



Town of Wallingford, Connecticut

Board of Assessment Appeals
Tom Vitali, Chairman
Robert Avery, Member
Carl Bonamico, Member

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

BOARD OF ASSESSMENT APPEALS AGENDA

**SPECIAL VIRTUAL MEETING FOR THE GRAND LIST
OCTOBER 1ST, 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

Date	Time	HEARING NO	TYPE	LND_USE_CODE	Account Number	Pid	Owner Full Name	Co-Owner Full Name	Street Num _ Index	Street
March 29, 2021	6:00 - 9:00 PM	2020-193	COMMERCIAL		J0121900	16005	ONE STOP PROPERTIES LLC		68	NORTH TUR
March 29, 2021	6:00 - 9:00 PM	2020-044	COMMERCIAL	3160	G0110860	15249	VALESVILLE PROPERTIES LLC		120	CHURCH ST
March 29, 2021	6:00 - 9:00 PM	2020-044	COMMERCIAL	3160	G0110860	15249	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	120	CHURCH ST
March 29, 2021	6:00 - 9:00 PM	2020-042	COMMERCIAL	3160	L0239650	15247	38 WAREHOUSE POINT ROAD LLC		38	WAREHOUSE
March 29, 2021	6:00 - 9:00 PM	2020-042	COMMERCIAL	3160	L0239650	15247	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	38	WAREHOUSE
March 29, 2021	6:00 - 9:00 PM	2020-043	COMMERCIAL	3220	M0517300	15227	VALESVILLE PROPERTIES LLC		125	CHURCH ST
March 29, 2021	6:00 - 9:00 PM	2020-043	COMMERCIAL	3220	M0517300	15227	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	125	CHURCH ST
March 29, 2021	6:00 - 9:00 PM	2020-108	COMMERCIAL	3520	H0416140	15973	WORLDWIDE PROPERTIES LLC		7	NORTH TUR
March 29, 2021	6:00 - 9:00 PM	2020-108	COMMERCIAL	3520	H0416140	15973	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	7	NORTH TUR
March 29, 2021	6:00 - 9:00 PM	2020-053	INDUSTRIAL	4000	P0033800	15595	350 NORTH CHERRY STREET EXTENSION LLC		350	NORTH CHE
March 29, 2021	6:00 - 9:00 PM	2020-053	INDUSTRIAL	4000	P0033800	15595	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	350	NORTH CHE
March 29, 2021	6:00 - 9:00 PM	2020-109	INDUSTRIAL	4000	C0127700	15871	ULBRICH STAINLESS & SPECIAL METALS INC		7	CARLTON S
March 29, 2021	6:00 - 9:00 PM	2020-109	INDUSTRIAL	4000	C0127700	15871	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	7	CARLTON S
March 29, 2021	6:00 - 9:00 PM	2020-050	INDUSTRIAL	4010	G0110750	15246	VALESVILLE PROPERTIES LLC		43	WAREHOUSE
March 29, 2021	6:00 - 9:00 PM	2020-050	INDUSTRIAL	4010	G0110750	15246	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	43	WAREHOUSE
March 29, 2021	6:00 - 9:00 PM	2020-051	INDUSTRIAL	4010	G0110850	15186	VALESVILLE PROPERTIES LLC		41	WAREHOUSE
March 29, 2021	6:00 - 9:00 PM	2020-051	INDUSTRIAL	4010	G0110850	15186	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	41	WAREHOUSE
March 29, 2021	6:00 - 9:00 PM	2020-056	INDUSTRIAL	4010	W0060700	15223	WALLINGFORD GROUP L L C		39	NORTH PLA
March 29, 2021	6:00 - 9:00 PM	2020-056	INDUSTRIAL	4010	W0060700	15223	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	39	NORTH PLA
March 29, 2021	6:00 - 9:00 PM	2020-049	INDUSTRIAL	4010	W0060800	15222	WALLINGFORD GROUP L L C		47	NORTH PLA
March 29, 2021	6:00 - 9:00 PM	2020-049	INDUSTRIAL	4010	W0060800	15222	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	47	NORTH PLA
March 29, 2021	6:00 - 9:00 PM	2020-052	INDUSTRIAL	4020	H0000400	15654	VALESVILLE PROPERTIES LLC		5	CAPITAL DR
March 29, 2021	6:00 - 9:00 PM	2020-052	INDUSTRIAL	4020	H0000400	15654	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	5	CAPITAL DR
March 29, 2021	6:00 - 9:00 PM	2020-057	INDUSTRIAL	4020	W0060900	15220	WALLINGFORD GROUP LLC		21	NORTH PLA
March 29, 2021	6:00 - 9:00 PM	2020-057	INDUSTRIAL	4020	W0060900	15220	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	21	NORTH PLA
March 29, 2021	6:00 - 9:00 PM	2020-054	INDUSTRIAL	4410	G0248400	15224	38 WAREHOUSE POINT ROAD LLC		117	CHURCH ST
March 29, 2021	6:00 - 9:00 PM	2020-054	INDUSTRIAL	4410	G0248400	15224	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	117	CHURCH ST
March 29, 2021	6:00 - 9:00 PM	2020-055	INDUSTRIAL	4030	C0405000	15618	NORTH CHERRY EXT LLC		430	NORTH CHE
March 29, 2021	6:00 - 9:00 PM	2020-055	INDUSTRIAL	4030	C0405000	15618	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	430	NORTH CHE
March 29, 2021	6:00 - 9:00 PM	2020-109	INDUSTRIAL	4000	C0127700	15871	ULBRICH STAINLESS & SPECIAL METALS INC		7	CARLTON S
March 29, 2021	6:00 - 9:00 PM	2020-109	INDUSTRIAL	4000	C0127700	15871	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	7	CARLTON S
March 29, 2021	6:00 - 9:00 PM	2020-110	INDUSTRIAL	4000	U0012000	15872	ULBRICH STAINLESS & SPECIAL METALS INC		1	DUDLEY AV
March 29, 2021	6:00 - 9:00 PM	2020-110	INDUSTRIAL	4000	U0012000	15872	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	1	DUDLEY AV
March 29, 2021	6:00 - 9:00 PM	2020-076	COMMERCIAL	3220	V0075835	132802	HARVEST PARK ASSOCIATES LLC		101	NORTH PLA
March 29, 2021	6:00 - 9:00 PM	2020-076	COMMERCIAL	3220	V0075835	132802	J.F. MULREADY COMPANY LLC	C/O VINCENZO VERNA	101	NORTH PLA
March 29, 2021	6:00 - 9:00 PM	2020-081	COMMERCIAL	3230	V0075850	14834	857 NORTH MAIN STREET ASSOCIATES LLC		857	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-081	COMMERCIAL	3230	V0075850	14834	CIRCLE PLAZA ASSOCIATES LLC	C/O ELIZABETH VERNA	857	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-082	COMMERCIAL	3400	W0150740	14791	Y+O WALLINGFORD LLC		1104	NORTH COI
March 29, 2021	6:00 - 9:00 PM	2020-082	COMMERCIAL	3400	W0150740	14791	J.F. MULREADY COMPANY LLC	C/O Y+O GROUP	1104	NORTH COI
March 29, 2021	6:00 - 9:00 PM	2020-112	COMMERCIAL	3400	W0150740	14791	Y+O WALLINGFORD LLC		860	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-112	COMMERCIAL	3400	W0150740	14791	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	860	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-113	COMMERCIAL	3400	W0150720	14782	Y+O WALLINGFORD LLC		1	SOUTH BAR
March 29, 2021	6:00 - 9:00 PM	2020-113	COMMERCIAL	3400	W0150720	14782	J.F. MULREADY COMPANY LLC	C/O Y+O GROUP	1	SOUTH BAR
March 29, 2021	6:00 - 9:00 PM	2020-113	COMMERCIAL	3400	W0150720	14782	J.F. MULREADY COMPANY LLC	C/O BRIAN MULREADY	1	SOUTH BAR

March 29, 2021	6:00 - 9:00 PM	2020-114	COMMERCIAL	3400		W0150730	14780	Y+O WALLINGFORD LLC				5	SOUTH BAR
March 29, 2021	6:00 - 9:00 PM	2020-114	COMMERCIAL		3400	W0150730	14780	J.F. MULREADY COMPANY LLC		C/O BRIAN MULREADY		5	SOUTH BAR
March 29, 2021	6:00 - 9:00 PM	2020-084	INDUSTRIAL	4000		R0339510	15896	RUCOL LLC				413	SOUTH CHE
March 29, 2021	6:00 - 9:00 PM	2020-084	INDUSTRIAL		4000	R0339510	15896	DAVID JOHNSON, JOSEPH C SANCONE CO				413	SOUTH CHE
March 29, 2021	6:00 - 9:00 PM	2020-085	COMMERCIAL	3260		D0098150	15051	BARNES HOMESTEAD LLC				36	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-085	COMMERCIAL		3260	D0098150	15051	DAVID JOHNSON, JOSEPH C SANCONE CO				36	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-086	COMMERCIAL	3220		A0167420	14801	J & F REALTY LLC				935	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-086	COMMERCIAL		3220	A0167420	14801	DAVID JOHNSON, JOSEPH C SANCONE CO				935	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-089	INDUSTRIAL	4000		J0040800	14827	JAKX LLC				856	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-089	INDUSTRIAL		4000	J0040800	14827	DAVID JOHNSON, JOSEPH C SANCONE CO				856	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-091	COMMERCIAL	3220		B0103100	15123	508 NORTH COLONY ROAD ASSOCIATES LLC				508	NORTH COL
March 29, 2021	6:00 - 9:00 PM	2020-091	COMMERCIAL		3220	B0103100	15123	DAVID JOHNSON, JOSEPH C SANCONE CO				508	NORTH COL
March 29, 2021	6:00 - 9:00 PM	2020-092	COMMERCIAL	3410		F0172700	16103	FIRST CONNECTICUT CREDIT UNION INC				159	SOUTH TUF
March 29, 2021	6:00 - 9:00 PM	2020-092	COMMERCIAL		3410	F0172700	16103	DAVID JOHNSON, JOSEPH C SANCONE CO				159	SOUTH TUF
March 29, 2021	6:00 - 9:00 PM	2020-092	COMMERCIAL		3410	F0172700	16103	DAVID JOHNSON, JOSEPH C SANCONE CO				159	SOUTH TUF
March 29, 2021	6:00 - 9:00 PM	2020-185	COMMERCIAL			H0239400	14790	BARNES HOMESTEAD LLC				924	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-185	COMMERCIAL			H0239400	14790	DAVID JOHNSON, JOSEPH C SANCONE CO				924	NORTH MAI
March 29, 2021	6:00 - 9:00 PM	2020-187	COMMERCIAL			W0062300	15211	VERNON II CT LLC				53	NORTH PLA
March 29, 2021	6:00 - 9:00 PM	2020-187	COMMERCIAL			W0062300	15211	DAVID JOHNSON, JOSEPH C SANCONE CO				53	NORTH PLA
March 29, 2021	6:00 - 9:00 PM	2020-188	COMMERCIAL			E0094110	15158	EURO REALTY LLC				569	NORTH CO
March 29, 2021	6:00 - 9:00 PM	2020-188	COMMERCIAL			E0094110	15158	DAVID JOHNSON, JOSEPH C SANCONE CO				569	NORTH CO
March 29, 2021	6:00 - 9:00 PM	2020-188	COMMERCIAL			E0094110	15158	DAVID JOHNSON, JOSEPH C SANCONE CO				569	NORTH CO
March 29, 2021	6:00 - 9:00 PM	2020-083	COMMERCIAL	3030		R0265710	15984	ROGERS FAMILY LIMITED PARTNERSHIP THE				237	HALL AVE
March 29, 2021	6:00 - 9:00 PM	2020-083	COMMERCIAL		3030	R0265710	15984	JOHN LOMONTE				237	HALL AVE
March 29, 2021	6:00 - 9:00 PM	2020-061	COMMERCIAL	3030		R0266801	15560	ROGERS FAMILY LIMITED PARTNERSHIP				159	NORTH CO
March 29, 2021	6:00 - 9:00 PM	2020-061	COMMERCIAL		3030	R0266801	15560	JOHN LOMONTE				159	NORTH CO
March 29, 2021	6:00 - 9:00 PM	2020-064	COMMERCIAL	3120		R0266850	15885	ROGERS ROBERT L JR				101	DUDLEY AVE
March 29, 2021	6:00 - 9:00 PM	2020-064	COMMERCIAL		3120	R0266850	15885	JOHN LOMONTE				101	DUDLEY AVE
March 29, 2021	6:00 - 9:00 PM	2020-064	COMMERCIAL		3120	R0266850	15885	JOHN LOMONTE				101	DUDLEY AVE
March 29, 2021	6:00 - 9:00 PM	2020-089	RESIDENTIAL	1040		R0267430	04372	ROGERS FAMILY LTD PARTNERSHIP				110	CHRISTIAN
March 29, 2021	6:00 - 9:00 PM	2020-089	RESIDENTIAL		1040	R0267430	04372	JOHN LOMONTE				110	CHRISTIAN
March 29, 2021	6:00 - 9:00 PM	2020-082	RESIDENTIAL	1040		R0267450	08233	ROGERS FAMILY LTD PARTNERSHIP				71	BULL AVE
March 29, 2021	6:00 - 9:00 PM	2020-082	RESIDENTIAL		1040	R0267450	08233	JOHN LOMONTE				71	BULL AVE
March 29, 2021	6:00 - 9:00 PM	2020-060	RESIDENTIAL	1040		R0267500	03908	ROGERS FAMILY LTD PARTNERSHIP				155	SOUTH ELK
March 29, 2021	6:00 - 9:00 PM	2020-060	RESIDENTIAL		1040	R0267500	03908	JOHN LOMONTE				155	SOUTH ELK



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. 2020-193 APPLICATION

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

HEARING DATE: _____

Property Owner: One Stop Properties, LLC
Name of property Owner: One Stop Properties, LLC
Mailing Address: 12 Mona Ave.
City, State, Zip: Branford, CT 06405
Phone: (203) 809-7888

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

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

Samira Faran / Faran Sliddiqy
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: 68 North Turnpike Road
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: J0121900 DBA: One Stop Properties, LLC

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

What MARKET VALUE does the applicant place on the property? : \$ 600,000

Briefly state the basis of the Appeal: This property purchased in full, which included the Underground tanks, pumps, all inside machines and complete Register system. The total purchase price was \$600,000.00 which includes 100% property with machines, equipments etc. Only store sellable items were not included. Those items were bought by One Stop Mart, LLC on the payment of \$25,000.00. This was informed and discussed during the first meeting, but may be due to not clarifying by us, it was not clear. Besides that, previous owners one company owned the Land and building only, and their other company owned the Tanks, machines, pumps etc. for commercial business. The full sale price of \$600,000 was paid for whole property including all machinery. So due to this purchase and keeping everything straight, the whole purchase performed by One Stop Properties, LLC and responsible for all taxes. This was also informed during meeting at town hall. Please review again and update whole property under one ownership of One Stop Properties, LLC. Only and "only store for sale stock" belongs to One Stop Mart, LLC. Our request is that there should be only one Tax assessment for this 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 am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of Owner(s) or Agent: _____ Date: 02/11/2021 (Must be signed in the presence of the Board)

Print Name _____ Motion: _____ _____ _____ _____		<table border="0"> <tr> <td style="text-align: left;"><u>Voting Record</u></td> <td style="width: 20px;">_____</td> <td style="width: 20px;">_____</td> <td style="text-align: right;"><u>Initials</u></td> </tr> <tr> <td>Thomas Vitali</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Carl Bonamico</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Robert Avery</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </table>	<u>Voting Record</u>	_____	_____	<u>Initials</u>	Thomas Vitali	_____	_____	_____	Carl Bonamico	_____	_____	_____	Robert Avery	_____	_____	_____
<u>Voting Record</u>	_____	_____	<u>Initials</u>															
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 (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 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 **property owner** unless otherwise requested in writing by appellant

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

Connecticut General Statutes

<u>Section</u>	
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



Subject Re: Personal property declaration
From Faran Siddiqy <onestopmartllc@gmail.com>
To <assessor@wallingfordct.gov>, Faran Siddiqy <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.

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 4:56 PM Faran Siddiqy <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 Siddiqy 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 Siddiqy
> 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 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
>> 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 Siddiqy 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.
>>> Anyway, 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 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 3:05 PM <assessor@wallingfordct.gov>
>> wrote:

>>>
>>>> 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
>> 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
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>>>> Town of Wallingford

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>>>>> Hopefully, that will resolve this issue.
>>>>> Take care and stay safe.
>>>>> Faran
>>>>>
>>>>> Faran Siddiqy

>>>> PHONE: (203) 809-7888
>>>>
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```

