVILLE PROPERTIES LLC	15227	M0517300	3220	COMMERCIAL	2020-043	March 29, 2021 6:00 - 9:00 PM
38 WAREHOUS		C/O BRIAN MULREADY	J.F. MULREADY COMPANY LLC	15247	L0239650	3160	COMMERCIAL	2020-042	March 29, 2021 6:00 - 9:00 PM
38 WAREHOUS			38 WAREHOUSE POINT ROAD LLC	15247	L0239650	3160	COMMERCIAL	2020-042	March 29, 2021 6:00 - 9:00 PM
120 CHURCH ST		C/O BRIAN MULREADY	J.F. MULREADY COMPANY LLC	15249	G0110660	3160	COMMERCIAL		
120 CHURCH ST			YALESVILLE PROPERTIES LLC	15249	G0110660	3160	COMMERCIAL		
68 NCX H - CX			16005 ONE STOP PROPERTIES LLC		J0121900		COMMERCIAL	2020-193	March 29, 2021
_Index Street	Street Num _ Index	Co-Owner Full Name	Owner Full Name		Account Number	LND_USE_CODE	TYPE	HEARING NO	Date Time



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 - 193

APPEAL OF ASSESSED VALUATION

Board of A	SSESSMENT APPEALS
HEARING DATE: GRAND LIST	OF OCTOBER 1, 2020
Property Owner:	Appellant (if other than owner):
One Stop Properties, LLC Name of property Owner	Name of Owner's Agent
One Stop Properties, LLC Mailing Address	
12 Mona Ave,	Mailing Address
City, State, Zip Branford, CT 06405	City, State, Zip
Phone: (203) 809-7888	rnone
Appellant's Capacity of Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney, of Agency Agreement or Power of Attorney).	
Samira Faran / Faran Siddigy	Jum 27 6
Print applicant name and date	Applicant signature
Fill out <u>onl</u> y the sectio	n for the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 68 North Turnpike Road, (Address and/or Assessor's Map/BI	lock/Lot/Unit Number)
Personal Property: Unique ID:	DBA: One Stop Properties, LLC
If you are submitting an appraisal or other simi application.	ilar evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the	property?: \$_600,000
all inside machines and complete Register system. property with machines, equipments etc. Only store One Stop Mart, LLC on the payment of \$25,000.00. may be due to not clarifying by us, it was not clear. building only, and their other company owned the T sale price of \$600,000 was paid for whole property i everything straight, the whole purchase performed was also informed during meeting at town hall. Ple of One Stop Properties, LLC. Only and "only store for the store of the store	purchased in full, which included the Underground tanks, pumps The total purchase price was \$600,000.00 which includes 100% a sellable items were not included. Those items were bought by This was informed and discussed during the first meeting, but Besides that, previous owners one company owned the Land an anks, machines, pumps etc. for commercial business. The full including all machinery. So due to this purchase and keeping by One Stop Properties, LLC and responsible for all taxes. This ase review again and update whole property under one ownership or sale stock" belongs to One Stop Mart, LLC. Our request is the property need to be performed with the new purchase price.
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimony I a knowledge and belief.	m about to give is true and accurate to the best of my
Signature(s) of	
Owner(s) or Agent: in the presence of the Board)	Date: _02/11/2021(Must be signed

Motion:	Voting Record	 <u>Initials</u>
	Thomas Vitali	
	Çarl Bonamico	
	Robert Avery	

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 (RecordJournal). The September meeting is for Motor Vehicles Only. Taxpayers should appear with their vehicle and/or any evidence or documentation to support their claim. Appeals are handled on a first-come, first-serve basis.

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

APPEALS PROCEDURE

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

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

Section	Connecticut General Statutes
12-110	Sessions of the board of assessment appeals.
12-111	Appeals to the board of assessment appeals.
12-112	Limit of time for appeals.
12-113 (as amended)	When board of assessment appeals may reduce lists.
12-114 (as amended)	Board of assessment appeals to impose a penalty if reducing the assessment of A taxpayer who did not file a personal property declaration.

Board of assessment appeals may make supplemental additions to grand lists. Appeals from boards of tax review or boards of assessment appeals. Remedy when property wrongfully assessed.

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

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

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

Re: Personal property declaration Subject

From Faran Siddigy <onestopmartllc@gmail.com>

<assessor@wallingfordct.gov>, Faran Siddigy <onestopmartllc@gmail.com>

Date 2021-03-26 11:12



Good morning Rhonda, I hope you all are fine and enjoying the early Summer. Just wondering, if the town has decided/scheduled the meeting date? Please let me know, so I do not miss it. Take care and have a nice weekend.

Phone: (203) 809-7888

HARDWORK is UNDEFEATED.....

This message and any files transmitted with it is intended solely for the designated recipient and may contain privileged, proprietary or otherwise private information. Unauthorized use, copying or distribution of this e-mail, in whole or in part, is strictly prohibited. If you have received it in error, please notify One Stop Mart, LLC immediately by return email, and delete the original and any attachments. Thanks

On Thu, Feb 11, 2021 at 4:56 PM Faran Siddigy < onestopmartlic@gmail.com > wrote: Thanks you very much for quick response. Attached is the 2nd location form. Take care and please let me know if I still missing something. Faran

Faran Siddigy Phone: (203) 809-7888

HARDWORK is UNDEFEATED.....

This message and any files transmitted with it is intended solely for the designated recipient and may contain privileged, proprietary or otherwise private information. Unauthorized use, copying or distribution of this e-mail, in whole or in part, is strictly prohibited. If you have received it in error, please notify One Stop Mart, LLC immediately by return email, and delete the original and any attachments. Thanks

On Thu, Feb 11, 2021 at 4:52 PM <assessor@wallingfordct.gov> wrote: Yes 2 different applications

the unique ID for the real estate is J0121900

Rhonda Caswell Property Appraiser Town of Wallingford

On 2021-02-11 17:42, Faran Siddigy wrote:

- > OK, so basically the 2nd one created by town hall itself, I need to
- > still submit that separately.
- > To do that, can you please help me and send the Unique ID of Real
- > Estate please. > Thanks
- > Faran
- > Faran Siddiqv
- > PHONE: (203) 809-7888
- _HARDWORK IS UNDEFEATED....._
- > This message and any files transmitted with it is intended solely for
- > the designated recipient and may contain privileged, proprietary or
- > otherwise private information. Unauthorized use, copying or
- > distribution of this e-mail, in whole or in part, is strictly
- > prohibited. If you have received it in error, please notify One Stop
- > Mart, LLC immediately by return email, and delete the original and any
- > attachments, Thanks

> On Thu, Feb 11, 2021 at 4:33 PM <assessor@wallingfordct.gov> wrote:

- >> Good afternoon,
- >> There needs to be a separate application for the personal property
- >> the tanks and a separate application for real estate. Shortly after
- >> applications are submitted you will receive a notice for the hearing
- >> appointments.

>> So you will be submitting 2 different applications.

- >> Have a great day
- >> Rhonda Caswell
- >> Property Appraiser >> Town of Wallingford

```
>> On 2021-02-11 17:26, Faran Siddigy wrote:
>>> Good afternoon,
>>>
>>> My basic concern was separating both assets (Property and Tanks
>> etc.)
>>> and using the prices, which are not even close to that. Besides
>> that a
>>> Penalty of 20% more value added, whereas I was doing and following
>> and
>>> emailing everything on time. I was never ever late.
>>> Anyways, attached is my application. And the purchase agreement
>> for
>>> this property including the gas station, tanks, pumps etc.
>>> Besides that I have also attached the 68 North Turnpike Location
>>> ownership title,Bill of Sale of store stock to One Stop mart and
>> lease
>>> registered at town hall.
>>>
>>> Please help me to schedule the meeting time and if you can please
>>> explain to the authority, so we will update and resolve this.
>>> Please confirm receipt of this Board of Assessment Appeal. Please
>> also
>>> let me know, if I have missed something in this regard.
>>> Take care and stay safe.
>>> Faran
>>> Faran Siddigy
>>> PHONE: (203) 809-7888
>>> _HARDWORK IS UNDEFEATED....._
>>>
>>> This message and any files transmitted with it is intended solely
>> for
>>> the designated recipient and may contain privileged, proprietary
>> or
>>> otherwise private information. Unauthorized use, copying or
>>> distribution of this e-mail, in whole or in part, is strictly
>>> prohibited. If you have received it in error, please notify One
>> Stop
>>> Mart, LLC immediately by return email, and delete the original and
>> anv
>>> attachments. Thanks
>>>
>>> On Thu, Feb 11, 2021 at 3:05 PM <assessor@wallingfordct.gov>
>> wrote:
>>>
>>>> Good afternoon Faran,
>>>>
>>>> I didn't return the email because you had come in to the office
>>>> spoke with you on the phone around that day. If you disagree
>> with
>>>> the
>>>> assessment of the property you still have to file an application
>>>> with
>>>> the Board of Appeals. That is the only avenue at this point to
>> make
>>>> a
>>>> change to the assessment. I have attached the form for your
>>>> convenience.
>>>> Please fill one out for the real estate property and also one for
>>>> the
>>>> personal property of One Stop Properties.
>>>>
>>>> Have a great day,
>>>>
>>>> Rhonda Caswell, CCMA I
>>>> Property Appraiser
>>>> Town of Wallingford
>>>>
>>>> On 2021-02-11 15:54, Faran Siddigy wrote:
>>>> Good afternoon Rhonda,
>>>> It was nice talking to you on the phone today. Please review my
>>>> above
>>>> Dec. 10 email, where I provided you the update about my meeting
>>>> decision from the officer. I have not heard back from you, that
>> is
>>>> why
>>>> I have not sent any other email to you regarding this matter.
>>>> I am also submitting the Appeal of Assessed Evaluation with the
>>>> request to only receive and pay one property tax for this
>>>> location,
>>>> since the purchase price and contract includes everything
>>>> including
>>>> tanks, pumps and all machines,
>>>> Hopefully, that will resolve this issue.
>>>> Take care and stay safe.
>>>> Faran
>>>> Faran Siddigy
```

```
>>>> PHONE: (203) 809-7888
>>>>>
>>>> _HARDWORK IS UNDEFEATED.....
>>>>>
>>>> This message and any files transmitted with it is intended
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>>>> for
>>>> the designated recipient and may contain privileged, proprietary
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>>>> otherwise private information. Unauthorized use, copying or
>>>> distribution of this e-mail, in whole or in part, is strictly
>>>> prohibited. If you have received it in error, please notify One
>>>> Mart, LLC immediately by return email, and delete the original
>> and
>>>> any
>>>> attachments. Thanks
>>>>
>>>> On Thu, Dec 10, 2020 at 1:52 PM Faran Siddigy
>>>> <onestopmartllc@gmail.com> wrote:
>>>>>
>>>>> Good afternoon,
>>>>> One Stop Properties received letter of assessment 2 days ago,
>>>> where
>>>>> the value from $463,000 went up to $572,000.00 due to gas
>>>> updates.
>>>>> Please see PID# 16005 sent by your Department of Finance based
>> on
>>>>> Property Revaluation, because of that sale.
>>>>> Please let me know, if you are not familiar with that, so I
>> will
>>>>> email you.
>>>>>
>>>>> Faran Siddigy
>>>>> PHONE: (203) 809-7888
>>>>>
>>>>> _This message and any files transmitted with it is intended
>>>> solely
>>>>> for the designated recipient and may contain privileged,
>>>> proprietary
>>>>> or otherwise private information. Unauthorized use, copying or
>>>>> distribution of this e-mail, in whole or in part, is strictly
>>>>> prohibited. If you have received it in error, please notify One
>>>>> Mart, LLC immediately by return email, and delete the original
>>>> and
>>>>> any attachments. Thanks_
>>>>>
>>>>> On Thu, Dec 10, 2020 at 1:45 PM <assessor@wallingfordct.gov>
>>>> wrote:
>>>>>
>>>>> Faran.
>>>>>>
>>>>> I'm not exactly sure what you meant by "that is why the tax
>> went
>>>>> wav
>>>>> up", the value of the property has been the same since 2017.
>>>> As
>>>>> far as
>>>>> the pumps and tanks go they aren't included on the real estate
>>>>>> portion
>>>>> of the bill. They have no impact on the real estate taxes for
>>>>> that
>>>>> reason. Therefore in Wallingford they are declared on the
>>>> personal
>>>>>>
>>>>> property declaration instead. One Stop Properties LLC should
>>>> have
>>>>> filed
>>>>> a declaration for the pumps. I am adding the account into the
 >>>>> svstem
 >>>>> with an estimated cost for the pumps and tanks until a
 >>>> declaration
 >>>>> is
 >>>>> filed.
 >>>>>>
 >>>>> Rhonda Caswell
 >>>>>> Property Appraiser
 >>>>> Town of Wallingford
 >>>>>>
 >>>>> On 2020-12-10 13:04, Faran Siddigy wrote:
 >>>>>> Good morning Rhonda,
 >>>>>> Attached is the One Stop Mart final agreement.
 >>>>>> All business, Restaurant, gas, building and land purchase was
 >>>> bv
 >>>>> One
 >>>>>> Stop Properties, LLC. on $600,000.00 and that is why the tax
 >>>>> went way
 >>>>>> up for One Stop Properties, LLC.
 >>>>>> All store items (cooler, fridge, tables, racks etc.) One Stop
 >>>>> Mart
 >>>>> bought and it is only for $25,000.00
 >>>>>>
 >>>>>> See attached Bill of Sale for your record. Please let me
```

```
>> know
>>>>> if you
>>>>>> have any questions.
>>>>> Thanks
>>>>>>
>>>>>> Faran Siddigy
>>>>> PHONE: (203) 809-7888
>>>>>>>
>>>>> _This message and any files transmitted with it is intended
>>>>> solely for
>>>>>> the designated recipient and may contain privileged,
>>>> proprietary
>>>>> or
>>>>>> otherwise private information. Unauthorized use, copying or
>>>>>> distribution of this e-mail, in whole or in part, is strictly
>>>>>> prohibited. If you have received it in error, please notify
>> One
>>>>> Stop
>>>>>> Mart, LLC immediately by return email, and delete the
>> original
>>>>> and any
>>>>>> attachments. Thanks_
>>>>>>>
>>>>> On Thu, Dec 10, 2020 at 11:32 AM <assessor@wallingfordct.gov>
>>>>> wrote:
>>>>>> Good morning,
>>>>>> I was just reviewing the 2020 declaration for your business
>>>>> 68
>>>>> North
>>>>>> Turnpike rd. It appears that the tanks and pumps are not
>>>> being
>>>>>> declared. Please amend your declaration to show them or
>>>>> provide us
>>>>> the
>>>>>> information for the new owners,
>>>>>>>>
>>>>>> Rhonda Caswell
>>>>>> Property Appraiser
>>>>>> Town of
>>>>>>>>>
>>>>>>>
>>>>>>
>>>>>
>>>>
>>>>
>>>
>>
> Wallingfordhttps://roundcube.recol.com/? task=mail& action=compose& id=9018596845fd24ccd46c9b#
>> [1]
>>>> [1]
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> https://linkprotect.cudasvc.com/url?
a=http%3a%2f%2froundcube.recol.com%2f%3f task%3dmail%26 action%3dcompose%26 id%3d9018596845fd24ccd46c9b%23&c=E,1,ZhhSXg-yM-
kUWeCdapFx0Ef-EVyiZw2l3oDF9hCwSUppnAJua4hyN9xrIImoq550jLSZ3ghZ CGHPCbWt u7LtAxpC5-N99UvKxSiM33u3xnp0-U9hR-CQ,,&typo=1
 >> [2]
>>>> [2]
>>>>> [2]
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 > https://linkprotect.cudasvc.com/url?
 a=http%3a%2f%2froundcube.recol.com%2f%3f task%3dmail%26 action%3dcompose%26 id%3d9018596845fd24ccd46c9b%23&c=E,1,wk-

)TIRkaSfX2jlkXEQept7legn9QQavENjR_SKJnalFpiSdeWgxjt762AQqlL18hlnZwa2TW00YyyQRf3atPHJ0zLIYGEdQX-bcHbsXe93kQVVPfg, &typo=1
 >> [3]
 >>>> [3]
 >>>> [2]
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 >>>>
 >>>
 > https://linkprotect.cudasvc.com/url?
 a=http%3a%2f%2froundcube.recol.com%2f%3f_task%3dmail%26_action%3dcompose%26_id%3d9018596845fd24ccd46c9b%23&c=E,1,ZhhSXg-yM-
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kÙWeCdapFx0Ef-EVyIZw2l3oDF9hCwSUppnAJua4hyN9xrIlmoq550jLSZ3ghZ_CGHPCbWt_u7LtAxpC5-N99UvKxSiM33u3xnp0-U9hR-CQ,,&typo=1
>> [4]
>>> [4]
>>>
>>>
>>> Links:
>>> -
>>>[1]
>>>
>>
> https://linkprotect.cudasvc.com/url?
<u>a=http%3a%2f%2froundcube.recol.com%2f%3f_task%3dmail%26_action%3dcompose%26_id%3d9018596845fd24ccd46c9b%23&c=E,1,oyU16d35pb5W-</u>
MEhrkAYu1du7gy8aQZobaU1WAh2BZjtlB6jiNK9n7oZZVaEGthKPwEKPXIp-Xnmxd0IMEIeV2A_fv0ZJXxgQL1Sx7gm7ReMYnFPPg3h&typo=1
>> [5]
>>> [2]
>>>
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> https://linkprotect.cudasvc.com/url?
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Subject

Re: Personal property declaration

From To Faran Siddiqy <onestopmartIIc@gmail.com> <assessor@wallingfordct.gov>

Date

2021-03-26 14:00



Thank you very much Rhonda for double help. Phone can email. Take care, stay safe and enjoy the weekend.

Faran Siddigy

Phone: (203) 809-7888

HARDWORK is UNDEFEATED.....

This message and any files transmitted with it is intended solely for the designated recipient and may contain privileged, proprietary or otherwise private information. Unauthorized use, copying or distribution of this e-mail, in whole or in part, is strictly prohibited. If you have received it in error, please notify One Stop Mart, LLC immediately by return email, and delete the original and any attachments. Thanks

On Fri, Mar 26, 2021 at 1:48 PM <assessor@wallingfordct.gov> wrote: I have attached the information for the hearing. Please call in just before 6pm Rhonda On 2021-03-26 11:12, Faran Siddigy wrote: > Good morning Rhonda, > I hope you all are fine and enjoying the early Summer. Just wondering, > if the town has decided/scheduled the meeting date? > Please let me know, so I do not miss it. > Take care and have a nice weekend. > Faran Siddigy > PHONE: (203) 809-7888 > _HARDWORK IS UNDEFEATED...._ > This message and any files transmitted with it is intended solely for > the designated recipient and may contain privileged, proprietary or > otherwise private information. Unauthorized use, copying or > distribution of this e-mail, in whole or in part, is strictly > prohibited. If you have received it in error, please notify One Stop > Mart, LLC immediately by return email, and delete the original and any > attachments. Thanks > On Thu, Feb 11, 2021 at 4:56 PM Faran Siddigy > <onestopmartllc@gmail.com> wrote: >> Thanks you very much for quick response. >> Attached is the 2nd location form. >> Take care and please let me know if I still missing something. >> Faran >> Faran Siddiqy >> PHONE: (203) 809-7888 >> _HARDWORK IS UNDEFEATED..... >> This message and any files transmitted with it is intended solely >> for the designated recipient and may contain privileged, proprietary >> or otherwise private information. Unauthorized use, copying or >> distribution of this e-mail, in whole or in part, is strictly >> prohibited. If you have received it in error, please notify One Stop >> Mart, LLC immediately by return email, and delete the original and >> any attachments. Thanks >> On Thu, Feb 11, 2021 at 4:52 PM <assessor@wallingfordct.gov> wrote: >>> Yes 2 different applications >>> the unique ID for the real estate is J0121900 >>> Rhonda Caswell >>> Property Appraiser >>> Town of Wallingford >>> >>> On 2021-02-11 17:42, Faran Siddigy wrote: >>>> OK, so basically the 2nd one created by town hall itself, I need >>>> still submit that separately. >>>> To do that, can you please help me and send the Unique ID of >>> Real >>>> Estate please. >>>> Thanks >>>> Faran >>>> >>>> Faran Siddigy >>>> PHONE: (203) 809-7888

```
>>>>
>>>> _HARDWORK IS UNDEFEATED.....____
>>>>
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>>>> the designated recipient and may contain privileged, proprietary
>>> or
>>>> otherwise private information. Unauthorized use, copying or
>>>> distribution of this e-mail, in whole or in part, is strictly
>>>> prohibited. If you have received it in error, please notify One
>>>> Mart, LLC immediately by return email, and delete the original
>>> and any
>>>> attachments. Thanks
>>>>
>>>> On Thu, Feb 11, 2021 at 4:33 PM <assessor@wallingfordct.gov>
>>> wrote:
>>>>
>>>> Good afternoon,
>>>>>
>>>> There needs to be a separate application for the personal
>>> property
>>>> of
>>>> the tanks and a separate application for real estate. Shortly
>>> after
>>>> both
>>>> applications are submitted you will receive a notice for the
>>> hearing
>>>> appointments,
>>>>>
>>>> So you will be submitting 2 different applications.
>>>>>
>>>> Have a great day
>>>>
>>>> Rhonda Caswell
>>>> Property Appraiser
>>>> Town of Wallingford
>>>>>
>>>> On 2021-02-11 17:26, Faran Siddigy wrote:
>>>>> Good afternoon,
>>>>>
>>>>> My basic concern was separating both assets (Property and
>>> Tanks
>>>> etc.}
>>>>> and using the prices, which are not even close to that.
>>> Besides
>>>> that a
>>>>> Penalty of 20% more value added, whereas I was doing and
>>> following
>>>> and
>>>>> emailing everything on time. I was never ever late.
>>>>> Anyways, attached is my application. And the purchase
>>> agreement
>>>>> this property including the gas station, tanks, pumps etc.
>>>>> Besides that I have also attached the 68 North Turnpike
>>> Location
>>>>> ownership title, Bill of Sale of store stock to One Stop mart
>>> and
>>>> lease
>>>>> registered at town hall.
>>>>>
>>>>> Please help me to schedule the meeting time and if you can
>>> please
>>>>> explain to the authority, so we will update and resolve this.
>>>>> Please confirm receipt of this Board of Assessment Appeal.
>>> Please
>>>> also
>>>>> let me know, if I have missed something in this regard.
>>>>>
>>>>> Take care and stay safe.
>>>>> Faran
>>>>>
>>>>> Faran Siddiqy
>>>>> PHONE: (203) 809-7888
>>>>>>
>>>>> _HARDWORK IS UNDEFEATED....._____
>>>>>
>>>>> This message and any files transmitted with it is intended
>>>> for
>>>>> the designated recipient and may contain privileged,
>>> proprietary
>>>> or
>>>>> otherwise private Information. Unauthorized use, copying or
>>>>> distribution of this e-mail, in whole or in part, is strictly
>>>>> prohibited. If you have received it in error, please notify
>>> One
>>>> Stop
>>>>> Mart, LLC immediately by return email, and delete the original
>>> and
>>>> any
>>>>> attachments. Thanks
>>>>>
>>>>> On Thu, Feb 11, 2021 at 3:05 PM <assessor@wallingfordct.gov>
```

```
>>>>>
>>>>> Good afternoon Faran,
>>>>>>
>>>>> I didn't return the email because you had come in to the
>>> office
>>>> and
>>>>> I
>>>>> spoke with you on the phone around that day. If you disagree
>>>>> the
>>>>> assessment of the property you still have to file an
>>> application
>>>>> with
>>>>> the Board of Appeals. That is the only avenue at this point
>>> to
>>>> make
>>>>> a
>>>>> change to the assessment. I have attached the form for your
>>>>> convenience.
>>>>> Please fill one out for the real estate property and also one
>>> for
>>>>> personal property of One Stop Properties.
>>>>>>
>>>>> Have a great day,
>>>>>>
>>>>> Rhonda Caswell, CCMA I
>>>>> Property Appraiser
>>>>> Town of Wallingford
>>>>>>
>>>>> On 2021-02-11 15:54, Faran Siddigy wrote:
>>>>>> Good afternoon Rhonda,
>>>>>> It was nice talking to you on the phone today. Please review
>>> mv
>>>>> above
>>>>> Dec. 10 email, where I provided you the update about my
>>> meeting
>>>>> and
>>>>>> decision from the officer. I have not heard back from you,
>>> that
>>>> is
>>>>> why
>>>>>> I have not sent any other email to you regarding this
>>> matter.
>>>>>> I am also submitting the Appeal of Assessed Evaluation with
>>> the
>>>>>> request to only receive and pay one property tax for this
>>>>> location,
>>>>>> since the purchase price and contract includes everything
>>>>> including
>>>>>> tanks, pumps and all machines.
>>>>> Hopefully, that will resolve this issue.
>>>>>> Take care and stay safe.
>>>>> Faran
>>>>>>
>>>>>> Faran Siddiqy
>>>>>> PHONE: (203) 809-7888
>>>>>>>
>>>>> _HARDWORK IS UNDEFEATED.....
>>>>>> This message and any files transmitted with it is intended
>>>> solely
>>>>> for
>>>>>> the designated recipient and may contain privileged,
>>> proprietary
>>>>> otherwise private information. Unauthorized use, copying or
>>>>>> distribution of this e-mail, in whole or in part, is
>>> strictly
>>>>>> prohibited. If you have received it in error, please notify
>>> One
>>>>> Stop
>>>>>> Mart, LLC immediately by return email, and delete the
>>> original
>>>> and
>>>>> any
>>>>>> attachments. Thanks
>>>>>>
>>>>> On Thu, Dec 10, 2020 at 1:52 PM Faran Siddigy
>>>>> <onestopmartllc@gmail.com> wrote:
>>>>>>>
>>>>>> Good afternoon,
>>>>>> One Stop Properties received letter of assessment 2 days
>>> ago,
>>>>> where
>>>>>> the value from $463,000 went up to $572,000.00 due to gas
>>>>>> Please see PID# 16005 sent by your Department of Finance
>>> based
>>>>> on
>>>>>> Property Revaluation, because of that sale.
>>>>>> Please let me know, if you are not familiar with that, so I
>>>> will
>>>>> email you
>>>>>>>>
>>>>>> Faran Siddigy
>>>>>> PHONE: (203) 809-7888
```

```
>>>>>> _This message and any files transmitted with it is intended
>>>>>> for the designated recipient and may contain privileged,
>>>>> proprietary
>>>>>> or otherwise private information. Unauthorized use, copying
>>> ог
>>>>>> distribution of this e-mail, in whole or in part, is
>>> strictly
>>>>>> prohibited. If you have received it in error, please notify
>>> One
>>>>> Stop
>>>>>> Mart, LLC immediately by return email, and delete the
>>> original
>>>>> and
>>>>>> any attachments. Thanks_
>>>>>> On Thu, Dec 10, 2020 at 1:45 PM
>>> <assessor@wallingfordct.gov>
>>>>> wrote:
>>>>>>>>
>>>>> Faran,
>>>>>> I'm not exactly sure what you meant by "that is why the
>>> tax
>>>> went
>>>>>> way
>>>>>>> up", the value of the property has been the same since
>>> 2017.
>>>>> far as
>>>>>> the pumps and tanks go they aren't included on the real
>>> estate
>>>>>> portion
>>>>>> of the bill. They have no impact on the real estate taxes
>>>>> that
>>>>>> reason. Therefore in Wallingford they are declared on the
>>>>> personal
>>>>>>>>>
 >>>>>> property declaration instead. One Stop Properties LLC
 >>>>> have
 >>>>> filed
 >>>>>> a declaration for the pumps. I am adding the account into
 >>> the
 >>>>>> system
 >>>>>> with an estimated cost for the pumps and tanks until a
 >>>>> declaration
 >>>>> is
 >>>>>> filed.
 >>>>>>>>
 >>>>>>> Rhonda Caswell
 >>>>>>> Property Appraiser
 >>>>>> Town of Wallingford
 >>>>>>
 >>>>>> On 2020-12-10 13:04, Faran Siddigy wrote:
 >>>>>>> Good morning Rhonda,
 >>>>>>> Attached is the One Stop Mart final agreement.
 >>>>>>> All business, Restaurant, gas, building and land purchase
 >>>>> by
 >>>>> One
 >>>>>>> Stop Properties, LLC. on $600,000.00 and that is why the
 >>> tax
 >>>>>> went way
 >>>>>>> LLC.
 >>>>>>> All store items (cooler, fridge, tables, racks etc.) One
 >>> Stop
 >>>>> Mart
 >>>>>>> bought and it is only for $25,000.00
 >>>>>>>
 >>>>>>> See attached Bill of Sale for your record. Please let me
 >>>> know
 >>>>> if you
 >>>>>>> have any questions.
 >>>>>>> Thanks
 >>>>>>>>>
 >>>>>>> Faran Siddiqy
 >>>>>>> PHONE: (203) 809-7888
  >>>>>>>>
  >>>>>>> _This message and any files transmitted with it is
  >>> intended
  >>>>>>> solely for
  >>>>>> the designated recipient and may contain privileged,
  >>>>>> proprietary
  >>>>>> otherwise private information. Unauthorized use, copying
  >>>>>>> distribution of this e-mail, in whole or In part, is
  >>> strictly
  >>>>>>> prohibited. If you have received it in error, please
  >>> notify
  >>>> One
  >>>>>> Stop
  >>>>>>> Mart, LLC immediately by return email, and delete the
  >>>> original
  >>>>>>> and any
  >>>>>>> attachments. Thanks_
```

```
>>>>>>>>>>
>>>>>>> On Thu, Dec 10, 2020 at 11:32 AM
>>> <assessor@wallingfordct.gov>
>>>>> wrote:
>>>>>>>>>
>>>>>>>> Good morning.
>>>>>>>>
>>>>>>> I was just reviewing the 2020 declaration for your
>>>> at
>>>>> 68
>>>>> North
>>>>>>> Turnpike rd, It appears that the tanks and pumps are
>>> not
>>>>> being
>>>>>>> declared. Please amend your declaration to show them or
>>>>>> provide us
>>>>> the
>>>>>>> information for the new owners.
>>>>>>>>
>>>>>>> Rhonda Caswell
>>>>>>> Property Appraiser
>>>>> Town of
>>>>>>
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>>>
> Wallingfordhttps://roundcube.recol.com/7_task=mail&_action=compose&_id=9018596845fd24ccd46c9b#
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JTIRkaSfX2jlkXEQeptZlegn9QOavENjR_SKJnalFpiSdeWgxjt762AQq[L1BhlnZwa2TW00YyyORf3atPHJ0zLIYGEdQX-bcHbsXe93kOVVPfg,,&typo=1
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EVyiZw2l3oDF9hCwSUppnAJua4hyN9xrIImog550jLSZ3ghZ_CGHPCbWt_u7LtAxpC5-N99UvKxSiM33u3xnp0-U9hR-CQ_,&typ0=1
  >>> [4]
  >>>> [4]
  >>>>> [4]
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  >>>>>
  >>>>> Links:
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EVyiZw2l3oDF9hCwSUppnAJua4hyN9xrIlmoa550jLSZ3ghZ_CGHPCbWt_u7LtAxpC5-N99UvKxSiM33u3xnp0-U9hR-CQ,,&typo=1
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JTIRkasfX2jlkXEQeptZlegn9QQavENjR_SKJnalFpiSdeWgxjt762AQqlL1BhlnZwa2TW00YyyQRf3atPHJ0zL1YGEdQX-bcHbsXe93kOVVPfg_,&typo=1
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 EVyiZw2[3oDF9hCwSUppnAJua4hyN9xrIImog550jLSZ3ghZ CGHPCbWt u7LtAxpC5-N99UvKxSiM33u3xnp0-U9hR-CQ,,&typo=1
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  JTIRkaSfX2jlkXEQeptZlegn9QOavENjR_SKJnalEpjSdeWgxjt762AQqlL1BhlnZwa2TW00YyyORf3atPHJ0zLIYGEdQX-bcHbsXe93kOVVPfg,.&typo=1
  >>> [6]
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  MEhrkAYu1du7gy8aQZobaU1WAh2BZjtlB6jjNK9n7oZZVaEGthKPwEKPXIp_Xnmxd0IMEIeV2A_fv0ZJXxgOL1SxZgm7ReMYnFPPq3h&typo=1
  >>> [9]
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  JTIRKaSfX2jlkXEQeptZlegn9QOavENjR_SKJnajEpiSdeWgxjt762AQglL1BhlnZwa2TW00YyyORf3atPHJ0zLIYGEdQX-bcHbsXe93kOVVPfg,,&%23x26;typo=1
  >>> [10]
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kUWeCdapFx0Ef-EVyiZw2l3oDF9hCwSUppnAJua4hyN9xrIImoq550jLSZ3ghZ_CGHPCbWt_u7LtAxpC5-N99UvKxSiM33u3xnp0-U9hR-CQ,,&%23x26;%23x26;typo=1
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jyK256uKI_h6o7jwtQSh5JdocCAMPtKGY,&typo=1
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JTIRkaSfX2jlkXEQeptZlegn9QQavENjR_SKJnalFpiSdeWgxjt762AQqlL1BhlnZwa2TW00YyyQRf3atPHJ0zLIYGEdQX-bcHbsXe93kOVVPfg_&typo=1
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JTIRkaSfX2jlkXEQeptZlegn9QOavENjR_SKJnalFpiSdeWgxjt762AQqlL1BhlnZwaZTW00YyyORf3atPHJ0zL1YGEdQX-bcHbsXe93kQVVPfg.,&%23x26;typo=1
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CQ,,&%23x26;%23x26;typo=1

YALESVILLE Properties

173 Church Street Yalesville, CT 06492 203-815-7660

2/19/21

To Whom This May Concern:

The J.F Mulready Company, LLC is the duly authorized agent for Wallingford Group, LLC, 38 Warehouse Point Rd, LLC, 350 North Cherry Street Extension, LLC, Yalesville Properties, LLC, & North Cherry Ext, LLC in regards to the Wallingford property tax appeals. If you have any questions please feel free to contact me at 203-269-3119.

Thank-you

Regards,

Jonathan Gavin



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

APPLICATION

Granus B	BOARD OF ASSE	ESSED VALUATION SSMENT APPEALS		
HEARING DATE:	GRAND LIST OF	OCTOBER 1, 2020		
Property Owner: Valesville.	P-0 1.	Appellant (if other	· //-	·
" In charth Office."		Name of Owner's	rnan owner): resd Comp	ony LLC
Menning Address	savin	Mailing Address	¥1 .1	
City, State, Zip		1 1/0/2		
Phone	<u>, CT</u> 08492	City, State, Zip W. Sins Phone	bure CT	01.052
263-815-766	<u>'0</u>	Phone	3	
Appellant's Capacity Own (If Agent, atlach a occay of Agency Agreement or I	ner o Money. Origina	Owner's Agent	batilled at hearing \	 J
FION CONN		64		
Print applicant name and date		Applicant signature		
Fill out s	only the section for	theiproperty type under	appeal.	
Motor Vehicle: Year Make /Mod	del:	Plate#	Mileane	
Real Estate: /20 Chur (Address and/or Ass	ch st	37/3	O	
(Address and/or Ass	essor's Map/Block/Lo	t/Unit Number)		
Personal Property: Unique ID:	DBA:		 	
If you are submitting an appraisal application.	or other similar ev	idence, you <u>must</u> sul	mit a copy alo	ng with your
				, ,
What MARKET VALUE does the applican	nt place on the proper	ty?: \$ 660,	000	
Briefly state the basis of the Appeal:	Town of Wo	Mingtord's opin	non of	-
value exceeds fair mar	-Ket value.	100% vocent		
	<u> </u>			
DO NOT WRITE BELOW THIS LINE - BA	AA Use Only		,	
I hereby solemnly swear that knowledge and belief.		ா about to give is tru	e and accurate	to the best of my
Signature(s) of				
Owner(s) or Agent: IMust be signed	in the presence of the i	Board) Date:		
				_
Print Name				
Motion:		Voting Dansad		
		Voting Record		<u>Initials</u>
		Thomas Vitali	·	
		Carl Bonamico		
		Robert Avery		

Seville Properties LLC		→ m	29553 29553 25553 24755 21520 21520 19992	יי	<u> </u>	<u> </u>			100 200 200 200			23		〈 薬	~		
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| Cd | Description 0B - 0U) 3160 3160 96 B-94 94 94 4.00 8 120 CHURCH ST YALESVILLE I'll Gross Liv / Lease Area Description TBUILDING & YARD ITEMS(L) / XF. BUILDING EXTRA FEATURES(B) **∞** − ∞ ∞ ∞ − Average Masonry Heat/AC Split COMM WHS M96 Ceil & Min WL Average Carpet Concr-Finished Minim/Masonry Pre-finsh Met Concr/Cinder Ind/Comm Warehouse Partial Hot Air-no Duc Tar & Gravel 12,480 25,600 160,00 4,000 BUILDING SUB-AREA SUMMARY SECTION Account # G0110660 1400.00 3600.00 14.00 15.00 2.50 3.50 1.00 3.00 1983 1983 1983 2009 2001 1962 1962 1962 Living Area | Floor Area 1983 25,953 25,953 Condition % RS Dep Ovr Comment Depreciation % Cost to Cure Ovr Comment Cost to Cure Ovr. Misc Imp Ovr Comment Misc Imp Ovr Dep % Ovr RCNLD Percent Good External Obsol Functional Obsol Remodel Rating Depreciation Code Effective Year Built Trend Factor Year Remodeled ∕ear Built 3160 Code \triangleright lement CONSTRUCTION DETAIL (CONTINUED)

lement Cd | Description 58,260 25,953 5,610 25,953 COMM WHS M96 COST/MARKET VALUATION Map ID Eff Area 27 298 25,953 Description 1,122 MIXED USE 223 0 Ò 0000 37//30// Unit Cost 0.00 0.00 62 897,900 1 38 G 1962 10.61 15.90 53.05 1,448,241 Description Bldg # 1 Undeprec Value 448 241 376,885 9 59,525 11,831 15,900 6,700 27,100 5,000 Value 5,300 48,000 4,300 Bldg Name Sec#1 of 1 8 Š SLB SLB Card # 1 9.10E-100d PERMIT 21520 - LEASEHOLDIMPROVEMENTS PERMIT 24755 - LEASEHOLD IMPROVEMENT PERIT#2553 - LEASHOLD IMPROVEMENTS 9 State Use 3160 Print Date 02-19-2021 2:42:19 P



Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

<u> 1</u>EMORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons, Chief Appraiser

RE:

120 Church St Yales

2020-044

Current Market Value:

\$1,401,200

Current Assessed Value:

\$980,900

Appellant's estimate of Market Value: \$660,000

Informal Hearing with Vision Appraisal: Yes-

Market value reduced by \$199,600

(Assessed value reduced by \$137,700)

Notes:

The Assessor's economic income approach to value of \$1,435,100 is higher than the current market value of \$1,401,200.

No supporting documentation provided to support a value of \$660,000.

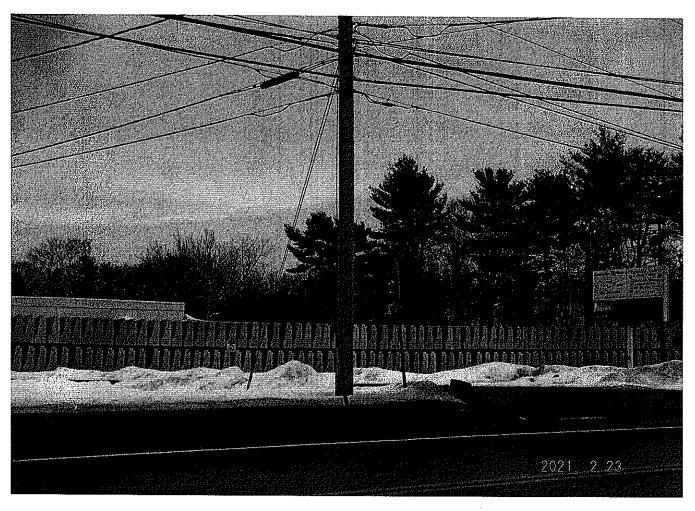
Recommendation:

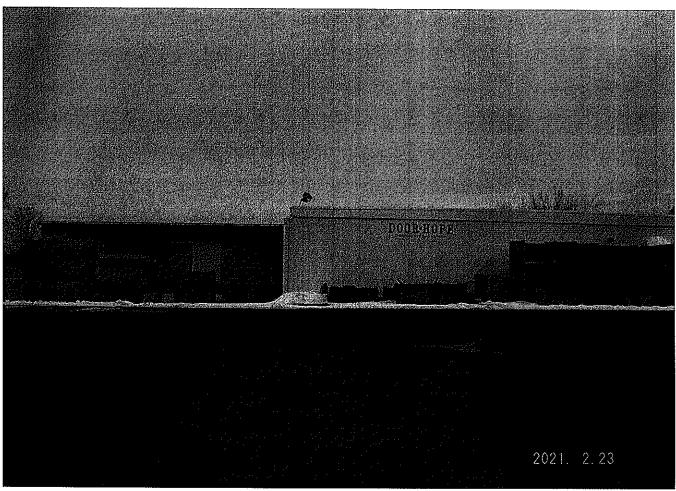
Assessment has already been changed during revaluation hearings.

No change

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BOARD OF ASSESSMENT APPEALS

Thomas Vitall, 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 - 042

APPLICATION

	APPE	AL OF ASSE	SSED VALUATION		
HEADING DATE	Boar	D OF ASSES	SMENT APPEALS		
HEARING DATE	GRAN	D LIST OF O	CTOBER 1, 2020		
Property Owne	r. V / 1 1 5				
1	": Yalesville Prop	erties	Appellant (if oth	her than owner): Sives d. Comp 's Agent	111
1 mine of brobe	ity Owner -	1	Name of Owner	's Agent	any LLC
Mailing Addres	\$ 173 Church St.	<u>.</u>	Mailing Adding	Sagent Molyach	
City State Zio	110 Church St.		2.0 G	5 (Sox 4U	
Oity, State, Zip	Walling Ford, CT	08492	City, State, Zip		
Phone Oc. 3	010 72/1		Phone	usbury C1	OC072
205	-815-7660				
Appellant's Capa	ACILY SO OWNER of Agency Agreement or Power of Al	ه ۵	Owner's Agents		
tii Agent, allach a copy	of Agency Agreement or Power of Al	lomey. Original	agency document must be	submitted at hearing.)	
JON GO.	∪ir∕ ne and date		- 1		
Print applicant nan	ne and date		Applicant signatur	70	
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BAS SLB	GIR3	Code	Rooms/Prtns Wall Height % Comn Wal 1st Floor Use	Heat/AC Frame Type Baths/Plumt	Total Rooms Total Bedrms Total Baths	Heating Fuel Heating Type AC Type Bldg Use	Interior Wall 2 Interior Floor 1 Interior Floor 2	Roof Structure Roof Cover Interior Wall 1	Stories: Occupancy Exterior Wall 1 Exterior Wall 2	Style: Model Grade	Vision ID
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Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cci

From:

Kevin Coons, Chief Appraiser

RE:

38 Warehouse Point Rd

2020-042

Current Market Value:

\$623,400

Current Assessed Value:

\$436,400

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

Informal Hearing with Vision Appraisal: Yes-

Market value reduced by \$14,000 (Assessed value reduced by \$9,800)

Notes:

The Assessor's economic income approach to value of \$661,500 is higher than the current market value of \$623,400.

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

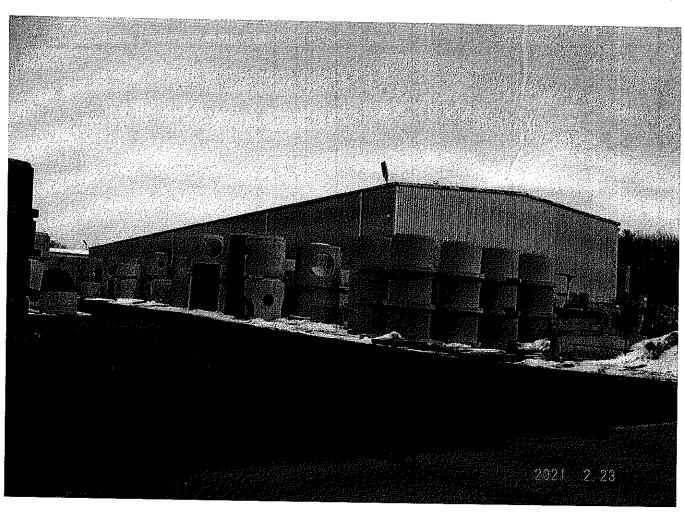
Recommendation:

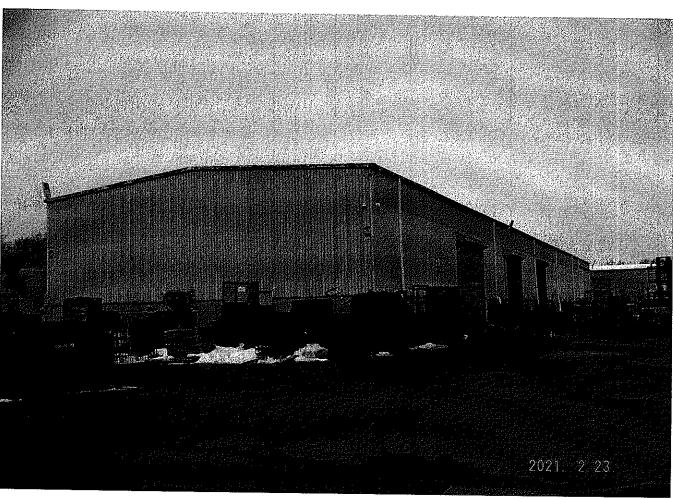
Assessment has already been changed during revaluation hearings.