kUWeCdapFx0Ef-EVyiZw2l3oDF9hCwSUppnAJua4hyN9xrIImog550jLSZ3ghZ_CGHPCbWt_u7LtAxpC5-N99UvKxSIM33u3xnp0-U9hR-CQ,,&#x26;typo=1
>> [4]
>>>> [4]
>>>
>>> Links:
>>> -----
>>> [1]
>>>
>>
> 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,oyU16d35pb5W-
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>> [5]
>>> [2]
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a=http%3a%2f%2froundcube.recol.com%2f%3f_task%3dmail%26_action%3dcompose%26_id%3d9018596845fd24ccd46c9b%23&#x26;c=E,1,ZhhSXg-yM-
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>> [4]
>>> [3]
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> https://linkprotect.cudasvc.com/url?
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>> [6]
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> [1]
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> [7]
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yM-kUWeCdapFx0Ef-EVyiZw2l3oDF9hCwSUppnAJua4hyN9xrIImog550jLSZ3ghZ_CGHPCbWt_u7LtAxpC5-N99UvKxSIM33u3xnp0-U9hR-
CQ,,&#x26;%23x26;%23x26;typo=1

```

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
ONE STOP PROPERTIES LLC	1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised
78 SHORT BEACH RD					COM LAND	2-1	189,500
					COM BLDG	2-2	347,600
							132,700
							243,300
							6148
							WALLINGFORD, CT

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
ONE STOP PROPERTIES LLC	1619	0442	01-27-2020	U	I	600,000	22
SNU LLC	1573	0721	10-25-2017	U	I	281,000	26
JOHNSON CICILIA	1395	0961	09-28-2010	U	I	0	02
ZOZ 1ST LLC	1084	0599	04-21-2003	Q	I	200,000	00
JONES RICHARD C & EUNICE	0447	0090	11-18-1976			0	
Total						376,000	

EXEMPTIONS		Amount	Code	Description	Number	Amount
Year	Description					
Total		0.00				

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
Nbhd		B	Tracing
C2			

NOTES	
VALERO GAS, GAS MART, & WING IT ON	
2 PUMPS, (3) 6,000 GALLON TANKS	
3/2020 IG	
CLR=7X8	
BAA HEARING #2015-066= NO CHANGE	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
34394	03-18-2020	CM	432	09-22-2020	100					PROpane EXCHANGE CAG
32095	01-09-2018	CM	40,000	08-09-2018	100					INTERIOR REMODEL ONLY
20336	04-12-2006	CM	1,300	06-27-2006	100					Remove Partitions toEnlarge
17134	10-10-2003	CM	5,000	04-16-2004	100					Store Fitout-1800 sf
17134	10-10-2003	CC		04-16-2004	100					Certificate of Completion-03/0
6234-1	04-26-1994	CC	13,000	08-27-2012	100					Closed

LANDLINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
B	Use Code	DD4		27,095 SF	4.14	1.00000	C	1.00	C40	1.350		0	6.99	189,500
1	3330	GASMART M94												
Total Card Land Units				0.622	AC									
Parcel Total Land Area				0.6220										
Total Land Value														189,500



APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	291,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	56,400
Appraised Land Value (Bldg)	189,500
Special Land Value	0
Total Appraised Parcel Value	537,100
Valuation Method	C

Total Appraised Parcel Value 537,100

VISIT/CHANGE HISTORY

Date	Id	Type	Is	Cd	Change	Purpose/Result
12-22-2020	JW1	03		41	Change	
09-23-2020	LS	02		63	Permit Check - No Measur	
09-11-2020	KC	02		63	Permit Check - No Measur	
03-31-2020	LS	06		00	Measur+Listed	
10-17-2018	SJ	02		16	Letter Sent-Cost Informatio	
08-09-2018	KC	02		60	Permit - Measure & List	
03-22-2016	KC	05		51	BAA No Change	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	310	Gas Mart			
Model	94	Commercial			
Grade	C				
Stories:	1				
Occupancy	2.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Ttl			
Interior Floor 2	03	Concr-Finished			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3330	GASSMART M94			
Total Rooms					
Total Bedrms					
Total Baths					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Wall	05	Sus-Ceill & WL			
Rooms/Prtns	02	Average			
Wall Height	12.00				
% Conn Wall					
1st Floor Use:					

RCN
 Year Built
 Effective Year Built
 Depreciation Code
 Remodel Rating
 Year Remodeled
 Depreciation %
 Functional Obsol
 External Obsol
 Trend Factor
 Condition
 Condition %
 Percent Good
 RCNLD
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

MIXED USE

Code	Description	Percentage
3330	GASSMART M94	100
		0
		0

COST / MARKET VALUATION

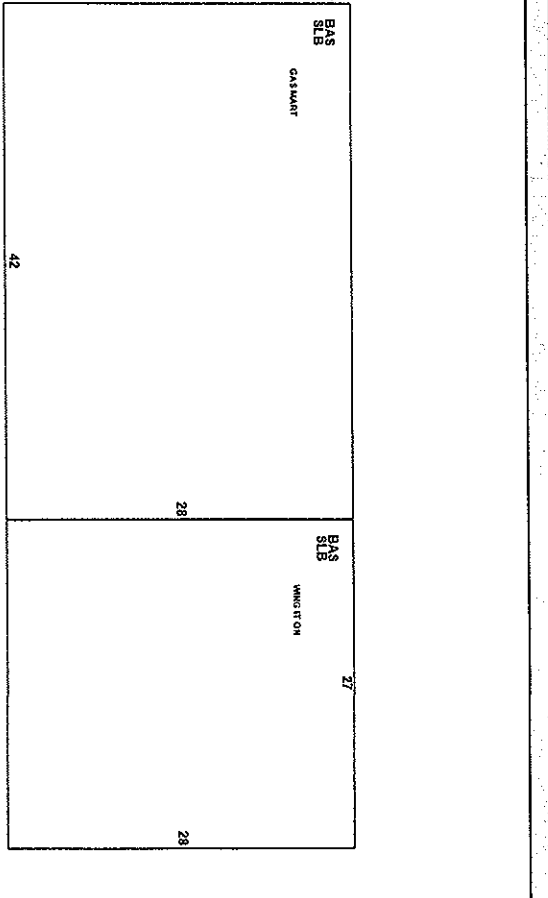
Code	Description	Percentage
		100
		0
		0

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

Code	Description	L/B	Units	Unit Price	Yr. Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LT1	Lights-In w/PL	L	1	860.00	1970	A	50	C	1.00	400
PAV1	Paving-Asphalt	L	12.000	3.00	2018	E	90	C	1.00	32,400
CNP4	Gas Canopy	L	936	40.00	1994	A	50	C	1.00	18,700
PAV2	Paving-Conc	L	1,551	3.50	2018	E	90	C	1.00	4,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,932	1,932	1,932	243.10	469,669
SLB	Slab	0	1,932	0	0.00	0
Ttl Gross Liv / Lease Area		1,932	3,864	1,932		469,669



Subject Re: Personal property declaration
From Faran Siddiqy <onestopmartllc@gmail.com>
To <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 Siddiqy
Phone: (203) 809-7888

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On Fri, Mar 26, 2021 at 1:48 PM <assessor@wallingfordct.gov> wrote:
Good afternoon Faran,

I have attached the information for the hearing. Please call in just before 6pm

Rhonda

On 2021-03-26 11:12, Faran Siddiqy 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 Siddiqy
> PHONE: (203) 809-7888

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> On Thu, Feb 11, 2021 at 4:56 PM Faran Siddiqy
> <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

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>> 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 Siddiqy 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 Siddiqy
>>>> PHONE: (203) 809-7888

>>>>>>
>>>>>> 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
>>>>>> with
>>>>>> the
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>>>>>>>> Mart, LLC immediately by return email, and delete the
>>>>>>>> original
>>>>>>>> and any
>>>>>>>> attachments. Thanks_


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YALESVILLE Properties

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

W.F. MULREADY
22 MAR 21 AM 9:50

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



Town of Wallingford, Connecticut

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

WTFD ASSESSOR
19 FEB '21 PM 2:12

Hearing No. 2020-044 APPLICATION

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

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvash Company LLC
Name of Owner's Agent: Brian Mulvash
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone:

Appellant's Capacity: [x] Owner [] Owner's Agent
(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: 120 Church St 37/30
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?: \$ 660,000
Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value. 100% vacant

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:

Table with columns: Voting Record, Initials. Rows: Thomas Vitall, Carl Bonamico, Robert Avery.

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
1	2	1	2	1	2	1	2	1	2	1	2
Level	Public Water	Swampy	Paved	Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed
YALESVILLE PROPERTIES LLC					COM LAND	2-1	389,600	272,800	2018	2-1	256,100
173 CHURCH ST					COM BLDG	2-2	1,011,600	708,100	2019	2-2	618,800
WALLINGFORD CT 06492										2-5	176,200
VISION											

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		SALE PRICE		PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed	
YALESVILLE PROPERTIES LLC		1251	0052	05-01-2006	U	0	29	2020	2-1	256,100	2018	2-1	256,100
GAVIN FAMILY LIMITED PARTNERSHIP THE		1251	0048	05-01-2006	U	0	29	2-2	708,100	2019	2-2	618,800	
GAVIN NORMAN		1251	0044	04-30-1993	U	0	29	2-5	176,200	2019	2-5	176,200	
GAVIN BARBARA		0718	0382	12-11-1991		0							
DIME SAVINGS BANK OF WALLINGFORD		0718	0874			0							
Total 980900 1,401,200 980,900													

EXEMPTIONS		OTHER ASSESSMENTS		APPRaised VALUE SUMMARY	
Year	Code	Description	Amount	Code	Amount
			0.00		897,900
					54,000
					59,700
					389,600
					0
					1,401,200
					C

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
29553	06-19-2015	CA	C - Approval
29553	05-19-2015	CM	Commercial
25553	05-25-2011	CM	Commercial
24755	08-23-2010	CM	Commercial
21520 CA	10-09-2007	CA	C - Approval
21520	04-02-2007	CM	Commercial
19982	12-12-2005	CM	Commercial

LAND LINE EVALUATION SECTION		APPRaised VALUE SUMMARY	
Use Code	Description	Zone	Land Type
B	COMM WHS M9	140	43,560 SF
1	COMM WHS M9	140	0.790 AC
1	COMM WHS M9	140	8.630 AC
Total Card Land Units 10,420 AC			

LAND LINE EVALUATION SECTION		APPRaised VALUE SUMMARY	
Use Code	Description	Zone	Land Type
B	COMM WHS M9	140	43,560 SF
1	COMM WHS M9	140	0.790 AC
1	COMM WHS M9	140	8.630 AC
Total Card Land Units 10,420 AC			

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model: 96		Intr/Comm			
Grade: B-					
Stories: 1					
Occupancy: 4.00					
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	27	Pre-finish Metl			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Mintm/Masonry			
Interior Wall 2	03	Concr-Finished			
Interior Floor 1	14	Carpet			
Interior Floor 2	03	Gas			
Heating Fuel	03	Hot Air-no Duc			
Heating Type	06	Partial			
AC Type	06	COMM WHS M96			
Bldg Use	3160				
Total Rooms	00				
Total Bedrms	0				
Total Baths	02	Heat/AC Split			
Heat/AC	03	Masonry			
Frame Type	02	Average			
Baths/Plumbing	04	Ceil & Min WL			
Ceiling/Wall	02	Average			
Rooms/Prtns	20.00				
Wall Height	0.00				
% Comm Wall	0.00				
1st Floor Use:	3160				

MIXED USE

Code	Description	Percentage
3160	COMM WHS M96	100
		0
		0

COST / MARKET VALUATION

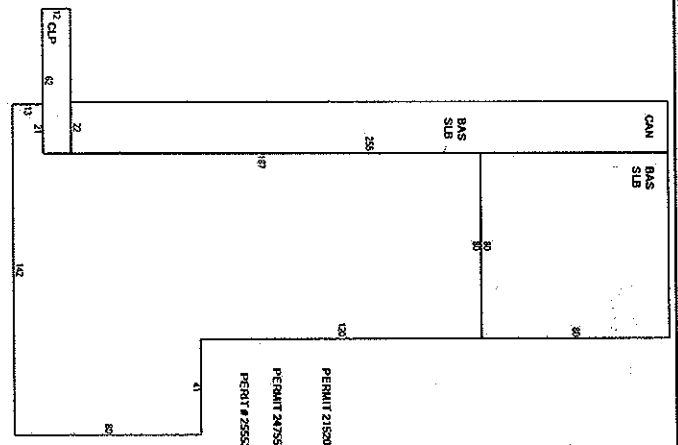
RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS

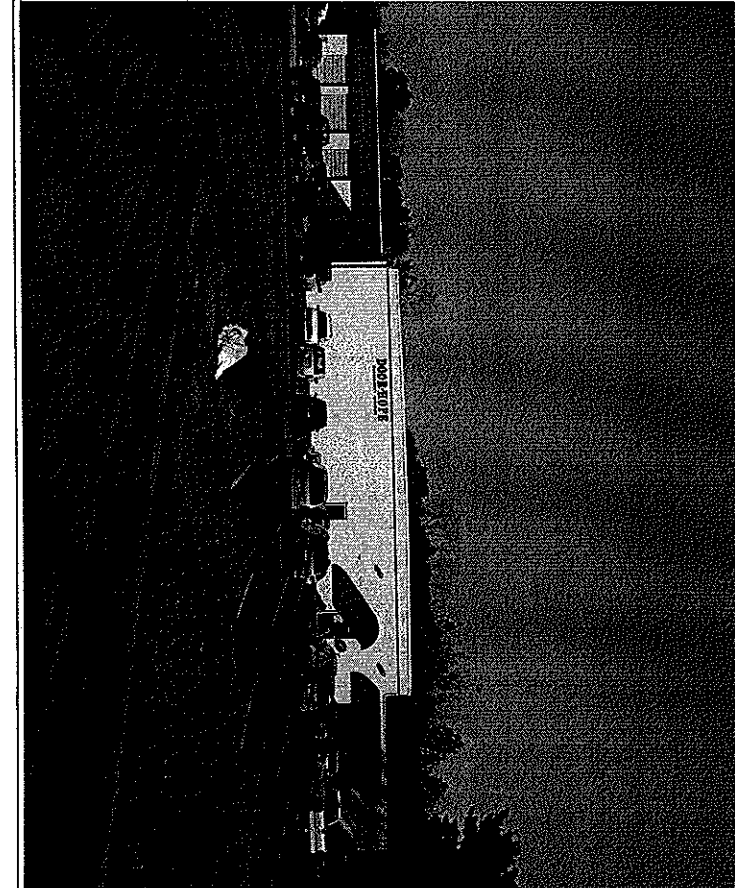
Code	Description	LB	Units	Unit Price	Yr Bld	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	160.00	3.00	1982		P	10	C	1.00	48,000
LT2	w/Double Light	L	1	1400.00	1962		A	50	C	1.00	700
LT5	Merc Vap/Fld	L	1	1300.00	1982		A	50	C	1.00	700
FN4	Fence- 8'Chain	L	750	14.00	2001		A	50	C	1.00	5,300
SPR3	Sprinklers Dry	B	25,600	1.00	1983			62		0.00	15,900
LDL1	Load Levelers	B	3	3600.00	1983			62		0.00	6,700
A/C	Air Condition	B	12,480	3.50	1983			62		0.00	27,100
TNK2	< 10,000 GAL	L	4,000	2.50	2009		A	50	C	1.00	5,000
MEZ2	Mezz Finished	B	460	15.00	1983			62		0.00	4,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	EFF Area	Unit Cost	Undeprc Value
BAS	First Floor	25,953	25,953	25,953	53.05	1,376,885
CAN	Canopy	0	5,610	1,122	10.61	59,525
CLP	Loading Platform, Finished	0	744	223	15.90	11,831
SLB	Slab	0	25,953	0	0.00	0
Ttl Gross Liv / Lease Area		25,953	58,260	27,298		1,448,241



PERMIT 21520 - LEASEHOLD IMPROVEMENTS
 PERMIT 21255 - LEASEHOLD IMPROVEMENT
 PERMIT # 25523 - LEASEHOLD IMPROVEMENTS





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
VALESVILLE PROPERTIES LLC		1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
173 CHURCH ST		7 Swampy				COM LAND	2-1	389,600	272,800
WALLINGFORD CT 06492		SUPPLEMENTAL DATA				COM BLDG	2-2	1,011,600	708,100
AIR Prcl ID 048001020 Census 1751 Old MBLU TC MAP # 5359, 5154 TC MAP # 4985, 4973 Record Lot GIS ID 15249		P/Z MAP # ENG MAP Easement Town Line IND PARK		Assoc Pld#		Total 1,401,200 980,900			

RECORD OF OWNERSHIP

Year	Code	Description	Amount	Code	Description	Number	Amount	
2020	2-1	272,800	2019	2-1	256,100	2018	256,100	
2019	2-2	708,100	2018	2-2	618,800	2017	618,800	
2018	2-5	176,200	2017	2-5	176,200	2016	176,200	
Total		980,900	Total		1,051,100	Total		1,051,100

EXEMPTIONS

Year	Code	Description	Amount
2020	U	0	29
2019	U	0	29
2018	U	0	29
2017	U	0	29
2016	U	0	29
Total		0.00	

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
C2		B	Tracing	Batch

NOTES

HUMMINGBIRD HELIPORT.
 MEZZ 1357 SF AND MEZZ 960 SF = LEAS IMP
 DOOR OF HOPE COMMUNITY CHURCH
 SURVEY 4703 06/20/2001
 ULTIMATE SPORTS/ AIR OCEAN/ CHURCH
 UNITED CONCRETE

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
29553	06-19-2015	CA	C - Approval	2,500	08-06-2015	100	01-05-2021	JW/1
29553	05-19-2015	CM	Commercial	4,500	08-06-2015	100	03-25-2020	LS
25553	05-25-2011	CM	Commercial	100	08-06-2015	100	10-21-2016	KC
24755	06-23-2010	CM	Commercial	100	08-06-2015	100	12-10-2015	V
21520 CA	10-09-2007	CA	C - Approval	5,000	06-14-2007	100	08-06-2015	TH
21520	04-02-2007	CM	Commercial	5,000	06-14-2007	100	11-08-2011	KC
19992	12-12-2005	CM	Commercial	3,000	05-31-2006	100	01-06-2011	KPC

LAND LINE VALUATION SECTION

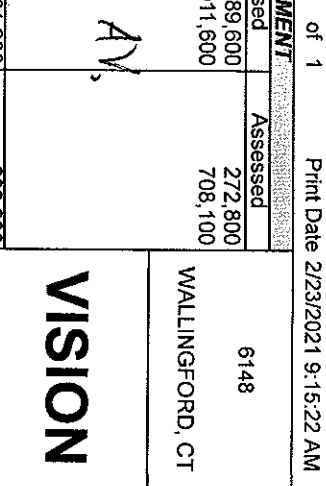
Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd	Nbhd Adj	Notes
1	3160 COMM WHS M9	140	SF	43,560	2.76	1.00000	C	1.00	C30	1,650	3X L/B
1	3160 COMM WHS M9	140	AC	0,790	120,200	1.00000	0	1.00	C30	1,650	
1	3160 COMM WHS M9	140	AC	8,630	8,000	1.00000	0	0.50		1,000	WETLANDS/NON BUILDABL
Total Card Land Units		10,420	AC	Parcel Total Land Area: 10,4200		Total Appraised Parcel Value		1,401,200		Total Land Value	

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
897,900	54,000	59,700	389,600	1,401,200	C

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Ch	Purpose/Result
01-05-2021	JW/1			41	Change
03-25-2020	LS			07	Measured
10-21-2016	KC			20	Map Change
12-10-2015	V			31	Hear-No Chg
08-06-2015	TH			62	Permit - Interior Insp Only
11-08-2011	KC			62	Permit - Interior Insp Only
01-06-2011	KPC			40	No change



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
Level	Swampy	Public Water	Paved	Industrial	Description	Code	Appraised	Assessed	Year
1					COM LAND	2-1	389,600	272,800	2018
7					COM BLDG	2-2	1,011,600	708,100	2018
SUPPLEMENTAL DATA					WALLINGFORD, CT		6148		
All Pricd ID 048001020					WALLINGFORD, CT		6148		
Census: 1751					WALLINGFORD, CT		6148		
Old MBLU 5359, 5154					WALLINGFORD, CT		6148		
TC MAP # 4985, 4973					WALLINGFORD, CT		6148		
Record Lot					WALLINGFORD, CT		6148		
GIS ID 15249					WALLINGFORD, CT		6148		

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
VALESVILLE PROPERTIES LLC	1251	0052	05-01-2006	U	I	0	29	2020	2-1	272,800	2019	2-1	256,100
GAVIN FAMILY LIMITED PARTNERSHIP THE	1251	0048	05-01-2006	U	I	0	29		2-2	708,100		2-2	618,800
GAVIN NORMAN	1251	0044	04-30-1993	U	I	0	29		2-5	176,200		2-5	176,200
GAVIN BARBARA	0753	0382	12-11-1991			0	0						
DIME SAVINGS BANK OF WALLINGFORD	0718	0874											
Total										980,900	Total		1,051,100

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
Nbhd		Nbhd Name	Batch
C2		B	Tracing

NOTES		Notes
HUMMINGBIRD HELIPORT:		
MEZZ 1357 SF AND MEZZ 960 SF = LEAS IMP		
DOOR OF HOPE COMMUNITY CHURCH		
SURVEY: 4703 06/20/2001		
ULTIMATE SPORTS/ AIR OCEAN/ CHURCH		
UNITED CONCRETE		

BUILDING/PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
29553	06-19-2015	CA	06-19-2015	C - Approval	2,500	08-06-2015	100			MEZZANINE/ULTIMATE SPO
29553	05-19-2015	CM	05-19-2015	Commercial	4,500	08-06-2015	100			MEZZANINE
25553	05-25-2011	CM	05-25-2011	Commercial	100	08-06-2015	100			INTER MEZZ DECK
24755	06-23-2010	CM	06-23-2010	Commercial	100	08-06-2015	100			DOOR
21520 CA	10-09-2007	CA	10-09-2007	C - Approval	5,000	06-14-2007	100			CERTIFICATE OF APPROVAL
21520	04-02-2007	CM	04-02-2007	Commercial	5,000	06-14-2007	100			CLASSROOM PARTITION
19992	12-12-2005	CM	12-12-2005	Commercial	3,000	05-31-2006	100			Tenant Fitout Playtime


LANDLINE VALUATION SECTION		Parcel Id	Area	AC	Parcel Total Land Area: 10.4200										
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1	3160	COMM WHS M9	140	SF	43,560	2,76	1,00000	C	1.00	C30	1,650	3X LB	0	4,55	198,400
1	3160	COMM WHS M9	140	AC	0,790	120,200	1,00000	0	1.00	C30	1,650	WETLANDS/NON BUILDLABL	0	198,330	156,700
1	3160	COMM WHS M9	140	AC	8,630	8,000	1,00000	0	0.50		1,000		0	4,000	34,500
Total Card Land Units: 10.4201 AC															

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bidg)	Appraised Ob (B) Value (Bidg)	Appraised Land Value (Bidg)	Special Land Value	Total Appraised Parcel Value
Total Appraised Parcel Value		897,900	54,000	59,700	389,600	0	1,401,200
Total Appraised Parcel Value		897,900	54,000	59,700	389,600	0	1,401,200

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value		01-05-2021	JW/T	LS	09	41	Change Measured
Total Appraised Parcel Value		03-25-2020	LS	09	7	20	Map Change
Total Appraised Parcel Value		10-21-2016	KC	04	31	31	Hear-No Chg
Total Appraised Parcel Value		12-10-2015	V	04	62	62	Permit - Interior Insp Only
Total Appraised Parcel Value		08-06-2015	TH	02	62	62	Permit - Interior Insp Only
Total Appraised Parcel Value		11-08-2011	KC	02	2	40	No change
Total Appraised Parcel Value		01-06-2011	KPC	02	2	40	No change



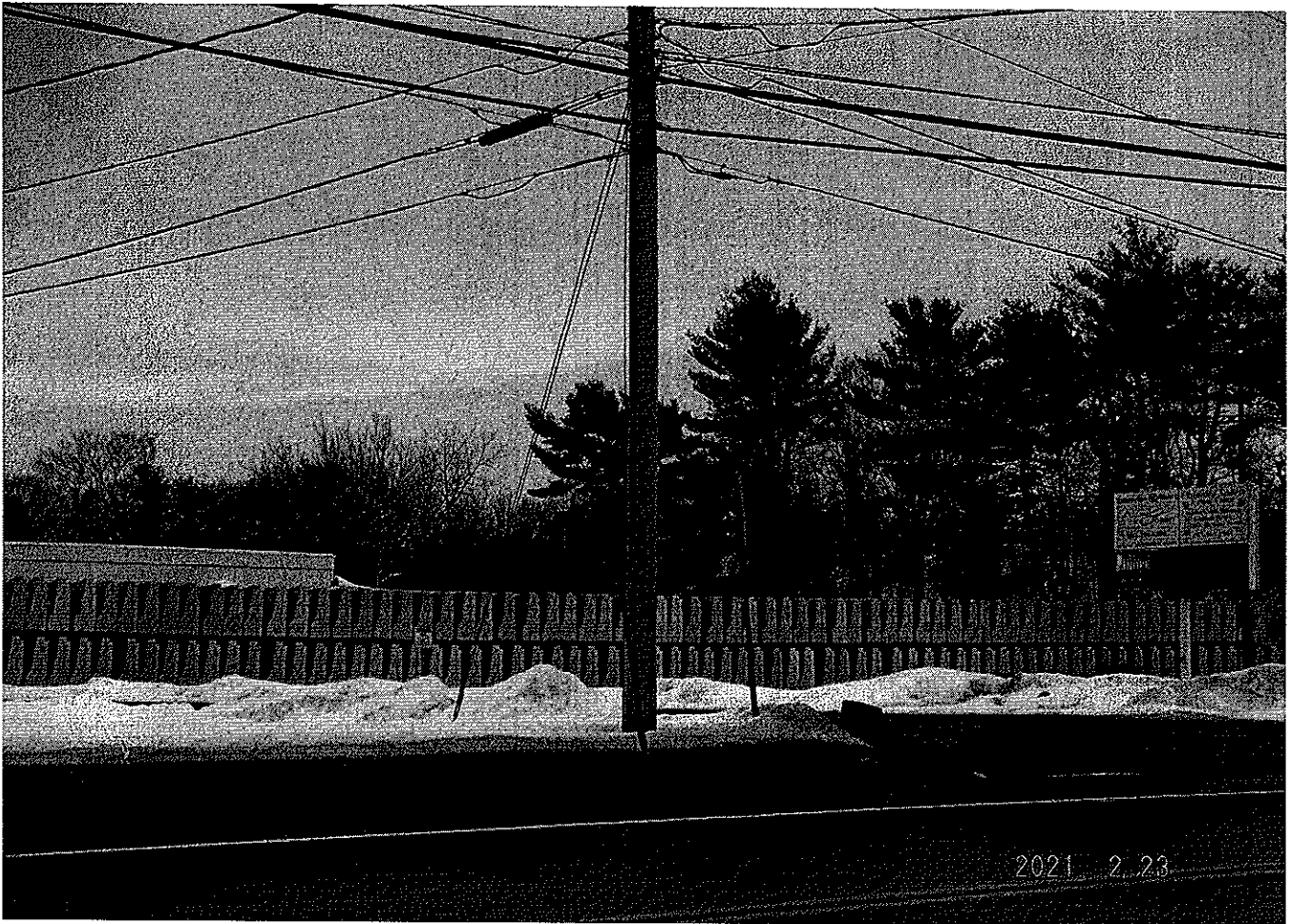
Yalesville  Hailport

 Air Ocean
203-294-8800
www.airocean.com

Ultimate Sports & Party Center
● Bunting Cages, Baseball, Football, Soccer, Lessons, Birthday Parties.
203-265-1961
www.ultimatesportsandpartycenter.com

 Door of Hope
Community Church
203.741.1001
www.doorofhopecc.com

2021. 2.23





Town of Wallingford, Connecticut

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

ASSESSOR
FEB 21 PM 2:11

Hearing No. 2020-042

APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jan Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvady Company LLC
Name of Owner's Agent: Brian Mulvady
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone:

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

Jan Gavin
Print applicant name and date

[Signature]
Applicant signature

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

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 38 Warehouse Point Rd 50/5
(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?: \$ 500,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market 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: (Must be signed in the presence of the Board) Date:

Print Name

Motion:

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

PROPERTY	OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRaised	ASSESSED
38 WAREHOUSE POINT ROAD LLC		1 Level	2 Public Water	1 Paved	5 Industrial	COM LAND	2-1	206,600	144,600
173 CHURCH ST						COM BLDG	2-2	416,800	291,800
WALLINGFORD CT	06492								291,800
VISION									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
38 WAREHOUSE POINT ROAD LLC	1027	0131			04-04-2002	Q	2020	2-1	144,600	2019	2-1	136,600
BENNETT J J + WALLINGFORD REAL ESTA	0906	0313			10-07-1998	U			291,800		2-2	275,200
LENDLER BERNICE & J J BENNETT	0389	0174			07-19-1972							
PREVIOUS ASSESSMENTS (HISTORY)												
Total 436,400												
Total 623,400												
Total 411,800												

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMMIT INT
		0.00					
ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name			Tracing			
12	B						

OTHER ASSESSMENTS	DESCRIPTION	NUMBER	AMOUNT	COMMIT INT

APPRAISED VALUE SUMMARY	APPRAISED BLDG. VALUE (CARD)	APPRAISED XT (B) VALUE (BLDG)	APPRAISED OB (B) VALUE (BLDG)	APPRAISED LAND VALUE (BLDG)	SPECIAL LAND VALUE	TOTAL APPRAISED PARCEL VALUE	VALUATION METHOD
	393,800	22,800	200	206,600	0	623,400	C

BUILDING PERMIT RECORD	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS

LANDLINE VALUATION SECTION	USE CODE	DESCRIPTION	ZONE	LAND TYPE	LAND UNITS	UNIT PRICE	I. FACTOR	SITE INDEX	COND.	NBHD.	NBHD ADJ	NOTES
	3160	COMM WHS M9	140		43,560	2.76	1.00000	0	1.00	C60	0.900	
	3160	COMM WHS M9	140		0.910	120.200	1.00000	0	1.00	C60	0.900	

VISIT/CHANGE HISTORY	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
	01-05-2021	JW1	03		41	Change
	04-29-2020	JG1	03		01	Measured
	12-10-2015	V	04		31	Hear-No Chg
	03-25-2011	JS	05	6	51	BAA No Change
	03-04-2011	KC			46	Photo
	01-06-2011	KPC			41	Change
	04-27-2010	KPC	03		29	Field Review

Total Card Land Units: 1.910 AC Parcel Total Land Area: 1.9100 Total Land Value: 206,600

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model 96		Ind/Comm			
Grade C					
Stories: 1					
Occupancy 1.00		Pre-finish Metl			
Exterior Wall 1 27					
Exterior Wall 2 03		Gable			
Roof Structure 01		Metal/Tin			
Roof Cover 01		Milim/Masonry			
Interior Wall 1 01					
Interior Wall 2 03		Concr-Finished			
Interior Floor 1					
Interior Floor 2					
Heating Fuel 00		None			
Heating Type 01		None			
AC Type 01		None			
Bldg Use 3160		COMM WHS M96			
Total Rooms 00					
Total Bedrms 0					
Total Baths 00		Heat/Min			
Heat/AC 00		Steel			
Frame Type 05		Average			
Baths/Plumbing 02		Cell & Min W/L			
Ceiling/Wall 04		Average			
Rooms/Prtis 02					
Wall Height 22.00					
% Conn Wall 0.00					
1st Floor Use: 3321					

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
GIR3	GIRDERS 19'-2"	B	520	73.00	1979						22,800
FN8	W/O Top Rail-6'	L	40	9.00	2020	A		60	50	C	1,000

BUILDING SUB-AREA SUMMARY SECTION

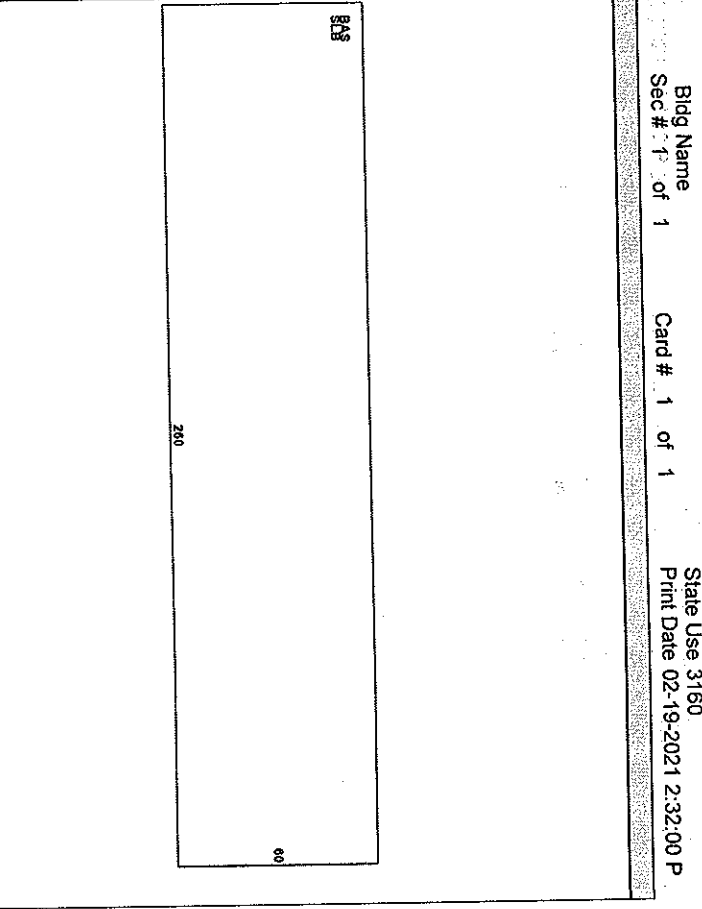
Code	Description	Living Area	Floor Area	FT Area	Unit Cost	Undeprc Value
BAS	First Floor	15,600	15,600	15,600	42.07	656,292
SLB	Slab	0	15,600	0	0.00	0
Ttl Gross Liv / Lease Area		15,600	31,200	15,600		656,292

MIXED USE

Code	Description	Percentage
3160	COMM WHS M96	100
		0
		0

COST / MARKET VALUATION

RCN	Value
Year Built	656,292
Effective Year Built	1969
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	60
Percent Good	393,800
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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

TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPRaised	ASSESSED	VISION
1 Level	2 Public Water	1 Paved	5 Industrial	COM LAND	2-1	206,600	144,600	6148
				COM BLDG	2-2	416,800	291,800	WALLINGFORD, CT
SUPPLEMENTAL DATA				All Prci ID 048001018B Census: Old MBLU 1754 TC MAP # TC MAP # Record Lot GIS ID 15247 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld# N/C.				

RECORD OF OWNERSHIP	BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
38 WAREHOUSE POINT ROAD LLC	1027	0131	04-04-2002	Q	350,000	00	2020	2-1	144,600	2019	2-1	136,600
BENNETT J J + WALLINGFORD REAL ESTAT	0906	0313	10-07-1998	U	0	29		2-2	291,800		2-2	275,200
LENDLER BERINICE & J J BENNETT	0389	0174	07-19-1972									
Total												436,400

EXEMPTIONS	Amount	Code	DESCRIPTION	NUMBER	Amount	Comm Int	
	0.00						
Total							0.00

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
	12	B		

BLDG SHOWS 38" WAREHSE
 CONCRETE PRODS COVER LOT
 2020
 CAN WAS REMOVED

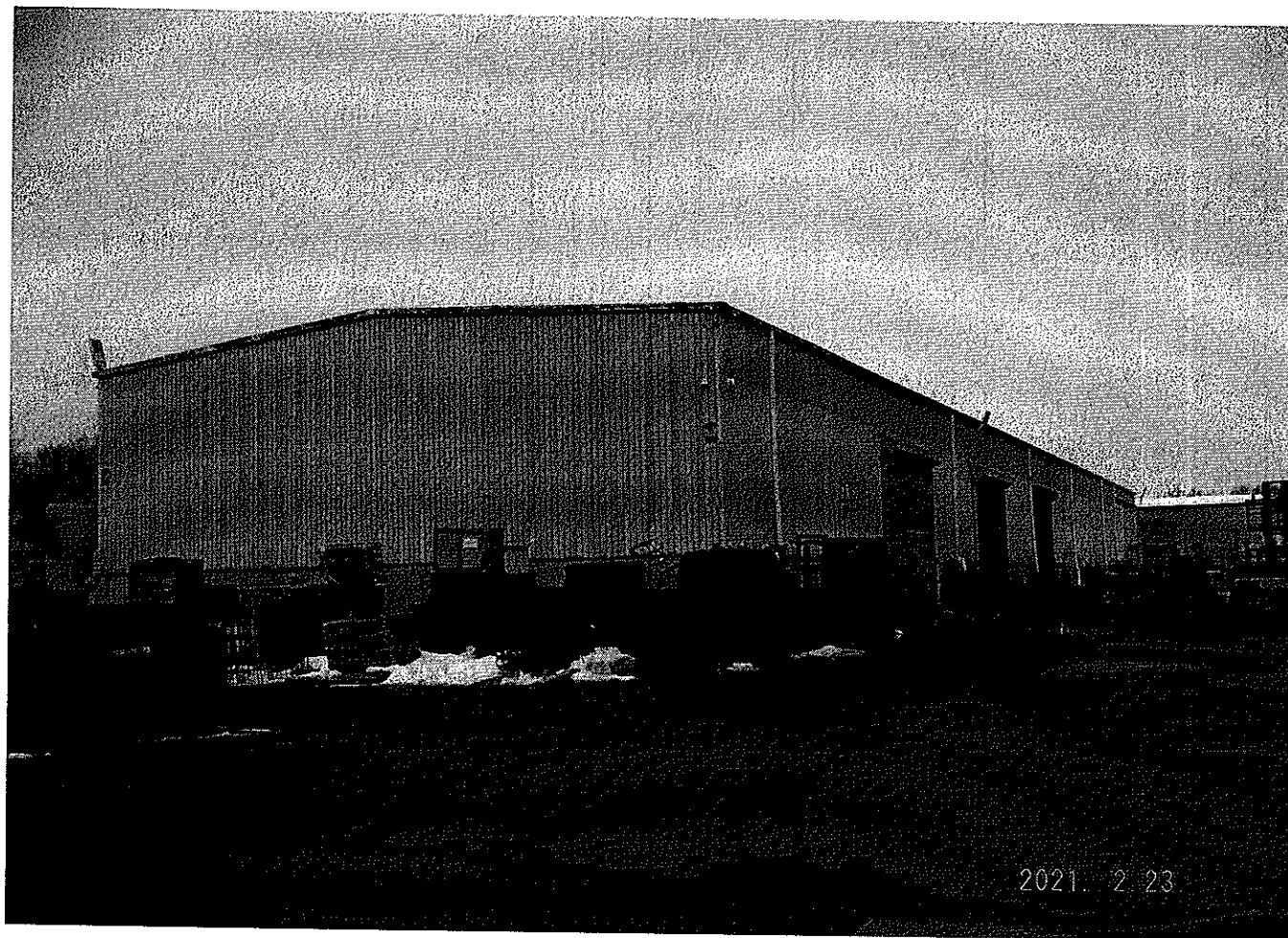
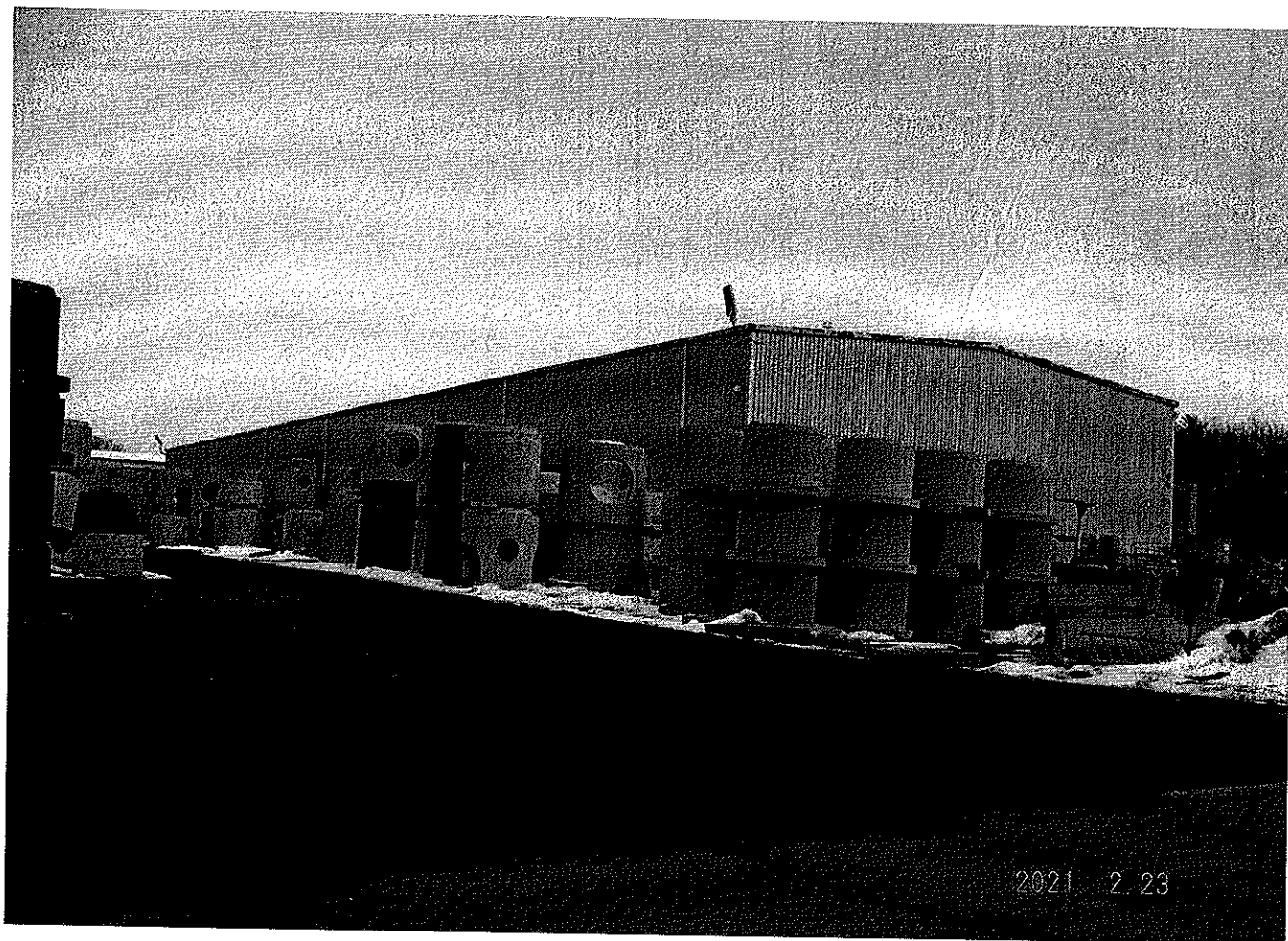
03/25/2011 - BAA HEARING NO. 2010 - 104

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Total Appraised Parcel Value										623,400

LAND LINE VALUATION SECTION											
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
1	3160	COMM WHS M9	I40	43,560 SF	2.76	1.00000	C	1.00	C60	0.900	
1	3160	COMM WHS M9	I40	0.910 AC	120,200	1.00000	0	1.00	C60	0.900	
Total Card Land Units											1.910 AC
Parcel Total Land Area:											1.9100
Total Land Value											206,600

APPRaised VALUE SUMMARY									
Appraised Bldg. Value (Card)	Appraised Xi (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method			
393,800	22,800	200	206,600	0	623,400	C			

VISIT / CHANGE HISTORY									
Date	ID	Type	Is	Cd	Purpose/Result				
01-05-2021	JW1	03		41	Change				
04-29-2020	JG1	03		01	Measured				
12-10-2015	V	04		31	Hear-No Chg				
03-25-2011	JS	05	6	51	BAA No Change				
03-04-2011	KC			46	Photo				
01-06-2011	KPC			41	Change				
04-27-2010	KPC	03		29	Field Review				





Town of Wallingford, Connecticut

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

WFD ASSESSOR
19 FEB 21 PM 2:11

Hearing No. 2020-043

APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvree Company LLC
Name of Owner's Agent: Brian Mulvree
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone:

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

Jon Gavin
Print applicant name and date

[Signature]
Applicant signature

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

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 125 Church St 37/19
(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?: \$ 92,300

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market 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: (Must be signed in the presence of the Board) Date:

Print Name

Motion:

Voting Record Initials

Thomas Vitall

Carl Bonamico

Robert Avery

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		VISION
Level	Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	
1				COM LAND	2-1	113,900	79,700	6148
				COM BLDG	2-2	79,400	55,600	WALLINGFORD, CT
173 CHURCH ST		SUPPLEMENTAL DATA		Total		193,300	135,300	
VALESVILLE CT 06492		Alt Prcd ID 048001002	P/2 MAP #	Total		134,400	134,400	
		Census: 1751	ENG MAP	Total		134,400	134,400	
		Old MBLU	Easement	Total		134,400	134,400	
		TC MAP #	Town Line	Total		134,400	134,400	
		Record Lot	IND PARK	Total		134,400	134,400	
		GIS ID 15227	Assoc Pld#	Total		134,400	134,400	

RECORD OF OWNERSHIP		BK-VOLUME	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed
		VALESVILLE PROPERTIES LLC	1368 0649	09-15-2009	Q	1	212,500	2020	2-1	79,700	2019	2-1	72,500
		MAO LLC	1082 1097	04-10-2003	Q	1	149,000		2-2	59,800		2-2	59,800
		MIKOLINSKI RONALD T & LORRAINE A	0462 0006				0		2-5	2,100		2-5	2,100
Total			0.00										

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		ASSESSING NEIGHBORHOOD	0.00
		Nbhd C2	B
		Nbhd Name	Tracing
		Batch	

3/2020- UNOCCUPIED, INT. EST
 VOID PERMIT #17474
 CORNER WARHOUSE POINT RD

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Type	Description	4,500	04-28-2004	100
17474	02-25-2004	CM	Commercial			Void Permit-No start

LAND LINE VALUATION SECTION		Date	Id	Type	Is	Cd	Purpose/Result
		01-05-2021	JW1			41	Change
		03-25-2020	LS			05	Unoccupied
		12-10-2015	V			31	Hear-No Chg
		03-25-2011	JS			05	BAA Change
		03-04-2011	KC			46	Photo
		01-06-2011	KPC			41	Change
		04-27-2010	KPC			29	Field Review

VISIT/CHANGE HISTORY		Location Adjustment	Adj Unit Price	Land Value
			0	10.24
				113,900

LAND LINE VALUATION SECTION		Parcel Total	Land Area	0.2553	AC						
Use Code	Description	Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
B	3220	STORESHOP M	I40	11,120	SF	8.28	1.00000	C	C30	1.660	-LOF/SHP/+CRNR
Total Card Land Units		0.2553		AC		Parcel Total		Land Area		0.2553	
Total Land Value		134,400		134,400		Total		Land Value		133,900	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 314		Store			
Model 94		Commercial			
Grade D-					
Stories: 1					
Occupancy 1.00		Wood Shingle			
Exterior Wall 1 14		Minimum			
Exterior Wall 2 01		Gable			
Roof Structure 03		Asphalt			
Roof Cover 03		Drywall			
Interior Wall 1 05					
Interior Wall 2 05		Vinyl/Asphalt			
Interior Floor 1 05					
Interior Floor 2 05		Gas			
Heating Fuel 03		Forced Air-Duc			
Heating Type 04		None			
AC Type 01		STORE/SHOP M94			
Bldg Use 3220					
Total Rooms 00					
Total Bedrms 0					
Total Baths 01		Heat/AC Pkgs			
Heat/AC 02		Wood Frame			
Frame Type 02		Average			
Baths/Plumbing 02		Ceil & Walls			
Ceiling/Wall 06		Average			
Rooms/Prnts 02					
Wall Height 10.00					
% Conn Wall 0.00					
1st Floor Use: 3221					

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

Code	Description	U/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	2,000	3,000	1975	A		50	C	1,00	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Etr Area	Unit Cost	Undeprec Value
BAS	First Floor	2,268	2,268	2,268	53.17	120,594
CAN	Canopy	0	244	49	10.68	2,605
SLB	Slab	0	2,268	0	0.00	0

Ttl Gross Liv / Lease Area

2,268

4,780

2,317

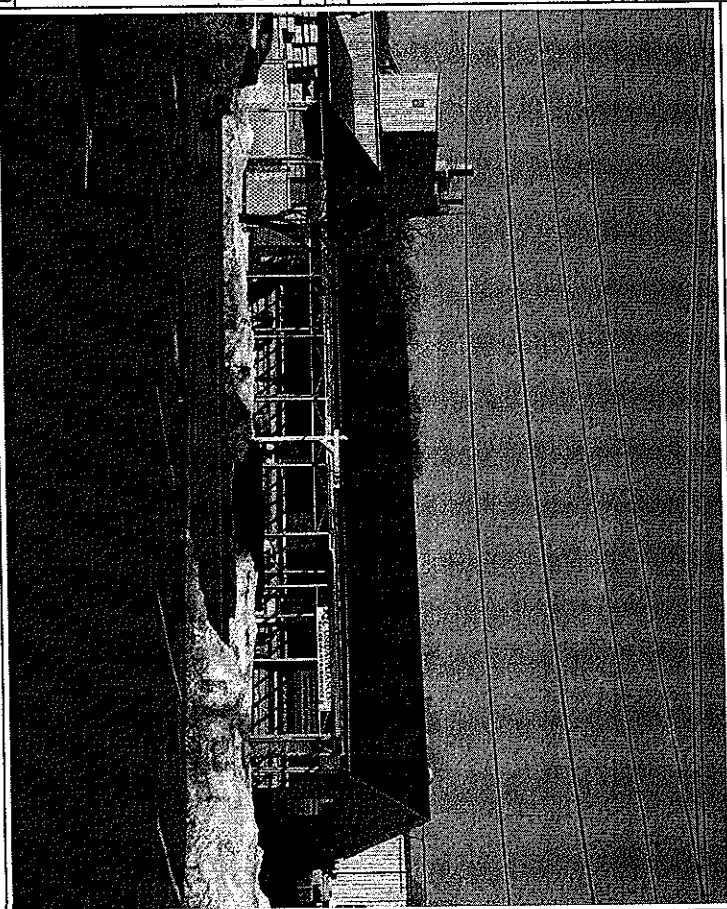
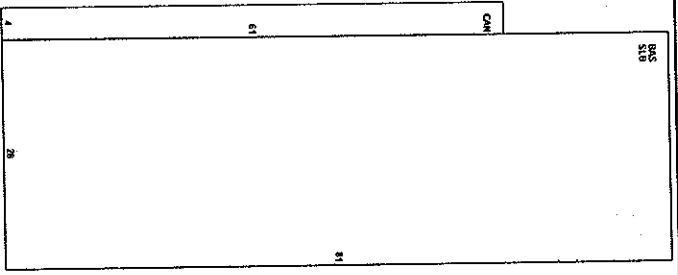
123,199

MIXED USE

Code	Description	Percentage
3220	STORE/SHOP M94	100
		0
		0

COST / MARKET VALUATION

RCN	123,200
Year Built	1975
Effective Year Built	
Depreciation Code	F
Remodel Rating	
Year Remodeled	
Depreciation %	38
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	62
Percent Good	
RCNLD	76,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

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.

No change

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		VISION
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	6148
YALEVILLE PROPERTIES LLC					COM LAND	2-1	113,900	79,700
173 CHURCH ST					COM BLDG	2-2	79,400	55,600
YALEVILLE CT 06492								WALLINGFORD, CT
SUPPLEMENTAL DATA Alt Prcl ID 048001002 Census: 1751 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15227		P/Z MAP # ENG MAP # Easement Town Line IND PARK Assoc Pld#		Information \$8000 AV.		Total 193,300 135,300 135,300		

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed
		YALEVILLE PROPERTIES LLC	1368 0649	Q	Q	09-15-2009	212,500	2019	2-1	72,500
		MAO LLC	1082 1097	Q	I	04-10-2003	149,000	2018	2-2	59,800
		MIKOLINSKI RONALD T & LORRAINE A	0462 0006				0	2017	2-5	2,100
Total			0.00				135,300	Total		134,400

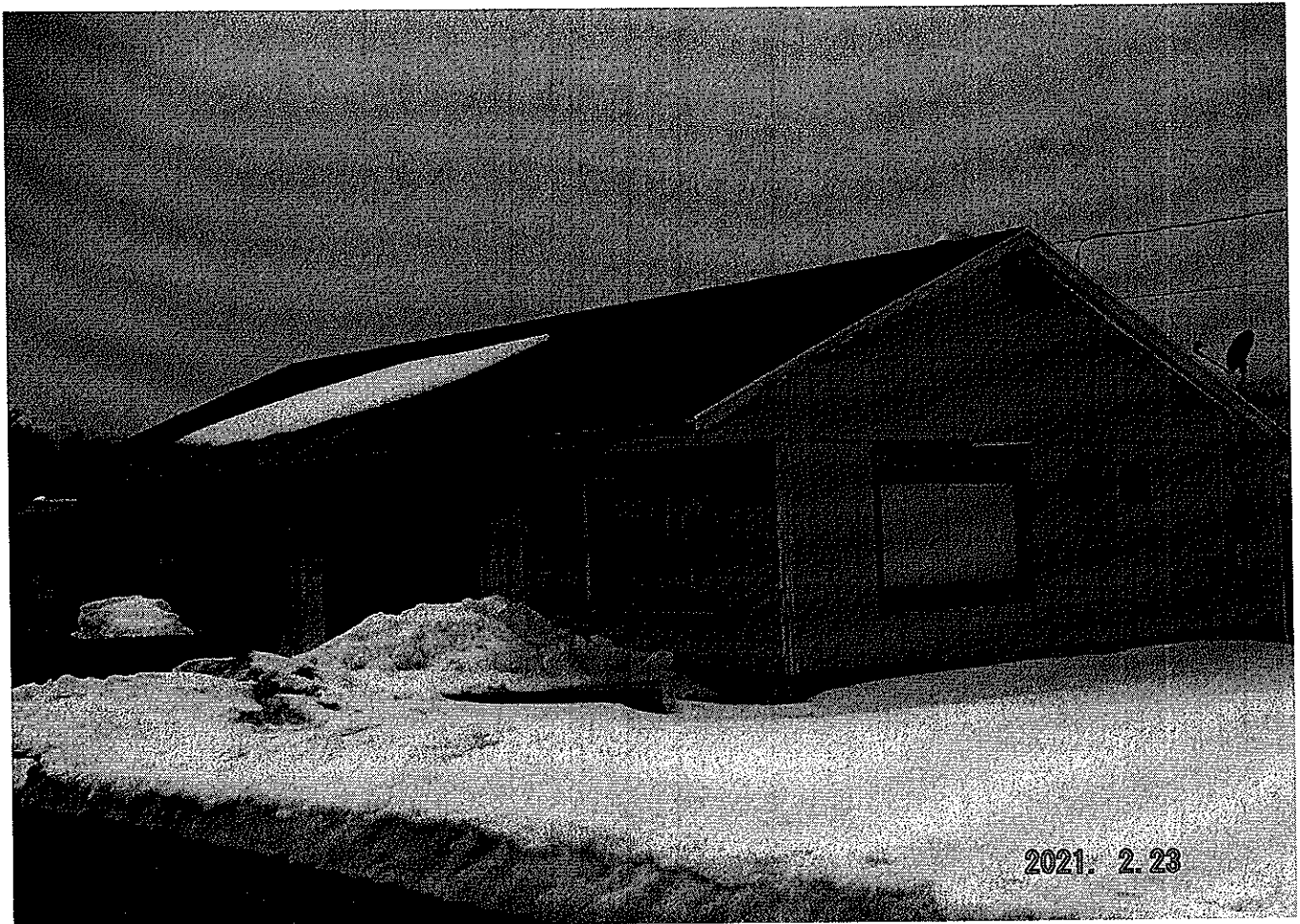
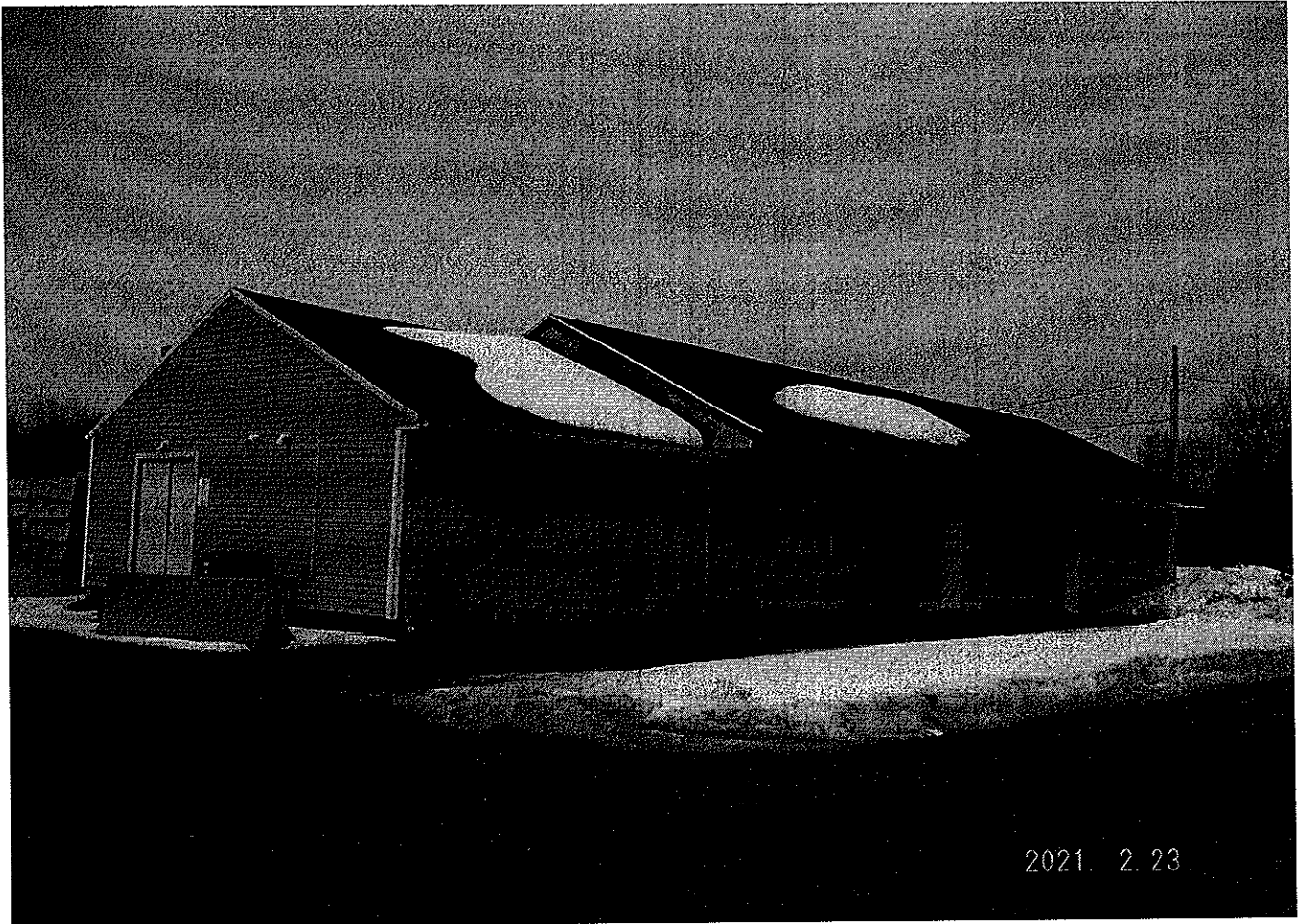
EXEMPTIONS		OTHER ASSESSMENTS		APPRAISED VALUE SUMMARY		
Year	Code	Description	Amount	Code	Description	Amount
					Appraised Bldg. Value (Card)	76,400
					Appraised Xf (B) Value (Bldg)	0
					Appraised Ob (B) Value (Bldg)	3,000
					Appraised Land Value (Bldg)	113,900
					Special Land Value	0
					Total Appraised Parcel Value	193,300
					Valuation Method	C

3/2020- UNOCCUPIED, INT. EST
 VOID PERMIT #17474
 CORNER WARHOUSE POINT RD
 ? own/occ

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Void Permit	Comments
17474	02-25-2004	CM	Commercial	4,500	04-28-2004	100	08-25-2005	No start	01-05-2021 03-25-2020 12-10-2015 03-25-2011 03-04-2011 01-06-2011 04-27-2010

LAND LINE VALUATION SECTION		VISIT/CHANGE HISTORY												
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
B	3220	STORE/SHOP M	140	11,120	SF	8.28	1.00000	C	C30	1.650	-LOF/SHP/+CRNR	0	10.24	113,900

Total Card Land Units	0.255	AC	Parcel Total Land Area:	0.2553	Total Land Value	113,900
-----------------------	-------	----	-------------------------	--------	------------------	---------



MBLU 3711 / 1911
 Location 125 CHURCH ST YALESVILLE
 Current Owner
 YALESVILLE PROPERTIES LLC
 MAO LLC
 MIKOLINSKI RONALD T & LORRAINE A

Sales Information			Commercial Data Elements		
Sale Date	Q / U	V / I	Sale Price	Heat / AC	01 Heat/AC Pkgs
09-15-2009	Q	I	212,500	Frame Type	02 Wood Frame
04-10-2003	Q	I	149,000	Baths / Plumbing	02 Average
			0	Ceiling / Wall	06 Cell & Walls
				Rooms / Ptns	02 Average
				% Conn Wall	0.0
Year Built			1975	Wall Height	10. -1.5000
Appraised Value			193,300		

INCOME VALUATION
 6148
 WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leasable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	2,268	Cap Code	RET	Gross Income	29,348	Income Value	189,500		
Lower Level	0	Cap Adjust	A	Vacancy Allowance	2,348	Excess Land	0		
Upper Level	0	Cap Rate	0.1040	Expense Allowance	7,290	Total Income Value	189,500		
		Rent ID	NBHD						
				Net Income	19,710	Value Per SF / Unit	84		
Total Leasable Area	2268	0001	C2						

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	17 RETAIL	1	1	2268	GL	13.02	BA	AA	12.94	29,348	A	0.08	2,348	27,000	AA	0.27	7,290	19,710

ACTUAL INCOME VALUATION

Cap Rate		Income				Income Value				Expense Breakdown																
Cap Code		Gross Income	Vacancy Allowance	Expense Allowance	Other Income	Income Value	Excess Land	Total Income Value	Value Per SF / Unit	Gross Rent	Vac	Exp	OtherIncome	ValCo	Heat	Electric	Water	Sewer	Maintenance	Insurance	Trash Removal	Snow Removal	Accounting	Management	Reserves	Other
Cap Adjust																										
Cap Rate		Net Income																								
#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs							



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

W.P.D. ASSESSOR
19 FEB 21 PM 2:15

Hearing No. 2020-108 APPLICATION

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

HEARING DATE:

Property Owner: Worldwide Properties LLC
Name of property Owner: Joe Vail
Mailing Address: 67 Main St
City, State, Zip: Torrington, CT
Phone:

Appellant (if other than owner): J.F. Mulready Company
Name of Owner's Agent: Brian Mulready
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone: 866.690.3984

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

Print applicant name and date: Brian Mulready 2/19/21

Applicant signature: [Signature]

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

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 7 North Turnpike Rd 89/213
(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?: \$ 460,000

Briefly state the basis of the Appeal: Wallingford's opinion of value exceeds fair market 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: Date:

Print Name

Motion:

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

PROPERTY OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	CODE	APPROXIMATE	ASSESSED	6148
WORLDWIDE PROPERTIES LLC	1 Level	2 Public Water	1 Paved	4 Bus. District	COM LAND	2-1	236,100	165,300	WALLINGFORD, CT
					COM BLDG	2-2	321,600	225,200	
POB 110384									
TRUMBULL CT 06601									
SUPPLEMENTAL DATA									
Alt Prcil ID 067002034									
Census: 1756									
Old MBLU									
TC MAP # 2343									
P/Z MAP #									
ENG MAP									
Easement									
Town Line									
IND PARK									
Record Lot									
GIS ID 15973									
Assoc Pld#									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	MG	Year	Code	ASSESSED	Year	Code	ASSESSED
WORLDWIDE PROPERTIES LLC	1545 0002	08-02-2016	Q	I	525,000	00	2020	2-1	165,300	2019	2-1	151,500
TD BAND NA	1245 0840	03-17-2006	U	I	0	40		2-2	225,200		2-2	240,400
HUDSON UNITED BANK	0932 0435	06-24-1999			0							
LAFAYETTE AMERICAN BANK	0932 0434	06-24-1999			0							
DIME SAVINGS BANK OF WALLINGFORD T	0395 0155	12-04-1972			0							
Total 390,500												

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
ASSESSING NEIGHBORHOOD						
Nbhd			Nbhd Name			Batch
C2			B			
NOTES						
2020-CARVER PRESCHOOL (NEW LIFE CHURCH) ECON = INC						
INFANTS-PREK						
(FORMERLY T.D. BANK)						
1 DRIVE-UP WINDOW TUBE (NOT IN USE)						
1 DRIVE-UP WINDOW (NOT IN USE)						
8X10 METAL SHED=NV						

OTHER ASSESSMENTS	Number	Amount	Comm Int
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)		260,800	
Appraised Xf (B) Value (Bldg)		6,700	
Appraised Ob (B) Value (Bldg)		54,100	
Appraised Land Value (Bldg)		236,100	
Special Land Value		0	
Total Appraised Parcel Value		557,700	
Valuation Method			C

BUILDING PERMIT RECORD	Amount	Insp Date	% Comp	Date Comp	Comments
31897	20,000	05-02-2018	100		DAY CARE
27117		05-09-2013	100		TD BANK/INTER RENOV
27117	50,000	05-09-2013	100		TD BANK/INTERIOR RENOV

DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
01-05-2021	JW1			41	Change Measured
03-31-2020	LS		06	16	Letter Sent-Cost Informatio
05-10-2018	SJ		02	62	Permit - Interior Insp Only
05-02-2018	KC		02	19	Map Correction-No Value
04-27-2018	IF		08	16	Letter Sent-Cost Informatio
06-10-2013	SJ		02	62	Permit - Interior Insp Only
05-09-2013	KC		02	2	

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSPI DATE	% COMP	DATE COMP	COMMENTS
31897	10-20-2017	CM	Commercial	20,000	05-02-2018	100		DAY CARE
27117	11-15-2012	CA	C - Approval		05-09-2013	100		TD BANK/INTER RENOV
27117	10-02-2012	CM	Commercial	50,000	05-09-2013	100		TD BANK/INTERIOR RENOV

LAND LINE VALUATION SECTION	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	CRNR	Notes	Location Adjustment	Adj Unit Pric	Land Value
B	3520	DAYCARE M94	CA1	CA1	43.560	2.76	1.00000	C	1.00	C30	1.650			0	4.55	198,400