No change

rotal card cand units 1.910 AC Parcel Total Land Area: 1.9100	0.910 AC 120,200 1.00000 0	Use Code Description Zone Land Type Land Units Unit Price I. Factor Site Index Cond. Nbhd. Nht	Insp Date % Comp Date Comp Sec.	CONCRETE PRODS COVER LOT 2020 CAN WAS REMOVED 03/25/2011 - BAA HEARING NO. 2010 - 104	"38" WAREHSE	Total 0.	Year Code Description Amount Code Description Number Amount	BK-VOL/PAGE SALE DATE Q/U V/II SALE PRICE VC	Lot Easement Town Line IND PARK 15247 Assoc Pid#	173 CHURCH ST Alt Proi ID 048001018B P/Z MAP # Census: 1754 FNG MAP
Total Land Value 206,600	0 2.48 108,200 0 108,180 98,400	Notes Location Adjustment Adj Unit Pric Lan	Comments	rcel Value 623,40	N	Appraised Bidg. Value (Card) Appraised Xf (B) Value (Bidg) 22,800	al 436400 Total 411800 Total Total Total Total Total Total Total This signature acknowledges a visit by a Data Collector or Assessor	Total 623,400 436,400 436,700	(COM LAND 2-1 206,600 144,600 2-2 416,800 291,800 WALLINGFORD, CT

Location 38 WAREHOUSE PT RD	PT RD	Sale Date Q/U	V/I Sale Pric	Heat / AC	00 Heat/Min		
Current Owner		10-07-1998 U	35	350,000 Frame Type		INCO	INCOME VALUATION
38 WAREHOUSE POINT ROAD LLC BENNETT J J + WALLINGFORD REAL LENDLER BERNICE & J J RENNETT	DAD LLC ORD REAL ESTATE			O Baths / Plumbing			6148 WALLINGFORD, CT
				Rooms / Prins	02 Average		
		Year Built	1969	% Comn Wall	0.0		
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Leaseable Area Summan	ary Cap Rate		Income Income VALUAT	ION.	Value		
Ground Level	15,600 Cap Code	INDO Gross Income	86,424	Income Value	661 500 1969/A		Notes
Lower Level	0 Cap Adjust	A Vacancy Allowance	6,914	Excess Land	0		
Upper Level		0.1000 Expense Allowance	13,358				
	Rent ID NBHD			Total Income Value	661.500		
Total Leaseable Area	15600 0001 12	Net income	66,152	Value Per SF / Unit	42		
# Bid Sec Style	AdjTa Occ SF / Unit F	FirLe Base Ra Use LocA	Rent /S GrossRent	Vac Vac VacancyAll	EGI Exp I	Exp Expenses	NO
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Cap Code	Expense Allowance		income Value Excess Land	< m T	Heat Electric Water	Trash Removal Snow Removal Accounting	oval oval
	Net Income		Total Income Value	; ;	Maintenance	Management Reserves	ä
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# Bid Sec Style	AdjTa Occ SF / Unit FirLe	Le LocA Use Rent /S	Gross Rent Vac Exp	ValC₀	Notes		I easeRe
	C. Cinc	- Coch	Vac	Otherincome VaiCo	Notes	LeaseT Tenant	t LeaseBe Yrs





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 - 043

APPLICATION

HEARING DATE: BOARD OF ASSE GRAND LIST OF	SSMENT APPEALS OCTOBER 1, 2020
Property Owner: Valesville Proferries Name of property Owner Jon Gavin Mailing Address 173 Church St. City, State, Zip Walling ford, CT 05498 Phone 263-815-7660	Appellant (if other than owner): J. F. Alukes & Company LLC Name of Owner's Agent Mailing Address Mailing Address L. O. Box 44 City, State, Zip W. Simsbury CT 0662 Phone
Appellant's Capacity of Owner of Oldernoy, Original Conference of Owner of Oldernoy, Original Conference of Owner of Own	Owner's Agent- al agency document must be submitted at henring.)
Print applicant name and date	Applicant signature
Fill out only the analysis	
	the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 125 Church S+ (Address and/or Assessor's Map/Block/L	37/19
	·
Personal Property: Unique ID:	erty?: \$ 92,300
ignature(s) of wner(s) or Agent:(lidust be signed in the presence of the	am about to give is true and accurate to the best of my Board) Date:
Pant Name	
Motion:	Voting Record Initials
	Thomas Vital!
	Carl Bonamico
	Robert Avery

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This signature acknowledges a visit by a Data Collector or Assessor	his signature acknowledges	.64	TS.	SSMEN	OTHER ASSESSMENTS	07	12.00			EXEMPTIONS		
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 Code First Flo CAN Canopy SLB Slab	Code Desc PAV1 Paving	Total Baths Heat/AC Frame Type Baths/Plumbing Ceiling/Wall Rooms/Prtns Wall Height % Comn Wall 1st Floor Use:	Interior Wall 1 Interior Wall 2 Interior Floor 2 Interior Floor 2 Interior Floor 2 Heating Fuel Heating Type AC Type Bldg Use Total Rooms	Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Cover	ement
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Value 2,605			<u></u>	\$	BAS BAS



Department of Finance Assessing Division

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

MEMORANDUM

Date:

March 10, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons. Chief Appraiser

RE:

125 Church St Yales

2020-043

Current Market Value:

\$193,300

Current Assessed Value:

\$135,300

Appellant's estimate of Market Value: \$92,300

Informal Hearing with Vision Appraisal: Yes-

Market value reduced by \$12,700 (Assessed value reduced by \$8,900)

Notes:

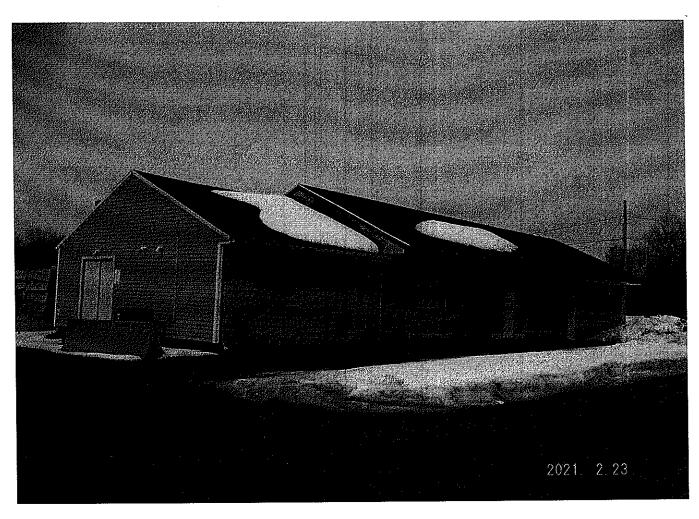
No supporting documentation provided to support a value of \$92,300.

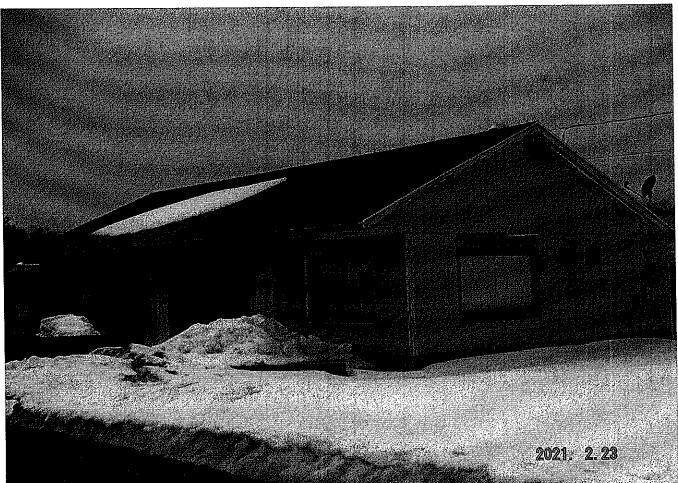
Recommendation:

Assessment has already been changed during revaluation hearings.

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Total Appraised Parcel Value 193,300 Valuation Method C				, ,	(Own/occ		VOID PERMIT #17474
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COM LAND 2-1 115,900 75,600 WALLINGFORD, CT	COM	DATA	MENTAL				173 CHURCH ST
ion Code Appraised Assess	ON NO	STRT / ROAD LOCATI)PO::: UTILITIES 2 Public Water	1 Level	CURRENT OWNER	CURRENT OWNER

Code BAS First Floor CAN Canopy SLB Slab	Code Description PAV1 Paving-Asphalt	Total Bedims Total Baths Heat/AC Frame Type Baths/Plumbing Ceiling/Wall Rooms/Prtns Wall Height % Comn Wall 1st Floor Use: 3	8 e 9 r 1	Style: CO Element Style: 3 Grade Stories: 0 Cocupancy Exterior Wall 1 Exterior Wall 2 Roof Cover	Property Location Vision ID 15227
Description	178 ULDI. L 2	00 0 0 1 Heat/AC Pkgs 02 Wood Frame 02 Average 06 Ceil & Walls 02 Average 10.00 0.00	20 .	STRUCTION DETA Store Commercial Commercial Wood Shing Minimum Gable Asphalt	125 CHURCH ST
Living Area Floor Area Eff Area 2,268 2,268 2,268 44 44 0 2,268 0 2,268 0 0 2,268	Cost to Co Cost to Co RD ITEMS(L) /XF - BUI Price Yr Blt Cond. Cd 3.00 1975 A	Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good RCNLD Dep Ovr Comment Misc Imp Ovr	RCN RCN Year Built Effective Year Built Effective Year Built Effective Year Built Effective Year Built Femodel Rating Year Remodeled	Ele 3220	Account # M0517300
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20211-21/23					Print Date 03-04-2021 11:22:23





MBLU 37/19/1 Sale Date Q / U V/1 Sale Price Heat / AC Location 125 CHURCH ST YALESVILLE 09-15-2009 Q I 212,500 Frame Type Current Owner 04-10-2003 Q I 149,000 Frame Type YALESVILLE PROPERTIES LLC 04-10-2003 Q I Ceiling / Wall MAO LLC Ceiling / Wall Ceiling / Wall Ceiling / Wall	Sale Price 212,500 149,000 0	01 Heat/AC Pkgs 02 Wood Frame 02 Average	INCOME VALUATION
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l easeable Area Summary Cap Rate Income		HOTHE VALUE	
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0 Can Rate 0.1040	7,290		
Port ID NRHD	Total Income Value	189,500	
2268 0001 C2 Net Income 19,710	19,710 Value Per SF / Unit	84	
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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 - 108

APPLICATION

·	CATION
APPEAL OF ASSI	ESSED VALUATION
HEARING DATE: BOARD OF ASSE	SSMENT APPEALS
GRAND LIST OF	OCTOBER 1, 2020
Property Owner: Whild with the Croperties LLC Name of property Owner Joe Voil Mailing Address City, State, Zip Transal CT Phone	Appellant (if other than owner): TE Mol (cody Compony Name of Owner's Agent On in Molecular Mailing Address
Mailing Address	Mailing Address
City. State Zip	Mailing Address Q.O. Box. 44 City, State, Zip W. Sinshary CT 0x092 Phone Rho: 1, 90, 25 54
Trumbull, CT	City, State, Zip
Phone /	Phone CI 0097
	866.690-3784
Appellant's Capacity o Owner (if Agent, attach a copy of Agency Agreement or Power of Attomoy. Original	Owner's Agent
a. Mil alah	o to the state of
Print applicant name and date	Applicati significan
	- J
Fill out <u>onl</u> y the section for	the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage_
Real Estate: 7 North Tumpike Rd (Address and/or Assessor's Map/Block/L	89/213
Personal Property: Unique ID:DBA	
f you are submitting an appraisal or other similar e pplication.	
what MARKET VALUE does the applicant place on the propertiefly state the basis of the Appeal: Welling Land's	erty?: \$_460,000
riefly state the basis of the Appeal: Welling Land's	equipment of which we have
fair market uslace	VEIDE EXCEPT
771.730	
O NOT WRITE BELOW THIS LINE - BAA Use Only	
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ignature(s) of wner(s) or Agent: [Flust be supped in the presence of the	s Source Date:
Prox Raine	
Motion:	
Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico
	Robert Avery

Total Land Value 236,100	Total						900	d Area: 1.19	Parcel Total Land Area: 1.1900	Parc	1.190 AC		otal Card Land Units	Tota		
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4.55 198,400		Locatio		Notes		. Nhbd Adj	nd. Nbhd.	Site Index Cond.	Fac	Unit Price I.	Land Units	Land Type La	Zone Land	Description 2		B Use Code
ે						ECTION	MOITA	LAND LINE VALUATION SECTION	LAND	S SECTION SECT						
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	Code Code EAS First Floor FCP FOP Porch, Open SLB Slab	Code Description LT2 w/Double Light PAV1 Paving-Asphalt VLT1 VAULT-AVG FN2 Fence-5' Chain	Heat/AC Frame Type Baths/Plumbing Ceiling/Wall Rooms/Prtns Wall Height 9% Comn Wall 1st Floor Use: 3410	3 P 272	\$ 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Property Location 7 No Vision ID 15973
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ACCUPATION OF THE PROPERTY OF	AE			46.		



Department of Finance Assessing Division

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

MEMORANDUM

Date: N

March 10, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From:

Kevin Coons. Chief Appraiser

RE:

7 North Tumpike Rd.

2020-108

Current Market Value:

\$557,700

Current Assessed Value:

\$390,500

Appellant's estimate of Market Value: \$460,000

Informal Hearing with Vision Appraisal: Yes-

Market value reduced by \$31,700 (Assessed value reduced by \$22,200)

Notes:

Owner purchased the property for \$525,000 in 2016.

No supporting documentation provided to support a value of \$460,000.

Recommendation:

Assessment has already been changed during revaluation hearings.

l otal Card Land Units 1.190 AC Parcel Total Land Area: 1.1900	43,560 SF 2 0.190 AC 120,2	Use Code Description Zone Land Type Land Units Unit Price I. Factor Site Index Cond. Nbhd.	Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Co	AL SHED=N/V	1 DRIVE-UP WINDOW TUBE (NOT IN USE) 1 DRIVE-UP WINDOW (NOT IN USE)	(FORMERLY T.D. BANK)	2020-CARVER PRESCHOOL (NEW LIFE CHURCH) ECON = INC		Nond Nond Name ASSESSING NEIGHBORHOOD		Year Code Description Amount Code Description Number Amount	DWIDE PROPERTIES LLC 1545 0002 ND NA 1245 0840 ON UNITED BANK 0932 0435 ETTE AMERICAN BANK 0932 0434 SAVINGS BANK OF WALLINGFORD T 0395 0155	oc Pid#	TRUMBULL CT 06601 Old MAP # 2343 Easement Town Line TC MAP # 2343 IND PARK SHAP Record Lot	D 067002034	WORLDWIDE PROPERTIES LLC TOPO UTILITIES STRT / ROAD LOCATION
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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

APPLICATION

HEARING DATE: BOARD OF ASSE GRAND LIST OF C	SSMENT APPEALS DCTOBER 1, 2020
Property Owner: Valesville Proferties Name of property Owner Jan Gavin Mailing Address 173 Church St. City, State, Zip Wallingford, CT Chyra Phone 263-815-7660	Appellant (if other than owner): I Fill Wesd. Company LLC Name of Owner's Agent Sign Mulved Mailing Address City, State, Zip W. Signsbury CT 06092 Phone
Appellant's Capacity of Owner of Alternoy. Origina Con Gravin	Owner's Agent old agency document must be submitted at herning.)
Print applicant name and date	Applicant signature
	the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 350 North Cherry Stru (Address and/or Assessor's Map/Block/L	et Ext 104/42
Personal Property: Unique ID: DBA: If you are submitting an appraisal or other similar erapplication.	
What MARKET VALUE does the applicant place on the proper Briefly state the basis of the Appeal: Town of Walue exceeds fair market value.	
DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I a knowledge and belief. Signature(s) of Owner(s) or Agent: Mass to signed in the presence of the Print Name	am about to give is true and accurate to the best of my
Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico
	Robert Avery

Parcel Value 690,800	Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value VISIT / C Date Id Type 04-01-2020 LS 06 12-10-2015 V 04 04-19-2012 DS 08 03-25-2011 JS 05 03-04-2011 KC DS 05 03-04-2011	ii.g	Nohd.			20,200			INDUS I RIAL M9 140		
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% Comn Wall 1st Floor Use: Ceiling/Wall Rooms/Prtns AC Type Model SLB SCIP AOF 8 2 2 2 3 SPR1 Grade Property Location 350 NORTH CHERRY ST EXT Wall Height Heating Type Roof Cover Roof Structure Exterior Wall 2 Occupancy Stories: Vision ID Frame Type Baths/Plumbing Bldg Use Heating Fuel Interior Wall 2 Interior Wall 1 Exterior Wall Heat/AC nterior Floor 2 nterior Floor Fotal Baths Total Bedrms Fotal Rooms Element Sprinklers Wet w/Man Lift Out Air Condition Paving-Asphalt Loading Platform, Finished Upper Story, Finished Slab First Floor Office Description 15595 CONSTRUCTION DETAIL OB - OUTBUILDING & YARD ITEMS(L) 22233 4000 4000 1.00 96 96 16.00 0.00 3720 8 ន<u>ន</u>ន្តន្តខ< Itl Gross Liv / Lease Area Description ω ω ω rConcr-Finished Concr/Cinder Average Ceil & Walls Average INDUSTRIAL M96 Partial Forced Air-Duc Minim/Masonry Brick Veneer Light Industrial Masonry Heat/Min Tar & Gravel 17,300 2 Units 2,400 ,000 BUILDING SUBJAREA SUMMARY SECTION Description Account # P0033800 Unit Price 1100.00 3.50 1.00 3.00 1981 1981 1981 2016 iving Area 17,280 23,520 3,840 2,400 /XF - BUILDING EXTRA FEA Condition Condition % RCN Remodel Rating Misc Imp Ovr Comment Effective Year Built Cost to Cure Ovr Misc Imp Ovr Percent Good Functional Obsol Depreciation % Depreciation Code Cost to Cure Ovr Comment Dep Ovr Comment Dep % Ovr RCNLD Frend Factor External Obsol ear Remodeled 'ear Built 4000 Element Ò Floor Area CONSTRUCTION DETAIL (CONTINUED)

ament Cd Description INDUSTRIAL M96 45,775 19,680 17,280 2,575 3,840 2,400 % Good | Grade COST / MARKET VALUATION 37 37 37 37 Eff Area 25,013 17,280 773 3,840 0 Description MIXED USE O 104//42// E E 37 512,200 0.00 0.00 0.00 -10238 G 1970 71.94 55.34 16.61 55.34 0.00 S 1,384,219 Bldg # 1 Undeprec Value Percentage 172,661 956,275 42,778 ୦୦ଟ୍ର 212,506 0 Value 14,700 6,400 3,100 800 SEA Bldg Name Sec# 1 of SLB Card # aia 앜 State Use 4000 Print Date 02-19-2021 2:48:13 P SESS



Department of Finance Assessing Division

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

EMORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons, Chief Appraiser

RE:

350 North Cherry St. Ext.

2020-053

Current Market Value:

\$690,800

Current Assessed Value:

\$483,600

Appellant's estimate of Market Value: \$665,000

Informal Hearing with Vision Appraisal: Yes-

Market value reduced by \$70,600

(Assessed value reduced by \$49,400)

Notes:

The Assessor's economic income approach to value of \$751,300 is higher than the current market value of \$690,800.

No supporting documentation provided to support a value of \$665,000.

Recommendation:

Assessment has already been changed during revaluation hearings.

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Commercial Data Elements
INCOME VALUATION 6148 WALLINGFORD, CT Notes CALISE BAKERY 1970/A Expenses NOI 19,254 75,



Thomas Vitall, 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 - 0 **APPLICATION**

HEARING DATE: BOARD OF ASSES GRAND LIST OF O	SMENT APPEALS CTOBER 1, 2020
Property Owner: Valesville Proferties Name of property Owner Son Gavin Mailing Address 173 Church St. City, State, Zip Wolling fact, CT 0,492 Phone 263-815-7660	Appellant (if other than owner): J. F. Molesch. Company LLC Name of Owner's Agent Sino Molesch. Mailling Address V. O. Box 444 City, State, Zip W. Sinsbury CT 06072 Phone
Appellant's Capacity o Owner o (If Agent, atlach a copy of Agency Agreement or Power of Alterney, Original	Owner's Agent) I agency document must be submitted at hearing.)
Ton Gravin	
тик аррисан пате анд дате	Applicant signature
Fill out <u>onl</u> y the section for	the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 43 Work ho مدد المعادد ا	05 50/4
(Address and/or Assessor's Map/Block/Lo	ot/Unit Number)
Personal Property: Unique ID:DBA:	
f 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	enty: \$ 780.000
What <u>MARKET VALUE</u> does the applicant place on the prope Briefly state the basis of the Appeal: <u>Town of 仏</u>	II. Cale private of
value exceeds fair market value.	
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
i hereby solemnly swear that the testimony is knowledge and belief.	am about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the	e Board) Date:
Pant Name	
Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico
7744	Robert Avery

Code Description AOF Office BAS First Floor SLB Slab	Code Description L/B U PAV1 Paving-Asphalt L MEZZ1 Mezzaniton B MEZ3 Mezz w/Partitio SPR1 Sprinklers Wet B 2	ing 00 00 00 00 00 00 00 00 00 00 00 00 00	ਰੇ 	15246 CONSTRUC Cd 414 96 CC 1 1 2 1 1 27 II 2 03
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		AOF SLB	No.	BAS SUB-



Department of Finance Assessing Division

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

MEMORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From:

Kevin Coons, Chief Appraiser

RE:

43 Warehouse Point Rd

2020-050

Current Market Value:

\$1,052,400

Current Assessed Value:

\$736,500

Appellant's estimate of Market Value: \$780,000

Informal Hearing with Vision Appraisal: Yes-

Market value reduced by \$63,900 (Assessed value reduced by \$44,700)

Notes:

The Assessor's economic income approach to value of \$1,169,600 is higher than the current market value of \$1,052,400.

No supporting documentation provided to support a value of \$780,000.

Recommendation:

Assessment has already been changed during revaluation hearings.

		1 4010 IND WHSE M96 1 4010 IND WHSE M96 1 4010 IND WHSE M96	B Use Code Desc		Permit Id Issue Date	SEE 1288/1063 FOR DETAILS	ECO=INCOME	2020	UNITED CONCRETE -	7	Nbhd		Cour	Code	GAVIN NORMAN W	GAVIN PARTNERSHIP THE	VALESVILLE DECREPTIES ILC		WALLINGFORD CT	173 CHURCH ST	YAI ESVILLE PROPERTIES LLC
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יים במוש אמושט	Ī	2.48 108,200 81,135 48,700 6,000 5,200	Adj Unit Pric Lan	Hear-No Crig BAA No Change Photo No change Field Review	Purpose/Result Change Measured	1,052,400	***************************************		1,052,400	162,100	36,900	æ	UMMARY	•	<u>ai</u>	2018 3-1 108,300 3-2 574,400 3-3 25,800	RY) Year Code Assessed	<u> </u>	NOISIA	WALLINGFORD, CT	6148

WAREHOUSE PT RD WAREHOUSE PT RD EF PROPERTIES LLC WANN WAN WAN WAN WAN WAN WAN WAN WAN WA	Cap Rate ode	Sale Date Q / U Sale Date Q / U 05-01-2006 U 05-01-2006 U 03-02-1993 01-24-1984 Year Built Appraised Value Gross Income Vacancy Allowance	Sales Information V V Sale Price 0 0 0 0 0	Heat / AC Frame Type Baths / Plumt Ceiling / Wall Rooms / Prtn % Comn Wal Wall Height Wall Height ON	Commercial Data Elements
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Total Leaseable Area 23765 # Bld Sec Style AdjTa O		use L	Rent /S Gross	Vac Vac Vac	EGI Exp
1 1 24 JOB SHOP 2	23765	.79 A	5.79	F 0.15	116,959
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HOP 2	23765	A 5	118,572 F	29988	



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 - 05

APPLICATION

HEARING DATE:	BOARD OF ASSESS GRAND LIST OF OC			
Name of property Owner Jon Mailing Address 173 Chara	-, CT 08498	Mailing Address	lreed Company Agent Mulreed	
Appellant's Capacity of On If Agent, allach a copy of Agency Agreement of Tow Govern Print applicant name and date		Applicant signature	0	
Fill ou	it <u>onl</u> y the section for t	helproperty type und	ier appeal.	
Motor Vehicle: Year Make //				
Real Estate: 41 War (Address and/or A	chause Point R Assessor's Map/Block/Lo	2 50 VUnit Number)	2/2	
Personal Property: Unique ID:	DBA:			
If you are submitting an apprais application. What MARKET VALUE does the application state the basis of the Appeal: _ Value exceeds fair n	icant place on the prope Τουν ο	Hingford's 01	pinion of	
I hereby solemnly swear knowledge and belief. Signature(s) of Owner(s) or Agent: (Must be si	that the testimony I a		true and accurate	to the best of my
Print Name Motion:		Voting Reco	rd	<u>Initials</u>
		Thomas Vitali		
		Carl Bonamico		
		Robert Avery		

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tor or Assessor MMARY	This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY	PPRAIS	ure acknow	Comm Int		Amount	Number		Description	Code	Amount)NS	EXEMPTIONS Description		ar Code	Year
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6148 WALLINGFORD, CT	Assessed 81,800 435,600	3 ised 116,900 622,200	Appraised Appraised 116,6	Code Appraised 3-1 116,900 3-2 622,200	Description IND LAND IND BLDG		LOCATION Industrial	AD 5 1	STRT//ROAD		126	TOPO 2	1 Leve	VER IS LLC	YALESVILLE PROPERTIES LLC	YALESVILLE PRO	YAL

AOF Office BAS First SLB Slab)	Code De	Ceiling/Wall Rooms/Prtns Wall Height % Comn Wall 1st Floor Use:	Total Bedrms Total Baths Total Baths Heat/AC Frame Type Raths/Plumbing	Heating Fuel Heating Type AC Type Bldg Use Total Rooms	Roof Cover Interior Wall 1 Interior Wall 2 Interior Floor 1	Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure	Element Style: Model Grade
Floor	Paving-Asphalt Air Condition Mezzanine Unf	OB - OU		00000	003 4010	3 2 2 2		401 96 C+
	B 2,720 B 2,720 B 2,720	OB OUTBUILDING & YARD ITEMS(L	Ceil & Min WL Average	Heat/Min Steel Average	Gas Hot Air-no Duc Partial IND WHSE M96	Metal/Tin Minim/Masonry Concr-Finished	Pre-finsh Metl	Cd Description Description (Cd Light Industrial 96 Ind/Comm
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11-9 '910'.				500 900	8	5	ē	eus.



Department of Finance Assessing Division

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

IEMORANDUM

Date:

March 10, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons. Chief Appraiser

RE:

41 Warehouse Point Rd

2020-051

Current Market Value:

\$739,100

Current Assessed Value:

\$517,400

Appellant's estimate of Market Value: \$540,000

Informal Hearing with Vision Appraisal: Yes – No Change

Notes:

The Assessor's economic income approach to value of \$785,300 is higher than the current market value of \$739,100.

The demand for warehouse space has increased, not decreased.

No supporting documentation provided to support a value of \$540,000.

Recommendation:

MBLU 50//2//		222 724		formation	7	-	Commercial L	Commercial Data Elements			
Location 41 WAREHOUSE PT RD	80	05-01-2006	د د	- -	Sale Price	Heat / AC				INCOME V	INCOME VALUATION
Current Owner		05-01-200		-		Frame Type	05	5 Steel		<u> </u>	6148
YALESVILLE PROPERTIES LLC GAVIN FAMILY LIMITED PARTNERSHIP THE	C NERSHIP THE	05-01-2006			165,000	Baths / Plumbing	oing 02	2 Average	~~~	WALLING	WALLINGFORD, CT
GAVIN BARBARA L & GAVIN FAMILY LIMITED	AMILY LIMITED					Rooms / Prtns	<i>u</i> ,				
GAVIN BARBARA L & FREDERI	ICK J MELILLO	Year Built	1987	87		% Comn Wall	0.0				
		Appraised Value		739,100		Wall Height	20.	3.3000			
l easeable Area Summary	Can Rate			NECONOMIC INCOME VALUAT	NE VALUAT	NOI	ncome Value			Notes	
	14,400 Cap Code	INDM Gross Income			82,080 Inco	Income Value		785,300	1987/A		
Lower Level	0 Cap Adjust	A Vacancy Allowance	lowance		6,566 Exc	Excess Land		0			
Upper Level	0 Cap Rate	0.0800 Expense Allowance	lowance		12,686 -						
	-	NBHD				Total Income Value	tv	785,300			
Total Leaseable Area		I2 Net Income			62,828 Valu	Value Per SF / Unit	7	55			
# Bld Sec Style	Adjīta Occ SF / Unit	FirLe Base Ra	Use LocA Re	Rent /S GrossRent	Va	c Vac VacancyAll		EGI Exp	Exp E	Expenses	NO NO
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Cap Adjust A C	Other Income			Total Income Value		75	755,488 Sewer			Management	
Cap Rate 0.0800	Net Income		60,439 Val	Value Per SF / Unit			52 Insurance	ce ce	0.7	Other	
Sec Style	AdjTa Occ SF / Unit	FirLe LocA Use		Gross Rent Vac	Exp	OtherIncome \	ValCo	Notes	LeaseT	Tenant	LeaseBe Yrs
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1 1 1 40 IND/WHS M	2 1 14400	GL A A	5.75	82,800 A	>					ENGLERT	
		_									



Thomas Vitall, 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 - 056

HEARING DATE:	BOARD OF ASSESSIN GRAND LIST OF OCT	ENT APPEALS OBER 1, 2020	
Property Owner: Valesvill Name of property Owner Mailing Address 73 Cho City, State, Zip Phone 263-8/5-7	ch St. -L, CT Osyga	Appellant (if other than own Thulvest Name of Owner's Agent Stan Mulvest Mailing Address V.O Box 44 City, State, Zip W. Sinsbury Phone	amony and
Appellant's Capacity (If Agent, attach a copy of Agency Agreeme Toy Gavin Print applicant name and date	Owner o O int or Power of Alterney. Original a	wner's Agent sponcy document must be submitted at h Applicant signature	,
Ргіпт арріксапт паше али вате	t and angle the section for t	he property type under appeal	
Motor Vehicle: Year Mak Real Estate: 39 N. 91 (Address and)			
Personal Property: Unique ID:	applicant place on the properal: Town of Warren when the properal:	ordence, you <u>must</u> submit a order: styr: \$ 740000 cllingford's opinion	copy along with your
I hereby solemnly swith the solemnly solemn	INE - BAA Use Only rear that the testimony i	l am about to give is true an	d accurate to the best of m
Print Name Motion:		Voting Record Thomas Vitali	<u>Initials</u>
		Carl Bonamico	

ID 50//12// Bidg # 1 Sec # 1 of	Card # 1 of 1	State Use 4010 Print Date 02-19-2021 3:20:52 P
IND LAND		149,700 424,900
All Pro 10 047001082	<u> </u>	WALLINGFORD, CI
CT 06492 CM MBLU CT 06492 TC MAP #		VISION
Lot 2	Total 820,900	574,600
GIS 1D 15223 ASSOC FIGH	VIOUS ASSESSME	TS (HISTORY) ROSSed Year Code Assessed
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1478 0036 07-22-2013 U 1 1,880,000 25 2020 1359 0587 06-08-2009 U 1 1,980,000 0 40	149,700 2019 3-1 424,900 3-2	145,400 2018 3-1 143,400 260,100 3-2 260,100 3-3 87,200
C 1359 0585 06-08-2009 U I 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3-3-3-	Ç
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Nbhd Nbhd Name B Tracing Dawn	Appraised Ob (B) Value (Bidg)	
12 NOTES	Special Land Value	
UNIT A = INTERACTER (2018) PORTFOLIO PURCHASE; SPACE BETWEEN	Total Appraised Parcel Value	820,900 C
WILLIS+CO., ENCORE LIMO AOF'S EST 7/09; NOT ALL AOF'S VIEWED -	Valuation Netnod	
PENSKE TRUCK., UNIT 39A=CTDI		
ENCORE GUNS	Total Appraised Parcel Value	le 820,900
ORD	Date lo	Is Cd
Type Description Amount Insp Date % Comp Date Comp UNIT A/BC	01-05-2021 JW1	2 41
02-07-2013 CA C - Approval 09-25-2013 100 UNIT A/BC 11-30-2012 CM Commercial 28,000 09-25-2013 100 UNIT A/BC	04-14-2020 12-10-2015	32
06-04-2012 CM Commercial 55,000 09-25-2013 100 DEMO 75,000 06-29-2012 100 D	10-18-2013 SJ 09-25-2013 TH	62 6
36,450 09-25-2013 100 1,000 04-18-2012 100	09-19-2012 KC 06-29-2012 KC	63 Permit Check - No Measur
) 01-26-2012 ICA IC - Approval I LOUDI DE BEVIS LAND LINE VALUA		n Adii Istment Adi Unit Pric Land Value
se Code Description Zone Land Type Land Units Unit Price I. Factor Site Index Cond.	Notes	2.48
43,560 SF 2.76 1.00000 C 1.00 C60		0 108,180 87,600
AC 120,200 AC 8,000		8,000
T. to Cord and Units 4 080 AC Parcel Total Land Area: 4.0800		Total Land Value 214,000
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Code Code AOF Office BAS SLB Slab	Code De PAV1 Pavin A/C Air Co	Element Style: Model Grade Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Cover Interior Floor 1 Interior Floor 2 Heating Type AC Type Bidg Use Total Bedrms Total Bedrms Total Beths Heatl/AC Frame Type Baths/Plumbing Ceiling/Wall Rooms/Prths Wall Height % Comn Wall
Floor	Description Description Paving-Asphalt Air Condition	CONSTRU CONSTRU 4114 96 1 15 0 0 1 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Description	OB OUTBUILDING & YARD ITEMS(L) Description UB Units Unit Price Yr Bit aving-Asphalt L 83,000 3.00 2001 (Condition B 6,312 3.50 1983) r Condition B 6,312 3.50 1983	CONSTRUCTION DETAIL Cd Descript 414 Warehouse 96 Ind/Comm C 15 Concr/Cinder 03 Gable 03 Gable 03 Concr-Finished Vinyl/Asphalt 03 Hot Air-no Duc 06 Partial 4010 IND WHSE M96 00 00 00 01 Heat/AC Split 02 Average 04 Ocole Average 04 Ocole Average 05 Ocole Average 06 Ocole Average 07 Ocole Average 08 Ocole Average 09 Ocole Average 09 Ocole Average
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1007 Area E 4,464 21,786 25,866	Cond. Cd % Good Grade Grade Adj A 50 C 1.00 B 36 C 0.00 Cond. Cd % Good Grade Grade Odj Cond. Cd % Good Grade Odj Cond. Cd % Go	Element Cd Description Element Cd Description MIXED USE Code Description Perce Code Description 10 COST / MARKET VALUATION Remodel Rating Year Remodeled Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition % Percent Good RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr Cost Cure Cure Cost Cure Cure Cure Cure Cure Cure Cure Cure
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Department of Finance Assessing Division

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

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From:

Kevin Coons, Chief Appraiser

RE:

39 North Plains Ind. Rd.

2020-056

Current Market Value:

\$820,900

Current Assessed Value:

\$574,600

Appellant's estimate of Market Value: \$740,000

Informal Hearing with Vision Appraisal: Yes-

Market value reduced by \$40,000

(Assessed value reduced by \$28,000)

Notes:

The Assessor's economic income approach to value of \$884,500 is higher than the current market value of \$820,900.

The demand for warehouse space has increased.

No supporting documentation provided to support a value of \$740,000.

Recommendation:

Assessment has already been changed during revaluation hearings.

T	حب حب حب	B Us		7535	26568 26420	26727	27276 27276	Permit Id	1359/	ENCC	PENS	UNIT	WILL	UNITA =	1.0000000000000000000000000000000000000	Acceptance of the second				Year		WALL WALL	WALL	生產		YALE		173 CI	WALL	perty I
	4010 4010 1111	Use Code				9		-8	1359/587=21,39,&47 NORTH PLAINS IND	ENCORE GUNS	PENSKE TRUCK,. UNIT 39A=CTDI	UNIT B = KRAFTY KAKES	WILLIS+CO., ENCORE LIMO	1= INTEF	12	Nbhd		-		Code		WE 21-130 NORTH FLAINS ROAD LLC NORTH PLAINS COMMERCE PARK LLC WALLINGFORD NORTH PLAINS COMMERC WALLINGFORD NORTH PLAINS COMMERC	WALLINGFORD GROUP L L C	REC		YALESVILLE		173 CHURCH ST	WALLINGFORD GROUP L LC	perty Location ion ID 15223
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Thomas Vitall, 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 - 049

APPLICATION

HEARING DATE:	APPEAL OF ASSESSING GRAND LIST OF OR	SMENT APPEALS
Property Owner: Valesville Name of property Owner Jon 6 Mailing Address 173 Chusch City, State, Zip Working Ford Phone 263-815-766	zvin 1 St. CT 0848	Appellant (if other than owner): St. Mulesd. Company LUC Name of Owner's Agent Bran Mulesd Mailing Address L.O. Box 44 City, State, Zip W. Simsburg. CT 06072 Phone
Appellant's Capacity Owr (If Agont, atlach a copy of Agency Agresment or F Toy Gavin Print applicant name and date		Applicent signature
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Print Name		
Motion:		Voting Record Initials
		Thomas Vitali
		Carl Bonamico
		Robert Avery

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Code BAS First Floor SLB Slab	Code Description PAV1 Paving-Asphalt FN3 Fence-6' Chain A/C Air Condition	.21	Ceiling/Wall Rooms/Prtns Wall Height % Comp Wall	Total Baths Heat/AC Frame Type	Bidg Use Total Rooms Total Bedrms	Heating Type AC Type	Interior Wall 2 Interior Floor 1				Vision ID 15222 Element
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Department of Finance Assessing Division

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

EMORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons, Chief Appraiser

RE:

47 North Plains Ind. Rd.

2020-049

Current Market Value:

\$789,500

Current Assessed Value:

\$552,600

Appellant's estimate of Market Value: \$700,000

Informal Hearing with Vision Appraisal: Yes-

Market value reduced by \$25,500

(Assessed value reduced by \$17,800)

Notes:

The Assessor's economic income approach to value of \$832,800 is higher than the current market value of \$789,500.

The demand for warehouse space has increased.

No supporting documentation provided to support a value of \$700,000.

Recommendation:

Assessment has already been changed during revaluation hearings.

Value 196,300	Total Land Value	To					0	a: 2.110	Parcel Total Land Area: 2.1100	arcel lot	F	2.110 AC	Г	I Olai Cald Land Units	10/21			
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Leaseable Area Summary	nary Cap Rate		Income	ECONOMICINCOME VALUAT	ION Income	e Value	
	26,025 Cap Co	Y Gross Income		159,533 Income Value		832,800	ق
Lower Level	0 Cap Adjust	A Vacancy Allowance	nce	15,953 Exc	Excess Land		0
Upper Level	0 Cap Rate 0.1000	0 Expense Allowance	nce	60,304 -			<u>'</u>
	Rent ID NBHD	 			Total Income Value	832,800	8
Total Leaseable Area		Net Income		83,276 Vali	ue Per SF / Unit	43	8
# Bld Sec Style	AdjTa Occ SF / Unit FirLe	Base Ra Use	LocA Rent /S	GrossRent Vac	c Vac VacancyAll	EGI Exp	
1 1 1 36 BUS BAY	7 26025	6.13 A	A 6.13	159,533	0.10	143,580	0.42
				A CHIEF AND CONTRACTOR OF THE			
Cap Rate	Income		<u>АСЛИА</u> 	ACTUAL INCOME VALUATION Income Value	<i>∭</i>		Expense Breakdown
	Gross Income	16	164,841	Service	160 360	Heat	
Cap Code BAY		4. 5	47,905 Excess Land	falue and	1,169,360	Electric Water	
Cap Rate 0 1000	On Net Income	116		Total Income Value	1,169,360	Maintenance	
	THE REPORTED					Hadianos	
# Bld Sec Style	AdjTa Occ SF / Unit FirLe	LocA Use	Rent /S Gross Rent	Vac Exp C	therincome ValCo	Notes	
1 1 1 36 BUS BAY	2 5 26025 GI	A	6.33	A A			
-	22/097	>		64,641 A			



Thomas Vitall, 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

2020 - 195

APPLICATION

APPEAL OF ASSESSED VALUATION **BOARD OF ASSESSMENT APPEALS HEARING DATE:** GRAND LIST OF OCTOBER 1, 2020 Property Owner: Appellant (if other than owner): J.F. Mulvesdy Compan Name of property Owner Name of Owner's Agent Mailing Address Mailing Address City, State, Zip City, State, Zip 06092 Phone Phone Appellant's Capacity & Owner o Owner's Agenty (If Agent, atlach a copy of Agency Agreement or Power of Attorney, Original agency document grist be submitted at hearing.) Gavin 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: (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?: Town of Wellingford's this morket 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 Owner(s) or Agent: (Mast be signed in the presence of the Board) Date: Print Name Motion: **Voting Record** Initials Thomas Vitali Carl Bonamico

Robert Avery

Total Card Land Units	B Use Code Description Zone L 1 4020 IND OFFICE M9 I40	Permit id Issue Date Type D	4/20 PHOENIX CLEANING GIR1:12FT PORTABLE=NV 48% OFFICE = FUNC	Nbhd Nbhd Name	YALESVILLE PROPERTIES LLC H & L ENTERPRISES DIME SAVINGS BANK OF WALLINGFORD T FEXEMPTIONS Year Code Description	WALLINGFORD CT 06492 RECORD OF OWNERSHIP	Property Location 5 CAPITAL DR Vision ID 15654 Acc CURRENT OWNER YALESVILLE PROPERTIES LLC 173 CHURCH ST
and Units 0.955 AC	Land Type Land Units t	Description Amount		Total	0733 0701 0701 0689 Amount	MBLU MAP# MAP# ord Lot	Account # H0000400 TOPO
Parcel Total Land Area: 0.9554	Unit Price I. Factor Site Index 2.88 1.00000 C	BUILDING PERMIT RECORD Amount Insp Date % Comp Da		O.000 ASSESSING NEIGHBORHOOD Tracing NOTES	07-17-1992 02-19-1991 Code Description		ID 77
rea: 0.9554	Jex Cond. Nbhd. Nhbd Adj 1.00 C60 0.900	Comp Date Comp Comments CAND LINE VALUATION SECTION		g Batch		# # # # # # # # # # # # # # # # # # #	1 LOCATION IND IND IND
	dj Notes		Total Appraised F		m Int	Total PREVIOUS PREVIOUS PREVIOUS	Name Car 1 of 1 Car CURRENT AS tion Code 3-1 3-2
	Location Adjustment	Id Type Is Cd	Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value	APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value	8 	SMENTS (HI	Ass
Total Land Value 107,800	nt Adj Unit Pric Land Value 0 2.59 107,800	Purpose/f Purpose/f Change Change Measured Hear-No Chg No change Field Review Measur+Listed Map Correction	393,800 C 393,800	\$UMMARY 272,600 5,300 8,100 107,800 0	2018 3-1 73,500 3-2 186,400 3-3 5,700 Total 267700	VISIC	State Use 4020 Print Date 02-19-2021 2:47:37 P ssed 75,500 200,200 WALLINGFORD, CT

e 22 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
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Department of Finance Assessing Division

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

EMORANDUM

Date:

March 10, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons. Chief Appraiser

RE:

5 Capital Dr.

2020-052

Current Market Value:

\$393,800

Current Assessed Value:

\$275,700

Appellant's estimate of Market Value: \$270,000

Informal Hearing with Vision Appraisal: Yes-

Market value reduced by \$53,700

(Assessed value reduced by \$37,600)

Notes:

No supporting documentation provided to support a value of \$270,000.

Recommendation:

Assessment has already been changed during revaluation hearings.

	1 4020	B Use Code	Pemit Id		4/20 PHOENIX CLEA GIR1:12FT PORTABL 48% OFFICE = FUNC	下 一	2	Year Co	YALESVILLE PROPEI H & L ENTERPRISES DIME SAVINGS BANK		173 CHURCH ST	Property Location Vision ID 15654 VALESVILLE PRO
	IND OFFICE M9		Issue Date		4/20 PHOENIX CLEANING GIR1:12FT PORTABLE=NV 48% OFFICE = FUNC	12	Nbhd	Code	YALESVILLE PROPERTIES LLC H & L ENTERPRISES DIME SAVINGS BANK OF WALLINGFORD T		CH ST	70 1≪1
Total Card Land Units	M9 140	Zone	Туре Ое				Nbhd Name	EXEMPTIONS Description	WALLINGFOR		06492	Ä
nd Units		Land Type	Description				Total			Record Lot GIS ID	Alt Prol ID Census: Old MBLU TC MAP #	Account # H0000
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	Ŋ	Unit Price I.	Amount Insp Date % C	PERMIT RECO		NOTES	0.00 ASSESSING NEIGHBORHOOD	Code	10-05-2007 07-17-1992 02-19-1991	1	0B PIZ MAR ENG MA Easemel	Map ID 0 2 Public Water 1
i Total Lanc	1.00000	l. Factor Site	% Comp	RD			-	Description	Q V/	Assoc Pid#	TAL DATA P/Z MAP # ENG MAP Easement Town Line	0 77//9// Bldg STRT//ROAD
Parcel Total Land Area: 0.9554	C 1.00	Site Index Cond.	Comp Date Comp Comm				Topic Control of the	OTHER ASSESSMENTS on Number Amou	SALE	id# RK	@ \$ D #	
	C60	Nbhd. N	TO RECEIVE OF THE PROPERTY OF	X				SSMENTS Amount	88			ION
	0.900	Nhbd Adj	Comments			Calci	Retor		Year Code 2020 3-1 3-2		A Section	Bldg Nai Sec # 1 Description
		z			< 1 0	A	A A	Comm Int	Asse 20		Hormal V	of me
		Notes	Date 01-05-2021 04-15-2020 12-10-2015 01-06-2011 05-11-2010 07-27-2009 04-29-2009	Total Appraised Parcel Value	Special Land Value Total Appraised Parcel Value Valuation Method	Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg)	APPRAISE Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)	his signature	Assessed Year 75,500 2019 200,200	Total	3	
		Loc		sed Parcel	d Value sed Parcel ethod	b (B) Value and Value (APPF idg. Value (f (8) Value	ecknowledges	JS ASSES: 281 Code 19 3-1 3-2 3-3	393,8	37,600	Card # 1 of 1 ASSESSMENT Appraised 107,800
		Location Adjustment	Type is 03 04 03 7	Value	Value	Bldg)	(Card)	s a visit by a	SMENTS ()	00		
Total La	0	- 20	Id	GE HISTO			APPRAISED VALUE SUMMARY Value (Card) Value (Bidg)	275700 Total 267700 Total This signature acknowledges a visit by a Data Collector or Assessor	PREVIOUS ASSESSMENTS HISTORY)	275,700	200,200	State Use Print Date Assessed 75,500
otal Land Value	2.59	Adj Unit Pric	Purpose/Result Change Measured Hear-No Chg No change Field Review Measur+Listed Man Correction-No Value	DY.			MARY	Total or or Assessor			The state of the s	03-04-202 6
107,800	107,800	Land Value	Result No Value	393,800	393,800 C	8,100 107,800	272,600 5,300	267700	Assessed 75,600 186,400 5,700	VISION	WALLINGFORD, CT	State Use 4020 Print Date 03-04-2021 1:47:24 P ssed 6148

MBLU 57//9// Location 5 CAPITAL DR Current Owner YALESVILLE PROPERTIES LLC H & L ENTERPRISES DIME SAVINGS BANK OF WALLINGFORD THE	INGFORD THE		Yea 02.7	Sale Date 10-05-2007 07-17-1992 02-19-1991 'ear Built	0/0	Q/U V/I Q I 1989	Sale Pric	460,000 0	Heat / AC Frame Type Baths / Plumbing Ceiling / Wall Rooms / Prtns % Comn Wall	pe lumbing Nall Prtns	01 Heat/AC PI 05 Steel 02 Average 04 Ceil & Min 0 Average 0 00 Average	Heat/AC Pkgs Steel Average Ceil & Min WL Average	ا ه		< 7	INCOME VALUATION 6148 WALLINGFORD, CT
			Yea App	Year Built Appraised Value	álue	1989 393,800			% Comn Wa Wall Height	Wall jht	0.0 18. 3.1200	图 D	00	00	00	00
Leaseable Area Summary		Cap Rate				ncome	⊃CONOMIC INCOME VALUATI		ON NO	Income	Value					Notes
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Upper Level	0 Cap Rate		0.0800 Exp	Expense Allowance	wance		7.7	7,777 -				- 1				
	Rent ID	NBHD	<u> </u>					Tota	Total Income Value	/alue			388,90	388,900	388,900	388,900
Total Leaseable Area	6094 0001	12		Net Income			31,108	108 Valu	Value Per SF / Unit	Unit			6	64	64	64
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Cap Adjust A O	Expense Allowance Other Income	й й			14,317 7666		and Value				Water				Accol Mana	Accounting Management
0.0800	Net Income				42,106		SF / Unit				Maintenance Insurance	ŀ			Other	Other
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1 1 24 JOB SHOP	1		GL AA	σ	8.00		× ×		7666	96					PHC	PHOENIX CL



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 - 057 APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS **HEARING DATE:** GRAND LIST OF OCTOBER 1, 2020 Property Owner: Appellant (if other than owner): JF Mulesdy Compan Name of Owner's Agent Name of property Owner Mailing Address V.O. Box Mailing Address City, State, Zip City, State, Zip 06.092 Phone Appellant's Capacity `ø_Owner o Owner's Agentry (If Agent, allach a copy of Agency Agreement or Power of Attorney, Original agency document must be submitted at hearing.) JOM. Gasin Print applicant name and date Applicant signature Fill out only the section for the property type under appeal. Plate# Motor Vehicle: Year_ Make /Model: Mileage North Plain Ind Real Estate: (Address and/or Assessor's Map/Block/Lot/Unit Number) _DBA:_ Personal Property: Unique ID: _ 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: Town of Wellingford's fair market volve. 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) Date: Owner(s) or Agent: Prof Name Initials **Voting Record** Motion: Thomas Vitali Carl Bonamico

Robert Avery

1 4020 IND OFFICE M9 1 4020 IND OFFICE M9	B Use Code Description	5171-2 11-12-1991		Permit Id Issue Date 28379 03-17-2014 12-20-2013	(5) (4)	UNIT F = FUSION DANCE CE	UNIT D = VACANT	UNIT C = NATIONS HANDYMAN	B = BLUE OX AXE	4/20 UNIT A = BARAN'S	12	Nbhd				Year Code		NORTH PLAINS COMMERCE PARK LLC NORTH PLAINS COMMERCE PARK LLC NORTH PLAINS COMMERCE PARK LLC WALLINGFORD NORTH PLAINS COMMERCE	WALLINGFORD GROUP LLC	RECORD OF OWNERSHIP		VALESVILLE CT	173 CHURCH ST	WALLINGFORD GROUP LLC	CURRENTOWNER	Property Location 21 NC Vision ID 15220
OFFICE M9 140 OFFICE M9 140 Total Card Land Units	N			Type Description C- Approval CM Commercial		RAISE THE BARRE FUSION DANCE CENTER (2018)		IDYMAN	THROWING (2018)	KENPO KARATE		Nbhd Name	Total			Description		RCE PARK LLC RCE PARK LLC RCE PARK LLC PLAINS COMMERCI	LLC LLC	GIS ID		Census: Old MBLU	Alt Prci ID			21 NORTH PLAINS IND RD Account #
0.480 AC 0.600 AC 2.080 AC	Land Units	3,500		135,000	BUILDING PER		Ē	13	<u>z</u>	Un	NOTES	В	ASSESSING			Amount Co		0585 0582 0104	1514 0782 04-7	BK-VOLIPAGE SALE	-		047001070		OPO UTILITIES	060900
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0 8,000 Total Land Value	Adj Unit Pric 2.48	Permit Check -		Change Measured Letter Sent-Cost Informatio	d Purpose/Result	YISTORY							<u>.</u>		SUMMARY		collector or Assessor	3	3 3 3	r Code		505		300 WALLINGEORD	6148	Print Date 02-19-2021 3:20:24 P
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26 St. 60 12 62 Bre	Percentage 100 0 0	Description F D OFFICE M96 COST / MARKET VALUATION	Description ICE M96		Code 4020	·	Concr/Cinder Gable Asphalt	<u>_</u>	Occupancy Exterior Wall 1 Exterior Wall 2 Exterior Wall 2 Roof Structure Roof Cover 03
	Description	Descr	Cd	Element Cd	m	Description se	414 Warehouse 96 Ind/Comm	414 V	nent



Department of Finance Assessing Division

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

MEMORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

Kevin Coons, Chief Appraiser

RE:

21 North Plains Ind. Rd.

2020-057

Current Market Value:

\$874,000

Current Assessed Value:

\$611,700

Appellant's estimate of Market Value: \$740,000

Informal Hearing with Vision Appraisal: Yes-

Market value reduced by \$24,000 (Assessed value reduced by \$16,800)

Notes:

The Assessor's economic income approach to value of \$892,400 is higher than the current market value of \$874,000.

The demand for warehouse space has increased not decreased.

No supporting documentation provided to support a value of \$740,000.

Recommendation:

Assessment has already been changed during revaluation hearings.

otal Land Value 164,900	Total				.0800	Parcel Total Land Area: 2.0800	rcel Total L	Pa	2.080 AC	Total Card Land Units	Total Ca		
									·				
2.48 108,200 108,180 51,900 8,000 4,800	000		3X L/B	0.900 0.900 1.000	1.00 C60 1.00 C60	000	1.00000 1.00000 1.00000	2.76 120,200 8,000	43,560 SF 0.480 AC 0.600 AC		M9 140	IND OFFICE M9 IND OFFICE M9	1 4020 1 4020 1 4020
Adj Unit Pric Land Value	Location Adjustment A	Notes	<u>.</u>	I. Nhbd Adj	Cond. Nbhd.	Site Index (I. Factor	Unit Price	Land Units	e Land Type	ion Zone	Description	B Use Code
remit check - No Measur	1 02 1 1 20 1	1 03-12-2012		ECTION	LUATIONS	LAND LINE VALUATION SECTION	A.	Break Springer (%)					CONTRACTOR STATES
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27,700	alue (Bidg)	Appraised Xf (B) Value (Bldg)		D.	_	_	RHOOD	GNEIGHBO	ASSESSING NEIGHBORHOOD	TO THE STATE OF			
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MMARY	APPRAISED VALUE SUMMARY												
tor or Assessor	This signature acknowledges a visit by a Data Collector or Assesso	i nis signature acknowl	Comm Int	Amount	n Number Amo	tion Nui	Description	Code	Amount	ion	Description	Code	Year Co
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<u>J</u>		Total 87				굽			15220	GIS ID	OWNEDST	E COO COE	
VISION			••••			Town Line IND PARK IN	Tow		# 4577 ot 4	TC MAP # TC MAP # Record Lot	06492	H	YALESVILLE
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0 WALLINGFORD, CT	709,100 496,300		>	IND BLDG		ATABUL	SUPPLEMENTAL DATA	155				CH ST	173 CHURCH ST
6148	Asses	e Appra	otion	2	5 Industrial	X CHO	- S	Public Water	N	1 Level	OTT C	WALLINGFORD GROUP LLC	WALLINGF
State Use 4020 Print Date 03-04-2021 1:48:13 P		1 Card # 1	Bldg Name Sec# 1 of		43.	10// Bldg #	-	Map ID	060900	21 NORTH PLAINS IND RD Account # WO	IORTH PLA	2 0	⊢roperty Location Vision ID 1522

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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 – 054

APPLICATION

APPEAL OF ASSESSED VALUATION

HEARING DATE:	BOARD OF ASSESSMENT APPEALS Brand List of October 1, 2020
Property Owner: Valesville F Name of property Owner Jan Son So Mailing Address 73 Church City, State, Zip Walling ford Phone 263-815-7660	Name of Owner's Agent Strong Molycod Mailing Address City, State, Zip W. Sinsbuck CT 01.062
1 Cila Commencia	o Owner's Agent er of Attorney. Original agency document must be submitted at hearing.)
	Applicant signaturo
Fill out <u>onl</u>	y the section for the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 117 Chard	に S+ 37/30 sor's Map/Block/Lot/Unit Number)
(Address and/or Assess	sor's Map/Block/Lot/Unit Number)
Personal Property: Unique ID:	DBA:
• • • • • • • • • • • • • • • • • • • •	other similar evidence, you <u>must</u> submit a copy along with your place on the property?: \$ 4/ 000 awa of Wellingford's apinion of
DO NOT WRITE BELOW THIS LINE - BAA	Use Only
i hereby solemnly swear that the conviction of t	he testimony I am about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent: (Mast be signed in	the presence of the Board) Date:
Pont Name Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico
	Robert Avery

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	Code	Code Description PAV1 Paving-Asphal	Total Rooms: Bath Style: Kitchen Style: Whirlpool Tub Fireplaces	Roof Cover Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bethrans: Total Half Baths	
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				No Sketch	
2020 \$ 12					



Department of Finance Assessing Division

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

Date:

March 10, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From:

Kevin Coons. Chief Appraiser

RE:

117 Church St Yales.

2020-054

Current Market Value:

\$196,000

Current Assessed Value:

\$137,300

Appellant's estimate of Market Value: \$41,000

Informal Hearing with Vision Appraisal: Yes-

No Change

Notes:

The owner purchased the property on 3/4/2020 for \$350,000 and then spent \$10,000 to demolish the building to create a vacant parcel for owner occupied parking/storage.

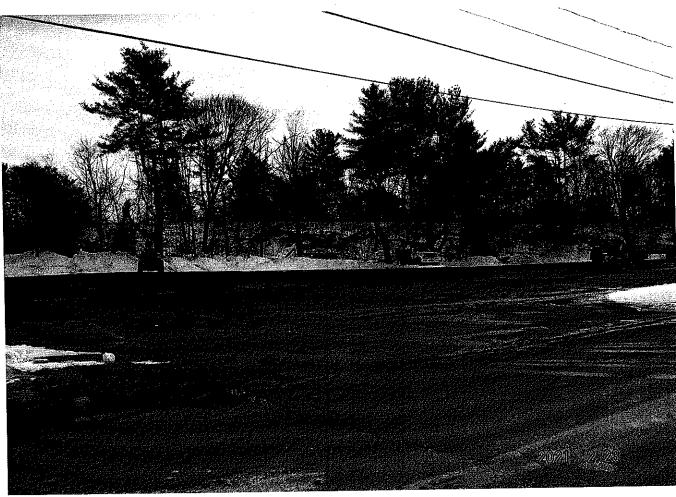
No supporting documentation provided to support a value of \$41,000.

Recommendation:

Total Card Land Units	B Use Code Description Zone L	Permit id Issue Date Type De 34668 07-15-2020 CA 34668 07-01-2020 DE 222130 09-05-2007 CM Comn	Nbhd Nbhd Name C2 (FORMERLY GIGANTE'S DELI) DEMO=2020	GIGANTE ANTONIO GIGANTE ANTONIO + MARIA GIULITTI GRACE + GIGANTE JOSEPH M + Year Code Description	WALLINGFORD CT 06492 RECORD OF OWNERSHIP 38 WAREHOUSE POINT ROAD LLC GIGANTE ANTONIO (ESTATE)	Property Location 117 CHURCH ST VALESVILLE Vision (D15224
nd Units 0.500 AC	Land Typ Land Units Unit Price 21,780 SF 4.91	BUILDING PERMIT RECORD Description Amount Insp Date % 08-20-2020 09-24-2007 Commercial 5,250 09-24-2007	Total 0.00 ASSESSING NE B NOT	1307 0490 1307 0488 1290 0044 Amount	0239	G0248400 PO 2 Pu 2 Pu 2 Pu 1751
Parcel Total Land Area 0.5000	Size /	Comp Date Com 100 100 100 09-24-200	IGHBORHOOD Tracing Tracing ABUTS RT15	08-23-2007 U I 0 29 08-23-2007 U I 0 29 03-23-2007 U I 0 29 03-23-2007 U I 0 29 Code Description Number Amo	Town Line IND PARK Assoc Pid#	SIRT/ROAD 1 Paved 1 Paved 1 PATA PZ MAP # ENG MAP
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117 CHURCH ST YALESVILLE Map ID 37/ / 20/ Bldg Name State Use 4410 Account # G0248400 Map ID 37/ / 20/ Bldg Name Sec. # 1 of 1 Card # 1 of 1 Print Date 03-04-2021 11:20:55	. 4410 . 02-04-2021 11:20:55	-7	-3		Sec				doiai	7248400	Account # G			Vision ID 15224







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. 2020-05

	BOARD OF Acce	SSMENT APPEALS
HEARING DATE:	GRAND LIST OF	OCTOBER 1, 2020
Property Owner:	Valesville Proferties	7
Name of property C	wner	Appellant (if other than owner): J. F. Mulvesd. Company LLC Name of Owner's Assay Company LLC
		Boso Miles
City State 7to	73 Church St.	Maining Audress
Observed Williams	lingford, CT 08482	City, State, Zip W. Sinsbury CT 06072
263 - 8	315-7660	Phone GC072
Appellant's Capacity	© Owner o	Owner's Agent of a submitted at hearing.)
	gency Agreement or Power of Allomoy. Origina	I agoncy document must be submitted at hearing.)
Print applicant name as	nel data	
		Applicant signature
	Fill out <u>onl</u> y the section for	the/property type under appeal.
Motor Vehicle: Year	Make /Model:	Plate# Mileage_
Real Estate:	4/30 N Chevry S+ Eddress and/or Assessor's Map/Block/L	4 91/3
(Ad	dress and/or Assessor's Måp/Block/L	ot/Unit Number)
Personal Property: Uni	que ID: DBA:	
if you are submitting application.	g an appraisal or other similar ev	ridence, you <u>must</u> submit a copy along with your
What MARKET VALUE	does the applicant place on the prope	me 33 ao.)
Briefly state the basis of	the Anneal: T. I (1	ellingtonis opinion of
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THE ELCEN	THE MATRI VOICE	V
DO NOT WRITE BELO	N THIS LINE - BAA Use Only	
i hereby solen knowledge and belie	nnly swear that the testimony l a f.	m about to give is true and accurate to the best of m
Signature(s) of		
Owner(s) or Agent:	fidust be signed in the presence of the	Board) Date:
Pdol	Name	
Motion:	<u> </u>	Voting Record Initials
		miliag
		Thomas Vitali
		Carl Bonamico
		Robert Avery

Grade: Exterior Wall 1 Model Style: Exterior Wall 2 Vision ID . 15618 Property Location 430 NORTH CHERRY ST EXT AC Type: Total Bedrooms Interior Wall 2 Interior Wall 1 Roof Cover Roof Structure: Occupancy Stories: Whirlpool Tub Kitchen Style: Bath Style: Heat Type: Heat Fuel Interior Flr 2 Interior Fir 1 PAV1 Fireplaces Total Half Baths Total Rooms: Total Xtra Fixtrs Total Bthrms: Code Element Paving-Asphal Fence-6' Chai Description OB - OUTBUILDING & YARD ITEMS(L) CONSTRUCTION DETAIL

Cd Descript 8 Ttl Gross Liv / Lease Area Description L/B Units Unit Price Vacant Land 3,900 90 BUILDING SUB-AREA SUMMARY SECTION Description Account # C0405000 11.00 3.00 Living Area 1970 2001 XF - BUILDING EXTRA FEATURES(B)
Cond. Cd | % Gd | Grade | Grade Adj. Condition Condition % Percent Good **Building Value New** Condo Unit Parcel Id Functional Obsol Depreciation % Effective Year Built Condo Fir Remodel Rating Depreciation Code Misc Imp Ovr Comment External Obsol Cost to Cure Ovr Comment Cost to Cure Ovr Misc Imp Ovr Dep Ovr Comment Dep % Ovr RCNLD Trend Factor Year Remodeled rear Built Adjust Type Element CONSTRUCTION DETAIL (CONTINUED)

Element Cd Description COST / MARKET VALUATION 88 Map ID 91//3// CONDO DATA 00 Unit Cost Description 1.00 Undeprec Value Bldg# 1 ㅁ Appr. C ¥ne Factor% S Value 3,500 300 Bldg Name Sec# 1 of Card # No Sketch <u>o</u> Print Date 02-19-2021 3:21:31 P State Use 4030



Department of Finance Assessing Division

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

<u>EMORANDUM</u>

Date:

March 10, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From:

Kevin Coons. Chief Appraiser

RE:

430 North Cherry St Ext...

2020-055

Current Market Value:

\$94,900

Current Assessed Value:

\$66,500

Appellant's estimate of Market Value: \$33,000

Informal Hearing with Vision Appraisal: Yes-

No Change

Notes:

The buildings were demolished in 2020. Currently used for parking/storage.

No supporting documentation provided to support a value of \$33,000.

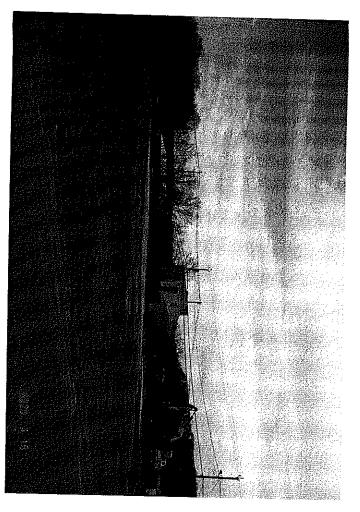
Recommendation:

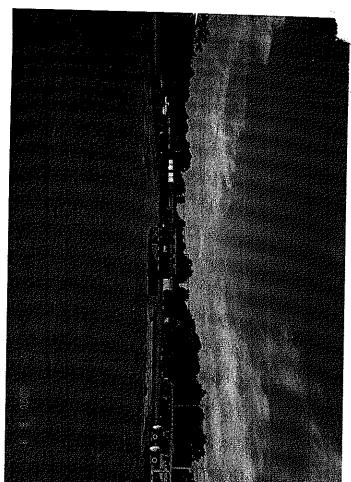
Remove value for fence that is no longer there.

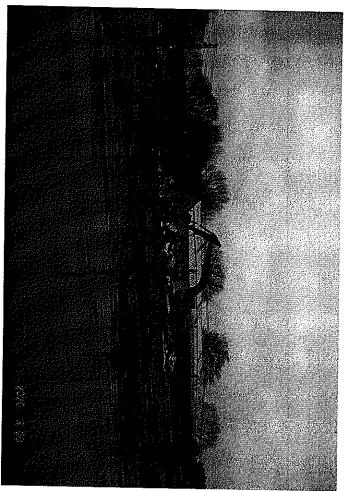
Reduce assessed value to \$66,300

Total Land Value 91,100	Total La							3994	Parcel Total Land Area 0.3994	Total La	Parcel	O	0.399 AC		otal Card Land Units	Total			
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ARY	APPRAISED VALUE SUMMARY	PRAIS	API			·					***************************************								
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3/19/21

To Whom This May Concern:

The J.F Mulready Company, LLC is the duly authorized agent for Ulbrich Stainless & Special Metals, Inc and 9 Carlton Street, LLC.

If you have any questions, please feel free to contact me at (203) 234-3419.

Thank you.

Regards,

Victor A. D'Amato

Victor A. D'Amato Vice President – Corporate Controller То

Subject Agent Letter Ulbrich Steel and 7 Carlton St (Baa)

From Brian Mulready

bmulready@hotmail.com>

assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Date 2021-03-19 11:50



• Agent Letter - Ulbrich Steel.pdf (~342 KB)

Kevin,

Attached is the agent letter for the BAA for Ulbrich Stainless steel. Thanks

Brian

Agent Letter 3-19-2021

Final Audit Report

2021-03-19

Created:

2021-03-19

By:

Sheri Molampy (smolampy@ulbrich.com)

Status:

Signed

Transaction ID:

CBJCHBCAABAAlu5ZLquhh7clZcdgkqoDNm0vxAx7Z_UG

"Agent Letter 3-19-2021" History

- Document created by Sheri Molampy (smolampy@ulbrich.com) 2021-03-19 3:17:36 PM GMT- IP address: 45.62.183.230
- Document emailed to Victor D'Amato (vdamato@ulbrich.com) for signature 2021-03-19 3:18:02 PM GMT
- Email viewed by Victor D'Amato (vdamato@ulbrich.com) 2021-03-19 3:18:24 PM GMT- IP address: 174.192.19.213
- Document e-signed by Victor D'Amato (vdamato@ulbrich.com)

 Signature Date: 2021-03-19 3:18:30 PM GMT Time Source: server- IP address: 174.192.19.213
- Agreement completed. 2021-03-19 - 3:18:30 PM GMT

J.F. Mulready Company LLC

1 Financial Plaza, Suite 1975 Hartford, CT 06103 860-246-7555 860-246-7555 Fax Real Estate Appraisers | Consultants

email: bmulready@hotmail.com

March 22, 2021

Mr. Shelby Jackson, Assessor Town of Wallingford 45 S. Main St, Ste 101 Wallingford, CT 06492

Dear Mr. Jackson:

Ulbrich Stainless Steel & 9 Carlton Street LLC accepts the new market value for the following properties listed below, Ulbrich Stainless Steel & 9 Carlton Street LLC will not appeal any other properties before the Town of Wallingford on the 10/1/20 Grand list.

1 Dudley Ave North

7 Carlton St

\$2,150,000 \$1,000,000

Thank you,

Regards

Brian Mulready Brian Mulready 

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. 2020-109 APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS HEARING DATE: GRAND LIST OF OCTOBER 1, 2020 Property Owner: Appellant (if other than owner): ar Hoo Name of Owner's Agent Name of property Owner Ulbrich Steinlass Brian Miller Mailing Address . Mailing Address V. 6 B 153 Washing City, State, Zip City, State, Zip 26092 Phone Phone 860-690-3984 Appellant's Capacity o Owner A Owner's Agent (If Agent, attach a copy of Agency Agreement or Power of Attorney, Original agency document must be submitted at hearing.) Brian Mulve Print applicant name and date Fill out only the section for the property type under appeal. Motor Vehicle: Year Make /Model: Plate# Real Estate: (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: _ DBA: If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. What MARKET VALUE does the applicant place on the property?: Briefly state the basis of the Appeal: Walling ford a gin on of this morket DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the Board) Date: Print Name Motion: **Voting Record** <u>Initials</u> Thomas Vitali Carl Bonamico

Robert Avery

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Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

EMORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons, Chief Appraiser

RE:

7 Carlton St.

2020-109

Current Market Value:

\$1,086,800

Current Assessed Value:

\$760,700

Appellant's estimate of Market Value: \$725,000

Informal Hearing with Vision Appraisal:

No.

Notes:

The Assessor's economic income approach to value of \$1,154,600 is higher than the current market value of \$1,086,800.

The demand for warehouse space has increased, not decreased.

No supporting documentation provided to support a value of \$725,000.

Recommendation:

No change

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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

Hearing No. 2020-110 APPLICATION

BOARD OF	F Assessed Valuation F Assessment Appeals ST OF October 1, 2020
Property Owner: () Ihrich Stain less: Special Meta Name of property Owner () Oudland Ave Mailing Address () Welling Ford CT 01492 City, State, Zip () Phone	Appellant (if other than owner): J. F. Mulread Company LL(Name of Owner's Agent Vrian Mulread Mailing Address V. O Sox 44 City, State, Zip W. Sinsbury, CT 06092 Phone 860-696-3984
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorno	Owner's Agent by. Original agency document must be submitted at hearing.) Applicant signature
Fill out <u>onl</u> y the sec	tion for the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate# Mileage_
Real Estate: / Ováley Ave (Address and/or Assessor's Map	/48/ / p/Block/Lot/Unit Number)
	DBA:
application.	imilar evidence, you <u>must</u> submit a copy along with your the property?: \$\frac{2\partial \text{ab}}{\text{cop}} \text{ab} \text{cop}
knowledge and belief. Signature(s) of	imony I am about to give is true and accurate to the best of my ence of the Board) Date:
Print Name	
Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico
	Robert Avery

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Frame Type Baths/Plumbing Exterior Wall 1
Exterior Wall 2 AC Type Heating Fuel Heating Type SLB FOP SLB SLB 년 8 SPR2 FN3 PAV1 Total Rooms Total Bedrms Grade Model FGR1 % Comn Wall Wall Height Rooms/Prtns Occupancy Stories: Property Location 1 DUDLEY AVE Vision ID 15872 Ceiling/Wall Bldg Use Interior Wall 2 Roof Cover Roof Structure 1st Floor Use: Heat/AC Interior Floor 2 Interior Wall 1 Total Baths nterior Floor 1 Paving-Asphalt Fence-5' Chain GIRDERS 13"-Sprinklers Wet Load Levelers Air Condition Garage-Avg Fence-6' Chain Slab Unfin Porch Porch, Open First Floor Office Description CONSTRUCTION DETAIL 0 8 <u>8</u> ≅88888° 8.888888° 7.00 4000 ဌ 222 8 822 15 tl Gross Liv / Lease Area Description BUILDING & YARD ITEMS(L) /XF BUILDING EXTRA FEATURES(B) Average Light Industrial Ind/Comm None Flat Masonry Hot Air-no Duc Concr-Finished Minim/Masonry Concr/Cinder Average Heat/Min INDUSTRIAL M96 Partial Tar & Gravel 90,000 825 420 2,866 66,630 9,320 2 BUILDING SUB-AREA SUMMARY SEC Account # U0012000 3600.00 45.00 11.00 35.00 3.50 9.00 1.00 3,00 Living Area 1966 1978 1970 1970 1970 62,198 66,630 4,432 RCN Misc Imp Ovr Misc Imp Ovr Comment Dep % Ovr Condition % Functional Obso Remodel Rating Effective Year Built Dep Ovr Comment Percent Good Cost to Cure Ovr Comment Cost to Cure Ovr RCNLD External Obsol Depreciation % Year Remodeled Depreciation Code rend Factor 'ear Built 4000 Element \triangleright \vdash \vdash \triangleright Floor Area CONSTRUCTION DETAIL (CONTINUED) 128,954 67,999 62,198 78 62,198 48 **INDUSTRIAL M96** 4,432 COST/MARKET VALUATION \vec{a} \vec{a} Map ID Eff Area 5,762 62,198 20 0 19 Description ဥ Grade MIXED USE 0000 148//1// 1.00 1.00 1.00 0.00 0.00 0.00 400 2017 49 3,473,389 2 1,771,400 1924 66.41 51.08 13.10 0.00 20.22 Bldg # 1 Description Percentage 3,177,074 8 294 323 81,000 3,700 2,300 65,800 34,000 16,600 3,700 Value : Value 1,022 Bldg Name Sec# 1 of Card # £8 으 State Use 4000 Print Date 02-19-2021 2:55:15 P



P.O. Box 176 101 North Plains Industrail Rd. 1A Wallingford, CT 06492 t 203.269.4968 f 203.294.1449 www.vernabuilders.com

March 18, 2021

To Whom This May Concern:

The J.F Mulready Company, LLC is the duly authorized as the owner's agent for the following entities as it relates to the Appeal of Assessed Valuation for the Grand List of October 1, 2020:

Circle Plaza Associates, LLC, 801 North Main Street Associates, LLC, Harvest Park Associates, LLC, Gem Property Group, LLC, & 857 North Main Street Associates, LLC.

If you have any questions, please feel free to contact me at cell phone no. (203) 907-5293.

Thank you.

Regards,

Elizabeth Verna

its Manager duly authorized

Subject

Verna Properties

From

Brian Mulready

bmulready@hotmail.com>

To

assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Date

2021-03-16 14:22

roundcube

Shelby,

Verna Properties accepts the changes to 12 Beaumont, 101 N. Plains, & 857 N. Main St Ext. Unfortunately, you have those values. I don't. All other appeals will be dropped vs The Town of Wallingford.

Regards, Brian

J.F. Mulready Company LLC

1 Financial Plaza, Suite 1975 Hartford, CT 06103 860-246-7555 860-246-7555 Fax Real Estate Appraisers | Consultants

email: bmulready@hotmail.com

March 22, 2021

Mr. Shelby Jackson, Assessor Town of Wallingford 45 S. Main St, Ste 101 Wallingford, CT 06492

Dear Mr. Jackson:

Gem Property Group, LLC, Harvest Park Associates, & Circle Plaza Associates, LLC accepts the new market value for the following properties listed below, the owners will not appeal any other properties before the Town of Wallingford on the 10/1/20 Grand list.

101 N. Plains Ind Rd 12 Beaumont Rd 1104 N. Colony Rd \$1,900,000 \$1,280,000

Thank you,

Regards

Brian Mulready Brian Mulready



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. <u>2020 - 07</u>6

APPLICATION

TRIEBASI WIO:30

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS HEARING DATE: _____ GRAND LIST OF OCTOBER 1, 2020 Property Owner: HARVEST PARK ASSOCIATES LLC Appellant (if other than owner): Name of property Owner Name of Owner's Agent HARVEST PARK ASSOCIATES LLC Mailing Address Mailing Address 101 North Plains Industrial Road PO Box 176 City, State, Zip City, State, Zip Walllingford, CT 06492 Phone Phone 203-269-4968 Owner Appellant's Capacity o Owner's Agent (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.) Elizabeth Verna its managing member duly authorized Feb 15, 2021 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: 101 North Plains Industrial Road Wallingford CT / Mdlu 62/ /25/ / (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: 132802 DBA: HARVEST PARK If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. 6,000,000.00 What MARKET VALUE does the applicant place on the property? : Briefly state the basis of the Appeal: Opinion of value exceeds fair market value based on comparable assessments and comparable sales.

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.

Additionally, direct capitalization of income and vacancies supports the market value the applicant placed on the property.

(Attach additional page, documentation or appraisal if needed)

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

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Frame Type
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Ceiling/Wall Model BAS CAN FUS SLB UST SPR1 ELV2 PAV2 PAV1 Heat/AC Roof Structure Exterior Wall 1 Occupancy Stories: Grade Property Location 101 NORTH PLAINS IND RD Vision ID 132802 Account # % Comn Wall Wall Height Rooms/Prtns Bldg Use Interior Wall 1 Roof Cover Exterior Wall 2 Heating Type Heating Fuel Interior Floor 2 Interior Floor Interior Wall 2 1st Floor Use: Total Baths Total Bedrms Total Rooms AC Type Element Paving-Conc |Paving-Asphatt Sprinklers Wet Lights-In w/PL Pass Elev Utility, Storage, Unfinished Canopy Upper Story, Finished Description First Floor CONSTRUCTION DETAIL
Cd Descripti OB - OUTBUILDING & YARD ITEMS(L) 14 05 03 04 03 3220 10.00 0.00 3222 323 94 C 10.00 228 8888208 Ttl Gross Liv / Lease Area 8 **~** ~ ~ Carpet Drywall Store/Office Concr/Cinder Average Sus-Ceil & WL Masonry Central STORE/SHOP M94 Flat Commercial Average Forced Air-Duc Vinyl/Asphalt Tar & Gravel Heat/AC Pkgs 24,252 2 196,00 BUILDING SUB-AREA SUMMARY SECTION 8 Account # 25000.00 860.00 3.50 8 1.00 3.00 1991 1991 2001 2001 Living Area V0075835 24,252 12,126 12,126 Condition % Percent Good RCN /XF-/BUILDING EXTRA FEATURES(B) Depreciation % Effective Year Built Misc Imp Ovr Misc Imp Ovr Comment Dep % Ovr Remodel Rating Depreciation Code Cost to Cure Ovr

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ement | Cd | Description STORE/SHOP M94 37,954 752 12,126 12,878 72 12,126 COST / MARKET VALUATION 22222 Map ID Eff Area 24,424 12,126 150 12,126 0 22 Description Grade MIXED USE 000 62//25// Grade Ad 34 613,300 - 38 - 38 1987 0.00 0.00 0.00 1,803,957 Cost 73.86 14.73 73.86 0.00 22.57 Bldg # 1 Undeprec Value Percentage ୦୦ଟ୍ର ,803,956 895,626 294,000 2,600 700 8,200 17,000 895,626 Value 11,079 1,625 Bldg Name HARVEST PARK Sec# 1 of 1 Card# Card # 1 SES 으 o State Use 3220 Print Date 02-19-2021 10:35:35 885 883

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Frame Type Baths/Plumbing AC Type Stories: Model Property Location 101 NORTH PLAINS IND RD Vision ID 132802 Account # SPL1 SPR1 Roof Structure Occupancy Grade Wall Height Bldg Use Heating Type Interior Wall 1 Roof Cover Exterior Wall 2 Exterior Wall 1 SLB SCB SAS % Comn Wall Rooms/Prtns Ceiling/Wall Total Rooms Interior Floor 1 Interior Wall 2 Heat/AC Total Baths Heating Fuel nterior Floor 2 Total Bedrms Ist Floor Use: Code Element OB - OUTBUILDING & YARD ITEMS(L)

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Ingr Pool-Concr L 1,176 51.00 2001 Sprinklers Wet Slab First Floor Porch, Open Loading Platform, Unfinished CONSTRUCTION DETAIL C 42 C 228 4.00 15 488884 348 348 888820 8 S Ttl Gross Liv / Lease Area Description ω Γ Office Commercial Carpet Concr/Cinder Average Sus-Ceil & WL Average Heat/AC Pkgs OFFICE BLD M94 Vinyl/Asphalt Drywall Ta: Masonry Central Forced Air-Duc Tar & Gravel 1,176 22,800 BUILDING SUB-AREA SUMMARY SECTION Description Account # 1.00 2001 1991 V0075835 _iving Area Floor Area Eff Area Unit Cost 22,750 22,750 Condition %
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AOF Office BAS First F FOP Porch, SLB Slab	Dess	Ceiling/Wall Rooms/Prtns Wall Height % Comn Wall 1st Floor Use:	Heating Type AC Type Bldg Use Total Rooms Total Bedrms Total Baths Heat/AC Frame Type Baths/Plumbing	Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Cover Interior Wall 2 Interior Floor 1 Interior Floor 2 Heating Fuel	Vision ID 1328 Vision ID 1328 CO Element Style: Style: Model Grade
٦, Open	Description Sprinklers Wet	04 02 14.00 0.00	03 03 03 04 00 05 07	5.00 0.15 0.00 0.15 0.00 0.00 0.00	
	ers Wet B 42,140 1.00 1992 B 42,140 1.00 1992 B B 42,140 1.00 1992	Ceil & Min WL Average	Central COMM WHS M96 COMM PKgs Heat/AC Pkgs Steel Average	Concr/Cinder Flat Tar & Gravel Minim/Masonry Concr-Finished Gas	22802 Account # CONSTRUCTION DETAIL Cd Description 426 Office/Warehouse 96 Ind/Comm C
15,134 27,006 0 0	√[D]	<u> </u>	Effective Year B Depreciation Co Remodel Rating Year Remodelex Depreciation % Functional Obso External Obsol Trend Factor Condition	Code 3160 0	V0075835 Eli
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Wall Height % Comn Wall Frame Type Baths/Plumbing AC Type Grade Model Style: Interior Wall 1 Exterior Wall 2 SPR1 Interior Wall 2 Roof Cover Roof Structure Exterior Wall 1 Occupancy Stories: Vision ID Property Location
Vision ID 132802 AOF BAS FOP SLB SPA בסר2 Rooms/Prtns Ceiling/Wall Bldg Use Heating Type Heating Fuel Interior Floor 2 Interior Floor 1st Floor Use: Heat/AC otal Rooms otal Baths īotal Bedrms lement Sprinklers Wet w/Man Lift Out OB OUTBUILDING & YARD ITEMS(L)
Description | UB | Units | Unit Price | V. Pf Service Production Area Slab Porch, Open First Floor Office CONSTRUCTION DETAIL 14.00 14.00 3.00 15 3160 3160 3160 3160 222 ⊸ C 8 င္သ 426 101 NORTH PLAINS IND RD Itl Gross Liv / Lease Area Description ω Central Flat Ind/Comm Office/Warehouse Concr-Finished Minim/Masonry Concr/Cinder Ceil & Min WL COMM WHS M96 Hot Air-no Duc Average Average Masonry Heat/AC Pkgs Tar & Gravel 40,600 BUILDING SUB-AREA SUMMARY SECTION Description Account # 1100.00 <u>-</u>2 1991 1991 V0075835 Living Area Floor Area 20,036 40,490 13,350 7,104 XF BUILDING EXTRA FEATURES(B)
Cond. Cd | % Good | Grade | Grade Ad | RCN Misc Imp Ovr Comment Condition % Depreciation % Remodel Rating Cost to Cure Ovr

Cost to Cure Ovr Comment Dep % Ovr Percent Good Condition External Obsol Functional Obsol Year Remodeled Depreciation Code Effective Year Built Misc Imp Ovr RCNLD Trend Factor Dep Ovr Comment fear Built 3160 Code Element CONSTRUCTION DETAIL (CONTINUED)
ment Cd Description COMM WHS M96 40,490 7,104 20,036 81,130 13,350 COST/MARKET VALUATION 150 Map ID $\frac{\omega}{4}$ Eff Area 44,533 17,355 20,036 38 MIXED USE 62//25// Unit Cost 3,262,488 0.00 0.00 1,109,200 $\frac{\omega}{4}$ 28 138 1986 95.24 73.26 18.56 0.00 73.26 Bldg # 4 Undeprec Value Percentage 8 1,467,837 2,784 271,427 Value 520,439 13,800 400 Bidg Name HARVEST PARK Sec# 1 of 1 Card# SLB ĝ 88 Card # 4 SER 으 တ **6** 6 Print Date 02-19-2021 10:36:05 State Use 3220

Total Card Land Units	3160 COMM WHS M9 140	B Use Code Description Zone Land Type	Permit Id Issue Date Type Description	COUNIVERSE	HILL ROM INC	LIFE GAS, AT&T CENTER UNIT DPERMIT #22590	DITIONIC #6	Nbhd Nbhd Name	Total	Year Code Description			RECORD OF OWNERSHIP	WALLINGFORD CT 06492 Census: Census: Old MBLU TC MAP # TC MAP # Record Lot	C/O VINCENZO VERNA P O BOX 176 Alt Pro ID	NOCIATES LLC 1 LE	Property Location 101 NORTH PLAINS IND RU Vision ID 132802 Account #
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lotal Land Value	0	Adj Unit Pric	Type is Cd Purpose/Result							APPRAISED VALUE SUMMARY	by a Data Collector or Assessor	2-1 2-2 2-5		VISION	4,307,900 WALLINGFORD, CT	Assessed 6148	Print Date 02-19-2021 10:36:06
1,023,400		Land Value	Sult	7,177,200		7,177,200 C	0	341,700	5,730,000 82,100		0000	4,115,100 236,300		Z	RD, CT		1.00.00

Wall Height % Comn Wall Heating Fuel Heating Type SPR1 Interior Wall 1 Roof Structure Exterior Wall 2 Exterior Wall 1 Occupancy Stories: Grade Model Style: Property Location 101 NORTH PLAINS IND RD Vision ID 132802 Account # Rooms/Prtns Frame Type Baths/Plumbing Bldg Use Roof Cover AOF BAS FOP SLB Ceiling/Wall AC Type Interior Floor Interior Wall 2 1st Floor Use: Heat/AC Total Rooms nterior Floor 2 fotal Baths Total Bedrms Code Code Element Load Levelers Sprinklers Wet Siab Office First Floor Porch, Open CONSTRUCTION DETAIL OB OUTBUILDING & YARD ITEMS(L) //XF: BUILDING EXTRA FEATURES(B) 3160 3160 4.00 15 426 96 222 င္သ 4000 80288208 Itl Gross Liv / Lease Area Description ω Concr-Finished Flat Concr/Cinder Office/Warehouse Central COMM WHS M96 Hot Water Minim/Masonry Ind/Comm Average Ceil & Min WL Average Masonry Heat/AC Pkgs Tar & Gravel 47,420 BUILDING SUBJAREA SUMMARY SECTION Description 3600.00 1991 1.00 1991 V0075835 Living Area | Floor Area | Eff Area | Unit Cost 29,292 47,180 17,888 RCN Remodel Rating Misc Imp Ovr Comment Condition % Year Remodeled Effective Year Built Cost to Cure Ovr Comment Cost to Cure Ovr Misc Imp Ovr Dep Ovr Comment Dep % Ovr RCNLD Percent Good Condition Trend Factor External Obsol Functional Obsol Depreciation % Depreciation Code fear Built 3160 Element CONSTRUCTION DETAIL (CONTINUED)

ment Cd Description COMM WHS M96 17,888 29,292 240 29,292 76,712 COST/MARKET VALUATION $^{\omega}_{4}$ Map iD 62/ / 25/ / 52,606 23,254 29,292 60 0 MIXED USE - 38 - 28 ⋝ 0.00 1988 4,051,188 1,377,400 100.11 77.01 19.25 0.00 Bldg # 5 Undeprec Value Percentage 2,255,777 4,051,189 g ,790,791 Value 4,621 16,100 3,700 Bidg Name HARVEST PARK Sec# 1 of 1 Card# ð ş Card# 5 잌 SLB တ Print Date 02-19-2021 10:36:15 State Use 3220