	3520	DAYCARE M94	CA1	CA1	0.190	120.200	1.00000	0	1.00	C30	1.650			0	198,330	37,700
Total Card Land Units 1.190 AC																
Parcel Total Land Area: 1.1900																
Total Land Value 236,100																

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 803		Day Care Center			
Model: 94		Commercial			
Grade: C					
Stories: 1					
Occupancy: 1.00		Brick Veneer			
Exterior Wall 1: 19		Gable			
Exterior Wall 2: 03		Asphalt			
Roof Structure: 03		Drywall			
Roof Cover: 03					
Interior Wall 1: 05					
Interior Wall 2: 14		Carpet			
Interior Floor 1: 11		Ceram Clay Till			
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 03		Central			
AC Type: 03		DAYCARE M94			
Bldg Use: 3520					
Total Rooms: 00					
Total Bedrooms: 0					
Total Baths: 01		Heat/AC Pkgs			
Heat/AC: 03		Masonry			
Frame Type: 02		Average			
Baths/Plumbing: 05		Sus-Cell & WL			
Ceiling/Wall: 02		Average			
Rooms/Prtms: 10.00					
Wall Height: 0.00					
% Conn Wall: 0.00					
1st Floor Use: 3410					

MIXED USE		COST / MARKET VALUATION	
Code	Description	Percentage	
3520	DAYCARE M94	100	
		0	
		0	

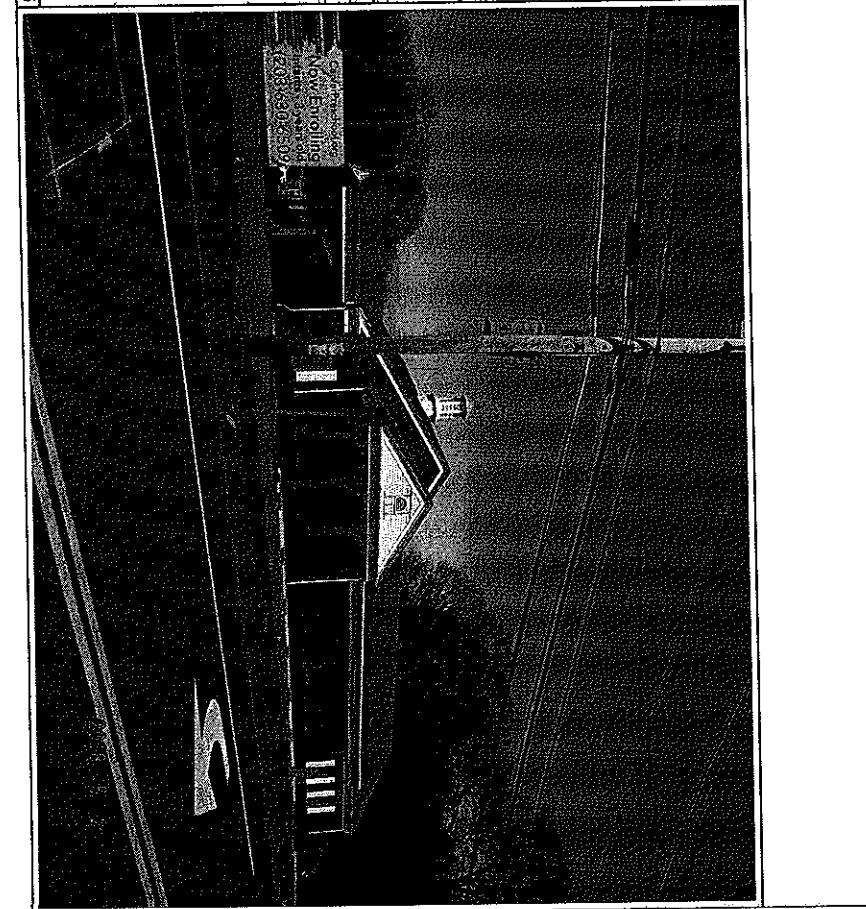
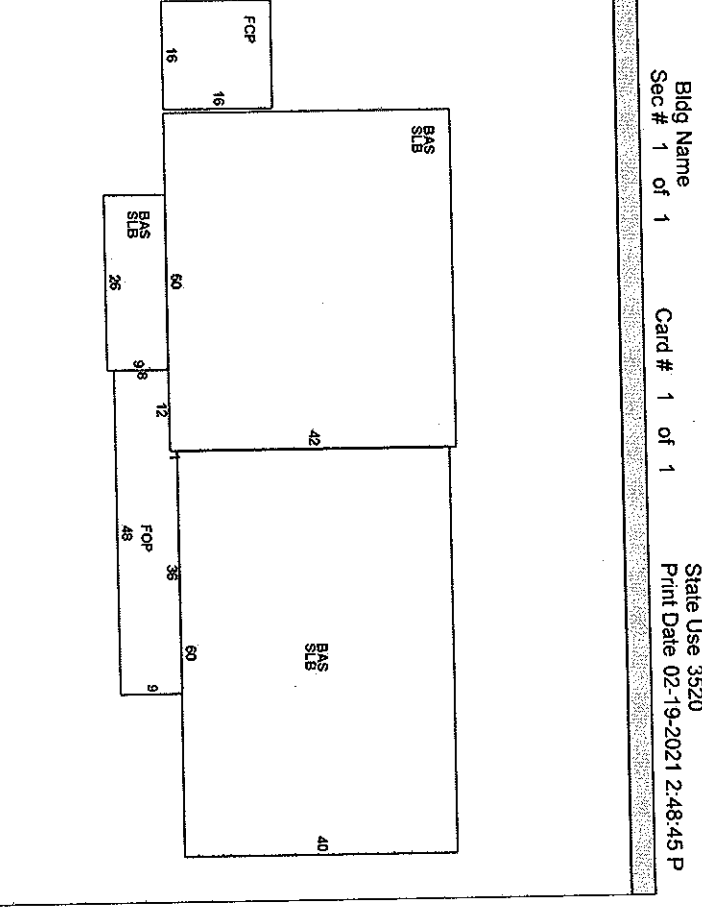
RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment

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

Code	Description	UB	Units	Unit Price	Yr Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
LT2	w/Double Light	L	1	1400.00	1973	A		50	C	1.00	700
PAV1	Paving-Asphalt	L	35,000	3.00	1973	A		50	C	1.00	52,500
VL T1	VAULT-AVG	B	98	116.00	1992	A		59	C	0.00	6,700
FN2	Fence-5' Chain	L	200	9.00	2018	A		50	C	1.00	900

BUILDING-SUB-AREA-SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,734	4,734	4,734	90.15	426,770
FCP	Carport	0	256	64	22.54	5,770
FOP	Porch, Open	0	420	105	22.54	9,466
SLB	Slab	0	4,734	0	0.00	0
TT Gross Liv / Lease Area		4,734	10,144	4,903		442,006





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

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: 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.

No change

MSLU 89/1213/1
 Location 7 NORTH TURNPIKE RD
 Current Owner
 WORLDWIDE PROPERTIES LLC
 TD BAND NA
 HUDSON UNITED BANK
 LAFAYETTE AMERICAN BANK
 DIME SAVINGS BANK OF WALLINGFORD THE

Sales Information				Commercial Data Elements			
Sale Date	Q/U	V/I	Sale Price	Heat / AC	01	Heat/AC Pkgs	INCOME VALUATION 6148 WALLINGFORD, CT
08-02-2016	Q	U	525,000	03	Masonry		
03-17-2006	U	I		02	Average		
06-24-1999				05	Sus-Cell & WL		
06-24-1999				02	Average		
12-04-1972				00			
Year Built			1973	02	Average		
Appraised Value			557,700	10.	-1.5400		

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	4,634	Cap Code	DAYC	Gross Income	54,774	Income Value	552,900	CARVER PRESCHOOL	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	2,739	Excess Land	0		
Upper Level	0	Cap Rate	0.0800	Expense Allowance	7,805	Total Income Value	552,900		
		Rent ID	NBHD			Value Per SF / Unit	119		
Total Leaseable Area	4634			Net Income	44,230				

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent/S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	29 DAYCARE	1	1	4634	GL	11.82	A	A	11.82	54,774	A	0.05	2,739	52,035	A	0.15	7,805	44,230

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	DAYC	Gross Income	48,000	Income Value	176,125	Heat	
Cap Adjust	A	Vacancy Allowance	33,910	Excess Land		Electric	
		Other Income	0	Total Income Value	176,125	Water	
Cap Rate	0.0800	Net Income	14,090	Value Per SF / Unit	38	Sewer	
						Maintenance	
						Insurance	

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent/S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	29 DAYCARE	1	1	4634	GL	G	A	10.36	48,000	A	A				CARVER PRE			



Town of Wallingford, Connecticut

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

MFD ASSESSOR
19 FEB 21 PM 2:15

Hearing No. 2020-053

APPLICATION

HEARING DATE: _____

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

Property Owner:	<u>Yalesville Properties</u>
Name of property Owner	<u>Jon Gavin</u>
Mailing Address	<u>173 Church St.</u>
City, State, Zip	<u>Wallingford, CT 06492</u>
Phone	<u>203-815-7660</u>

Appellant (if other than owner):	<u>J.F. Mulvree Company LLC</u>
Name of Owner's Agent	<u>Brian Mulvree</u>
Mailing Address	<u>P.O. Box 44</u>
City, State, Zip	<u>W. Simsbury CT 06092</u>
Phone	

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

Jon Gavin
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 350 North Cherry Street Ext 104/42
(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? : \$ 665,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market 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: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record Initials

Thomas Vitall	_____	_____
Carl Bonamico	_____	_____
Robert Avery	_____	_____

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
350 NORTH CHERRY STREET EXTE	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised
173 CHURCH ST					IND LAND	3-1	153,600
WALLINGFORD CT 06492					IND BLDG	3-2	537,200
SUPPLEMENTAL DATA							107,500
Alt Pct ID 057004012							376,100
Census: 1754							
Old MBLU							
TC MAP #							
Record Lot							
GIS ID 15595							
P/Z MAP #							
ENG MAP							
Easement							
Town Line							
IND PARK							
Assoc Pct#							

RECORD OF OWNERSHIP		BK-VOLUME	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Amount	Code	Description	Number	Amount	Comm Int	Year	Code
350 NORTH CHERRY STREET EXTENSION	1394	1178	09-20-2010	U	1	350,000	26	2019	3-1
PALM FAMILY LIMITED PARTNERSHIP +	1345	0544	12-11-2008	U	1	0	08	2018	3-2
PALM FAMILY LIMITED PARTNERSHIP &	0431	0244	09-09-1991			0		2018	3-3
Total		0.00				483,600		334,000	Total

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Batch	
13	B	Tracing	

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Valuation Method
30293	03-07-2016	CM	Commercial	9,000	07-27-2016	100	08-24-2012	ROOFING PANELS	Total Appraised Parcel Value
7588-2	08-07-1995			7,000		100	08-24-2012	CLOSED	690,800
7534-1	07-20-1995			2,000		100	08-24-2012	CLOSED	

LAND LINE EVALUATION SECTION									
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.
4000	INDUSTRIAL M9	140		43,560	2.76	1.00000	C	1.00	G50
1	INDUSTRIAL M9	140		0.420	120,200	1.00000	0	1.00	C50
Total Card Land Units				1,420	AC	Parcel Total Land Area: 1,4200			

VISIT/CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
01-05-2021	JW1			41	Change				
04-01-2020	LS			01	Measured				
07-16-2016	SJ			16	Letter Sent-Cost Informatio				
12-10-2015	V			31	Hear-No Chg				
04-19-2012	DS			19	Map Correction-No Value				
03-25-2011	JS			50	BAA Change				
03-04-2011	KC			46	Photo				



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 401		Light Industrial			
Model: 96		Ind/Comm			
Grade: C					
Stories: 2					
Occupancy: 1.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 19		Brick Veneer			
Roof Structure: 01		Flat			
Roof Cover: 04		Tar & Gravel			
Interior Wall 1: 01		Minim/Masonry			
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03					
Interior Floor 2: 03					
Heating Fuel: 03		Gas			
Heating Type: 04		Forced Air-Duc			
AC Type: 06		Partial			
Bldg Use: 4000		INDUSTRIAL M96			
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 0					
Heat/AC: 00		Heat/Min			
Frame Type: 03		Masonry			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 06		Ceil & Walls			
Rooms/Ptrns: 02		Average			
Wall Height: 16.00					
% Comm Wall: 0.00					
1st Floor Use: 3720					

MIXED USE		COST / MARKET VALUATION	
Code	Description	Percentage	
4000	INDUSTRIAL M96	100	
		0	
		0	

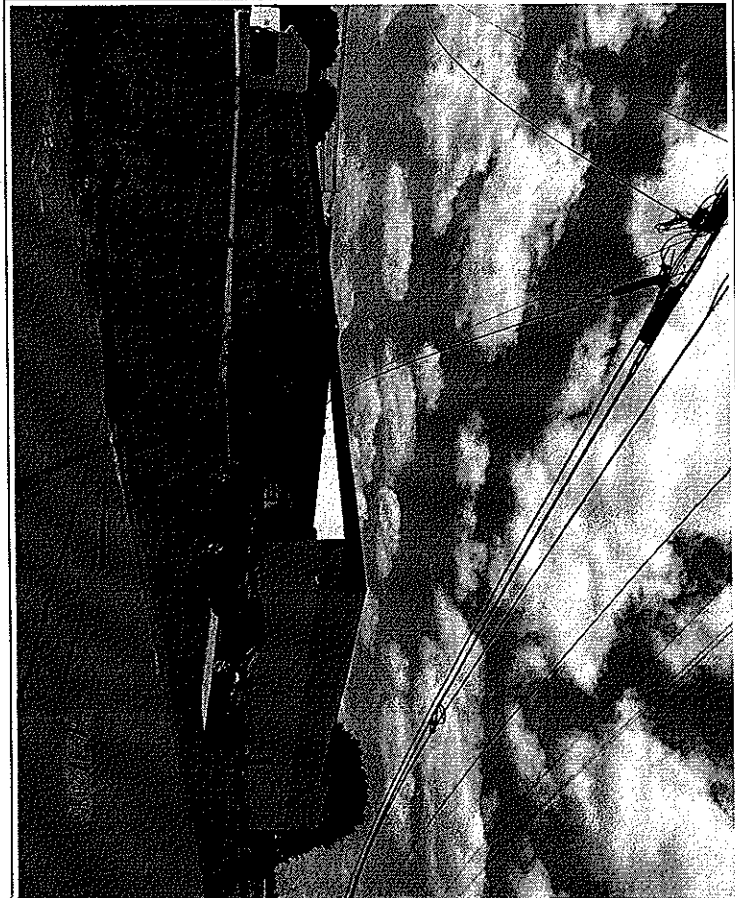
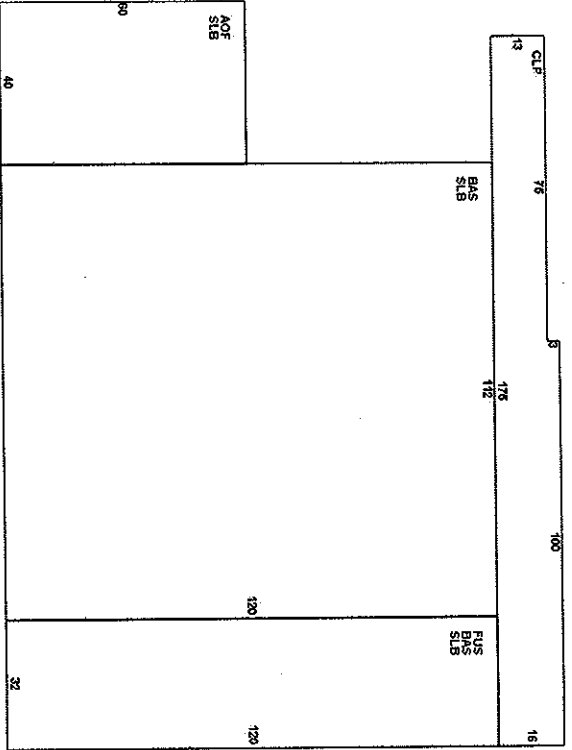
RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Cost to Cure Ovr	Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	7,000	3.00	2016	G	70	C	1.00	14,700
SPR1	Sprinklers Wet	B	17,300	1.00	1981		37		0.00	6,400
LDL2	w/Man Lift Out	B	2	1100.00	1981		37		0.00	800
AC	Air Condition	B	2,400	3.50	1981		37		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value
AOFF	Office	2,400	2,400	3,120	71.94	172,661
BAS	First Floor	17,280	17,280	17,280	55.34	956,275
CLP	Loading Platform, Finished	0	2,575	773	16.61	42,778
FUS	Upper Story, Finished	3,840	3,840	3,840	55.34	212,506
SLB	Slab	0	19,680	0	0.00	0
TH Gross Liv / Lease Area		23,520	45,775	25,013		1,384,220





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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.

No change

PROPERTY	OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED	VISION
350 NORTH CHERRY STREET EXTE		1 Level	2 Public Water	1 Paved	5 Industrial	IND LAND	3-1	153,600	6148
						IND BLDG	3-2	537,200	
173 CHURCH ST									
WALLINGFORD CT	06492								WALLINGFORD, CT

Supplemental Data
 Alt Prcl ID 057004012
 Census: 1754
 Old MBLU
 TC MAP #
 TC MAP #
 Record Lot
 GIS ID 15595
 Assoc Pld#
 PZ MAP #
 ENG MAP
 Easement
 Town Line
 IND PARK
 BAA
 W/C
 Informal = 49,400 AV,
VISION

RECORD OF OWNERSHIP	BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
350 NORTH CHERRY STREET EXTENSION	1394	1178	09-20-2010	U	350,000	26	2020	3-1	107,500	2019	3-1	89,600	2018	3-1	89,600
PALM FAMILY LIMITED PARTNERSHIP +	1345	0544	12-11-2008	U	0	08		3-2	376,100		3-2	234,100		3-2	234,100
PALM FAMILY LIMITED PARTNERSHIP &	0431	0244	09-09-1991					3-3			3-3	10,300		3-3	10,300
Total					483,600			Total	483,600		Total	334,000		Total	334,000

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	COMMIT INT
Total		0.00					

OTHER ASSESSMENTS	DESCRIPTION	NUMBER	AMOUNT	COMMIT INT
Total				

PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
30293	03-07-2016	CM	Commercial	9,000	07-27-2016	100	08-24-2012	ROOFING PANELS	01-05-2021	JW1			41	Change
7588-2	08-07-1995			7,000		100	08-24-2012	CLOSED	04-01-2020	LS			01	Measured
7534-1	07-20-1995			2,000		100	08-24-2012	CLOSED	07-16-2016	SJ			06	Letter Sent-Cost Informatio
									12-10-2015	V			04	Hear-No Chg
									04-19-2012	DS			08	Map Correction-No Value
									03-25-2011	JS			50	BAA Change
									03-04-2011	KC			6	BAA Change
													46	Photo

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 512,200
 Appraised Xt (B) Value (Bldg) 10,300
 Appraised Ob (B) Value (Bldg) 14,700
 Appraised Land Value (Bldg) 153,600
 Special Land Value 0
 Total Appraised Parcel Value 690,800
 Valuation Method C

LAND LINE VALUATION SECTION
 Use Code Description Zone Land Type Land Units Unit Price I. Factor Site Index Cond. Nhbhd. Nhbhd Adj Notes Location Adjustment Adj Unit Price Land Value
 1 4000 INDUSTRIAL M9 I40 43,560 SF 2.76 1.00000 C 1.00 C50 0.900 0 2.48 108,200
 1 4000 INDUSTRIAL M9 I40 0.420 AC 120,200 1.00000 0 1.00 C50 0.900 0 108,180 45,400
Total Card Land Units 1.420 AC Parcel Total Land Area: 1.4200 Total Land Value 153,600

MBLU 104/ 42/ /
 Location 350 NORTH CHERRY ST EXT
 Current Owner
 350 NORTH CHERRY STREET EXTENSION LLC
 PALM FAMILY LIMITED PARTNERSHIP +
 PALM FAMILY LIMITED PARTNERSHIP &

Sales Information
 Sale Date 09-20-2010 Q/U V/I Sale Price 350,000
 12-11-2008 U I
 09-09-1991 U I
 Year Built 1970
 Appraised Value 690,800

Commercial Data Elements
 Heat / AC 00 Heat/Min
 Frame Type 03 Masonry
 Baths / Plumbing 02 Average
 Ceiling / Wall 06 Cell & Walls
 Rooms / Ptns 02 Average
 % Corn Wall 0.0
 Wall Height 16.1 1.1000

INCOME VALUATION
 6148
 WALLINGFORD, CT

Leasable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	23,520	Cap Code	INDO	Gross Income	107,251	Income Value	751,300	CALISE BAKERY 1970/A	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	12,870	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	19,254	Total Income Value	751,300		
		Rent ID	NBHD			Value Per SF / Unit	32		
Total Leasable Area	23520	0001	13	Net Income	75,127				

#	Bld	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI		
1	1	1	40	INDW/H/S M	2	1	23520	GL	6.52	A	P	4.56	107,251	F	0.12	12,870	94,381	P	0.20	19,254	75,127

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	INDO	Gross Income	106,080	Income Value	768,010	Heat	
Cap Adjust	A	Vacancy Allowance	51,239	Excess Land		Electric	
		Other Income	2,1960	Total Income Value	768,010	Water	
Cap Rate	0.1000	Net Income	76,801	Value Per SF / Unit	33	Sewer	
						Maintenance	
						Insurance	
						Other	
						Trash Removal	
						Snow Removal	
						Accounting	
						Management	
						Reserves	
						Other	

#	Bld	Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	1	40	INDW/H/S M	2	1	23520	GL	P	FP	4.51	106,080	VP	P	21960	N		CALISE BAKE		



Town of Wallingford, Connecticut

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

WFD ASSESSOR
19 FEB 21 PM 2:12

Hearing No. 2020-050 APPLICATION

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

HEARING DATE: _____

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulresda Company LLC
Name of Owner's Agent: Brian Mulresda
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone: _____

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

Jon Gavin
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 43 Warehouse Point Rd 50/4
(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?: \$ 780,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market 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: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

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

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRaised	ASSESSED	VISION
YALESVILLE PROPERTIES LLC	1 Level	2 Public Water	1 Paved	5 Industrial	IND LAND	3-1	162,100	113,400	6148
	7 Swampy				IND BLDG	3-2	890,300	623,100	WALLINGFORD, CT
173 CHURCH ST									
WALLINGFORD CT 06492									
SUPPLEMENTAL DATA Alt Prcd ID 048001018A Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15246 Assoc Pld#									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU/VL	SALE PRICE	VC	Year	Code	ASSESSED	ASSESSED	Year	Code	ASSESSED
YALESVILLE PROPERTIES LLC	1251 0065	05-01-2006	U		0	25						
GAVIN FAMILY LIMITED PARTNERSHIP THE	1251 0059	05-01-2006	U		0	29	3-1	113,400	2019	3-1	108,300	2018
GAVIN NORMAN	1251 0057	05-01-2006	U		0	29	3-2	623,100		3-2	574,400	
GAVIN BARBARA L	0749 0933	03-02-1993			0		3-3			3-3	25,800	
GAVIN NORMAN W	0528 0544	01-24-1984			0							
Total 736500 1052400 736500 Total 708500 708500												

EXEMPTIONS	Year	Code	Description	Amount	OTHER ASSESSMENTS	Number	Amount	Comm Int
				0.00				
Total 0.00 ASSESSING NEIGHBORHOOD Nbrhd Name B Tracing Batch								

NOTES	APPRaised VALUE SUMMARY
UNITED CONCRETE - 100X100, SMD, INC -	Appraised Bldg. Value (Card) 813,000
2020	Appraised XI (B) Value (Bldg) 40,400
ECO-INCOME	Appraised Ob (B) Value (Bldg) 36,900
LOT SIZE DECREASED FOR THE 2007 GL	Appraised Land Value (Bldg) 162,100
SEE 1288/1063 FOR DETAILS	Special Land Value 0
	Total Appraised Parcel Value 1,052,400
	Valuation Method C

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

LAND LINE VALUATION SECTION	Use Code	Description	Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbrhd.	Nbrhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
	1	4010 IND WHSE M96	I40	I40	43,560 SF	2.76	1.00000	C	1.00	G60	0.900	3X LB	0	2.48	108,200
	1	4010 IND WHSE M96	I40	I40	0.600 AC	120,200	1.00000	0	0.75	G60	0.900	WET/RIVER/EASMT	0	81,135	48,700
	1	4010 IND WHSE M96			0.860 AC	8,000	1.00000	0	0.75		1.000		0	6,000	5,200
Total Card Land Units 2,460 AC Parcel Total Land Area: 2,4600 Total Land Value 162,100															

VISIT/CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	01-05-2021	JW1	03		41	Change
	04-29-2020	JG1	03		01	Measured
	12-10-2015	V	04		31	Hear-No Chg
	03-25-2011	JS	05	6	51	BAA No Change
	03-04-2011	KC			46	Photo
	01-06-2011	KPC			40	No change
	04-27-2010	KPC	03		29	Field Review



Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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.

No change

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed
YALESVILLE PROPERTIES LLC				IND LAND	3-1	162,100	113,400	2019	3-1	108,300
173 CHURCH ST				IND BLDG	3-2	890,300	623,100	2020	3-2	574,400
WALLINGFORD CT 06492									3-3	25,800
SUPPLEMENTAL DATA Alt Prcld ID 048001018A Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15246 Assoc Pld#						P/Z MAP # ENG MAP Easement Town Line IND PARK		Total 1,052,400 736,500		
YALESVILLE PROPERTIES LLC GAVIN FAMILY LIMITED PARTNERSHIP THE GAVIN NORMAN GAVIN BARBARAL GAVIN NORMAN W						1251 0665 05-01-2006 U 1251 0059 05-01-2006 U 1251 0057 05-01-2006 U 0749 0933 03-02-1993 U 0528 0544 01-24-1984 U		Total 736,500 708,500		

RECORD OF OWNERSHIP		BK/OL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
Year	Code	Description	Amount	Code	Description	Number	Amount
YALESVILLE PROPERTIES LLC GAVIN FAMILY LIMITED PARTNERSHIP THE GAVIN NORMAN GAVIN BARBARAL GAVIN NORMAN W							
Total 1,052,400 736,500							

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total 0.00			

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
12	B		
UNITED CONCRETE - 100X100, SMD, INC - ROCKLAND BAKERY (2019) CRATES LLC 03/25/2011 - BAA HEARING NO. 2010 - 102			

BUILDING PERMIT RECORD		APPRaised VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
Total Appraised Parcel Value: 1,052,400			

LAND LINE VALUATION SECTION		VISIT/CHANGE/HISTORY	
Date	Id	Type	Is
01-05-2021	JW1	03	03
04-29-2020	JG1	04	04
12-10-2015	V	05	05
03-25-2011	JS	06	06
03-04-2011	KC		
01-06-2011	KPC		
04-27-2010	KPC	03	03

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
Total Appraised Parcel Value: 1,052,400			

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Use Code	Description	Zone	Land Type
4010	IND WHSE M96	I40	43,560 SF
4010	IND WHSE M96	I40	0,600 AC
4010	IND WHSE M96	I40	0,860 AC
Total Card Land Units: 2,460 AC Parcel Total Land Area: 2,4600			

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Use Code	Description	Zone	Land Type
4010	IND WHSE M96	I40	43,560 SF
4010			

MBI U 501/41/
 Location 43 WAREHOUSE PT RD
 Current Owner
 YALESVILLE PROPERTIES LLC
 GAVIN FAMILY LIMITED PARTNERSHIP THE
 GAVIN NORMAN
 GAVIN BARBARAL
 GAVIN NORMAN W

Sales Information		Commercial Data Elements	
Date	Q/U	V/I	Sale Price
05-01-2006	U	I	
05-01-2006	U	I	
05-01-2006	U	I	
03-02-1993			
01-24-1984			
Year Built	1989		
Appraised Value	1,052,400		

Commercial Data Elements	
Heat / AC	00 Heat/Min
Frame Type	05 Steel
Baths / Plumbing	02 Average
Ceiling / Wall	06 Cell & Walls
Rooms / Ptns	02 Average
% Comm Wall	0.0
Wall Height	26.50000

INCOME VALUATION
 6148
 WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	23,765	Cap Code	JS	Gross Income	137,599	Income Value	1,169,600	SF INCL MEZ 3/1989/A	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	20,640	Excess Land	0		
Upper Level	0	Cap Rate	0.0800	Expense Allowance	23,392	Total Income Value	1,169,600		
		Rent ID	NBHD			Value Per SF / Unit	49		
Total Leaseable Area	23765	0001	12	Net Income	93,567				

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent/S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	1	24 JOB SHOP	2	3	23765	GL	5.79	A	A	5.79	137,599	F	0.15	20,640	116,959	A	0.20	23,392	93,568

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown														
Cap Code	JS	Gross Income	118,572	Income Value	1,194,325	Heat														
Cap Adjust	A	Vacancy Allowance	53,014	Excess Land		Electric														
		Other Income	29988	Total Income Value	1,194,325	Water														
Cap Rate	0.0800	Net Income	95,546	Value Per SF / Unit	50	Sewer														
						Maintenance														
						Insurance														
#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent/S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	1	24 JOB SHOP	2	3	23765	GL	A	A	4.99	118,572	F	A	29988						



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitale, 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

WPA ASSESSOR
19 FEB 21 PM 2:15

Hearing No. 2020-051 APPLICATION

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

HEARING DATE: _____

Property Owner: Yalesville Properties
Name of property Owner: Jan Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvash Company LLC
Name of Owner's Agent: Brian Mulvash
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone: _____

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

Jan Gavin
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 41 Warehouse Point Rd 50/2
(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?: \$ 540,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market 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: _____ Date: _____

Print Name

Motion: _____

Table with 3 columns: Name, Voting Record, Initials. Rows for Thomas Vitale, Carl Bonamico, Robert Avery.

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed
YALESVILLE PROPERTIES LLC				IND LAND	3-1	116,900	81,800	2018	3-1	77,200
173 CHURCH ST				IND BLDG	3-2	622,200	435,600	2019	3-2	388,100
WALLINGFORD CT 06492								2018	3-3	10,400
Alt Prcd ID 047001018C		SUPPLEMENTAL DATA		P/Z MAP # 0-773		Total		739,100	517,400	
Census: 1754		ENG MAP # 0-773		Easement		Total		475,700	475,700	
TC MAP #		Town Line		IND PARK		Total		475,700	475,700	
Record Lot		IND PARK		Assoc Pld#		Total		475,700	475,700	
GIS ID 15186						Total		475,700	475,700	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	O/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
YALESVILLE PROPERTIES LLC		1251	0065	05-01-2006	U	0	25	2020	3-1	81,800	2019	3-1	77,200
GAVIN FAMILY LIMITED PARTNERSHIP THE		1251	0063	05-01-2006	U	0	08		3-2	435,600		3-2	388,100
GAVIN NORMAN + GAVIN FAMILY LIMITED		0985	0436	04-26-2001	U	165,000	08		3-3	10,400		3-3	10,400
GAVIN BARBARA L & GAVIN FAMILY LIMITE		0749	0933	03-02-1993	U	0	0		Total	517,400		Total	475,700

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					
ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name			Tracing			Batch
12	B						

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int
Total		517,400				475,700	

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

LANDLINE VALUATION SECTION		Notes
01-05-2021	JW1	No change
04-29-2020	JG1	Measured
12-10-2015	V	Hear-No Chg
01-06-2011	KPC	No change
04-27-2010	KPC	Field Review
08-04-2009	TH	Measur+Listed
08-03-2007	DH	Map Correction-No Value

VISIT/CHANGE HISTORY		Purpose/Result
Date	Id	
01-05-2021	JW1	40 No change
04-29-2020	JG1	01 Measured
12-10-2015	V	31 Hear-No Chg
01-06-2011	KPC	40 No change
04-27-2010	KPC	29 Field Review
08-04-2009	TH	00 Measur+Listed
08-03-2007	DH	19 Map Correction-No 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	Total Appraised Parcel Value	Valuation Method
Total		590,800	22,500	8,900	116,900	0	739,100	C

LANDLINE VALUATION SECTION		Notes
01-05-2021	JW1	No change
04-29-2020	JG1	Measured
12-10-2015	V	Hear-No Chg
01-06-2011	KPC	No change
04-27-2010	KPC	Field Review
08-04-2009	TH	Measur+Listed
08-03-2007	DH	Map Correction-No Value





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

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: 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:

No change

Sales Information				Commercial Data Elements			
Sale Date	Q/U	V/T	Sale Price	Heat / AC	Heat/Min	INCOME VALUATION	
05-01-2006	U	I		00	Steel	6148	
05-01-2006	U	I		05	Average	WALLINGFORD, CT	
04-26-2001	U	I	165,000	02	Cell & Min W/L		
03-02-1993	U	I		04	Average		
Year Built	1987			02	Average		
Appraised Value	739,100			0.0			
				20.	3.3000		

ECONOMIC INCOME VALUATION

Leaseable Area Summary	Cap Rate	Income	Income Value	Notes
Ground Level	14,400	Cap Code	INDM	
Lower Level	0	Cap Adjust	A	
Upper Level	0	Cap Rate	0.0800	
		Rent ID	NBHD	
Total Leaseable Area	14400	0001	12	
		Net Income	62,828	
		Gross Income	82,080	
		Vacancy Allowance	6,566	
		Expense Allowance	12,686	
		Total Income Value	785,300	
		Value Per SF / Unit	55	

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent/S	GrossRent	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI		
1	1	1	40	INDWHS M	2	1	14400	GL	6.71	A	F	5.70	82,080	A	0.08	6,566	75,514	F	0.16	12,686	62,827

ACTUAL INCOME VALUATION

Cap Rate	Income	Income Value	Expense Breakdown
0.0800	Net Income	60,439	Trash Removal
	Gross Income	82,800	Snow Removal
	Vacancy Allowance	22,361	Accounting
	Other Income	0	Management
	Total Income Value	755,488	Reserves
	Value Per SF / Unit	52	Other

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Loca	Use	Rent/S	Gross Rent	Vac	Exp	OtherInc	ValCo	Heat	Electric	Water	Sewer	Maintenance	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	1	40	INDWHS M	2	1	14400	GL	A	A	5.75	82,800	A	A									ENGLERT		



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitell, 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

MFD ASSESSOR
 19 FEB 21 PM 2:12

Hearing No. 2020-056 APPLICATION

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

HEARING DATE: _____

Property Owner: <u>Yalesville Properties</u>	Appellant (if other than owner): <u>J.F. Mulresda Company LLC</u>
Name of property Owner: <u>Jon Gavin</u>	Name of Owner's Agent: <u>Brian Mulresda</u>
Mailing Address: <u>173 Church St.</u>	Mailing Address: <u>P.O. Box 44</u>
City, State, Zip: <u>Wallingford, CT 06492</u>	City, State, Zip: <u>W. Simsbury CT 06092</u>
Phone: <u>203-815-7660</u>	Phone: _____

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

Jon Gavin
 Print applicant name and date

[Signature]
 Applicant signature

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

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

Real Estate: 39 N. Plains Ind Rd 50/12
 (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?: \$ 740000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market 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: _____ (Must be signed in the presence of the Board) Date: _____

Motion: _____

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

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model 96		Ind/Comm			
Grade C					
Stories: 1					
Occupancy 5.00		Concr/Cinder			
Exterior Wall 1 15		Gable			
Exterior Wall 2 03		Asphalt			
Roof Structure 03		Drywall			
Roof Cover 03					
Interior Wall 1 05					
Interior Wall 2 03		Concr-Finished			
Interior Floor 1 03		Vinyl/Asphalt			
Interior Floor 2 05		Gas			
Heating Fuel 03		Hot Air-no Duc			
Heating Type 03		Partial			
AC Type 06		IND WHSE M96			
Bldg Use 4010					
Total Rooms 00					
Total Bedrms 0					
Total Baths 02		Heat/AC Split			
Heat/AC 03		Masonry			
Frame Type 02		Average			
Baths/Plumbing 04		Ceil & Min WL			
Ceiling/Wall 02		Average			
Rooms/Prtns 14.00					
Wall Height 0.00					
% Cornn Wall 4010					
1st Floor Use:					

MIXED USE	
Code	Description
4010	IND WHSE M96
	Percentage
	100
	0
	0

COST / MARKET VALUATION	
RCN	Description
1,317,651	
1980	Year Built
A	Effective Year Built
	Depreciation Code
	Year Remodeled
	Remodel Rating
	Depreciation %
	Functional Obsol
	External Obsol
	Trend Factor
	Condition
	Condition %
	Percent Good
	RCNLD
	Dep % Ovr
	Dep Ovr Comment
	Misc Imp Ovr
	Misc Imp Ovr Comment
	Cost to Cure Ovr
	Cost to Cure Ovr Comment

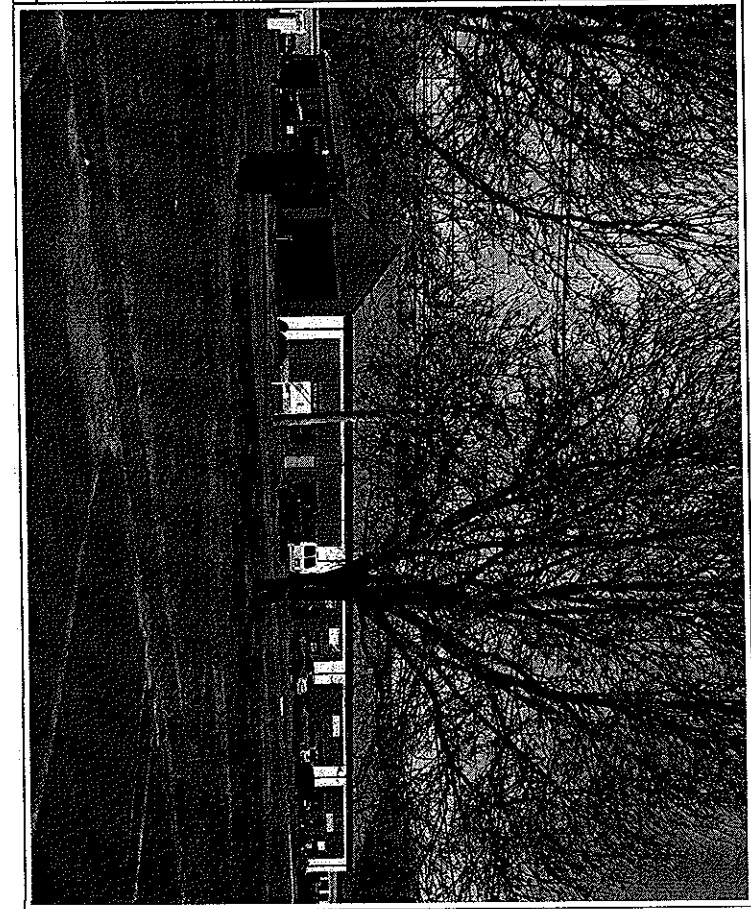
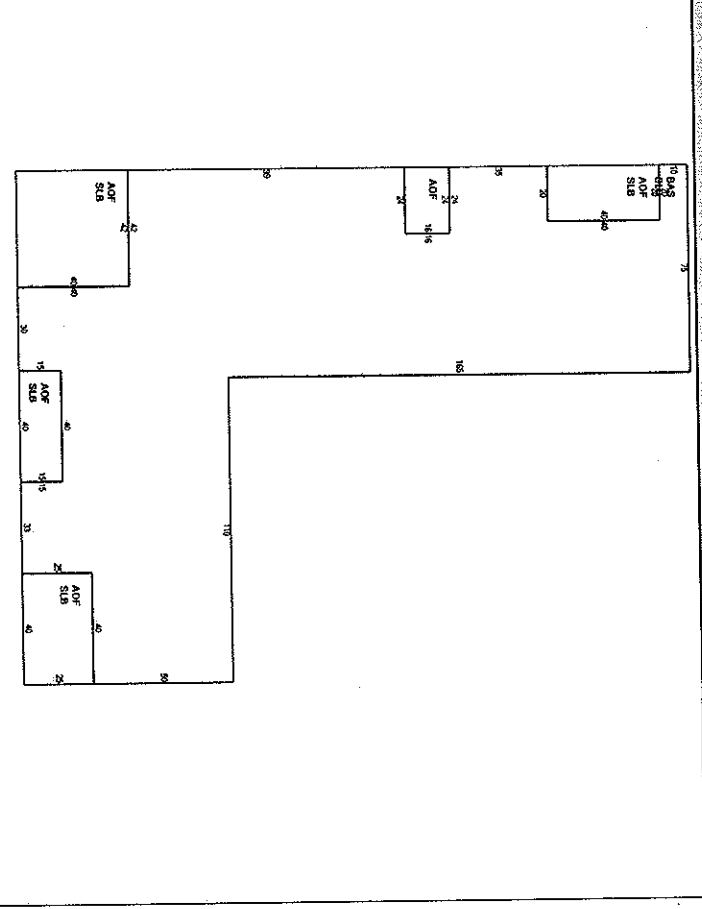
OB - OUTBUILDING & YARD ITEMS (A) - BUILDING EXTRA FEATURES (B)

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	83,000	3.00	2001	A		50	C	1.00	124,500
AC	Air Condition	B	6,312	3.50	1983			36		0.00	8,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOFF	Office	4,464	4,464	5,803	62.09	277,151
BAS	First Floor	21,786	21,786	21,786	47.76	1,040,499
SLB	Slab	0	25,866	0	0.00	0

Tot Gross Liv / Lease Area		26,250	52,116	27,589	1,317,650	
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Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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.

No change

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		
Level	Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed
1				IND LAND	3-1	214,000	149,700	2019	3-1	145,400
2				IND BLDG	3-2	606,900	424,900	2018	3-2	260,100
						820,900	574,600	Total	3-3	87,200
						820,900	574,600	Total	3-3	87,200

RECORD OF OWNERSHIP

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int		
1478	0036	07-22-2013	1,200,000	25	Year	Code	Assessed	Year	Code	Assessed
1359	0587	06-08-2009	1,980,000	25	2020	3-1	149,700	2019	3-1	145,400
1359	0585	06-08-2009	0	40	3-2	424,900	260,100	2018	3-2	260,100
0850	0208	11-19-1996	0	0	Total	574,600	492,700	Total	3-3	87,200
0850	0204	11-19-1996	0	0	Total	574,600	492,700	Total	3-3	87,200

EXEMPTIONS

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total: 0.00								

ASSESSING NEIGHBORHOOD

Nbrhd	Nbrhd Name	Batch
12	B	Tracing

NOTES

UNIT A = INTERACTOR (2018)
 WILLIS+CO, ENCORE LIMO
 UNIT B = KRAFTY KAKES
 PENSKE TRUCK, UNIT 39A=CTDI
 ENCORE GUNS
 1359/587=21.39 & 47 NORTH PLAINS IND
 PORTFOLIO PURCHASE; SPACE BETWEEN
 AOF'S EST 7/09; NOT ALL AOF'S VIEWED -
 Total Appraised Parcel Value: 820,900

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
27276	02-07-2013	CA	C-Approval	28,000	09-25-2013	100	01-05-2021	UNIT A/BORTEC INTERIOR R
27276	11-30-2012	CM	Commercial	55,000	09-25-2013	100	04-14-2020	UNIT A/BORTEC INTERIOR R
26727	06-04-2012	CM	Commercial	75,000	06-29-2012	100	12-10-2015	UNIT A/BORTEC INTERIOR R
26568	04-12-2012	CM	Commercial	36,450	09-25-2013	100	10-18-2013	DEMO
26420	02-14-2012	CM	Commercial	1,000	04-18-2012	100	09-25-2013	RENOVATIONS + REPAIRS
7535	01-26-2012	PL	Plumbing	1,000	04-18-2012	100	09-19-2012	TONY TOMATO 39-C RENOV
21480	01-26-2012	CA	C-Approval	1,000	04-18-2012	100	06-29-2012	TONY TOMATO ELECTRIC P

LAND LINE VALUATION SECTION

Use Code	Description	Zone	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbrhd.	Nbrhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
4010	IND WHSE M96	140	43,560	2.76	1.00000	C	1.00	C60	0.900	3X L/B	0	2.48	108,200
4010	IND WHSE M96	140	0,810	120,200	1.00000	0	1.00	C60	0.900		0	108,180	87,600
4010	IND WHSE M96	140	2,270	8,000	1.00000	0	1.00	C60	1,000		0	8,000	18,200

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
474,400	8,000	124,500	214,000	0	820,900

W/BLU 50/1/12/1
 Location 39 NORTH PLAINS IND RD

Sales Information
 Sale Date Q/U V/I Sale Price
 07-22-2013 U U 1,200,000
 06-08-2009 U U 1,980,000
 06-08-2009 U U 1,980,000
 11-19-1996 U U 0
 11-19-1996 U U 0

Commercial Data Elements
 Heat/AC 02 Heat/AC Split
 Frame Type 03 Masonry
 Baths / Plumbing 02 Average
 Ceiling / Wall 04 Cell & Min W/L
 Rooms / Ptns 02 Average
 % Conn Wall 0.0
 Wall Height 14. -1.0000

Current Owner
 WALLINGFORD GROUP LLC
 WE 21-150 NORTH PLAINS ROAD LLC
 NORTH PLAINS COMMERCE PARK LLC
 WALLINGFORD NORTH PLAINS COMMERCE PARK
 WALLINGFORD NORTH PLAINS COMMERCE PARK

INCOME VALUATION
 6-148
 WALLINGFORD, CT

Year Built 1980
 Appraised Value 820,900

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	26,250	Cap Code	BAY	Gross Income	143,588	Income Value	884,500	1980/881G	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	17,231	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	37,907	Total Income Value	884,500		
		Rent ID	NBHD			Value Per SF / Unit	34		
Total Leaseable Area	26,250	0001	12	Net Income	88,450				

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	Vacancy/All	EGl	Exp	Exp	Expenses	NOI
1	1	1	36 BUS BAY	2	5	26250	GL	5.95	BA	A	5.47	143,588	BA	0.12	17,231	126,357	A	0.30	37,907	88,450

AGI/VAL/INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	BAY	Gross Income	130,796	Income Value	942,600	Heat	
Cap Adjust	A	Vacancy Allowance	73,997	Excess Land		Electric	
		Other Income	37,461	Total Income Value	942,600	Water	
Cap Rate	0.1000	Net Income	94,260	Value Per SF / Unit	36	Sewer	
						Maintenance	
						Insurance	

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	LeaseT	Tenant	LeaseBe	Yrs
1	1	1	36 BUS BAY	2	5	26250	GL	A	BA	4.98	130,796	A	A	37,461	N					



Town of Wallingford, Connecticut

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

M.F.D. ASSESSOR
19 FEB 21 PM 2:12

Hearing No. 2020-049

APPLICATION

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

HEARING DATE: _____

Property Owner:	<u>Yalesville Properties</u>
Name of property Owner	<u>Jon Gavin</u>
Mailing Address	<u>173 Church St.</u>
City, State, Zip	<u>Wallingford, CT 06492</u>
Phone	<u>203-815-7660</u>

Appellant (if other than owner):	<u>J.F. Mulvashy Company, LLC</u>
Name of Owner's Agent	<u>Brian Mulvashy</u>
Mailing Address	<u>P.O. Box 44</u>
City, State, Zip	<u>W. Simsbury, CT 06092</u>
Phone	

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

Jon Gavin
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 47 N. Plains Ind Rd 50/13
(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?: \$ 700,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market 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: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

Voting Record Initials

Thomas Vitall _____

Carl Bonamico _____

Robert Avery _____

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPROXIMATE	ASSESSED	6148
WALLINGFORD GROUP LLC	1 Level	2 Public Water	1 Paved	5 Industrial	IND LAND	3-1	196,300	137,400	WALLINGFORD, CT
173 CHURCH ST					IND BLDG	3-2	593,200	415,200	
YALESVILLE CT 06492									
SUPPLEMENTAL DATA Alt Pctd ID: 047001080 Census: 1754 Old MBLU: TC MAP # 4577 TC MAP #: Record Lot 1 GIS ID: 15222 Assoc Pctd:									

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
WALLINGFORD GROUP LLC	1478	07-22-2013	U	I	1,200,000	25	2020	3-1	137,400	2019	3-1	130,200
WE 21-150 NORTH PLAINS ROAD LLC	1359	06-08-2009	U	I	1,980,000	25		3-2	415,200		3-2	300,800
NORTH PLAINS COMMERCE PARK LL	1359	06-08-2009	U	I	0	40		3-3	22,000		3-3	22,000
WALLINGFORD NORTH PLAINS COMMERC	0850	11-19-1996			0							
BARON ROBERT H & WALTER KOWALSKI	0417				0							
PREVIOUS ASSESSMENTS (HISTORY) Total: 789,500 / 552,600												

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	OTHER ASSESSMENTS
ASSESSING NEIGHBORHOOD Nhd: 12 Nhd Name: B Tracing: Batching							

NOTES	APPROXIMATE BLDG VALUE (CARD)	APPROXIMATE X1 (B) VALUE (BLDG)	APPROXIMATE OB (B) VALUE (BLDG)	APPROXIMATE LAND VALUE (BLDG)	SPECIAL LAND VALUE	TOTAL APPROXIMATE PARCEL VALUE	VALUATION METHOD
4/20 NEW ROOF (2019)	548,400	13,300	31,500	196,300	0	789,500	
UNIT A = HUNTERS AMBULANCE							
UNIT B = HANDY WORKS REMODELING (2019)							
UNIT C = REAL TRAPS ACCOUSTICS LLC (2017)							
UNIT D-1 = HARDSCAPES LAND. (2019)							
UNIT F+G = THERMO SPAS							

BUILDING PERMIT RECORD	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSPI DATE	% COMP	DATE COMP	COMMENTS	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
	34115	11-15-2019	CM	Commercial	80,000	04-14-2020	100		ROOF	01-05-2021	JW1	03		41	Change Measured
	33278	04-15-2019	TI	Commercial	30,000	08-07-2019	100		47B-INTERIOR RENOV	04-14-2020	ES	03		01	Letter Sent-Cost Informatio
	33278	04-15-2019	CA	Commercial	82,100	08-07-2019	100		UNITS F+G INTERIOR DEMO	10-07-2019	SJ	06		16	Permit Check - No Measur
	26419	02-14-2012	CM	Commercial	20,000	09-25-2013	100		47C-INTERIOR RENOV 2 BT	08-07-2019	KC	02		63	Permit Check - No Measur
	25264	02-24-2011	CA	Commercial	20,000	07-15-2011	100		47C-INTERIOR RENOV 2 BT	09-25-2013	TH	02		63	Permit Check - No Measur
	25264	02-01-2011	CM	Commercial	2,000	07-15-2011	100		Interior Partitions-Tenant Fit-O	07-10-2013	TH	02		63	Permit Check - No Measur
	16079	12-09-2002	CM	Commercial	2,000	04-15-2003	100		LAND LINE VALUATION SECTION	09-19-2012	KC	02		61	Permit - Measure Only