Ctal Faild Value	I Otal	-			9200	Parcel Total Land Area: 17.9200	arcel Total L		0.000 AC	Total Card Land Units	Total Card		
1 023 40	Total			1.000	1.00		1.00000		0 SF		\$ M9 140	COMM WHS M9	6 3160
dj Unit Pric Land Value	Location Adjustment Adj Unit Pric		Notes	Nhbd Adj	Cond. Nbhd.	Site Index Co	I. Factor	Unit Price	Land Units	Land Type	Zone	Description	B Use Code
- 30				NOIL	JATION SE	LAND LINE VALUATION SECTION	LAN				_		
													- (1)
Purpose/Result	Type is Cd P	id	Date	Comments	ē	p Date Comp	9 % Comp	BUILDING PERMIT RECORD Amount Insp Date %	Amount Amount	Description	Type	issue Date	Dermit Id
7,177,200	cel Value	Total Appraised Parcel Value	Total Ar								YEE ENTRAI	SOTEL (EMPLOYEE ENTRANCE)	UNIT C = SO
) LLC	DING AUDIO	UNIT A = REDDING AUDIO LLC
c		Valuation Method	Valuation										
7,177,200	el Value	Total Appraised Parcel Value	Total Ap	ö	AT UEKVICE	UNIT D = SOIEDBSLIELEPHONT SERVICES	SOLEDBO	UNII D					BUILDING #4
0	e (Bidg)	Appraised Land Value (Bidg) Special Land Value	Appraise Special I		200			NOTES					7
1 033 400	ue (Blag)	Appraised Ob (B) Value (Bidg)	Appraise	t Gr		G		O			Nond Name		Nbhd
341 700	ie (Blag)	Appraised Xf (B) Value (Bldg)	Appraise	Batch		Tracing	HOOD	ASSESSING NEIGHBORHOOD	SSESSING				
5,730,000 83,100	e (Card)	Appraised Bldg. Value (Card)	Appraise					0.00	Q.	Total			
	APPRAISED VALUE SUMMARY	API											
N CI Capacaou	This signature acknowledges a visit by a Data Collector of Assessor	ture acknowled	Comm Int	unt	er Am	n Number Amo	Description	Code	Amount	Sign	EXEMPTIONS Description		Year Code
Total 5028000	otal 5028000	17		Total									
2-1 2-2 2-5	676,600 2018 2 4,115,100 5 236,300	2019 2-1 2-2 2-5	716,300 4,307,900	Year Code 2020 2-1 2-2	0 0 0 29		2 % 6 C C	03-04-2005 02-18-1992 03-08-1991	95 0912 22 0261 02 0442	1195 0722 0702	TES LLC	RK ASSOCIA ENZO SOCIATES	HARVEST PARK ASSOCIATES LLC VERNA VINCENZO HARVEST ASSOCIATES
Code Assessed	ENTS	PREVIOUS ASSESSM	PREV		RICE VC	// SALE PRICE	D _	SALE DATE	BK-VOL/PAGE	- BK	VNERSHIP	RECORD OF OWNERSHIP	REC
NOISIA	5 034 300	7 4 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7				ARK IN	Easement Town Line IND PARK		1754	φ##C - β β β C S	06492	RD CT	WALLINGFORD
WALLINGFORD, CT		-		() ()		4 AP#	NTAL DATA	SUPPLEMENTAL DATA	01090	Alt Prol ID		[P O BOX 176
	400 /16,300 800 4,307,900	1,023, 6 153		COM LAND							ברי היי	O VERNA	HARVEST FARM ASSOCIATES CEO
6148	Asses	Appraised	Code Appraised	Description	Industrial	5	STRT / ROAD	2 Public Water		1 Level	ER	CURRENT OWNER	CUI
State Use 3220 Print Date 02-19-2021 10:36:19		PARK Card # 6 o	me HARVEST PARK of 1 Card #	Bidg Name Sec# 1 of		# #		Map ID	V0075835		101 NORTH PLAINS IND RD Account #	tion 101 NO 32802	Property Location Vision ID 132802

		Sale Date 10/U	U I V / I Sale Price				
Current Owner	VI RD	``	_	Heat / AC		INCOME VALUATION	LUATIO
GEM PROPERTY GROUP LLC VERNA VINCENZO ET ALS AS	OUP LLC ALS AS TRUSTEES OF THE	04-07-1968		0 Baths / Plumbing		6148 WALLINGFORD, CT	SRD. C
				Rooms / Prins			
		Year Built		% Comn Wall			
		Appraised Value	1,967,400	Wall Height	·		
Leaseable Area S	Summary I Cap Rate		RECONOMIC INCOME VALUA	TION Income	Value	Notes	
	37,872 Cap Code	INDM Gross Income		219,658 Income Value	2,101,700	1978/G	
Lower Level	0 Cap Adjust	A Vacancy Allowance	17,573	Excess Land	0		
Upper Level		0.0800 Expense Allowance	33,950				
	Rent ID NBHD	5		Total Income Value	2,101,700		
Total Leaseable Area	37872 0001 C2	Net Income	168,135	Value Per SF / Unit	55		
# Bld Sec Style	AdjTa Occ SF / Unit	FirLe Base Ra Use LocA	A Rent /S GrossRent	Vac Vac VacancyAll	EGI Exp E	Exp Expenses	NO NO
1 1 1 40 IND/V	ND/WHS M 2 1 37872	GL 6.30 BA A	5.80 219,658	A 0.08 17,573	202,085 F 0		168,135
			ACTUAL INCOME VALUATION	HION	_	_	
Cap Rate	lnc	Income	Income \	/alue	Ex	pense Breakdown	
Cap Code	INDM Vacancy Allowance Expense Allowance	296,000 118 364	Income Value	2,220,450 E	Heat Electric	Trash Removal Snow Removal	
Cap Adjust	A Other Income			2,220,450	Sewer	Management Reserves	
Cap Rate (0.0800 Net Income	177,636		60 lr	Insurance	Other	
# Bld Sec Style	AdjTa Occ SF / Unit	FirLe LocA Use Rent /S	Gross Rent Vac Exp		Notes	enant	LeaseBe
1 1 40	2 3 36972	^^	2000			200	
1 1 40 IND/WHS M	2 1 36872	*	296,000 A			LOGO SPORT	

All Froid Description De	Total Land Value 383,500	Tota					500	Parcel Total Land Area: 2.7600	œl lotal La	Par	2.760 AC	and Units	Total Card Land Units			
VISIC Value (Card) Value (Card																
Color Colo		000			3X L/B	1.250 1.250 1.000			1.00000 1.00000 1.00000		43,560 SF 1.540 AC 0.220 AC			INDUSTRIAL M9 INDUSTRIAL M9 INDUSTRIAL M9	4000 4000	
VISIC Code Description Number Amount Code Description Number Nu			Locatio	Notes		Nhbd Adj	nd. Nbhd	te Index Co	l. Factor S		and Units		Zone	Description	Use Code	В
Total	DA CIBILOR			1 00-10-2000		ECTION	IATION S	LINE VALU	LAME							
VISIC Outposed Value (Bidg) Outposed Outposed Value (Bidg) Outposed Outposed Value (Bidg) Outposed Outpos	lo change fleasured lo change leld Review lelasur+Listed lap Correction-No Value	6 7 29 40 1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		01-05-2021 04-17-2020 01-05-2016 05-11-2010 07-23-2009 12-07-2007												
SUPPLEMENTAL DATA SALE PATE SUPPLEMENTAL DATA Susception Supplement PIZ MAP # ENG MAP # IND BLOG SALE DATE OU V/I SALE PAGE VC SALE PAGE	Purpose/Result	CHANGE HIS	Id Typ	Date	nts	Comme	O	1	% Comp	Insp Date	Amount		Туре D	Issue Date	Permit Id I	ار
Cola Code Description Number Appraised Bidg Value (Bidg) Sizes S		ue	d Parcel Val	Total Appraise				XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		EDMIT DEC						
SUPPLEMENTAL DATA SUSPENSIVE SUSPENSIV														OF AOF	FUNC = SIZE OF AOF	2
SUPPLEMENTAL DATA SUPPLEMENTAL DATA Susc. 1751 SUBCOMAP PIZ MAP # Sus. 1751 ENG MAP FIZ MAP # Independent MAP Independent MAP MAP	0		ō	Valuation Meth										ILG=NV	MEZ1=4FT CEILG=NV	<u>K</u>
VISIC D48003011 FIZ MAP # FIZ MAP	1,967,400	Б	d Parcel Vali	Total Appraise			00,00	* *\ 1\								
VALLINGFOR No. No.	0		/alue	Special Land V	10 mm		500		-\$- 24-				4/17/20		LOGO SPORTSWEAR	5
NO 046003011	383,500	g)	d Value (Bld	Appraised Lan				o	 -	OTES						
SUPPLEMENTAL DATA Sus: 1751 SUPPLEMENTAL DATA FIZ MAP # sus: 1751 FIZ MAP # sus: 1751 FIX MAP # su	130,900	dg)	(B) Value (Bi	Appraised Ob	9	19		2655 KL	£13-803				TADIO I		S S	
SUPPLEMENTAL DATA FIZ MAP # FIZ MAP	56,600	(g)	B) Value (Blo	Appraised Xf (I			30.00	_ 	1.25	NEIGHBORI	SSESSING		Net A		Nahd	500
SUPPLEMENTAL DATA SUPPLEMENTAL DATA SUSCESSION SU		d)	յ. Value (Cai	Appraised Bldg		\				8	0.1	Total				
SUPPLEMENTAL DATA IND BLDG 3-2 1,583,900 1,108,700 MALINGFOF FIZ MAP # ENG MAP # ENG MAP # IND PARK Total 1,967,400 1,377,200 MAP # IND PARK IND	JMMARY	SED VALUE SU	APPRAI													
SUPPLEMENTAL DATA SUPPLEMENTAL DATA Suscitive	ector or Assessor	nsit by a Data Cole	knowledges a v	inis signature ac	Comm Int	mount	er /	n Numb	Descriptio	Code	Amount	100 M	Description	2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Year Code	14
SUPPLEMENTAL DATA SUPPLEMENTAL DATA Suscitive Suscitive Piz MAP # Suscitive Suscitive Piz MAP # Eng MAP # Eng MAP Easement Town Line MAP # Inventine MAP #		1155300	Total	1377200	Total	To		OTHEDAS					XEMPTION			007 (6)
SUPPLEMENTAL DATA	3-2 3-3-1	000							87	02-19-199 04-07-196			S AS TRUSTE	CIA	ERNA VINCE ERNA PATRI	<u></u>
Alt Prol ID 046003011	Code	Assessed Y	ASSESSMI Code	PREVIOUS sessed Year		4	999	2,010	_ 8	03-07-200	288 0759	100	LLC	GEM PROPERTY GROUP LLC	EM PROPER	മ
Alt Prol ID 046003011 PIZ MAP # Census: 1751 ENG MAP Old MBLU TC MAP # TC MAP # Record Lot	<u>ŏ</u>	1,377,20	1,967,400	Total			ı	:Pid#			15165					
D 046003011 PIZ MAP # IND BLDG 3-2 1,583,900 1,108,700	VISION							ARK	Easer Town IND P			Old MBLU TC MAP # TC MAP # Record Lot	06492	₩ CT	WALLINGFORD	Ş
D RI DG 3-2 1 583 0001	1	1,100,7	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , , , , , , , , , , , , , , ,	(AP#	NTAL DAT	SUPPLEME	046003011	Alt Prol ID	õ	101 NORTH PLAINS IND RD	01 NORTH P	
[IND LAND 3-1 383,500]		268,500 1 108 700	383,500 1 583 900	- Δ - Δ	D NO	וס כ								O VERNA	C/O VINCENZO VERNA	Ω
1 Level 2 Public Water 1 Paved 4 Bus. District Description Code Appraised Assessed		Assessed	Praised Praised	Code Ap		97	JS. District	4	1 Paved	blic Water	N	1 Level	LTC	GEM PROPERTY GROUP LLC	EM PROPE	្នា
ONT RD	se 4000 ste 3/12/2021 11:03:33 A	State U Print Da	# 1 of 1	1 Card #	1		_	# #		Map II	75840)	ONT R	5 0	Property Location Vision ID 1516	ت ≥ [

Total Card Land Units 1.630 AC Parcel Total Land Area: 1.6300	3230 SHOPNGCTR M RF4 43,560 SF 2.76 1.00000 C 1.00 C30 1.650 SHOPNGCTR M RF4 0.630 AC 120,200 1.00000 0 1.00 C30 1.650 1.650	Zone Land Type Land Units Unit Price I. Factor Site Index Cond. Nbhd. Nhbd	LAND LINE VALUATION SECTION	10-14-2016 CA C - Approval 2,100 05-12-2017 100 04-13-2016 CM Commercial 2,100 05-12-2017 100 03-22-2016 CA C - Approval 02-01-2016 CM Commercial 27,980 08-04-2016 100 05-18-2015 CM Commercial 27,980 08-24-2015 100	ype Description Commercial	BUILDING PERMIT RECORD	#11+12=TOMMYS TAN. #9=ULTRA COIN LAUNDRO	RM		#2=PEDIATRIC & FAMILY(AKA HARVEST PARK) CLR1=P.P. A/C=ALL EXC WHITE WAY	#1= FERTILITY OASIS 3/2020; 2020 IG MEZ1-750SF=25%=5FCEILING PIPES	C. WOITES	d Nbhd Name	ASSESSING NEIGHBORHOOD	Total 0.00		Year Code Description Amount Code Description Number Amount		1233 0536 11-29-2005 U I 0 03 2020 1195 0911 03-04-2005 U I 0 29 0444 0648 09-22-1976 0 29	LIPAGE SALEDATE Q/U VII SALEPRICE VC	GIS ID 14834	s: 1754 \$LU P # 2049 P # 4951 Lot	P O BOX 176 Alt Prol ID 037002003A P/Z MAP #	857 NORTH MAIN STREET ASSOCIA 3 Below Street 2 Public Water 1 Paved 4 Bus. District Description COM LAND
Tota	0 0	Notes Location Adjustment		08-01-2019 SJ 06 16 03-19-2019 KC 02 2 62 10-17-2018 SJ 06 16 08-14-2018 KC 02 63 06-29-2018 KC 02 61	Date Id Type Is Cd 01-05-2021 JW1 40 00 00		Total Appraised Parcel Value		 Valuation Method	Total Appraised Parcel Value	Special Land Value	Appraised Land Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Xf (B) Value (Bldg)	Appraised Bldg. Value (Card)	7. 7. 7. 5. 54.54124 MWS3844PW333	This signature acknowledges a visit by a Data Collector or Assessor	Total 1117000 Total 1095100	226,300 2019 2-1 205,700 890,700 2-2 849,400 2-5 40,000	Code Assessed Year Code Assessed Year	Total 1,595,600 1,117,000		2-2 1,272,300	CORRENT ASSI
Total Land Value 323,300		Lanc	⊣ું	Letter Sent-Cost Informatio Permit - Interior Insp Only Letter Sent-Cost Informatio Permit Check - No Measur Permit - Measure Only	Purpose/Result No change Measur+Listed	I ORY	1,595,600		 C	1,595,600	0	323,300	57,100	45,300	1,1		ctor or Assessor	Total 1095100	2-1 2-2 2-5	RY)	0	VISION	WALLINGFORD, CT	6148

MBLU 64/12/-I Location 857 NORTH MAIN ST EXT Current Owner	EXT	o	Sales Information O V/I Sale Price	Heat / AC 0 Frame Type		INCOME VALUATION 6148	UATION
857 NORTH MAIN STREET ASSOCIATES VERNA VINCENZO	SOCIATES LLC	03-04-2005 U 09-22-1976	_	0 Baths / Plumbing Ceiling / Wall	02 Average 05 Sus-Ceil & WL	WALLINGFORD, CT	RD, CT
857 NORTH MAIN STREET ASSOCIATES LLC VERNA VINCENZO	SOCIATES LLC			Rooms / Prtns	02 Average		
		Year Built	1977	% Comn Wall			
		Appraised Value	1,595,600	Wall Height	16, 3.1200		
	Can Data		ROOME INCOME VALUATION	Income	Value	Notes	
Craind Level	24 169 Can Code	Gross Income	288,578	Income Value	1,659,300 197	1977/G/BLT AS BUS BAY SPACE/LTD P	CE/LTD P
Giodia Fovo	Can Adinst		23,086	Excess Land	0		
Lower Level			92,922				
Upper Level	<u>-</u>	1		Total Income Value	1,659,300		
Total i easeable Area	24169 0001 C1	Net Income	172,570	Value Per SF / Unit	69		
# Rid Sec Style	AdiTa Occ SF / Unit FirLe	e Base Ra Use LocA	Rent /S GrossRent	Vac VacancyAll	EGI Exp Exp	Expen	NO.
CCC	2420	13 00	11 04 288 578	A 0.08 23.086	265,492 F 0.35	92,922	172,570
20 27 6 7 7 6 7 7 6 7 7 7 7 7 7 7 7 7 7 7	7						
			ACTUAL INCOME VALUATION	ATION:	Exp	Expense Breakdown	
Cap Rate	Income		1100110	252		Trash Removal	
Cap Code RET	Gross Income Vacancy Allowance Expense Allowance	193,487	Excess Land	950,144	Electric Water	Snow Removal Accounting Management	
st.	Other Income	98.815	Total Income Value	950,144 39	Maintenance Insurance	Reserves Other	
ap Kate	Net licolle	1 AAA I Ilea E	Gross Rent Vac	Otherincome ValCo	Notes	LeaseT Tenant Le	LeaseBe Yrs
# Bld Sec Style	AdjTa Occ SF / Unit FI	FirLe LocA Use Rent /S	Gross Rent Vac	Otherincome			+-
1 1 16	10 24169	GL A BA 12.09	292,302 A F				
1 1 1 16 RETAIL ST	24169 9	55 2	7.300				

857 North Main St Ext

Direct Capitalization of Income

PID#:	14834 Year Built:	TBD:
Square Feet: 24	24,164 Zone:	TBD:
BACIC EOD ADDEAL.		

PID#:	14834	14834 Year Built:	TBD:
Square Feet:	24,164 Zone:	Zone:	TBD:
BASIS FOR APPEAL:			
Annual Amm Ti			
\$33,120			

\$90,568.94 \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	90,568,94	\$ 1	Net Operating Income
		•	0
	153.469.37	s	Total Operating Expenese
	33,243.00	\$	Snow Removal & Landscaping
	1,100.00	⊹	Alarm & Security
	19,210.00	\$	Repairs & Maintenance
	16,500.00	\$	Broker Fees
	15,785.00	\$	Insurance
	14,107.37	\$	Property Management
() KS ()	10,700.00	¢	Administrative
	42,824.00	\$	Utilities
Y''' Proper''			Operating Expenses
50 THE W.	244,038.30	\$	Income subtracting amm T&I
	38,109.00	\$	Annual Amm TI
	282,147.30	❖	Effective Gross Income
	31,349.70	10% \$	Vacancy & Collection Loss
	313,497.00	❖	Income

Cap Rate

10% \$ 905,689.35

Appeal of Assessed Value	Revised Assessment	Revaluation Year 2020	Revaluation Year 2015	0.7
\$ 1,290,000.00 \$ 903,000.00	\$ 1,595,600.00 \$ 1,117,000.00	\$ 1,595,600.00 \$ 1,117,000.00	\$ 1,564,500.00 \$ 1,095,100.00	Market Value
❖	\$	s	\$	Ą
903,000.00	1,117,000.00	1,117,000.00	1,095,100.00	Assessment PSF
				PSF
53.39	66.03 No change			

38,109.00	\$	Total
2,450.00	\$	Indevocor
7,364.00	\$	Precision Chiro
5,117.00	\$	Frame & Art
7,029.00	Ş	Century 21
16,149.00	\$	Pediatric & Family
Annual Amm TI	Anr	Tenant

857 North Main St Ext

PSF Comparative

Square Feet:	PID#:
24,164 Zone:	14834
Zone:	14834 Year Built:
	TBD:

BASIS FOR APPEAL:

- one third of building on a month to month lease
- Pediatric, Ultr Coin and Precision Chiro Ammortized Build out included in rental rate
- Limited Parking for limited future uses, entry exit no light

Basis of Appeal:

Projected rent based on

lease Expiration

loan Expiration	1	ì	7074	<u>.</u>	3033	1	1	-	303/	i	3000
12/31/2021	CT Kitchen & Bath	S	27,750.00								
8/31/2021	Due Amic Salon	ጭ	31,500.00								
5/31/2023	Pediatric & Family Cent	s	46,800.00	ş	46,800.00 \$	\$	46,800.00				
5/31/2025	Precision Chiropractor	Ş	29,919.00	ş	29,919.00	⊹	29,919.00				
4/30/2022	State Farm Insurance	\$	19,942.00 \$		19,942.00						
Month - Month	Tommy's Tanning										
Month - Month	Ultra Coin	\$	24,804.00	❖	24,804.00 \$ 24,804.00 \$	⋄	24,804.00 \$	ş	24,804.00 \$ 24,804.00	\$	24,804.0
Month - Month	White Way Laundry										
10/31/2021	Century 21	Ϋ́	23,925.00								
6/30/2022	Frame and Art	❖	18,000.00	ş	18,000.00						
Total		\$	\$ 222,640.00 \$ 139,465.00 \$	\$	139,465.00	\$		ş	101,523.00 \$ 24,804.00 \$ 24,804.00	\$	24,804.0

NOTES:

Tommy Tanning Lease Expired 10-30-2020 - Currently Negotiating CT Kitchen *& Bath Negotiating Deferral Payments

Negotiating Deferral Payments

857 North Main St Ext

Rent Roll

Square Feet:	PID#:	
24,164	14834	
Zone:	14834 Year Built:	
TBD:	TBD:	

- BASIS FOR APPEAL:
 Ammortized Buildout: Pediatric & Family Medicine \$14,889 p/y; Cent 21 \$7,029 p/y; Frame Art \$5,016 per year;
- Precision Chiro \$6,86 p/y
- 33,120 per year

	Herbsway	Century 21	White Way Laundry	Ultra Coin	Tommy's Tanning	State Farm Insurance	Precision Chiropractor	Pediatric & Family Cent	Due Amic Salon	CT Kitchen & Bath	as of 8-4-2020	Tenant
	<u></u>	<u></u>	.2	2	ω	щ	2	3	2	2		Sq Ft
	1,780	,650	,600	2,000	,000	,534	,500	,600	,625	2,775		
❖	❖	❖	↔	₩	\$	❖	↔	❖	↔	↔		Annı
292,302	10,680	23,925	35,100	24,804	55,757	19,942	29,919	46,800	31,500	13,875		Annual Rent
	❖	\$	❖	↔	❖	❖	↔	❖	↔	Ş		\$ PSF
	6.00	14.50	13.50	12.40	18.59	13.00	11.97	13.00	12.00	5.00		
	VACATED	10/31/2021	Month - Month	Month - Month	Month - Month	4/30/2022	5/31/2025	5/31/2023	8/31/2021	12/31/2021		Lease Expiration
												<u>Abatement</u>
												Deferral

MBLU 64/12/1 Location 857 NORTH MAIN ST EXT	Sale Date 11-29-2005	ر و	Sales Information	Sale Price		1_{	Commercial Data Elements		INCOME VALUATION	ALUATION
Current Owner 857 NORTH MAIN STREET ASSOCIATES LLC	11-29-2005 03-04-2005 09-22-1976	C C			0 Baths / Plum	Baths / Plumbing			WALLINGFORD, CT	48 FORD, CT
VERNA VINCENZO 857 NORTH MAIN STREET ASSOCIATES LLC VERNA VINCENZO					Rooms / Prins	/ Prins				
	Year Built	-			% Comn Wall	in Wall	-		•	
	Appraised	Value 1	1,595,600		Wall Height	eignt				
2		Inc	Income	Income Income VALUATIO	ATION	Incom	ncome Value		Notes	
24.169 Cap Co	T Gross Income	ne '		288,578	Income Value	æ	1,659,300		19///G/BEL AS BOS BAL STAGELETO	מראס בירי
Count Evel 0 Cap Adjust	A Vacancy Allowance	lowance		23,086	Excess Land	O.		0		
0	10 Expense Allowance	lowance		92,922				<u> </u>		
Rent ID NBHD					Total Income	Income Value	1,659,300			
-	Net Income	,-		172,570	Value Per S	Per SF / Unit		69		
thyle AdiTa O	Base Ra	Use LocA	Rent /S	GrossRent	Vac Vac	VacancyAll	EG! Exp	ρExp	Expenses	NOI
	3	>	11 04	288 578	A 0.08	23,086	265,492 F	0.35	92,922	172,570
			<u> </u>		-					
		8	ACTUAL IN	AGTUALINGOME VALUATION					Expense Breakdown	
Can Rate Income	Ф			income	Value		Hey	Lybor 100	Trash Removal	
		2	Income Value	w		950,144	Flectric		Snow Removal	
Cap Code RET Vacancy Allowance Expense Allowance			Excess Land				Water		Accounting Management	
Cap Adjust A Other Income			Total Income Value	Value		950,144			Reserves Other	
Cap Rate 0.1040 Net Income			Value Per SF / Unit	_	2	- 1	Habitation	SEG		LeaseBe Yrs
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12 Beaumont Road

PSF Comparative

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NNN charges included in gross rent \$2.25 psf	Build out ammortized over 8 years \$32,000 per year	Covid Relief May June & July 2020				100
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Cap Rate	Net Operating Income	Total Operating Expenese	Snow Removal & Landscaping	Alarm & Security	Repairs & Maintenance	Broker Fees	Insurance	Property Management	Administrative	Utilities	Operating Expenses	Income minus amm. T&I	annual amm TI	Effective Gross Income	Vacancy & Collection Loss	Income
10% \$ \$	❖	\$	\$	\$	Ş	\$	Ş	Ş	❖	\$		\$		₹\$	8% \$	\$
1,386,827.98 1,200,000.00	138,682.80	77,098.04	20,688.00	•	18,364.00	1,200.00	14,996.00	12,389.04	6,475.00	2,986.00		215,780.84	\$32,000 —	247,780.84	21,546.16	269,327.00 Gross

Revised Assessment	Revaluation Year 2020	Revaluation Year 2015	0.7
\$ 1,967,400.00	\$ 1,967,400.00	\$ 1,650,500.00	Market Rate
\$	ş	ş	Ąs
1,377,200.00	1,377,200.00	1,155,300.00	Assessment
53.17			PSF
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12 Beaumont Road

PSF Comparative

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BASIS FOR APPEAL:

- Single User Tenant
- Not located in a highly visible/high traffic area/ blighted building across the street /2 way road
- Not modern contruction, mason block with 14' high ceilings
- Extensive Capital cost improvements anticipated over next five years
- PSF cost considerably more than Bldgs of similar type
- Included in Rent is the Ammoritized Cost of Tenant Build out since lease commencement in 2015 \$250,000
- The cost of convertiting it to a multi user when Tenant leaves
- Comparable Sales and Assessments does not support Towns assessed value

Address	
Sale Date	Comparable Sales
Sale Price	S
Sq Ft	
\$ PSF	
Zone	
Age	

1977	ΙX	\$ 52.00	46,769 \$	\$ 2,450,000.00	OWN OCC1/4/2017 \$ 2,450,000.00	62 Barnes Ind Rd. N
1976	IX	\$ 36.00	154,836	7/27/2018 \$ 5,650,000.00	7/27/2018	50 N Barnes Ind Rd
1978	IX	\$ 33.00	172,027	7/27/2018 \$ 5,650,000.00	7/27/2018	15 Sterling Drive
1978	IX	\$ 25.00	41,129	12/14/2018 \$ 1,050,000.00	12/14/2018	100 Barnes Rd
1988	IX	\$ 26.00	88,281	4/21/2020 \$ 1,300,000.00	4/21/2020	101 Barnes Rd
1984	IX	\$ 19.00	33,110	7/20/2020 \$ 625,000.00	7/20/2020	866 N Main Street Ext
1966	140	\$ 20.00	133,420 \$	8/31/2017 \$ 2,675,000.00	8/31/2017	155 East Street

Comparable Assessments

10 Beaumont Road	20-30 N Plains Ind Rd
\$	\$
47.00 14	32.00 14
0	0
1978	1986

12 Beaumont Road

Rent Roll

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BASIS FOR APPEAL:

- Conversations regarding forgiveness of deferral and no increase in rental rate/ NNN
- Single user Tenant for Entire 37,000 sf.
- NNN and Tenant Improvements are included in the Gross Rental Rate

Logosports Wear Inc	Tenant
37,000	Sq Ft
Ś	Anı
296,000	inual Rent
\$	\$ PSF
8.00	F
7/31/2025 Yes	Lease Expiration
Yes	Abatement
3 month	Deferral

Wall Height % Comn Wall Baths/Plumbing Ceiling/Wall Model Style: Interior Wall 1 FN3 Bldg Use Heating Type Roof Cover Roof Structure Exterior Wall 2 Exterior Wall 1 Occupancy Stories: Grade Vision ID Property Location AOF BAS FOP SLB Heating Fuel Interior Floor 1 Interior Wall 2 Rooms/Prtns Total Bedrms AC Type 1st Floor Use: Frame Type Heat/AC Total Baths Total Rooms nterior Floor 2 Elemen OB OUTBUILDING & YARD ITEMS(L)

Description L/B Units Unit Price Yr Bit

WMan Lift Out B 1 1100.00 1991 Fence-6' Chain Porch, Open Slab Office First Floor 132802 CONSTRUCTION DETAIL C 96 14.00 0.00 3160 2.00 15 င္ယ 222 028820 8 101 NORTH PLAINS IND RD Itl Gross Liv / Lease Area Description $\vdash \varpi$ Office/Warehouse Central COMM WHS M96 Hot Air-no Duc Εat Ind/Comm Concr-Finished Minim/Masonry Concr/Cinder Average Ceil & Min WL Average Masonry Heat/AC Pkgs Tar & Gravel BUILDING SUBJAREA SUMMARY SECTION 440 Description Account # 1100.00 11.00 1991 2009 V0075835 Living Area | Floor Area | Eff Area 30,846 37,350 RCN Condition % Depreciation % Misc Imp Ovr Comment Year Remodeled Remodel Rating Depreciation Code Effective Year Built Cond. Cd Cost to Cure Ovr
Cost to Cure Ovr Comment Misc Imp Ovr Dep % Ovr Dep Ovr Comment RCNLD Percent Good Condition External Obsol Functional Obsol XF - BUILDING EXTRA FEATURES(B)
Cond. Cd | % Good | Grade | Grade Ad | Frend Factor ear Built 3160 Element Þ CONSTRUCTION DETAIL (CONTINUED)

ement | Cd | Description COMM WHS M96 30,846 150 36,196 6,504 73,696 39,339 COST/MARKET VALUATION **2** 3 Map ID 62//25// 30,846 38 0 Description 8,455 **WIXED USE** O Unit Cost 34 983,500 28 28 38 2,892,597 1.00 0.00 0.00 1986 95.59 73.53 18.63 0.00 Bldg # 6 Undeprec Value Percentage Appr. Value 2,268,106 2,794 0 100 2,892,596 00 621,696 2,400 SLB Bidg Name HARVEST PARK Sec # 1 of 1 Card # SUB SUB BS Card# 6 으 တ 68 Print Date 02-19-2021 10:36:25 State Use 3220



Signature(s) of

Owner(s) or Agent: __

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 - 0	_ /		
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	/ APPLICA			
	APPEAL OF ASSES			
Limanus Darre	BOARD OF ASSESS GRAND LIST OF OC		77 (74) 2 (74) 4 (74)	
HEARING DATE:	GRAND EIG! OF O	ZIOBER I, EUR	B.SI MIO:BI A URRERROM	63 67 147m
Property Owner: GEM PROPERTY	GROUP LLC	Appellant (if other		3 25.8
Name of property Owner		Name of Owner's	~	
GEM PROPERTY GROUP LLC Mailing Address		Mailing Address		
101 North Plains Industrial Road PO Bo City, State, Zip	ox 176	City, State, Zip		
Walllingford, CT 06492 Phone		Phone		
203-269-4968				
Appellant's Capacity Ow	ner o C)wner's Agent		
(If Agent, attach a copy of Agency Agreement or	Power of Attorney, Original	agency document must be st	ubmitted at hearing.)	
Elizabeth Verna its managing member d	uly authorized Feb 5, 20	21 Elles	abelillen	
Print applicant name and date		Applicant signature		
Fill out	t <u>only</u> the section for t	he property type unde	er appeal.	
Motor Vehicle: Year Make /M	odel:	Plate#	Mileage	_
Real Estate: 12 Beaumont Road, Wallin (Address and/or A	gford, CT 06492	Mblu 77/ / 41/ /		
(Address and/or A	ssessor's Map/Block/Lo	t/Unit Number)		
Personal Property: Unique ID: 15165	DBA:			
If you are submitting an appraisa				
application.		4.04		
What MARKET VALUE does the applic	ant place on the prope	rty?: \$	00,000.00	
Briefly state the basis of the Appeal:				
Opinion of value exceeds fair ma	rket value based on com	parable assessments an	d comparable sales.	
(Alterets subtities	ual nodo, ricomnostatir	on or appraisal if neede	{ }	
Additionally, direct capitalization	or income supports the i	market value the applicar	nt placed on the property.	
DO NOT WRITE BELOW THIS LINE -	BAA Use Only			
l hereby solemnly swear t	hat the testimony l a	am about to give is t	rue and accurate to the best of n	nv
knowledge and belief.	the toothhony it	savest to give to		• •

Date:

(Must be signed in the presence of the Board)

WALLINGFORD, CT 377,200	Total Card Land Units 2.760 AC Parcel Total Land Area: 2.7600	B Use Code Description Zone Land Type Land Units Unit Price I. Factor Site Index Cond. Nbhd. Nhbd Adj Notes Location Adju 1 4000 INDUSTRIAL M9 RF4 43,560 SF 2.76 1.00000 C 1.00 C70 1.250 3X L/B 1.540 AC 120,200 1.00000 0 1.00 C70 1.250 1.0000 1.000 C70 1.250 1.0000 1.000 C70 1.250 1.0000 1.000 C70 1.000 C	Description Amount Insp Date % Comp Date Comp Comments Date 700 D	Total Appraised Pa	SWEAR 4/17/20 ILG=NV DF AOF	Total 0.00 Total 0.00 Appraised Bidg. \ Appraised Sing NEIGHBORHOOD Nibbo Name Batch Appraised Xf (B)	RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE Q/U VII SALE PRICE VC Vear Code Assessed Year Year	
	To	Location Adjustme	5-2021 JW1 40 7-2020 JG1 7-2020 JG1 7-2016 RMC 1-2010 KPC 03 29 7-2007 KC 08 7 19 6-2006 DH 05 6 50 6-2006 DH 05 150	HANG	aised Ob (b) value (Bidg) aised Land Value (Bidg) ial Land Value Appraised Parcel Value ation Method	APPRAISED VALUE SUMMARY aised Bidg. Value (Card) aised Xf (B) Value (Bidg)	EVIOUS ASSESSMENTS (HISTO Year Code Assessed 0 2019 3-1 258,000 0 3-2 807,200 3-3 90,100 Total 1155300 Total spin for the parameter acknowledges a visit by a Data Comparison	1,583,900 1,108,700 1,967,400 1,377,200

BASE Flist Floor FOP Porch, Ope SLB Slab SPA Service Pr	e	Code Description PAVI Paving-Asphalt A/C Air Condition MEZ1 Mezzanine Unf LT1 Lights-In w/PL	- I	Ceiling/wall Rooms/Prtns Wall Height % Comn Wall	Total Baths Heat/AC Frame Type Baths/Plumbing	Bidg Use Total Rooms Total Bedrms	Heating Type AC Type	Interior Wall 2 Interior Floor 1 Interior Floor 2	Roof Cover Interior Wall 1	Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure	ment	Vision ID 15165
First Floor First Floor Porch, Open Slab Service Production Area		Description Living-Asphalt L Ving-Asphalt E Condition E szzanine Unf E hts-In w/PL L	4020 B 30111B	0.00 0.00	8880	0 20	,	034		1500	401 Cd	65 65
on Area	BUILD Description	nobe-collective of the collection L/B Units Unit Price Yr Bit	A & SNIC III	Average	Heat/Min Masonry Average	IND OFFICE Mad	Hot Air-no Duc	Carpet Concr-Finished	Tar & Gravel Drywall	Concr/Cinder Brick Veneer Flat	Cd Carpinon Cd Description 401 Light Industrial 96 Ind/Comm C	Acc STRUCTION DETAIL
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	Undepn	Appr. Value 128,700 53,400 3,200 2,200		00						Percentage 100 0	Description	TIMUED)
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Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

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

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

Hearing No. <u>2020-08</u> |

APPLICATION

37

Board of As	SSESSED VALUATION SESSMENT APPEALS OF OCTOBER 1, 2020
Property Owner: 857 North Main Street Associates LLC	Appellant (if other than owner):
Name of property Owner 857 North Main Street Associates LLC	Name of Owner's Agent
Mailing Address 101 North Plains Industrial Road PO Box 176	Mailing Address
City, State, Zip Walllingford, CT 06492	City, State, Zip
Phone 203-269-4968	Phone
Appellant's Capacity	riginal agency document must be submitted at hearing.)
Print applicant name and date	Applicant signature
Fill out only the section	for the property type under appeal.
	Plate#Mileage
Real Estate: 857 North Main Street Extension, Wall	
(Address and/or Assessor's Map/Bloo	
Personal Property: Unique ID: 14834 D	BA; 857 Plaza
If you are submitting an appraisal or other simila application.	ır evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the pr	roperty?: \$
Briefly state the basis of the Appeal:	
Opinion of value exceeds fair market value based on	comparable assessments and comparable sales.
(Atlash additional page, decumer	station or unregion if conduct)
	onth leases supports the market value the applicant placed on the property.
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimon knowledge and belief.	y I am about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent:(Must be signed in the presence •	of the Board)Date:

iota	1 3230 SHOPNGCTR M 1 3230 SHOPNGCTR M			32180 03-01-2018 CM 32180 03-01-2018 CM 30384 10-14-2016 CA 30384 04-13-2016 CM 30251 03-22-2016 CA 30251 02-01-2016 CM 29551 05-18-2015 CM	nit Id Issue Date		#11+12=TOMMYS TAN. #9=ULTRA COIN LAUNDRO	#8 = WHITE WAY #10 = STATE FARM	#4 = PRECISION CHIROPRACTIC	#3 = CENTURY 21. #5 = CT KITCH & BTH	#2=PEDIATRIC & FAMILY(AKA HARVEST PARK)	#1= FERTILITY OASIS 3/2020; 2020 IG		Ci	Nbhd				Year Code Des		857 NORTH MAIN STREET ASSOCIATES LL VERNA VINCENZO 857 NORTH MAIN STREET ASSOCIATES LL VERNA VINCENZO	RECORD OF OWNERSHIP		WALLINGFORD CT 06	P O BOX 176	∄Ω	Property Location 857 NORTH Vision ID 14834
otal Card Land Units	RF4 RF4	Zone Land Type		Commercial Commercial C - Approval Commercial C - Approval Commercial C - Commercial Commercial	Ш		RA COIN LAUNDRO	FARM	ัด	CH & BTH	ARVEST PARK)	2020 IG			Nbhd Name		Total		Description	EXEMPTIONS			GIS ID	Census: Old MBLU TC MAP # TC MAP # Record Lot	Alt Prol ID	3 Below	857 NORTH MAIN ST EXT Account # '
1.630 AC	43,560 SF 0.630 AC	its	STOCKER STOCKER STOCKER STOCKER	27,980 0 2,100 0 2,100 0	Amount	BUILDING PERMIT RECORD							NOTES		В	ASSESSING NE	0.00		Amount	_	1233 0820 1233 0536 1195 0911 0444 0648	BK-VOL/PAGE S	14834	1754 	037002003		V0075850
Parcel Tota	2.76 1.00000 120,200 1.00000	Unit Price I. Factor	HAN MARINGSHIP HAN	03-19-2019 1 06-28-2018 1 05-12-2017 1 05-12-2017 1 05-12-2017 1 08-04-2016 1 08-04-2016 1 08-24-2015 1 08-24-2015 1	Insp Date % C	MIT RECORD		#7=DUE AMICI SALON	#6=HERBASWAY 2015 GL	BUILT AS BUSIN	CLR1=P.P. A/C=,	MEZ1-750SF=2	ES			ASSESSING NEIGHBORHOOD		••	Code Desc		11-29-2005 11-29-2005 03-04-2005 09-22-1976	SALE DATE QU	Þ	= -1 m m	SUPPLEMENTAL DATA		Map ID 64/
Parcel Total Land Area: 1.6300	0 C 1.00 0 1.00	or Site Index Cond.	WAND CHAE AWE	100 UNIT 5-ADD V 100 UNIT 4-6 OFF 100 UNIT 3- CENT 100 UNIT 3- CENT 100 UNIT 2 TENAN 100 UNIT 2 TENAN 100 UNIT 2 TENAN 100 #6 HERBASW	Comp Date Comp			SALON	Y 2015 GL	BUILT AS BUSINESS BAY SPACE	CLR1=P.P. A/C=ALL EXC WHITE WAY	MEZ1-750SF=25%=5FCEILING PIPES			Tracing				Description Numb	OTHER AS		J VII SALE PRICE	Assoc Pid#	ENG MAP Easement Town Line IND PARK	DATA	ROAD 4	64//2// Bldg#
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	1.650 1.650	Nhbd Adj	TALLER STATE OF THE PARTY OF TH		Comments										Batch			<u></u>	Amount Comm Int	lotal					COM BLDG	Description COM LAND	Bldg Name Sec# 1 of
		Notes	が 出版 教育 教育 とう できまかる A				Total Appraised Parcel Value			Valuation Method	Total Appraised Parcel Value	Special Land Value	Appraised Larid Value (Bidg)	Approisod Land	Appraised Ob (B) Value (Bldg)	Appraised Xf (B) Value (Bldg)	Appraised Bldg. Value (Card)			111/000 This signature ackr	Assessed Year 226,300 2019 890,700	PREVIOUS	Total		2-2	ENJ: ASSE App	1 Card #
		Location Adjustment		88888 88888	ld Type is Cd Pu	VISIT / CHA	Parcel Value			Ω.	Parcel Value	lue	Value (blug)	Value (Bida)	3) Value (Bldg)	Value (Bldg)	Value (Card)	ADDRAISEN VALUE SUMMARY		1117/000 I otal 1095100 I otal 1095100 I otal I otal	Code Assessed 2-1 205,70 2-2 849,40 2-5 40,00	in	595.600		1,272,300	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	 으
Total La	00			40 No c 00 Meas 16 Lette 62 Perm 16 Lette 63 Perm 61 Perm	S	NGE HISTO												NI JE SIM		y a Data Collector	Sessed Year 205,700 2018 849,400 40,000	HISTORY)	1.117.000		890,700	Assessed 226,300	State Use 3230 Print Date 02-19
otal Land Value 323,300		Adj Unit Pric Land Value		No change Measur+Listed Letter Sent-Cost Informatio Permit - Interior Insp Only Letter Sent-Cost Informatio Permit Check - No Measur Permit - Measure Only	Purpose/Result	RY	1,595,600			0	1,595,600	C	323,300	222 200	57.100	45,300	1,169,900	MARY CONTRACTOR		r or Assessor	Code As: 2-1 2-2 2-5			NOISIV	WALLINGFORD, CT	6148	3230 02-19-2021 10:34:57

SLB SLB MEZ1 PAV1 Exterior Wall 2 Exterior Wall 1 Grade Model MEZ1 Rooms/Prtns Ceiling/Wall Baths/Plumbing Bldg Use Heating Type Interior Wall 1 Roof Cover Roof Structure Occupancy Stories: Property Location 857 NORTH MAIN ST EXT % Comn Wall Wall Height Total Bedrms AC Type Heating Fuel Interior Floor 2 Interior Wall 2 Vision ID Frame Type Heat/AC Total Baths Total Rooms nterior Floor 1 Code 1st Floor Use: Element Mezzanine Unf Paving-Asphalt Air Condition w/Double Light Mezzanine Unf Slab Loading Platform, Unfinished Utility, Storage, Unfinished Porch, Open Canopy Loading Platform, Finished Description First Floor 14834 CONSTRUCTION DETAIL OB - OUTBUILDING & YARD ITEMS(3230 3230 10.00 20 Ç 92 2322608 888 16.00 Ttl Gross Liv / Lease Area Description 888 Drywall Carpet Asphalt Gable Sus-Ceil & WL Average SHOPNGCTR M94 Gas Ceram Clay Til Brick/Masonry Commercial Average Masonry Forced Air-Duc Retail Strip Heat/Min Central 256 780 21,569 37,600 Chits BUILDING SUB-AREA SUMMARY SECTION Description Account # V0075850 Unit Price 1400.00 3.50 3.50 8.00 3.00 2001 1983 1983 Living Area 24,169 24,169 RCN Misc Imp Ovr Comment Condition % Effective Year Built Cost to Cure Ovr Comment Cost to Cure Ovr Misc Imp Ovr Dep % Ovr External Obsol Functional Obsol Depreciation % Remodel Rating Depreciation Code XF - BUILDING EXTRA FEATURES(B) Dep Ovr Comment RCNLD Percent Good Condition Trend Factor Year Remodeled ear Built 3230 Element > > Floor Area CONSTRUCTION DETAIL (CONTINUED)

ment | Cd | Description 1,434 121 55 24,409 450 240 24,169 50,878 SHOPNGCTR M94 COST/MARKET VALUATION 22253 Map ID Eff Area 24,169 287 36 14 0 90 72 24,668 Grade Description **JSD OBXIW** o c 64//2// Grade Adj 54 1,169,900 ⁺ 10 36 0.000 1977 2,166,393 Cost 87.82 17.58 26.13 22.35 0.00 17.56 26.35 Bldg # Undeprec Value Percentage 2,166,394 9 0 25,205 3,162 Value 40,800 56,400 7,904 6,323 3,400 1,100 1,230 8 0 9,450, 18 3,500, 18 3,500, 20 3,500, 26 3,500, 26 SEES FITOUT FOR TOMMY'S TANNING »LEASEHOLD IMPROVEMENT (PP) PERMIT 32181-"LINI Bldg Name Sec # 1 of 잋 121 Card # 으 State Use 3230 Print Date 02-19-2021 10:35:04 SEAS



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. <u>2020 - 0</u>82

APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020 TA LEB .SI WHTO:ST WILD VEREPROB

	OCTOBER 1, 2020
Property Owner: Circle Plaza Associates LLC	Appellant (if other than owner):
Name of property Owner Circle Plaza Associates LLC	Name of Owner's Agent
Mailing Address 101 North Plains Industrial Road PO Box 176	Mailing Address
City, State, Zip Walllingford, CT 06492	City, State, Zip
Phone 203-269-4968	Phone
Appellant's Capacity Owner of Owner of Attorney. Original Control of Agency Agreement or Power of Attorney. Original Control of Attorney.	inal agency document must be submitted at hearing.)
Elizabeth Verna its managing member duly authorized Feb 15,	2021 <u>Mugho Mullrus</u> Applicant sighature
Print applicant name and date	Applicant signature
Fill out <u>only</u> the section fo	or the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate# Mileage
Real Estate: 1104 North Colony Road, Wallingford, C	CT 06492 Mblu24/ / 30/ /
(Address and/or Assessor's Map/Block	/Lot/Unit Number)
Personal Property: Unique ID: 15276 DB.	A: Circle Plaza
If you are submitting an appraisal or other similar application.	evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the pro	perty? : \$
Briefly state the basis of the Appeal:	
Opinion of value exceeds fair market value based on co	
(Attach additional page, documenta	ation or appraisal if needed)
Additionally, direct capitalization of income and vacano	cies supports the market value the applicant placed on the property.
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimony knowledge and belief.	I am about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent:(Must be signed in the presence of t	the # oard)Date:

•		1 3230 SHC 1 3230 SHC	B Use Code I		23462 01-2 23462 12-3			ם	1118-1 = ULIRA COIN Z LAUNDROWAT (2018)	1116 = COLONIAL	1114B = BENJAMIN MOORE PAINT EMPORIUM	1114 = M SALON & SPA=3750SF	1104 = MATTRESS FIRM=6800SF	CIRCLE PLAZA/ACCESS	R51	Nbhd			Year Code			CIRCLE PLAZA ASSOCIATES LLC VERNA VINCENZO	CIRCLE PLAZA ASSOCIATES LLC	RECOR	•	WALLINGFORD	7 0 000	D D D O V 176	CIRCLE PLAZA ASSOCIATES LEC	. V V V V V V V V V V V V V V V V V V V
i Olai C		SHOPNGCTR M RF4	Description Zone	- S	01-27-2009 CA 12-30-2008 CM 02-06-2008 CM		03-04-2019 CM 01-04-2019 CM	118	COIN 2 LAUNDRO	COLONIAL FLOORING=6563SF	IN MOORE PAINT	& SPA=3750SF	S FIRM=6800SF	CCESS OFF CIRCLE		Z			Description	FXEMPTIONS		SSOCIATES LLC	SSOCIATES LLC	RECORD OF OWNERSHIP		CT 06492			SOUCIAIES LLC	N A V V SOUCH SELL C
Car Card Fally Clina			Land Type	22 (12 (12 (12 (12 (12 (12 (12 (12 (12 (C - Approval Commercial	Commercial	Commercial]ă		3SF	EMPORIUM			CLE DR		Nohd Name	STATES AND INCOME.	Total	tion	ONS		1195 0514			GIS ID		Alt Prol ID Census:			3 Below Street
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			Location		SJ 06	§ ි		. J. C.	Total Appliance Lance Value	Darrol Value		thod	Total Appraised Parcel Value	Value	Appraised Land Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Xt (B) Value (Blog)	APPRAISE Appraised Bldg. Value (Card)		This signature acknowledges a visit by a Data Collector or Assessor	Total	2-5	Gode A:	PREVIOUS ASSESSMENTS (HISTORY)	1 478 000		· · · · · · · · · · · · · · · · · · ·	833,800	644,200	Appraised
	Total	00					00 Me	Is Cd	HANGE HIST							=		APPRAISED VALUE SUMMARY (alue (Card)		t by a Data Collecto	4074700	629,000 35,700	410,000 2018	TS (HISTORY)	1 034 700			583,700	451,000	Assessed
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·	Code First Floor CAN Canopy Slab Whse/Stg	Code Description PAV1 Paving-Asphatt LT2 w/Double Light SPR1 Sprinklers Wet	Rooms/Prtns Wall Height % Comn Wall 1st Floor Use:	Total Bedrms Total Baths Total Baths Heat/AC Frame Type Baths/Plumbing	Heating Fuel Heating Type AC Type Bldg Use Total Rooms	Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2	Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure Roof Cover	ment
	or lige	Description L Description L Ving-Asphalt Couble Light rinklers Wet	02 14.00 0.00 3231	00000	03 04 3230	20 11	6.00 15 28 01	321 94 C
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	NG SUBJAR	ARD ITEMS(L) nit Price Yr Bit 3.00 2001 1400.00 2001 1.00 1995	·		N94	_		iption
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					714.	\$ 15 p		
					2	*		



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

	PEAL OF ASSESSED VALUATION
	ARD OF ASSESSMENT APPEALS
GR.	AND LIST OF OCTOBER 1, 2020
Property Owner: 1 + 0 Welling C J LLC Name of property Owner 1 0 0 0 (Subingtein	Appellant (if other than owner): J. F. Mulverdy Con pany LLC Name of Owner's Agent
Your Rubinstein	Brish Miller
Mailing Address 9.0 8 ox 1668	Mailing Address V. O Box 44
City, State, Zip	City State Zin
City, State, Zip Galla tin Gateway, MT	City, State, Zip W. Simsbury, CT 06092 Phone
Phone	Phone _
	860.690-3984
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power	Owner's Agent of Attorney. Original agency document must be submitted at hearing.)
Brian Mulced Z/19	/21 A Al.
Print applicant name and date Z/19/	Applicant signature
Fill out only	the section for the property type under appeal.
Motor Vehicle: Year Make /Model:	Platett Milogo
Pool Fototo St. 6 11 M · Ch 2	11/1
(Address and/or Assessor	izet 64/4 pr's Map/Block/Lot/Unit Numbér)
	DBA:
application.	ther similar evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant pl	ace on the property?: \$ 1030 ago
Briefly state the basis of the Appeal: W.	lingtori's opinion of volve exceeds for
marked of value.	
DO NOT WRITE BELOW THIS LINE - BAA	Use Only
I hereby solemnly swear that the knowledge and belief.	ne testimony I am about to give is true and accurate to the best of my
Signature(s) of	
Owner(s) or Agent: (Must be signed in	the presence of the Board) Date:
Print Name	***************************************
	. Making Bound 1-20-1-
Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico
	Robert Avery

ID ement	Office	TAIL Description Edition	- I	ement Cd Description	AIE (CONTINUE Description	Description	CLP D
Grade C Stories: 1				ROJXIW	Sp.		BLOOD PERMIT #33105 - UH
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	Flat Tar & Gravel		00	COST/MARKET VALUATION	VALUATION	00	
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Interior Wall 2 Interior Floor 1 14	Carpet		RCN		2,814,035		PA/S
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		M94	Remodel Rating	g car	;		
ស ស			Year Remodeled Depreciation %	ž.	30		
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% Comn Wall 0.00			Dep % Ovr	nent			
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SLB						·	
			_				

Subject 860 N. Main St Ext

To assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Date 2021-03-16 14:27

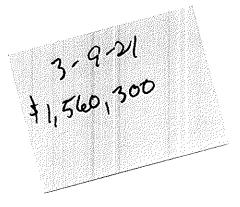
roundcube

Shelby

The owner of 860 N. Main St Ext accepts the new market value of \$1,560,300.

Regards,

Brian





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 - 13 APPLICATION

APPEAL OF ASSES BOARD OF ASSES HEARING DATE: GRAND LIST OF C	SSMENT APPEALS
Property Owner: 1 + O Walling Grd LLC Name of property Owner Oay Robinstein Mailing Address P.O Box 668 City, State, Zip Cos letin between M1 59730 Phone	Appellant (if other than owner): J. Mulce. L. Compact Name of Owner's Agent Brish Mulce. L. Mailing Address V.O. Box 444 City, State, Zip W. Simshur, CT 06097 Phone 860. 690. 3784
Appellant's Capacity o Owner (if Agent, attach a copy of Agency Agreement or Power of Attorney, Original Brint applicant name and date 1	Owner's Agent all agency document must be submitted at hearing.)
Fill out <u>onl</u> y the section for	the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Personal Property: Unique ID:DBA	
If you are submitting an appraisal or other similar exapplication. What MARKET VALUE does the applicant place on the proper Briefly state the basis of the Appeal:	
I hereby solemnly swear that the testimony I knowledge and belief. Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the	am about to give is true and accurate to the best of my
Print Name	
Motion:	Thomas Vitali Carl Bonamico Robert Avery

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Purpose/Result	d Type is Cd Pu	ld T	Date		Comments	<u></u>	Omo	- Linkin	ORD	BUILDING PERMIT RECORD	UILDING P	à.				
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or Assessor	This signature acknowledges a visit by a Data Collector or Assessor	owledges a	nature acki	22		ENTS	SSESSIM	HE	, 		·		EXEMPTIONS	**************************************		-61 -53 -53
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						1		18	P/Z MAP #	ENG MAP	036002004A 1758	Alt Prcl ID 0 Census: 1			P.O. BOX 668	P.0
WALLINGFORD, CT		1,134,100	_	2-2	M BLDG	MOS								70	C/O Y+O GROUP	0,0
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		SMENT	ASSES		060 #	X	LOCATION	g #	STRT/ROAD	ITILITIES	W0150720	Account # W01		82 Exit Ownit	Vision ID 14782	Visio
State Use 3400 Print Date 02-19-2021 2:52:25 P	State Use 3400 Print Date 02-19	of -	Card. #	<u>,</u>	Nam		.		78//1//	Map ID		i	1 SOUTH BARNES IND RD		Property Location	Prop

	Code BAS First Floor SLB Slab	Code Description PAV1 Paving-Asphalt LT5 Merc Vap/Flu LT1 Lights-In w/PL LT2 w/Double Light SPR1 Sprinklers Wet LDL1 Load Levelers		Ceiling/Wall 0 Rooms/Prins 0 Wall Height 1		P		wall 1 Wall 2 Wall 2 ructure	Style: 50 Model 9 Grade C Stories: 1	1888 m
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3 9.	BUILDING SUB-AREA SUMMARY SECTION	XF. BUILDING EXTRA FEATURES B	Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Comment	on Good	Depreciation % Functional Obsol External Obsol Trend Factor	Year Buit Effective Year Built Depreciation Code Remodel Rating Year Remodeled		OFFICE BLD M94		ONSTRUCT
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	On Leaf				114				218	
					.8	1		118		

roundcubel

Subject

1 South Barnes

From

Brian Mulready bmulready@hotmail.com

To

assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Date

2021-03-16 14:23

Shelby,

The owner of 1 South Barnes accepts the new market value of \$1,459,100 Regards
Brian





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

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

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

Hearing No. <u>2020 -</u> 114

APPLICATION

realing No. OF COO IT APP	LICATION
Board of As	ssessed Valuation Sessment Appeals OF October 1, 2020
Property Owner: Y + O Nelling & LCC Name of property Owner Yeav Rub in Stein Mailing Address P. O Box City, State, Zip Collistin Costerus MT Phone	Appellant (if other than owner): The Molecular Congany Name of Owner's Agent Brian Molecular Mailing Address V.O. Box 44/ City, State, Zip W.Simibor CT 00052 Phone TGO-690-3784
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. C Print applicant name and date	Owner's Agent iniginal agency document must be submitted at hearing.) Applicant signature
	of or the property type under appeal.
Motor venicle: Year Make /Model:	Plate#Mileage
Real Estate: 5 South Bernus Theory: (Address and/or Assessor's Map/Blo	_ & J 78/4/ ock/Lot/Unit Number)
	DBA:
If you are submitting an appraisal or other simil application.	ar evidence, you <u>must</u> submit a copy along with your
- •	property?: \$ 133000
What MARKET VALUE does the applicant place on the Briefly state the basis of the Appeal: Welling for d	is pointer of volve exceeds
fair market value.	•
Tell market to we.	**************************************
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimo knowledge and belief.	ny I 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	e of the Board) Date:
Print Name	
Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico
	Robert Avery

Oldi Lailu Value	I Otal					00	Area: 5.9100	Parcel Total Land Area:	Parc	5.910 AC	Total Card Land Units	Total Ca		-
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150,250 8,000 19,000	000			4X L/B	1.250 1.250 1.000	0 C70 0 C70	0 1.00 0 1.00 1.00	1.00000 1.00000 1.00000	2.76 120,200 8,000 1	43,560 SF 2.530 AC 2.380 AC		OFFICE BLD M9 IX OFFICE BLD M9 IX		1 3400 1 3400 1 3400
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Style: 500 Office Model 94 Commercial 94 Commercial 94 Style: 500



3/16/2021, 2:55 PM

5 South Barnes Subject

Brian Mulready

bmulready@hotmail.com>

ᅋ From

assessor@wallingfordct.gov <assessor@wallingfordct.gov>

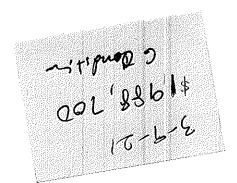
2021-03-16 14:25

Shelby

Date

Regards, The owner of 5 South Barnes accepts the new market value of \$1,988,700

Brian



BAA,

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

Please let me know if you need anything further.

Thank you,

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

Subject

Information for Hearings 3/24/2021 7;00PM-8:00PM

From David Johnson <djohnson@jcsco.com>

To assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Cc Michael Reiner <MReiner@greenelawpc.com>

Date 2021-03-18 13:04



- 159 S. Turnpike_20-32596-0001-96.pdf (~291 KB)
- 508 N Colony St_20-32634-0001-CT.pdf (~306 KB)
- 569 N Colony St_20-32649-0001-CT.pdf (~735 KB)
- 53 N Plains Industrial Rd_20-35696-0001-CT.pdf (~327 KB)
- 924 N Main St Ext_20-35840-0001-CT.pdf (~387 KB)
- Wallingford 36 North Main St 20-35840-0002-CT Workup AA.pdf (~795 KB)
- 413 South Cherry St_20-35948-0001-CT.pdf (~285 KB)
- 935 North Main Street Ext_20-35967-0001-CT.pdf (~309 KB)
- Wallingford 856 North Main St Ext - 20-36078-0001-CT Workup AA.pdf (~289 KB)



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

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

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

Hearing No. <u>2020 —</u> 084

APPLICATION

BOAR	AL OF ASSESSED VALUATION RD OF ASSESSMENT APPEALS ID LIST OF OCTOBER 1, 2020
	Malling Address CHESTERFIELD, MO 63005 City, State, Zip 636-733-5455 Phone
DAVID JOHNSON Print applicant name and date	Applicant signature
	ne section for the property type under appeal.
· · · · · · · · · · · · · · · · · · ·	
	Plate#Mileage
Real Estate: 413 SOUTH CHERRY ST (MBL (Address and/or Assessor	_U 162/ / 5/ /) 's Map/Block/Lot/Unit Number)
Personal Property: Unique ID:	DBA:
THE ACTUAL MARKET VALUE OF THE PR	SOR'S CALCULATION OF VALUE EXCEEDS
TO MATHEMATE ARE ONLYTHIS LINE DANS	20-35948-0001-CT
I hereby solemnly swear that the knowledge and belief.	e testimony I am about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent: (Must be signed in a	the presence of the Board) Date:
Print Name Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico
	Robert Avery



TO:

AGENT AUTHORIZATION

Assessment Review Agency		
agent with full authority to handle all This includes, but is not limited to, the Assessment Appeals Board, examining before any assessment officer or board	matters relating to ad valorem he filing of property tax declar ng any records in your office want and discussing assessments we are responsible for the property of the prope	t the Joseph C. Sansone Company to act as tax matters for our respective listed parcels. erations or other documents with you or the which we have a right to examine, appearing and resolving disputes with you concerning roperty taxes. This authority shall terminate ats are resolved.
RUCOL LLC	M:162 L:005	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Description Element Cd Description	ans a	Description	nt Cd	Eleme	Description ustrial ຕ	Light Indi		Element Style: Model Grade



Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDU

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons, Chief Appraiser

RE:

413 South Cherry St.

2020-084

Current Market Value:

\$841,600

Current Assessed Value:

\$589,200

Appellant's estimate of Market Value: \$707,000

Informal Hearing with Vision Appraisal: Yes- No change

Notes:

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

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

Recommendation:

No change

	# Bid	Cap Rate	Cap Adjust	Cap Code	T			 	# BB	Total	1	Upper Level	Lower Level	Ground Level				MER	ME CO	Te l	atio 🕹	=					
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Thomas Vitali, Chairman Robert Avery, Member Carl Bonamico, Member

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

Phone - 203-294-2001

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO 18040 EDISON AVENUE CHESTERFIELD MO 63005 2020-084 Appellants Submission

NOTIFICATION OF ASSESSMENT HE

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

Property Type: INDUSTRIAL

Dear Sir or Madam:

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

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

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

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

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

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

Board of Assessment Appeals

Tom Vitali Chairman **AUTHORIZATION TO APPEAL**

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for

the property located at 413 SOUTH CHERRY ST (MBLU 162/ / 5/ / PID 15896) hereby

authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all

matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD,

CT, for the assessment year of October 1, 2020.

Signed: 2190

20359480001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Lingol Corp.

413 South Cherry Street Wallingford, CT 06492

Parcel ID(s)

Appeal Number

162-5

As of 10/1/2020

Prepared By:



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

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



413 South Cherry Street

PTR Number: 20359480001CT

Location IDs: 162-5

Area Type	MANUFACTURIN G				Loc	ation Totals
Gross Building Area	23,500					23,500
Net Leaseable Area	23,500					23,500
Potential Gross Income	3.75 88,125				3.75	88,125
Vacancy and Credit Loss	10.0% 8.813				10.0%	<u>8,813</u>
Effective Gross Income	79,313	i	l	•	•	79,313
Overall Expense	10.0% <u>7.931</u>				13.3%	<u>10,575</u>
Net Operating Income	71,381			<u>'</u>		71,381
Base Cap Rate						10.000
Adj Tax Rate						0,102
Adj Cap Rate						10.102
Value Sum						706,60
Indicated Value					_	707,00
Total Indicated Value per SF(NLA)						30.0



340 Quinnipiac St

Bldg 44

Wallingford, CT 06492

New Haven County

Building Type: Class C Warehouse Status: Built 1960, Renov 1990 Building Size: 44,500 SF Land Area: 44 AC

Stories: 1

Expenses: 2020 Tax @ \$1.46/sf

Space Avail: 44,500 SF Max Contig: 44,500 SF Smallest Space: 44,500 SF Rent/SF/Yr: \$3.95 % Leased: 100%



342 Quinnipiac St

Bldg 11B

Wallingford, CT 06492

New Haven County

Building Type: Class C Manufacturing

Status: Built 1944
Building Size: 9,000 SF
Land Area: 32.99 AC

Stories: 2

Expenses: 2020 Tax @ \$7.23/sf

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



210 Realty Dr

SOLD

Cheshire, CT 06410

New Haven County

Recorded Buyer: 210 Realty Drive LLC

131 Willow St

Cheshire, CT 06410

True Buyer: Dalton Enterprises Inc.

Recorded Seller: DRC Properties LLC

1403 Meriden-Waterbury Rd

Milldale, CT 06467

True Seller: Superior Products Distributors



Sale Date: 03/07/2018 (400 days on mkt)

Sale Price: \$925,000 - Confirmed

Price/SF: \$27,71

Bldg Type: Class C IndustrialWarehouse Year Built/Age: Built 1956 Age: 62

RBA: 33,379 SF

Land Area: 49.23 AC (2,144,459 SF)

Zoning: I-2

PrFrma Cap Rate: -

Parcel No: CHES-000028-000147-000004

Financing: -

Comp ID: 4155284 - Research Status: Confirmed

925 Sherman Ave

SOLD

Hamden, CT 06514

Recorded Buyer: 925 Sherman Llc

925 Sherman Ave

Hamden, CT 06511

Recorded Seller: Mismas Janice R

925 Sherman Ave Hamden, CT 06514

New Haven County

(203) 288-3523

True Seller: Mismas Janice R



Sale Date: 06/17/2019

Sale Price: \$950,000 - Confirmed

True Buyer: Bernard Pelligrino

Price/SF: \$19.00

Bidg Type: Class B IndustrialWarehouse Year Built/Age: Built 1972 Age: 47

RBA: 50,000 SF

Land Area: 1.15 AC (50,094 SF)

Zoning: M-1

Parcel No: HAMD-002928-000011

Financing: -

PrFrma Cap Rate: -

Comp ID: 4834995 - Research Status: Confirmed

2115-2135 State St.

Hamden, CT 06517

Recorded Buyer: Community Crusade

2115 State St

Hamden, CT 06517

New Haven County

Recorded Seller: 2135 State St Lic



Sale Price: \$585,000

PrFrma Cap Rate: -

Sale Date: 04/02/2018

Price/SF: \$29,21

Bldg Type: Class C IndustrialWarehouse Year Built/Age: Built 1946 Age: 72

RBA: 20,028 SF

Land Area: 1.99 AC (86,684 SF)

Zoning: CDD

Parcel No: HAMD-002131-000050

Financing:

Comp ID: 4255044 - Research Status: Public Record



TO:

AGENT AUTHORIZATION

Assessment Review Agency		
agent with full authority to handle all This includes, but is not limited to, t Assessment Appeals Board, examini before any assessment officer or boa	matters relating to ad valoren the filing of property tax decl ing any records in your office rd and discussing assessment th we are responsible for the p	nt the Joseph C. Sansone Company to act as a tax matters for our respective listed parcels larations or other documents with you or the which we have a right to examine, appearing a and resolving disputes with you concerning property taxes. This authority shall terminate ents are resolved.
RUCOL LLC	M:162 L:005	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Peter Gründenfelse AUTHORIZED SIGNATURE 1 Dec 2020		eten Liudonfelser NT NAME OF AUTHORIZED SIGNER Member
DATE	TIFE	E



BOARD OF ASSESSMENT APPEALS

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

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

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

Hearing No. <u>2020 —</u> 085	APPLICATION	
	EAL OF ASSESSED VALUATION AND OF ASSESSMENT APPEALS	
	AND LIST OF OCTOBER 1, 2020	•
Property Owner: BARNES HOMESTEAD LLC Name of property Owner 1000 ROUTE 80	Appellant (if other than owner): DAVID JOHNSON, JOSEPH C Si Name of Owner's Agent 18040 EDISON AVENUE	
Mailing Address GUILFORD, CT 06437 City, State, Zip	Mailing Address	
Phone	Phone	
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of	Owner's Agent of Attorney. Original agency document must be submitted at hearing).) ———————————————————————————————————
DAVID JOHNSON	Applicant signature	
Print applicant name and date		
	the section for the property type under appeal.	
Motor Vehicle: Year Make /Model: _	Plate#Milea	ge
AA MODTU MAIN OT (MDLI)		
	DBA:	
If you are submitting an appraisal or o application.	other similar evidence, you <u>must</u> submit a copy	along with your
What MARKET VALUE does the applicant pl		
Briefly state the basis of the Appeal: ASSES	SSOR'S CALCULATION OF VALUE EXCEEDS	
THE ACTUAL MARKET VALUE OF THE P		
(Altach arditional pa	age, documentation or appraisal if necdee)	
	20	-35840-0002-CT
DO NOT WRITE BELOW THIS LINE - BAA		-35840-0002-01
	he testimony I am about to give is true and acc	curate to the best of n
Signature(s) of Owner(s) or Agent: (Must be signed in	n the presence of the Board) Date:	
Print Name		
Motion:	Voting Record	<u>Initials</u>

Thomas Vitali

Carl Bonamico

Robert Avery



AGENT AUTHORIZATION

TO:	vvailingford C1		
	Assessor's Office and the Assessment Review Agency		
This is Assess before the ass	with full authority to hangle all neludes, but is not limited to, the sment Appeals Board, examiniting any assessment officer or board.	matters relating to ad valorer the filing of property tax decling any records in your officerd and discussing assessments we are responsible for the responsible for t	nt the Joseph C. Sansone Company to act as in tax matters for our respective listed parcels. arations or other documents with you or the which we have a right to examine, appearing and resolving disputes with you concerning property taxes. This authority shall terminate ints are resolved.
	es Homestead LLC	M:051 L:007	
	Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Bame	es Homestead LLC	M:134 L:010	
Exact	Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact	Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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AOF BAS CAN UBM SPR1 PAV1 Model % Comn Wall Rooms/Prtns Baths/Plumbing Bldg Use Roof Structure Exterior Wall 1 Style: Wall Height Frame Type Heating Type Interior Floor 1 Interior Wall 2 interior Wall 1 Roof Cover Exterior Wall 2 Occupancy Stories: Grade Code Ceiling/Wall Heat/AC AC Type Heating Fuel Total Bedrms Total Rooms nterior Floor 2 Property Location 36 NORTH MAIN ST Vision ID 15051 Ac Total Baths Element Sprinklers Wet Air Condition Paving-Asphalt Basement, Unfinished Canopy First Floor Office Description OB - OUTBUILDING & YARD ITEMS(L) CONSTRUCTION DETAIL 05 05 3260 2 6.00 20 22222 ₽ 92 Itl Gross Liv / Lease Area Description 5 . . Store/Office Average Brick/Masonry Commercial Ceil & Walls Average Masonry Heat/AC Split REST/CLUBS M94 Partial Hot Water Hardwood Ceram Clay Til Wall Brd/Wood Drywall Tar & Gravel 5,192 5,192 8,500 BUILDING SUB-AREA SUMMARY SECTION

| Living Area | Floor Area | Eff Are Unit Price Account # 3.50 1.00 3.00 1963 1963 1970 D0098150 10,702 5,510 5,192 Condition % RCS Cost to Cure Ovr Comment
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Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From:

Kevin Coons, Chief Appraiser

RE:

36 North Main St.

2020-085

Current Market Value:

\$744,400

Current Assessed Value:

\$521,100

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

Informal Hearing with Vision Appraisal: Yes = No change

Notes:

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

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

Recommendation:

No change

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman Robert Avery, Member Carl Bonamico, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001

March 1, 2021

BARNES HOMESTEAD LLC PO BOX 1767 WALLINGFORD CT 06492 2020-085 Appellants Submission

NOTIFICATION OF ASSESSMENT HEARING

Hearing No.: 2020-085 Hearing Date: 3/24/2021 Time: 7:00 PM - 8:00 PM

Property Description: 36 NORTH MAIN ST Unique ID: D0098150

Property Type: COMMERCIAL

Dear Sir or Madam:

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

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

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

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

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

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

Board of Assessment Appeals

Tom Vitali Chairman **AUTHORIZATION TO APPEAL**

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for

the property located at 36 NORTH MAIN ST (MBLU 134/ / 10/ / PID 15051) hereby

authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all

matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD,

CT, for the assessment year of October 1, 2020.

Signed: 2190

20358400002CT

REAL PROPERTY SUMMARY ANALYSIS OF

Gaetano's Tavern on Main

36 North Main Street
Wallingford, CT 06492

Parcel ID(s)

Appeal Number

134010

As of 10/1/2020

Prepared By:

JOSEPH C. SANSONE CO.

Business Tax Solutions

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

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



36 North Main Street **POINTS OF DISCUSSION**

Property Issues	Pro	perty	Issues
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Other

The property is currently 35% vacant.



36 North Main Street

PTR Number: 20358400002CT

Location IDs: 134010

Area Type	OFFICE	RESTA	JRANT					Loc	ation Totals
Gross Building Area	5,3	51	5,351						10,702
Net Leaseable Area	5,3	51	5,351						10,702
Potential Gross Income	9.00 48,1	59 13.00	69,563		 			11.00	117,722
Vacancy and Credit Loss		40 10.0%	6,956					16.1%	<u>18,996</u>
Effective Gross Income	1 36,1	19	62,607			•		•	98,726
Overall Expense	30.0% <u>10.8</u>	<u>36</u> 25.0%	15.652	- [26.8%	<u> 26,487</u>
Net Operating Income	25,2	83	46,955						72,239
Base Cap Rate									9.000
Adj Tax Rate									2.040
Adj Cap Rate									11,040
Value Sum									654,334
Indicated Value	•							_	654,000
Total Indicated Value per SF(NLA)									61.11



510 Washington Ave Northside Plaza North Haven, CT 06473

New Haven County

Building Type: Retail/Storefront (Strip Ctr)
Status: Built 1958, Renov Nov 2005

Building Size: 17,600 SF Land Area: 1,44 AC

Stories: 1

Space Avail: 2,860 SF Max Contig: 5,720 SF Smallest Space: 1,100 SF Rent/SF/YR: \$12.00 % Leased: 83.8%

Expenses: 2015 Tax @ \$2.17/sf, 2011 Est Tax @ \$2.20/sf; 2011 Est Ops @

Space Avail: 5,000 SF

Max Contig: 5,000 SF

Smallest Space: 5,000 SF

Rent/SF/YR: \$10.00

% Leased: 68.0%

Space Avail: 3,680 SF Max Contig: 1,400 SF

Smallest Space: 980 SF

Rent/SF/YR: \$10.00

% Leased: 100%

\$1.32/sf

Parking: 96 free Surface Spaces are available; Ratio of 5.45/1,000 SF



1163 S Broad St
Z Properties
Wallingford, CT 06492
New Haven County

Building Type: Retail/Storefront Retail/Office

Status: Built 1981 Building Size: 15,620 SF Land Area: 1.13 AC

Stories: 2

Expenses: 2020 Tax @ \$1.07/sf

Parking: 40 Surface Spaces are available; Ratio of 2.56/1,000 SF



630 Washington Ave
Alpine Village Shopping

North Haven, CT 06473

New Haven County

Center

Building Type: Retail/Freestanding (Strip Ctr)

Status: Built 1981 Building Size: 6,192 SF Land Area: 1.38 AC Stories: 1

Expenses: 2015 Tax @ \$2.86/sf

Parking: 55 free Surface Spaces are available; Ratio of 8.88/1,000 SF



4 Center St

SOLD

Wallingford, CT 06492

New Haven County

Recorded Buyer: M & L Ter Props

4 Center St

Wallingford, CT 06492

True Buyer: Terrace, Michael

Recorded Seller: Dybas Robert & Dinah

True Seller: Dybas, Robert



Sale Date: 12/18/2019 (330 days on mkt)

Sale Price: \$835,000 - Confirmed

Price/SF: \$61.15

Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1900 Age: 119

GLA: 13,656 SF

Land Area: 0.19 AC (8,276 SF)

Zoning:

Sale Conditions: High Vacancy Property, Redevelopment Project

Parcel No: WALL-000118-000000-000400 Financing: Down payment of \$835,000 (100.0%) Comp ID: 5009180 - Research Status: Confirmed

1319 E Main St - Demolished

SOLD

Meriden, CT 06450

PrFrma Cap Rate: -

Actual Cap Rate: 12.66%

New Haven County

Recorded Buyer: Hunter Fam

450 W main St Meriden, CT 06451

Recorded Seller: 1319 E Main Street Llc



Sale Date: 01/15/2019

Sale Price: \$575,000

Price/SF: \$60.53

Bldg Type: RetailFreestanding

Year Built/Age: Built 1955 Renov 2013 Age: 64

GLA: 9,500 SF

Land Area: 1.38 AC (60,113 SF)

Zoning: C-3

Parcel No: MERI-001008-000335A-000015B

Financing:

PrFrma Cap Rate: -

Comp ID: 4676715 - Research Status: Public Record

3342-3350 Whitney Ave

SOLD

Hamden, CT 06518

Recorded Buyer: Esd Props Lic

3342 Whitney Ave

Hamden, CT 06518

New Haven County

Recorded Seller: Frankbev Llc

Sale Date: 12/12/2019

Sale Price: \$650,000

Price/SF: \$45.40

Bldg Type: RetailStorefront Retail/Office Year Built/Age: Built 1940 Age: 79

GLA: 14,318 SF

Land Area: 1.10 AC (47,916 SF)

Zoning: B2

Parcel No: HAMD-003030-000162

Financing:

PrFrma Cap Rate: -

Comp ID: 5044097 - Research Status: Public Record







Wallingford CT

Assessor's Office and the Assessment Review Agency

TO:

AGENT AUTHORIZATION

This includes, but is not limited to, Assessment Appeals Board, examin before any assessment officer or box	the filing of property tax dec ing any records in your office and discussing assessment h we are responsible for the	nt the Joseph C. Sansone Company to act as m tax matters for our respective listed parcels. larations or other documents with you or the which we have a right to examine, appearing and resolving disputes with you concerning property taxes. This authority shall terminate ents are resolved.
Barnes Homestead LLC	M:051 L:007	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Barnes Homestead LLC	M:134 L:010	Va apprilation
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
AUTHORIZED SIGNATURE 16-2-20 DATE	PRIN	Token C. Williams TNAME OF AUTHORIZED SIGNER

TITLE



BOARD OF ASSESSMENT APPEALS

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

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

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

Hearing No. <u>2020</u> – 080	APPLICATION
	AL OF ASSESSED VALUATION
	RD OF ASSESSMENT APPEALS ND LIST OF OCTOBER 1, 2020
TEARING DATE:	
Property Owner: J & F REALTY LLC	Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO
Name of property Owner	Name of Owner's Agent
935 NORTH MAIN ST EXT Mailing Address	Mailing Address
WALLINGFORD, CT 06492 City, State, Zip	CHESTERFIELD, MO 63005 City, State, Zip
-	636-733-5455 Phone
Phone	Phone
A sealled to Compath	≫ Owner's Agent
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power or	(Attorney, Original agency document must be submitted at hearing.)
DAVID JOHNSON	
Print applicant name and date	Applicant signature
Fill out <u>onl</u> y t	he section for the property type under appeal.
Motor Vehicle: Year Make /Model: _	Plate#Mileage
(Address and/or Assesso	r's Map/Block/Lot/Unit Number)
Personal Property: Unique ID:	DBA:
If you are submitting an appraisal or of application.	ther similar evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant pla	ace on the property?: \$ 716,000
Briefly state the basis of the Appeal: ASSES	SOR'S CALCULATION OF VALUE EXCEEDS
THE ACTUAL MARKET VALUE OF THE PR	ROPERTY
retiret agrifficaci pa	ge, documentation or appraisel if needee;
Contain Chomodic De	3. documents
	20-35967-0001-CT
DO NOT WRITE BELOW THIS LINE - BAA	
I hereby solemnly swear that the knowledge and belief.	e testimony I am about to give is true and accurate to the best of
Signature(s) of	
Owner(s) or Agent: (Must be signed in	the presence of the Board) Date:
-	
Print Name	
Motion:	Voting Record Initials
	Thomas Vitali

Carl Bonamico

Robert Avery



AGENT AUTHORIZATION

10;	Assessor's Office and the		
	Assessment Review Agency		
agent This if Assess before the as	with full authority to handle all neludes, but is not limited to, the sment Appeals Board, examinite any assessment officer or boar sessments on parcels for which	matters relating to ad valorem tax make filing of property tax declaration ag any records in your office which we d and discussing assessments and re	oseph C. Sansone Company to act as atters for our respective listed parcels. s or other documents with you or the we have a right to examine, appearing solving disputes with you concerning taxes. This authority shall terminate resolved.
J&F	Realty LLC	M:038 L:001	
Exact	Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Rooms/Prtns Wall Height AOF BAS FOP PTO SDA SDA SCB A FN PAV1 Stories % Comn Wall Baths/Plumbing Frame Type Grade Style: Ceiling/Wall Bldg Use Heating Type Interior Floor Interior Wall 2 Roof Cover Exterior Wall 2 Model 1st Floor Use: Heat/AC Total Rooms AC Type Heating Fuel Interior Floor 2 Interior Wall 1 Roof Structure Exterior Wall 1 Occupancy Code Total Baths Property Location 935 NORTH MAIN ST EXT Vision ID 14901 Account Total Bedrms Element Air Condition Fence- 8'Chain Paving-Asphalt Store Display Area Patio Porch, Open First Floor Office Description OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) CONSTRUCTION DETAIL
Cd Descri 06 3220 다 96 44 1.00 88 ន Ttl Gross Liv / Lease Area Description 5 **∞** ⊷ None Concr-Finished Minim/Masonry Average Average Heat/AC Pkgs STORE/SHOP M94 Partial Radiant Metal/Tin Gable Pre-finsh Met Concr/Cinder Ind/Comm Warehouse 20,800 270 698 Units BUILDING SUB-AREA SUMMARY SECTION

I Living Area | Floor Area | Eff Ar Description Unit Price Account # 3.50 3.50 .α 00 2009 2005 2007 A0167420 15,077 6,939 7,440 Area RS Cond. Cd | % Good Cost to Cure Ovr Cost to Cure Ovr Comment Misc Imp Ovr Comment Remodel Rating Misc Imp Ovr Dep Ovr Comment Dep % Ovr RCN LD Percent Good Condition % Condition External Obsol Functional Obsol Depreciation % Depreciation Code Effective Year Built Frend Factor ear Remodeled ear Built Code ର ର Element CONSTRUCTION DETAIL (CONTINUED)
ment Cd Description 32,198 6,939 15,077 STORE/SHOP M94 7,440 1,524 520 Area COST / MARKET VALUATION 877 Map ID 17,454 8,674 0 907 7,440 381 52 Description Area Grade MIXED USE ဂ ဂ 38/ / 1/ / Grade Adj 0.1.00 0.00 86 731,900 400-2005 60.95 0.00 Cost 851,092 63.36 48.76 12.19 4.88 Bldg# Undeprec Value Percentage 44,227 362,789 18,578 2,536 422,962 00 8 851,092 Value 43,700 2,600 2,100 Bidg Name Sec # 1 of 1 s SUS AOF Card # PTO SLB 으 ş State Use 3220 Print Date 2/22/2021 1:22:28 PM



Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons, Chief Appraiser

RE:

935 North Main St Ext. 2020-086

Current Market Value:

\$955,900

Current Assessed Value:

\$669,100

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

Informal Hearing with Vision Appraisal: Yes- No change

Notes:

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

The demand for warehouse space has increased not decreased.

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

Recommendation:

No change

on .	*	Cap	Cap	Cap				-		#	Tota		C B	Low	Gro					J &	, um	N.		
	묩	Cap Rate	Cap Adjust	Cap Code				<u></u>		膃	Total Leaseable Area		Upper Level	Lower Level	Ground Level	Le				J & F REALTY LLC AMERICAN EQUITIES GROUP	urrent Owner	pation 935 NORTH MAIN ST EXT		
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Thomas Vitali, Chairman Robert Avery, Member Carl Bonamico, Member

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

Phone - 203-294-2001

March 1, 2021

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

2020-086 Appellants Submission

NOTIFICATION OF ASSESSMENT HEARING

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

Property Type: COMMERCIAL

Dear Sir or Madam:

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

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

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

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

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

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

Board of Assessment Appeals

Tom Vitali Chairman **AUTHORIZATION TO APPEAL**

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for

the property located at 935 NORTH MAIN ST EXT (MBLU 38/ / 1/ / PID 14901) hereby

authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all

matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD,

CT, for the assessment year of October 1, 2020.

20359670001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Connecticut Power & Sport

935 North Main Street Extension Wallingford, CT 06492

Parcel ID(s)

Appeal Number

38-1

As of 10/1/2020

Prepared By:



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

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



935 North Main Street Extension

PTR Number: 20359670001CT

Location IDs: 38-1

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



360 Prospect St Naugatuck, CT 06770 New Haven County

Building Type: Class C Manufacturing

Status: Built 1950 Building Size: 32,070 SF Land Area: 12.20 AC

Stories: 2

Expenses: 2019 Tax @ \$0.83/sf

Parking: 29 Surface Spaces are available; Ratio of 0.90/1,000 SF



340 Quinnipiac St Bidg 21 Wallingford, CT 06492 New Haven County

Building Type: Class C Manufacturing

Status: Existing Building Size: 20,000 SF Land Area: -

Stories: 4

Expenses: 2020 Tax @ \$3.25/sf Parking: Free Surface Spaces

Space Avail: 13,500 SF Max Contig: 13,500 SF Smallest Space: 4,500 SF

Space Avail: 6,480 SF

Max Contig: 6,480 SF

Smallest Space: 6,480 SF

Rent/SF/Yr: \$5.13

% Leased: 79,8%

Rent/SF/Yr: \$4.50 % Leased: 32.5%

Space Avail: 4,000 SF

Max Contig: 4,000 SF

Smallest Space: 4,000 SF

Rent/SF/Yr: \$4.75

% Leased: 77.8%

Space Avail: 14,040 SF

Max Contig: 14,040 SF

Smallest Space: 14,040 SF

Rent/SF/Yr: \$4.95

% Leased: 100%



15 Nutmeg Valley Rd Wolcott, CT 06716 New Haven County

Building Type: Class C Manufacturing

Status: Built 1940 Building Size: 18,000 SF Land Area: 1.50 AC Stories: 1

Expenses: 2015 Tax @ \$0.61/sf

Parking: 35 free Surface Spaces are available; Ratio of 1.94/1,000 SF



97 Sharon Rd Waterbury, CT 06705 New Haven County

Building Type: Class C Manufacturing

Status: Built 1954 Building Size: 15,736 SF Land Area: 0.93 AC Stories: 1

Expenses: 2020 Tax @ \$1.34/sf

Parking: 40 free Surface Spaces are available; Ratio of 2.54/1,000 SF







342 Quinnipiac St

Bldg 11B

Wallingford, CT 06492

New Haven County

Building Type: Class C Manufacturing

Status: Built 1944 Building Size: 9,000 SF Land Area: 32.99 AC

Stories: 2

Expenses: 2020 Tax @ \$7.23/sf

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



500 Cornwall Ave

SOLD

Cheshire, CT 06410

New Haven County

Recorded Buyer: Darter Properties LLC

309 Cedar Ln Cheshire, CT 06410

Recorded Seller: Cornwall Properties Llc 500 Cornwall Ave

Cheshire, CT 06410 (203) 272-5546



Sale Date: 07/25/2018 (1156 days on mkt)

Sale Price: \$470,000 - Confirmed

Price/SF: \$36.50

Bldg Type: Class C IndustrialWarehouse Year Built/Age: Built 1987 Age: 31

RBA: 12,875 SF

Land Area: 0.92 AC (40,075 SF)

Zoning: I-1

PrFrma Cap Rate: -

Parcel No: CHES-000056-000255

Financing: -

Comp ID: 4436964 - Research Status: Confirmed

63 Golden St

New Haven County

Hugh Schnip (877) 327-3755

Meriden, CT 06450

Listing Broker: NAI Elite, LLC

901 Farmington Ave West Hartford, CT 06119

(877) 327-3755



UNDER CONTRACT

Asking Price: \$587,000

Price/SF: \$40.04

Days on Market: 541

Sale Status: Under Contract

Actual Cap Rate: -

Bldg Type: Class C IndustrialManufacturing Bldg Status: Built 1970

RBA: 14,660 SF

Sale Type: Owner User

Zoning: M2

Parcel No: MERI-000409-000149-000030A

613 W Johnson Ave - Sky Central Park (Part of Multi-Property)

SOLD

Cheshire, CT 06410

Recorded Buyer: W Johnson Llc

670 Myrtle Ave

Brooklyn, NY 11205

New Haven County

Recorded Seller: Signature Associates

21725-21775 Melrose Ave Southfield, MI 48075

(248) 350-3338



Sale Date: 09/09/2019

Sale Price: \$937,871 - Allocated Price/SF: \$42.41

Bldg Type: Class C IndustrialWarehouse Year Built/Age: Built 1984 Age: 35

RBA: 22,116 SF

Land Area: 4.80 AC (209,088 SF)

Zonina: 1-2

Parcel No:

PrFrma Cap Rate: -

Financing:

Comp ID: 4902537 - Research Status: Allocated

163-169 N Plains Industrial Rd

SOLD

Wallingford, CT 06492

New Haven County

Recorded Buyer: Rh R & E Llc

169 N Plains Industrial Rd Wallingford, CT 06492

Recorded Seller: Jsjv Llc



Sale Date: 09/04/2018

Sale Price: \$630,000 Price/SF: \$48,46

Bldg Type: Class C IndustrialWarehouse Year Built/Age: Built 1977 Age: 41

RBA: 13,000 SF

Land Area: 1 AC (43,560 SF)

Zoning: 1-40

PrFrma Cap Rate: -

Parcel No: WALL-000077-000000-000001

Financing: -

Comp ID: 4531373 - Research Status: Public Record

360 Sandbank Rd

SOLD

Cheshire, CT 06410

Recorded Buyer: 360 Sandbank Rd Cheshire

416 Blacks Rd Cheshire, CT 06410 **New Haven County**

Recorded Seller: Wild Invs Llc

Sale Date: 08/26/2019

Sale Price: \$500,000

Price/SF: \$47.74

Bidg Type: Class C IndustrialWarehouse Year Built/Age: Built 1985 Age: 34

RBA: 10,474 SF

Land Area: 1.06 AC (46,174 SF) Zoning: I-1

PrFrma Cap Rate: -

Parcel No: CHES-000027-000162 Financing: -

Comp ID: 4888498 - Research Status: Public Record

2781 State St

SOLD

Hamden, CT 06517

Recorded Buyer: K & M Brothers Llc

2781 State St

Hamden, CT 06517

New Haven County

Recorded Seller: A & P Realty Inc

Sale Date: 01/30/2018

Sale Price: \$530,000

Price/SF: \$48.18

Bldg Type: Class C IndustrialWarehouse Year Built/Age: -

RBA: 11,000 SF

Land Area: 1.01 AC (43,996 SF)

Zoning: CDD

Financing:

PrFrma Cap Rate: -

Comp ID: 4152901 - Research Status: Public Record

Parcel No: HAMD-002332-000009





TO:

AGENT AUTHORIZATION

Assessor's Office and the Assessment Review Agency		
The Property Owner(s) listed below hagent with full authority to handle all m. This includes, but is not limited to, the Assessment Appeals Board, examining before any assessment officer or board the assessments on parcels for which when all matters relating to the 2020	natters relating to ad valorem tax me e filing of property tax declaration g any records in your office which and discussing assessments and re we are responsible for the property	atters for our respective listed parcels. Is or other documents with you or the we have a right to examine, appearing esolving disputes with you concerning y taxes. This authority shall terminate
J&F Realty LLC	M:038 L:001	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (frapplicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
	Peron	Javes
13/9/2020	PRINT NAI	ME OF AUTHORIZED SIGNER
DATE		