LAND LINE VALUATION SECTION	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSPI DATE	% COMP	DATE COMP	COMMENTS	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT
	16079	12-09-2002	CM	Commercial	2,000	04-15-2003	100		LAND LINE VALUATION SECTION	09-19-2012	KC	02		61	Permit - Measure Only

USE CODE	DESCRIPTION	ZONE	LAND TYPE	LAND UNITS	UNIT PRICE	I. FACTOR	SITE INDEX	COND.	NBHD.	NBHD ADJ	NOTES	LOCATION ADJUSTMENT	ADJ UNIT PRIC	LAND VALUE
1	IND WHSE M96	I40		43,560 SF	2.76	1.00000	C	1.00	G60	0.900		0	2.48	108,200
1	IND WHSE M96	I40		0.790 AC	120,200	1.00000	0	1.00	G60	0.900		0	108,180	85,500
1	IND WHSE M96	I40		0.320 AC	8,000	1.00000	0	1.00	G60	1.000		0	8,000	2,500

TOTAL CARD LAND UNITS	2.110 AC	PARCEL TOTAL LAND AREA	2.1100 AC	TOTAL APPROXIMATE PARCEL VALUE	789,500
APPRAISED VALUE SUMMARY This signature acknowledges a visit by a Data Collector or Assessor					
APPROXIMATE BLDG VALUE (CARD) 548,400					
APPROXIMATE X1 (B) VALUE (BLDG) 13,300					
APPROXIMATE OB (B) VALUE (BLDG) 31,500					
APPROXIMATE LAND VALUE (BLDG) 196,300					
SPECIAL LAND VALUE 0					
TOTAL APPROXIMATE PARCEL VALUE 789,500					
VALUATION METHOD Valuation Method					

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model 96		Ind/Comm			
Grade C					
Stories: 1					
Occupancy 7.00		Concr/Cinder			
Exterior Wall 1 15		Gable			
Exterior Wall 2 03		Asphalt			
Roof Structure 03		Drywall			
Roof Cover 05					
Interior Wall 1 03		Concr-Finished			
Interior Wall 2 03					
Interior Floor 1 03		Gas			
Interior Floor 2 03		Hot Air-no Duc			
Heating Fuel 03		Partial			
Heating Type 06		IND WHSE M96			
AC Type 4010					
Bldg Use 4010					
Total Rooms 00					
Total Bedrms 0					
Total Baths 02		Heat/VAC Split			
Heat/VAC 02		Masonry			
Frame Type 03		Average			
Baths/Plumbing 02		Ceil & Min WL			
Ceiling/Wall 04		Average			
Rooms/Ptms 02					
Wall Height 14.00					
% Conn Wall 0.00					
1st Floor Use: 4010					

Year Built 1978
 Effective Year Built
 Depreciation Code A
 Remodel Rating
 Year Remodeled
 Depreciation % 36
 Functional Obsol 0
 External Obsol 20
 Trend Factor 1
 Condition
 Condition %
 Percent Good 44
 RCNLD 548,400
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

MIXED USE

Code	Description	Percentage
4010	IND WHSE M96	100
		0
		0

COST / MARKET VALUATION

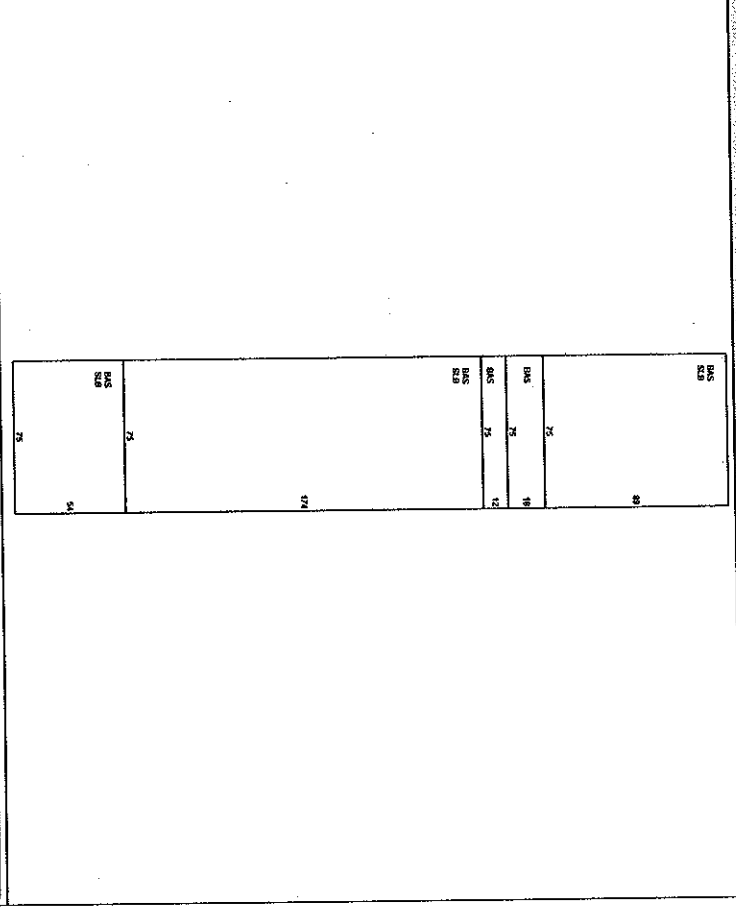
RCN	1,246,337
-----	-----------

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	20,600	3.00	2001	A		50	C	1.00	30,900
FNS	Fence-6' Chain	L	100	11.00	2001	A		50	C	1.00	600
AC	Air Condition	B	8,640	3.50	1985			44		0.00	13,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	EIF Area	Unit Cost	Undeprec Value
BAS	First Floor	26,025	26,025	26,025	47.89	1,246,337
SLB	Slab	0	23,775	0	0.00	0
Tot Gross Liv / Lease Area		26,025	49,800	26,025		1,246,337



BAS	25	25	25
SLB			
BAS	25	25	25
SLB			
BAS	25	25	25
SLB			



Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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.

No change

CURRENT OWNER	TOPO	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	6148
WALLINGFORD GROUP LLC	1 Level	2 Public Water	1 Paved	5 Industrial	IND LAND	3-1	196,300	137,400	WALLINGFORD, CT
173 CHURCH ST					IND BLDG	3-2	593,200	415,200	VISION
YALESVILLE CT 06492									

Info
 17,800 AV

WALLINGFORD GROUP LLC	BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
WE 21-150 NORTH PLAINS ROAD LLC	1478	0036	07-22-2013	U	1,200,000	25	2020	3-1	137,400	2019	3-1	130,200
NORTH PLAINS COMMERCE PARK LL	1359	0587	06-08-2009	U	1,980,000	25		3-2	415,200		3-2	300,800
WALLINGFORD NORTH PLAINS COMMERC	1359	0585	06-08-2009	U	0	40		3-3	22,000		3-3	22,000
BARON ROBERT H & WALTER KOWALSKI	0850	0196	11-19-1996	U	0	0						
	0417	0454										
Total					552,600				789,500			552,600

EXEMPTIONS	Amount	Code	DESCRIPTION	OTHER ASSESSMENTS	Number	Amount	Commit Int
	0.00						
Total	0.00						

APPROXIMATED VALUE SUMMARY

Appraised Bldg. Value (Card) 548,400
 Appraised Xr (B) Value (Bldg) 13,300
 Appraised Ob (B) Value (Bldg) 31,500
 Appraised Land Value (Bldg) 196,300
 Special Land Value 0
 Total Appraised Parcel Value 789,500
 Valuation Method C

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
34115	11-15-2019	CM	Commercial	80,000	04-14-2020	100		ROOF	01-05-2021	JW1			41	Change
33278	04-15-2019	TL	Commercial	30,000	08-07-2019	100		47B-INTERIOR RENOV	04-14-2020	ES			01	Measured
33278	04-15-2019	CA	Commercial	82,100	09-25-2013	100		47B-INTERIOR RENOV/TENA	10-07-2019	SU			06	Letter Sent-Cost Informatio
26419	02-14-2012	CM	Commercial	20,000	07-15-2011	100		UNITS F+G INTERIOR DEMO	08-07-2019	KC			02	Permit Check - No Measur
25264	02-24-2011	CA	Commercial	20,000	07-15-2011	100		47C-INTERIOR RENOV 2 BT	09-25-2013	TH			02	Permit Check - No Measur
25264	02-01-2011	CM	Commercial	20,000	07-15-2011	100		47C-INTERIOR RENOV 2 BT	07-10-2013	TH			02	Permit Check - No Measur
16079	12-09-2002	CM	Commercial	2,000	04-15-2003	100		Interior Partitions-Tenant Fit.O	09-19-2012	KC			02	Permit - Measure Only

MBLJ 50/131/

Location 47 NORTH PLAINS IND RD

Current Owner

WALLINGFORD GROUP LLC
 WE 21-150 NORTH PLAINS ROAD LLC
 NORTH PLAINS COMMERCE PARK LL
 WALLINGFORD NORTH PLAINS COMMERCE PARK
 BARON ROBERT H & WALTER KOWALSKI

Sales Information

Sale Date	Q/U	V/T	Sale Price
07-22-2013	U	1	1,200,000
06-08-2009	U	1	1,980,000
06-08-2009	U	1	0
11-19-1996	U	1	0

Commercial Data Elements

Heat / AC	Heat/AC Split
02	Heat/AC Split
03	Masonry
02	Average
04	Cell & Min Wl
02	Average
0.0	
14.	-1.0000

INCOME VALUATION

6148

WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leasable Area Summary	Cap Rate	Income	Income Value	Notes
Ground Level	26,025	Cap Code BAY	Gross Income 159,533	Income Value 832,800
Lower Level	0	Cap Adjust A	Vacancy Allowance 15,953	Income Value 0
Upper Level	0	Cap Rate 0.1000	Expense Allowance 60,304	Income Value 0
		Rent ID NBHD	Total Income Value 83,276	Income Value 832,800
Total Leasable Area	26025	0001	Net Income 83,276	Value Per SF / Unit 32
				Notes TENANT CONTAMINATION/1978/G

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Expenses	NOI
1	1	1	BUS BAY	2	7	26025	GL	6.13	A	A	6.13	159,533	A	0.10	15,953	143,580	F	60,304	83,276

ACTUAL INCOME VALUATION

Cap Code	Cap Rate	Income	Income Value	Expense Breakdown
BAY	0.1000	Gross Income 164,841	Income Value 1,169,360	Heat Electric Water Sewer Maintenance Insurance
Expense Allowance		47,905	Excess Land	Trash Removal Snow Removal Accounting Management Reserves Other
Other Income		0	Total Income Value 1,169,360	
Net Income		116,936	Value Per SF / Unit 45	



Town of Wallingford, Connecticut

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

FILED ASSESSOR
19 FEB 21 PM 2:19

Hearing No. 2020-052 APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvree Company LLC
Name of Owner's Agent: Brian Mulvree
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone:

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

Jon Gavin
Print applicant name and date

[Signature]
Applicant signature

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

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 5 Capital Dr 77/9
(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?: \$ 270,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market value. 100% vacant

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:

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

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS/HISTORY			
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed	
YALESVILLE PROPERTIES LLC					IND LAND	3-1	107,800	75,500	2018	3-1	75,600
173 CHURCH ST					IND BLDG	3-2	286,000	200,200	2019	3-2	186,400
WALLINGFORD CT 06492									2018	3-3	5,700
Alt Prcd ID 058003010B Census: 1754 Old MBLU TC MAP # 3221, 3128 Record Lot GIS ID 15654		SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK IN		Assoc Pld#		Total 393,800		Total 275,700		Total 267,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	
YALESVILLE PROPERTIES LLC		1311	0965	10-05-2007	Q	1	600,000	00	2020	3-1	75,500	2019	3-1	75,600
H & L ENTERPRISES		0733	0701	07-17-1992			460,000			3-2	186,400		3-2	186,400
DIME SAVINGS BANK OF WALLINGFORD T		0701	0689	02-19-1991			0			3-3	5,700		3-3	5,700
Total		0.00				275,700		Total		267,700		Total		267,700

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD				Tracing			
Total		0.00					

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD				Tracing			
Total		0.00					

NOTES		Amount	Code	Description	Number	Amount	Comm Int
4/20 PHOENIX CLEANING							
GIR1:12FT PORTABLE=NV							
48% OFFICE = FUNC							

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

LAND LINE VALUATION SECTION		Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes			
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond. <td>Nbhd. <td>Nbhd Adj</td> <td>Notes</td> </td>	Nbhd. <td>Nbhd Adj</td> <td>Notes</td>	Nbhd Adj	Notes	
1	4020	IND OFFICE M9	140	41,618	SF	2.881	1.000000	C	1.00	C60	0.900	

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Appraised Bldg. Value (Card)		272,600					
Appraised Xf (B) Value (Bldg)		5,300					
Appraised Ob (B) Value (Bldg)		8,100					
Appraised Land Value (Bldg)		107,800					
Special Land Value		0					
Total Appraised Parcel Value		393,800					

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Date		01-05-2021	JW1	03	03	41	Change
Date		04-15-2020	LS	03	03	01	Measured
Date		12-10-2015	V	04	04	31	Hear-No Chg
Date		01-06-2011	KPC	03	03	40	No change
Date		05-11-2010	KPC	03	03	29	Field Review
Date		07-27-2009	TH	03	03	00	Measur+listed
Date		04-29-2009	KC	08	08	19	Map Correction-No Value

Total Card Land Units 0.955 AC Parcel Total Land Area: 0.9554 Total Land Value 107,800



Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

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: 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.

No change

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)							
1	Level	2	Public Water	1	Paved	5	Industrial	Year	Code	Assessed	Year	Code	Assessed		
YALEVILLE PROPERTIES LLC								2019	3-1	107,800	2018	3-1	75,500		
173 CHURCH ST								2019	3-2	286,000	2018	3-2	186,400		
WALLINGFORD CT 06492								2019	3-3	5,700	2018	3-3	5,700		
Alt Prcl ID 0580030108 Census: 1754 Old MBLU TC MAP # 3221, 3128 TC MAP # Record Lot GIS ID 15654		SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK IN Assoc Pld#		Description IND LAND IND BLDG Informal 37,600 AN		Code 3-1 3-2 3-1 3-2 3-3		Assessed 107,800 286,000 5,700		Assessed 75,500 200,200 5,700		Code 3-1 3-2 3-3		Assessed 75,500 186,400 5,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
YALEVILLE PROPERTIES LLC		1311	0955	10-05-2007	Q	1	600,000	2020	3-1	75,500	2019	3-1	75,500
H & L ENTERPRISES		0733	0701	07-17-1992			460,000		3-2	200,200		3-2	186,400
DIME SAVINGS BANK OF WALLINGFORD T		0701	0689	02-19-1991			0						5,700
Total						275,700		Total		393,800	Total		275,700

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total						0.00	

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Batch
12		B	Tracing	

NOTES	
4/20 PHOENIX CLEANING	
GIR1:12FT PORTABLE=NV	
48% OFFICE = FUNC	

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value		393,800								

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result	
Total Appraised Parcel Value								393,800
Date		01-05-2021	JW1	03		41	Change	
Date		04-15-2020	LS	03		01	Measured	
Date		12-10-2015	V	04		31	Hear-No Chg	
Date		01-06-2011	KPC	03		40	No change	
Date		05-11-2010	KPC	03		29	Field Review	
Date		07-27-2009	TH	03		00	Measu+-Listed	
Date		04-29-2009	KC	08		19	Map Correction-No 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	Total Appraised Parcel Value	Valuation Method
Total		272,600	5,300	8,100	107,900	0	393,800	C

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1	4020	IND OFFICE M9	I40		41,618	SF	2.88	1.00000	C	1.00	C60	0.900		0	2.59	107,800
Total Card Land Units						0.955	AC	Parcel Total Land Area: 0.9554						Total Land Value		107,800

VISION

WALLINGFORD, CT

6148

MBLU 7/71/91 Location 5 CAPITAL DR Current Owner YALESVILLE PROPERTIES LLC H & L ENTERPRISES DIME SAVINGS BANK OF WALLINGFORD THE

Sales Information				Commercial Data Elements			
Sale Date	Q/U	V/I	Sale Price	Heat / AC	01	Heat/AC Pkgs	INCOME VALUATION 6148 WALLINGFORD, CT
10-05-2007	Q	1	600,000	Frame Type	05	Steel	
07-17-1992			460,000	Baths / Plumbing	02	Average	
02-19-1991			0	Ceiling / Wall	04	Ceil & Min W/L	
				Rooms / Ptns	02	Average	
				% Comn Wall	0.0		
Year Built			1989	Wall Height	18.3	1200	
Appraised Value			393,800				

ECONOMIC INCOME VALUATION				Income Value			
Ground Level	6,094	Cap Code JS	Gross Income 43,206	Income Value 43,206	Income Value 388,900	1989/A	Notes
Lower Level	0	Cap Adjust A	Vacancy Allowance 4,321	Excess Land 4,321	Excess Land 0		
Upper Level	0	Cap Rate 0.0800	Expense Allowance 7,777	Total Income Value 31,108	Value Per SF / Unit 64		
Total Leaseable Area	6094	Rent ID NBHD	Net Income 31,108	Value Per SF / Unit 64			

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent /S	GrossRent	Vac	Vac	Vacancy/All	EGI	Exp	Exp	Expenses	NOI	
1	1	24	JOB SHOP	2	1	6094	GL	5.86	G	AA	7.09	43,206	A	0.10	4,321	38,886	A	0.20	7,777	31,109

Cap Rate				Income				AGUAL INCOME VALUATION				Income Value				Expense Breakdown			
Cap Code	JS	Vacancy Allowance	48,757	Income Value	526,325	Heat	Electric	Trash Removal											
Cap Adjust	A	Other Income	14,317	Excess Land	7666	Water	Sewer	Snow Removal											
Cap Rate	0.0800	Net Income	42,106	Total Income Value	526,325	Maintenance	Insurance	Accounting											
#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Loca	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	Va/Co	Notes	LeaseT	Tenant	LeaseBe	Yrs
1	1	24	JOB SHOP	2	1	6094	GL	AA	S	8.00	48,757	A	A	7666			PHOENIX CL		



Town of Wallingford, Connecticut

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

MFD ASSESSOR
19 FEB '21 PM 2:12

Hearing No. 2020-057 APPLICATION

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

HEARING DATE: _____

Property Owner:	<u>Yalesville Properties</u>
Name of property Owner:	<u>Jan Gavin</u>
Mailing Address:	<u>173 Church St.</u>
City, State, Zip:	<u>Wallingford, CT 06492</u>
Phone:	<u>203-815-7660</u>

Appellant (if other than owner):	<u>J.F. Mulresca Company LLC</u>
Name of Owner's Agent:	<u>Sean Mulresca</u>
Mailing Address:	<u>P.O. Box 44</u>
City, State, Zip:	<u>W. Simsbury CT 06092</u>
Phone:	

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

Jan Gavin
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 21 North Plain Ind Rd 50/10
(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? : \$ 740,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market 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: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

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

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model Grade: 96		IndComm			
Stories: 1					
Occupancy: 8.00		Concr/Cinder			
Exterior Wall 1: 15		Gable			
Exterior Wall 2: 03		Asphalt Drywall			
Roof Structure: 03		Concr-Finished			
Interior Wall 1: 05		Gas			
Interior Wall 2: 03		Hot Air-no Duc			
Interior Floor 1: 03		Partial			
Interior Floor 2: 03		IND OFFICE M96			
Heating Fuel: 03					
Heating Type: 06					
AC Type: 4020					
Bldg Use: 4020					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 0					
Heat/AC: 01		Heat/AC Pkgs			
Frame Type: 03		Masonry			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 04		Cell & Min WL			
Rooms/Prms: 02		Average			
Wall Height: 14.00					
% Corn Wall: 0.00					
1st Floor Use: 4000					

Code	Description	Percentage
4020	IND OFFICE M96	100
		0
		0

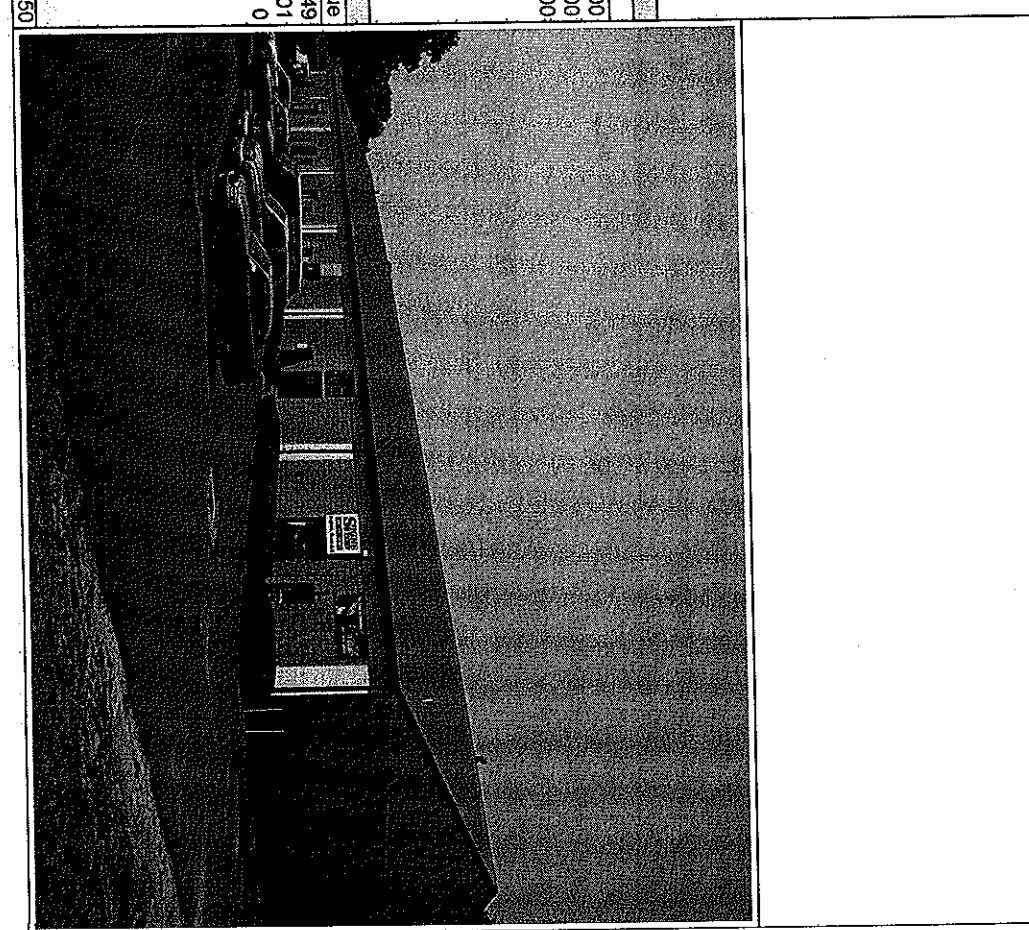
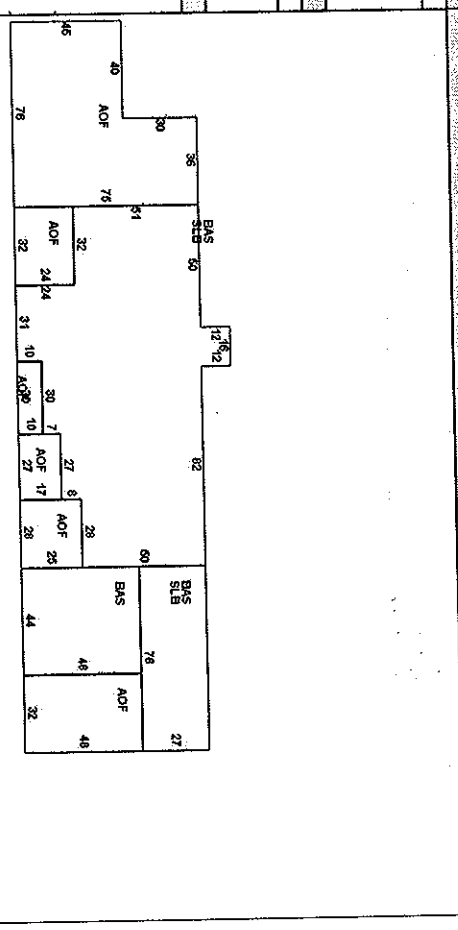
RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Cost to Cure Ovr	Cost to Cure Ovr Comment
1,148,451	1976		A			36	0	10	1		54	620,200						

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

Code	Description	UB	Units	Unit Price	Yr. Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appl. Value
PAV1	Paving-Asphalt	L	40,800	3.00	2001	A		50	C	1.00	61,200
MEZ1	Mezzanine Unit	B	3,961	8.00	1985			54		0.00	17,109
A/C	Air Condition	B	5,618	3.50	1985			54		0.00	10,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepec Value
AOF	Office	8,263	8,263	10,742	62.28	514,649
BAS	First Floor	13,229	13,229	13,229	47.91	633,801
SLB	Slab	0	11,117	0	0.00	0
Ttl Gross Liv / Lease Area		21,492	32,609	23,971		1,148,450





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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.

No change

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
WALLINGFORD GROUP LLC				IND LAND	3-1	164,900	115,400
173 CHURCH ST				IND BLDG	3-2	709,100	496,300
YALESVILLE CT 06492							
All Pricl ID 047001070 Census: 1754 Old MBLU TC MAP # 4577 TC MAP # Record Lot 4 GIS ID 15220		SUPPLEMENTAL DATA PIZ MAP # ENG MAP O-536 Easement Town Line IND PARK IN Assoc Pld#		Total 874,000 611,700		Total 544,100 544,100	

RECORD OF OWNERSHIP

BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
1514	0782	04-10-2015	Q	775,000	00	2020	3-1	115,400	2019	3-1	110,000
1359	0587	06-08-2009	U	1,980,000	25		3-2	496,300		3-2	391,300
1359	0585	06-08-2009	U	0	40						
1359	0582	06-08-2009	U	0	29						
0856	0104	02-27-1997	U	0	0						
Total				611,700		Total		544,100	Total		544,100

EXEMPTIONS

Year	Code	Description	Amount	Code	Description	Number	Amount
Total 0.00							

OTHER ASSESSMENTS

Year	Code	Description	Number	Amount	Comm Int
Total 611,700					

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	Tracing	Batch
12		B	

NOTES

UNIT G = AALOCKSERV
 UNIT B = BLUE OXAXE THROWING (2018)
 UNIT C = NATIONS HANDYMAN
 UNIT D = VACANT
 UNIT E = RAISE THE BARRE
 UNIT F = FUSION DANCE CENTER (2018)

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
28379	03-17-2014	CA	C - Approval	135,000	05-14-2014	100		BARAN KENPO KARATE/TEN
28379	12-20-2013	CM	Commercial	156,000	05-14-2014	100		BARAN KARATE/TENANT FIT
28188	10-15-2013	CM	Commercial	28,750	05-14-2014	100		ROOF COLLAPSE REPAIRS
26421	02-14-2012	CM	Commercial	0		100		DEMO REPAIRS
5864-1	09-22-1993			0		100		
5171-2	11-12-1991			3,500		100		

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	Appraised X1 (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
620,200	27,700	61,200	164,900	0	874,000

APPRaised Parcel Value
 Total Appraised Parcel Value 874,000

LAND LINE VALUATION SECTION

Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
1	4020	IND OFFICE M9	140	43,560	2.76	1.000000	C	1.00	C60	0.900	3X LB
1	4020	IND OFFICE M9	140	0,480	120,200	1.000000	C	1.00	C60	0.900	
1	4020	IND OFFICE M9	140	0,600	8,000	1.000000	C	1.00	C60	1,000	
Total Card Land Units				2,080	AC		Parcel Total		Land Area: 2.0800 AC		Total Land Value
											164,900

VISIT/CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
01-05-2021	JW1	03		41	Change Measured
04-14-2020	LS	06		01	Letter Sent-Cost Informatio
07-08-2014	SJ	02		16	Permit - Inferior Insp Only
05-14-2014	KC	02		2	Permit Check - No Measur
09-25-2013	TH	02		63	Permit Check - No Measur
07-25-2013	TH	02		63	Permit Check - No Measur
09-12-2012	KC	02		63	Permit Check - No Measur

VISION

Informal - 16,800 AV.

MBLU 50/10/
 Location 21 NORTH PLAINS IND RD
 Current Owner
 WALLINGFORD GROUP LLC
 WE 21-150 NORTH PLAINS ROAD LLC
 NORTH PLAINS COMMERCE PARK LLC
 NORTH PLAINS COMMERCE PARK LLC
 WALLINGFORD NORTH PLAINS COMMERCIAL PARK

Sales Information
 Sale Date Q/U V/I Sale Price
 04-10-2015 Q 775,000
 06-08-2009 U 1,980,000
 06-08-2009 U
 06-08-2009 U
 02-27-1997 U
 Year Built 1976
 Appraised Value 874,000

Commercial Data Elements
 Heat/AC 01 Heat/AC Pkgs
 Frame Type 03 Masonry
 Baths / Plumbing 02 Average
 Ceiling / Wall 04 Cell & Min W/L
 Rooms / Ptns 02 Average
 % Conn Wall 0.0
 Wall Height 14. -1.0000

INCOME VALUATION
 6148
 WALLINGFORD, CT

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	21,492	Cap Code	BAY	Gross Income	135,829	Income Value	892,400	1976/G	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	13,583	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	33,007	Total Income Value	892,400		
		Rent ID	NBHD			Value Per SF / Unit	89,239	42	
Total Leaseable Area	21492	0001	12	Net Income	89,239				

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI	
1	1	36	BUS BAY	2	8	21492	GL	6.32	A	A	6.32	135,829	A	0.10	13,583	122,246	AA	0.27	33,007	89,240

Cap Rate		Income		Income Value		Expense Breakdown													
Cap Code	BAY	Gross Income	125,015	Income Value	933,990	Heat													
Cap Adjust	A	Vacancy Allowance	66,956	Excess Land		Electric													
		Other Income	35340	Total Income Value	933,990	Water													
Cap Rate	0.1000	Net Income	93,399	Value Per SF / Unit	43	Sewer													
						Maintenance													
						Insurance													
#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Loca	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	36	BUS BAY	2	8	21492	GL	A	A	5.82	125,015	A	A	35340					



Town of Wallingford, Connecticut

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

WFD ASSESSOR
19 FEB 21 PM 2:11

Hearing No. 2020-054 APPLICATION

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

HEARING DATE:

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J.F. Mulvash Company LLC
Name of Owner's Agent: Brian Mulvash
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone:

Appellant's Capacity: [x] Owner [] Owner's Agent
(Print applicant name and date) (Applicant signature)

Jon Gavin
Print applicant name and date

[Signature]
Applicant signature

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

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 117 Church St 37/20
(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?: \$ 41,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market 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: (Must be signed in the presence of the Board) Date:

Print Name

Motion:

Voting Record Initials

Thomas Vitall

Carl Bonamico

Robert Avery

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	6148
38 WAREHOUSE POINT ROAD LLC	1 Level	2 Public Water	1 Paved	5 Industrial	IND BLDG VAC IN LN	3-2 5-3	19,500 176,500	13,700 123,600	WALLINGFORD, CT
173 CHURCH ST	SUPPLEMENTAL DATA Alt Prcd ID 048001001 Census: 1751 Old MBLU TC MAP # Record Lot GIS ID 15224 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#								
WALLINGFORD CT 06492	RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE QU/VI SALE PRICE VC 38 WAREHOUSE POINT ROAD LLC 1621 0239 03-04-2020 U 1 350,000 22 GIGANTE ANTONIO (ESTATE) 1621 0234 03-04-2020 U 1 0 08 GIGANTE ANTONIO 1307 0490 08-23-2007 U 1 0 29 GIGANTE ANTONIO + MARIA 1307 0488 08-23-2007 U 1 0 29 GIULIETTI GRACE + GIGANTE JOSEPH M + 1290 0044 03-23-2007 U 1 0 29								

EXEMPTIONS	OTHER ASSESSMENTS	APPRaised VALUE SUMMARY
Year Code Description Amount Code Description Number Amount Comm Int	Year Code Assessed Year Code Assessed V Year Code Assessed	Appraised Bldg. Value (Card) 0 Appraised Xr (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 19,500 Appraised Land Value (Bldg) 176,500 Special Land Value 0 Total Appraised Parcel Value 196,000 Valuation Method C
NOTES ABUTS RT15 2020=IA		

BUILDING PERMIT RECORD										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id
34668	07-15-2020	CA			08-20-2020	100		DEMO BLDG	01-05-2021	JW1
34668	07-01-2020	DE		10,000	08-20-2020	100		DEMO BLDG		
22130	09-05-2007	CM	Commercial	5,250	09-24-2007	100	09-24-2007	REROOF		

LANDLINE VALUATION SECTION										
B	Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.
1	4410	IND LD PO	I40		21,780 SF	4.91	1.00000	C	1.00	C30
Total Card Land Units 0.500 AC Parcel Total Land Area 0.5000										

VISIT/CHANGE HISTORY									
Date	Id	Type	Is	Cd	Purpose/Result				
				40	No change				



CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 94	00	Outbuildings			
Model Grade:		Vacant			
Stories:					
Occupancy:					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover:					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel:					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Whirlpool Tub					
Fireplaces					

CONDO DATA

Parcel Id	C	Ownr	
Adjust Type	B	Factor %	
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

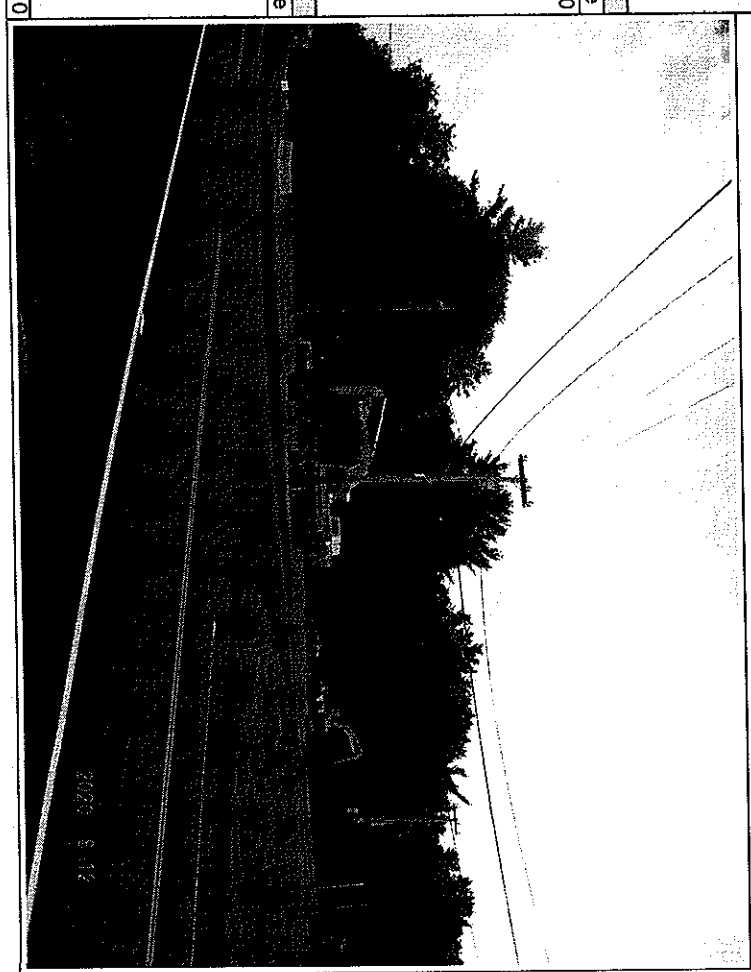
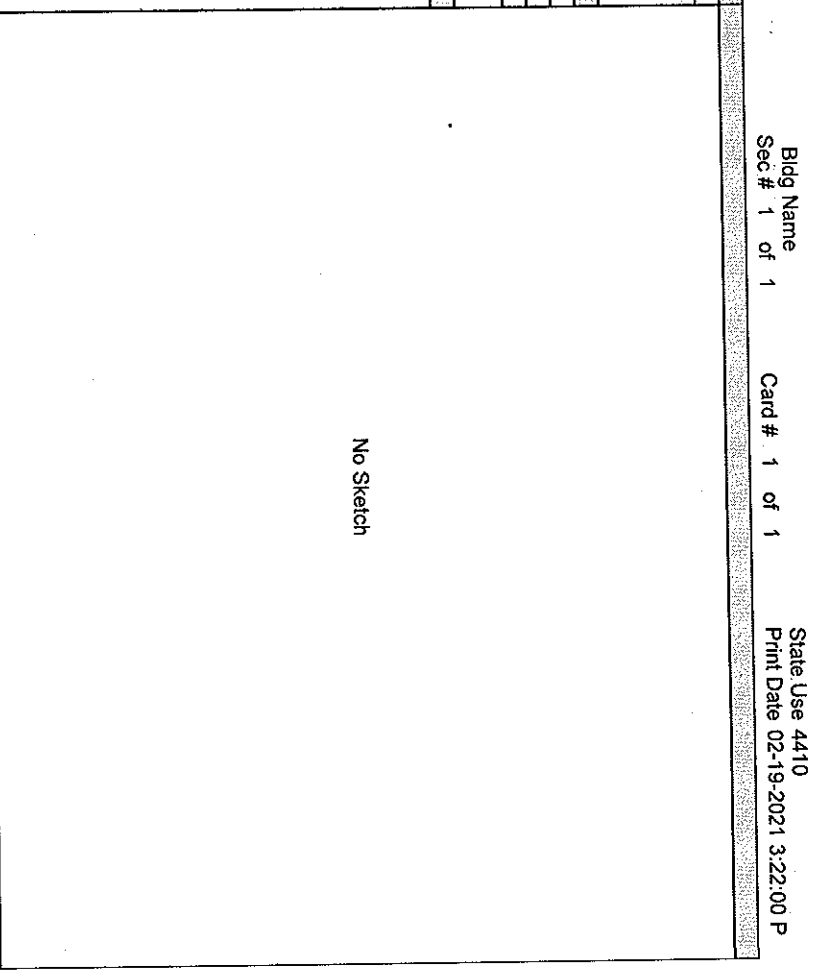
Building Value New	
Year Built	
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Factor	
Trend Factor	
Condition	
Condition %	
Percent Good	
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	UB Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PAV1	Paving-Asphal	L	13.00	3.00	1970	A	50	C	1.00	19,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprc Value
		0	0	0	0	0
	Ttl Gross Liv / Lease Area	0	0	0	0	0





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

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: 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:

No change

CURRENT OWNER		TOPO	UTILITIES	START/ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
38 WAREHOUSE POINT ROAD LLC				IND BLDG VAC IN LN	3-2	19,500	13,700
173 CHURCH ST					5-3	176,500	123,600
WALLINGFORD CT 06492							123,600
SUPPLEMENTAL DATA Alt Prci ID 048001001 Census: 1751 P/Z MAP # ENG MAP Old MBLU Esasment TC MAP # Town Line TC MAP # IND PARK Record Lot Assoc Pld#		Paid 350,000 + 10,000 Demo = 360,000 VISION					

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
38 WAREHOUSE POINT ROAD LLC	1621	0239	03-04-2020	U	I	13,700	2019	2-1	101,100	2018	2-1	101,100	
GIGANTE ANTONIO (ESTATE)	1621	0234	03-04-2020	U	I	123,600	2019	2-2	94,600	2018	2-2	94,600	
GIGANTE ANTONIO	1307	0490	08-23-2007	U	I	17,900	2019	2-5	17,900	2018	2-5	17,900	
GIGANTE ANTONIO + MARIA GIULITTI GRACE + GIGANTE JOSEPH M +	1307	0488	08-23-2007	U	I								
	1290	0044	03-23-2007	U	I								
Total						137,300			213,600			213,600	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Description						
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
C2		B			

(FORMERLY GIGANTES DELI) DEMO=2020
 NOTES
 ABUTS RT15
 2020=IA

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
34668	07-15-2020	CA	08-20-2020	100	DEMO BLDG	10,000	08-20-2020	100		DEMO BLDG
34668	07-01-2020	DE	08-20-2020	100	DEMO BLDG	5,250	08-20-2020	100		DEMO BLDG
22130	09-05-2007	CM	09-24-2007	100	REROOF		09-24-2007	100		REROOF

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
1	4410	IND LD PO	I40			21,780 SF	4.91	1.00000	C	1.00	C30	1.650	

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		0	0	0	176,500	0	176,500
							196,000

Total Appraised Parcel Value 196,000
 Total Card Land Units 0.500 AC
 Parcel Total Land Area 0.5000
 Total Land Value 176,500

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		01-05-2021	JW1			40	No change





Town of Wallingford, Connecticut

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

MLFD ASSESSOR
19 FEB '21 PM 2:11

Hearing No. 2020-055 APPLICATION

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

Property Owner: Yalesville Properties
Name of property Owner: Jon Gavin
Mailing Address: 173 Church St.
City, State, Zip: Wallingford, CT 06492
Phone: 203-815-7660

Appellant (if other than owner): J F Mulready Company LLC
Name of Owner's Agent: Brian Mulready
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury CT 06092
Phone:

Appellant's Capacity: Owner
(Print applicant name and date)

Jon 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: 430 N Cherry St Ext 91/3
(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?: \$ 33,000

Briefly state the basis of the Appeal: Town of Wallingford's opinion of value exceeds fair market 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: Date:

Print Name

Motion:

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

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
NORTH CHERRY EXT LLC				IND LAND	3-1	91,100	63,800
173 CHURCH ST				IND BLDG	3-2	3,800	2,700
YALESVILLE CT 06492				Total		94,900	66,500
SUPPLEMENTAL DATA At Pcd ID 058002012 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15618 P/Z MAP # 0-979 Easement Town Line IND PARK Assoc Pld#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
NORTH CHERRY EXT LLC		1593	10-12-2018	U	I	610,000	25	2020	3-1	63,800	2019	2-1	53,200
CHRISTONI FAMILY REALTY LLC THE		1542	06-29-2016	U	I	0	08			2,700		2-2	96,600
CHRISTONI FAMILY REALTY LLC THE		1541	06-13-2016	U	I	0	08					2-5	2,700
CHRISTONI JOSEPH R (ESTATE)		0190	0528										
Total						66500				152500		152500	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	
Year		Total						0.00

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int	
Nbhnd		Total						0.00
13		Total						0.00

ASSESSING NEIGHBORHOOD		Nbhnd Name	Batch
2 BLDGS DEMOLISHED FOR 2020 GL		B	Tracing

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
34313	07-15-2020	CA		5,000	03-23-2020	100		34313
34313	03-06-2020	DE						DEMO 3100 SF BLDG+ MOD

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Cart)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total		0	0	3,800	91,100	0	94,900

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value		01-05-2021	JW1	02		40	No change
		03-23-2020	KC	02		63	Permit Check - No Measur

LANDLINE VALUATION SECTION		Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhnd.	Nbhnd. Adj	Notes			
B	Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond. <td>Nbhnd. <td>Nbhnd. Adj <td>Notes </td></td></td>	Nbhnd. <td>Nbhnd. Adj <td>Notes </td></td>	Nbhnd. Adj <td>Notes </td>	Notes
1	4030	ACC LND MFG	140		17,398	SF	5.82	1.00000	C	1.00	0.900	W/9/14 & 5

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
34313	07-15-2020	CA		5,000	03-23-2020	100		34313
34313	03-06-2020	DE						DEMO 3100 SF BLDG+ MOD

LANDLINE VALUATION SECTION		Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhnd.	Nbhnd. Adj	Notes				
B	Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond. <td>Nbhnd. <td>Nbhnd. Adj</td> <td>Notes</td> </td>	Nbhnd. <td>Nbhnd. Adj</td> <td>Notes</td>	Nbhnd. Adj	Notes	
1	4030	ACC LND MFG	140		17,398	SF	5.82	1.00000	C	1.00	0.900	W/9/14 & 5	
Total Card Land Units				0.399		AC		Parcel Total Land Area		0.3994		Total Land Value	91,100



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land			
Model:					
Grade:					
Stories:					
Occupancy:					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover:					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel:					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Whirlpool Tub					
Fireplaces					

CONDO DATA			
Parcel Id	Cd	Ownr	IS
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST/MARKET VALUATION

Building Value New
 Year Built
 Effective Year Built
 Depreciation Code
 Remodel Rating
 Year Remodeled
 Depreciation %
 Functional Obsol
 External Obsol
 Trend Factor
 Condition
 Condition %
 Percent Good
 RCNLD
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

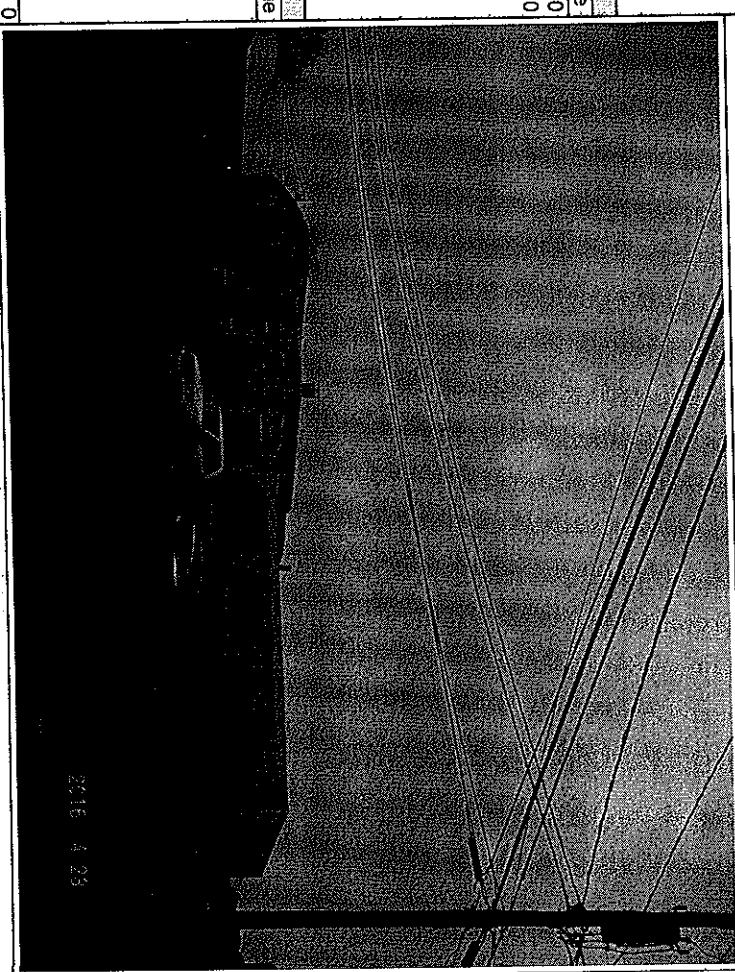
OB - OUTBUILDING & YARD ITEMS / XE - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr. Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
PAV1	Paving-Asphal	L	3,900	3.00	1970		F	30	C	1.00	3,500
FN3	Fence-6' Chai	L	90	11.00	2001			30	C	1.00	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	EF Area	Unit Cost	Undeprec Value
		0	0	0	0	0
TI Gross Liv / Lease Area		0	0	0	0	0

No Sketch





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

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: 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

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 99 Model: 00 Grade: Vacant Land					
Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel: Heat Type: AC Type: Total Bedrooms Total Bathrooms Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style: Whirlpool Tub Fireplaces					
<p>Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good RCNILD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment</p>					

CONDO DATA

Parcel Id	C	Ownr	S
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			

COST / MARKET VALUATION

Building Value New	
--------------------	--

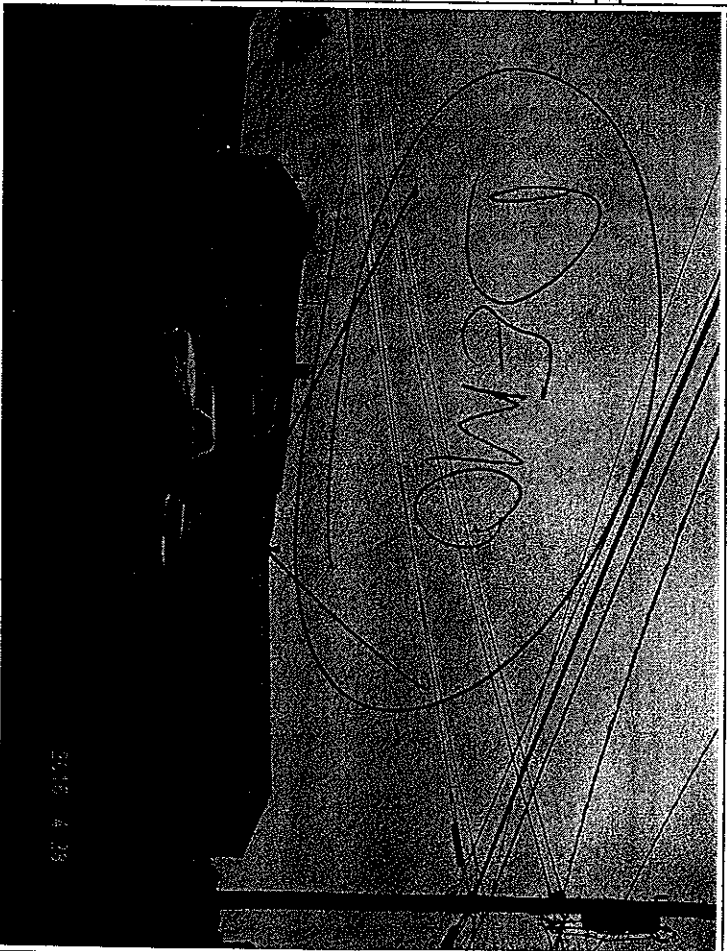
OB - OUTBUILDING & YARD ITEMS(D) / XF - BUILDING EXTRA FEATURES(B)

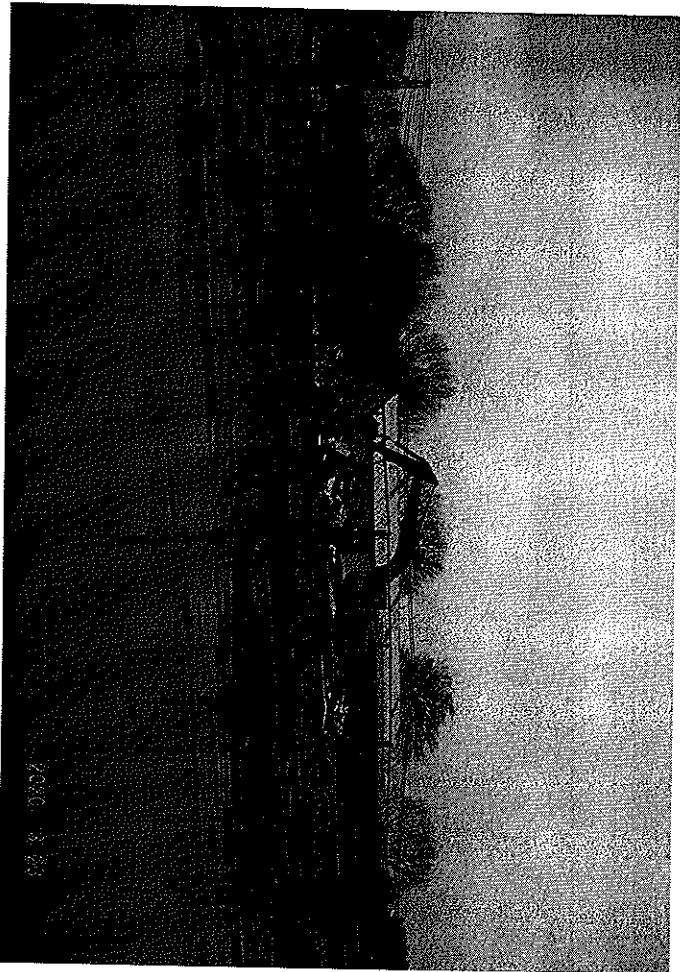
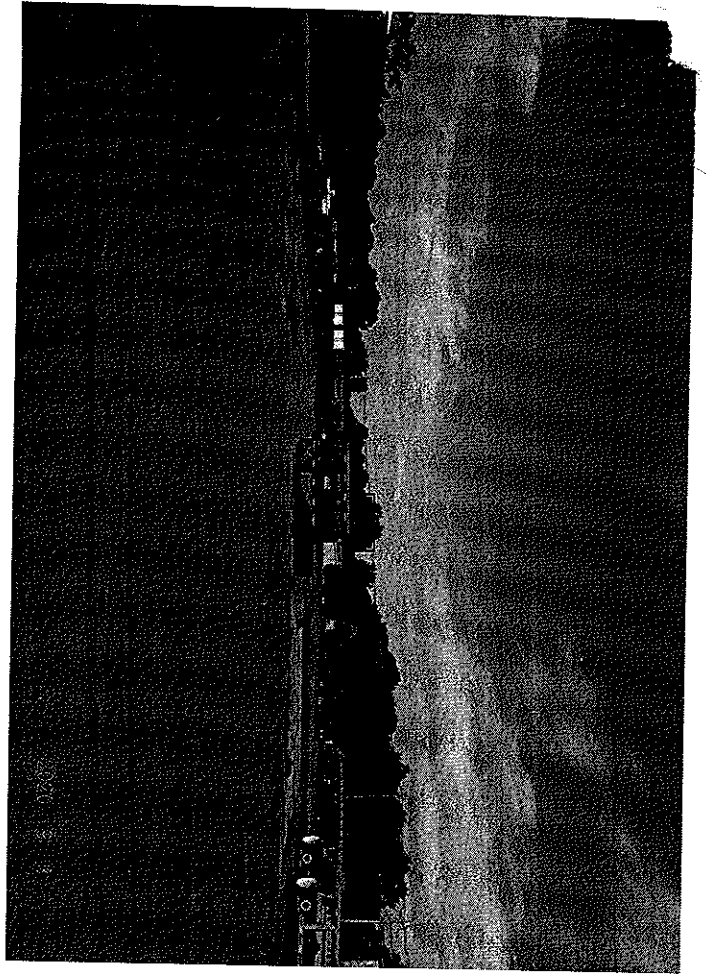
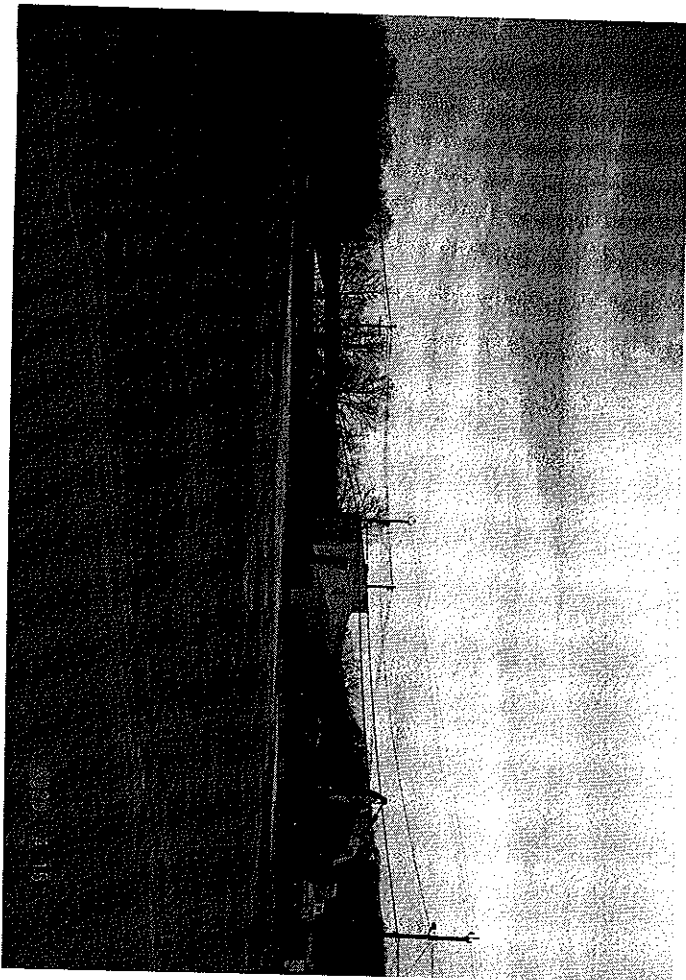
Code	Description	U/B	Units	Unit Price	Yr Bilt	Cond Cd	% Gd	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphal	L	3,900	3.00	1970	F	30	C	1.00	3,500
FN3	Fence-6' Chai	L	90	11.00	2001	F	30	C	1.00	300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprrec Value
		0	0	0	0	0
	Ttl Gross Liv / Lease Area	0	0	0	0	0

No Sketch





MLTD ASSESSOR
19 MAR 21 PM 12:34



We Deliver Precision®

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

Subject **Agent Letter Ulbrich Steel and 7 Carlton St (Baa)**
From Brian Mulready <bmulready@hotmail.com>
To 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:	CBJCHBCAABAAtu5ZLquhh7clZcdgkqoDNm0vxAx7Z_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: 45.82.183.230
-  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

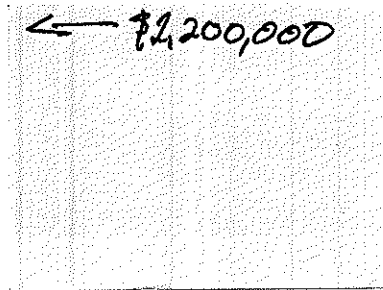
March 22, 2021

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	\$2,150,000
7 Carlton St	\$1,000,000



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

WALLINGFORD ASSESSOR
FEB 21 PM 2:14

Hearing No. 2020-109 APPLICATION

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

HEARING DATE: _____

Property Owner: <u>9 Carlton Street LLC</u>
Name of property Owner <u>Ulbrich Stainless</u>
Mailing Address <u>153 Washington Ave</u>
City, State, Zip <u>North Haven, CT 06473</u>
Phone _____

Appellant (if other than owner): <u>J.F. Mulready Company, LLC</u>
Name of Owner's Agent <u>Brian Mulready</u>
Mailing Address <u>P.O. Box 441</u>
City, State, Zip <u>W. Simsbury CT 06092</u>
Phone <u>860-690-3984</u>

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

Brian Mulready 2/19/21
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 7 Carlton St 148/2
(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?: \$ 725,000

Briefly state the basis of the Appeal: Wallingford's opinion of value exceeds fair market 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: _____ (Must be signed in the presence of the Board) Date: _____

Print Name _____

Motion: _____

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

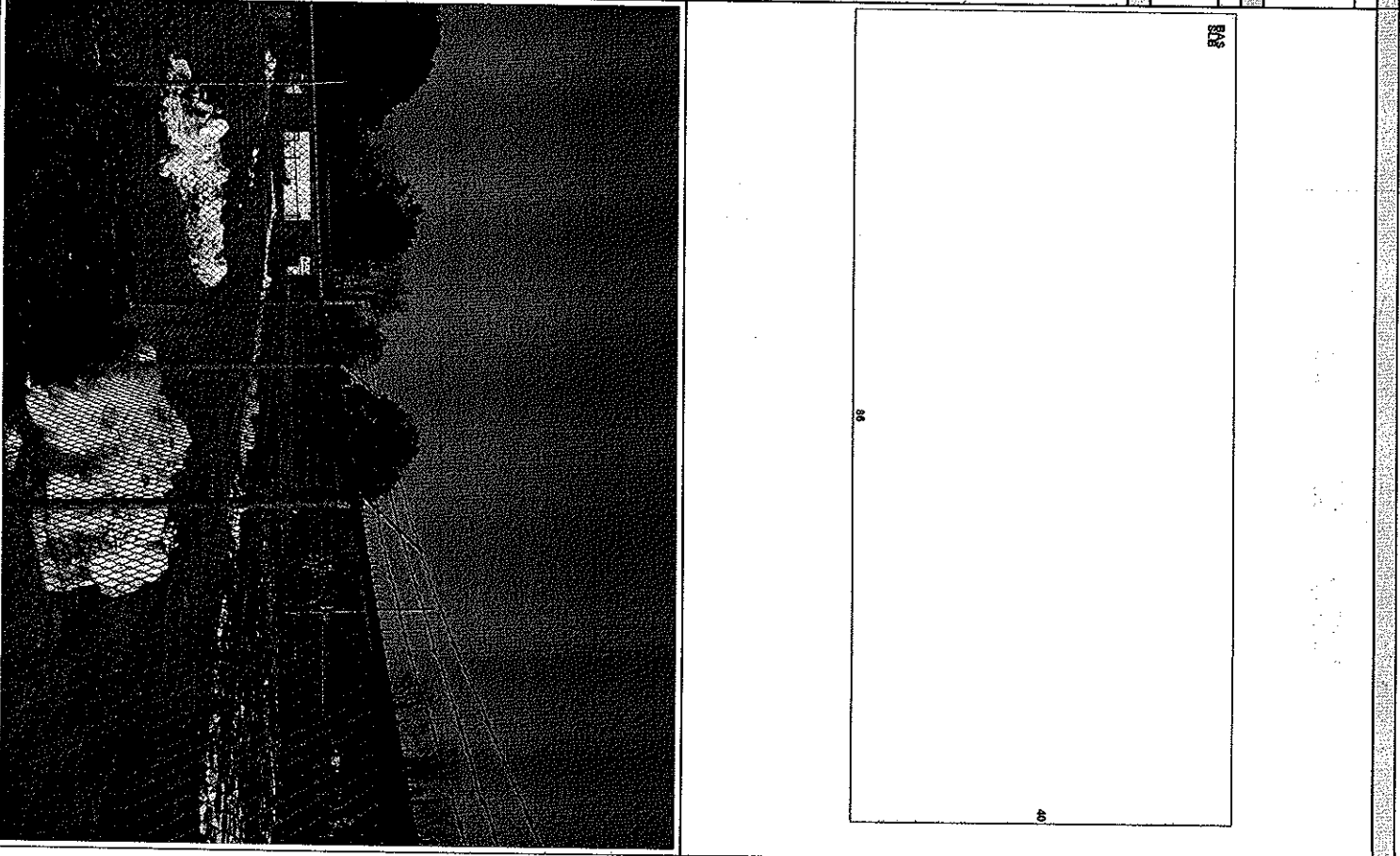
Element	Cd	Description	Element	Cd	Description
Style: Model Grade	401 96	Light Industrial Ind/Comm			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	27	Pre-Finish Metl			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	01	Mirim/Masonry			
Interior Wall 2	03	Concr-Finished			
Interior Floor 1	03				
Interior Floor 2	03				
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Bldg Use	4000	INDUSTRIAL M96			
Total Rooms	00				
Total Bedrms	0				
Total Baths	00				
Heat/AC	03	Heat/Min			
Frame Type	02	Masonry			
Baths/Plumbing	00	Average			
Ceiling/Wall	02	None			
Rooms/Ptns	02	Average			
Wall Height	14.00				
% Corn Wall	0.00				
1st Floor Use:	4000				

OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)											