BOARD OF ASSESSMENT APPEALS

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

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

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

Hearing No. <u>202</u>	<u>0-089 4</u>	APPLICATION			
HEARING DATE:	BOARD OF	F ASSESSED VALUA ASSESSMENT APPI ST OF OCTOBER 1, 2	EALS		
Property Owner: JAKX LLC Name of property Own 856 NORTH MAIN ST I Mailing Address WALLINGFORD, CT 06 City, State, Zip	EXT	DAVID J Name of 18040 E Mailing	Owner's Agent DISON AVENUE Address ERFIELD, MO 6300 ate, Zip	H C SANSONE CO	
Appellant's Capacity (If Agent, attach a copy of Agend DAVID JOHNSON Print applicant name and d	ry Agreement or Power of Attorne		ent ent must be submitted at signature	hearing.)	
		tion for the property	**	<i>I.</i> Mileage	
(Address Personal Property: Unique If you are submitting a application. What MARKET VALUE do Briefly state the basis of th THE ACTUAL MARKET	MAIN ST EXT (MBLU 64 ess and/or Assessor's Map e ID: In appraisal or other si es the applicant place on the Appeal: ASSESSOR'S VALUE OF THE PROPER	b/Block/Lot/Unit Number DBA: imilar evidence, you the property? : \$_ CALCULATION OF \	u <u>must</u> submit a 775,000 VALUE EXCEEDS	copy along with your	
DO NOT WRITE BELOW	THIS LINE - BAA Use On	nly		20-36078-0001-CT	
I hereby solemi knowledge and belief.	nly swear that the testi	imony I am about to	o give is true and	f accurate to the best of	my
Signature(s) of Owner(s) or Agent:	(Must be signed in the pres	ence of the Board)	Date:		
Print I	Name				
Motion:		Voting	g Record	Initials	
		Thomas	s Vitali		

Carl Bonamico

Robert Avery



ere view

TO:

AGENT AUTHORIZATION

Assessor's Office and the Assessment Review Agency	ý	
This includes, but is not limited to, Assessment Appeals Board, examin before any assessment officer or boathe assessments on parcels for which when all matters relating to the 202	the filing of property tax decing any records in your office and discussing assessments have are responsible for the	nt the Joseph C. Sansone Company to act as in tax matters for our respective listed parcels larations or other documents with you or the which we have a right to examine, appearing and resolving disputes with you concerning property taxes. This authority shall terminate are resolved.
Jakx LLC	M:064 L:005	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
AUTHORIZED SIGNATURE 1/19/21 DATE	Heave PRINT	with M. Snaced I NAME OF AUTHORIZED SIGNER Resident

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4.55 198,330 8,000	000				3X L/B	1.650 1.650 1.000	C C C C C C C C C C C C C C C C C C C	1.00 1.00	000	1.00000 1.00000 1.00000	2.76 120,200 8,000	0 0 AC	43,560 0.420 5.660		79 79 X X	INDUSTRIAL M9 INDUSTRIAL M9 INDUSTRIAL M9		1 4000 1 4000 1 4000
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		lue (Bidg)	Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method	Appraised Land Valuation Method							NOTES	N.		UTURE	SERVICES IN FU	TURBINE TO BE OF	2012= ADVANCED TURBINE SERVICES 2015 - 34X60 BAS TO BE OFFICE IN FUTURE	2012=A 2015 - 3
UMMAR	APPRAISED VALUE SUMMARY 'alue (Card) Value (Bldg) Value (Bldg)	IPPRAISE lue (Card) ≱lue (Bldg)	APPRAISED Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldd)	Appraisec Appraisec	Batch	Bai			Tracing	Ноор	0.00 ASSESSING NEIGHBORHOOD	0.00 SSING NI		Total Nbhd Name	Nbhd		Nond	Carry Carry
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VISION	050	600	2	1				₩	Easement Town Line IND PARK Assoc Pid#	A NE		27 010 0	P# 3112 P# 3170 Lot 14827	Old MBLU TC MAP # TC MAP # Record Lot	06492	CT	WALLINGFORD	WALLIN
6148 300 WALLINGFORD, CT	Assessed 228,900 629,300	327,000 898,800	Assessi Apprais 33 88	CURRENT ASSESSMENT Code Appraised 3-1 327,000 3-2 898,800	Description LAND BLDG	N. S. S.	5 Industrial	5 Industria	Paved Paved Paved TAL DATA PAC MAP #	1 Paved	2 Public Water 1 Paved 2 Public Water 1 Paved SUPPLEMENTAL DATA 1013 PIZ MAR	2 Pu		2 Above 94 Rolling Alt Prol ID		CURRENT OWNER	JAKX LLC 856 NORTH MAIN ST EXT	JAKX LLC 856 NORT

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401 Light Industrial 96 Ind/Comm B- 1 1.00 Concr/Cinder 15 Concr/Cinder 19 Brick Veneer 10 Flat 04 Tar & Gravel 01 Minim/Masonry 03 Concr-Finished RCN	MIXED USE Description Description Description Description Description 1,298,573	256
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OB - OUTBUILDING & YARD ITEMS(I) / XF - BIJII	Ure Ovr Comment	
Description L/B Units Unit Price Yr Bit Cor	d % Good Grade Grade Adj Appr. Value	<u>[6] </u>
PAV1 Paving-Asphalt		22,100 1,700
w//Double Light L 3 1400.00 1970 w//Man Lift Out B 2 1100.00 1983	C 1.00	2,100 1,500
PAV2 Paving-Conc L 396 3.50 2020 A	50 C 100 13	13,600 700
	RECTION	
Description Living Area Floor	a Unit Cost Under	alue
Office	78.91	,971
First Floor 18,632 Porch, Open 0	18,632 60.70 110 15.17	80,925 6,677
Slab	0.00	



Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:

March 12, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From:

Kevin Coons. Chief Appraiser

RE:

856 North Main St Ext.

2020-089

Current Market Value:

\$1,225,800

Current Assessed Value:

\$858,200

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

Informal Hearing with Vision Appraisal:

No

Notes:

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

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

Recommendation:

No change

Gross Income Vacancy Allowance Expense Allowance Other Income Net Income Value Va	Cap Rate Income ACTUALINCOME VALUATION Expense Breakdow	1 1 40 INDWHS M 2 1 20672 GL 6.56 BA A 6.04 124,859 A 0.06 3,505	tyle AdjTa Occ SF / Unit FirLe Base Ra Use LocA Rent /S GrossRent Vac Vac VacancyAll EGI Exp Exp Expensive	Total Income Value 1,263,600 Value Per SF / Unit 61	Cap Adjust A Vacancy Allowance 9,989 Excess Land	p Rate Income 124 850 Inco	Year F Appra	pe 03 Masonry umbing 02 Average Vall 04 Ceil & Min WL	Sale Date Q/U V/I Sale Price Heat / AC 01 Heat/AC Pkgs
Snow Removal Accounting Management Reserves Other LeaseT Tenant LeaseBe	Expense Breakdown Trash Removal		Expenses			979/A/I	Makes	6148 WALLINGFORD, CT	INCOME VALUATION

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman Robert Avery, Member Carl Bonamico, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001

Fax - 203-294-2003

March 1, 2021

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

NOTIFICATION OF ASSESSMENT HEARIN

2020-089 Appellants Submission

Hearing No.: 2020-089 Hearing Date: 3/24/2021 Time: 7:00 PM

Property Description: 856 NORTH MAIN ST EXT Unique ID: J0040600

Property Type: INDUSTRIAL

Dear Sir or Madam:

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

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

You can also dial in from your phone United States (toll free) 1877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

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

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

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

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

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

Signed:	21/2	w.
olulieu.	4.3"	

20360780001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Advanced Turbine Services

856 North Main Street Extension Wallingford, CT 06492

Parcel ID(s)

Appeal Number

64-5

As of 10/1/2020

Prepared By:



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

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



856 North Main Street Extension

PTR Number: 20360780001CT

Location IDs: 64-5

Area Type		ACTURIN 3					Loc	cation Totals
Gross Building Area		20,672						20,672
Net Leaseable Area		20,672						20,672
							ls 00	402 266
Potential Gross Income	5.00	103,360					5.00	103,360
Vacancy and Credit Loss	10.0%	10,336			ŀ		10.0%	10,336
Effective Gross Income	•	93,024		•	•	•	•	93,024
Overall Expense	10.0%	9.302					10.0%	9.302
Net Operating Income	'	83,722				<u> </u>	<u> </u>	83,722
			*	_				
Base Cap Rate								8.500
Adj Tax Rate								0,204
Adj Cap Rate								8.704
Value Sum							_	961,87
							_	
Indicated Value								962,000
Total Indicated Value per SF(NLA)								46.5



956-980 Old Colony Rd Meriden, CT 06451 New Haven County

Building Type: Class C Warehouse Status: Built 1970, Renov 1987

Building Size: 38,870 SF Land Area: 1.60 AC Stories: 2 Space Avail: 38,870 SF Max Contig: 38,870 SF Smallest Space: 6,000 SF Rent/SF/Yr: \$5.00 % Leased: 100%

Expenses: 2020 Tax @ \$0.87/sf; 2015 Ops @ \$0.10/sf

Parking: 75 free Surface Spaces are available; Ratio of 1.96/1,000 SF



2055 S Main St Middletown, CT 06457 Middlesex County

Building Type: Class C Manufacturing
Status: Built 1968

Building Size: 37,000 SF Land Area: 5.38 AC Stories: 1

Expenses: 2020 Tax @ \$0.94/sf

Space Avail: 37,000 SF Max Contig: 37,000 SF Smallest Space: 37,000 SF Rent/SF/Yr: \$3.75

% Leased: 100%



342 Quinniplac St

Bidg 24

Wallingford, CT 06492

New Haven County

Building Type: Class C Manufacturing

Status: Built 1920 Building Size: 26,400 SF Land Area: 40 AC Stories: 4 Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 2,500 SF Rent/SF/Yr: Withheld % Leased: 100%

Expenses: 2020 Tax @ \$2.46/sf
Parking: 100 free Surface Spaces are available; Ratio of 3.79/1,000 SF



340 Quinniplac St

Bldg 21

Wallingford, CT 06492

New Haven County

Building Type: Class C Manufacturing

Status: Existing
Building Size: 20,000 SF
Land Area: Stories: 4

Expenses: 2020 Tax @ \$3.25/sf Parking: Free Surface Spaces Space Avail: 13,500 SF Max Contig: 13,500 SF Smallest Space: 4,500 SF Rent/SF/Yr: \$4.50 % Leased: 32.5%





342 Quinnipiac St

Bidg 11B

Wallingford, CT 06492

New Haven County

Building Type: Class C Manufacturing

Status: Built 1944

Building Size: 9,000 SF

Land Area: 32.99 AC

Stories: 2

Expenses: 2020 Tax @ \$7.23/sf

Space Avail: 3,096 SF Max Contig: 3,096 SF Smallest Space: 3,096 SF Rent/SF/Yr: \$3.00 % Leased: 65,6%



500 Cornwall Ave SOLD

Cheshire, CT 06410

New Haven County

Recorded Buyer: Darter Properties LLC

309 Cedar Ln Cheshire, CT 06410 Recorded Seller: Cornwall Properties Lic

500 Cornwall Ave Cheshire, CT 06410 (203) 272-5546



Sale Date: 07/25/2018 (1156 days on mkt)

Sale Price: \$470,000 - Confirmed

Price/SF: \$36.50

Bldg Type: Class C IndustrialWarehouse Year Built/Age: Built 1987 Age: 31

RBA: 12,875 SF Land Area: 0.92 AC (40,075 SF)

Zoning: I-1

PrFrma Cap Rate: -

Parcel No: CHES-000056-000255

Financing:

Comp ID: 4436964 - Research Status: Confirmed

163-169 N Plains Industrial Rd

SOLD

Wallingford, CT 06492

New Haven County

Recorded Buyer: Rh R & E Llc

169 N Plains Industrial Rd Wallingford, CT 06492

Recorded Seller: Jsjv Llc



Sale Date: 09/04/2018

Sale Price: \$630,000

Price/SF: \$48.46

PrFrma Cap Rate: -

Bldg Type: Class C IndustrialWarehouse Year Built/Age: Built 1977 Age: 41

RBA: 13,000 SF

Land Area: 1 AC (43,560 SF) Zoning: 1-40

Parcel No: WALL-000077-000000-000001

Financing: -

Comp ID: 4531373 - Research Status: Public Record

200 Research Pky - Talcott Machine Products

SOLD

Meriden, CT 06450

PrFrma Cap Rate: -

New Haven County

Recorded Buyer: Ham 200/meriden Llc

112 Oconnell Dr Berlin, CT 06037

Recorded Seller: Midstate Arc Inc.



Sale Date: 02/05/2021

Sale Price: \$1,100,000 - Full Value

Price/SF: \$46.06

Bldg Type: Class B IndustrialManufacturing

Year Built/Age: Built 1979 Age: 42

RBA: 23,880 SF

Land Area: 2.52 AC (109,771 SF)

Zoning: M2

Parcel No: MERI-001008-000335A-000025B Financing: Down payment of \$30,000 (2.7%) Comp ID: 5414597 - Research Status: Full Value



1190 Sherman Ave

SOLD

Hamden, CT 06514

New Haven County

Recorded Buyer: 2 Raccio Pk Llc

2 Raccio Park Rd Hamden, CT

Recorded Seller: Toscano Vincent



Sale Date: 11/19/2020

Sale Price: \$750,000 - Confirmed

Price/SF: \$32.91

PrFrma Cap Rate: -

Bldg Type: Class B IndustrialManufacturing Year Built/Age: Built 1981 Age: 39

RBA: 22,791 SF

Land Area: 2.32 AC (101,059 SF)

Zoning: M-1

Parcel No: HAMD-002828-000022

Financing: Down payment of \$300,000 (40.0%) Comp ID: 5362511 - Research Status: Confirmed





AGENT AUTHORIZATION

I matters relating to ad valores the filing of property tax dec- ing any records in your office rd and discussing assessment	ant the Joseph C. Sansone Company to act as matters for our respective listed parcels. larations or other documents with you or the which we have a right to examine, appearing and resolving disputes with you concerning property taxes. This authority shall terminate ents are resolved.
M:064 L:005	
Parcel Number	Schedule/PIN/Account (if applicable)
Kea PRIN	meth M. Brazid IT NAME OF AUTHORIZED SIGNER Resident
	the filing of property tax decing any records in your office rd and discussing assessment we are responsible for the positive of through 20 24 assessment M:064 L:005 Parcel Number Parcel Number Parcel Number



BOARD OF ASSESSMENT APPEALS

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

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

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

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

APPLICATION

HEARING DATE:	BOARD OF ASSI	SESSED VALUATION ESSMENT APPEALS OCTOBER 1, 2020		·
Property Owner: 508 NORTH COLONY ROAD AS Name of property Owner 505 NORTH COLONY ST Mailing Address WALLINGFORD, CT 06492 City, State, Zip Phone		Appellant (if other the DAVID JOHNSON, JC Name of Owner's Age 18040 EDISON AVEN Mailing Address CHESTERFIELD, MO City, State, Zip 636-733-5455 Phone	OSEPH C SANS ent NUE	ONE CO
Appellant's Capacity of (If Agent, attach a copy of Agency Agreement DAVID JOHNSON Print applicant name and date	Owner & It or Power of Attorney. Origi	Owner's Agent inal agency document must be submit the submit that the submit t	itted at hearing.)	
Fill	out <u>only</u> the section fo	or the property type under a	ppeal.	
Motor Vehicle: Year Make			•	
BLE-L-L FOR NORTH COLON	VOT (MDI HOALLAGE)			
Personal Property: Unique ID:				
What MARKET VALUE does the appending the state the basis of the Appeal: THE ACTUAL MARKET VALUE OF	ASSESSOR'S CALC		EDS	
(Alisáh end	ltional page, documente	ation or appreisel if needea)		
DO NOT WRITE BELOW THIS LIN		I am about to give is true		4-0001-CT
knowledge and bellef. Signature(s) of Owner(s) or Agent: (Must be	signed in the presence of	the Board) Date:		
Print Name Motion:		Voting Record Thomas Vitali		<u>Initials</u>
		Carl Bonamico		····
		Robert Avery		



AGENT AUTHORIZATION

TO: Wallingford		
Assessor's Office and the		
Assessment Review Agenc	с у	
Assessment Appeals Board, examination before any assessment officer or bothe assessments on parcels for which when all matters relating to the 202	the filing of property tax dening any records in your office and discussing assessment we are responsible for the through 20 24 assessment.	point the Joseph C. Sansone Company to act as sem tax matters for our respective listed parcels. Eclarations or other documents with you or the which we have a right to examine, appearing and resolving disputes with you concerning property taxes. This authority shall terminate tents are resolved.
TOTAL COLORY ROBG Associates LL	.C M:091 L:015	B0103100
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
AUTHORIZED SIGNATURE	Tom I	Barberino
12188 120		T NAME OF AUTHORIZED SIGNER aging Member

TITLE

	1 3220 STORE/SHOP M 1 3220 STORE/SHOP M	B Use Code Description	2-OHDS Permit Id Issue Date	4/20 PERRETTAS TAILORING 12X45 TJ'S AUTO BODY-NEW FOR 2011 GL; IG	Nbhd R53	Year Code	BARBERINO TOM & JOSEPH ABATE TRUST	505 NORTH COLONY ST WALLINGFORD CT	
lotal Card Land Units	PM RF4	1	Type Description EL Electric CA C - Approval CM Commercial CM Commercial CM Commercial CM Commercial CM Commercial	ING 12X45 DR 2011 GL; IG	Nbhd Name	EXEMPTIONS Description	WNERSHIP AD ASSOCIATES L REALTY CALE FRANK L CHARLES TRUST	06492 Octoor	
Julis 1.250 AC	43,580 0.250	Type Land Units			Total	Amount	BK-VOL/PAGE SALE DATE 1392 1056 08-25-2010 0656 0113 03-08-1989 0656 0112 03-08-1989 11-14-1974	Alt Prol ID 045004113 Census: 1751 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15123	
Parcel Io	2.76 1.00000 120,200 1.00000	Unit Price I. Factor	RMIT RECORD Insp Date % 09-26-2013 12-02-2011 12-02-2011 12-02-2011 07-22-2005 08-01-2001	<i>NOTES</i>	0.00 ASSESSING NEIGHBORHOOD B	Code Des		SUPPLEMENTAL	
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		Notes	Total Appraised Parcel Value VISIT / C Date Id Type 12-17-2020 JW1 JW1 04-06-2020 LS 03 01-05-2016 RMC 03 09-26-2013 TH 02 12-02-2011 KC 02 04-28-2010 KPC 03 07-21-2009 TH 03	Appraised Land Value (Biog) Special Land Value Total Appraised Parcel Value Valuation Method	APPRAISEI Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg)	566300 This signature acknow	PREVIOUS AS Assessed Year 142,000 2019 424,300		2-1 202,900 2-2 606,200
		Location Adjustment	HANG Is	alue (Biog) e arcel Value	APPRAISED VALUE SUMMARY. Value (Card) Value (Bldg) Value (Bldg)	Total 525700 Total Tot	Section Sect		
Total Land Value	0 3.73 0 162,270	nent Adj Unit Pric	EHISTORY Cd Purpose/Result 40 No change 00 Measur+Listed 40 No change 63 Permit Check - No Measur 29 Field Review 00 Measur+Listed		UE SUMMARY.	700 Total	STORY) d Year Code 00 2018 2-1 00 2-2-5		88
202,900	162,300 40,600	Land Value	809,100 Y Purpose/Result ange ur+Listed ange t Check - No Measur t Check - No Measur t Check - No Measur t Check - No Measur t Check - No Measur	202,900 0 809,100 C	529,900 0 76,300	al 525700 sor	Assessed 131,500 340,800 53,400	VISION	6148

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2	VG		Effective Year Built Depreciation Code Remodel Rating	Effective \ Depreciati Remodel I	Duc OP M94	Forced Air-Duc Central STORE/SHOP M94	04 03 3220	Heating Type AC Type Bidg Use Total Rooms
\$b.b	815,226		F	RCN RCN	onry / Til hed	Minim/Masonry Ceram Clay Til Concr-Finished Gas	8819	Interior Wall 2 Interior Floor 1 Interior Floor 2 Heating Fuel
		COST/MARKET VALUATION	cos		<u>u</u>	Tar & Gravel Drywall	999	Roof Cover Interior Wall 1
3	Fercentage 100	MIXED USE Description STORE/SHOP M94		Code 3220	छ झ	Brick Veneer Concr/Cinder	2.00 19 15	Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure
25					op/Garage เไ	Service Shop/Garage Commercial	420 B-	Style: Model Grade
	CONSTRUCTION DETAIL (CONTINUED) ement Cd Description	ICTION DETAI	CONSTRU		ETAIL Description	CONSTRUCTION DETAIL Cd Descri	CONSTRU	lement



Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons, Chief Appraiser

RE:

508 North Colony St.

2020-091

Current Market Value:

\$809,100

Current Assessed Value:

\$566,300

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

Informal Hearing with Vision Appraisal: Yes- No change

Notes:

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

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

Recommendation:

No change

BOARD OF ASSESSMENT APPEALS

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

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

> 001 03

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO 18040 EDISON AVENUE CHESTERFIELD MO 63005 2020-091 Appellants Submission

NOTIFICATION OF ASSESSMENT HEA.....

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

Property Type: COMMERCIAL

Dear Sir or Madam:

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

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

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

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

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

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

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

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

	2	1		<u> </u>	**************			
Signed:		١,	7					

20326340001CT

REAL PROPERTY SUMMARY ANALYSIS OF

TJ's Auto Body

508 North Colony Street Wallingford, CT 06492

Parcel ID(s)

Appeal Number

91-15

As of 10/1/2020

Prepared By:



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

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



508 North Colony Street

PTR Number: 20326340001CT

Location IDs: 91-15

Area Type	AUTO	SVCE				Loc	ation Totals
Gross Building Area	1	11,180					11,180
Net Leaseable Area		11,180					11,180
Potential Gross Income	7.00	78,260				7.00	78,260
Vacancy and Credit Loss	5.0%	3,913				5.0%	3,913
Effective Gross Income	l	1 74,347	ı	'	'	ı	74,347
Overall Expense	10.0%	<u>7.435</u>			1	12.9%	9,559
Net Operating Income	•	66,912		<u>'</u>	<u>'</u>	<u> </u>	66,912
			· ·				
Base Cap Rate							9.000
Adj Tax Rate							<u>1.920</u>
Adj Cap Rate							10.920
Value Sum						_	612,750
Indicated Value						_	613,000
Total Indicated Value per SF(NLA)							54.83

270 Center St

SOLD

Southington, CT 06489

Hartford County

Recorded Buyer: Clb Ent Lic

270 Center St

Southington, CT 06489

Recorded Seller: Morin Anthony P

Sale Date: 01/31/2018

Sale Price: \$199,000

Price/SF: \$41.46

Bldg Type: RetailAuto Repair Year Built/Age: Built 1969 Age: 49

GLA: 4,800 SF

Land Area: 0.35 AC (15,246 SF)

Zoning: B

PrFrma Cap Rate: -

Parcel No: SOUT-000099-000000-000146

Financing: •

Comp ID: 4145872 - Research Status: Public Record

746 Derby Ave

SOLD

Seymour, CT 06483

Recorded Buyer: Rjm 4650 Llc

746 Derby Ave

Seymour, CT 06483

New Haven County

Recorded Seller: Z Property LLC

746 Derby Ave Seymour, CT 06483

(203) 735-3301

Image Coming Soon

Sale Date: 10/10/2019

Sale Price: \$913,000 - Confirmed

Price/SF: \$57.94

Bldg Type: RetailAuto Repair Year Built/Age: Built 1947 Age: 72

GLA: 15,759 SF

Land Area: 0.96 AC (41,818 SF)

Zoning: C-2

PrFrma Cap Rate: -

Parcel No: SEYM-001204-000000-000013

Financing: Down payment of \$220,000 (24.1%)

Comp ID: 4939049 - Research Status: Confirmed

45 Francis Ave

SOLD

Hartford, CT 06106

Recorded Buyer: Homeowners Fin Co

530 Silas Deane Hwy

Wethersfield, CT 06109

Recorded Seller: Bairos Joao F

Hartford County



Sale Date: 08/02/2018

Sale Price: \$164,100

Price/SF: \$41.02

Bldg Type: RetailAuto Repair Year Built/Age: Built 1970 Age: 48

GLA: 4,000 SF

Land Area: 0.22 AC (9,583 SF)

Zoning: 12

Parcel No: HTFD-000159-000480-000005

Financing: -

PrFrma Cap Rate: -

Comp ID: 4531379 - Research Status: Public Record



199 E Main St

SOLD

Bristol, CT 06010

Hartford County

True Buyer: -

True Seller: -



Sale Date: 04/09/2019 (110 days on mkt)

Sale Price: \$195,000

Price/SF: \$44.60

Bldg Type: RetailAuto Repair Year Built/Age: Built 1901 Age: 118 GLA: 4,372 SF

Land Area: 0.26 AC (11,326 SF)

Zoning: BG

PrFrma Cap Rate: -Parcel No: -

Financing: -

Comp ID: 4765830 - Research Status: Public Record

596 E Main St

SOLD

New Britain, CT 06051

Recorded Buyer: Brito Realty Llc

Recorded Seller: East Main Prop Mgmt



Sale Date: 04/27/2018

Sale Price: \$185,000

Price/SF: \$30.83

Bldg Type: RetailAuto Repair Year Built/Age: Built 1900 Age: 118

Hartford County

GLA: 6,000 SF

Land Area: 0.50 AC (21,780 SF) Zoning: Commercial Business

Parcel No: NBRI-000007D-000000-B000022

Financing:

PrFrma Cap Rate: -

Comp ID: 4299647 - Research Status: Public Record

15 Murphy Rd

SOLD

North Franklin, CT 06254

Recorded Buyer: 32 Signs Llc

15 Murphy Rd

North Franklin, CT 06254

(951) 678-0707

New London County

Recorded Seller: Route 32 Realty Co Llc

Sale Date: 06/27/2019 (1795 days on mkt)

Sale Price: \$400,000

Price/SF: \$27.24

Bidg Type: RetailAuto Repair Year Built/Age: Built 1979 Age: 40

GLA: 14,686 SF

Land Area: 2.76 AC (120,226 SF)

Zoning: C-2

Parcel No: FRAN-000044-000000-000012

Financing:

PrFrma Cap Rate: -

Comp ID: 4800894 - Research Status: Public Record



460 Old Colchester Rd

SOLD

Salem, CT 06420

New London County

Recorded Buyer: Salem Prop Mgmt

460 Old Colchester Rd Salem, CT 06420

Recorded Seller: Tow Lic



Sale Date: 09/06/2018

Sale Price: \$145,000

Price/SF: \$14.50

Bldg Type: RetailAuto Repair Year Built/Age: Built 1950 Age: 68

GLA: 10,000 SF

Land Area: 3.09 AC (134,600 SF)

Zoning: Comm/Town

PrFrma Cap Rate: -

Parcel No: SALE-000022-000044, SALE-000022-000044-000001

Financing: -

Comp ID: 4535786 - Research Status: Public Record

91 Pitkin St

SOLD

East Hartford, CT 06108

Recorded Buyer: 91 Pitkin Street Llc

91 Pitkin St

East Hartford, CT 06108

Hartford County

Recorded Seller: 4 Leitaos Minit Car Wash

Bldg Type: RetailAuto Repair Year Built/Age: Built 1954 Age: 64

GLA: 4,400 SF

Zoning: B-3

Land Area: 0.70 AC (30,492 SF)

Sale Date: 10/25/2018

Sale Price: \$150,000

Price/SF: \$34.09

PrFrma Cap Rate: -

Parcel No: EHAR-000004-000000-000025

Financing: -

Comp ID: 4586617 - Research Status: Public Record





AGENT AUTHORIZATION

TO:	Wallingford
	Assessor's Office and the Assessment Review Agency

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

508 North Colony Day 1 a		
508 North Colony Road Associates LLC	M:091 L:015	B0103100
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
ff 5		Tom Barberino
AUTHORIZED SIGNATURE		
		PRINT NAME OF AUTHORIZED SIGNER
12/88/20		Managing Member
DATE		TITLE



BOARD OF ASSESSMENT APPEALS

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

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

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

Hearing No. <u>2020 —</u> 092 <u>A</u>	APPLICATION
BOARD OF	F ASSESSED VALUATION F ASSESSMENT APPEALS ST OF OCTOBER 1, 2020
Property Owner: FIRST CONNECTICUT CREDIT UNION INC Name of property Owner 159 S TURNPIKE RD Mailing Address WALLINGFORD, CT 06492 City, State, Zip Phone Appellant's Capacity o Owner	Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO Name of Owner's Agent 18040 EDISON AVENUE Mailing Address CHESTERFIELD, MO 63005 City, \$tate, Zip 636-733-5455 Phone Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorned DAVID JOHNSON Print applicant name and date	ey. Original agency document must be submitted at hearing.) Applicant signature
Fill out <u>onl</u> y the sec	ction for the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 159 SOUTH TURNPIKE RD (MBLU (Address and/or Assessor's Ma	161/ / 1/ /) p/Block/Lot/Unit Number)
Personal Property: Unique ID:	DBA:
If you are submitting an appraisal or other sapplication.	similar evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on	the property? : \$_791,000
Briefly state the basis of the Appeal: ASSESSOR'S	S CALCULATION OF VALUE EXCEEDS
THE ACTUAL MARKET VALUE OF THE PROPE	RTY
dec landilibaa dallA)	cumentation or appreisal if needed)
DO NOT WRITE BELOW THIS LINE - BAA Use O	20-32596-0001-CT
	timony I am about to give is true and accurate to the best of m
Signature(s) of Owner(s) or Agent: (Must be signed in the pre	sence of the Board) Date:
Print Name	
Motion:	Voting Record Initials
	Thomas Vitali

Carl Bonamico

Robert Avery



AGENT AUTHORIZATION

TO:	Wallingford		
	Assessor's Office and the	······································	
	Assessment Review Agency		
agent This i Asses before the as	with full authority to handle all includes, but is not limited to, t isment Appeals Board, examini e any assessment officer or boa	matters relating to ad valorer the filing of property tax deci ng any records in your office rd and discussing assessment in we are responsible for the p	at the Joseph C. Sansone Company to act as a tax matters for our respective listed parcels. It is a tax matters for our respective listed parcels. It is a tax matters for our respective listed parcels. It is an action of the which we have a right to examine, appearing and resolving disputes with you concerning property taxes. This authority shall terminate ants are resolved.
	connecticut CU Inc	_	
	Name of Property Owner	M:161 L:001 Parcel Number	Schedule/PIN/Account (if applicable)
Exact	Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact	Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact	Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

Date:

March 12, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From:

Kevin Coons. Chief Appraiser

RE:

159 South Tumpike Rd.

2020-092

Current Market Value:

\$1,036,900

Current Assessed Value:

\$725,800

Appellant's estimate of Market Value: \$791,000

Informal Hearing with Vision Appraisal: Yes- No change

Notes:

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

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

Recommendation:

No change

LeaseBe Yrs	Tenant	LeaseT		Notes	ne ValCo	OtherIncome		Vac Exp	Gross Rent	Rent /S		LocA Use	FirLe	SF / Unit	8	Adjia	Style	oec C	7000
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BOARD OF ASSESSMENT APPEALS

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

Town Hall, Room 101 45 South Main Street 'T 06492

2020-092. Appellants 94-2001 4-2003

March 1, 2021

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

NOTIFICATION OF ASSESSMENT HEARING

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

Property Type: COMMERCIAL

Dear Sir or Madam:

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

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

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

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

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

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

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

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

	2 144	
Signed:		

20325960001CT

REAL PROPERTY SUMMARY ANALYSIS OF

First Connecticut CU Inc.

159 South Turnpike Road Wallingford, CT 06492

Parcel ID(s)

Appeal Number

161-1

As of 10/1/2020

Prepared By:



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

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



159 South Turnpike Road

PTR Number: 20325960001CT

Location IDs: 161-1

Area Type	BANK E	RANCH					Lo	cation Totals
Gross Building Area		6,128						6,128
Net Leaseable Area		6,128				ļ.		6,128
Potential Gross Income	21,00	128,688					21.00	128,688
Vacancy and Credit Loss	5.0%	6,434	1	ļ			5.0%	<u>6,434</u>
Effective Gross Income		122,254					_	122,254
Overall Expense	35.0%	<u>42.789</u>					35.0%	42,789
Net Operating Income		79,465	 		\$*************************************	• •	*	79,465
Base Cap Rate								8.000
Adj Tax Rate								2.040
Adj Cap Rate								10.040
Value Sum							-	791,482
Indicated Value							_	791,000
Total indicated Value per SF(NLA)								129.08

3 Boston Post Rd - Charter Oak Federal Credit Union

SOLD

Waterford, CT 06385

New London County

Recorded Buyer: Stephen Byrne

3 Millstone Rd Waterford, CT 06385 Recorded Seller: Angioletto Llc



Sale Date: 07/09/2020

Sale Price: \$210,000 Price/SF: \$15.86

Bldg Type: RetailBank Year Built/Age: Built 1990 Age: 30

GLA: 13,245 SF

Land Area: 2.43 AC (105,851 SF)

Zoning: C-G

PrFrma Cap Rate: -

Parcel No: WATE-000134-000000-000508

Financing:

Comp ID: 5196066 - Research Status: Public Record

SOLD

40 Main St East Haddam, CT 06423

Middlesex County

Recorded Buyer: Fatima Dedushaj

Recorded Seller: North Main Hldgs Llc

Recorded Buyer: Ismet Dedushaj

40 Main St

East Haddam, CT 06423

Recorded Seller: -

Sale Date: 12/20/2019

Sale Price: \$246,000

Price/SF: \$100.65

Bldg Type: RetailBank

Year Built/Age: Built 1961 Renov 2010 Age: 58

RBA: 2,444 SF

PrFrma Cap Rate: -

Zoning: Commercial

Parcel No: EHDM-000017M-000000-L000015

Financing:

Comp ID: 5014730 - Research Status: Public Record



417 Main St

SOLD

East Hartford, CT 06118

Hartford County

Recorded Buyer: Goodwin Cig 417 Main

(860) 659-8526

Recorded Seller: American Eagle Fin Cu

(860) 434-0203



Sale Date: 11/30/2018

Sale Price: \$1,800,000 - Full Value

Price/SF: \$68.54

Bldg Type: RetailBank Year Built/Age: Built 1951 Age: 67

GLA: 26,263 SF

Land Area: 2.64 AC (114,998 SF)

Zoning: B-2

PrFrma Cap Rate: -

Parcel No: EHAR-000010-000000-000112

Financing: -

Comp ID: 4620400 - Research Status: Full Value

43 E Main St - Wells Fargo

SOLD

Meriden, CT 06450

Recorded Buyer: Pumpkin Realty Corp

2359 E 28th St Brooklyn, NY 11229 (718) 859-5837

New Haven County

Recorded Seller: 417 N Cntry Rd Llc

PO Box 2609 Carlsbad, CA 92018

Sale Date: 04/18/2019

Sale Price: \$1,200,000 - Full Value Price/SF: \$57.14

Bldg Type: RetailBank Year Built/Age: Built 1970 Age: 49

GLA: 21,000 SF

Land Area: 0.68 AC (29,621 SF)

Zoning: C-1

PrFrma Cap Rate: -

Parcel No: MERI-000109-000043-000001-000006

Financing:

Comp ID: 4775631 - Research Status: Full Value

SOLD

Uncasville, CT 06382

New London County

Recorded Buyer: Yost Hidgs Lic

225 Briar Hill Rd

2260 Norwich New London Tpke

Groton, CT 06340

Recorded Seller: Lombardi Steven P

Sale Date: 01/17/2019 Sale Price: \$495,000

Bldg Type: RetailBank

Year Built/Age:

GLA: 3,883 SF

Land Area: 1.13 AC (49,223 SF)

Price/SF: \$127.48

Parcel No: MONT-000106-000033

Financing:

Comp ID: 4668627 - Research Status: Public Record







Assessor's Office and the Assessment Review Agency

TO:

AGENT AUTHORIZATION

Exact Name of Property Owner Parcel Number Schedule/PIN/Account (if applicable)	First Connecticut CU Inc	5 through 20 19 assessmen	M:161 L:001
Exact Name of Property Owner Parcel Number Schedule/PIN/Account (if applicable) Exact Name of Property Owner Parcel Number Schedule/PIN/Account (if applicable) Exact Name of Property Owner Parcel Number Schedule/PIN/Account (if applicable)	Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Schadule/PIN/Account (familiesble)	Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account ((fapplicable)
Exact Name of Property Owner Parcel Number School & Appendix A Property Owner	Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)



BOARD OF ASSESSMENT APPEALS

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

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

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

Hearing No. <u>2020 — \</u>	88	APPLICATION
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BOARD C	of Assessed Valuation of Assessment Appeals List of October 1, 2020
	Appellant (if other than owner):
Property Owner:	DAVID JOHNSON, JOSEPH C SANSONE CO
BARNES HOMESTEAD LLC Name of property Owner	Name of Owner's Agent
P O BOX 1767	18040 EDISON AVENUE
Mailing Address	Mailing Address CHESTERFIELD, MO 63005
WALLINGFORD, CT 06492	City State 7in
City, State, Zip	636-733-5455
Phone	Phone
	Owner's Agent omey. Original agency document must be submitted at hosting.)
DAVID JOHNSON	Applicant signature
Print applicant name and date	
Fill out only the	section for the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Deal Estato: 924 NORTH MAIN ST EXT (MBL)	J 51// 7//)
(Address and/or Assessor's	U 51/ / 7/ /) Map/Block/Lot/Unit Number)
Personal Property: Unique ID:	DBA:
THE ACTUAL MARKET VALUE OF THE PRO	OR'S CALCULATION OF VALUE EXCEEDS
tigeth arethe ist rage	
DO NOT WRITE BELOW THIS LINE - BAA U	20-35840-0001-CT
I hereby solemnly swear that the knowledge and belief.	testimony I am about to give is true and accurate to the best or my
Signature(s) of	
Signature(s) of Owner(s) or Agent: (Must be signed in the	ic presence of the access
Owner(s) or Agent: (Must be signed in the	ic presented of the decision
Signature(s) of Owner(s) or Agent: (Must be signed in the Print Name	
Owner(s) or Agent: (Must be signed in in	Voting Record Initials
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Owner(s) or Agent: (Must be signed in in	Voting Record Initials Thomas Vitali
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Owner(s) or Agent: (Must be signed in in	Voting Record Initials Thomas Vitali

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 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
- ✓ You will be sworn under oath to be truthful in answering questions concerning your property
- ✓ You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- ✓ You will be allowed to question the assessor regarding the assessment of your property
- ✓ Remember It is your responsibility to prove your claim
- ✓ An appraisal by a qualified Appraiser is not required, but is recommended
- ✓ You must pay your taxes as they come due or interest and penalties will be applied.
- ✓ Consult with the Tax Collector for payment instructions while your appeal is pending
- ✓ Notice of the Board's Decision will be mailed to the <u>property owner</u> unless otherwise requested in writing by appellant

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

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

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

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

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



AGENT AUTHORIZATION

TO:	Wallingford CT	
	Assessor's Office and the Assessment Review Agency	•

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

Barnes Homestead LLC	M:051 L:007	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Barnes Homestead LLC	M:134 L:010	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
AUTHORIZED SIGNATURE	PRI	TOWN C. Williams NT NAME OF AUTHORIZED SIGNER
	TIT	mange member

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6148	Assessed 323,400		Appraised 462,100	Code Ap		Description COM LAND	Industrial	<u></u> თ	Paved	2 Public Water 1	- Sid	2 Above Street	***************************************	HOMESTEAD LLC	BARNES HOMESTEAD LLC
State Use 3400 Print Date 3/1/2021 10:22:12 AM	State Use 341 Print Date 3/1	# 1	# 1 of	1 Card # 1 of 1	Bidg Name Sec# 1 of 1		No.	G	51//7//	Map ID	H0239400	#	H MAIN	10	Property Location Vision ID 14790

	EAF Attic, FOP Porci	(Code Description GAZ Gazebo PAV1 Paving-Asphalt SPR1 Sprinklers Wet	2.5	Rooms/Prtns Wall Height % Comn Wall 1st Floor Use:	Baths/Plumbing Ceiling/Wall	Total Baths Heat/AC Frame Type	Total Rooms Total Bedrms	AC Type Bldg Use	Heating Fuel Heating Type	Interior Floor 1 Interior Floor 2	Roof Cover Interior Wall 1	Exterior Wall 2 Roof Structure	Stories: Occupancy Exterior Wall 1	Style: Model Grade	lement
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	Crawl Space Crawl Space Attic, Expansion, Finished Porch, Open Upper Story, Finished Slab Basement, Unfinished Deck, Wood	BUILDII Description	LB Units Unit L 142 L 9,000 B 5,874	OB - OUTBUILDING & YARD ITEMS(L	Average	Average Ceil & Walls	Heat/AC Split Wood Frame		Central OFFICE BLD M94	Gas Forced Air-Duc	Carpet Hardwood	Asphalt Drywall	Wood Truss	Vinyl Siding	Office Commercial	DE 17
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Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cci

From:

Kevin Coons, Chief Appraiser

RE:

924 North Main St Ext. 2020-185

Current Market Value:

\$1,148,600

Current Assessed Value:

\$804,000

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

Informal Hearing with Vision Appraisal: Yes = No change

Notes:

Currently on the market for \$895,000.

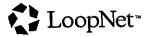
No supporting documentation provided to support a value of \$551,000.

Recommendation:

No change

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Antonio Liguori (203) 272-1821 Ext. 1402



Bridie Bradbury (203) 314-3354



924 N Main Street Ext

7,994 SF | Office Building | Wallingford, CT | \$895,000 (\$112/SF)



INVESTMENT HIGHLIGHTS

- Accessible Bath, Bath Grab Bars, Exterior Curb Cuts, Hallways 36+ Inches Wide, Handicap Parking, Hard/Low Nap Floors, Lever Door Handles
- Awnings, Lighting, Underground Sprinkler, Underground Utilities
- Employee Lounge, Fire Suppression System, Public Restrooms

EXECUTIVE SUMMARY

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

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

PROPERTY FACTS

Sale Type

Investment or Owner User

Price Per SF

\$112

Property Type

Office

Tenancy

Single

Building Size

7,994 SF

Building Height 3 Stories

Building Class

С

Typical Floor Size 7,994 SF

Year Built

1900

Building FAR

Price

\$895,000

Land Acres

2.37 AC

0.08

Zoning

1X

Opportunity Zone

No

AMENITIES

Signage

MAJOR TENANTS

TENANT

INDUSTRY

SF OCCUPIED

RENT/SF

LEASE END

Calcagni Associates Real Estate

Real Estate

6,000 SF

TRANSPORTATION



★ AIRPORT

Tweed-New Haven Airport

30 min drive

17.7 mi

PROPERTY TAXES

Land Assessment

Parcel Number

WALL-000051-000000-

Improvements Assessment

\$331,200

000007

\$248,400

Total Assessment

\$579,600

MAP OF 924 N MAIN STREET EXT WALLINGFORD, CT 06492



ADDITIONAL PHOTOS





002-Col_W_2-1[1]



001-Cal_W_1-1[1]



005-Cal W 5-1



003-Cal W 3-1

006-Cal W 6-1





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

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

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

DE---- 000 004 0001

March 8, 2021

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

2020-185 Appellants Submission

NOTIFICATION OF ASSESSMENT HEARI

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

Property Type: COMMERCIAL

Dear Sir or Madam:

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

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

You can also dial in from your phone United States (toll free) 1877 309 2073 United States +1 (571) 317-3129 Access Code 395-068-405

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

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

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

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

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

Sianed:	21	1/)		
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20358400001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Calcagni Associates Real Estate

924 North Main Street Ext Wallingford, CT 06492

Parcel ID(s)

Appeal Number

051007

As of 10/1/2020

Prepared By:



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

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

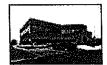


924 North Main Street Ext

PTR Number: 20358400001CT

Location IDs: 051007

Area Type	OFF	ICE				Loc	ation Totals
Gross Building Area		5,518					5,518
Net Leaseable Area		5,518					5,518
Potential Gross Income	18.00	99,324				18.00	99,324
Vacancy and Credit Loss	10.0%	9,932				10.0%	9,932
Effective Gross Income	1	89,392	•	,	ı	•	89,392
Overall Expense	35.0%	31,287			1	35.0%	31,287
Net Operating Income		58,105	<u> </u>		<u> </u>		58,105
Base Cap Rate							8.500
Adj Tax Rate							2.040
Adj Cap Rate							10,540
Value Sum							551,270
Indicated Value							551,00
Total Indicated Value per SF(NL.	A)						99.8



821 N Main Street Ext Wallingford, CT 06492 New Haven County

Building Type: Class B Office/Medical

Status: Built 1987

Building Size: 11,751 SF Typical Floor Size: 5,875 SF

Stories: 2

Expenses: 2020 Tax @ \$2,47/sf

Parking: 91 Surface Spaces are available; Ratio of 8.76/1,000 SF



2494 Whitney Ave Hamden, CT 06518 **New Haven County**

Building Type: Class C Office

Status: Built 1960, Renov 1985

Building Size: 8,510 SF Typical Floor Size: 2,837 SF

Stories: 3

Expenses: 2020 Tax @ \$2.24/sf

Space Avail: 975 SF Max Contig: 975 SF

Space Avail: 2,394 SF

Max Contig: 2,394 SF

Rent/SF/Yr: \$17.00

% Leased: 79.6%

Smallest Space: 2,394 SF

Smallest Space: 975 SF

Rent/SF/Yr: \$12.00 % Leased: 88.5%



202 State St North Haven, CT 06473 **New Haven County**

Building Type: Class B Office

Status: Built 1976

Building Size: 7,870 SF Typical Floor Size: 2,600 SF

Stories: 1

Space Avail: 2,600 SF

Max Contig: 2,600 SF Smallest Space: 2,600 SF

Rent/SF/Yr: \$15.00 % Leased: 67.0%

Space Avail: 900 SF

Max Contig: 900 SF

Rent/SF/Yr: \$16.56

% Leased: 86.6%

Smallest Space: 900 SF

Parking: 56 Surface Spaces are available; Ratio of 7.12/1,000 SF



391 Broad St Meriden, CT 06450 **New Haven County**

1

Building Type: Class C Office Status: Built 1974

Building Size: 6,720 SF Typical Floor Size: 3,221 SF

Stories: 2

Expenses: 2020 Tax @ \$2.07/sf

Parking: 5 Surface Spaces are available; Ratio of 0.74/1,000 SF





1347 E Main St Meriden, CT 06450 New Haven County

Building Type: Class C Office/Office Live/Work Unit

Status: Built 1920 Building Size: 6,144 SF Typical Floor Size: 3,000 SF

Stories: 2

Expenses: 2020 Tax @ \$1,48/sf

Parking: 12 Surface Spaces are available; Ratio of 3.90/1,000 SF



2620 Whitney Ave Hamden, CT 06518 New Haven County

Building Type: Class C Office Status: Built 1982 Building Size: 5,300 SF Typical Floor Size: 2,650 SF

Stories: 2

Expenses: 2020 Tax @ \$3.33/sf

Space Avail: 5,300 SF Max Contig: 5,300 SF Smallest Space: 5,300 SF Rent/SF/Yr: \$14.00 % Leased: 0%

Space Avail: 1,000 SF

Max Contig: 1,000 SF

Rent/SF/Yr: \$16.20

% Leased: 80.0%

Space Avail: 792 SF

Max Contig: 792 SF

Rent/SF/Yr: \$17.42

Smallest Space: 792 SF

Smallest Space: 1,000 SF

Space Avail: 800 SF

Max Contig: 800 SF

Rent/SF/Yr: \$15.00

% Leased: 87,0%

Smallest Space: 800 SF



4 Research Pky Wallingford, CT 06492 New Haven County

Building Type: Class C Office Status: Built 1998 Building Size: 5,000 SF Typical Floor Size: 5,000 SF

Stories: 1

Expenses: 2020 Tax @ \$2.44/sf

Parking: 6 free Surface Spaces are available; Ratio of 1.20/1,000 SF



822 E Center St

Wallingford, CT 06492

New Haven County

Building Type: Class C Office

Status: Built 1974 Building Size: 2,000 SF

Typical Floor Size: 2,000 SF

Stories: 1

Expenses: 2020 Tax @ \$15.47/sf

% Leased: 60.4% Parking: 3 Surface Spaces are available; Ratio of 1.50/1,000 SF



666 Campbell Ave

SOLD

West Haven, CT 06516

New Haven County

Recorded Buyer: J Major Ents Llc

666 Campbell Ave West Haven, CT 06516 Recorded Seller: Betz



Sale Date: 02/06/2020

Sale Price: \$575,000

Price/SF: \$75.63

Bldg Type: Class B OfficeMedical Year Built/Age: Built 1983 Age: 37

RBA: 7,603 SF

Land Area: 0.29 AC (12,632 SF)

Zoning: Mixed

PrFrma Cap Rate: -

Parcel No: WHAV-000042-000299

Financing: -

Comp ID: 5090801 - Research Status: Public Record

393 Center St

SOLD

Wallingford, CT 06492

Recorded Buyer: John Mccarthy

393 Center St

Wallingford, CT 06492

New Haven County

Recorded Seller: Kreisman Rhoda

Recorded Buyer: Mccarthy Cathy

Recorded Seller: -

Sale Date: 04/03/2019

Sale Price: \$235,850

Price/SF: \$49.36

Bldg Type: Class C OfficeOffice Live/Work Unit

Year Built/Age: Built 1890 Age: 129

RBA: 4,778 SF

PrFrma Cap Rate: -

Zoning: Commercial

Parcel No: WALL-000134-000000-000060

Financing: -

Comp ID: 4743976 - Research Status: Public Record



669 Center St

SOLD

Wallingford, CT 06492

New Haven County

Recorded Buyer: Center St Wallingford Llc

669 Center St

Wallingford, CT 06492

Recorded Seller: Colony Props Llc



Sale Date: 03/21/2020

Sale Price: \$350,000

Price/SF: \$57.49

Bldg Type: Class C Office Year Built/Age: Built 1950 Age: 70

RBA: 6,088 SF

Land Area: 0.25 AC (10,890 SF)

Parcel No: WALL-000149-000000-000156

Financing: -

Comp ID: 5113747 - Research Status: Public Record

266 Church St

SOLD

Naugatuck, CT 06770

Recorded Buyer: Dcd Ch St Llc 266 Church St

Naugatuck, CT 06770

New Haven County

Recorded Seller: Lindgren Ann & Earl



Sale Date: 10/12/2018

Sale Price: \$250,000

Price/SF: \$29.51

Bldg Type: Class C Office Year Built/Age: Built 1920 Age: 98

RBA: 8,471 SF

Land Area: 0.21 AC (9,148 SF)

Parcel No: NAUG-000015-W000051-000005

Financing:

Comp ID: 4583257 - Research Status: Public Record

567 Field St

SOLD

Naugatuck, CT 06770

Recorded Buyer: Lloyd Fuller

567 Field St

Naugatuck, CT 06770

New Haven County

Recorded Seller: Cornacchia Angela & Rocco



Recorded Buyer: Reggenna Fuller

Recorded Seller: -

Sale Date: 04/30/2020

Sale Price: \$315,000 Price/SF: \$69.75 Bldg Type: Class C OfficeOffice/Residential

Year Built/Age: Built 1996 Age: 24

RBA: 4,516 SF

Parcel No: NAUG-000080-W013128-000001

Financing: -

Comp ID: 5140573 - Research Status: Public Record

6 681 Saybrook Rd

Middletown, CT 06457

True Buyer: Hair Solutions Salon

650 S Main St

Middletown, CT 06457 (860) 894-2975

Middlesex County

Recorded Seller: Plumbank Realty Trust 681 Lic

183 Plumbank Rd Old Saybrook, CT 06475

Sale Date: 10/16/2018 (487 days on mkt)

Sale Price: \$385,000 - Confirmed

Price/SF: \$77.00

Bldg Type: Class C Office Year Built/Age: Built 1912 Age: 106

RBA: 5,000 SF

Land Area: 0.38 AC (16,553 SF)

Zoning: B-2

Parcel No: -

PrFrma Cap Rate: -

Financing: -

Comp ID: 4546199 - Research Status: Confirmed

26 Shunpike Rd

SOLD

SOLD

Cromwell, CT 06416

Recorded Buyer: Montgomery Dev Group Llc

26 Shunpike Rd Cromwell, CT 06416 Middlesex County

Recorded Seller: Shunpike Assoc

*18.24.25.35.

Sale Date: 05/15/2018

Sale Price: \$800,000 - Confirmed

Price/SF: \$100.00

Bldg Type: Class C Office Year Built/Age: Built 1983 Age: 35

RBA: 8,000 SF

Land Area: 1 AC (43,560 SF)

Zoning: HB

Parcel No: CROM-000020-000047-000006C

Financing: -

PrFrma Cap Rate: -

Comp ID: 4303187 - Research Status: Confirmed



204 State St

SOLD

North Haven, CT 06473

Recorded Buyer: TRM Investments Lic

1221 Swift Creek Dr Clayton, NC 27520 (919) 989-9003

New Haven County

Recorded Seller: Everett RE Enterprise LLC

37 Island View Ave Branford, CT 06405



Sale Date: 05/22/2020 (709 days on mkt)

Sale Price: \$765,000 - Confirmed

Price/SF: \$97.20

Bldg Type: Class C Office Year Built/Age: Built 1900 Age: 120 RBA: 7,870 SF

Land Area: 3.10 AC (135,036 SF)

Zoning: CB 40

Parcel No: NHVN-000240-000224-001300

Financing: -

PrFrma Cap Rate: -

Comp ID: 5149763 - Research Status: Confirmed

124 Washington St

SOLD

Middletown, CT 06457

Recorded Buyer: Berstein Realty Llc 124 Washington St

Middletown, CT 06457

Middlesex County

Recorded Seller: Marc Cmnty Rsrcs Ltd

Sale Date: 07/09/2020 (596 days on mkt)

Sale Price: \$325,000

Price/SF: \$85.59

PrFrma Cap Rate: -

Bldg Type: Class C OfficeOffice Live/Work Unit Year Built/Age: Built 1920 Age: 100

RBA: 3,797 SF

Land Area: 0.14 AC (6,098 SF)

Zoning: B-1

Parcel No: MTWN-000022-000000-000512

Comp ID: 5203628 - Research Status: Public Record

Financing: -

2795 Whitney Ave

New Haven County

Recorded Buyer: RI 1 LIc

Hamden, CT 06518

2795 Whitney Ave

Hamden, CT 06518

Recorded Seller: Benedict Norman

Sale Date: 03/11/2020

Sale Price: \$246,500 Price/SF: \$45.40

Bldg Type: Class B Office

Year Built/Áge: Built 1984 Age: 36 RBA: 5.430 SF

Land Area: 0.57 AC (24,829 SF)

Zoning: R-4

Parcel No: HAMD-002831-000191

Financing: -

PrFrma Cap Rate: -

Comp ID: 5141116 - Research Status: Public Record





421 Wolcott Rd

SOLD

Wolcott, CT 06716

New Haven County

Recorded Buyer: Mu Mu Llc

25 State St

Waterbury, CT 06702 (203) 879-2802

Recorded Seller: 421 Wolcott Road Lic



Sale Date: 12/14/2018

Sale Price: \$390,000

Price/SF: \$45.57

Bldg Type: Class B Office Year Built/Age: Built 1941 Renov 2005 Age: 77

RBA: 8,559 SF

Land Area: 1.12 AC (48,787 SF) Zoning: General Commercial

Parcel No: WOLC-000108-000010-000302

Financing: -

PrFrma Cap Rate: -

Comp ID: 4634241 - Research Status: Public Record





AGENT AUTHORIZATION

то:	Wallingford CT		
	Assessor's Office and the Assessment Review Agency		

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

Barnes Homestead LLC	M:051 L:007	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Barnes Homestead LLC	M:134 L:010	o and the state of
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
AUTHORIZED SIGNATURE		John C. Williams
/6-2-20 DATE	PRIN	TNAME OF AUTHORIZED SIGNER



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 - 18

Board of As	SSESSED VALUATION SESSMENT APPEALS OF OCTOBER 1, 2020
Property Owner: VERNON II CT LLC Name of property Owner 4641 VERNON BLVD Mailing Address LONG ISLAND CITY. NY 11101 City, State, Zip Phone	Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO Name of Owner's Agent 18040 EDISON AVENUE Mailing Address CHESTERFIELD, MO 63005 City, State, Zip 636-733-5455 Phone
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. Or DAVID JOHNSON	Owner's Agent iginal agency document must be submitted at hearing.)
Print applicant name and date	Applicant signature 0
Fill out <u>onl</u> y the section	for the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 53 NORTH PLAINS IND RD (MBLU 50/ J-1 (Address and/or Assessor's Map/Bloc	i5/ /) :k/Lot/Unit Number)
Personal Property: Unique ID:D	BA:
If you are submitting an appraisal or other simila application.	r evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the pr	roperty?: \$_954,000
Briefly state the basis of the Appeal: ASSESSOR'S CAL	CULATION OF VALUE EXCEEDS
THE ACTUAL MARKET VALUE OF THE PROPERTY	
protech pretional page, docume	Kadon et zubraisal timicolog
DO NOT WRITE BELOW THIS LINE - BAA Use Only	20-35696-0001-CT
	y I am about to give is true and accurate to the best of my
Print Name	
Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico
	Robert Avery

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 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
- ✓ You will be sworn under oath to be truthful in answering questions concerning your property
- ✓ You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- You will be allowed to question the assessor regarding the assessment of your property
- ✓ Remember It is your responsibility to prove your claim
- ✓ An appraisal by a qualified Appraiser is not required, but is recommended.
- ✓ You must pay your taxes as they come due or interest and penalties will be applied.
- ✓ Consult with the Tax Collector for payment instructions while your appeal is pending
- Notice of the Board's Decision will be mailed to the <u>property owner</u> unless otherwise requested in writing by appellant

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

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

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

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

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



AGENT AUTHORIZATION

TO:		
Assessor's Office and the	· · · · · · · · · · · · · · · · · · ·	
Assessment Review Agency		
agent with full authority to handle all This includes, but is not limited to, Assessment Appeals Board, examina before any assessment officer or board.	I matters relating to ad valorer the filing of property tax dec- ing any records in your office rd and discussing assessment h we are responsible for the p	nt the Joseph C. Sansone Company to act as matters for our respective listed parcels larations or other documents with you or the which we have a right to examine, appearing and resolving disputes with you concerning property taxes. This authority shall terminate ents are resolved.
VERNON II CT LLC		M:050 L:015
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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AOF BAS FOP SLB SPR1 Grade FN3 PAV1 % Comn Wall Wall Height Ceiling/Wall Frame Type Baths/Plumbing AC Type Heating Type Roof Cover Exterior Wall 2 Occupancy Model 1st Floor Use: Rooms/Prtns Total Rooms Bldg Use Heating Fuel Interior Floor 2 Interior Floor Interior Wall 2 Interior Wall 1 Roof Structure Exterior Wall 1 Stories: Property Location 53 NORTH PLAINS IND RD Vision ID 15211 Account # Heat/AC Total Baths Total Bedrms Code Sprinklers Wet Paving-Asphalt Mezzanine Unf Fence-6' Chain Porch, Open Slab First Floor Office Description 1.00 27 01 17 01 01 03 03 CONSTRUCTION DETAIL OB - OUTBUILDING & YARD ITEMS(L 0.00 4000 16.00 4000 C 96 47 88888 8 Itl Gross Liv / Lease Area Description **00** 00 11 Steel Gas Average Sus-Ceil/Mn WL Flat Stucco/Masonry Average Heat/AC Split INDUSTRIAL M96 Forced Air-Duc Carpet Concr-Finished Pre-finsh Met Ind/Comm Warehouse Central Drywall Minim/Masonry Metal/Tin 47,226 17,500 51,500 BUILDING SUB-AREA SUMMARY SECTION 910 Account # 11.00 8.00 3.00 1990 1990 Living Area 2001 W0062300 41,514 30,240 Condition % RCS Depreciation % Cost to Cure Ovr Misc Imp Ovr Dep Ovr Comment Dep % Ovr RCNLD External Obsol Functional Obsol Remodel Rating Depreciation Code Effective Year Built Cost to Cure Ovr Comment Misc Imp Ovr Comment Percent Good Year Remodeled Frend Factor /ear Built 4000 Element Floor Area CONSTRUCTION DETAIL (CONTINUED)
ement Cd Description 30,240 11,274 77 467 INDUSTRIAL M96 COST/MARKET VALUATION Map ID Eff Area 30,240 38 0 44,934 14,656 Description MIXED USE 0.0 50//15// Unit 0.00 0.00 0.00 t Cost Undeprec Value 42 833,800 28 5 25 1 1986 57.43 44.18 11.05 1,985,184 Description Bldg # 1 Appr ²ercentage 647,502 1,336,003 ,985,184 9 5,000 58,800 19,800 Value 1,679 0 77,300 Sec # 1 of 1 Bldg Name 25 S S B Card# 818 (24) _ 잌 State Use 4000 Print Date 3/1/2021 10:24:00 AM



Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

EMORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons, Chief Appraiser

RE:

53 North Plains Ind. Rd.

2020-187

Current Market Value:

\$1,309,900

Current Assessed Value:

\$917,100

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

Informal Hearing with Vision Appraisal: Yes – No Change

Notes:

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

The demand for warehouse space has increased, not decreased.

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

Recommendation:

No change

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman Robert Avery, Member Carl Bonamico, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

March 8, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO 18040 EDISON AVENUE CHESTERFIELD MO 63005 2020-187 Appellants Submission

NOTIFICATION OF ASSESSMENT HEARING

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

Property Type: COMMERCIAL

Dear Sir or Madam:

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

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

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

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

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

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

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

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

Signed: 219	Sianed:	2	192				
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20356960001CT

REAL PROPERTY SUMMARY ANALYSIS OF

E-J Electric Installation Company

53 North Plains Industrial Road Wallingford, CT 06492

Parcel ID(s)

Appeal Number

050-015

As of 10/1/2020

Prepared By:



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

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



53 North Plains Industrial Road

PTR Number: 20356960001CT

Location IDs: 050-015

Area Type	WARE	HOUSE	·			Lo	cation Totals
Gross Building Area		41,514		 			41,514
Net Leaseable Area		41,514					41,514
Potential Gross Income	3.75	155,678	<u> </u>	 <u> </u>		3.75	155,678
Vacancy and Credit Loss	20.0%	<u>31,136</u>				20.0%	<u>31,136</u>
Effective Gross Income	ı	124,542	•	1	1	1	124,542
Overall Expense	15.0%	18,681			1	15.0%	<u>18,681</u>
Net Operating Income		105,861		 		 	105,861
Base Cap Rate							11.000
Adj Tax Rate							0.102
Adj Cap Rate							11.102
Value Sum							953,528
Indicated Value							954,000
Total Indicated Value per SF(NLA)							22.98



340 Quinnipiac St

Bidg 44

Wallingford, CT 06492

New Haven County

Building Type: Class C Warehouse Status: Built 1960, Renov 1990 Building Size: 44,500 SF Land Area: 44 AC Stories: 1

Stories: 1 Expenses: 2020 Tax @ \$1.46/sf Space Avail: 44,500 SF Max Contig: 44,500 SF Smallest Space: 44,500 SF Rent/SF/Yr: \$3.95 % Leased: 100%



2055 S Main St Middletown, CT 06457 Middlesex County

Building Type: Class C Manufacturing Status: Built 1968

Building Size: 37,000 SF Land Area: 5.38 AC Stories: 1

Expenses: 2020 Tax @ \$0.94/sf

Space Avail: 37,000 SF Max Contig: 37,000 SF Smallest Space: 37,000 SF Rent/SF/Yr: \$3.75 % Leased: 100%



327 Sandbank Rd - Trackside Business Park

SOLD

Cheshire, CT 06410

New Haven County

Recorded Buyer: Bwtk Watertown Llc

59 Lovley Dr

Watertown, CT 06795

Recorded Seller: Sandbank Co Llc



Image Coming Soon

Sale Date: 10/25/2018

Sale Price: \$227,500

Price/SF: \$12.64

Bldg Type: Class C IndustrialManufacturing Year Built/Age: Built 1991 Age: 27

RBA: 18,000 SF

Land Area: -Zoning: I-1

PrFrma Cap Rate: -

Parcel No: CHES-000027-000133-000009

Financing: -

Comp ID: 4586636 - Research Status: Public Record

925 Sherman Ave

SOLD

Hamden, CT 06514

Recorded Buyer: 925 Sherman Llc

925 Sherman Ave

Hamden, CT 06511

New Haven County

Recorded Seller: Mismas Janice R

925 Sherman Ave Hamden, CT 06514

(203) 288-3523

Bldg Type: Class B IndustrialWarehouse Year Built/Age: Built 1972 Age: 47 Sale Date: 06/17/2019

Sale Price: \$950,000 - Confirmed

Price/SF: \$19.00

RBA: 50,000 SF

Land Area: 1.15 AC (50,094 SF) Zoning: M-1

PrFrma Cap Rate: -

Parcel No: HAMD-002928-000011

Financing: -

Comp ID: 4834995 - Research Status: Confirmed

238 Water St

SQLD

Naugatuck, CT 06770

New Haven County

True Buyer: -

Recorded Seller: Gar-Kenyon Technologies

Sale Date: 10/30/2020 (633 days on mkt)

Sale Price: \$500,000 - Confirmed

Price/SF: \$11.90

Bldg Type: Class C IndustrialWarehouse

Year Built/Age: Built 1920 Age: 100

RBA: 42,000 SF

Land Area: 1.40 AC (60,984 SF)

Zoning: I-2

Sale Conditions: 1031 Exchange, Lease Option ...

Parcel No: -

Financing:

PrFrma Cap Rate: -

Actual Cap Rate: -

Comp ID: 5278653 - Research Status: Confirmed



DATE

AGENT AUTHORIZATION

matters relating to ad valorem ne filing of property tax declar any records in your office valorements	t the Joseph C. Sansone Company to act as tax matters for our respective listed parcels. arations or other documents with you or the which we have a right to examine, appearing and resolving disputes with you concerning roperty taxes. This authority shall terminate into are resolved.
	M:050 L:015
Parcel Number	Schedule/PIN/Account (if applicable)
PRÍ	POUL CUTRONS NI NAME OF AUTHORIZED SIGNER CFU
	matters relating to ad valorement filing of property tax declars any records in your office with and discussing assessments as we are responsible for the property through 2024 assessment assessment for the property of through 2024 assessment



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 - 188 APPLICATION

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS HEARING DATE: **GRAND LIST OF OCTOBER 1, 2020** Property Owner: EURO REALTY LLC Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO Name of property Owner Name of Owner's Agent 18040 EDISON AVENUE 569 N COLONY ST Mailing Address Mailing Address CHESTERFIELD, MO 63005 WALLINGFORD, CT 06492 City, State, Zip City, State, Zip 636-733-5455 Phone Phone Appellant's Capacity o Owner X Owner's Agent (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at he of DAVID JOHNSON 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: 569 NORTH COLONY ST (MBLU 91/,/ 57 /) (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? : **\$** 685,000 Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS THE ACTUAL MARKET VALUE OF THE PROPERTY triciach adoltio in inado, documentation et appreisat i incodes. 20-32649-0001-CT DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the Board) Date: _ Print Name Motion: Voting Record Initials Thomas Vitali

Carl Bonamico

Robert Avery

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 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
- ✓ You will be sworn under oath to be truthful in answering questions concerning your property
- ✓ You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- You will be allowed to question the assessor regarding the assessment of your property
- Remember It is your responsibility to prove your claim
- An appraisal by a qualified Appraiser is not required, but is recommended
- ✓ You must pay your taxes as they come due or interest and penalties will be applied.
- ✓ Consult with the Tax Collector for payment instructions while your appeal is pending
- Notice of the Board's Decision will be mailed to the <u>property owner</u> unless otherwise requested in writing by appellant

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

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

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

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

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

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



Wallingford

TO:

AGENT AUTHORIZATION

Assessor's Office and the		
Assessment Review Agency	7	
This includes, but is not limited to, Assessment Appeals Board, examin before any assessment officer or board	I matters relating to ad vale the filing of property tax of ing any records in your off and discussing assessm h we are responsible for the	point the Joseph C. Sansone Company to act as orem tax matters for our respective listed parcels. declarations or other documents with you or the fice which we have a right to examine, appearing tents and resolving disputes with you concerning the property taxes. This authority shall terminate sments are resolved.
Euro Realty LLC	M:091 L:057	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
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Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
— Docustanced by: Mike Caro AUTHOREZED SIGNATURE		chael Caro RINT NAME OF AUTHORIZED SIGNER
12-1-2020		vner
DATE		TLE

	1 3300 1 3300	B Use Code	Permit Id 17350		MA=MKT ADJ	MEZ3 - 2ND FLR	GAS/OIL HEAT	IMPORTS UNLIMITED		N			Year Cr	7. 00 00 00 00 00 00 00 00 00 00 00 00 00	BLAKELEY BLAKELEY	EURO REA		WALLINGFORD	569 N COLONY ST	EURO REALTY LLC
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Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

EMORANDU

Date:

March 12, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From: Kevin Coons. Chief Appraiser

RE:

569 North Colony St.

2020-188

Current Market Value:

\$867,300

Current Assessed Value:

\$607,200

Appellant's estimate of Market Value: \$685,000

Informal Hearing with Vision Appraisal: Yes – No Change

Notes:

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

Recommendation:

No change

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48	6148					Type		. ~					07-15-1994				1	1 001011	B VOX	Current Owner
ALUATION	INCOME VALUATION					් ර		550,000	Sale Price	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	0/0/0/1		Sale Date				2 1	91//57// 560 NORTH COLONY ST	91//57//	



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

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

Dhama 2001 -2001 -2003

March 8, 2021

DAVID JOHNSON, JOSEPH C SANCONE CO 18040 EDISON AVENUE CHESTERFIELD MO 63005 2020-188 Appellants Submission

NOTIFICATION OF ASSESSMENT HE

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

Property Type: COMMERCIAL

Dear Sir or Madam:

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

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

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

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

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

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

Board of Assessment Appeals

Tom Vitali Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

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

	21/4	
Signed:		

20326490001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Imports Unlimited Inc.

569 North Colony Street Wallingford, CT 06492

Parcel ID(s)

Appeal Number

91-57

As of 10/1/2020

Prepared By:



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

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

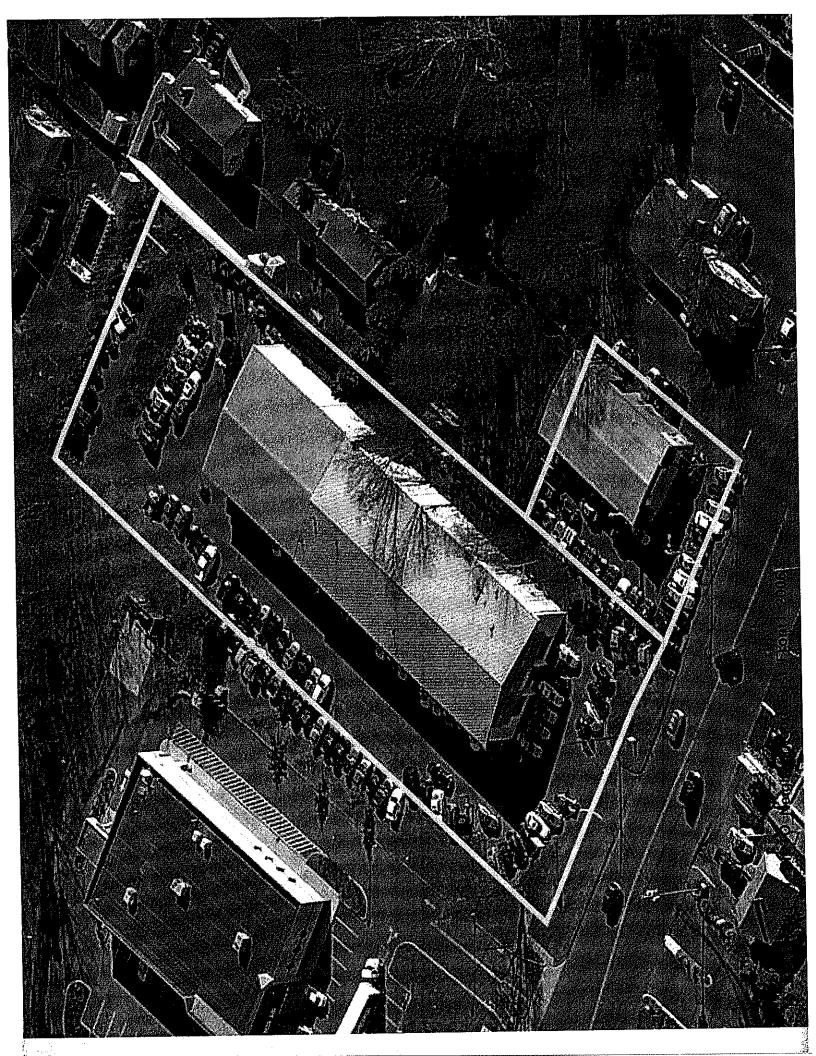


569 North Colony Street

PTR Number: 20326490001CT

Location IDs: 91-57

Area Type	AUTO	DEAL				Lo	cation Totals
Gross Building Area		16,196					16,196
Net Leaseable Area		16,196					16,196
Potential Gross Income	5.00	80,980				5,00	80,980
Vacancy and Credit Loss	5.0%	4,049				5.0%	4,049
Effective Gross Income	1	76,931	l	ı	i i	1	76,931
Overall Expense	10.0%	<u>7.693</u>		1		5.9%	4.500
Net Operating Income		69,238	· · · · · · · · · · · · · · · · · · ·				69,238
Base Cap Rate							10.000
Adj Tax Rate							0.102
Adj Cap Rate							10.102
Value Sum							685,388
							-
Indicated Value						, –	685,00
: Total Indicated Value per SF(N	ILA)						42.2



115-119 Newfield Ave

SOLD

Hartford, CT 06106

Hartford County

True Buyer: •

Recorded Seller: Joseph Guerrera & Rocco Mancini

238 Ledyard St

Hartford, CT 06114 (860) 953-8811

True Seller: Joseph Guerrera & Rocco Mancini



Sale Date: 11/08/2018 (1466 days on mkt)

Sale Price: \$350,000 - Full Value

Price/SF: \$34.31

Bldg Type: RetailAuto Dealership Year Built/Age: Built 1987 Age: 31

GLA: 10,200 SF

Land Area: 0.93 AC (40,511 SF)

Zoning: C1

Sale Conditions: Lease Option

Parcel No: -

Danielson, CT 06239

PrFrma Cap Rate: -

Actual Cap Rate: -

Financing: Down payment of \$100,000 (28.6%) Comp ID: 4604016 - Research Status: Full Value

574 Wauregan Rd

Windham County

Recorded Buyer: 574 Wauregan Llc

574 Wauregan Rd

Danielson, CT 06239

Recorded Seller: Bay St Sb

Sale Date: 03/05/2019 Sale Price: \$615,000

Price/SF: \$35.14

Bldg Type: RetailAuto Dealership Year Built/Age: Built 2004 Age: 15

GLA: 17,500 SF

Land Area: 7.13 AC (310,583 SF)

Zoning: GC PrFrma Cap Rate: -

Parcel No: KILL-000262-000000-000001

Financing:

Comp ID: 4716091 - Research Status: Public Record



DATE

AGENT AUTHORIZATION

TO:	Wallingford		
10.	Assessor's Office and the Assessment Review Agency		
This: Asses befor the as	with full authority to handle all includes, but is not limited to, t ssment Appeals Board, examini e any assessment officer or boar	matters relating to ad valorem he filing of property tax declar ing any records in your office valued and discussing assessments in we are responsible for the pro-	t the Joseph C. Sansone Company to act as tax matters for our respective listed parcels trations or other documents with you or the which we have a right to examine, appearing and resolving disputes with you concerning toperty taxes. This authority shall terminate at are resolved.
Euro	Realty LLC	M:091 L:057	
Exac	t Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
	t Name of Property Owner t Name of Property Owner	Parcel Number Parcel Number	Schedule/PIN/Account (if applicable) Schedule/PIN/Account (if applicable)
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Exac	t Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Mi	cusigned by: LL (arc FFIOREZED SIGNATURE		el Caro IT NAME OF AUTHORIZED SIGNER
12-1	-2020	Owne	r

TITLE

Subject

The Rogers Family LTD Partnership Tax Appeals

From

John Lo Monte <john_lo_monte@snet.net>

To

assessor@wallingfordct.gov <assessor@wallingfordct.gov>

Date

2021-03-25 07:39



- 155 So. Elm St. (Summary).pdf (~81 KB)
- 71 Bull Ave. (Summary).pdf (~84 KB)
- 110 Christian St. (Summary).pdf (~83 KB)
- 101 Dudley Ave. (Summary).pdf (~126 KB)
- 159-181 No. Colony St. (Summary).pdf (~118 KB)
- 237 HAll Ave. (Summary).pdf (~44 KB)

Dear Mr. Jackson;

As per the request of the Wallingford Tax Appeal Board Chairman, attached you will find Summary of the Appraisal Reports that our office is engaged in on behalf of the Roger's Family, for three commercial and three residential properties. Thank you for your consideration.

Best Regards,

John Lo Monte, CCRA, GAA, CCIM

2020-060 155 So. Elmst 2020-062 71 Bull Are 2020-059 110 Christian St. 2020-064 101 Dulley Are

2020-061 159-181 No. Colony St.

2020-063 237 Hall Ave



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	-063
	Ÿ	

APPLICATION

APPEAL OF ASSESSI BOARD OF ASSESSI HEARING DATE: GRAND LIST OF OCT	IENT APPEALS
Property Owner. Kodes Family Utd Partnershy Name of property Owner Popert Fogas Mailing Address Dudley Are. City, State, Zip UTd, Ct. 06492 Phone 203 464 1538	Appellent (if other than owned): Name of Owner's Agent John Lo Monte Mailing Address Po Box 290-0563 City, State, Zip UCHNUSSICE, C+ 06129 Phone 860 635 7500
Appellant's Capacity o Owner X Ov (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original at Print applicant name and date	wner's Agent gency document must be submitted at bearing.) Applicant signature
Fill out only the section for th	e property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 237 Hall Ave. (Address and/or Assessor's Map/Block/Lot	/Unit Number)
Personal Property: Unique ID:DBA:	
If you are submitting an appraisal or other similar eviapplication. What MARKET VALUE does the applicant place on the proper Briefly state the basis of the Appeal:	dence, you <u>must</u> submit a copy along with your
(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.

DURABLE STATUTORY POWER OF ATTORNEY-SHORT FORM

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

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

							Dudley	Ave	W149	Cf	<u>.</u>
Toh.	(insert name	Box	290-6	563.4	ucthan	sheld, Ct	and James	es Laughl	in , Nath	EM	methics
	(insert name my agent(s)	and a	acress c	or the ag	jent, o	r each age	ent, if more th	nan one i	is design	ated)	

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

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

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

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

(A) Real property;
(B) Tangible personal property;
(C) Stocks and bonds;
(D) Commodities and options;
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DURABLE STATUTORY POWER OF ATTORNEY-SHORT FORM

-(E)-Banks and other-financial-institutions;	(M)
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(G) Insurance and annuities;	(neg)
(H) Estates, trusts and other beneficial interests;	(m)
(I) Claims and litigation;	(m)
(J) Personal and family maintenance;	(1044)
(K) Benefits from governmental-programs or civil	(100%)
or military-service;	(IAAAA
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(M) Taxes ;	Mi
(N)-All-other-matters;	(100)
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(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

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

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

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

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

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

Name of Successor Agent:

Successor Agent's Address:

Buttonword

Circle, With Ch

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

DURABLE STATUTORY POWER OF ATTORNEY-SHORT FORM

Name of Second Successor Agent: Lynne Ropes Second Successor Agent's Address: 258 Shore Que, Gwton, Ct #4340
Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL) If a conservator of my estate should be appointed, I designate that be appointed to serve as conservator of my estate. If be appointed to serve as conservator of my estate, I designate that be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)
Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.
this day of keb, 20 21. (Signature of Principal) (Sea)
Print Below Print Below Witness Sign on line Print Below
STATE OF CONNECTICUT State of Connecticut
of the foregoing instrument, personally appeared, and acknowledged the execution of such instrument to be his/her free act and deed.
Commissioner of the Superior Court/Notary Public My commission expires:
March 31, 2022

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Interior Wall 1 Interior Wall 2 Grade Stories: Model Heating Fuel Heating Type Baths/Plumbing Ceiling/Wall Occupancy Property Location 237 HALL AVE Roof Structure Exterior Wall 2 Exterior Wall 1 PAV1 SPR1 Bldg Use Roof Cover Vision ID BAS FALL FOD FUS % Comn Wall Wall Height Rooms/Prins Total Rooms AC Type nterior Floor 2 nterior Floor 1 1st Floor Use Frame Type Heat/AC Total Bedrms Total Baths OB: OUTBUILDING & YARD ITEMS(L)

Description UB Units Unit Price Yr Bit

Paving-Asphalt L 20,000 3.00 1988 Sprinklers Wet First Floor Basement, Unfinished Porch, Open Upper Story, Finished Finished Lower Level Attic, Expansion, Unfinished Office 15984 CONSTRUCTION DETAIL 10.80.80.20.00 203 94 C 8.00 29 22 2 3 <u>1</u> 3030 3030 ន្ធនួន Ttl Gross Liv / Lease Area Description **ω** Γ Asphalt Drywall Apartment MIXED USE M94 Forced Air-Duc Ceram Clay Til Carpet Gable Commercial Ceil & Walls Heat/AC Split AcrylicStucco Average Average Wood Frame Central 20,000 9,532 BUILDING SUB-AREA SUMMARY SECTION Description Account # <u>1</u>.0 1988 1992 R0265710 Living Area 6,940 2,130 985 2,840 0 Condition % RCS Depreciation Code Dep Ovr Comment Depreciation % Functional Obsol Effective Year Built Misc Imp Ovr Comment Misc Imp Ovr Dep % Ovr RCNLD Percent Good External Obsol Year Remodeled Remodel Rating XF - BUILDING EXTRA FEATURES(B)
Cond. Cd | % Good | Grade | Grade Adj | Cost to Cure Ovr Comment Cost to Cure Ovr rend Factor 'ear Built 3030 Code Element ⋗ Floor Area CONSTRUCTION DETAIL (CONTINUED)
ament Cd Description MIXED USE M94 2,840 2,840 900 9,576 COST / MARKET VALUATION 985 8 8 Map ID 118//74// Eff Area Description 2,840 135 2,130 MIXED USE 985 O 0.1 0.00 58 406,600 27 0 15 G 1987 700,990 95.62 95.62 14.34 71.72 23.32 95.62 23.88 Cost Bldg # 1 Undeprec Value Appr. Percentage ၀၀႙ွဲ 203,671 271,561 12,909 Value 94,186 94,186 23,523 30,000 5,500 956 Bldg Name Sec # 1 of 1 E8 PRE ₽8 Card # 앜 SP SP State Use 3030 Print Date 02-18-2021 11:42:37



Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

Kevin Coons, Chief Appraiser

RE:

237 Hall Ave

2020-063

Current Market Value:

\$679,500

Current Assessed Value:

\$475,700

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

Informal Hearing with Vision Appraisal:

No

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

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

Recommendation:

No change

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property appraised:

237 Hall Avenue, (Route 150), Wallingford, New Haven

County, Connecticut

Owners of Record:

The Rogers Family LTD. Partnership

Effective Date of Value:

October 1, 2020

Date of Appraisal:

February 23, 2021

Zoning:

R6/DA; Moderate Residential Multi Family District

Full Assessment Value:

\$679,500 (October 1, 2020 Grand List)

70% Assessed Value:

\$475,700 (October 1, 2020 Grand List)

Taxes: Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio

Tax Rate (2020 GL) Tax Load Factor

0.70

2.919/1000

2.04

Site:

"L" shaped, with approximately 126 feet of frontage on the northerly side of Hall Avenue (AKA Route 150) and a maximum depth of approximately 247 feet on the westerly side according to the legal description in the Wallingford Land Records (Volume 1015, Page 981). The site contains about 25,700 square feet of land area (0.59± acres).

The site is below street level throughout. The building is built on a full and partially english style finished basement. Land to building ratio is 3.7 to 1. There is limited on-site parking and limited open space.

As a result, market value and marketability are somewhat impacted in my opinion; Hall Avenue (Route 150) is a very busy thoroughfare in terms of vehicular traffic.

237 Hall Avenue, Wallingford, New Haven County, CT John Lo Monte Real Estate Appraisers and Consultants 2020-063

Page 1

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

Highest and Best Use:

The highest and best use of the property is for its continued use as a multi-family residential rental property.

Estimate of value by Direct Sales Comparison Approach:

\$540,000

Estimate of value by the Income Approach: (By Direct Capitalization Method)

\$530,000

Estimate of value by Cost Approach:

Considered but not used

Final estimate of Retrospective Market Value (As Is):

\$535,000

John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS P.O. Box 290-0563 • Wethersfield, Ct. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



237 Hall Avenue, Wallingford, New Haven County, Connecticut

237 HALL AVENUE, WALLINGFORD, CT; GENERAL DATA

Assessor's Reference: Map 118, Block N/A, Lot 74

Volume 1015, Page 982 Recorded January 2, 2002

Ownership: The Rogers Family LTD. Partnership

Gross Building Area: 6,940 Square Feet (2-Story over full, english style partially

finished basement area of 2,130 sq ft)

Site Size: 25,700± Sq Ft (0.59± acres)

Zone: R6/DA; Residence/Multi-Family District Moderate Density

Comments: Average overall condition, but subject to wear and tear and subject to constant as well as various capital improvements. The subject was built in 1930 for use as Class C office building; converted in 1987 for use as multi family and office, or an office, suite on the ground floor; subsequently converted in 2020 for use as apartment.

Parking: Only along the east and rear sides

Land to Building Ratio: 3.7 to 1



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

Fax - 203-294-2003

Hearing	No.2020	-06

APPLICATION

APPEAL OF ASSESSED VALUATION

Board of Assessi	MENT APPEALS
HEARING DATE: GRAND LIST OF OC	TOBER 1, 2020
Property Owner: Ltd Partnerly	Appellant (if other than owner):
Name of property 9 wher	Name of Owner's Agent John Lomonte
Mailing Address ley Are.	Mailing Address 290-0563
City, State, Zip C+ 06492	City, State, Ziphicld C+ 06129
Phone 203 464 1538	Phone 860 635 7500
Appellant's Capacity o Owner If Agent, attach a copy of Agency Agreement or Power of Attorney. Original	Owner's Agent agency document must be submitted at hearing.)
Robert Rogers 2/17/2021	
Print applicant name and date	Applicant signature
	he property type under appeal.
Motor Vehicle: _Year Make /Model:	Plate#Mileage
Real Estate: 159-181 North Co	Plate#Mileage
(Address and/or Assessor's Map/Block/Lt	World Harrison)
Personal Property: Unique ID:DBA:	
If you are submitting an appraisal or other similar evapplication.	
What MARKET VALUE does the applicant place on the prope	erty?: \$ 500,000
What MARKET VALUE does the applicant place on the property state the basis of the Appeal:	xceeds market value.
(Attach additional page, documentat	ion or appraisal if needed)
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
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I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

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	That I	Pot	pert	Rog	sers	101	Dudley	Ave	W149	Cf	•	
Johr	(insert name	and ac	idress o	f the 🗛	rincinal)	do herehi	zannoint 🕨					ct
	(insert name my agent(s)	and ac	ddress o	f the a	gent, or e	each agei	nt, if more th	an one i	s design	ated)	- •	

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(C) Stocks and bonds;
(D) Commodities and options;
(IM)

DURABLE STATUTORY POWER OF ATTORNEY-SHORT FORM

(E) Banks and other financial institutions;	(\mathcal{M})
(F) Operation of entity or businese;	(m)
(G) Insurance and annuities;	
(H) Estates, trusts and other-beneficial interests;	(nez)
(I) Claims and litigation,	(My)
(J) Personal and family maintenance ;	(Mi)
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(K) Benefits from governmental-programs-or-civil	. 0
or military-service;	(IMM)
(L) Retirement-plans,	(MS)
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(N)-AlLother-matters;	(1/2)
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(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

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

Name of Successor Agent:

Successor Agent's Address:

Buttonward Circle, With Ch

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

DURABLE STATUTORY POWER OF ATTORNEY-SHORT FORM

Second Successor Agent's Address: 258 Shore Que, Gwton, Ct 16340
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Seventh : EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.
this () day of // , 20 2 / . (Signature of Principal) (Seal)
Witness Sign on line Print Below TAV NAME Witness Sign on line Witness Sign on line
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STATE OF CONNECTICUT Second
Commissioner of the Superior Court/Notary Public My commission expires: March 3 2022

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22.	37	CONSTRUCTION DETAIL (CONTINUED) Florent Cd Description	TAIL (CONTINUED)		
Style: 322	Store/Apartment	Control			FOP (c2), APT FOP 7
	Commercial				\$
Stories: 2				APT	BAS CSL
Occupancy 2.00 Exterior Wall 1 25	Vinyl Siding	Code Description 3030 MIXED LISE M94	ion Percentage	UBN	
Je -	Gable		00	BAS	
	Drywall	COST/MARKET VALUATION	T VALUATION	<u></u>	*
Interior Floor 2 11	Carpet Ceram Clay Til	RCN	311,660		
	Oil Forced Air-Duc	Year Built	1930		
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Č	Ceil & Walls	Condition %			75
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APT Apartment BAS First Floor CRL Crawl Space		450885	111,634 167,900 0 0 2,961 4,936 24,229		
FEP Porch, Enclosed FOP Porch, Open UBM Basement, Unfinished	shed	_			



Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:

March 15, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

From:

Kevin Coons, Chief Appraiser

RE:

159-181 North Colony St.

2020-061

Current Market Value:

\$572,400

Current Assessed Value:

\$400,800

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

Informal Hearing with Vision Appraisal:

Notes:

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

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

Recommendation:

No change

*	#	Cap	Cap	$\overline{}$			- 4 & 4 &		#	Tota	1	C	L O W	Gro				R G	m R	Cur	్ట్రి	l r						
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Property Appraised

159-181 North Colony Street, Wallingford, New Haven

County, CT

Property Type

One and 2-story (older, 1930-1950 circa) vinyl siding and concrete block exterior commercial-retail mix-use property currently 100 percent tenants occupied for use as restaurant/bar, mix-use outlet and as self-storage, or one-story building built in 1995 comprising 2,100 sq ft (60' x 35'). The gross building area is 7,261 square feet above grade, in total, as per our inspection and adequate information provided by the

current subject property owner/manager.