Code	Description	U/B	Units	Unit Price	Yr Bt	Cond	Cd 1	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	20,000	3.00	2001	F		30	C	1.00	18,000
FN3	Fence-6 Chain	L	1,000	11.00	2001	F		30	C	1.00	3,300

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor	3,440	3,440	3,440	71.43	245,719			
SLB	Slab	0	3,440	0	0.00	0			
Totl Gross Liv / Lease Area		3,440	6,880	3,440		245,719			

MIXED USE		
Code	Description	Percentage
4000	INDUSTRIAL M96	100
		0
		0

COST / MARKET VALUATION	
RCN	Value
Year Built	245,719
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	48
External Obsol	0
Trend Factor	10
Condition	1
Condition %	
Percent Good	
RCNLD	42
Dep % Ovr	103,200
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



MBLU 148/111
 Location 1 DUDLEY AVE
 Current Owner
 ULBRICH STAINLESS & SPECIAL METALS INC

Sales Information
 Sale Date 01-01-1900
 Q/U U
 V/I V
 Sale Price 0

Commercial Data Elements
 Heat / AC
 Frame Type
 Baths / Plumbing
 Ceiling / Wall
 Rooms / Ptns
 % Comm Wall
 Wall Height

Year Built
 Appraised Value 2,389,300

INCOME VALUATION
 6148
 WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leaseable Area Summary
 Ground Level 66,630
 Lower Level 0
 Upper Level 0
 Total Leaseable Area 66,630

Cap Rate
 Cap Code INDO
 Cap Adjust A
 Cap Rate 0.1000
 Rent ID NBRHD

Gross Income 312,495
 Income Value 2,334,300
 Excess Land 0

Expenses 47,812
 NOI 233,434

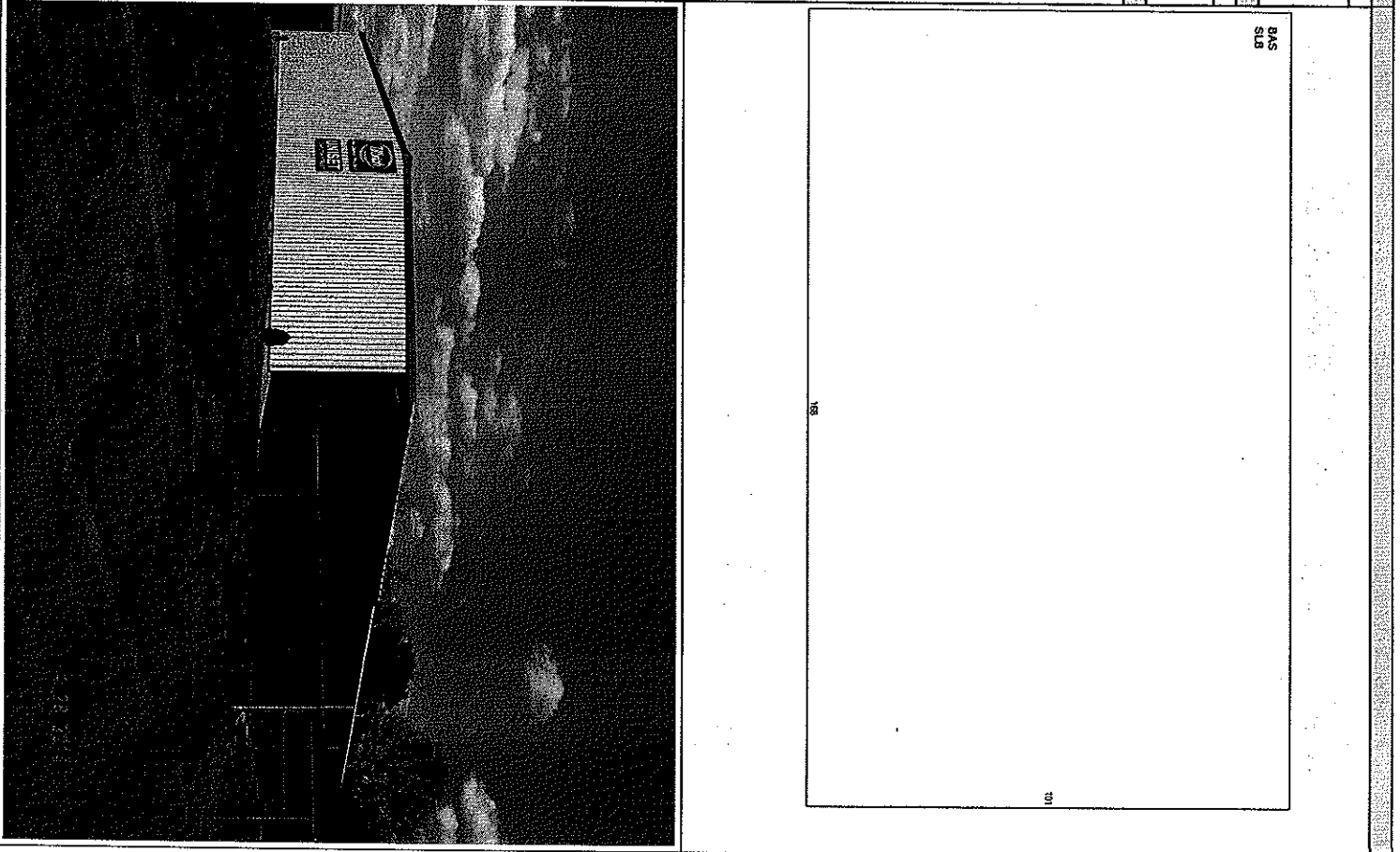
Net Income 233,434
 Value Per SF / Unit 35

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	FtLx	Base Ra	Use	LocA	Rent / S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI	
1	1	1	48	INDWHS O	2	1	66630	GL	3.88	G	AA	4.69	312,495	A	0.10	31,249	281,245	A	0.17	47,812	233,434
ACTUAL INCOME VALUATION																					
Cap Rate											Income Value										
Gross Income Vacancy Allowance Expense Allowance Other Income											Income Value Income Value Excess Land Total Income Value Value Per SF / Unit										
Cap Rate											Expense Breakdown										
Trash Removal Snow Removal Accounting Management Reserves Other											Heat Electric Water Sewer Maintenance Insurance										
#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	FtLx	LocA	Use	Rent / S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Style: 414		Warehouse									
Model Grade: 96 C		Ind/Comm									
Stories: 1											
Occupancy: 1.00											
Exterior Wall 1: 27		Pre-finish Metl									
Exterior Wall 2: 03		Gable									
Roof Structure: 01		Metal/Tin									
Roof Cover: 01		Minim/Masonry									
Interior Wall 1: 03		Concr-Finished									
Interior Floor 1: 03		Gas									
Interior Floor 2: 01		None									
Heating Fuel: 01		None									
Heating Type: 01		None									
AC Type: 01		None									
Bldg Use: 4000		INDUSTRIAL M96									
Total Rooms:											
Total Bedrooms:											
Total Baths:											
Heat/AC:		Heat/Min									
Frame Type: 05		Steel									
Baths/P/Plumbing: 02		Average									
Ceiling/Wall: 00		None									
Rooms/Prtns: 02		Average									
Wall Height: 20.00											
% Conn Wall: 0.00											
1st Floor Use:											
OB - OUTBUILDING & YARD ITEMS (L/X/BUILDING EXTRA FEATURES(B))											
Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LDL1	Load Levelers	B	1	3600.00	2012			82		0.00	3,000
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	16,968	16,968	16,968	38.70	656,662					
SLB	Slab	0	16,968	0	0.00	0					
Ttl Gross Liv/Lease Area		16,968	33,936	16,968	656,662						

MIXED USE			COST/MARKET VALUATION		
Code	Description	Percentage	RCN	Year Built	Effective Year Built
4000	INDUSTRIAL M96	100	656,662	2012	2012
		0			
		0			

Year Built: 2012
 Effective Year Built: 2012
 Depreciation Code: A
 Remodel Rating: 8
 Year Remodeled: 0
 Depreciation %: 10
 External Obsol: 1
 Trend Factor: 1
 Condition: 1
 Condition %: 82
 Percent Good: 538,500
 RCNLD: 82
 Dep % Ovr: 538,500
 Dep Ovr Comment: 82
 Misc Imp Ovr: 538,500
 Misc Imp Ovr Comment: 82
 Cost to Cure Ovr: 538,500
 Cost to Cure Ovr Comment: 82





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)			
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed	
9 CARLTON STREET LLC					IND LAND	3-1	420,800	2019	3-1	245,500	
153 WASHINGTON AVE					IND BLDG	3-2	666,000	2018	3-2	464,700	
NORTH HAVEN CT 06473								2018	3-3	14,900	
Alt Prcl ID 065002007 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15871		SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#		No Informal		Total 1,086,800		Total 760,700		Total 725,100	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
9 CARLTON STREET LLC		1286	0407	02-15-2007	U	375,306	03	2020	3-1	294,500	2019	3-1	245,500
CARLTON MANAGEMENT COMPANY INC		0732	0148	06-24-1992					3-2	466,200		3-2	464,700
UNISET INC		0545	0416	04-25-1985					3-3	14,900		3-3	14,900
Total						760700				725100			725100

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Description						
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	B	Tracing	Batch
AKA 9 CARLTON ST					
162 X 100 AND 43 X 16 SECTIONS OF BLDG					
DEMO FOR 2011 GL					
2020 GATED/EST					
2 BUILDINGS DEMOLISHED FOR THE 2009 GL					
2012 = BLDG 2 OF 2					

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
26399	08-03-2012	CO	C-Occupancy	464,000	11-01-2012	100				PRE ENG BLDG
26399	02-02-2012	CM	Commercial	40,000	11-02-2011	100				PRE ENG BUILDING
26282	02-15-2011	DE	Demolish	85,000	06-22-2009	100				Demolish 2 Buildings
23209	09-24-2008	CM	Commercial							

LAND LINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond. <td>Nbhd. <td>Nbhd Adj <td>Notes</td> </td></td>	Nbhd. <td>Nbhd Adj <td>Notes</td> </td>	Nbhd Adj <td>Notes</td>	Notes
1	4000	INDUSTRIAL M9	I20	43,560 SF	2.76	1.00000	C	1.00	C50	0.900	ALL SITE	
1	4000	INDUSTRIAL M9	I20	2,890 AC	120,200	1.00000	0	1.00	C50	0.900		
Total Card Land Units				3,890 AC								
Parcel Total Land Area:				3,8900								

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total Appraised Parcel Value		641,700	3,000	21,300	420,800	0	1,086,800

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value		04-30-2020	JG1	03		11	No Trespassing
		12-06-2012	SJ	02		27	Sent Letter
		11-01-2012	KC	02		63	Permit Check - No Measur
		10-22-2012	SJ	06		16	Letter Sent-Cost Informatio
		11-02-2011	KC	02		63	Permit Check - No Measur
		05-03-2010	DT	03		29	Field Review
		08-26-2009	TH	03		05	Unoccupied



CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		WALLINGFORD, CT	
9 CARLTON STREET LLC	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	6148
153 WASHINGTON AVE					IND LAND	3-1	420,800	294,500	
					IND BLDG	3-2	666,000	466,200	
SUPPLEMENTAL DATA									
Alt Prcl ID 065002007									
Census: 1754									
P/Z MAP #									
ENG MAP									
Easement									
Town Line									
IND PARK									
Record Lot									
GIS ID 15871									
Assoc Pict#									

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed		
9 CARLTON STREET LLC	1286	0407	02-15-2007	U	I	375,306	03	2020	3-1	294,500	2019	3-1	245,500		
CARLTON MANAGEMENT COMPANY INC	0732	0148	06-24-1992			0			3-2	466,200		3-2	464,700		
UNISET INC	0545	0416	04-25-1985			0			3-3	14,900		3-3	14,900		
Total											760,700	Total	725,100	Total	725,100

EXEMPTIONS		OTHER ASSESSMENTS		
Year	Code	Description	Amount	
			0.00	
Total				0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
13	B		
NEW BLDG FOR 2012 GI			

BUILDING PERMIT RECORD		APPROXIMATED VALUE SUMMARY		
Permit Id	Issue Date	Type	Description	
Total Appraised Parcel Value				1,086,800

LAND LINE VALUATION SECTION		VISIT/CHANGE HISTORY		
Use Code	Description	Zone	Land Type	
B	INDUSTRIAL M9	120		
4000		0 SF		
Total Card Land Units				0.000
Parcel Total Land Area:				3.8900

Year	Code	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Total Appraised Parcel Value								1,086,800



This signature acknowledges a visit by a Data Collector or Assessor

Appraised Bldg. Value (Card) 641,700
 Appraised Xr (B) Value (Bldg) 3,000
 Appraised Ob (B) Value (Bldg) 21,300
 Appraised Land Value (Bldg) 420,800
 Special Land Value 0
 Total Appraised Parcel Value 1,086,800
 Valuation Method C

Date	Id	Type	IS	Cd	Purpose/Result
12-29-2020	JW1			41	Change

Location Adjustment	Adj Unit Pric	Land Value	
0	0	0	
Total Land Value			420,800



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

WED ASSESSOR
19 FEB 21 PM 2:14

Hearing No. 2020-110 APPLICATION

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

HEARING DATE: _____

Property Owner: Ulrich Stainless Special Metals
Name of property Owner: 1 Dudley Ave
Mailing Address: Wallingford, CT 06492
City, State, Zip: Wallingford, CT 06492
Phone: _____

Appellant (if other than owner): J.F. Mulready Company, LLC
Name of Owner's Agent: Brian Mulready
Mailing Address: P.O. Box 44
City, State, Zip: Wallingford, CT 06492
Phone: 860-670-3984

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

Brian Mulready 2/19/21
Print applicant name and date

[Signature]
Applicant Signature

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

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

Real Estate: 1 Dudley Ave 148/1
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property?: \$ 2,200,000

Briefly state the basis of the Appeal: Wallingford's opinion of value exceeds fair market 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: _____ (Must be signed in the presence of the Board) Date: _____

Print Name

Motion: _____

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

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
				IND LAND	3-1	410,800	287,500
				IND BLDG	3-2	1,978,500	1,385,000
						6148	
						WALLINGFORD, CT	

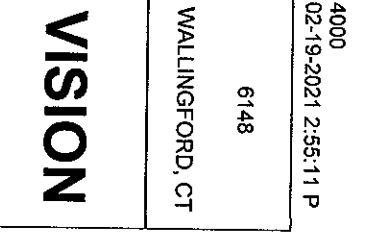
RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
ULBRICH STAINLESS & SPECIAL METALS I	0439	0663	01-01-1900	U	V	0	
				Year	Code	Assessed	Year
				2020	3-1	287,500	2019
				Total	3-2	1,385,000	3-3
				Total	3-3	115,500	3-3
				Total	3-1	239,600	2018
				Total	3-2	1,093,400	3-2
				Total	3-3	115,500	3-3
				Total	3-3	115,500	3-3

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
		0.00					
		ASSESSING NEIGHBORHOOD					
Nbhd		B		Tracing			Batch
		NOTES					
		2008 GL 1.87 AC ACQUIRED FROM TOWN SEE VOL 1341 PG 45 FOR DETAILS					

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
33307	08-22-2019	CA	03-11-2019	CM	C - Approval Commercial	585,000	11-20-2019	100	11-20-2019	INT CONCRETE EQUIPMENT
31340	10-12-2017	CA	05-01-2017	CM	C - Approval Commercial	106,378	09-26-2017	100	09-26-2017	NEW LAB SPACE AND OFFI
20979	09-26-2006	CM	09-26-2006	CM	Commercial	987,000	04-23-2007	100	02-23-2007	NEW LAB SPACE AND OFFI
20979	09-06-2006	CA	09-06-2006	CA	C - Approval Commercial	987,000	02-23-2007	100	02-23-2007	Building Addition Certificate of Approval-Building

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	L. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
1	4000	INDUSTRIAL M9	INDUSTRIAL M9	120	AC	43,560	2.76	1.00000	0	1.00	C50	0.900	
1	4000	INDUSTRIAL M9	INDUSTRIAL M9	120	AC	3,730	120,200	1.00000	0	0.75	C50	0.900	

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Appraised Land Value	Total Appraised Parcel Value	
		1,771,400	120,100	87,000	410,800	0	2,389,300	
		Total Appraised Parcel Value						2,389,300





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

WFD 1525504
22 MAR 21 11:53

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



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	\$6,640,670
12 Beaumont Rd	\$1,900,000
1104 N. Colony Rd	\$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. 2020-076

APPLICATION

08:01 AM 12.03.2020
MFLD ASSESSOR

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

HEARING DATE:

Property Owner: HARVEST PARK ASSOCIATES LLC
Name of property Owner: HARVEST PARK ASSOCIATES LLC
Mailing Address: 101 North Plains Industrial Road PO Box 176
City, State, Zip: Wallingford, CT 06492
Phone: 203-269-4968

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

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

Elizabeth Verna its managing member duly authorized Feb 15, 2021

[Signature of Elizabeth Verna]

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/ 125/ 1
(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.

What MARKET VALUE does the applicant place on the property? : \$ 6,000,000.00

Briefly state the basis of the Appeal:
Opinion of value exceeds fair market value based on comparable assessments and comparable sales.

(Attach additional page, documentation or appraisal if needed)

Additionally, direct capitalization of income and vacancies 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 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:

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
HARVEST PARK ASSOCIATES LLC					COM LAND	2-1	1,023,400
C/O VINCENZO VERNA					COM BLDG	2-2	6,153,800
P O BOX 176							4,307,900
WALLINGFORD CT 06492							716,300
AIT Prcl ID 059001090 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 132802		SUPPLEMENTAL DATA PIZ MAP # ENG MAP # Easement Town Line IND PARK IN		WALLINGFORD, CT 6148			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
HARVEST PARK ASSOCIATES LLC	1195	0912	03-04-2005	U	I	0	29
VERNA VINCENZO	0722	0261	02-18-1992			0	0
HARVEST ASSOCIATES	0702	0442	03-08-1991	U	V	0	0
Total						5024200	5028000

EXEMPTIONS		Amount	Code	Description	Number	Amount
Year	Description					
Total		0.00				

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd		B		
NOTES		FUS: VERNA PROPERTIES IMPACT PARTNERS: CT HOME SOLUTIONS; RADIOLOGY ASSOC.; AVAILABLE/PRONTO GROUP/203-234-6371 ELVI: 100 FPM, 2500 CAP, 2 STOPS		

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
31689	08-16-2017	RS	Residential	500	10-06-2017	100				BLDG 1A UNIT 4-WALLS + CL
31676	08-14-2017	CM	Commercial	1,100	03-20-2018	100				BLDG 2 UNIT 5-KRATOS TEN
31226	03-13-2017	RE	Remodel	1,100	10-06-2017	100				BLDG 4 DEMO OFFICE/REB
30979	01-25-2017	CA	C - Approval	1,700	06-23-2017	100				BLDG 3 UNIT D DENTAL GR
30979	10-28-2016	CM	Commercial	1,700	06-23-2017	100				BLDG 3 UNIT D DENTAL GR
22590	07-09-2013	EL	Electric	37,000	07-25-2013	100				BLDG 5 STE D AT&T
20100	02-02-2006	CM	Commercial	80,000	09-30-2006	100				Mechanical Renovations-SBC

LAND LINE VALUATION SECTION		Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond. <td>Nbhd. <td>Nbhd Adj</td> </td>	Nbhd. <td>Nbhd Adj</td>	Nbhd Adj
1	3320 STORESHOP M	140	43,560 SF	2.76	1.00000	C	0	1.00	C60	0.900
1	3220 STORESHOP M	140	16,920 AC	120,200	1.00000	0	0.50	0.50	C60	0.900
Total Card Land Units		17,920	AC	Parcel Total Land Area:	17,9200					

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total		5,730,000	82,100	341,700	1,023,400	0	7,177,200

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		01-05-2021	JW1	03		41	Change Measured
		04-08-2020	LS	03		01	Measured
		04-08-2020	LS	03		01	Measured
		05-10-2018	SJ	06		16	Letter Sent-Cost Informatio
		03-20-2018	RM	02		61	Permit - Measure Only
		10-06-2017	IF	02		62	Permit - Interior Insp Only
		06-23-2017	KC	02		63	Permit Check - No Measur



CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 323		Store/Office			
Model: 94		Commercial			
Grade: C					
Stories: 2					
Occupancy: 10.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 01		Flat			
Roof Structure: 04		Tar & Gravel			
Roof Cover: 05		Drywall			
Interior Wall 1: 14		Carpet			
Interior Wall 2: 05		Vinyl/Asphalt			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heating Fuel: 03		Central			
Heating Type: 04		STORE/SHOP M94			
AC Type: 03					
Bldg Use: 3220					
Total Rooms: 00					
Total Baths: 0					
Total Bedrms: 01		Heat/AC Pkgs			
Heat/AC: 03		Masonry			
Frame Type: 02		Average			
Baths/Plumbing: 05		Sus-Cell & W/L			
Ceiling/Wall: 02		Average			
Rooms/Ptrns: 10.00					
Wall Height: 0.00					
% Conn Wall: 3222					
1st Floor Use:					

MIXED USE

Code	Description	Percentage
3220	STORE/SHOP M94	100
		0
		0

COST / MARKET VALUATION

RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr Comment	Cost to Cure Ovr
1,803,957	1987		A			28	0	38	1	34	613,300						

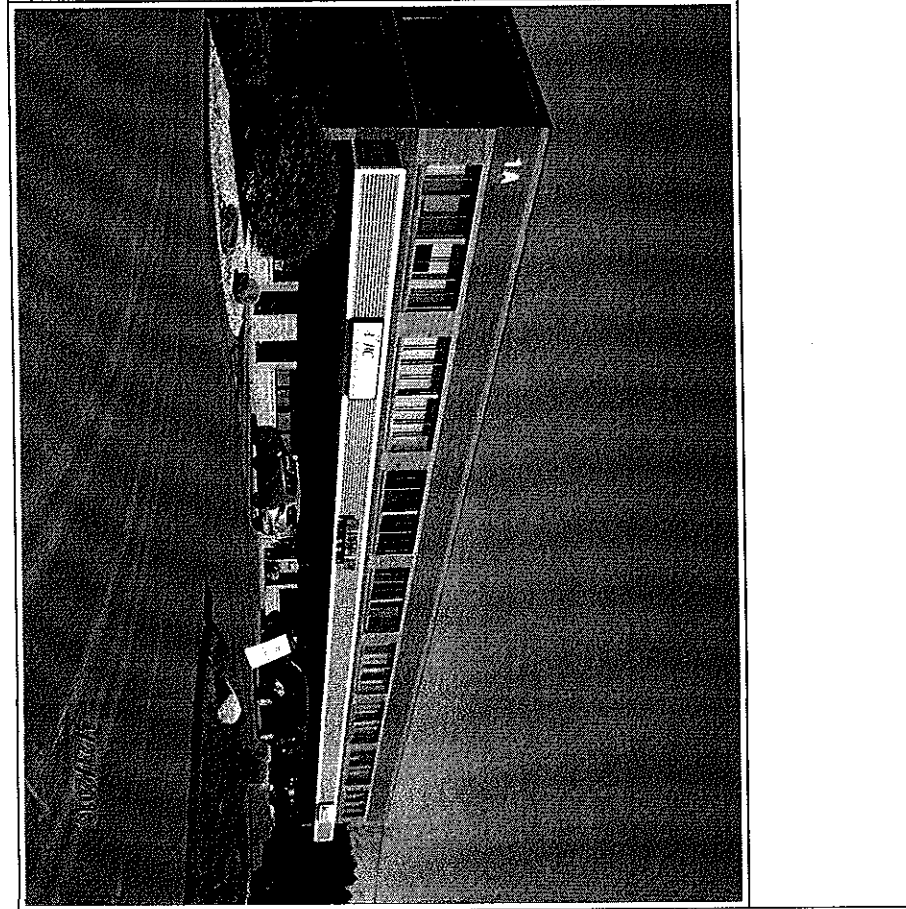
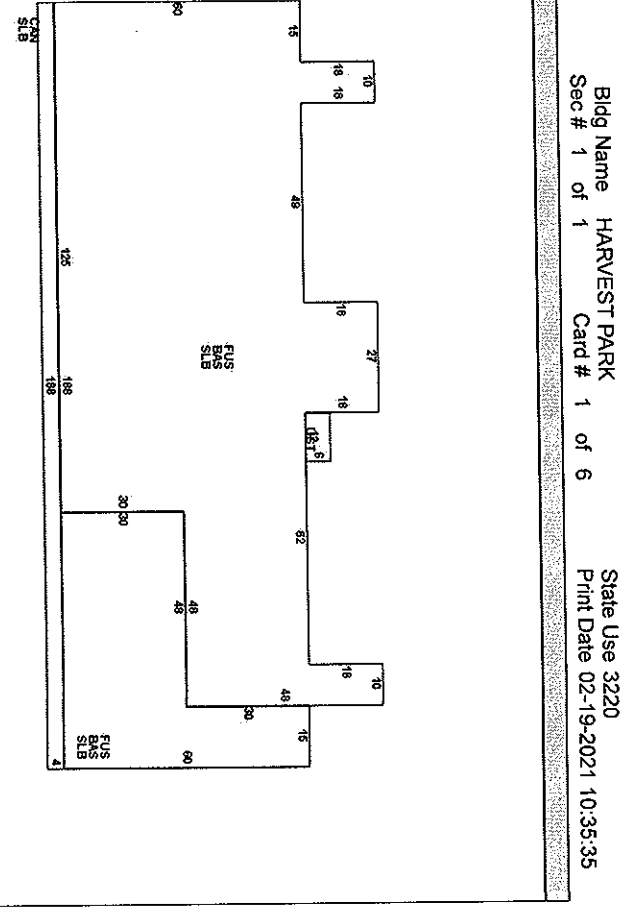
OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)

Code	Description	LB	Units	Unit Price	Yr Bld	Cond	Cd	% Good	Grade	Grade Adj	Appr Value
PAV1	Paving-Asphalt	L	196.00	3.00	2001	A		50	C	1.00	294,000
LT1	Lights-In w/PL	L	6	860.00	2001	A		50	C	1.00	2,600
PAV2	Paving-Conc	L	400	3.50	2001	A		50	C	1.00	700
SPR1	Sprinklers Wet	B	24,252	1.00	1991			34		0.00	8,200
ELEV2	Pass Elev	B	2	25000.00	1991			34		0.00	17,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	12,126	12,126	12,126	73.86	895,626
CAN	Canopy	0	752	150	14.73	11,079
FUS	Upper Story Finished	12,126	12,126	12,126	73.86	895,626
SLB	Slab	0	12,878	0	0.00	0
UST	Utility, Storage, Unfinished	0	72	22	22.57	1,625

Tot Gross Liv / Lease Area	24,252	37,954	24,424	1,803,956
----------------------------	--------	--------	--------	-----------



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		6148	
HARVEST PARK ASSOCIATES LLC		1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
C/O VINCENZO VERNA						COM LAND	2-1	1,023,400	716,300
P O BOX 176						COM BLDG	2-2	6,153,800	4,307,900
WALLINGFORD CT 06492		SUPPLEMENTAL DATA							WALLINGFORD, CT
		Alt Prcl ID	069001090	P/Z MAP #	ENG MAP #	VISION			
		Census:	1754	Easement					
		Old MBLU		Town Line					
		TC MAP #		IND PARK	IN				
		Record Lot		Assoc Pld#					
		GIS ID	132802						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HARVEST PARK ASSOCIATES LLC		1195	0912	03-04-2005	U	1	0	2019	2-1	676,600	2018	2-1	676,600
VERNA VINCENZO		0722	0261	02-18-1992			0	2020	2-1	4,115,100		2-2	4,115,100
HARVEST ASSOCIATES		0702	0442	03-08-1991	U	V	0		2-2	236,300		2-5	236,300
		Total						Total	5024200	5028000	Total	5028000	5028000

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY	
Year								Appraised Bldg. Value (Card)	5,730,000
Description								Appraised Xt (B) Value (Bldg)	82,100
Total		0.00						Appraised Ob (B) Value (Bldg)	341,700
Nbhd								Appraised Land Value (Bldg)	1,023,400
Nbhd Name		B		Tracing				Special Land Value	0
Total								Total Appraised Parcel Value	7,177,200

ASSESSING NEIGHBORHOOD

NOTES

BUILDING #1B

4/20 OZ SAFE SOLUTIONS;

(FORMERLY SWIM AND PLAY 2016)-VACANT-

UC-GUTTED, ONE SOURCE, PREMIER RESTORATION

SPL 1 = INDOOR POOL (WILL BE FILLED IN)

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

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Permit Id	Issue Date						

LAND LINE VALUATION SECTION										
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj
2	3400	OFFICE BLD M9	I40	0.0001	AC	0	1.00000	0	1.00	1,000
				Total Card Land Units	0.0001	AC	Parcel Total Land Area:	17.9200		

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	
		5,730,000	82,100	341,700	1,023,400	0	7,177,200	
		Total Appraised Parcel Value						7,177,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

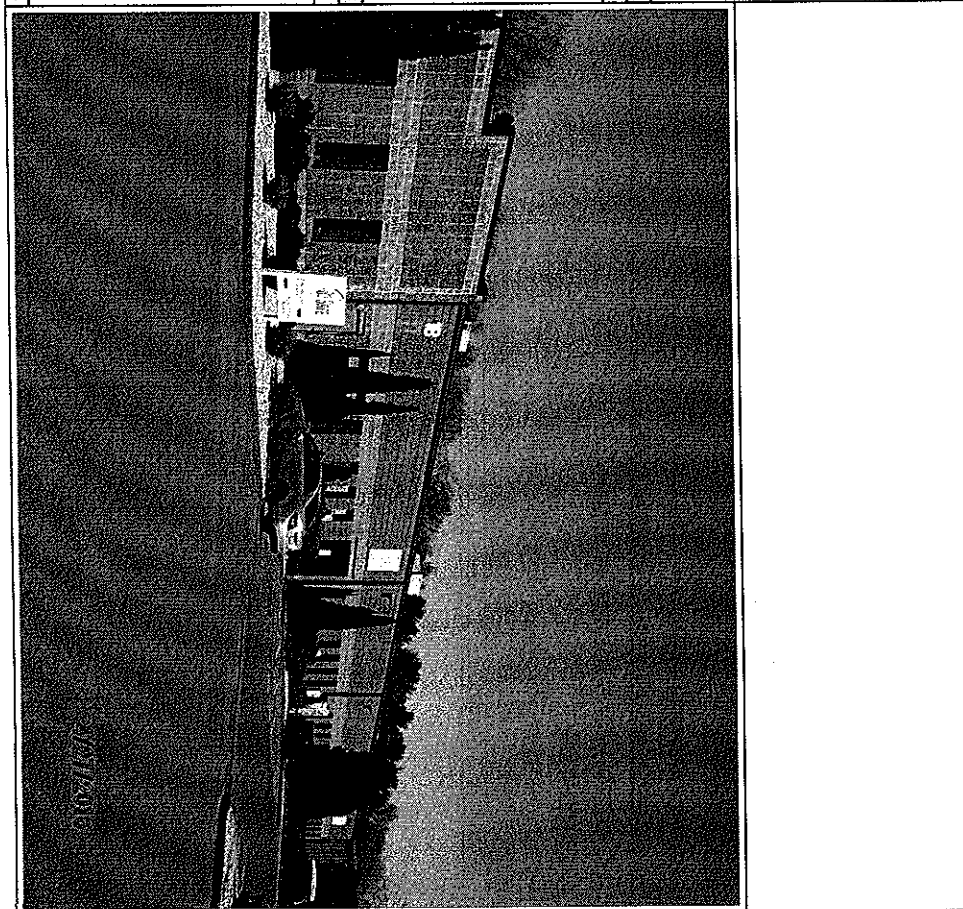
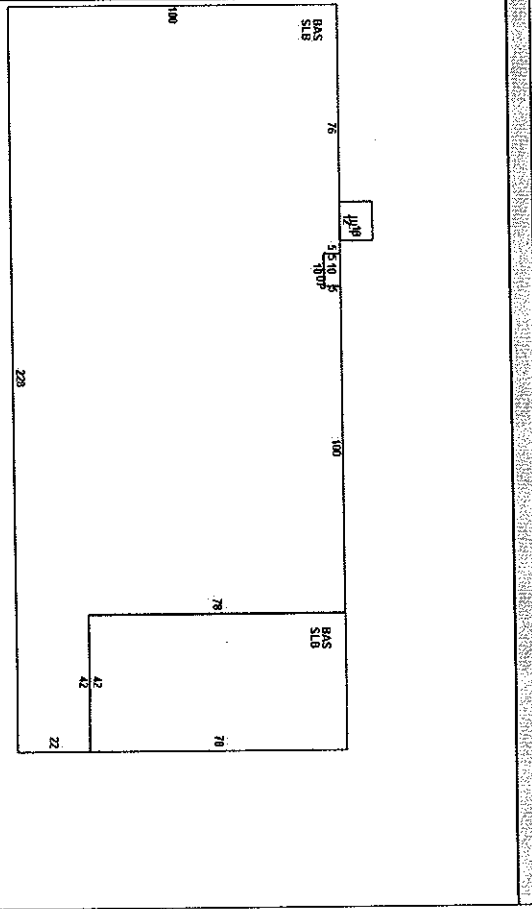
Element	Cd	Description	Element	Cd	Description
Style: 500		Office			
Model: 94		Commercial			
Grade: C					
Stories: 1					
Occupancy: 4.00		Concr/Cinder			
Exterior Wall 1: 15					
Exterior Wall 2: 01		Flat			
Roof Structure: 04		Tar & Gravel			
Roof Cover: 05		Drywall			
Interior Wall 1: 14		Carpet			
Interior Floor 1: 05		Vinyl/Asphalt			
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 03		Central			
AC Type: 03		OFFICE BLD M94			
Bldg Use: 3400					
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 01		Heat/AC Pkgs			
Heat/AC: 03		Masonry			
Frame Type: 02		Average			
Baths/Plumbing: 05		Sus-Ceil & WL			
Ceiling/Wall: 02		Average			
Rooms/Pnts: 14.00					
Wall Height: 0.00					
% Comn Wall: 0.00					
1st Floor Use: 3400					

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd1	% Good	Grade	Grade Adj	Appr. Value
SPL1	Ingr Pool-Concr	L	1,176	51.00	2001	G		70	C	1.00	42,000
SPR1	Sprinklers Wet	B	22,800	1.00	1991			34		0.00	7,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	22,750	22,750	22,750	79.61	1,811,128
FOP	Porch, Open	0	50	13	20.70	1,035
SLB	Slab	0	22,750	0	0.00	0
ULP	Loading Platform, Unfinished	0	120	24	15.92	1,911
Totals		22,750	45,670	22,787		1,814,074



CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 426		Office/Warehouse			
Model: 96		Ind/Comm			
Grade: C					
Stories: 1					
Occupancy: 5.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 01		Flat			
Roof Structure: 04		Tar & Gravel			
Roof Cover: 01		Minim/Masonry			
Interior Wall 1: 03		Concr-Finished			
Interior Floor 1: 03		Gas			
Heating Fuel: 03		Hot Air-no Duc			
Heating Type: 03		Central			
AC Type: 03		COMM WHS M96			
Bldg Use: 3160					
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 01		Heat/AC Pkgs			
Heat/AC: 05		Steel			
Frame Type: 02		Average			
Baths/Plumbing: 04		Cell & Min WL			
Ceiling/Mail: 02		Average			
Rooms/Prtis: 14.00					
Wall Height: 0.00					
% Conn Wall: 4010					
1st Floor Use:					

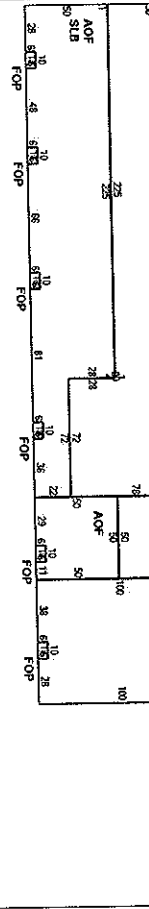
OB - OUTBUILDING & YARD ITEMS(D)		XF - BUILDING EXTRA FEATURES(B)	
Code	Description	LB	Units
SPR1	Sprinklers Wet	B	42,140

Code	Description	Yr Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
		1992			35		0.00	14,700

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepec Value			
AOFF	Office	15,134	15,134	19,674	81.78	1,237,691			
BAS	First Floor	27,006	27,006	27,006	62.91	1,698,947			
FOP	Porch, Open	0	380	90	15.73	5,662			
SLB	Slab	0	39,700	0	0.00	0			
Ttl Gross Liv / Lease Area		42,140	82,200	46,770	2,942,300				

MIXED USE	
Code	Description
3160	COMM WHS M96
	Percentage
	100
	0
	0

COST / MARKET VALUATION	
RCN	Value
2,942,301	
Year Built	1988
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	2018
Depreciation %	27
Functional Obsol	0
External Obsol	38
Trend Factor	1
Condition	
Condition %	35
Percent Good	
RCNLD	1,029,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 426		Office/Warehouse			
Model 96		Ind/Comm			
Grade C					
Stories: 1					
Occupancy 3.00					
Exterior Wall 1 15		Concr/Cinder			
Exterior Wall 2 01		Flat			
Roof Structure 04		Tar & Gravel			
Roof Cover 01		Minim/Masonry			
Interior Wall 1 03		Concr-Finished			
Interior Floor 1 03					
Interior Floor 2 03					
Heating Fuel 03		Gas			
Heating Type 03		Hot Air-no Duc			
AC Type 03		Central			
Bldg Use 3160		COMM WHS M96			
Total Rooms 00					
Total Bedrms 0					
Total Baths 01		Heat/AC Pkgs			
Heat/AC 03		Masonry			
Frame Type 02		Average			
Baths/Plumbing 04		Ceil & Min WL			
Ceiling/Wall 02		Average			
Rooms/Ptins 14.00					
Wall Height 0.00					
% Comm Wall 0.00					
1st Floor Use: 3160					

MIXED USE		COST/MARKET VALUATION	
Code	Description	RCN	Percentage
3160	COMM WHS M96	3,262,488	100
			0

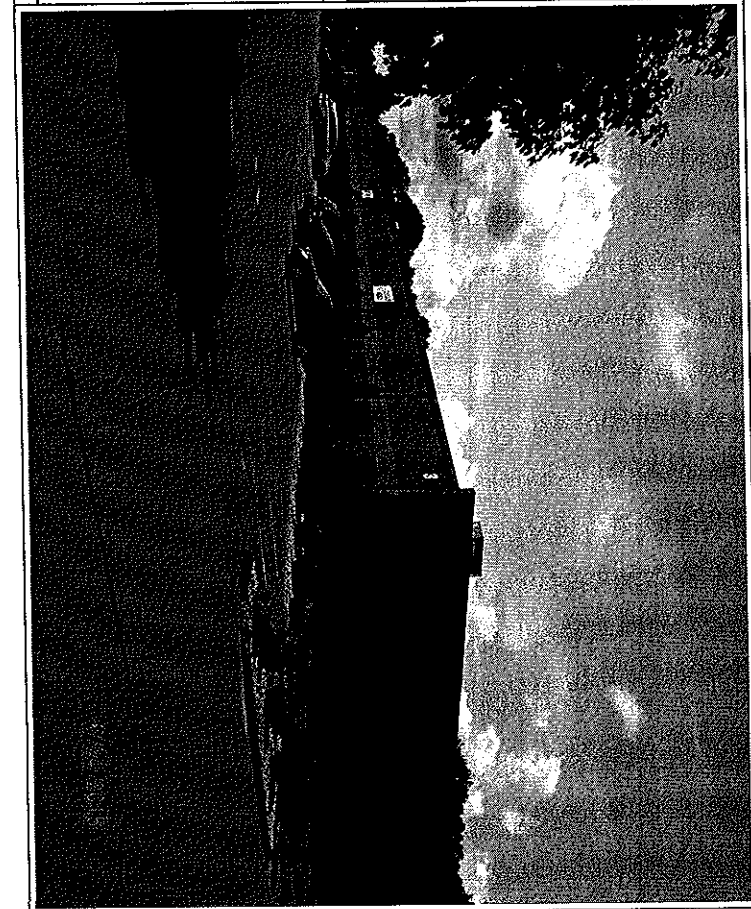
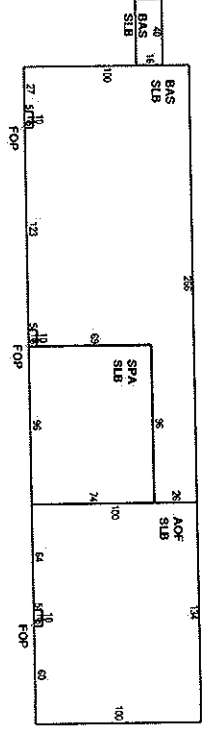
Year Built	Effective Year Built	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
LDL2	w/Man Lift Out	B	1	1100.00	1991			34			400
SPR1	Sprinklers Wet	B	40,600	1.00	1991			34			13,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Underprec Value
AOFF	Office	13,350	13,350	17,355	95.24	1,271,427
BAS	First Floor	20,036	20,036	20,036	73.26	1,467,837
FOP	Porch, Open	0	150	38	18.56	2,784
SLB	Slab	0	40,490	0	0.00	0
SPA	Service Production Area	7,104	7,104	7,104	73.26	520,439
Ttl Gross Liv/Lease Area		40,490	81,130	44,533		3,262,487



CONSTRUCTION DETAIL (CONTINUED)

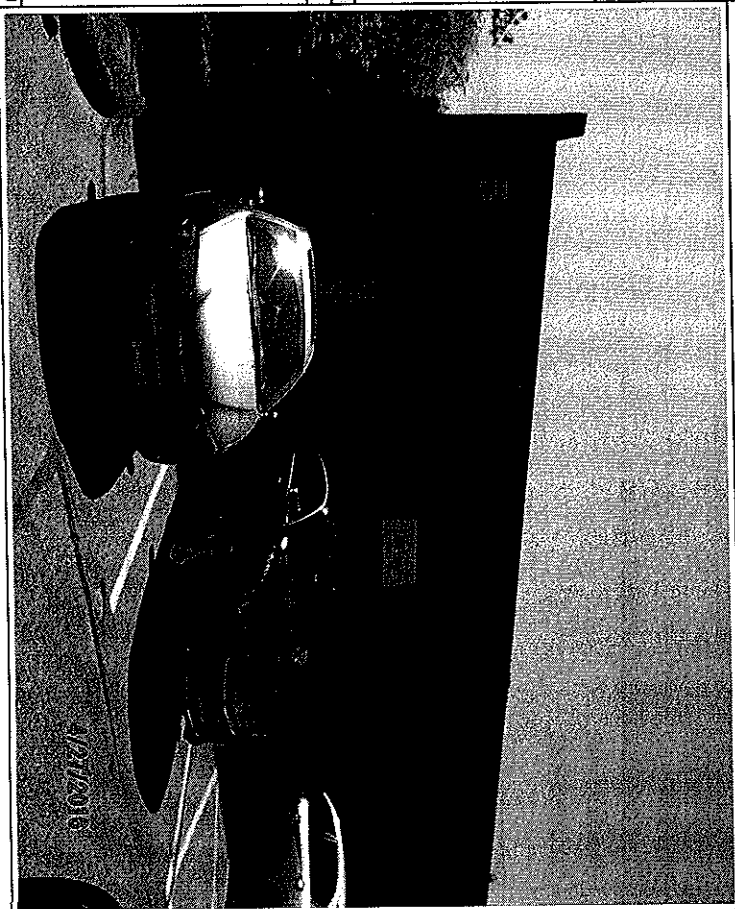
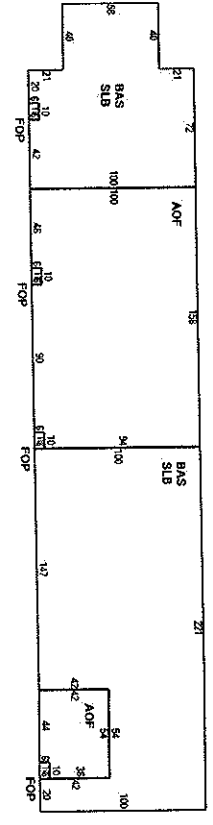
Element	Cd	Description	Element	Cd	Description
Style: 426		Office/Warehouse			
Model: 96		Ind/Comm			
Grade: C					
Stories: 1					
Occupancy: 4.00		Concr/Cinder			
Exterior Wall 1: 15		Flat			
Exterior Wall 2: 01		Tar & Gravel			
Roof Structure: 04		Minim/Masonry			
Roof Cover: 01		Concr-Finished			
Interior Wall 1: 03					
Interior Wall 2: 03					
Interior Floor 1: 03					
Interior Floor 2: 03					
Heating Fuel: 03		Gas			
Heating Type: 05		Hot Water			
AC Type: 03		Central			
Bldg Use: 3160		COMM WHS M96			
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 01		Heat/AC Pkgs			
Heat/AC: 03		Masonry			
Frame Type: 02		Average			
Baths/Plumbing: 04		Ceil & Min W/L			
Ceiling/Wall: 02		Average			
Rooms/Ptns: 14.00					
Wall Height: 0.00					
% Comn Wall: 0.00					
1st Floor Use: 4000					

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

Code	Description	LB	Units	Unit Price	Yr Bld	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
LDL1	Load Levelers	B	3	3600.00	1991			34		0.00	3,700
SPR1	Sprinklers Wet	B	47,420	1.00	1991			34		0.00	16,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Et Area	Unit Cost	Undeprec Value
AOF	Office	17,888	17,888	23,254	100.11	1,790,791
BAS	First Floor	29,292	29,292	29,292	77.01	2,255,777
FOP	Porch, Open	0	0	60	19.25	4,621
SLB	Slab	0	0	0	0.00	0
Ttl Gross Liv/Lease Area		47,180	76,712	52,606		4,051,189



MBLU 771 / 411 /

Location 12 BEAUMONT RD

Current Owner

GEM PROPERTY GROUP LLC
VERNA VINCENZO ET ALSAS TRUSTEES OF THE
VERNA PATRICIA

Sales Information

Commercial Data Elements

Sale Date 03-07-2007
02-19-1997
04-07-1968

Heat / AC
0
Frame Type
0
Baths / Plumbing
0
Ceiling / Wall
Rooms / Ptns
% Conn Wall
Wall Height

INCOME VALUATION

6148

WALLINGFORD, CT

Year Built
Appraised Value 1,967,400

ECONOMIC INCOME VALUATION

Income Value

Notes

Leaseable Area Summary		Cap Rate	
Ground Level	37,872	Cap Code	INDM
Lower Level	0	Cap Adjust	A
Upper Level	0	Cap Rate	0.0800
Total Leaseable Area		Rent ID	NBHD
			C2

Gross Income	219,658	Income Value	2,101,700
Vacancy Allowance	17,573	Excess Land	0
Expense Allowance	33,950	Total Income Value	2,101,700
Net Income	168,135	Value Per SF / Unit	55

Income Value	2,101,700
Income Value	1978/G

Expenses	33,950	NOI	168,135
----------	--------	-----	---------

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Loca	Use	Rent / S	Gross Rent	Vac	Vacancy/All	Egl	Exp	Exp	Expenses	NOI
1	1	1	INDMWHSM	2	1	37872	GL	AA	A	8.03	219,658	A	17,573	202,085	F	0.16	33,950	168,135

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	INDM	Gross Income	296,000	Income Value	2,220,450	Heat	Trash Removal
Cap Adjust	A	Vacancy Allowance	118,364	Excess Land	0	Electric	Snow Removal
Cap Rate	0.0800	Other Income	0	Total Income Value	2,220,450	Water	Accounting
		Net Income	177,636	Value Per SF / Unit	60	Sewer	Management
				Insurance		Maintenance	Reserves
				Other			Other

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Loca	Use	Rent / S	Gross Rent	Vac	Exp	Other Income	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	1	INDMWHSM	2	1	36872	GL	AA	A	8.03	296,000	A	A		G			LOGO SPORT		

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
GEM PROPERTY GROUP LLC	1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	Year
C/O VINCENZO VERNA					IND LAND	3-1	383,500	268,500	2018
101 NORTH PLAINS IND RD					IND BLDG	3-2	1,583,900	1,108,700	2018
WALLINGFORD CT 06492									
SUPPLEMENTAL DATA Alt. Prci ID: 046003011 Census: 1751 Old MBLU: 1751 TC MAP #: ENG MAP Record Lot: Town Line GIS ID: 15165 Assoc Pld#: IND PARK					WALLINGFORD, CT 6148				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		GEM PROPERTY GROUP LLC	1288 0759	03-07-2007	U	1	0	03
		VERNA VINCENZO ET ALS AS TRUSTEES O	0855 0565	02-19-1997			0	0
		VERNA PATRICIA	0467 0351	04-07-1968			0	0
Total							13,772,001	1,155,300

EXEMPTIONS		OTHER ASSESSMENTS		
Year	Code	Description	Amount	
		LOGO SPORTSWEAR 4/17/20	0.00	
Total				0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name		
C2	B		
Gross 25,000 Net 1,100,000 MV \$1,100,000			

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
VISIT / CHANGE HISTORY Date: 01-05-2021 Id: JW1 Type: Is: Cd: 40 Purpose/Result: No change Date: 04-17-2020 Id: JG1 Type: Is: Cd: 01 Purpose/Result: Measured Date: 01-05-2016 Id: RMC Type: Is: Cd: 40 Purpose/Result: No change Date: 05-11-2010 Id: KPC Type: Is: Cd: 03 Purpose/Result: Field Review Date: 07-23-2009 Id: TH Type: Is: Cd: 03 Purpose/Result: Measur+Listed Date: 12-07-2007 Id: KC Type: Is: Cd: 08 Purpose/Result: Map Correction-No Value Date: 03-16-2006 Id: DH Type: Is: Cd: 05 Purpose/Result: BAA Change									
LAND LINE VALUATION SECTION Total Appraised Parcel Value: 1,967,400									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,396,400
Appraised Xf (B) Value (Bldg)	56,600
Appraised Ob (B) Value (Bldg)	130,900
Appraised Land Value (Bldg)	383,500
Special Land Value	0
Total Appraised Parcel Value	1,967,400
Valuation Method	C

LAND LINE VALUATION SECTION														
Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
4000	INDUSTRIAL M9	RF4	SF	43,560	2.76	1.00000	0	1.00	C70	1,250	3X L/B	0	3.45	150,300
4000	INDUSTRIAL M9	RF4	AC	1,540	120,200	1.00000	0	1.00	C70	1,250		0	150,250	231,400
4000	INDUSTRIAL M9		AC	0.220	8,000	1.00000	0	1.00		1,000		0	8,000	1,800
Total Card Land Units				2,760	AC	Parcel Total Land Area: 2,7600		Total Land Value		383,500				



MBLU 771/411/ Location 12 BEAUMONT RD Current Owner GEM PROPERTY GROUP LLC VERNA VINCENZO ET ALS AS TRUSTEES OF THE VERNA PATRICIA

Sales Information: Sale Date 03-07-2007, Q/U U, V/I I, Sale Price 1,967,400. Commercial Data Elements: Heat / AC 00, Heat/Min 00, Masonry 03, Average 02, Cell & Walls 06, Average 02, % Conn Wall 0.0, Wall Height 16.1, 1.1000.

INCOME VALUATION 6148 WALLINGFORD, CT

ECONOMIC INCOME VALUATION: Year Built 1978, Appraised Value 1,967,400. Income Value 2,101,700. Notes: 1978/G

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	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	Cap Rate	0.0800	Expense Allowance	33,950	Total Income Value	2,101,700		
Total Leaseable Area		37872	0001	Net Income	168,135	Value Per SF / Unit	55		

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI	
1	1	1	40	INDM/WS M	2	1	37872	GL	6.30	BA	A	5.80	219,658	A	0.08	17,573	202,085	F	0.16	33,950	168,135

Cap Rate		Income		Income Value		Expense Breakdown														
Cap Code	INDM	Gross Income	296,000	Income Value	2,220,450	Heat														
Cap Adjust	A	Vacancy Allowance	118,364	Excess Land	0	Electric														
Cap Rate	0.0800	Other Income	0	Total Income Value	2,220,450	Water														
#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Loca	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	VaiCo	Notes	Leaset	Tenant	LeaseBe	Yrs
1	1	1	40	INDM/WS M	2	1	36872	GL	AA	A	8.03	296,000	A	A		G		LOGO SPORT		

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
857 NORTH MAIN STREET ASSOCIA	3 Below Street	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
					COM LAND	2-1	323,300	226,300
					COM BLDG	2-2	1,272,300	890,700
P O BOX 176								
WALLINGFORD CT 06492								
Alt Prcl ID 037002003A Census: 1754 Old MBLU TC MAP # 2049 TC MAP # 4951 Record Lot GIS ID 14834					SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#		Total 1,595,600 1,177,000	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed
857 NORTH MAIN STREET ASSOCIATES LL	1233	0820	11-29-2005	U	1	0	03	2019	2-1	205,700	2018	2-1	205,700
VERNA VINCENZO	1233	0536	11-29-2005	U	1	0	03	2019	2-2	849,400	2018	2-2	849,400
857 NORTH MAIN STREET ASSOCIATES LL	1195	0911	03-04-2005	U	1	0	29	2019	2-5	40,000	2018	2-5	40,000
VERNA VINCENZO	0444	0648	09-22-1976			0							
Total								117,000		109,5100		Total	109,5100

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
C1	B		

BUILDING PERMIT RECORD		APPROVED VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
32181	03-01-2018	CM	Commercial
32180	03-01-2018	CM	Commercial
30384	10-14-2016	CA	C - Approval
30384	04-13-2016	CM	Commercial
30251	03-22-2016	CA	C - Approval
30251	02-01-2016	CM	Commercial
29551	05-18-2015	CM	Commercial

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
32181	03-01-2018	CM	Commercial
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Permit Id	Issue Date	Type	Description
32181	03-01-2018	CM	Commercial
32180	03-01-201		

MBLU 641 / 21/1
 Location 857 NORTH MAIN ST EXT
 Current Owner
 857 NORTH MAIN STREET ASSOCIATES LLC
 VERA VINCENZO
 857 NORTH MAIN STREET ASSOCIATES LLC
 VERA VINCENZO

Sales Information				Commercial Data Elements			
Sale Date	Q / U	V / I	Sale Price	Heat / AC	Heat/Min	Notes	INCOME VALUATION
11-29-2005	U	-		00	00		6148 WALLINGFORD, CT
11-29-2005	U	-		03	03		
03-04-2005	U	-		02	02		
09-22-1976	U	-		0	05		
Year Built	1977			Rooms / Ptns	02		
Appraised Value	1,595,600			% Conn Wall	0.0		
				Wall Height	16	3,1200	

ECONOMIC INCOME VALUATION			
Leaseable Area Summary	Cap Rate	Income	Income Value
Ground Level	24,169	Gross Income	288,578
Lower Level	0	Cap Adjust	23,086
Upper Level	0	Cap Rate	92,922
Total Leaseable Area	24,169	Net Income	172,570
			Value Per SF / Unit
			172,570

ACTUAL INCOME VALUATION			
Cap Code	RET	Income	Income Value
Cap Adjust	A	Vacancy Allowance	193,487
	A	Other Income	0
		Total Income Value	950,144
Cap Rate	0.1040	Net Income	98,815
		Value Per SF / Unit	39

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent / S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeasBe	Yrs
1	1	16	RETAIL ST	1	10	24169	GL	BA	12.09	292,302	A	F							

EXPENSE BREAKDOWN			
Cap Code	RET	Expense Allowance	Expense Breakdown
Cap Adjust	A	Other Income	Trash Removal
			Snow Removal
			Accounting
			Management
			Reserves
			Other

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent / S	Gross Rent	Vac	Exp	OtherIncome	ValCo	Notes	Leaset	Tenant	LeasBe	Yrs
1	1	16	RETAIL ST	1	10	24169	GL	BA	12.09	292,302	A	F							

857 North Main St Ext

Direct Capitalization of Income

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

BASIS FOR APPEAL:

Annual Amm TI
\$33,120

Income	\$	313,497.00
Vacancy & Collection Loss	10% \$	31,349.70
Effective Gross Income	\$	282,147.30
Annual Amm TI	\$	38,109.00
Income subtracting amm T&I	\$	244,038.30
<u>Operating Expenses</u>		
Utilities	\$	42,824.00
Administrative	\$	10,700.00
Property Management	\$	14,107.37
Insurance	\$	15,785.00
Broker Fees	\$	16,500.00
Repairs & Maintenance	\$	19,210.00
Alarm & Security	\$	1,100.00
Snow Removal & Landscaping	\$	33,243.00
Total Operating Expense	\$	153,469.37
Net Operating Income	\$	90,568.94
Cap Rate	10%	\$ 905,689.35

105,000

*PID 14834
GEM Properties
MILES TR.*

0.7

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

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

857 North Main St Ext

PSF Comparative

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

<u>Lease Expires</u>	<u>Tenant</u>	<i>Income 2021</i>	<i>Income 2022</i>	<i>Income 2023</i>	<i>Income 2024</i>	<i>Income 2025</i>
12/31/2021	CT Kitchen & Bath	\$ 27,750.00				
8/31/2021	Due Amic Salon	\$ 31,500.00				
5/31/2023	Pediatric & Family Cent	\$ 46,800.00	\$ 46,800.00	\$ 46,800.00		
5/31/2025	Precision Chiropractor	\$ 29,919.00	\$ 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	\$ 24,804.00
Month - Month	White Way Laundry					
10/31/2021	Century 21	\$ 23,925.00				
6/30/2022	Frame and Art	\$ 18,000.00	\$ 18,000.00			
Total		<u>\$ 222,640.00</u>	<u>\$ 139,465.00</u>	<u>\$ 101,523.00</u>	<u>\$ 24,804.00</u>	<u>\$ 24,804.00</u>

NOTES:

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

857 North Main St Ext

Rent Roll

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

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

12 Beaumont Road

PSF Comparative