Ownership

Rogers Family LTD Partnership

Volume 1049, Page 316

Assessor's Reference:

Map 118, Block N/A, Lot 386

Interest Appraised

100% of the fee simple estate

Land Site

31,799 square feet (0.73 acres), more or less, with roughly 236

feet frontage along North Colony

Building to Land Ratio

4.7 to 1

Assessment Value

\$572,400 (100% FMV)

Assessed Value

\$400,800 (70% FMV)

Taxes

\$11,699.35 yearly (Grand List of 2020)

2020-061

Assessment Value: \$572,400; Assessed Value: \$400,800 (70% FMV; 10-1-2020 GL)

Taxes: N/A; Tax load factor for tax appeal purposes

<u>Taxes:</u> Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio

Tax Rate (2020 GL) Tax Load Factor

0.70

2.919/1000

2.04

Zoning:

CA-12; Commercial District

Date Of Inspection

February 27, 2021

Date Of Valuation

October 1, 2020

Highest & Best Use

As is and "as improved," commercial (mix-use) property best suited for multi-users or tenants occupancy, or 100% tenants

occupancy.

REAL ESTATE APPRAISERS & CONSULTANTS
RO. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (860) 635-7500 • FAX (860) 635-3339



237 Hall Avenue, Wallingford, New Haven County, Connecticut

237 HALL AVENUE, WALLINGFORD, CT; GENERAL DATA

Assessor's Reference: Map 118, Block N/A, Lot 74

Volume 1015, Page 982 Recorded January 2, 2002

Ownership: The Rogers Family LTD. Partnership

Gross Building Area: 6,940 Square Feet (2-Story over full, english style partially

finished basement area of 2,130 sq ft)

Site Size: $25,700\pm$ Sq Ft $(0.59\pm$ acres)

Zone: R6/DA; Residence/Multi-Family District Moderate Density

Comments: Average overall condition, but subject to wear and tear and subject to constant as well as various capital improvements. The subject was built in 1930 for use as Class C office building; converted in 1987 for use as multi family and office, or an office, suite on the ground floor; subsequently converted in 2020 for use as apartment.

Parking: Only along the east and rear sides

Land to Building Ratio: 3.7 to 1

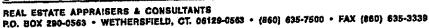
Condition of Improvements (as is):

Based on information available in the Assessor's Office, based on our inspection of the subject property and based on adequate and pertinent information provided by the current subject property owner/manger, the property, as is, is in average overall condition and of average quality and finish-condition, and subject to few deferred maintenance items considered to be cosmetic in nature.

Estimates of Market Value:

Cost Approach	N/A
Direct Sales Comparison Approach to Value	\$495,000
Income Approach to Value	\$425,000
Final Estimate of Retrospective Market Value (As Is):	\$455,000

John Lo Monte





RE: 159-181 North Colony Street, SE Corner of Rembert Street, Wallingford, New Haven County, CT

Introduction, continued

159-181 NORTH COLONY STEEET, WALLINGFORD, CT; GENERAL DATA

Gross (Usable) Building Area: 7,261± sq ft

Age: 1930-1950-1995

Condition: Average as to structural, finish- condition and mechanical components

Assessor's Reference: Map 118, Block N/A, Lot 386 Assessment Value: \$572,400 (October 1, 2020 Grand List)

Assessed Value: \$400,800; Mill Rate: 29.19 mills (10-1-2020 Grand List)

Taxes: \$11,699.35 yearly, or \$1.61/sq ft of useable GBA

Ownership: Rogers Family LTD. Partnership (Volume 1049, Page 316)

Land Area: 31,799± sq ft (0.73± acres)

Zone: CA12; Commercial District

Most Recent Sale Date: October 1, 2002

Occupancy: Tenants occupied for use as mix-use, commercial and self-storage property

Land to Building Ratio: 4.4 to 1

Assessment Value: \$572,400; Assessed Value: \$400,800 (70% FMV; 10-1-2020 GL)

Taxes: N/A; Tax load factor for tax appeal purposes

Taxes: Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio

Tax Rate (2020 GL) Tax Load Factor

0.70

2.919/1000

2.04

John Lo Monte



REAL ESTATE APPRAISERS & CONSULTANTS P.O. BOX 290-0563 • WETHERSFIELD, CT. 06128-0563 • (860) 635-7500 • FAX (860) 635-3339

RE: 159-181 North Colony Street, SE Corner of Rembert Street, Wallingford, New Haven County, CT

Introduction, continued

	159-181 N Units Mix; Actu	orth Colony al And Stab	Street, Wallingfor ilized Rent Roll (C	rd, CT; October 2020)
Unit #	Space/Apt	Sq FT±	Rental Rate (\$)	Comments
159-1	Chinese Restaurant	1,400	1,100/month, or \$9.43/sq ft; modified gross basis	Tenant occupied space, Average condition as per age, use/type and configuration
159-2	Retail; grocery store	1,400	\$950/month, or \$8.14/sq ft, modified gross basis	Tenant occupied; average condition
169	Self-storage	2,100	845/month (average)	Tenants; cold storage space, or self-storage
181	Bar/Restaurant	2,089	2,066.67/month, or \$11.28/sq ft modified gross basis	Tenant occupied; same as above
N/A	Walk-up attic	1,244	N/A	Storage only; or walk- up unfinished attic space

Total actual & stabilized rental income: $$4,961.67 \times 12 = $59,540 \text{ yearly, or}$ $$8.20/\text{sq ft (avg) of GBA (7,261 ± sq ft), or $8.45/\text{sq ft on NRA (7,043 ± sq ft) on}$ modified gross basis.

Thus, total gross building area is 7,261 square feet, more or less, comprised in a one and 2-story converted mix-use commercial and self-storage and tenants occupied property.



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

45 South Main Street Wallingford, CT 06492

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

Hearing No	2020	<u>-0</u> 64
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APPLICATION

APPEAL OF ASSESSE BOARD OF ASSESSM HEARING DATE: GRAND LIST OF OCT	ENT APPEALS
Property Owner: GRAND LIST OF OCT Property Owner: Fundy Purchase Name of property Owner Count Coges Mailing Address U U Und Ley Ane City, State Zip C+ 06492 Phone 203 464 153 F	Appellant (if other than owner): Name of Owner's Agent JOHN LOMONTE Mailing Address PO BOX 290-0563 City, State, Zip We there field, Ct. 06129 Phone 860 635 7500
Appellant's Capacity o Owner SOV (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency Agreement or Power of Attorney. Original agency Agreement or Power of Attorney. Original agency Agreement or Power of Attorney. Original agency Agreement or Power of Attorney.	
	e property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage /Unit Number)
Personal Property: Unique ID: DBA: _	
If you are submitting an appraisal or other similar eviapplication. What MARKET VALUE does the applicant place on the proper Briefly state the basis of the Appeal:	dence, you <u>must</u> submit a copy along with your
(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

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

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

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

That I	Robert	Rogers	101	Dudley	Ave	WIEd, Cf	<u>.</u>
(insert name	and address o	of the pr incipal) S 63. Wetha a) do hereby ሴራነፈሪተ	appoint and James	Cauchle	n. Noth Em	, WILL, CX
(insert name	and address of TO ACT	or the agent, or	each ager	nt, if more the	an one is	s designated)	

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

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

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

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

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

DURABLE STATUTORY POWER OF ATTORNEY-SHORT FORM

-(E)-Banks and other financial institutions;	(\mathcal{M})
(F) Operation of entity or businese;	imi
(G) Insurance and annuities;	(nex)
(H) Estates, trusts-and-other-beneficial interests;	(m)
(I) Claims and litigation,	(mi)
(J) Personal and family maintenance;	(MA)
(K) Benefits-from-governmental-programs-or-civil	(1,00%)
or military-service;	CIAAAA
(L) Retirement-plans,	(MS)
(M) Taxes ;	(Mi
(N)-AlLother-matters,*	(1/2)
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(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

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

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

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

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

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

Name of Successor Agent: TWENSA HOMAS

Successor Agent's Address: Buttoward Circle, WINGOF

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

DURABLE STATUTORY POWER OF ATTORNEY-SHORT FORM

Name of Second Successor Agent: Lynne Rogers Second Successor Agent's Address: 258 Share Que, Gwton, Ct 16340
Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL) If a conservator of my estate should be appointed, I designate that be appointed to serve as conservator of my estate. If be appointed to serve as conservator of my estate, I designate that be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)
Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.
this day of kib, 20 21. (Signature of Principal) (Seal)
Print Below Stan Desait Print Below Stan Desait Witness Sign on line Witness Sign on line
STATE OF CONNECTICUT State of Connecticut
Commissioner of the Superior Court/Notary Public My commission expires: Mark 31, 2022

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Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:

March 12, 2021

To:

Shelby P. Jackson III, Assessor

Cc:

Kevin Coons. Chief Appraiser

RE:

101 Dudley Ave...

2020-064

Current Market Value:

\$271,400

Current Assessed Value:

\$190,000

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

Informal Hearing with Vision Appraisal: No

Notes:

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

Recommendation:

No change

Value 271,400 Value 271,400 ECONOMIC/IVCOME:VALUATION Income Value Income Value Income Value Excess Land Use Loca Rent /S GrossRent Vac Vac VacancyAll Electric Excess Land Income Value Income Value Value Per SF / Unit Income Value Income Value Income Value Value Per SF / Unit Excess Land Vac Vac VacancyAll Electric Excess Land Value Per SF / Unit Income Value Value Per SF / Unit Income Value Value Per SF / Unit Income Value Value Per SF / Unit Insurance Value Per SF / Unit Insurance Value Per SF / Unit Insurance Value Per SF / Unit Insurance Value Per SF / Unit Vac Vac Vac VacancyAll Exception Value Per SF / Unit Value Per SF / Unit Insurance Valco	Location 101 DUDLE AVE Current Owner ROGERS ROBERT L JR ROGERS FAMILY LTD PARTNERSHIP ROGERS ROBERT L & THERESA M	ERSHIP	78 92 Tel	Sales Information Q/U V/I Sale Price	Heat / AC O Frame Type O Baths / Plumbing Ceiling / Wall Rooms / Prtns % Comn Wall	Commercial Data Elements 00 Heat/Min 03 Masonry 02 Average 04 Ceil & Min WL S 02 Average 0.0	
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2020-064

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Introduction:

The subject property is fitted for use as low cost, or industrial type office space exclusively for the benefit of the industrial garage and storage component situated to the rear and commonly known as 101 Dudley Avenue, the subject property is then 100 percent owner occupied and consist of one-story, or industrial garage and office older (1959) storage, configuration and type and newer (2002) office component comrising 476 sq ft of lex-use, low cost industrial office style space.

101 Dudley Avenue, New Haven, CT

Industrial Garage: Gross Building Area: 2,880 sq ft (1-story) on a slab

Office Area(s): 476 ± sq ft (low cost industrial type office)

Rental Rate: $$2,377.17/month \times 12 = $28,526*$ yearly (estimated) on a modified gross basis, or \$8.50/sq ft of GBA (3,356 sq ft)

Parking Space: adequate

Potential Gross Income (PGI) = \$2,377.17/month x 12 = \$28,526 yearly, or \$8.50/SF of GBA to include the land and all of the site improvements

* Stabilized and Estimated Rental Rate

According to the subject property ownership and operator, no rental rate paid is stipulated; however, for our purpose, we will estimate a rental rate of \$2,377.17/month; the premises have been owner occupied and operated as office for the last 27-years.

Legal Description/Property History

Grantor:

Roger Family LTD. Partnership

Grantee:

Rogers Robert, Jr.

Date:

March 29, 1994

Sale Price:

N/A (transaction occurred between related parties)

The property consists then of an older (1959) 1-story masonry frame, or industrial style garage-storage building of 2,880 sq ft (72° x 40°), on a slab, and by a trailer style one-story office building, or newer (2002) of 476 sq ft; structure having a total gross area of 3,356 sq ft above grade, on a slab, and on an industrial zoned parcel of $40,075 \pm \text{sq}$ ft (0.92 $\pm \text{acres}$). Due to the building footprint/GBA and due to the site width, or 132 feet, as per subject's legal description, there is adequate on-site parking, as well as adequate open space.

The subject is part of the City's in the west quadrant; this stretch of 101 Dudley Avenue is situated between the so called "Ball Disposal Area" (west); and the a railroad track (east).

101 DUDLEY AVENUE, WALLINGFORD, CT; GENERAL DATA

Assessor's Reference: Map 162, Block N/A, Lot 17

Volume 782, Page 51; Recorded March 29, 1994

Ownership: Rogers Robert L., Jr.

Gross Building Area: 3,356 Square Feet in total (1-Story on a slab)

Site Size: $40,075 \pm \text{Sq Ft } (0.92 \pm \text{acres})$

Zone: I-40; Industrial District

Comments: Average to below average overall condition; the subject improvements consist of two detached office and low cost industrial garage and storage building

Parking: Along the front side

Land to Building Ratio: 11.9 to 1

Assessment Value: \$271,400; Assessed Value: \$190,000 (70% FMV; 10-1-2020

GL)

Taxes: N/A; Tax load factor for tax appeal purposes

Taxes: Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio Tax Rate (2015 GL) Tax Factor 2.04 0.70

2.9190/1000 *

Property Appraised

101 Dudley Avenue, (Map 162, Block N/A, Lot 17),

Wallingford, New Haven County, CT

Property Type

1-story older (1959) industrial garage and newer (2002), one-story frame office building, or Class C office trailer structure on a slab. The building was built in 1959 according to assessor's office records, and only marginally maintained, both interior and exterior including site improvements. As a result, the overall condition is considered to be average to below average. Total GBA is 3,356 sq ft above grade area, fitted for use as low cost industrial garage and storage type and office combination. The net rentable area (NRA) is also 3,356 sq ft, or 100% ratio of GBA.

Ownership

Rogers Robert Jr. Volume 782, Page 51

Assessor's Reference:

Map 162, Block N/A, Lot 17

Interest Appraised

100% of the fee simple interest

Land Site

 $40,075 \pm \text{ sq ft } (0.92 \pm \text{ acres})$

Land to

Building Ratio

11.9 to 1

Assessment Value

\$271,400 (100% FMV; October 1, 2020 GL), or

\$80,87/sq ft of GBA

Assessed Value

\$190,000 (70% FMV)

Taxes: Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio

Tax Rate (2015 GL) Tax Factor

0.70

2.9190/1000

2.04

Zoning

I-40; Industrial District

Date Of Inspection

February 19, 2021

Date Of Valuation

October 1, 2020

Highest & Best Use

"As Is" and As improved

Property Description

1-story masonry and frame industrial building, built in 1959 for use as low cost industrial type garage-storage

and office outlet, for owner occupancy.

101 Dudley Avenue, New Haven, CT

Industrial Garage: Gross Building Area: 2,880 sq ft (1-story) on a slab

Office Area(s): 476 ± sq ft (low cost industrial type office)

Rental Rate: \$2,377.17/month x 12 = \$28,526* yearly (estimated) on a modified gross basis, or \$8.50/sq ft of GBA (3,356 sq ft)

Parking Space: adequate

Potential Gross Income (PGI) = \$2,377.17/month x 12 = \$28,526 yearly, or \$8.50/SF of GBA to include the land and all of the site improvements

Improvements:

Although the subject building was fully inspected the condition, quality, and degree of the improvements at the property must be reconstructed not only from a visual inspection, but also from files, photographs, if any available, recollections and records from various agencies including the Wallingford Assessor's office from adequate and pertinent information provided by the current subject property owner/operator.

UW

Condition:

Based on an interior and exterior inspection of the premises, based on adequate information provided by the current subject property owner/manager, it is your appraiser opinion that the overall condition of the subject premises as of October 1, 2020, the appraisal date, were average to below average, as well as dated, as noted.

Cost Approach

Considered but not utilized

Direct Sales Comparison Approach to Value

\$185,000

Income Approach to Value (Overall Rate Method)

\$230,000

Final Estimate of Retrospective Market Value (As Is):

\$200,000



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	-059

APPLICATION

ADDEAL OF ASSESSED VALUATION

Board of Assess	
HEARING DATE: GRAND LIST OF OC	
Property Owner: Loges Family Ltd Partnaship Name of property Owner Lobert Logess Mailing Address 101 Dudley Ave City, State, Zip WITD CT 06492 Phone 203 464 1538	Appellant (if other than owner): Name of Owner's Agent JOHN CO MUNTE Mailing Address PO BOX 290-0563 Gity, State, Zip Well Their field, Ct 06129 Phone 600 635 7500
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original Print applicant name and date	
Fill out only the section for	the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Motor Vehicle: Year Make /Model:	ot/Unit Number)
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 properties of the Appeal:	erty?: \$ 220,000
Briefly state the basis of the Appeal:	exceeds market vene.
(Attach additional page, documentat	tion or appraisal if needed)
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
DO NOT WRITE BELOW THIS LINE - DAY 030 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

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

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

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

	That I	Pob	ert	Rogers	101	Dudley	Ane	W14d,	Cf	•
Johr	(insert name	and ad	aress of 240 - 65	the princip	pai) do nereb Lashele, U t	y appoint and Jame	s Laughl	in . North	Em	
	(insert name my agent(s)	and ad	dress of	the agent	, or each age	nt, if more th	an one i	s designa	ated)	- •

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

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

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

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

(A) Real property;	(,
(B) Tangible personal property;	(
(C) Stocks and bonds;	(D	4
(D) Gemmodities and options;	(1)	ly)

-(E) Banks and other financial institutions;	(\mathcal{M})
(F) Operation of entity or businese;	inj
(G) Insurance and annuities;	(ner)
(H) Estates, trusts and other beneficial interests;	(m)
(I) Claims and litigation,	(mi)
(J) Personal and family maintenance;	(M)
(K) Benefits from governmental programs or civil	1,000
or military-service;	(IMAM)
(L)-Retirement-plans;	(MX)
(M)-Taxes ;	(Mi
(N) All other matters;	(1/0)
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(Special provisions and limitations may be included in the statutory form power of attorney only if they conform to the requirements of the Connecticut Uniform Power of Attorney Act.)

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

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

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

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

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

Name of Successor Agent:

Successor Agent's Address:

Buttonword Circle, With Cf-

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

Name of Second Successor Agent: Lynne Rogers Second Successor Agent's Address: 258 Shore Que, Gwton, Ct 16340
Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL) If a conservator of my estate should be appointed, I designate that be appointed to serve as conservator of my estate. If is unable to serve or cease to serve as conservator of my estate, I designate that be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)
Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.
this // day of ///, 202/. (Signature of Principal) (Seal)
Witness Sign on line Print Below Witness Sign on line Print Below Stam Deliane
STATE OF CONNECTICUT Section 1 Section 20
Commissioner of the Superior Court/Notary Public My commission expires: Manh 3(2022

Total Card Land Units	B Use Code Description Zone La 1 1040 Two Family R6	Permit Id Issue Date Type Descripti 15626 07-31-2002 RS Residential	1ST=2BED,1B,K,LR,DR 2ND=2BED,1B,K,LR,DR 2/10 IA	Year Code Description Description Descr		Property Location 110 CHRISTIAN ST Vision ID 4372 According TO WINER 2 ROGERS FAMILY LTD PARTNERSHI 101 DUDLEY AVE COMMENT OF THE PROPERTY AVE TO AVE
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Code Description BAS First Floor EAU Attic, Expansion, Unfinished FOP Porch, Open FUS Upper Story, Finished UBM Basement, Unfinished	Code Description		Total Bedrooms 04 Total Bthrms: 2 Total Half Baths 0 Total Xtra Fixtrs Total Rooms: 10 Rath Style: 02	e: 172	is 10 =	ment
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lan Fuller Property Appraiser

Department of Finance Assessing Division

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

<u>MEMORANDUM</u>

Date:

3/10/2020

To:

Shelby Jackson

From:

lan Fuller

CC:

RE:

110 Christian St

Current Market Value: \$ 251,700

Current Assessed Value: \$176,200

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

Notes:

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

Recommendation:

No Change

FinalValue: 259,900

	Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	Site Index Condition Factor Total Appraised Land	Total Appraised Extra Feat Total Appraised Outbidg	Effective Year Built Area Effective Prc Assng Dist Grade: Style Desc Appraised Bldg Value	BUILDING ATTRIBUTES	Mblu Location Prc Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price
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	-19,100 -19,100 -09.5 134.73	-2,400	-2,500 00	-14,200	Adjustments	COMPARABLE #5 148///283/// 25 SYLVAN AVE 100 1040 270,800 07-22-2019 279,000 00

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property appraised:

110 Christian Street, (Map 119, Block N/A, Lot 14),

Wallingford, New Haven County, Connecticut

Owners of Record:

Rogers Family LTD. Partnership

Effective Date of Value:

October 1, 2020

Date of Appraisal:

March 12, 2021

Zoning:

R6/DA; Medium Density Residential Multi Family District

Full Assessment Value:

\$251,700 (October 1, 2020 Grand List)

70% Assessed Value:

\$176,200 (October 1, 2020 Grand List)

Taxes: Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio

Tax Rate (2020 GL) Tax Load Factor

0.70

2.919/1000

2.04

Site:

Rectangularly shaped, with approximately 110 feet of frontage on the westerly side of North Whittlsesey Avenue Ext. and front of approximately 63 feet on the northerly side of according to the legal description in the Wallingford Land Records (Volume 746, Page 4767). The site contains about 6,534 square feet of land area (0.15± acres).

The site is slightly above street level throughout. The building is built on a full and unfinished basement. Land to building ratio is 3.5 to 1. There is limited on-site parking or along the west side.,

Improvements:

One, 2-story, older (1890 circa), with aluminium siding exterior 2-family dwelling in approximately 2,010 square feet above grade area.

The gross living area consists of approximately 1,900 sq ft, in total. Average overall condition and appeal, but dated, or per age and use-type. Please refer to photo of subject property section to view property condition/type.

110 Christian Street, Wallingford, CT

Units Mix

Ground Floor: 1-5-rooms (2-bedroom); GLA: 950± square feet

Second Floor: 1-5-rooms (2-bedroom); GLA: 950± square feet

Total Rooms: 10 Bedrooms: 4 Bathrooms: 2

Gross Building Area (GBA): 2,010 sq ft

Gross living area (GLA): 1,900 (95% ratio of GBA)

Common Area(s): 110 sq ft

Highest and Best Use:

The highest and best use of the property is for its continued use as a multi-family residential rental property.

Estimate of value by Direct Sales Comparison Approach:

\$215,000

Estimate of value by the Income Approach: (By Overall Rate Method)

\$190,000

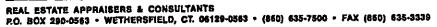
Estimate of value by Cost Approach:

Considered but not used

Final estimate of Retrospective Market Value (As Is):

\$200,000

John Lo Monte





110 Christian Street, (Map 119, Block N/A, Lot 14), Wallingford, New Haven County, CT

110 CHRISTIAN STREET, WALLINGFORD, CT; GENERAL DATA

Assessor's Reference: Map 119, Block N/A, Lot 14

Volume 746, Page 476 Recorded December 311, 1992

Ownership: Rogers Family LTD. Partnership

Gross Dwelling Area: 2,010 Square Feet (2-Story over full and unfinished basement area of 1005 sq ft)

Site Size: 6,534± Sq Ft (0.15± acres)

Zone: R6/DA; Residence/Multi-Family District

Comments: Average overall condition but dated and subject to constant maintenance and/or upgrades or as per age quality of construction and use-type

Parking: Limited along the westerly side

Land to Building Ratio: 3.3 to 1

Assessment Value: \$251,700; Assessed Value: \$176,200 (70% FMV; 10-1-2020

GL)

Taxes: N/A; Tax load factor for tax appeal purposes

<u>Taxes:</u> Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio I

Tax Rate (2020 GL) Tax Load Factor

0.70

2.919/1000

2.04



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

Hearing No. 2626 – 06	0	λ
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APPLICATION

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

HEARING DATE: BOARD OF ASSESSM GRAND LIST OF OCT	
HEARING DATE: GRAND LIST OF OCT	
Property Owner: Co Gas Fumily Ltd. Purtneship Name of property Owner Cobert Cogas Mailing Address Dudley Avl. City, State, Zip	Appellant (if other than owner): Name of Owner's Agent John Comonte Mailing Address PO Box 290-0563 City, State, Zip Wortherfield, Ct. 06129 Phone 860 635 7500 wher's Agent gency document must be submitted at hearing.)
Robert Prace 2/17/2021	
Robert Rogus 2/17/2021 Print applicant name and date	Applicant signature
	ne property type under appeal.
	
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 71 Bull Ave. (Address and/or Assessor's Map/Block/Lo	l/Unit Number)
Personal Property: Unique ID: DBA:	
If you are submitting an appraisal or other similar evapplication. What MARKET VALUE does the applicant place on the proper Briefly state the basis of the Appeal:	idence, you <u>must</u> submit a copy along with your
(Attach additional page, documentation	on or appraisal if needed)
DO NOT WRITE BELOW THIS LINE - BAA Use Only	

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

knowledge and belief.

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

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

	That I	· Rob	ert	Rog	evs	101	Dudley	Ave	W14d,	Cf	•
John	(insert name	ิ ลกก ลณ	urece vi	T THE PAP	incinali	I AA DELEDI	/annoint '				
	(insert name my agent(s)	and ad	dress of	f the ag	jent, or	each age	nt, if more th	an one i	s designa	ted)	- •
								_			

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

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

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

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

(A) Real property;	()
(B) Tangible personal property;	()
(C) Stocks and bonds;	(Day)
(D) Commodities- and options;	(ny)
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(E) Banks and other financial institutions; (F) Operation of entity or businese;	(M)
(G) Insurance and annuities:	(nex)
(H) Estates, trusts-and-ether-beneficial-interests; (I) Claims and litigation;	(mi)
(J) Personal and family maintenance:	
(K) Benefits from governmental programs or civil	(My)
or military-service;	(IMAM)
(L) Retirement plans;	(MS)
(M) Taxes ;	(1443)
(N) All other matters,	(M)

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

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

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

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

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

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

Name of Successor Agent:

Successor Agent's Address:

Buttonword Circle With Ch

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

Name of Second Successor Agent: Lynne Ropes Second Successor Agent's Address: 258 Shore Que, Gwton, Ct 16340
Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL) If a conservator of my estate should be appointed, I designate that be appointed to serve as conservator of my estate. If is unable to serve or cease to serve as conservator of my estate, I designate that be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)
Seventh: EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.
this
Witness Sign on line Print Below Toan Quant Witness Sign on line Print Below Steven De Rum Witness Sign on line
STATE OF CONNECTICUT State of Connecticut
Such instrument to be his/her free act and deed. Commissioner of the Superior Court/Notary Public My commission expires: Manh 3(2022

1 1040	B Use Code	Permit Id 7542-1		2015 - WDK - (EST)	2ND=18,	1ST=1B, 2					Year (ROGERS			WALLINGFORD	101 DUDLEY AVE	ROGERS FAMILY LID PARTNERSHI		Vision ID 8233
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lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:

3/10/2020

To:

Shelby Jackson

From:

Ian Fuller

CC:

RE:

71 Bull Ave

Current Market Value: \$ 183,800

Current Assessed Value: \$128,700

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

Notes:

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

Recommendation:

No Change

2020 -062

Location
Prc Assng Dist
Primary Use
Parcel Value
Sale Date
Sale Price
Adjusted Price Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF Site Index Condition Factor Total Appraised Land Area Effective Prc Assng Dist Mblu Style Desc Appraised Bldg Value Effective Year Built Total Appraised Extra Feat Total Appraised Outbidg BUILDING ATTRIBUTES LAND ATTRIBUTES VALUE SUMMARY PROPERTIES SUBJECT PARCEL 117///88/// 71 BULL AVE 30 1040 183,800 1985 1540 30 C Multi Family 96,800 5 1.00 87,000 88 Multi Family 137,600 104////52/// 273 WASHINGTON ST 30 1040 238,800 12-18-2019 2001.00 1726.00 30 C COMPARABLE #1 5 1.00 94,700 6,500 Adjustments 259,000 -55,000 -55,000 -39.29 170.57 -40,800 -7,700 -6,500 8 1985.00 1931.00 30 C Multi Family 104,300 WALLINGFORD, CT COMPARABLE #2 5 0.95 83,800 3,700 133////113/// 28 ERNEST ST Adjustments 30 1040 191,800 11-16-2018 469,000 -7,500 -3,700 -8,000 -8,000 -05.71 137 3,200 1993.00 1892.00 30 C Multi Family 127,400 COMPARABLE#3 5 1.00 80,000 88 118///146/// 139 HALL AVE 30 1040 207,400 02-20-2019 Adjustments 239,900 -23,600 -23,600 -16.86 148.14 -30,600 7,000 8 88 Multi Family 129,000 1993.00 1900.00 30 C COMPARABLE #4 1.00 87,000 88 118///23/// 23 MAPLE AVE Adjustments 1040 216,000 04-25-2019 00 -32,200 -32,200 -32,200 -23 -23 154.29 88 8 1985.00 1984.00 30 C Multi Family 115,200 COMPARABLE #5 5 1.00 90,200 88 92 BULL AVE 30 Adjustments 1040 206,000 03-28-2019 000 117///64/// -18,400 -22,200 -22,200 -15.86 147.14 -3,200 88

2020-062

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property appraised:

71 Bull Avenue, (Map 117, Block N/A, Lot 88), Wallingford,

New Haven County, Connecticut

Owners of Record:

Rogers Family LTD. Partnership

Effective Date of Value:

October 1, 2020

Date of Appraisal:

March 9, 2021

Zoning:

R6/DA; Medium Density Residential Multi Family District

Full Assessment Value:

\$183,800 (October 1, 2020 Grand List)

70% Assessed Value:

\$128,700 (October 1, 2020 Grand List)

Taxes: Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio

Tax Rate (2020 GL) Tax Load Factor

0.70

2.919/1000

2.04

Site:

Rectangularly shaped, with approximately 50 feet of frontage on the easterly side of Bull Avenue and a maximum depth of approximately 125 feet on each side according to the legal description in the Wallingford Land Records (Volume 746, Page 4767). The site contains about 6,098 square feet of land area (0.14± acres).

The site is at street level throughout. The building is built on a full and unfinished basement. Land to building ratio is 4.4 to 1. There is on-site parking or along the rear side.,

Improvements:

One, 2-story, older (1900 circa) vinyl siding exterior 2-family dwelling in approximately 1,400 square feet above grade area.

The gross living area consists of approximately 1,308 sq ft, in total. Average overall condition and appeal, but dated, or per age and use-type. Please refer to photo of subject property section to view property condition/type.

71 Bull Avenue, Wallingford, CT

Units Mix

Ground Floor: 1-4-rooms (2-bedroom); GLA: 808± square feet

Second Floor: 1-3-rooms (1-bedroom); GLA: 500± square feet

Total Rooms: 7
Bedrooms: 3
Bathrooms: 2

Gross Building Area (GBA): 1,400 sq ft

Gross living area (GLA): 1,308 (93% ratio of GBA)

Common Area(s): 92 sq ft

Highest and Best Use:

The highest and best use of the property is for its continued use as a multi-family residential rental property.

Estimate of value by Direct Sales Comparison Approach:

\$155,000

Estimate of value by the Income Approach: (By Overall Rate Method)

\$145,000

Estimate of value by Cost Approach:

Considered but not used

Final estimate of Retrospective Market Value (As Is):

\$150,000

John Lo Monte

real estate appraisers & consultants P.O. Box 290-0563 • Wethersfield, Ct. 05129-0583 • (860) 635-7500 • FAX (860) 635-3339



71 Bull Avenue; Map 117, Lot 88), Wallingford, New Haven County, Connecticut

71 BULL AVENUE, WALLINGFORD, CT; GENERAL DATA

Assessor's Reference: Map 117, Block N/A, Lot 88

Volume 746, Page 476 Recorded December 311, 1992

Ownership: Rogers Family LTD. Partnership

Gross Dwelling Area: 1,400 Square Feet (2-Story over full and unfinished basement

area of 592 sq ft)

Site Size: 6,098± Sq Ft (0.14± acres)

Zone: R6/DA; Residence/Multi-Family District

Comments: Average overall condition but dated and subject to constant maintenance

and/or upgrades or as per age quality of construction and use-type

Parking: Adequate along the rear side

Land to Building Ratio: 4.4 to 1

Assessment Value: \$183,800; Assessed Value: \$128,700 (70% FMV; 10-1-2020

GL)

Taxes: N/A; Tax load factor for tax appeal purposes

<u>Taxes:</u> Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio

Tax Rate (2020 GL) Tax Load Factor

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2.919/1000

2.04



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Memb
Robert Avery, M
Town ' Phone - 203-294-2001 Fax - 203-294-2003

	ı
Hearing No. <u>2626 - 06</u> 0	<u>APPLICATION</u>
HEARING DATE:	APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020
Phone 203 464 1538	Name of Owner's Agent, John Lo Monte Mailing Address 20000 (1.3
Print applicant name and date	2/17/21 Applicant signature
Fill out	only the section for the property type under appeal.
Motor Vehicle: Year Make /Motor Vehicle: Yea	odel:Plate#Mileage with Elm St. ssessor's Map/Block/Lot/Unit Number)
Personal Property: Unique ID:	DBA:
If you are submitting an appraisa	all or other similar evidence, you must submit a copy along with your cant place on the property? : $\frac{250,000}{4000}$
(Attach addition	onal page, documentation or appraisal if needed)
(/ ((QO)) QOOMO	

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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	That I	· Rob	ert	Roger.	5 101	Dudley	Ave	W149,	Cf	•
John	(insert name	and add	dress of	f the brinc	inal) do here	by appoint and Jame		_		
	(insert name my agent(s)	and add	dress of	f the agen	t, or each ag	ent, if more th ·	an one i	s designa	ated)	

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(A) Real property;	()
(B) Tangible personal property;	ĺ)
(C) Stocks and bonds;	(Day	١
(D) Commodities and options;	(ny	

Name of Second Successor Agent: Lynne Koffo Second Successor Agent's Address: 251 Shore Que, Gwton, Ct 06340
Sixth: DESIGNATION OF CONSERVATOR OF ESTATE (OPTIONAL) If a conservator of my estate should be appointed, I designate that be appointed to serve as conservator of my estate. If is unable to serve or cease to serve as conservator of my estate, I designate that be appointed to serve as conservator of my estate. I direct that bond for the conservator of my estate, including any sureties thereon (be required or not be required.)
Seventh : EFFECTIVE DATE: This power of attorney is effective immediately unless I have stated otherwise in the special instructions. The execution of this statutory short form power of attorney shall be duly acknowledged by the principal in the manner prescribed for the acknowledgment of a conveyance of real property.
this / day of / land, 20 / (Signature of Principal) (Seal)
Witness Sign on line Print Below Dunont Witness Sign on line
Print Below TEVA Desane
STATE OF CONNECTICUT COUNTY OF WW Haven On this the 7 day of File, 2021, before me, (name of the principal), signer of the foregoing instrument, personally appeared, and acknowledged the execution of
such instrument to be his/her free act and deed. Commissioner of the Superior Court/Notary Public
My commission expires: March 3(2022
1.(0000 (31, 0000

(E) Banks and other financial institutions;	(\mathcal{M})
(F) Operation of entity or businese;	(my)
(G) Insurance and annuities;	(nex)
(H) Estates, trusts and other beneficial interests;	(Mi)
(I) Claims and litigation,	(m)
(U) Personal and family maintenance;	(My)
(K) Benefits from governmental-programs or civil	. 0
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(N)-AlLother-matters,*	(M)

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

Fifth: DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

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

Name of Successor Agent: TWOMSE HOMES

Successor Agent's Address: Buttoward Circle, With Ch

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

Description Association (1980)	Total Card Land Units 0.238 AC Darrol Total	
9 1.00000 5 1.00 100 1.270 1.0000 11.8 122,300	Two Family R11 10,366 SF 9.29 1.00000	1 1040 Tw
Size Adj Site Index Cond. Nbhd. Nbhd. Adj Notes Location Adjustment Adj Unit P Land Value	ion Zone Land Typ Land Units Unit Price	B Use Code
12-30-2019 WH 02 1st Callback 12-16-2019 WH 03 01 Measured 10-06-2015 V 29 Field Review 03-10-2011 JS 05 6 50 BAA Change 12-14-2010 DC 39 Field Review 08-08-08-2010 SR 29 Field Review		
Comp Date Comp Comments Date Id Type Is Cd	Issue Date Type Description Amount Insp Date % Co	Permit Id Iss
Total Appraised Pa	03/10/2011 - BAA HEARING 2010-080	03/10/2011 - BAV
Valuation Method C		IA 2020
Total Appraised Parcel Value 303,100	2BED,OTHER-1	2ND=LR,K,18,2BED,OTHER-1
	LR,K	1ST=2BED,1B,LR,K
122,30		100
Tracing Batch Appraised Ob (B) Value (Bidg)	Nbhd Name B	Nbhd
Appraised Xf (B) Value (Bidg)		
Appraised Bldg. Value (Card) 180,800	Total 0.00	
APPRAISED VALUE SUMMARY	٨	
Description Number Amount Comm Int	Description Amount Code	Year Code
OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor	EXEMPTIONS	33
Total 212200 Total 186800 Total 186800		
0 2020 1-1 85,600 2019 1-1 91,100 2018 1-1 1-3 126,600 1-3 95,700 1-3	ROGERS ROBERT L SR & ROBERT L JR 0519 0535 04-26-1983	ROGERS ROBE
Q/U V/I SALE PRICE	OZAS DAZS 12-31-1002	ROGERS FAMIL
Assoc Pid# Total 303,100 212,200	GIS ID 3908	
Easement Town Line IND PARK	CT 06492 Old MBLU TC MAP # TC MAP # Record Lot	WALLINGFORD
	Alt Prol ID 043002067	101 DUDLEY AVE
1-1 122,300 85,600 1-3 180 800 126 600		
1 Paved 2 Suburban Description Code Appro	ROGERS FAMILY LTD PARTNERSHI 2 Above Street 2 Public Water 1 Paver	ROGERS FAMI
Bldg # 1 Sec # 1 of	Account # R0267500	Vision ID 3908
149/ / 13/ / Bidg Name	155 SOUTH ELM ST Map ID	Property Location

Code BAS FGR FGR FOP FUS UAT UBM Ba	1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -		Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style: Whirlpool Tub Fireplaces	Interior Fir 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms:	Occupancy Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2	D 3
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ption	BUILDINGS	OB OUTBUILDING & YARD ITEMS(L)	9 Rooms Average Average	Gas Forced Air-Duc None 4 Bedrooms	Aluminum Sidng Gable Asphalt Drywall Plastered Carpet	908 Account # CONSTRUCTION DETAIL Cd Description 09 Multi Family 01 Residential C+ 2 Stories
ving Area Fil 1,008 0 0 1,512 0 0	UB-AREA S	E Y' BILL CO	- <u> </u>			n 80267500
loor Area	BUILDING SUB-AREA SUMMARY SECTION	Percent Good RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment Gost to Cure Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment Gost to Cure Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment Gost to Cure Ovr Comment Cost to Cure Ovr Comment	Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition %	Year Built Effective Year Built Depreciation Code Remodel Rating	Parcel Id Parcel Id Adjust Type Code Condo Fir Condo Unit COST/M	CONSTRUCT
Unit	TION	int imment r Comment XTRA FEA		ĕ <u>≓</u>	Code Descript Code Descript TIMARKET VALUE New 27	Cd Cd
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sc Value 87,331 17,501 17,501 1866 130,996 13,082 17,501			,	SE STATE]8 ²]	
Total Control		TQ a	35.		*	3 ×
\$ 20 0.00						POB
2016						

2020-060



lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:

3/10/2020

To:

Shelby Jackson

From:

Ian Fuller

CC:

RE:

155 South Elm St

Current Market Value: \$303,100

Current Assessed Value: \$212,200

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

Notes:

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

Recommendation:

No Change

2020-060

	Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	VALUE SUMMARY	Site Index Condition Factor Total Appraised Land	LAND ATTRIBUTES	Total Appraised Extra Feat Total Appraised Outbldg	Effective Year Built Area Effective Prc Assng Dist Grade: Style Desc Appraised Bldg Value	BUILDING ATTRIBUTES	Mblu Location ProPERTIES Mblu Location Pro Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price
			5 1.00 122,300		000	1985 3085 100 C+ Multi Family 180,800		SUBJECT PARCEL: 149///13/// 155 SOUTH ELM ST 100 1040 303,100
			5 1.00 117,400		1,100	1985.00 3035.00 100 C Multi Family 167,500	Adius	COMPARABLE#1 133///211/// 87 SOUTH WHITTLESEY 1000 1040 286,000 11-27-2019 00
5 4	17,100 17,100 06.79 113.49		4,900		-1,100	· · · · · · · · · · · · · · · · · · ·	Adiustments	BLE#1 133///211/// 133///211/// HITTLESEY 100 1040 286,000 11-27-2019 325,000 00
			1.00 124,300		00 300	1985.00 3185.00 100 C+ Multi Family 189,500	-	WAL
	-11,000 -11,000 -04.37 124.64		-2,000		-300	-8,700	Adjustments	LINGFORD, CT WPARABLE #2 134///71/// 47 SOUTH ELM ST 100 1050 314,100 09-24-2019 00 00
			5 1.00 116,600		00 15,100	1993.00 2998.00 100 C+ Multi Family 213,700		COMPARABLE #3 134///14 162 CENTER 1 10 345,4 10-25-20
	42,300 42,300 -16.79 137.06		5,700		-15,100		Adjustments	134///144/// 134////144/// 462 CENTER ST 100 1040 345,400 10-25-2019 349,9000 00
			5 1.00 115,400		800			COMPARABLE #4 119///15 144 CHURCH 10 305,1 04-29-26
	-2,000 -2,000 -00.79 121.07		6,900		-800	-8,100	Adjustments	PARABLE #4 119///150/// 144 CHURCH ST 100 1040 305,100 04-29-2020 00 00 00 00 00 00 00 00 00 00 00 00
			1.00 114,900		88		returnit.	133///22/// 147 SOUTH WHITTLESEY 1040 341,800 67-24-2019 00
	-38,700 -38,700 -15.36 135.63		7,400		88	-46,100 -26,100	Adjustments	COMPARABLE #5 133///222/// 7 SOUTH WHITTLESEY 100 1040 341,800 97-24-2019 00

FinalValue: 306,700

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Property appraised:

155 South Elm Street, NW Corner of Ward Street (Map 149,

Block N/A, Lot 13), Wallingford, New Haven County,

Connecticut

Owners of Record:

Rogers Family LTD. Partnership

Effective Date of Value:

October 1, 2020

Date of Appraisal:

March 11, 2021

Zoning:

R11: Medium Density Residential Multi Family District

Full Assessment Value:

\$303,100 (October 1, 2020 Grand List)

70% Assessed Value:

\$212,200 (October 1, 2020 Grand List)

Taxes: Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio

Tax Rate (2020 GL) Tax Load Factor 2.04

0.70

2.919/1000

Site:

Approximately rectangularly shaped, with roughly 75 feet of frontage on the westerly side of South Elm Street and a maximum depth of approximately 147 feet on each side according to the legal description in the Wallingford Land Records (Volume 746, Page 4767). The site contains about 10.454 square feet of land area (0.24± acres).

The site is above street level. The building is built on a full and unfinished basement. Land to building ratio is 4.1 to 1. There is on-site parking or along the rear side; in addition, the dwelling benefits by 2-car (under) garage of 504 sq ft.

Improvements:

One, 2-story, older (1870 circa) aluminum siding exterior 2-family dwelling in approximately 2,520 square feet above grade area

The gross living area consists of approximately 2,340 sq ft, in total. Average overall condition and appeal, but dated, or per age and use-type. Please refer to photo of subject property section to view property condition/type.

155 South Elm Street, Wallingford, CT

Units Mix

Ground Floor: 1-4-rooms (2-bedroom); GLA: 980± square feet

Second Floor: 1-5-rooms (2-bedroom); GLA: 1,360± square feet

Total Rooms: 9 Bedrooms: 4 Bathrooms: 2

Gross Building Area (GBA): 2,520 sq ft

Gross living area (GLA): 2,340 (93% ratio of GBA)

Common Area(s): 180 sq ft

Highest and Best Use:

The highest and best use of the property is for its continued use as a multi-family residential rental property.

Estimate of value by Direct Sales Comparison Approach:

\$290,000

Estimate of value by the Income Approach: (By Overall Rate Method)

\$190,000

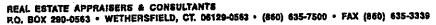
Estimate of value by Cost Approach:

Considered but not used

Final estimate of Retrospective Market Value (As Is):

\$250,000

John Lo Monte





155 South Elm Street; NW Corner of Ward Street, Map 149, Lot 13), Wallingford, New Haven County, Connecticut

155 SOUTH ELM STREET, WALLINGFORD, CT; GENERAL DATA

Assessor's Reference: Map 149, Block N/A, Lot 13

Volume 746, Page 476 Recorded December 311, 1992

Ownership: Rogers Family LTD. Partnership

Gross Dwelling Area: 2,520 Square Feet (2-Story over full and unfinished basement area of 1,008± sq ft)

Site Size: 10,454± Sq Ft (0.24± acres)

Zone: R11; Residence/Multi-Family District

Comments: Average overall condition but dated and subject to constant maintenance and/or upgrades or as per age quality of construction and use-type

Parking: Adequate along the rear side; two car (under) garage: 504 sq ft

Land to Building Ratio: 4.1 to 1

Assessment Value: \$303,100; Assessed Value: \$212,200 (70% FMV; 10-1-2020

Taxes: N/A; Tax load factor for tax appeal purposes

<u>Taxes:</u> Since the purpose of this appraisal report is for tax appeal purposes, we have omitted the real estate taxes impact from the income and expenses forecast and included the tax burden in the overall rate. The tax burden, or tax load factor, for the October 1, 2020 Grand List is calculated as follows:

Assessment Ratio

Tax Rate (2020 GL) Tax Load Factor

0.70

2.919/1000

2.04