PID# :	15165	Year Built:	1978	TBD:
Square Feet:	37,000	TBD	RF: 40	TBD:

BASIS FOR APPEAL:

- Covid Relief May June & July 2020
- Build out amortized over 8 years \$32,000 per year
- NNN charges included in gross rent \$2.25 psf

Income	\$	269,327.00	Gross
Vacancy & Collection Loss	8%	\$ 21,546.16	
Effective Gross Income	\$	247,780.84	
annual amm TI		\$32,000	---
Income minus amm. T&I	\$	215,780.84	
<u>Operating Expenses</u>			
Utilities	\$	2,986.00	
Administrative	\$	6,475.00	
Property Management	\$	12,389.04	
Insurance	\$	14,996.00	
Broker Fees	\$	1,200.00	
Repairs & Maintenance	\$	18,364.00	
Alarm & Security	\$	-	
Snow Removal & Landscaping	\$	20,688.00	
Total Operating Expense	\$	77,098.04	
Net Operating Income	\$	138,682.80	
Cap Rate	10%	\$ 1,386,827.98	
	\$	1,200,000.00	

0.7

	<u>Market Rate</u>	<u>Assessment</u>	<u>PSF</u>
Revaluation Year 2015	\$ 1,650,500.00	\$ 1,155,300.00	
Revaluation Year 2020	\$ 1,967,400.00	\$ 1,377,200.00	
Revised Assessment	\$ 1,967,400.00	\$ 1,377,200.00	53.17
Appeal of Assessed Value	\$ 1,200,000.00	\$ 840,000.00	32.43

12 Beaumont Road

PSF Comparative

PID# :	15165	Year Built:	1978
Square Feet:	37,000	TBD	RF 40
		TBD:	TBD:

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 construction, 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 Ammortized Cost of Tenant Build out since lease commencement in 2015 \$250,000
- The cost of converting it to a multi user when Tenant leaves
- Comparable Sales and Assessments does not support Towns assessed value

Comparable Sales

Address	Sale Date	Sale Price	Sq Ft	\$ PSF	Zone	Age
155 East Street	8/31/2017	\$ 2,675,000.00	133,420	\$	20.00	I40
866 N Main Street Ext	7/20/2020	\$ 625,000.00	33,110	\$	19.00	IX
101 Barnes Rd	4/21/2020	\$ 1,300,000.00	88,281	\$	26.00	IX
100 Barnes Rd	12/14/2018	\$ 1,050,000.00	41,129	\$	25.00	IX
15 Sterling Drive	7/27/2018	\$ 5,650,000.00	172,027	\$	33.00	IX
50 N Barnes Ind Rd	7/27/2018	\$ 5,650,000.00	154,836	\$	36.00	IX
62 Barnes Ind Rd. N	OWN OCC1/4/2017	\$ 2,450,000.00	46,769	\$	52.00	IX

Comparable Assessments

20-30 N Plains Ind Rd				\$	32.00	I40	1986
10 Beaumont Road				\$	47.00	I40	1978

12 Beaumont Road

Rent Roll

PID# :	15165	Year Built:	1978	TBD:
Square Feet:	37,000	Zone:	RF 40	TBD:

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

<u>Tenant</u>	<u>Sq Ft</u>	<u>Annual Rent</u>	<u>\$ PSF</u>	<u>Lease Expiration</u>	<u>Abatement</u>	<u>Deferral</u>
Logosports Wear Inc	37,000	\$ 296,000	\$ 8.00	7/31/2025	Yes	3 month

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

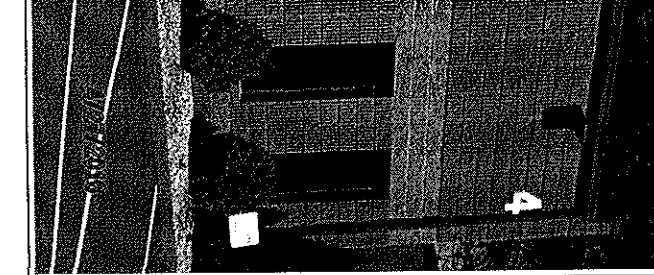
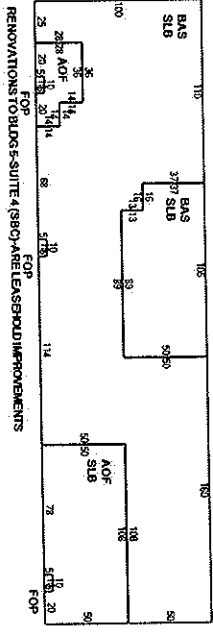
Element	Cd	Description	Element	Cd	Description
Style: 426		Office/Warehouse			
Model 96		Ind/Comm			
Grade C					
Stories: 1					
Occupancy 2.00		Concr/Cinder			
Exterior Wall 1 15					
Exterior Wall 2 04		Flat			
Roof Structure 04		Tar & Gravel			
Roof Cover 01		Minim/Masonry			
Interior Wall 1 01					
Interior Wall 2 03		Concr-Finished			
Interior Floor 1 03					
Interior Floor 2 03		Gas			
Heating Fuel 03		Hot Air-no Duc			
Heating Type 03		Central			
AC Type 03		COMM WHS M96			
Bldg Use 3160					
Total Rooms 00					
Total Bedrms 0					
Total Baths 01		Heat/AC Pkgs			
Heat/AC 01		Masonry			
Frame Type 03		Average			
Baths/Plumbing 02		Ceil & Min WL			
Ceiling/Wall 04		Average			
Rooms/Ptnts 02					
Wall Height 14.00					
% Comm Wall 0.00					
1st Floor Use: 3160					

MIXED USE		PERCENTAGE	
Code	Description	Code	Percentage
3160	COMM WHS M96		100
			0
			0

COST / MARKET VALUATION	
RCN	Description
2,892,597	
1986	Year Built
	Effective Year Built
	Depreciation Code
A	Remodel Rating
	Year Remodeled
	Depreciation %
28	Functional Obsol
0	External Obsol
38	Trend Factor
1	Condition
	Condition %
	Percent Good
34	RCNLD
983,500	Dep % Ovr
	Dep Ovr Comment
	Misc Imp Ovr
	Misc Imp Ovr Comment
	Cost to Cure Ovr
	Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)										
Code	Description	LB	Units	Unit Price	Yr Bld	Cond	Cd	% Good	Grade	Appr. Value
LDL2	w/Man Lift Out	B	1	1100.00	1991	A		34		400
FNS	Fence-6' Chain	L	440	11.00	2009			50	C	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office	6,504	6,504	8,455	95.59	621,696
BAS	First Floor	30,846	30,846	30,846	73.53	2,268,106
FOP	Porch, Open	0	150	38	18.63	2,794
SLB	Slab	0	36,196	0	0.00	0
TI/Gross Liv/Lease Area		37,350	73,696	39,339		2,892,596





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. 2020-077 APPLICATION

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

HEARING DATE: _____

19 FEB 21 AM 10:31
MFLD ASSESSOR

Property Owner: GEM PROPERTY GROUP LLC
Name of property Owner GEM PROPERTY GROUP LLC
Mailing Address 101 North Plains Industrial Road PO Box 176
City, State, Zip Wallingford, CT 06492
Phone 203-269-4968

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

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

Elizabeth Verna its managing member duly authorized Feb 5, 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: 12 Beaumont Road, Wallingford, CT 06492 Mblu 771 / 411
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 15165 DBA: _____

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

What MARKET VALUE does the applicant place on the property? : \$ 1,200,000.00

Briefly state the basis of the Appeal: _____

Opinion of value exceeds fair market value based on comparable assessments and comparable sales.

(Attach additional page, documentation or appraisal if needed)

Additionally, direct capitalization of income 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 I am about to give is true and accurate to the best of my knowledge and belief.

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



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
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. 2020-081 APPLICATION

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

06:10 PM 12/31/2019
FIELD ASSESSOR

HEARING DATE: _____

Property Owner: 857 North Main Street Associates LLC
Name of property Owner 857 North Main Street Associates LLC
Mailing Address 101 North Plains Industrial Road PO Box 176
City, State, Zip Wallingford, CT 06492
Phone 203-269-4968

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

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

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: 857 North Main Street Extension, Wallingford CT 06492 Mblu 64/1/2/1
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 14834 DBA: 857 Plaza

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

What MARKET VALUE does the applicant place on the property? : \$ 1,290,000.00

Briefly state the basis of the Appeal: _____

Opinion of value exceeds fair market value based on comparable assessments and comparable sales.

(Attach additional page, documentation or appraisal if needed)

Additionally, direct capitalization of income and month to month 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 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: _____

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 321		Retail Strip			
Model Grade: 94		Commercial			
Stories: 1					
Occupancy: 10.00					
Exterior Wall 1: 20		Brick/Masonry			
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 05		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 14		Carpet			
Interior Floor 1: 11		Ceram Clay Til			
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 03		Central			
AC Type: 03		SHOPNGCTR M94			
Bldg Use: 3230					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 00					
Heat/A/C: 03		Heat/MIn			
Frame Type: 02		Masonry			
Baths/Plumbing: 05		Average			
Ceiling/Wall: 02		Sus-Ceil & WL			
Rooms/Prtns: 02		Average			
Wall Height: 16.00					
% Conn Wall: 0.00					
1st Floor Use: 3231					

MIXED USE

Code	Description	Percentage
3230	SHOPNGCTR M94	100
		0
		0

COST / MARKET VALUATION

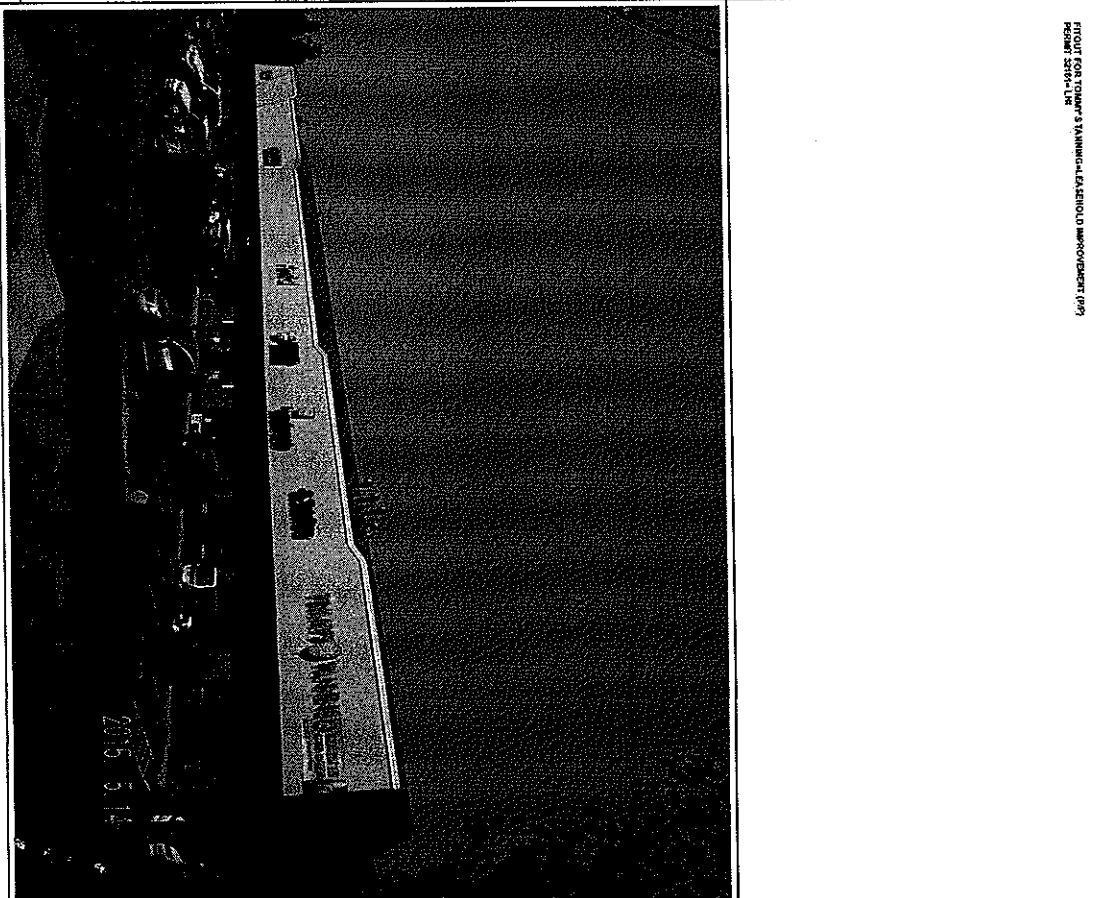
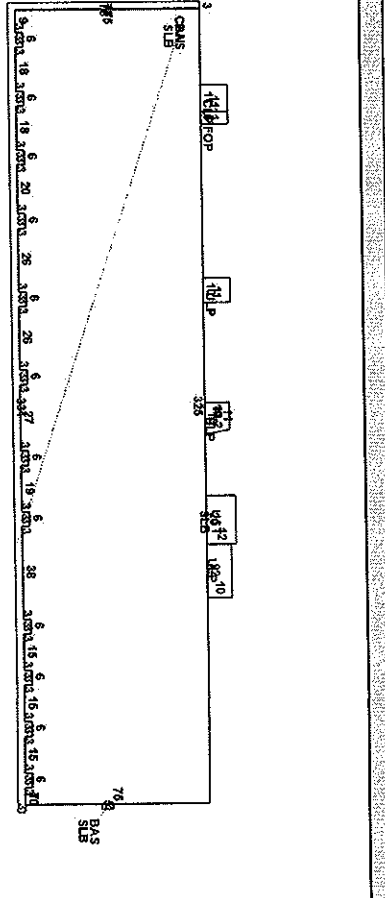
RCN	Value
RCN	2,166,393
Year Built	1977
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	36
Functional Obsol	0
External Obsol	10
Trend Factor	1
Condition	
Condition %	
Percent Good	54
RCNLD	1,169,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	37,600	3.00	2001	A		50	C	1.00	56,400
LT2	w/Double Light	L	1	1400.00	2001	A		50	C	1.00	700
MEZ1	Mezzanine Unf	B	256	8.00	1983			54		0.00	1,100
MEZ1	Mezzanine Unf	B	780	8.00	1983			54		0.00	3,400
AC	Air Condition	B	21,569	3.50	1983			54		0.00	40,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	24,169	24,169	24,169	87.82	2,122,570
CAN	Canopy	0	1,434	287	17.58	25,205
CLP	Loading Platform, Finished	0	121	36	26.13	3,162
FOP	Porch, Open	0	55	14	22.35	1,230
SLB	Slab	0	24,409	0	0.00	0
ULP	Loading Platform, Unfinished	0	450	90	17.56	7,904
UST	Utility, Storage, Unfinished	0	240	72	26.35	6,323
Ttl Gross Liv / Lease Area		24,169	50,878	24,668		2,166,394





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. 2020-082 APPLICATION

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

19 FEB 21 AM 10:31
MLFD ASSESSOR

HEARING DATE: _____

Property Owner: Circle Plaza Associates LLC
Name of property Owner: Circle Plaza Associates LLC
Mailing Address: 101 North Plains Industrial Road PO Box 176
City, State, Zip: Wallingford, CT 06492
Phone: 203-269-4968

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

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

Elizabeth Verna its managing member duly authorized Feb 15, 2021

Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 1104 North Colony Road, Wallingford, CT 06492 Mblu24/ / 30/ /
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 15276 DBA: Circle Plaza

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

What MARKET VALUE does the applicant place on the property?: \$ 1,070,000.00

Briefly state the basis of the Appeal: _____

Opinion of value exceeds fair market value based on comparable assessments and comparable sales.

(Attach additional page, documentation or appraisal if needed)

Additionally, direct capitalization of income and vacancies 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 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: _____

CURRENT OWNER		TOPO	UTILITIES	START / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
CIRCLE PLAZA ASSOCIATES LLC	3 Below Street	2 Public Water	1 Paved	5 Industrial	COM LAND	Code 2-1	Appraised 644,200	Assessed 451,000	Year 2019
P O BOX 176					COM BLDG	Code 2-2	Appraised 833,800	Assessed 583,700	Year 2018
WALLINGFORD CT 06492									Year 2018
SUPPLEMENTAL DATA		Alt Prcl ID 049001010A	Eng Map #	ESSEMENT					
		Census: 1754	Old MBLU	Town Line					
		TC MAP # 4579	IND PARK						
		Record Lot							
GIS ID 15276									

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	APPRaised VALUE SUMMARY	
CIRCLE PLAZA ASSOCIATES LLC	1200	0217	04-06-2005	U	I	0	29	Appraised Bldg. Value (Card)	792,500
VERNA VICENZO	1198	0264	03-24-2005	U	I	0	29	Appraised Xf (B) Value (Bldg)	10,200
CIRCLE PLAZA ASSOCIATES LLC	1195	0907	03-04-2005	U	I	0	29	Appraised Ob (B) Value (Bldg)	31,100
VERNA VICENZO	0514	0523	09-09-1982					Appraised Land Value (Bldg)	644,200
Total								Total Appraised Parcel Value	1,478,000

EXEMPTIONS		Year	Code	Description	Amount	Code	Description	Number	Amount
					0.00				
ASSESSING NEIGHBORHOOD									

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
33195	03-04-2019	CA	03-19-2019	C-Approval	Commercial	2,900	03-19-2019	100		1118-1 LAUNDROMAT INT RE
33195	01-04-2019	CM	03-19-2019	C-Approval	Commercial	2,900	03-19-2019	100		1118-1 LAUNDROMAT INT RE
28299	12-19-2013	CA	06-25-2014	C-Approval	Commercial	28,400	06-25-2014	100		M SALON INT REN
28299	11-15-2013	CM	06-25-2014	C-Approval	Commercial	28,400	06-25-2014	100		M SALON INT REN
23462	01-27-2009	CA	02-23-2009	C-Approval	Commercial	3,700	02-23-2009	100		UNIT 4-OFFICE PARTITIONS
23462	12-30-2008	CM	02-23-2009	C-Approval	Commercial	3,700	02-23-2009	100		UNIT 4-OFFICE PARTITIONS
22476	02-06-2008	CM	05-01-2008	Commercial	Commercial	2,700	05-01-2008	100		Construct Two Tanning Rooms

LANDLINE VALUATION SECTION		Parcel ID	Area	Code	Value
1	3230	SHOPNGCTR M	RF4	AC	1,320
1	3230	SHOPNGCTR M	RF4	AC	1,320
Total Card Land Units					2,320
Total Land Value					644,200

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		01-05-2021	JW1	03		41	Change
		02-04-2020	LS	03		00	Measur+Listed
		08-01-2019	SJ	06		16	Letter Sent-Cost Informatio
		03-19-2019	KC	02		61	Permit - Measure Only
		01-05-2016	RMC	06		41	Change
		07-08-2014	SJ	06		16	Letter Sent-Cost Informatio
		06-25-2014	KC	02		62	Permit - Interior Insp Only

OTHER ASSESSMENTS		Year	Code	Description	Number	Amount
APPRaised VALUE SUMMARY						
Total						1074700



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

19 FEB 21 PM 2:19

Hearing No. 2020-112 APPLICATION

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

HEARING DATE: _____

Property Owner: Y + O Wallingford LLC
Name of property Owner: Yany Rubinstein
Mailing Address: P.O. Box 668
City, State, Zip: Gallatin Gateway, MT 59730
Phone: _____

Appellant (if other than owner): J.F. Mulready Company, LLC
Name of Owner's Agent: Brian Mulready
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury, CT 06092
Phone: 860-690-3984

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 hearing.)

Brian Mulready 2/19/21
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 860 N. Main St Ext 64/6
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property?: \$ 1,030,000

Briefly state the basis of the Appeal: Wallingford's opinion of value exceeds fair market of 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: _____ Date: _____

Print Name

Motion: _____

Voting Record Initials
Thomas Vitali
Carl Bonamico
Robert Avery

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRaised	Assessed	6148
Y+O WALLINGFORD LLC	2 Above Street	2 Public Water	1 Paved	5 Industrial	COM LAND	2-1	581,000	406,700	WALLINGFORD, CT
C/O Y+O GROUP	7 Swampy				COM BLDG	2-2	1,178,500	824,900	
P.O. BOX 668									
GALLATIN GAT MT 59730									
SUPPLEMENTAL DATA All Pcdl ID 037001002 Census: 1758 Old MBLU T/C MAP # 3170, 3558 T/C MAP # 4215 Record Lot GIS ID 14791 Assoc Pld# P/Z MAP # ENG MAP Easement 1539/450, 1539/4 Town Line IND PARK IB									

RECORD OF OWNERSHIP	EXEMPTIONS	EXEMPTIONS	EXEMPTIONS	EXEMPTIONS	EXEMPTIONS	EXEMPTIONS	EXEMPTIONS	EXEMPTIONS	EXEMPTIONS
Y+O WALLINGFORD LLC	1539	0474	05-13-2016	U	1	10,400,000	25	2020	2-1
LSREF4 REBOUND LLC	1518	0561	06-05-2015	U	1	2,887,178	25		2-2
BLUE DOG PROPERTIES TRUST	1273	0623	10-27-2006	U	1	3,911,969	25		
WEI FLEX I LLC	0879	0887	12-30-1997				0		
GUARDIAN LIFE INS CO OF AMERICA ET A	0561	0010	12-31-1985				0		
PREVIOUS ASSESSMENTS (HISTORY) Total 1,759,500 1,231,600 Year 2019 2018 Assessed 406,700 374,800 Code 2-1 2-1 Assessed 1,254,500 2018 Code 2-2 2-2 Assessed 28,400 28,400 Code 2-5 2-5 Total 1657700 1657700									

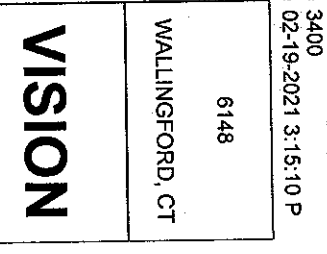
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD Nbrhd C1 Nbrhd Name B Tracing Batch Total 0.00								
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 1,125,600 Appraised Xt (B) Value (Bldg) 12,300 Appraised Ob (B) Value (Bldg) 40,600 Appraised Land Value (Bldg) 561,000 Special Land Value 0 Total Appraised Parcel Value 1,759,500 Valuation Method C								

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
33344	03-25-2019	CM	Commercial	160,000	04-11-2019	100		ROOF
33126	01-28-2019	CA	C - Approval		04-11-2019	100		5250 SF INT RENOV-OFFICE
33126	11-29-2018	TI	Commercial	119,000	07-10-2013	100		5250 SF INT RENOV-OFFICE
27393	02-21-2013	CM	Commercial	11,500	07-10-2013	100		REGAN TECH-INTERIOR OF
25124	12-09-2010	CA	C - Approval	12,000	11-30-2011	100		GLENAIR
25124	11-01-2010	CM	Commercial	12,000	11-30-2011	100		PARTITION/KITCHEN
24526	06-25-2010	CA	C - Approval		10-18-2010	100		INT RENOVATION

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
33344	03-25-2019	CM	Commercial	160,000	04-11-2019	100		ROOF
33126	01-28-2019	CA	C - Approval		04-11-2019	100		5250 SF INT RENOV-OFFICE
33126	11-29-2018	TI	Commercial	119,000	07-10-2013	100		5250 SF INT RENOV-OFFICE
27393	02-21-2013	CM	Commercial	11,500	07-10-2013	100		REGAN TECH-INTERIOR OF
25124	12-09-2010	CA	C - Approval	12,000	11-30-2011	100		GLENAIR
25124	11-01-2010	CM	Commercial	12,000	11-30-2011	100		PARTITION/KITCHEN
24526	06-25-2010	CA	C - Approval		10-18-2010	100		INT RENOVATION

Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbrhd.	Nbrhd Adj	Notes
3400	OFFICE BLD M9	IX	SF	43,560	2.76	1.00000	C	1.00	C30	1,650	4X LB
3400	OFFICE BLD M9	IX	AC	1,820	120,200	1.00000	0	1.00	C30	1,650	
3400	OFFICE BLD M9	IX	AC	2,700	8,000	1.00000	0	1.00		1,000	

Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbrhd.	Nbrhd Adj	Notes
3400	OFFICE BLD M9	IX	SF	43,560	2.76	1.00000	C	1.00	C30	1,650	4X LB
3400	OFFICE BLD M9	IX	AC	1,820	120,200	1.00000	0	1.00	C30	1,650	
3400	OFFICE BLD M9	IX	AC	2,700	8,000	1.00000	0	1.00		1,000	



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 500		Office			
Model Grade: 94		Commercial			
Stories: 1					
Occupancy: 6.00		Brick Veneer			
Exterior Wall 1: 19		Flat			
Exterior Wall 2: 01		Tar & Gravel			
Roof Structure: 04		Drywall			
Interior Wall 1: 05					
Interior Wall 2: 14		Carpet			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heating Fuel: 03		Central			
Heating Type: 03		OFFICE BLD M94			
AC Type: 3400					
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 01		Heat/AC Pkgs			
Total Baths: 06		Fireprt Steel			
Head/AC: 02		Average			
Frame Type: 05		Sus-Ceil & WL			
Baths/Plumbing: 02		Average			
Ceiling/Mail: 02					
Rooms/Prtms: 12.00					
Wall Height: 0.00					
% Cornn Wall: 0.00					
1st Floor Use: 3400					

MIXED USE

Code	Description	Percentage
3400	OFFICE BLD M94	100
		0
		0

COST / MARKET VALUATION

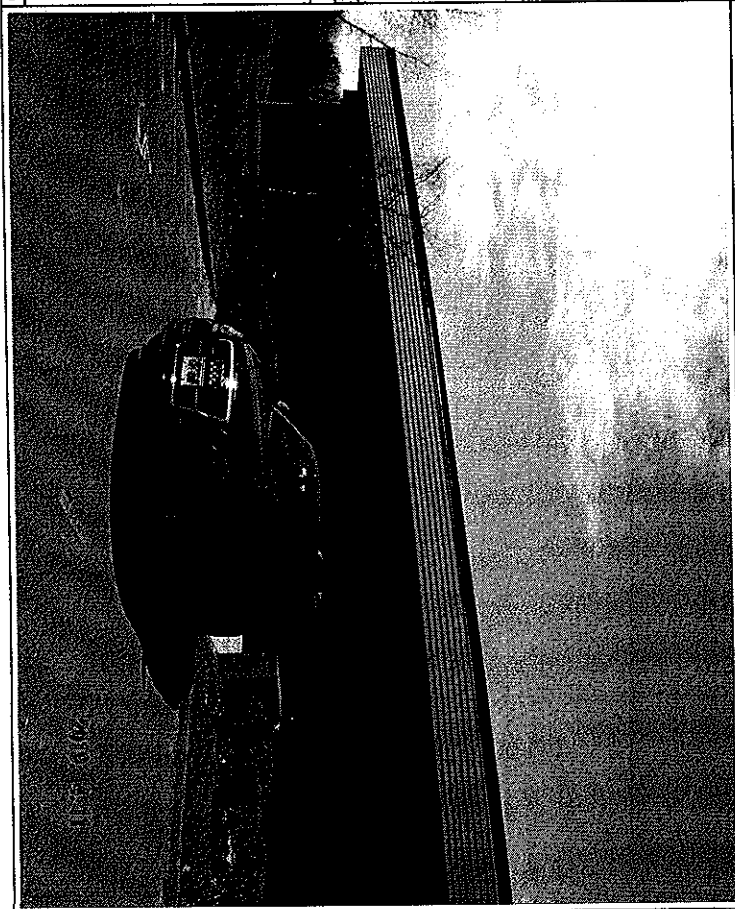
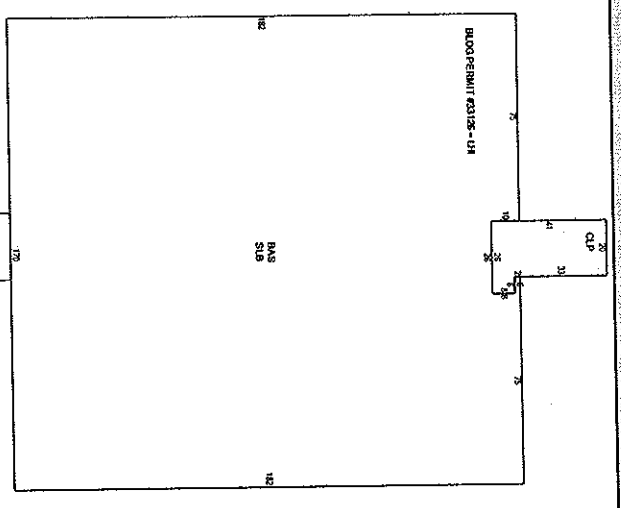
RCN	2,814,035
Year Built	1982
Effective Year Built	
Depreciation Code	G
Remodel Rating	2010
Year Remodeled	30
Depreciation %	0
Functional Obsol	30
External Obsol	1
Trend Factor	
Condition	
Condition %	40
Percent Good	1,125,600
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	L/B	Units	Unit Price	Yr. Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appt. Value
PAV1	Paving-Asphalt	L	24,000	3.00	1982	A		50	C	1.00	36,000
LT1	Lights-in w/PL	L	9	860.00	1982	A		50	C	1.00	3,900
LT2	w/Double Light	L	1	1400.00	1982	A		50	C	1.00	7,000
SPR1	Sprinklers Wet	B	30,692	1.00	1988			40			12,300

BUILDING SUBAREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undepec Value
BAS	First Floor	30,692	30,692	30,692	90.53	2,778,547
CLP	Loading Platform, Finished	0	868	260	27.12	23,538
FOP	Porch, Open	0	528	132	22.63	11,950
SLB	Slab	0	30,692	0	0.00	0
Ttl Gross Liv / Lease Area		30,692	62,780	31,084		2,814,035



Subject **860 N. Main St Ext**
From Brian Mulready <bmulready@hotmail.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-03-16 14:27



Shelby

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

Regards,
Brian

A photograph of a small, rectangular piece of paper with handwritten text. The text is written in black ink and consists of two lines: "3-9-21" on the top line and "\$1,560,300" on the bottom line. The paper is slightly tilted and has a textured, dotted background.



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

WALPD ASSESSOR
19 FEB '21 PM 2:19

Hearing No. 2020-113 APPLICATION

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

HEARING DATE:

Property Owner: 140 Wallingford LLC
Name of property Owner: Yovan Robinstein
Mailing Address: P.O. Box 668
City, State, Zip: Gallatin Gateway, MT 59730
Phone:

Appellant (if other than owner): J.F. Mulready Company
Name of Owner's Agent: Brian Mulready
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury, CT 06092
Phone: 860.690.3754

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

Print applicant name and date: Brian Mulready 2/19/21

Applicant signature: [Signature]

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

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 1 South Barnes Ind Rd 78/1
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: DBA:

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

What MARKET VALUE does the applicant place on the property?: \$ 1,050,000

Briefly state the basis of the Appeal: Wallingford's opinion of value exceeds fair market 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: (Must be signed in the presence of the Board) Date:

Print Name

Motion:

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

Subject **1 South Barnes**
From Brian Mulready <bmulready@hotmail.com>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-03-16 14:23

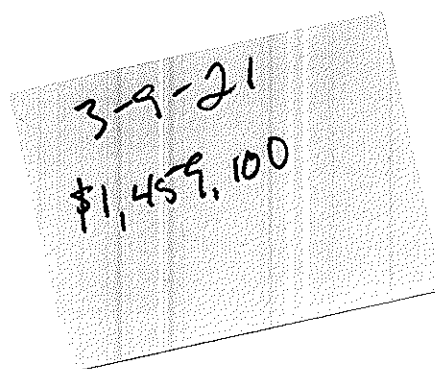


Shelby,

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

Regards

Brian





Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

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

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

APPEAL
FORM BAA-21-RZ-10

Hearing No. 2020-114 APPLICATION

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

HEARING DATE:

Property Owner: Y+O Wallingford LLC
Name of property Owner: Yovan Rubinstein
Mailing Address: P.O. Box 668
City, State, Zip: Gallatin Gateway, MT 59730
Phone:

Appellant (if other than owner): JF Mulveed Company
Name of Owner's Agent: Brian Mulveed
Mailing Address: P.O. Box 44
City, State, Zip: W. Simsbury, CT 06082
Phone: 860-690-3984

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

Print applicant name and date: Brian Mulveed 2/19/21

Applicant signature: [Signature]

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

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

Real Estate: 5 South Barnes Industrial Rd 78/41
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID, DBA

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

What MARKET VALUE does the applicant place on the property?: \$ 1,330,000

Briefly state the basis of the Appeal: Wallingford's opinion of value exceeds fair market 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: (Must be signed in the presence of the Board) Date:

Print Name

Motion:

Table with 3 columns: Name, Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		6148
Y+O WALLINGFORD LLC	1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
					COM LAND	2-1	549,400	384,600
					COM BLDG	2-2	1,589,600	1,112,800
								WALLINGFORD, CT
VISION								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	O/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
Y+O WALLINGFORD LLC	1539	0474	05-13-2016	U	I	10,400,000	25	Year	Code
LSREF4 REBOUND LLC	1518	0557	06-05-2015	U	I	2,560,100	25	2019	2-1
BLUE DOG PROPERTIES TRUST	1273	0601	10-27-2006	U	I	3,324,872	25		2-2
WEI FLEX I LLC	0879	0887	12-30-1997				0		2-5
GUARDIAN LIFE INS CO OF AMERICA ET A	0561	0001	12-31-1985				0		
Total									1985800

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	
Year								
Total								0.00

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
11			B		

OTHER ASSESSMENTS		Description	Number	Amount	
Total Appraised Parcel Value					2,139,000

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
31711		11-30-2017	CA	C - Approval	Tenant Imprmnts	340,000	05-03-2018	100		HIGH ROADS SCHOOL/BEST
31711		08-24-2017	TI	C - Approval	Tenant Imprmnts	340,000	05-03-2018	100		HIGH ROADS SCHOOL/BEST
28091		10-18-2013	CA	C - Approval	Commercial	12,000	09-18-2014	100		ACCORD INC/CONVERT ST
28091		09-18-2013	CM	Commercial	Commercial	160,000	09-18-2014	100		ACCORD INC/CONVERT ST
20106		02-02-2006	CM	Commercial	Commercial	74,000	06-27-2006	100		Partitions & Ceiling for new ten
19778		10-04-2005	CC	C-Completion	Commercial		11-04-2005	100		Tenant Fitout-Sullivan-Schein
19778		10-04-2005	CC	C-Completion	Commercial		05-01-2006	100		Certificate of Completion-1110

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
1	3400	OFFICE BLD M9	IX		43,560	SF	2.76	1.00000	C	1.00	C70	1,250	4X LB
1	3400	OFFICE BLD M9	IX		2,530	AC	120,200	1.00000	C	1.00	C70	1,250	
1	3400	OFFICE BLD M9	IX		2,380	AC	8,000	1.00000	C	1.00	C70	1,000	
Total Card Land Units													5,910
Total Land Value													549,400

APPAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	
		1,513,800	19,400	56,400	549,400	0	2,139,000	
		Total Appraised Parcel Value						2,139,000

#9 = SPRINT PCS-NETWORK STATION + OFF
 #5 = HIGH ROAD SCHOOL/BEST ACADEMY 2018 ECON = INC
 #7 = ACCORD INC. (EXEMPT)
 (EXEMPT)

3-9-21
 \$1,988,700
 C. Daniels

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

Subject **5 South Barnes**
 From Brian Mulready <bmulready@hotmail.com>
 To assessor@wallingfordt.gov <assessor@wallingfordt.gov>
 Date 2021-03-16 14:25



BAA,

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

Please let me know if you need anything further.

Thank you,

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

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

2020-185
2020-085
2020-084
2020-086
2020-089

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)



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. 2020-084 **APPLICATION**

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

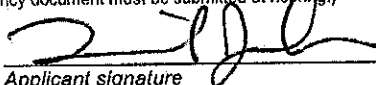
HEARING DATE: _____

Property Owner: RUCOL LLC
Name of property Owner 110 WHITETHORN DR
Mailing Address GUILFORD, CT 06437
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 Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

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: 413 SOUTH CHERRY ST (MBLU 162 / 5 / 1)
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property? : \$ 707,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS

THE ACTUAL MARKET VALUE OF THE PROPERTY _____

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-35948-0001-CT

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	_____	_____



AGENT AUTHORIZATION

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

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

<u>RUCOL LLC</u>	<u>M:162 L:005</u>	_____
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 Lindenfels
AUTHORIZED SIGNATURE
1 Dec 20 20
DATE

Peter Lindenfels
PRINT NAME OF AUTHORIZED SIGNER
Member
TITLE

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
RUCOL LLC				IND LAND	3-1	178,300	124,800
110 WHITETHORN DR				IND BLDG	3-2	663,300	464,400
GUILFORD CT 06437		SUPPLEMENTAL DATA Alt Prcl ID 065003003 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15896		P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#		Total 841,600 589,200	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed
		RUCOL LLC	0864 0655	U	V		0	2018	3-1	104,900
		MERSEY MARCIA & RUCOL LLC	0864 0653				0	2018	3-2	415,600
		MERSEY MARCIA	0844 0971				0	2018	3-3	7,700
		MERSEY DAVID (ESTATE) & MARCIA	0542 0001				0	2018	3-3	7,700
Total			0.00				0	2018	Total	528,200

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		NO TRESPASSING	
Total			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
13			
LINGCOL CORP. (PLASTICS) 4/15/2020			
NO TRESPASSING			

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
10121-1	01-20-1998	FITUP	90,000
Total Appraised Parcel Value		841,600	

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Use Code	Description	Zone	Land Type
B	Use Code	Zone	Land Type
1	4000 INDUSTRIAL M9	140	SF
1	4000 INDUSTRIAL M9	140	AC
1	4000 INDUSTRIAL M9	140	AC
Total Card Land Units		2.000 AC	
Parcel Total Land Area		2.0000	
Total Land Value		178,300	



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 401		Light Industrial			
Model: 96		Ind/Comm			
Grade: C-					
Stories: 1					
Occupancy: 1.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 01		Flat			
Roof Structure: 01		Tar & Gravel			
Roof Cover: 04		Minim/Masonry			
Interior Wall 1: 01		Concr-Finished			
Interior Floor 1: 03		Gas			
Interior Floor 2: 03		Forced Air-Duc			
Heating Fuel: 04		Partial			
Heating Type: 06		INDUSTRIAL M96			
AC Type: 4000					
Bldg Use: 00					
Total Rooms: 00					
Total Bedrooms: 00					
Total Baths: 00					
Head/AC: 00		Head/Min			
Frame Type: 03		Masonry			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 04		Ceil & Min WL			
Rooms/Ptns: 02		Average			
Wall Height: 16.00					
% Conn Wall: 0.00					
1st Floor Use: 4000					

MIXED USE		
Code	Description	Percentage
4000	INDUSTRIAL M96	100
		0
		0

COST / MARKET VALUATION

RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment

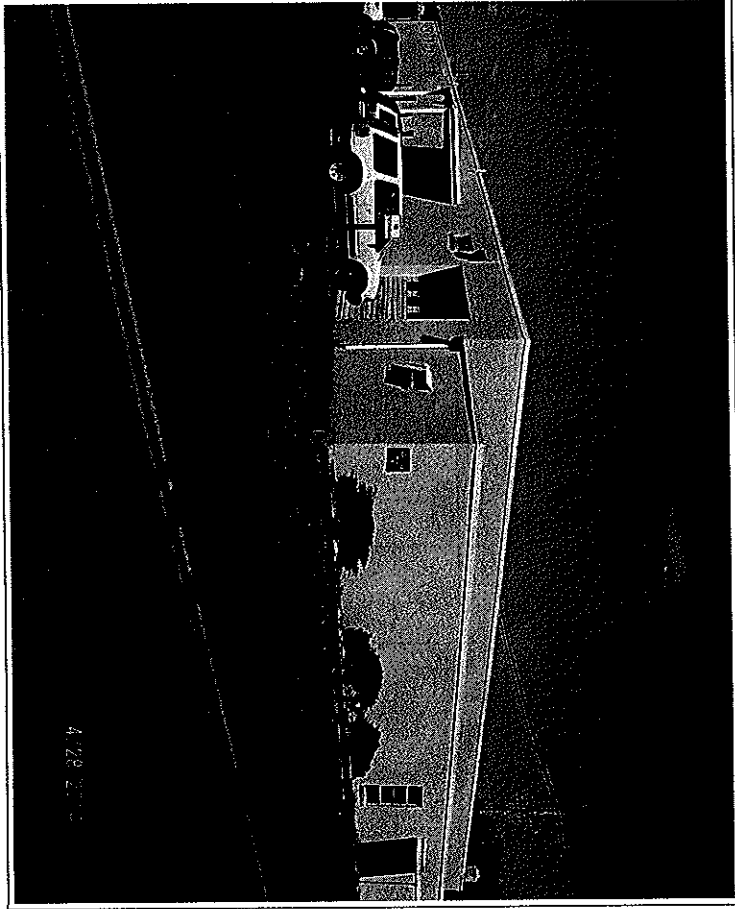
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bld	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	7,320	3.00	2001	A		50			11,000
A/C	Air Condition	B	5,000	3.50	1979			54			9,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
AOF	Office	1,600	1,600	2,080	63.98	102,361
BAS	First Floor Loading Platform, Finished	21,900	21,900	21,900	49.21	1,077,743
CLP	Porch, Open	0	540	162	14.76	7,972
FOP		0	185	46	12.24	2,264
Ttl Gross Liv / Lease Area		23,500	24,225	24,188		1,190,340

CLP	5	11
BAS		
AOF		





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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

-U / 1
 Action 413 SOUTH CHERRY ST
 Rent Owner
 UCOL LLC
 MERSEY MARCIA & RUCOL LLC
 MERSEY MARCIA
 MERSEY DAVID (ESTATE) & MARCIA

Sales Information			Commercial Data Elements		
Sale Date	Q/U	V/I	Sale Price	Heat / AC	00 Heat/Min
06-27-1997	U	V		0 Frame Type	03 Masonry
06-27-1997				0 Baths / Plumbing	02 Average
09-09-1996				0 Ceiling / Wall	04 Ceil & Min WL
Year Built		1972		Rooms / Ptns	02 Average
Appraised Value		841,600		% Conn Wall	0.0
				Wall Height	16. 1.1000

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	23,500	Cap Code	INDO	Gross Income	108,100	Income Value	875,200	1972/A	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	8,648	Excess Land	0		
Upper Level	0	Cap Rate	0.1000	Expense Allowance	11,934	Total Income Value	875,200		
		Rent ID	NBHD			Value Per SF / Unit	37		
Total Leaseable Area	23500	0001	13	Net Income	87,518				

#	Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	Vacancy/All	EGI	Exp	Exp	Expenses	NOI
1	1	1	IND/WHS M	2	1	23500	GL	6.52	F	F	4.60	108,100	A	0.08	8,648	99,452	A	0.12	11,934	87,518

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown													
Cap Code	Gross Income	Income Value	Income Value	Heat	Electric	Trash Removal													
Cap Adjust	Vacancy Allowance	Excess Land	Total Income Value	Water	Sewer	Snow Removal													
	Other Income		Value Per SF / Unit	Maintenance	Insurance	Accounting													
Cap Rate	Net Income					Reserves													
# Bid	Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	Other Income	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

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

Phone - 203-294-2001
03

March 1, 2021

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

2020-084
Appellants
Submission

NOTIFICATION OF ASSESSMENT HE

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

Dear Sir or Madam:

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

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

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

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

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

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

Board of Assessment Appeals

Tom Vitali
Chairman

AUTHORIZATION TO APPEAL

AGENTS CERTIFICATION

DATE: February 25, 2021

To Whom It May Concern:

I, David Johnson of Joseph C. Sansone Company, being the authorized agent for the property located at 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: _____



20359480001CT

**REAL PROPERTY SUMMARY ANALYSIS
OF**

Lingol Corp.

413 South Cherry Street
Wallingford, CT 06492

Parcel ID(s)

162-5

Appeal Number

As of
10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY

18040 Edison Avenue

Chesterfield, Missouri 63005

<This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("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.

20359480001CT



413 South Cherry Street

PTR Number: 20359480001CT

Location IDs: 162-5

Area Type	MANUFACTURIN G					Location Totals
Gross Building Area	23,500					23,500
Net Leaseable Area	23,500					23,500
Potential Gross Income	3.75	88,125				3.75 88,125
Vacancy and Credit Loss	10.0%	<u>8,813</u>				10.0% <u>8,813</u>
Effective Gross Income		79,313				79,313
Overall Expense	10.0%	<u>7,931</u>				13.3% <u>10,575</u>
Net Operating Income		71,381				71,381
Base Cap Rate						10.000
Adj Tax Rate						<u>0.102</u>
Adj Cap Rate						10.102
Value Sum						<u>706,605</u>
Indicated Value						<u>707,000</u>
Total Indicated Value per SF(NLA)						30.09



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%



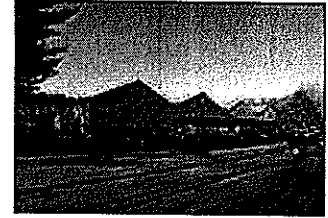
1 210 Realty Dr**SOLD**

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

2 925 Sherman Ave**SOLD**

Hamden, CT 06514

New Haven County

Recorded Buyer: 925 Sherman Llc
 925 Sherman Ave
 Hamden, CT 06511

Recorded Seller: Mismas Janice R
 925 Sherman Ave
 Hamden, CT 06514
 (203) 288-3523
 True Seller: Mismas Janice R



Sale Date: 06/17/2019
 Sale Price: \$950,000 - Confirmed
 Price/SF: \$19.00

Bldg 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

PrFrma Cap Rate: -

Parcel No: HAMD-002928-000011
 Financing: -
 Comp ID: 4834995 - Research Status: Confirmed

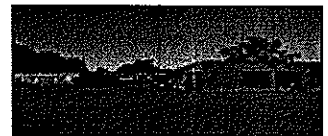
3 2115-2135 State St**SOLD**

Hamden, CT 06517

New Haven County

Recorded Buyer: Community Crusade
 2115 State St
 Hamden, CT 06517

Recorded Seller: 2135 State St Llc



Sale Date: 04/02/2018
 Sale Price: \$585,000
 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

PrFrma Cap Rate: -

Parcel No: HAMD-002131-000050
 Financing: -
 Comp ID: 4255044 - Research Status: Public Record





JOSEPH C. SANSONE COMPANY
Business Tax Solutions®

AGENT AUTHORIZATION

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

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

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

Peter Lindorfelser

AUTHORIZED SIGNATURE

1 Dec 20 20

DATE

Peter Lindorfelser

PRINT NAME OF AUTHORIZED SIGNER

Member

TITLE



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. 2020-085 APPLICATION

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

HEARING DATE: _____

Property Owner: BARNES HOMESTEAD LLC
Name of property Owner: 1000 ROUTE 80
Mailing Address: GUILFORD, CT 06437
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: [] Owner [x] Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

DAVID JOHNSON
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 36 NORTH MAIN ST (MBLU 134 / 10 / 1)
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property? : \$ 500,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS

THE ACTUAL MARKET VALUE OF THE PROPERTY

(Attach additional page, documentation or appraisal if needed)

20-35840-0002-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 _____



JOSEPH C. SANSONE COMPANY
Business Tax Solutions®

AGENT AUTHORIZATION

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

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

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

AUTHORIZED SIGNATURE

John C. Williams
PRINT NAME OF AUTHORIZED SIGNER

10-2-20
DATE

managing member
TITLE

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		WALLINGFORD, CT	
1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed	Year	Code
BARNES HOMESTEAD LLC					COM LAND	2-1	101,200	70,800	6148
PO BOX 1767					COM BLDG	2-2	643,200	450,300	
WALLINGFORD CT 06492									
Alt Proj ID 044003010 Census: 1751 Old MIBLU TC MAP # TC MAP # Record Lot GIS ID 15051		SUPPLEMENTAL DATA P/Z MAP # ENG MAP 5 Easement Town Line IND PARK Assoc Pld#		Total 744,400		521,100		417,300	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code
								2018	2-1
								2019	2-2
								2020	2-5
BARNES HOMESTEAD LLC		1617	0976	12-30-2019	Q	1	825,000		
DEBASE GAIL T ET ALS		0684	0866	04-23-1990	U	V	0		
Total							0.00		

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
CB1			Batch

TAVERN ON MAIN-1ST FL
 5 OFFICES - 2ND FLOOR = FAIR
 03-09-2020 IA
 REMODEL FOR RESTAURANT FOR 03GL
 WOB
 REAR ON SIMPSON CT

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
41894	12-10-2020	CM	Commercial
16028	11-15-2002	CC	Commercial
16024	11-13-2002	CM	Commercial
14880	02-25-2002	CM	Commercial
14880	02-25-2002	CC	Commercial
5269-1	02-03-1993	CC	Commercial

LANDLINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Permit Id	Issue Date	Amount	Code
41894	12-10-2020	120,000	0
16028	11-15-2002	45,000	100
16024	11-13-2002	5,000	100
14880	02-25-2002	950	100
14880	02-25-2002	950	100
5269-1	02-03-1993	10,000	100
Total Appraised Parcel Value		744,400	

LANDLINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Permit Id	Issue Date	Amount	Code
41894	12-10-2020	120,000	0
16028	11-15-2002	45,000	100
16024	11-13-2002	5,000	100
14880	02-25-2002	950	100
14880	02-25-2002	950	100
5269-1	02-03-1993	10,000	100
Total Appraised Parcel Value		744,400	

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
B Use Code	Description	Zone	Land Type
1	3260	REST/CLUBS M	CA6
Total Card Land Units		0.400	AC
Parcel Total Land Area:		0.3999	
Total Land Value		101,200	



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 323		Store/Office			
Model: 94		Commercial			
Grade: B-					
Stories: 2					
Occupancy: 6.00		Brick/Masonry			
Exterior Wall 1: 20					
Exterior Wall 2: 01		Flat			
Roof Structure: 04		Tar & Gravel			
Roof Cover: 05		Drywall			
Interior Wall 1: 02		Wall Brd/Wood			
Interior Wall 2: 11		Ceram Clay Til			
Interior Floor 1: 12		Hardwood			
Interior Floor 2: 02		Oil			
Heating Fuel: 05		Hot Water			
Heating Type: 06		Partial			
AC Type: 3260		REST/CLUBS M94			
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 02		Heat/AC Split			
Total Baths: 03		Masonry			
Heat/AC: 02		Average			
Frame Type: 06		Ceil & Walls			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 02					
Rooms/Ptns: 10.00					
Wall Height: 0.00					
% Comn Wall: 3222					
1st Floor Use:					

MIXED USE		COST / MARKET VALUATION	
Code	Description	RCN	Percentage
3260	REST/CLUBS M94	1,063,623	100
			0
			0

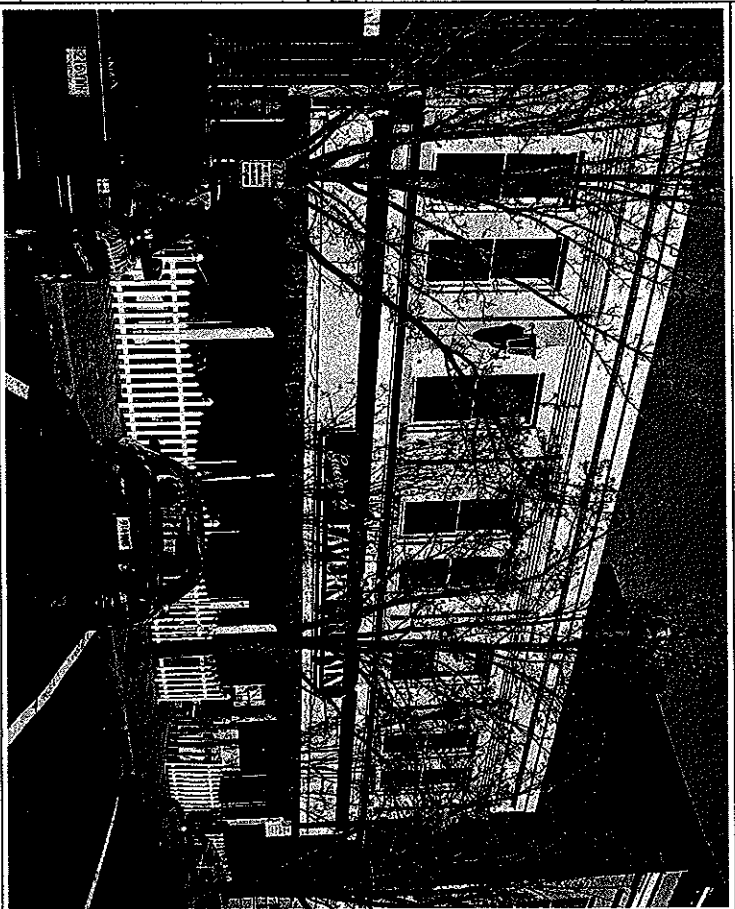
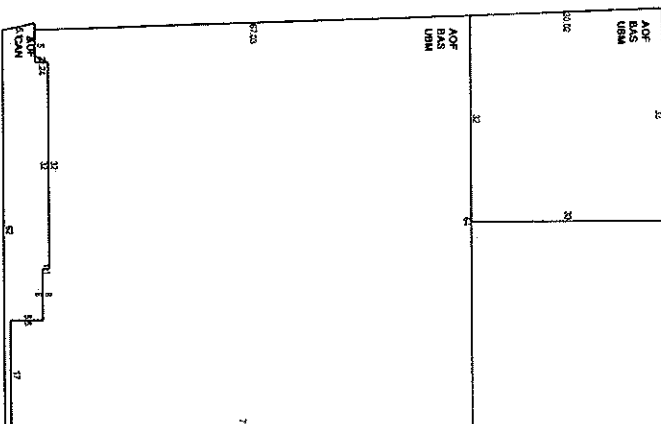
Year Built	Effective Year Built	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment
		VG		42	0	1	1	58	616,900							

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

Code	Description	VB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	8,500	3.00	1970			50	C	1.00	12,800
AC	Air Condition	B	5,192	3.50	1963			58		0.00	10,500
SPR1	Sprinklers Wet	B	5,192	1.00	1963			58		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
AOF	Office	5,510	5,510	5,510	88.17	485,789
BAS	First Floor	5,192	5,192	5,192	88.17	457,753
CAN	Canopy	0	318	64	17.74	5,643
UBM	Basement, Unfinished	0	5,192	1,298	22.04	114,438
Ttl Gross Liv / Lease Area		10,702	16,212	12,064		1,063,623





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

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

Phone - 203-294-2001

March 1, 2021

BARNES HOMESTEAD LLC
PO BOX 1767
WALLINGFORD CT 06492

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

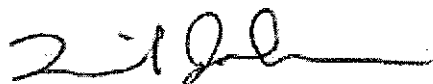
AGENTS CERTIFICATION

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: _____



20358400002CT

**REAL PROPERTY SUMMARY ANALYSIS
OF**

Gaetano's Tavern on Main

36 North Main Street
Wallingford, CT 06492

Parcel ID(s)

134010

Appeal Number

As of
10/1/2020

Prepared By:



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

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("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.

Property Issues

Other

The property is currently 35% vacant.



36 North Main Street
 PTR Number: 20358400002CT
 Location IDs: 134010

Area Type	OFFICE		RESTAURANT					Location Totals
Gross Building Area		5,351		5,351				10,702
Net Leaseable Area		5,351		5,351				10,702
Potential Gross Income	9.00	48,159	13.00	69,563			11.00	117,722
Vacancy and Credit Loss	25.0%	12,040	10.0%	6,956			16.1%	18,996
Effective Gross Income		36,119		62,607				98,726
Overall Expense	30.0%	10,836	25.0%	15,652			26.8%	26,487
Net Operating Income		25,283		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) **Space Avail: 2,860 SF**
Status: Built 1958, Renov Nov 2005 **Max Contig: 5,720 SF**
Building Size: 17,600 SF **Smallest Space: 1,100 SF**
Land Area: 1.44 AC **Rent/SF/YR: \$12.00**
Stories: 1 **% Leased: 83.8%**
Expenses: 2015 Tax @ \$2.17/sf, 2011 Est Tax @ \$2.20/sf; 2011 Est Ops @ \$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 **Space Avail: 5,000 SF**
Status: Built 1981 **Max Contig: 5,000 SF**
Building Size: 15,620 SF **Smallest Space: 5,000 SF**
Land Area: 1.13 AC **Rent/SF/YR: \$10.00**
Stories: 2 **% Leased: 68.0%**
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 Center
North Haven, CT 06473
New Haven County

Building Type: Retail/Freestanding (Strip Ctr) **Space Avail: 3,680 SF**
Status: Built 1981 **Max Contig: 1,400 SF**
Building Size: 6,192 SF **Smallest Space: 980 SF**
Land Area: 1.38 AC **Rent/SF/YR: \$10.00**
Stories: 1 **% Leased: 100%**
Expenses: 2015 Tax @ \$2.86/sf
Parking: 55 free Surface Spaces are available; Ratio of 8.88/1,000 SF



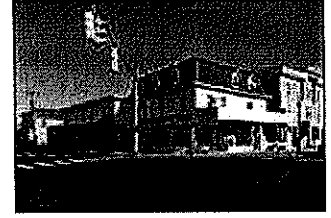
1 4 Center St**SOLD**

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)

PrFrma Cap Rate: -
 Actual Cap Rate: 12.66%

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

2 1319 E Main St - Demolished**SOLD**

Meriden, CT 06450

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

PrFrma Cap Rate: -

Parcel No: MERI-001008-000335A-000015B
 Financing: -
 Comp ID: 4676715 - Research Status: Public Record

3 3342-3350 Whitney Ave**SOLD**

Hamden, CT 06518

New Haven County

Recorded Buyer: Esd Props Llc
 3342 Whitney Ave
 Hamden, CT 06518

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

PrFrma Cap Rate: -

Parcel No: HAMD-003030-000162
 Financing: -
 Comp ID: 5044097 - Research Status: Public Record





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. 2020-086 APPLICATION

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

HEARING DATE: _____

Property Owner: J & F REALTY LLC
Name of property Owner: 935 NORTH MAIN ST EXT
Mailing Address: WALLINGFORD, CT 06492
City, State, Zip:
Phone:

Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO
Name of Owner's Agent: 18040 EDISON AVENUE
Mailing Address: CHESTERFIELD, MO 63005
City, State, Zip: 636-733-5455
Phone:

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

DAVID JOHNSON
Print applicant name and date

[Handwritten Signature]
Applicant signature

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

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

Real Estate: 935 NORTH MAIN ST EXT (MBLU 38/ 1 / 1)
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property? : \$ 716,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS

THE ACTUAL MARKET VALUE OF THE PROPERTY

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-35967-0001-CT

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 _____

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 414		Warehouse			
Model: 96		Ind/Comm			
Grade: C+					
Stories: 1					
Occupancy: 1.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 27		Pre-finish Metl			
Roof Structure: 03		Gable			
Roof Cover: 01		Metal/Tin			
Interior Wall 1: 01		Mimrr/Masonry			
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03		Gas			
Interior Floor 2: 03		Radiant			
Heating Fuel: 08		Partial			
Heating Type: 06		STORE/SHOP M94			
AC Type: 3220					
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 01		Heat/AC Pkgs			
Total Baths: 01		Steel			
Heat/AC: 05		Average			
Frame Type: 02		Average			
Baths/Plumbing: 02					
Ceiling/Wall: 02					
Rooms/Prtns: 02					
Wall Height: 24.00					
% Comm Wall: 00					
1st Floor Use: 00					

MIXED USE		COST/MARKET VALUATION	
Code	Description	Percentage	
3220	STORE/SHOP M94	100	
		0	
		0	

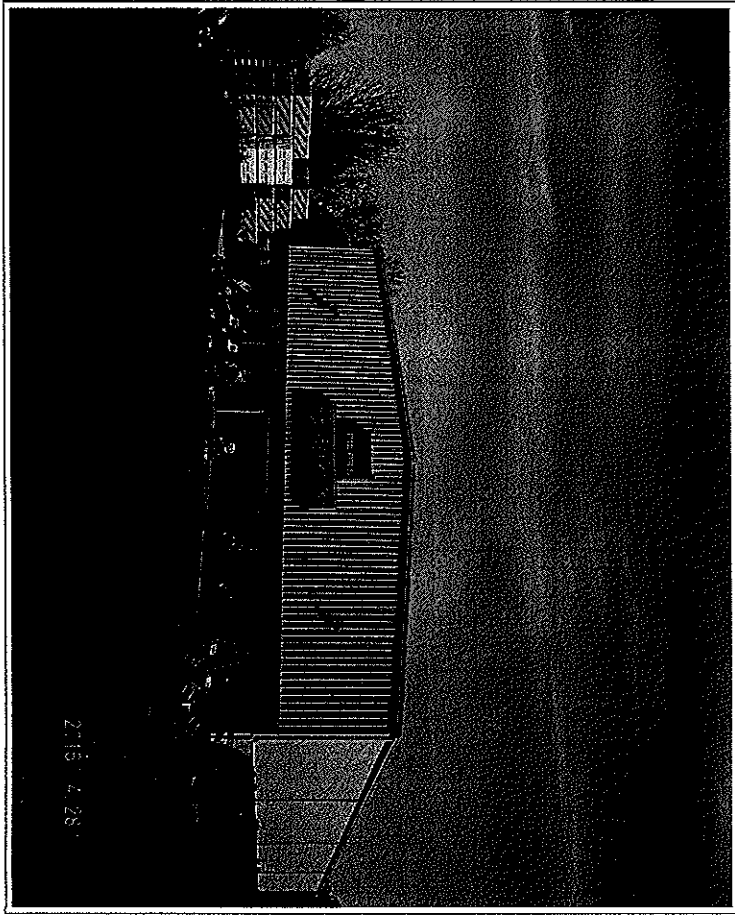
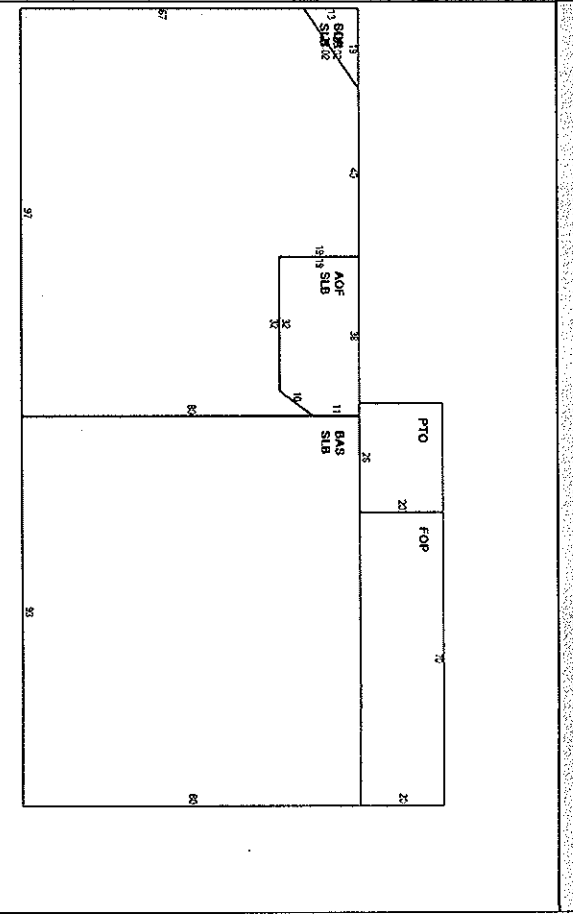
RCN	Year Built	Effective Year Built	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

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

Code	Description	VB	Units	Unit Price	Yr Bit	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	20,800	3.00	2007	G		70	C	1.00	43,700
FN4	Fence-8'Chain	L	270	14.00	2009	G		70	C	1.00	2,600
AC	Air Condition	B	698	3.50	2005			86		0.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
AOF	Office	698	698	907	63.36	44,227
BAS	First Floor	7,440	7,440	7,440	48.76	362,789
FOP	Porch, Open	0	1,524	381	12.19	18,578
PTO	Patio	0	520	52	4.88	2,536
SDA	Store Display Area	6,939	6,939	8,674	60.95	422,962
SLB	Slab	0	15,077	0	0.00	0
Ttl Gross Liv / Lease Area		15,077	32,198	17,454		851,092





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

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

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

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

Informal Hearing with Vision Appraisal: Yes- No change

Notes:

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

The demand for warehouse space has increased not decreased.

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

Recommendation:

No change

1/1/1
 Location 935 NORTH MAIN ST EXT
 Current Owner
 J & F REALTY LLC
 AMERICAN EQUITIES GROUP

Sales Information
 Sale Date 06-19-2002 Q/U Q V/I I Sale Price 125,000
 05-16-1986
 Year Built 2005
 Appraised Value 955,900

Commercial Data Elements
 Heat / AC 01 Heat/AC Pkgs
 Frame Type 05 Steel
 Baths / Plumbing 02 Average
 Ceiling / Wall 00 None
 Rooms / Ptns 02 Average
 % Conn Wall
 Wall Height 24.4,0000

INCOME VALUATION
 6-148
 WALLINGFORD, CT

ECONOMIC INCOME VALUATION
 Income

Leaseable Area Summary
 Ground Level 15,076 Cap Code RET Gross Income 155,735 Income Value 964,400 2005/CT POWER AND SPORT/RETAIL-S
 Lower Level 0 Cap Adjust A Vacancy Allowance 12,459 Excess Land 0
 Upper Level 0 Cap Rate 0.1040 Expense Allowance 42,983 Total Income Value 964,400
 Rent ID NBHD
 Net Income 100,293 Value Per SF / Unit 64

Total Leaseable Area 15076 0001 11
 # Bld Sec Style AdjTa Occ SF / Unit File# Base Ra Use LocA Rent/S GrossRent Vac Vacancy/All EGI Exp Exp Expenses NOI
 1 1 1 17 RETAIL 1 1 15076 GL 11.25 F AA 10.33 155,735 A 0.08 12,459 143,276 A 0.30 42,983 100,293

AGUAL INCOME VALUATION
 Income Value

Cap Rate
 Gross Income
 Vacancy Allowance
 Expense Allowance
 Other Income
 Net Income

Income Value
 Income Value
 Excess Land
 Total Income Value
 Value Per SF / Unit
 Gross Rent
 Vac
 Exp
 Other Income
 ValCo

Expense Breakdown
 Heat
 Electric
 Water
 Sewer
 Maintenance
 Insurance

Notes
 LeaseT
 Tenant
 LeaseBe
 Yrs

Cap Code
 Cap Adjust
 Cap Rate

Cap Rate
 Gross Income
 Vacancy Allowance
 Expense Allowance
 Other Income
 Net Income

Income Value
 Income Value
 Excess Land
 Total Income Value
 Value Per SF / Unit
 Gross Rent
 Vac
 Exp
 Other Income
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Expense Breakdown
 Heat
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Notes
 LeaseT
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 Yrs

Cap Code
 Cap Adjust
 Cap Rate



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

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

Phone - 203-294-2001

March 1, 2021

DAVID JOHNSON, JOSEPH C SANCONI 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
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Access Code 395-068-405

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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

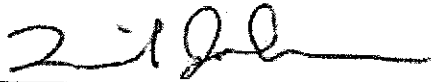
AGENTS CERTIFICATION

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.

Signed: _____



20359670001CT

REAL PROPERTY SUMMARY ANALYSIS OF

Connecticut Power & Sport

935 North Main Street Extension

Wallingford, CT 06492

Parcel ID(s)

38-1

Appeal Number

As of
10/1/2020

Prepared By:



JOSEPH C. SANSONE 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 Practice ("USPAP") or Missouri law. No one from the Joseph C. Sansone Company is acting as a licensed or certified real estate appraiser in this matter. Whether any person involved in the preparation or presentation of the information is a licensed or certified appraiser is of no importance and the information and presentation are not intended to comply with the USPAP requirements of appraisal practice.

20359670001CT

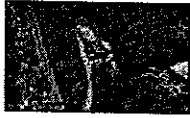


935 North Main Street Extension

PTR Number: 20359670001CT

Location IDs: 38-1

Area Type	WAREHOUSE					Location Totals
Gross Building Area	15,077					15,077
Net Leaseable Area	15,077					15,077
Potential Gross Income	4.50	67,847				4.50 67,847
Vacancy and Credit Loss	5.0%	<u>3,392</u>				5.0% <u>3,392</u>
Effective Gross Income		64,454				64,454
Overall Expense	10.0%	<u>6,445</u>				8.4% <u>5,428</u>
Net Operating Income		58,009				58,009
Base Cap Rate						8.000
Adj Tax Rate						<u>0.102</u>
Adj Cap Rate						8.102
Value Sum						<u>715,981</u>
Indicated Value						<u>716,000</u>
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

Space Avail: 6,480 SF
Max Contig: 6,480 SF
Smallest Space: 6,480 SF
Rent/SF/Yr: \$5.13
% Leased: 79.8%



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

Building Type: Class C Manufacturing
Status: Existing
Building Size: 20,000 SF
Land Area: -
Stories: 4
Expenses: 2020 Tax @ \$3.25/sf
Parking: Free Surface Spaces

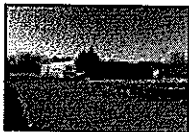
Space Avail: 13,500 SF
Max Contig: 13,500 SF
Smallest Space: 4,500 SF
Rent/SF/Yr: \$4.50
% Leased: 32.5%



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

Space Avail: 4,000 SF
Max Contig: 4,000 SF
Smallest Space: 4,000 SF
Rent/SF/Yr: \$4.75
% Leased: 77.8%



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

Space Avail: 14,040 SF
Max Contig: 14,040 SF
Smallest Space: 14,040 SF
Rent/SF/Yr: \$4.95
% 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 Config: 3,096 SF

Smallest Space: 3,096 SF

Rent/SF/Yr: \$3.00

% Leased: 65.6%



1 500 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

PrFirma Cap Rate: -

Parcel No: CHES-000056-000255
Financing: -
Comp ID: 4436964 - Research Status: Confirmed

2 63 Golden St**UNDER CONTRACT**

Meriden, CT 06450

New Haven County

Listing Broker: NAI Elite, LLC
901 Farmington Ave
West Hartford, CT 06119
(877) 327-3755

Hugh Schnip
(877) 327-3755



Asking Price: \$587,000
Price/SF: \$40.04
Days on Market: 541
Sale Status: Under Contract

Sale Type: Owner User
Bldg Type: Class C IndustrialManufacturing
Bldg Status: Built 1970
RBA: 14,660 SF

Actual Cap Rate: -

Zoning: M2

Parcel No: MERI-000409-000149-000030A

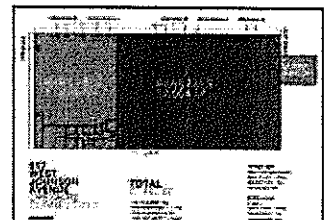
3 613 W Johnson Ave - Sky Central Park (Part of Multi-Property)**SOLD**

Cheshire, CT 06410

New Haven County

Recorded Buyer: W Johnson Llc
670 Myrtle Ave
Brooklyn, NY 11205

Recorded Seller: Signature Associates
21725-21775 Melrose Ave
Southfield, MI 48075
(248) 350-3338



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)
Zoning: I-2

PrFirma Cap Rate: -

Parcel No:
Financing: -
Comp ID: 4902537 - Research Status: Allocated



4 163-169 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: Jsiv 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

PrFirma Cap Rate: -

Parcel No: WALL-000077-000000-000001

Financing: -

Comp ID: 4531373 - Research Status: Public Record

5 360 Sandbank Rd**SOLD**

Cheshire, CT 06410

New Haven County

Recorded Buyer: 360 Sandbank Rd Cheshire
416 Blacks Rd
Cheshire, CT 06410

Recorded Seller: Wild Invs Llc



Sale Date: 08/26/2019

Sale Price: \$500,000

Price/SF: \$47.74

Bldg 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

PrFirma Cap Rate: -

Parcel No: CHES-000027-000162

Financing: -

Comp ID: 4888498 - Research Status: Public Record

6 2781 State St**SOLD**

Hamden, CT 06517

New Haven County

Recorded Buyer: K & M Brothers Llc
2781 State St
Hamden, CT 06517

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

PrFirma Cap Rate: -

Parcel No: HAMD-002332-000009

Financing: -

Comp ID: 4152901 - Research Status: Public Record





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. 2020-089 APPLICATION

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

HEARING DATE: _____

Property Owner: JAKX LLC
Name of property Owner: 856 NORTH MAIN ST EXT
Mailing Address: WALLINGFORD, CT 06492
City, State, Zip
Phone

Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO
Name of Owner's Agent: 18040 EDISON AVENUE
Mailing Address: CHESTERFIELD, MO 63005
City, State, Zip: 636-733-5455
Phone

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

DAVID JOHNSON
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 856 NORTH MAIN ST EXT (MBLU 64 / 5 / 1)
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property? : \$ 775,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS

THE ACTUAL MARKET VALUE OF THE PROPERTY

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-36078-0001-CT

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

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

Print Name

Motion: _____

Table with 3 columns: Name, Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.



AGENT AUTHORIZATION

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

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

<u>Jakx LLC</u>	<u>M:064 L:005</u>	_____
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)

Kenneth M. Braaid
AUTHORIZED SIGNATURE
11/19/21
DATE

Kenneth M. Braaid
PRINT NAME OF AUTHORIZED SIGNER
President
TITLE

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS / HISTORY	
JACK LLC	2 Above Street	2 Public Water	1 Paved	5 Industrial	IND LAND	3-1	327,000	228,900	6148
856 NORTH MAIN ST EXT	4 Rolling				IND BLDG	3-2	898,800	629,300	WALLINGFORD, CT
SUPPLEMENTAL DATA					VISION				
Alt Prcl ID 037001013 Census: 1758 Old MIBLU TC MAP # 3112 TC MAP # 3170 Record Lot GIS ID 14827 Assoc Pld#					P/Z MAP # ENG MAP Easement Town Line IND PARK IB				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
JACK LLC	1429	0063	12-20-2011	Q	1	920,000	00	2020	3-1	228,900	2019	3-1	218,800	2018	3-1	218,800
JAYMAR REALTY LLC	1429	0060	12-20-2011	U	1	0	29		3-2	629,300		3-2	532,500		3-2	532,500
JAYMAR REALTY CO	0501	1134	09-16-1980						3-3			3-3	27,900		3-3	27,900
Total													1,225,800	858,200		779,200

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
11		B			

2012= ADVANCED TURBINE SERVICES
 2015 - 34X60 BAS TO BE OFFICE IN FUTURE

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
27051	09-05-2012	CM	Commercial	25,000	09-22-2015	100	100	11-10-2004	INTERIOR RENO INTERIOR DEMO ONLY	
26346	12-29-2011	CM	Commercial	25,000	11-19-2012	100	100		CERT OF COMP	
18484	11-10-2004	CC	C of C							

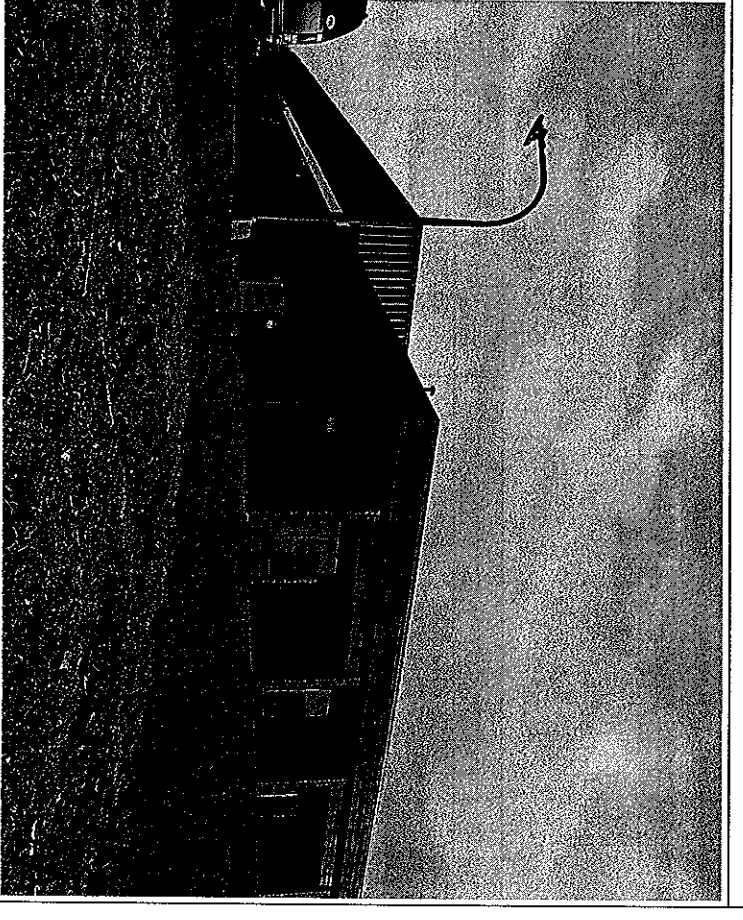
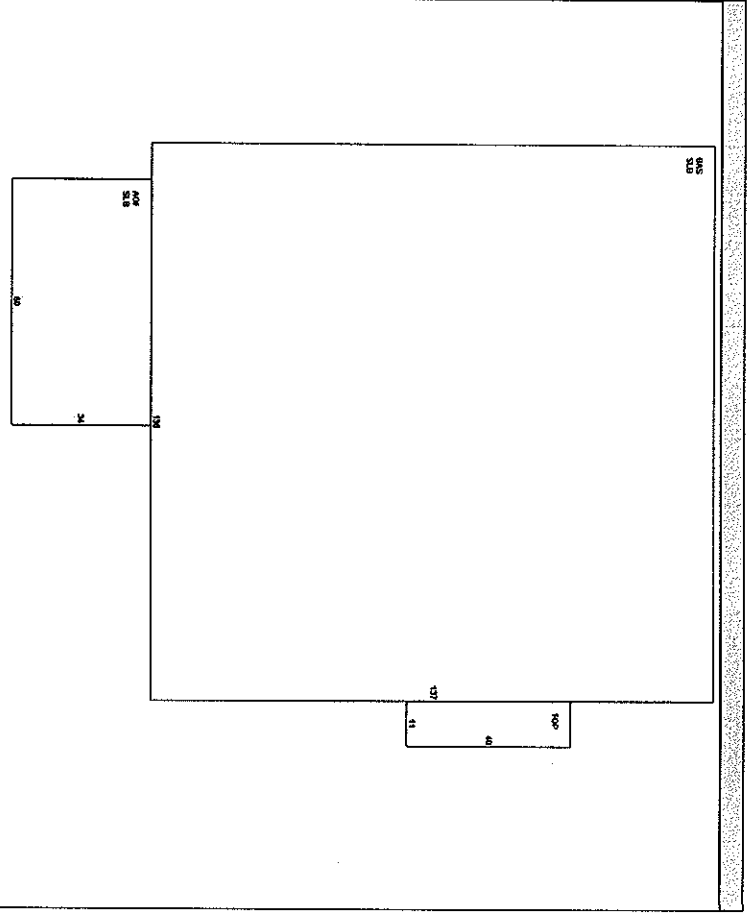
LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value					
1	4000	INDUSTRIAL M9	IX	SF	43,560	2.76	1.00000	C	1.00	C30	1,650	3X LB	0	4,55	198,400					
1	4000	INDUSTRIAL M9	IX	AC	0,420	120,200	1.00000	0	1.00	C30	1,650		0	198,330	83,300					
1	4000	INDUSTRIAL M9		AC	5,660	8,000	1.00000	0	1.00		1,000		0	8,000	45,300					
Total Card Land Units															7,080	AC	Parcel Total Land Area:	7,0800	Total Land Value	327,000

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
	04-27-2020	JG1	03			01	Measured
	09-22-2015	TH	02			62	Permit - Interior Insp Only
	09-18-2014	TH	02			62	Permit - Interior Insp Only
	09-26-2013	TH	02			62	Permit - Interior Insp Only
	07-10-2013	TH	02			62	Permit - Interior Insp Only
	11-19-2012	RSO	02			62	Permit - Interior Insp Only
	03-13-2012	DS	08			26	Add Map Refere

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style: 401	Light Industrial		
Model: 96	Ind/Comm		
Grade: B-			
Stories: 1			
Occupancy: 1.00			
Exterior Wall 1: 15	Concr/Cinder		
Exterior Wall 2: 19	Brick Veneer		
Roof Structure: 01	Flat		
Roof Cover: 04	Tar & Gravel		
Interior Wall 1: 01	Minim/Masonry		
Interior Wall 2: 01			
Interior Floor 1: 03	Concr-Finished		
Interior Floor 2: 03			
Heating Fuel: 03	Gas		
Heating Type: 03	Hot Air-no Duc		
AC Type: 03	Central		
Bldg Use: 4000	INDUSTRIAL M96		
Total Rooms: 00			
Total Bedrooms: 00			
Total Baths: 0			
Heat/AC: 01	Heat/AC Pkgs		
Frame Type: 03	Masonry		
Baths/Plumbing: 02	Average		
Ceiling/Wall: 04	Ceil & Min WL		
Rooms/Ptns: 02	Average		
Wall Height: 16.00			
% Comm Wall: 0.00			
1st Floor Use: 4000			

OB - OUTBUILDING & YARD ITEMS(U)/XF - BUILDING EXTRA FEATURES(B)										
Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Appr. Value
PAV1	Paving-Asphalt	L	24,500	3.00	1970	F		30	C	22,100
LT1	Lights-In w/PL	L	4	860.00	1970	A		50	C	1,700
LT2	w/Double Light	L	3	1400.00	1970	A		50	C	2,100
LDL2	w/Man Lift Out	B	2	1100.00	1983			66		1,500
SPR1	Sprinklers Wet	B	20,672	1.00	1983			66		13,600
PAV2	Paving-Conc	L	396	3.50	2020	A		50	C	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
AOFF	Office	2,040	2,040	2,652	78.91	160,971
BAS	First Floor	18,632	18,632	18,632	60.70	1,130,925
FOP	Porch, Open	0	440	110	15.17	6,677
SLB	Slab	0	20,672	0	0.00	0
Ttl Gross Liv/Lease Area		20,672	41,784	21,394		1,298,573





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 12, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief 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

MR:LU 4/5/1
 Location 856 NORTH MAIN ST EXT
 Current Owner
 JAKX LLC
 JAYMAR REALTY LLC
 JAYMAR REALTY CO

Sales Information
 Sale Date Q/U V/I Sale Price
 12-20-2011 Q U 920,000
 12-20-2011 U I
 09-16-1980

Commercial Data Elements
 Heat / AC 01 Heat/AC Pkgs
 03 Masonry
 02 Average
 04 Cell & Min WL
 02 Average
 0.0
 16. 1.1000
 Wall Height

INCOME VALUATION
 6148
 WALLINGFORD, CT

Year Built 1979
 Appraised Value 1,225,800

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	20,672	Cap Code	INDM	Gross Income	124,859	Income Value	1,263,600	1979/A/	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	9,989	Excess Land	0		
Upper Level	0	Cap Rate	0.0800	Expense Allowance	13,784	Total Income Value	1,263,600		
		Rent ID	NBHD						
		Net Income			101,086	Value Per SF / Unit	61		
Total Leaseable Area	20672	0001	I1						

#	Bld	Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	Vacancy/All	EGI	Exp	Exp	Expenses	NOI
1	1	1	40 IND/WHS M	2	1	20672	GL	6.56	BA	A	6.04	124,859	A	0.08	9,989	114,870	A	0.12	13,784	101,086

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown														
Cap Code		Gross Income		Income Value		Heat														
Cap Adjust		Vacancy Allowance		Excess Land		Electric														
		Other Income		Total Income Value		Water														
Cap Rate		Net Income		Value Per SF / Unit		Sewer														
#	Bld	Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	Other Income	ValCo	Notes	LeaseT	Tenant	LeaseBe	Yrs



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

March 1, 2021

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

2020-089

Appellants
Submission

NOTIFICATION OF ASSESSMENT HEARING

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) 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 856 NORTH MAIN ST EXT (MBLU 64 / 5 / / PID 14827) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: _____



20360780001CT

**REAL PROPERTY SUMMARY ANALYSIS
OF**

Advanced Turbine Services

856 North Main Street Extension

Wallingford, CT 06492

Parcel ID(s)

64-5

Appeal Number

As of
10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY

18040 Edison Avenue

Chesterfield, Missouri 63005

<This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("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.

20360780001CT

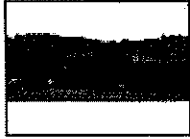


856 North Main Street Extension

PTR Number: 20360780001CT

Location IDs: 64-5

Area Type	MANUFACTURIN G						Location Totals
Gross Building Area	20,672						20,672
Net Leaseable Area	20,672						20,672
<hr/>							
Potential Gross Income	5.00	103,360					5.00 103,360
Vacancy and Credit Loss	10.0%	<u>10,336</u>					10.0% <u>10,336</u>
Effective Gross Income		93,024					93,024
Overall Expense	10.0%	<u>9,302</u>					10.0% <u>9,302</u>
Net Operating Income		83,722					83,722
<hr/>							
Base Cap Rate							8.500
Adj Tax Rate							<u>0.204</u>
Adj Cap Rate							8.704
Value Sum							<hr/> 961,875
Indicated Value							962,000
Total Indicated Value per SF(NLA)							46.54



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
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

Space Avail: 38,870 SF
Max Contig: 38,870 SF
Smallest Space: 6,000 SF
Rent/SF/Yr: \$5.00
% 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%



342 Quinnipiac St
Bldg 24
Wallingford, CT 06492
New Haven County

Building Type: Class C Manufacturing
Status: Built 1920
Building Size: 26,400 SF
Land Area: 40 AC
Stories: 4
Expenses: 2020 Tax @ \$2.46/sf
Parking: 100 free Surface Spaces are available; Ratio of 3.79/1,000 SF

Space Avail: 2,500 SF
Max Contig: 2,500 SF
Smallest Space: 2,500 SF
Rent/SF/Yr: Withheld
% Leased: 100%



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

Building Type: Class C Manufacturing
Status: Existing
Building Size: 20,000 SF
Land Area: -
Stories: 4
Expenses: 2020 Tax @ \$3.25/sf
Parking: Free Surface Spaces

Space Avail: 13,500 SF
Max Contig: 13,500 SF
Smallest Space: 4,500 SF
Rent/SF/Yr: \$4.50
% Leased: 32.5%





342 Quinnipiac St
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%



1 500 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

2 163-169 N Plains Industrial Rd**SOLD**

Wallingford, CT 06492

New Haven County

Recorded Buyer: Rh R & E Lic
169 N Plains Industrial Rd
Wallingford, CT 06492

Recorded Seller: Jsiv Lic



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: I-40

PrFrma Cap Rate: -

Parcel No: WALL-000077-000000-000001
Financing: -
Comp ID: 4531373 - Research Status: Public Record

3 200 Research Pky - Talcott Machine Products**SOLD**

Meriden, CT 06450

New Haven County

Recorded Buyer: Ham 200/meriden Lic
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

PrFrma Cap Rate: -

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



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

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

PrFrma Cap Rate: -

Parcel No: HAMD-002828-000022

Financing: Down payment of \$300,000 (40.0%)

Comp ID: 5362511 - Research Status: Confirmed





JOSEPH C. SANSONE COMPANY
Business Tax Solutions

AGENT AUTHORIZATION

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

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

Jakx LLC	M:064 L:005	
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

 AUTHORIZED SIGNATURE

 11/9/21

 DATE

Kenneth M. Braeud

 PRINT NAME OF AUTHORIZED SIGNER

 President

 TITLE



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. 2020-091 APPLICATION

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

HEARING DATE: _____

Property Owner:
508 NORTH COLONY ROAD ASSOCIATES LLC
Name of property Owner
505 NORTH COLONY ST
Mailing Address
WALLINGFORD, CT 06492
City, State, Zip
Phone

Appellant (if other than owner):
DAVID JOHNSON, JOSEPH C SANSONE CO
Name of Owner's Agent
18040 EDISON AVENUE
Mailing Address
CHESTERFIELD, MO 63005
City, State, Zip
636-733-5455
Phone

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

DAVID JOHNSON
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 508 NORTH COLONY ST (MBLU 91 / 15 / 1)
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property? : \$ 613,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS

THE ACTUAL MARKET VALUE OF THE PROPERTY

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-32634-0001-CT

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

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

Print Name

Motion: _____

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

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT		VISION
1 Level	2 Public Water	1 Paved	4 Bus District	Description	Code	Appraised	Assessed	Year	Code	Assessed		
508 NORTH COLONY ROAD ASSOCI												
508 NORTH COLONY ST												
WALLINGFORD CT 06492												
SUPPLEMENTAL DATA Alt Prcl ID 045004113 Census: 1751 Old MIBLU TC MAP # Record Lot GIS ID 15123 Assoc Pld#												
PREVIOUS ASSESSMENTS/HISTORY Total 809,100 566,300 2019 2018 424,300 340,800 2-2 2-2 2-5 2-5 Total 525,700												

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU		VI		SALE PRICE		VC	
Year	Code	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed	
508 NORTH COLONY ROAD ASSOCIATES L													
BARBERINOS COLONY REALTY													
BARBERINO TOM + PASCALE FRANK L													
BARBERINO TOM & JOSEPH ABATE TRUST													
Total 0.00 Assessed Bldg. Value (Card) 529,900 Appraised Xr (B) Value (Bldg) 76,300 Appraised Ob (B) Value (Bldg) 202,900 Appraised Land Value (Bldg) 0 Special Land Value Total Appraised Parcel Value 809,100 Valuation Method C													

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Code
NBHD R53 NBHD Name B Tracing Batch			
ASSESSING NEIGHBORHOOD NOTES 4/20 PERRETTAS TAILORING 12X45 TJS AUTO BODY-NEW FOR 2011 GL, IG			

BUILDING PERMIT RECORD		DATE COMP		COMMENTS		DATE		ID		TYPE		IS		CD		PURPOSE/RESULT	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Relight Parking Area	Frame & Install 2 Overh	Roof	Construct 3 Partitions for Dres	Remodel Pharmacy Area-Shel	TH	KPC	TH	TH	TH
22613	07-23-2013	EL	Electric	55,000	09-26-2013	100	12-17-2020	JW1	LS	03	40	00	00	00	00	00	No change
25717	07-07-2011	CA	C - Approval	15,000	12-02-2011	100	04-06-2020	LS	03	03	40	00	00	00	00	00	Measur+Listed
25717	06-30-2011	CM	Commercial	47,600	12-02-2011	100	01-05-2016	RMC	02	02	40	00	00	00	00	00	No change
25480	05-04-2011	CM	Commercial	2,500	07-22-2005	100	09-26-2013	TH	02	02	63	63	63	63	63	63	Permit Check - No Measur
19366	07-06-2005	CM	Commercial	24,000	08-01-2001	100	12-02-2011	KC	02	02	29	29	29	29	29	29	Permit Check - No Measur
14151	06-22-2001	CM	Commercial	10,000	10-01-2001	100	04-28-2010	KPC	03	03	00	00	00	00	00	00	Field Review
VISIT/CHANGE HISTORY Date 12-17-2020 ID JW1 Type LS Is 03 Cd 40 Purpose/Result No change Date 04-06-2020 ID LS Type LS Is 03 Cd 00 Purpose/Result Measur+Listed Date 01-05-2016 ID RMC Type TH Is 02 Cd 40 Purpose/Result No change Date 09-26-2013 ID TH Type TH Is 02 Cd 63 Purpose/Result Permit Check - No Measur Date 12-02-2011 ID KC Type KC Is 02 Cd 63 Purpose/Result Permit Check - No Measur Date 04-28-2010 ID KPC Type TH Is 03 Cd 29 Purpose/Result Field Review Date 07-21-2009 ID TH Type TH Is 00 Cd 00 Purpose/Result Measur+Listed																	

LANDLINE VALUATION SECTION		LAND UNITS		UNIT PRICE		I. FACTOR		SITE INDEX		COND.		NBHD		NBHD ADJ		NOTES	
Use Code	Description	Zone	Land Type	Land Units	Unit Price	1. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	+	FF	Location Adjustment	Adj Unit Pric	Land Value		
1	3220 STORE/SHOP M	RF4	SF	43,560	2.76	1.00000	C	1.00	C40	1,350			0	3.73	162,300		
1	3220 STORE/SHOP M	RF4	AC	0.250	120,200	1.00000	0	1.00	C40	1,350			0	162,270	40,600		
Total Card Land Units 1.250 AC Parcel Total Land Area: 1.2500 Total Land Value 202,900																	



Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

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

001
03

March 1, 2021

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

2020-091
Appellants
Submission

NOTIFICATION OF ASSESSMENT HEARING

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.

Signed: _____



20326340001CT

**REAL PROPERTY SUMMARY ANALYSIS
OF**

TJ's Auto Body

508 North Colony Street

Wallingford, CT 06492

Parcel ID(s)

91-15

Appeal Number

As of
10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY

18040 Edison Avenue

Chesterfield, Missouri 63005

<This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("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					Location Totals
Gross Building Area	11,180					11,180
Net Leaseable Area	11,180					11,180
Potential Gross Income	7.00	78,260				7.00 78,260
Vacancy and Credit Loss	5.0%	3,913				5.0% 3,913
Effective Gross Income		74,347				74,347
Overall Expense	10.0%	7,435				12.9% 9,559
Net Operating Income		66,912				66,912
Base Cap Rate						9.000
Adj Tax Rate						1.920
Adj Cap Rate						10.920
Value Sum						612,750
Indicated Value						613,000
Total Indicated Value per SF(NLA)						54.83

1 270 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**

PrFrma Cap Rate: -

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**

Parcel No: **SOUT-000099-000000-000146**

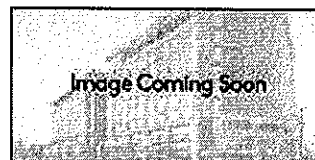
Financing: -

Comp ID: **4145872** - Research Status: **Public Record**

2 746 Derby Ave**SOLD****Seymour, CT 06483****New Haven County**

Recorded Buyer: **Rjm 4650 Lic**
 746 Derby Ave
 Seymour, CT 06483

Recorded Seller: **Z Property LLC**
 746 Derby Ave
 Seymour, CT 06483
 (203) 735-3301



Sale Date: **10/10/2019**

Sale Price: **\$913,000 - Confirmed**

Price/SF: **\$57.94**

PrFrma Cap Rate: -

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**

Parcel No: **SEYM-001204-000000-000013**

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

Comp ID: **4939049** - Research Status: **Confirmed**

3 45 Francis Ave**SOLD****Hartford, CT 06106****Hartford County**

Recorded Buyer: **Homeowners Fin Co**
 530 Silas Deane Hwy
 Wethersfield, CT 06109

Recorded Seller: **Bairos Joao F**



Sale Date: **08/02/2018**

Sale Price: **\$164,100**

Price/SF: **\$41.02**

PrFrma Cap Rate: -

Bldg Type: **RetailAuto Repair**

Year Built/Age: **Built 1970 Age: 48**

GLA: **4,000 SF**

Land Area: **0.22 AC (9,583 SF)**

Zoning: **I2**

Parcel No: **HTFD-000159-000480-000005**

Financing: -

Comp ID: **4531379** - Research Status: **Public Record**



4 199 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**

PrFirma Cap Rate: -

Parcel No: -

Financing: -

Comp ID: **4765830** - Research Status: **Public Record****5 596 E Main St****SOLD**

New Britain, CT 06051

Hartford County

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**
 GLA: **6,000 SF**
 Land Area: **0.50 AC (21,780 SF)**
 Zoning: **Commercial Business**

PrFirma Cap Rate: -

Parcel No: **NBRI-000007D-000000-B000022**

Financing: -

Comp ID: **4299647** - Research Status: **Public Record****6 15 Murphy Rd****SOLD**

North Franklin, CT 06254

New London County

Recorded Buyer: **32 Signs Llc**
 15 Murphy Rd
 North Franklin, CT 06254
 (951) 678-0707

Recorded Seller: **Route 32 Realty Co Llc**

Sale Date: **06/27/2019 (1795 days on mkt)**
 Sale Price: **\$400,000**
 Price/SF: **\$27.24**

Bldg 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**

PrFirma Cap Rate: -

Parcel No: **FRAN-000044-000000-000012**

Financing: -

Comp ID: **4800894** - Research Status: **Public Record**

7 460 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**

8 91 Pitkin St **SOLD**

East Hartford, CT 06108

Hartford County

Recorded Buyer: **91 Pitkin Street Llc**
91 Pitkin St
East Hartford, CT 06108

Recorded Seller: **4 Leitaos Minit Car Wash**



Sale Date: **10/25/2018**
Sale Price: **\$150,000**
Price/SF: **\$34.09**

Bldg Type: **RetailAuto Repair**
Year Built/Age: **Built 1954 Age: 64**
GLA: **4,400 SF**
Land Area: **0.70 AC (30,492 SF)**
Zoning: **B-3**

PrFrma Cap Rate: -

Parcel No: **EHAR-000004-000000-000025**
Financing: -
Comp ID: **4586617** - Research Status: **Public Record**






JOSEPH C. SANSONE COMPANY
Business Tax Solutions

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 20 20 through 20 24 assessments are resolved.

<u>508 North Colony Road Associates LLC</u> Exact Name of Property Owner	<u>M:091 L:015</u> Parcel Number	<u>B0103100</u> Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)
_____ Exact Name of Property Owner	_____ Parcel Number	_____ Schedule/PIN/Account (if applicable)


AUTHORIZED SIGNATURE
12/28/20
DATE

Tom Barberino
PRINT NAME OF AUTHORIZED SIGNER
Managing Member
TITLE



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. 2020-092 APPLICATION

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

HEARING DATE: _____

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 (if other than owner):
DAVID JOHNSON, JOSEPH C SANSONE CO
Name of Owner's Agent
18040 EDISON AVENUE
Mailing Address
CHESTERFIELD, MO 63005
City, State, Zip
636-733-5455
Phone

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

DAVID JOHNSON
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 159 SOUTH TURNPIKE RD (MBLU 161 / 1 / 1)
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property? : \$ 791,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS

THE ACTUAL MARKET VALUE OF THE PROPERTY

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-32596-0001-CT

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: _____ Date: _____
(Must be signed in the presence of the Board)

Print Name

Motion: _____

Voting Record Initials

Thomas Vitali _____
Carl Bonamico _____
Robert Avery _____



JOSEPH C. SANSONE COMPANY
Business Tax Solutions™

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.

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

DocuSigned by:
Susan Brown
AUTHORIZED SIGNATURE

Susan J. Brown
PRINT NAME OF AUTHORIZED SIGNER

11/20/20
DATE

CEO
TITLE

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
				COM LAND	2-1	213,800	149,700
				COM BLDG	2-2	823,100	576,100
				WALLINGFORD, CT			

SUPPLEMENTAL DATA		PREVIOUS ASSESSMENTS (HISTORY)	
Alt Pricl ID	Census	Year	Code
085002001A	1755	2019	2-1
Old MBLU	TC MAP #	2018	2-2
1755	26295026	2017	2-2
ENG MAP #	IND PARK	2016	2-5
O-489, O-796			
Total		1,036,900	725,800

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	APPRaised VALUE SUMMARY	
Year	Code	Description	Amount	Code	Description	Number	Amount	Appraised Bldg. Value (Card)	Appraised X' (B) Value (Bldg)
2020	U		149,700	2-1		139,600	2018	752,900	0
2019	V		576,100	2-2		441,200	2017	70,200	213,800
Total			725,800			49,100		1,036,900	0

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
		1 DRIVE UP - 1 DRIVE UP TUBE	
		NIGHT DEPOSIT BOX	
		NO VAULT / IG	
		REMOVED D/UP WINDOW/PNEU TUBE/NIGHT	
		DEPOSITORY FOR 2009 GL-DECLARED AS P/P	
		ASSESSING NEIGHBORHOOD	
		NOTES	
		FUNC=EXCESS CAP FOR USE	
		BUILDING RENOVATED FOR THE 2007 GL	
		02/04/08 - LOT SIZE CHANGE PER	
		ENGINEERING REVIEW OF	
		P&Z MEMO DATED 12/10/07	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
21428	10-16-2007	CA	C - Approval
21428	02-15-2007	CM	Commercial
7304-1	05-15-1995		

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Use Code	Description	Zone	Land Type
B	Use Code	Zone	Land Type
3410	BANK BLDG	DD4	AC
3410	BANK BLDG	DD4	AC
Total Card Land Units		2.920	AC
Parcel Total Land Area		2.9200	
Total Land Value		213,800	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 502		Branch Bank			
Model: 94		Commercial			
Grade: B					
Stories: 2					
Occupancy: 1.00					
Exterior Wall 1: 29		Acrylic/Stucco			
Exterior Wall 2: 21		Stone			
Roof Structure: 01		Flat			
Roof Cover: 04		Tar & Gravel			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 05					
Interior Floor 1: 14		Carpet			
Interior Floor 2: 11		Ceram Clay Ttl			
Heating Fuel: 03		Gas			
Heating Type: 04		Forced Air-Duc			
AC Type: 03		Central			
Bldg Use: 3410		BANK BLDG			
Total Rooms: 00					
Total Bedrooms: 00					
Total Baths: 0					
Heat/AC: 01		Heat/AC Pkgs			
Frame Type: 03		Masonry			
Baths/Plumbing: 02		Average			
Ceiling/Wall: 05		Sus-Ceill & WL			
Rooms/Pkts: 02		Average			
Wall Height: 12.00					
% Corn Wall: 0.00					
1st Floor Use: 3410					

Code	Description	Percentage
3410	BANK BLDG	100
		0
		0

COST / MARKET VALUATION

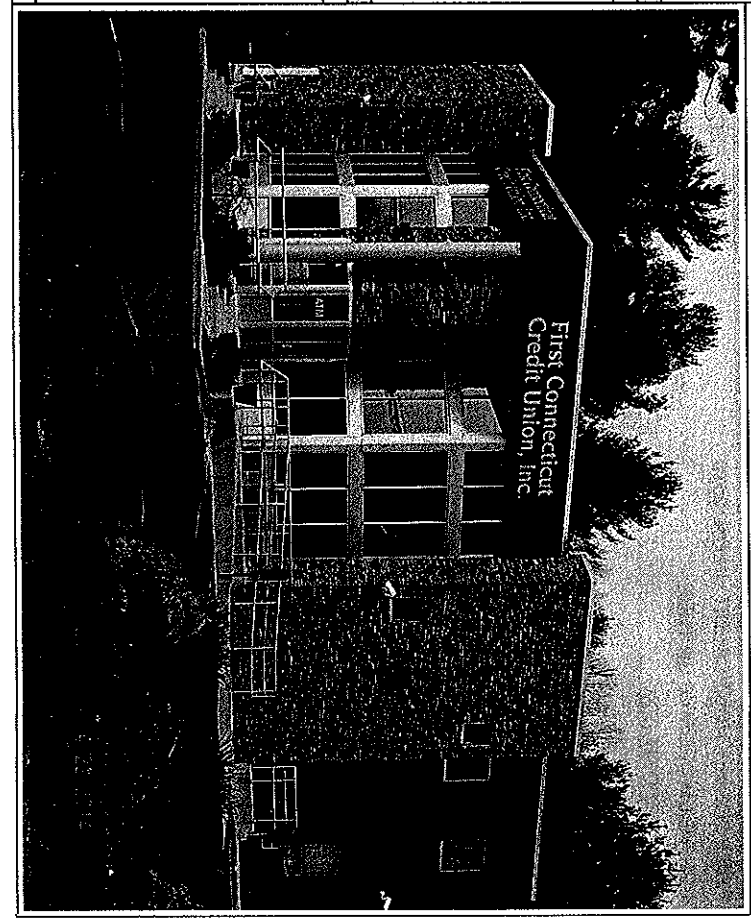
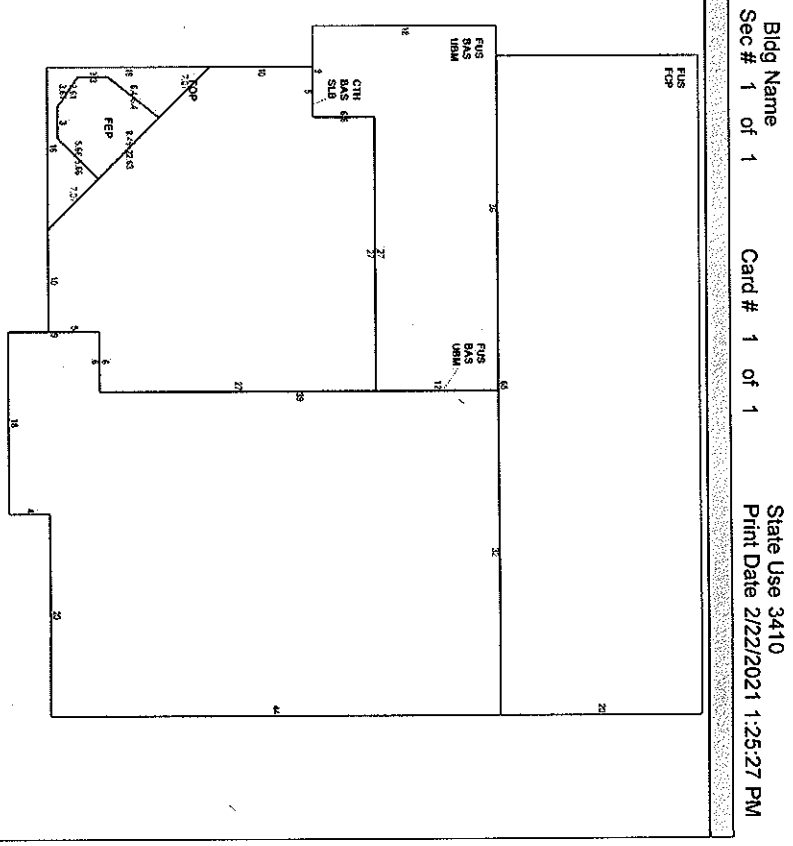
RCN	1,420,578
Year Built	1989
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	20
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	53
RCNLD	752,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	32,000	3.00	2001	G		70	C	1.00	67,200
LT1	Lights-In w/PL	L	1	860.00	2001	G		70	C	1.00	1,800
LT2	w/Double Light	L	3	1400.00	2001	G		70	C	1.00	1,000
FN3	Fence-6' Chain	L	28	11.00	2001	A		50	C	1.00	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprc Value
BAS	First Floor	2,832	2,832	2,832	200.53	567,910
CTH	Cathedral Ceiling	0	836	84	20.15	16,845
FCP	Carport	0	1,300	325	50.13	65,173
FEP	Porch, Enclosed	0	61	31	101.91	6,217
FOP	Porch, Open	0	67	17	50.88	3,409
FUS	Upper Story, Finished	3,296	3,296	3,296	200.53	660,958
SLB	Slab	0	836	0	0.00	0
UBM	Basement, Unfinished	0	1,996	499	50.13	100,066
Ttl Gross Liv / Lease Area		6,128	11,224	7,084		1,420,578





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 12, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief 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

Location 159 SOUTH TURNPIKE RD
 Current Owner
 FIRST CONNECTICUT CREDIT UNION INC

Sales Information
 Sale Date 10-27-1988
 Q/U U
 V/I V
 Sale Price 0

Commercial Data Elements
 01 Heat/AC Pkgs
 03 Masonry
 02 Average
 05 Sus-Ceil & WL
 02 Average
 00 % Conn Wall
 12. 0.0000
 Wall Height

INCOME VALUATION
 6148
 WALLINGFORD, CT

Year Built 1989
 Appraised Value 1,036,900

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	6,128	Cap Code	BANK	Gross Income	87,018	Income Value	1,039,200	+EL/1989/G/1ST CONN CREDIT UNION	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	4,351	Excess Land	0		
Upper Level	0	Cap Rate	0.0700	Expense Allowance	9,920				
		Rent ID	NBHD						
Total Leaseable Area	6128	0001	C2	Net Income	72,747	Total Income Value	1,039,200		
						Value Per SF / Unit	170		

#	Bid	Sec	Style	AdjTn	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	1	31 BRANCH B	1	1	6128	GL	15.27	A	BA	14.20	87,018	A	0.05	4,351	82,667	A	0.12	9,920	72,747

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown														
Cap Code	Gross Income	Vacancy Allowance	Income Value	Excess Land	Income Value	Heat	Trash Removal													
Cap Adjust	Expense Allowance	Other Income	Income Value	Total Income Value	Income Value	Electric	Snow Removal													
Cap Rate	Net Income		Value Per SF / Unit			Water	Accounting													
#	Bid	Sec	Style	AdjTn	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	Other Income	ValCo	Notes	Leaset	Tenant	LeaseBe	Yrs



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

Town Hall, Room 101
45 South Main Street
CT 06492

March 1, 2021

2020-092

94-2001
4-2003

Appellants
Submission

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

NOTIFICATION OF ASSESSMENT HEARING

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

Dear Sir or Madam:

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

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

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

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <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 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.

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 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 Practice ("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 BRANCH					Location Totals
Gross Building Area		6,128				6,128
Net Leaseable Area		6,128				6,128
Potential Gross Income	21.00	128,688				21.00 128,688
Vacancy and Credit Loss	5.0%	<u>6,434</u>				5.0% <u>6,434</u>
Effective Gross Income		122,254				122,254
Overall Expense	35.0%	<u>42,789</u>				35.0% <u>42,789</u>
Net Operating Income		79,465				79,465
Base Cap Rate						8.000
Adj Tax Rate						<u>2.040</u>
Adj Cap Rate						10.040
Value Sum						<u>791,482</u>
Indicated Value						791,000
Total Indicated Value per SF(NLA)						129.08

1 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**

2 40 Main St**SOLD**

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**



3 417 Main St**SOLD**

East Hartford, CT 06118

Hartford County

Recorded Buyer: **Goodwin Clg 417 Main**
(860) 659-8526Recorded 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**

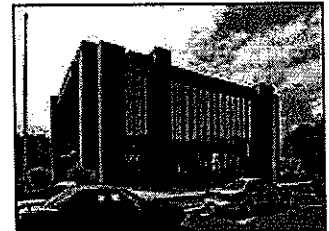
PrFrma Cap Rate: -

Parcel No: **EHAR-000010-000000-000112**
 Financing: -
 Comp ID: **4620400** - Research Status: **Full Value**

4 43 E Main St - Wells Fargo**SOLD**

Meriden, CT 06450

New Haven County

Recorded Buyer: **Pumpkin Realty Corp**
2359 E 28th St
Brooklyn, NY 11229
(718) 859-5837Recorded 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**

5 2260 Norwich New London Tpke**SOLD**

Uncasville, CT 06382

New London County

Recorded Buyer: **Yost Hldgs Llc**
225 Briar Hill Rd
Groton, CT 06340Recorded Seller: **Lombardi Steven P**

Sale Date: **01/17/2019**
 Sale Price: **\$495,000**
 Price/SF: **\$127.48**

Bldg Type: **RetailBank**
 Year Built/Age: -
 GLA: **3,883 SF**
 Land Area: **1.13 AC (49,223 SF)**

Parcel No: **MONT-000106-000033**
 Financing: -
 Comp ID: **4668627** - Research Status: **Public Record**





JOSEPH C. SANSONE COMPANY
Business Tax Solutions®

AGENT AUTHORIZATION

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

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 20 15 through 20 19 assessments are resolved.

First Connecticut CU Inc

M:161 L:001

Exact Name of Property Owner

Parcel Number

Schedule/PIN/Account (if applicable)

Exact Name of Property Owner

Parcel Number

Schedule/PIN/Account (if applicable)

Exact Name of Property Owner

Parcel Number

Schedule/PIN/Account (if applicable)

Exact Name of Property Owner

Parcel Number

Schedule/PIN/Account (if applicable)

Exact Name of Property Owner

Parcel Number

Schedule/PIN/Account (if applicable)

Exact Name of Property Owner

Parcel Number

Schedule/PIN/Account (if applicable)



AUTHORIZED SIGNATURE

Susan J. Brown

PRINT NAME OF AUTHORIZED SIGNER

10/23/15

DATE

CEO

TITLE



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. 2020-185 APPLICATION

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

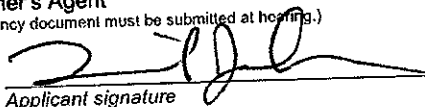
HEARING DATE: _____

Property Owner: BARNES HOMESTEAD LLC
Name of property Owner P O BOX 1767
Mailing Address WALLINGFORD, CT 06492
City, State, Zip
Phone

Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO
Name of Owner's Agent 18040 EDISON AVENUE
Mailing Address CHESTERFIELD, MO 63005
City, State, Zip 636-733-5455
Phone

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

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: 924 NORTH MAIN ST EXT (MBLU 511 / 711)
(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? : \$ 551,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS

THE ACTUAL MARKET VALUE OF THE PROPERTY _____

(Attach additional case documentation or appraisal if needed)

20-35840-0001-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 _____ Date: _____
Owner(s) or Agent: (Must be signed in the presence of the Board)

Print Name

Motion: _____

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

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 **property owner** unless otherwise requested in writing by appellant

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

Connecticut General Statutes

Section

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

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

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

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



JOSEPH C. SANSONE COMPANY
Business Tax Solutions®

AGENT AUTHORIZATION

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

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

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


AUTHORIZED SIGNATURE

John C. Williams
PRINT NAME OF AUTHORIZED SIGNER

10-2-20
DATE

member
TITLE

CURRENT OWNER		TOPO	UTILITIES	START / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
BARNES HOMESTEAD LLC		2 Above Street	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
P O BOX 1767		SUPPLEMENTAL DATA			COM LAND	2-1	462,100	323,400	
WALLINGFORD CT 06492		P/Z MAP # 137.03-16			COM BLDG	2-2	686,500	480,600	
All Pric ID 037001001		ENG MAP # 1758							
Census: 1758		Easement							
TC MAP # 3258A		Town Line							
Record Lot		IND PARK IB							
GIS ID 14790		Assoc Pld#							
Total		1,148,600						804,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
BARNES HOMESTEAD LLC		1411	0741	04-13-2011	Q	1	1,200,000	00	2020	2-1	2019	2-1	248,400
TYLER WOLFF LLC		1066	0606	01-14-2003	Q	1	560,000	00		2-2		2-2	320,900
HERR BETTY YOUNG S TRUSTEE OF THE		0823	0922	11-06-1995			0	0		2-2		2-5	10,300
HERR BETTY Y		0589	0061	12-02-1986			0	0					
Total		0.00				804,000		Total		579,600		Total	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code	Description	Amount	Code	Description	Number	Amount
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Total		B		

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
17276	11-18-2003	CM	Commercial	274,000	06-22-2004	100	06-22-2004	100	06-18-2004	Renovate 3rd Floor & 2 Wing
17276	11-18-2003	CC	C of C	274,000	06-22-2004					Certificate of Completion-06/1

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	CRNR	Notes	Location Adjustment	Adj Unit Price	Land Value
1	3400	OFFICE BLD M9	IX		SF	43,560	2.76	1.00000	0	1.25	C70	1,250			0	4.31	187,900
1	3400	OFFICE BLD M9	IX		AC	1,460	120,200	1.00000	0	1.25	C70	1,250			0	187,812.5	274,200
Total Card Land Units		2.460		AC		Parcel Total Land Area: 2.4600		Total Land Value		462,100							

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total		666,900	4,700	14,900	462,100	0	1,148,600

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		12-17-2020	JW1			40	No change
		03-20-2020	LS			01	Measured
		05-10-2010	DT			29	Field Review
		08-04-2009	TH			00	Measur+Listed
		12-06-2007	KC			19	Map Correction-No Value
		02-01-2005	JS			41	Change
		06-22-2004	DH			47	Permit Check



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 500		Office			
Model: 94		Commercial			
Grade: A					
Stories: 2.25					
Occupancy: 1.00		Vinyl Siding			
Exterior Wall 1: 25					
Exterior Wall 2: 04		Wood Truss			
Roof Structure: 03		Asphalt			
Roof Cover: 05		Drywall			
Interior Wall 1: 14		Carpet			
Interior Floor 1: 12		Hardwood			
Interior Floor 2: 03		Gas			
Heating Fuel: 04		Forced Air-Duc			
Heating Type: 03		Central			
AC Type: 03		OFFICE BLD M94			
Bldg Use: 3400					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 02		Heat/AC Split			
Heat/AC: 02		Wood Frame			
Frame Type: 02		Average			
Baths/Plumbing: 06		Ceil & Walls			
Ceiling/Wall: 02		Average			
Rooms/Prtts: 10.00					
Wall Height: 0.00					
% Comn Wall: 0.00					
1st Floor Use: 3400					

MIXED USE
 Code Description Percentage
 3400 OFFICE BLD M94 100
 0 0
 0 0

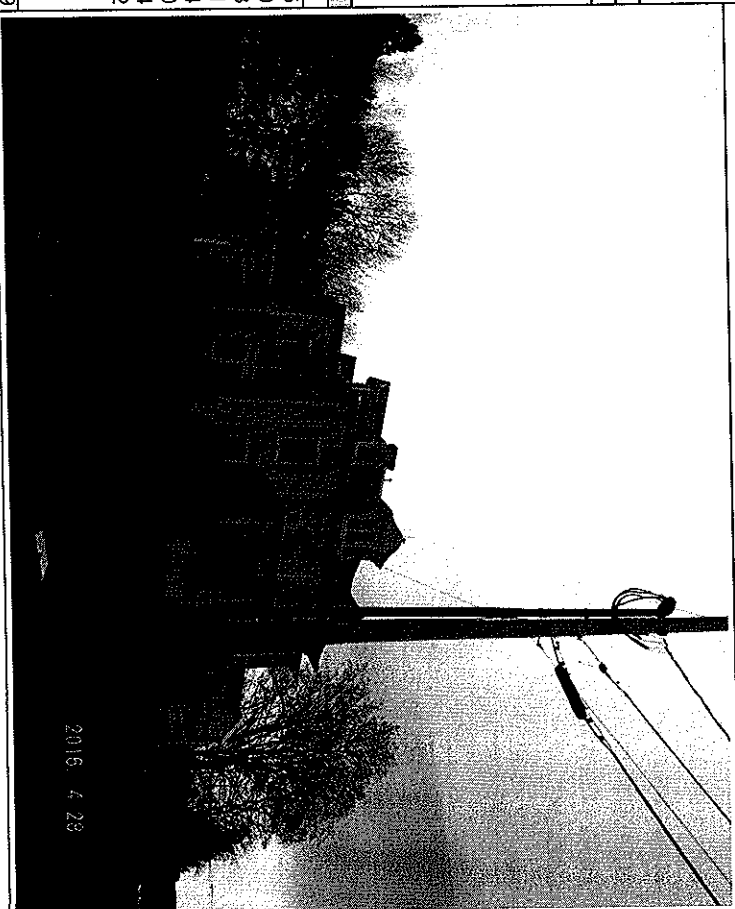
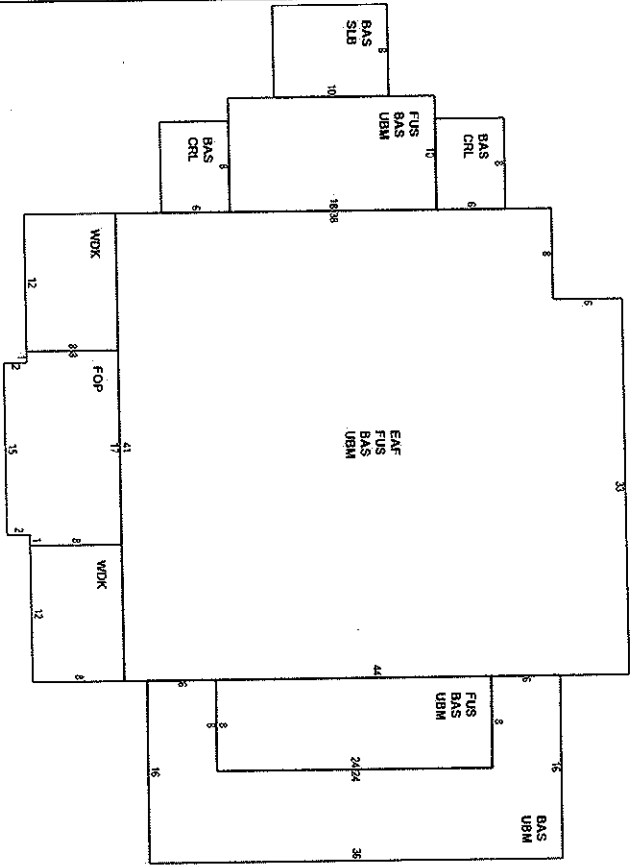
COST/MARKET VALUATION
 RCN 833,639
 Year Built 1900
 Effective Year Built
 Depreciation Code E
 Remodel Rating
 Year Remodeled
 Depreciation % 20
 Functional Obsol 0
 External Obsol 0
 Trend Factor 1
 Condition
 Condition %
 Percent Good 80
 RCNLD 666,900
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
GAZ	Gazebo	L	142	20.00	2001	A		50	C	1.00	1,400
PAV1	Paving-Asphalt	L	9,000	3.00	2004	A		50	C	1.00	13,500
SPR1	Sprinklers Wet	B	5,874	1.00	1981			80		0.00	4,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,688	2,688	2,688	134.31	361,015
CRL	Crawl Space	0	96	0	0.00	0
EAF	Attic, Expansion, Finished	702	1,756	702	53.69	94,283
FOP	Porch, Open	0	166	42	33.98	5,641
FUS	Upper Story, Finished	2,128	2,128	2,128	134.31	285,804
SLB	Slab	0	80	0	0.00	0
UBM	Basement, Unfinished	0	2,512	628	33.58	84,344
WDK	Deck, Wood	0	192	19	13.29	2,552
Ttl Gross Liv / Lease Area		5,518	9,618	6,207		833,639





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
BARNES HOMESTEAD LLC		2 Above Street	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed
P O BOX 1767						COM LAND	2-1	462,100	323,400
WALLINGFORD CT 06492						COM BLDG	2-2	686,500	480,600
GIS ID 14790		SUPPLEMENTAL DATA			P/Z MAP # 137, 03-16		Assessed		323,400
Alt Pric ID 037001001		ENG MAP			Easement		Assessed		2018
Census: 1758		Town Line			IND PARK		Assessed		2018
Old MBLU		IB			IND PARK		Assessed		2018
TC MAP # 3258A		Assoc Pld#			No Doc.		Assessed		2018
TC MAP #		No Doc.			185		Assessed		2018
Record Lot		VISION			WALLINGFORD, CT		Assessed		2018
GIS ID 14790		Total			1,148,600		Assessed		2018
		Total			579,600		Assessed		2018

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
BARNES HOMESTEAD LLC		1411	0741	04-13-2011	Q	1,200,000	00	2020	2-1	323,400	2019	2-1	248,400
TYLER WOLF LLC		1066	0606	01-14-2003	Q	560,000	00		2-2	480,600		2-2	320,900
HERR BETTY YOUNG S TRUSTEE OF THE		0823	0922	11-06-1995		0	0		2-2			2-5	10,300
HERR BETTY Y		0589	0061	12-02-1986		0	0						
Total		0.00				804,000		Total		579,600		Total	

EXEMPTIONS		Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00						

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
11		B		Tracing	

NOTES

CALCAGNI ASSOCIATES- REAL ESTATE

BLDG RENOVATED INCLUDING

ADDITIONS FOR THE 2004 GL

FLUNC = EAF (3RD FLR)

ECO=MKT

HIP ROOFLINE

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
17276		11-18-2003	CM	Commercial	274,000	06-22-2004	100	06-22-2004	100	Renovate 3rd Floor & 2 Wing
17276		11-18-2003	CC	C of C	274,000	06-22-2004	100	06-18-2004	100	Certificate of Completion-06/1

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1		3400	OFFICE BLD M9	IX	IX	43,560	SF	2.76	1.00000	C	1.25	C70	1,250	CRNR	0	4.31	187,900
1		3400	OFFICE BLD M9	IX	IX	1,460	AC	120,200	1.00000	0	1.25	C70	1,250		0	187,812.5	274,200
Total Card Land Units						2.460		AC						Parcel Total Land Area: 2.4600		Total Land Value 462,100	

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
Total Appraised Parcel Value		666,900	4,700	14,900	462,100	0	1,148,600	C

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
12-17-2020		JW1	LS	03		40	No change
03-20-2020		LS	DT	03		04	Measured
05-10-2010		DT	TH	03		29	Field Review
08-04-2009		TH	KC	08		00	Measure Listed
12-06-2007		KC	JS	08		19	Map Correction-No Value
02-01-2005		JS	DH			41	Change
06-22-2004		DH				47	Permit Check



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 parking. 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. Main Street Extension is a cherished homage to Wallingford's past and a welcoming, eye-catching structure for today's business owner. *Please contact Bridie for further information.

PROPERTY FACTS

Sale Type	Investment or Owner User	Price Per SF	\$112
Property Type	Office	Tenancy	Single
Building Size	7,994 SF	Building Height	3 Stories
Building Class	C	Typical Floor Size	7,994 SF
Year Built	1900	Building FAR	0.08
Price	\$895,000	Land Acres	2.37 AC
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
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PROPERTY TAXES

Parcel Number	WALL-000051-000000-000007	Improvements Assessment	\$331,200
Land Assessment	\$248,400	Total Assessment	\$579,600

MAP OF 924 N MAIN STREET EXT WALLINGFORD, CT 06492



ADDITIONAL PHOTOS



002-Cal_W_2-1[1]



004-Cal W 4-1



001-Cal_W_1-1[1]



005-Cal W 5-1



003-Cal W 3-1



006-Cal W 6-1



007-Cal W 7-1



011-Cal W 11-1



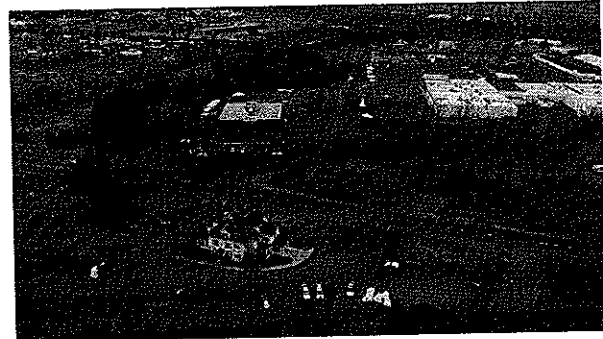
008-Cal W 8-1



012-DJL_0003



009-Cal W 9-1



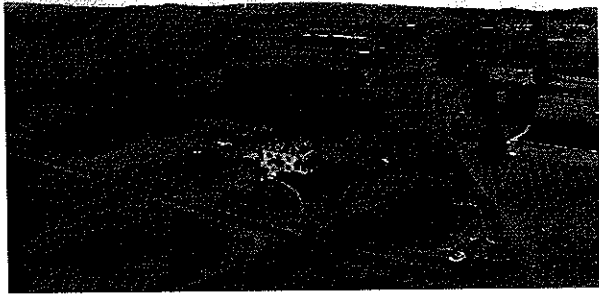
013-DJL_0005



010-Cal W 10-1



014-DJL_0006



015-DJI_0007



019-DJI_0014



016-DJI_0010



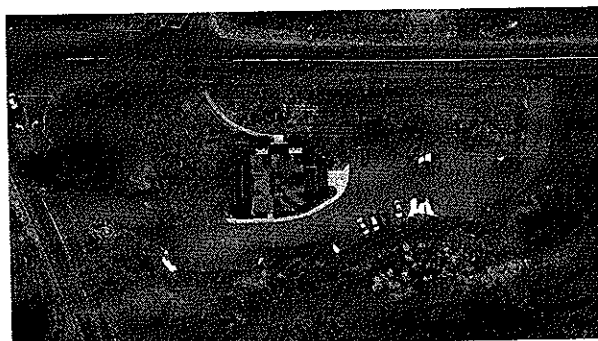
020-DJI_0016



017-DJI_0011



021-DJI_0021



018-DJI_0013

Listing ID: 22018601

Date Created: 1/20/2021

Last Updated: 3/1/2021

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Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

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

Phone: 203-294-2001

March 8, 2021

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

2020-185
Appellants
Submission

NOTIFICATION OF ASSESSMENT HEARING

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

Dear Sir or Madam:

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

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

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

If you are new to GoToMeeting, you can install the app and be ready when the first meeting starts at <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 924 NORTH MAIN ST EXT (MBLU 51//7//PID 14790) hereby authorize Greene Law, P.C., acting through one of its attorneys to act as my agent in all matters before the Board of Assessment Appeals of the Town/City of WALLINGFORD, CT, for the assessment year of October 1, 2020.

Signed: _____



20358400001CT

**REAL PROPERTY SUMMARY ANALYSIS
OF**

Calcagni Associates Real Estate

924 North Main Street Ext

Wallingford, CT 06492

Parcel ID(s)

051007

Appeal Number

As of
10/1/2020

Prepared By:



JOSEPH C. SANSONE COMPANY

18040 Edison Avenue

Chesterfield, Missouri 63005

<This is not an appraisal>

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("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.

20358400001CT



924 North Main Street Ext

PTR Number: 20358400001CT

Location IDs: 051007

Area Type	OFFICE					Location 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%	<u>9,932</u>				10.0% <u>9,932</u>
Effective Gross Income		89,392				89,392
Overall Expense	35.0%	<u>31,287</u>				35.0% <u>31,287</u>
Net Operating Income		58,105				58,105
Base Cap Rate						8.500
Adj Tax Rate						<u>2,040</u>
Adj Cap Rate						10.540
Value Sum						<u>551,276</u>
Indicated Value						551,000
Total Indicated Value per SF(NLA)						99.86



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

Building Type: Class B Office/Medical
Status: Built 1987
Building Size: 11,751 SF
Typical Floor Size: 5,875 SF
Stories: 2
Expenses: 2020 Tax @ \$2.47/sf
Parking: 91 Surface Spaces are available; Ratio of 8.76/1,000 SF

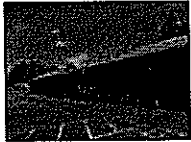
Space Avail: 2,394 SF
Max Contig: 2,394 SF
Smallest Space: 2,394 SF
Rent/SF/Yr: \$17.00
% Leased: 79.6%



2494 Whitney Ave
Hamden, CT 06518
New Haven County

Building Type: Class C Office
Status: Built 1960, Renov 1985
Building Size: 8,510 SF
Typical Floor Size: 2,837 SF
Stories: 3
Expenses: 2020 Tax @ \$2.24/sf

Space Avail: 975 SF
Max Contig: 975 SF
Smallest Space: 975 SF
Rent/SF/Yr: \$12.00
% Leased: 88.5%



202 State St
North Haven, CT 06473
New Haven County

Building Type: Class B Office
Status: Built 1976
Building Size: 7,870 SF
Typical Floor Size: 2,600 SF
Stories: 1
Parking: 56 Surface Spaces are available; Ratio of 7.12/1,000 SF

Space Avail: 2,600 SF
Max Contig: 2,600 SF
Smallest Space: 2,600 SF
Rent/SF/Yr: \$15.00
% Leased: 67.0%



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

Space Avail: 900 SF
Max Contig: 900 SF
Smallest Space: 900 SF
Rent/SF/Yr: \$16.56
% Leased: 86.6%





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

Space Avail: 800 SF
Max Contig: 800 SF
Smallest Space: 800 SF
Rent/SF/Yr: \$15.00
% Leased: 87.0%



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%



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

Space Avail: 1,000 SF
Max Contig: 1,000 SF
Smallest Space: 1,000 SF
Rent/SF/Yr: \$16.20
% Leased: 80.0%



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

Space Avail: 792 SF
Max Contig: 792 SF
Smallest Space: 792 SF
Rent/SF/Yr: \$17.42
% Leased: 60.4%



1 666 Campbell Ave

SOLD

West Haven, CT 06516

New Haven County

Recorded Buyer: J Major Ents Lic
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

2 393 Center St

SOLD

Wallingford, CT 06492

New Haven County

Recorded Buyer: John Mccarthy
393 Center St
Wallingford, CT 06492

Recorded Seller: Kreisman Rhoda



Recorded Buyer: Mccarthy Cathy

Recorded Seller: -

Sale Date: 04/03/2019
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



3 669 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

4 266 Church St SOLD

Naugatuck, CT 06770

New Haven County



Recorded Buyer: Dcd Ch St Llc
266 Church St
Naugatuck, CT 06770

Recorded Seller: Lindgren Ann & Earl

Sale Date: 10/12/2018
Sale Price: \$250,000
Price/SF: \$29.51

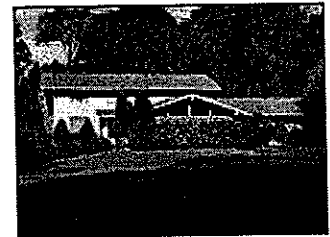
Bldg Type: Class C Office
Year Built/Age: Built 1920 Age: 98
RBA: 8,471 SF
Land Area: 0.21 AC (9,148 SF)

Parcel No: NAUG-000015-W000051-000005
Financing: -
Comp ID: 4583257 - Research Status: Public Record

5 567 Field St SOLD

Naugatuck, CT 06770

New Haven County



Recorded Buyer: Lloyd Fuller
567 Field St
Naugatuck, CT 06770

Recorded Seller: Cornacchia Angela & Rocco

Recorded Buyer: Reggenna Fuller

Recorded Seller: -



Sale Date: 04/30/2020
Sale Price: \$315,000
Price/SF: \$69.75

Bldg Type: Class C Office/Office/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

SOLD

Middletown, CT 06457

Middlesex County

True Buyer: Hair Solutions Salon
650 S Main St
Middletown, CT 06457
(860) 894-2975

Recorded Seller: Plumbank Realty Trust 681 Llc
183 Plumbank Rd
Old Saybrook, CT 06475



Sale 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

PrFrma Cap Rate: -

Parcel No: -
Financing: -
Comp ID: 4546199 - Research Status: Confirmed

7 26 Shunpike Rd

SOLD

Cromwell, CT 06416

Middlesex County

Recorded Buyer: Montgomery Dev Group Llc
26 Shunpike Rd
Cromwell, CT 06416

Recorded Seller: Shunpike Assoc



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

PrFrma Cap Rate: -

Parcel No: CROM-000020-000047-000006C
Financing: -
Comp ID: 4303187 - Research Status: Confirmed



8 204 State St

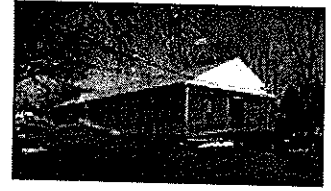
SOLD

North Haven, CT 06473

New Haven County

Recorded Buyer: TRM Investments Llc
1221 Swift Creek Dr
Clayton, NC 27520
(919) 989-9003

Recorded Seller: Everett RE Enterprise LLC
37 Island View Ave
Branford, CT 06405



Sale Date: 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

PrFrma Cap Rate: -

Parcel No: NHVN-000240-000224-001300
Financing: -
Comp ID: 5149763 - Research Status: Confirmed

9 124 Washington St

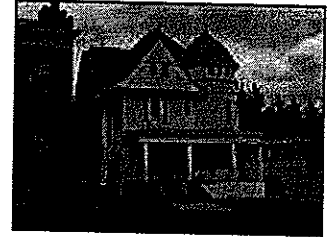
SOLD

Middletown, CT 06457

Middlesex County

Recorded Buyer: Berstein Realty Llc
124 Washington St
Middletown, CT 06457

Recorded Seller: Marc Cmnty Rsracs Ltd



Sale Date: 07/09/2020 (596 days on mkt)
Sale Price: \$325,000
Price/SF: \$85.59

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

PrFrma Cap Rate: -

Parcel No: MTWN-000022-000000-000512
Financing: -
Comp ID: 5203628 - Research Status: Public Record

10 2795 Whitney Ave

SOLD

Hamden, CT 06518

New Haven County

Recorded Buyer: RI 1 Llc
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/Age: Built 1984 Age: 36
RBA: 5,430 SF
Land Area: 0.57 AC (24,829 SF)
Zoning: R-4

PrFrma Cap Rate: -

Parcel No: HAMD-002831-000191
Financing: -
Comp ID: 5141116 - Research Status: Public Record



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 Llc



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

PrFrma Cap Rate: -

Parcel No: WOLC-000108-000010-000302
Financing: -
Comp ID: 4634241 - Research Status: Public Record





JOSEPH C. SANSONE COMPANY
Business Tax Solutions®

AGENT AUTHORIZATION

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

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

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


AUTHORIZED SIGNATURE

10-2-20
DATE

John C. Williams
PRINT NAME OF AUTHORIZED SIGNER

managing member
TITLE



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

APPELLANT RECEIVED
MAR 21 AM 9:45

Hearing No. 2020-187 APPLICATION

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

HEARING DATE: _____

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

DAVID JOHNSON
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 53 NORTH PLAINS IND RD (MBLU 50/1.15/1)
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property? : \$ 954,000

Briefly state the basis of the Appeal: ASSESSOR'S CALCULATION OF VALUE EXCEEDS
THE ACTUAL MARKET VALUE OF THE PROPERTY

(attach appraisal report, document or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-35696-0001-CT

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

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

Print Name

Motion: _____

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

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 **property owner** unless otherwise requested in writing by appellant

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

Connecticut General Statutes

Section

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

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

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

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




JOSEPH C. SANSONE COMPANY
Business Tax SolutionsSM

AGENT AUTHORIZATION

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

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

<u>VERNON II CT LLC</u>		<u>M:050 L:015</u>
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
6/10/20
DATE

PAUL CUTRONE
PRINT NAME OF AUTHORIZED SIGNER
CFU
TITLE

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS/HISTORY					
1 Level	2 Public Water	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	Year	Code	Assessed	Year	Code	Assessed
VERNON II CT LLC				IND LAND	3-1	315,200	220,700	2018	3-1	208,700	2018	3-1	208,700
4641 VERNON BLVD				IND BLDG	3-2	994,700	696,400	2019	3-2	573,700	2018	3-2	573,700
LONG ISLAND C NY 11101									3-3	57,600		3-3	57,600
SUPPLEMENTAL DATA A/E Prcl ID 047001037 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15211 Assoc Pld#				P/Z MAP # ENG MAP Easement Town Line IND PARK IN		Total 1,309,900		Total 917,100		Total 840,000		Total 840,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
VERNON II CT LLC	1502	0733	09-08-2014	U	I	800,000	25
BROWN UNIVERSITY IN PROVIDENCE IN S	1459	0933	12-28-2012	U	I	0	29
WALLINGFORD PROPERTY ASSOCIATES L	1034	0717	06-10-2002	U	I	0	40
WALLINGFORD PROPERTY ASSOCIATES	0584	0775	10-15-1986			0	
Total						917,100	

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

OTHER ASSESSMENTS		Amount
Nbhd	Description	Amount
12	Tracing	
Total		0.00

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
Total		B	

NOTES
 MEZ1:(120 X 100) HAS LC ON N+S SIDES
 ECO = INC
 FUNC = 2ND FLOOR OFFICE

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
41891	12-09-2020	CM	12-09-2020	CM	Commercial	47,000		0		INSTALL 3 EXTERIOR EXITS/
41712	11-17-2020	CM	11-17-2020	CM	Commercial	12,000		0		TENANT SEPARATION WALL
41218	09-21-2020	CM	09-21-2020	CM	Commercial	1,360		0		BUILDING CEILING W/STEEL
343200	01-14-2020	CM	01-14-2020	CM	Commercial	10,000	04-15-2020	100		DEMO
22342	11-09-2007	CM	11-09-2007	CM	Commercial	100,000	05-06-2008	100		RE-ROOF WITH RUBBER
8029-1	03-07-1996	CM	03-07-1996	CM	Commercial	125,000	08-24-2012	100		Closed

LAND LINE VALUATION SECTION		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
41891	12-09-2020	CM	12-09-2020	CM	Commercial	47,000		0		INSTALL 3 EXTERIOR EXITS/
41712	11-17-2020	CM	11-17-2020	CM	Commercial	12,000		0		TENANT SEPARATION WALL
41218	09-21-2020	CM	09-21-2020	CM	Commercial	1,360		0		BUILDING CEILING W/STEEL
343200	01-14-2020	CM	01-14-2020	CM	Commercial	10,000	04-15-2020	100		DEMO
22342	11-09-2007	CM	11-09-2007	CM	Commercial	100,000	05-06-2008	100		RE-ROOF WITH RUBBER
8029-1	03-07-1996	CM	03-07-1996	CM	Commercial	125,000	08-24-2012	100		Closed

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
12-17-2020	JW1	03	40	No change			
04-15-2020	LS	03	01	Measured			
11-21-2016	KC	05	71	Court Decision			
03-23-2016	KC	05	6	BAA Change			
01-05-2016	RMC	03	32	Heal-Decr			
05-12-2010	KPC	03	29	Field Review			
05-08-2010	KC	08	19	Map Correction			No Value

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Appraised Land Value	Total Appraised Parcel Value
Total		833,800	78,600	82,300	315,200	0	1,309,900

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
1	4000	INDUSTRIAL M9	I40		43,560 SF	2.76	1,00000	C	0	1.00	G60	0.900	3X LB		0	2.48
1	4000	INDUSTRIAL M9	I40		1,900 AC	120,200	1,00000	C	0	1.00	G60	0.900			0	108,180
1	4000	INDUSTRIAL M9	I40		0.190 AC	8,000	1,00000	C	0	1.00	G60	1,000			0	8,000
Total Card Land Units		3.090 AC		Parcel Total Land Area: 3.0900		Total Appraised Parcel Value		1,309,900		Total Land Value		315,200				



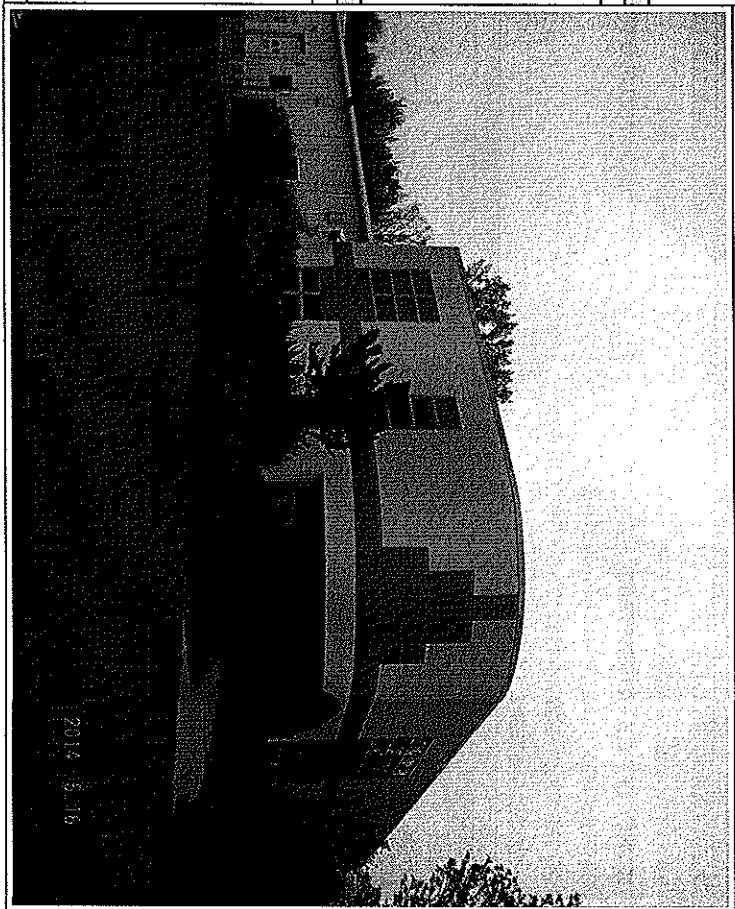
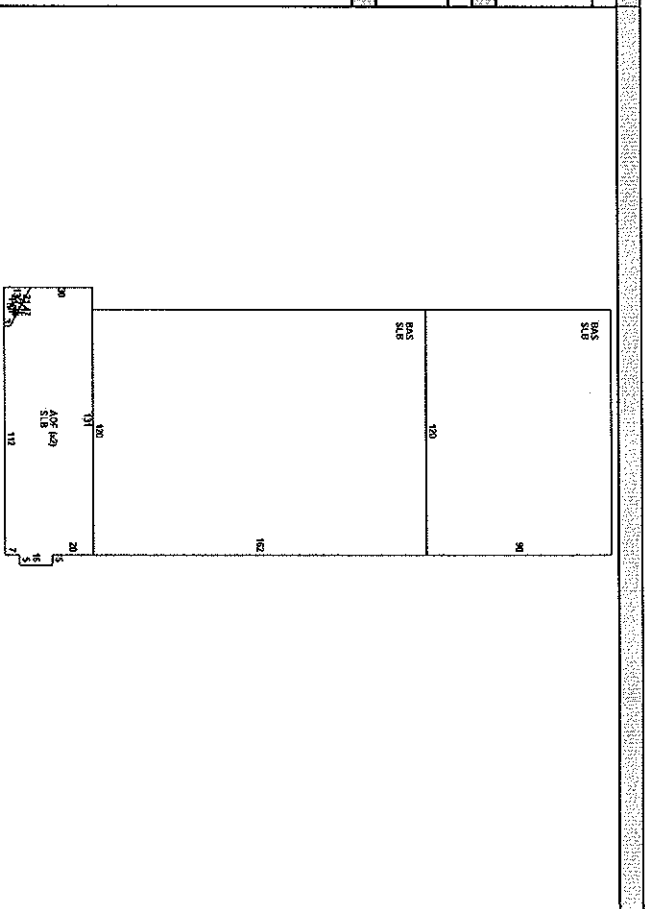
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style: 414	Warehouse		
Model: 96	Ind/Comm		
Grade: C			
Stories: 3			
Occupancy: 1.00			
Exterior Wall 1: 27	Pre-first Metl		
Exterior Wall 2: 17	Stucco/Masonry		
Roof Structure: 01	Flat		
Roof Cover: 01	Metal/Tin		
Interior Wall 1: 01	Mintm/Masonry		
Interior Wall 2: 05	Drywall		
Interior Floor 1: 03	Concr-Finished		
Interior Floor 2: 14	Carpet		
Heating Fuel: 03	Gas		
Heating Type: 04	Forced Air-Duc		
AC Type: 03	Central		
Bldg Use: 4000	INDUSTRIAL M96		
Total Rooms: 00			
Total Bedrms: 0			
Total Baths: 02	Heat/AC Split		
Heat/AC: 05	Steel		
Frame Type: 02	Average		
Baths/Plumbing: 03	Sus-Cell/Mn WL		
Ceiling/Wall: 02	Average		
Rooms/Ptns: 02			
Wall Height: 16.00			
% Comn Wall: 0.00			
1st Floor Use: 4000			

OB - OUTBUILDING & YARD ITEMS		BUILDING EXTRA FEATURES	
Code	Description	LB	Units
PAV1	Paving-Asphalt	L	51,500
FN3	Fence-6 Chain	L	910
MEZ1	Mezzanine Unt	B	17,500
SPR1	Sprinklers Wet	B	47,226

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	EFF Area	Unit Cost	Undeprc Value			
AOFF	Office	11,274	11,274	14,656	57.43	647,502			
BAS	First Floor	30,240	30,240	30,240	44.18	1,336,003			
FOP	Porch, Open	0	0	152	11.05	1,679			
SLB	Slab	0	0	35,801	0.00	0			
Ttl Gross Liv / Lease Area		41,514	77,467	44,934		1,985,184			

MIXED USE		COST / MARKET VALUATION	
Code	Description	Percentage	
4000	INDUSTRIAL M96	100	
		0	
		0	

RCN		COST / MARKET VALUATION	
Year Built	Effective Year Built	RCNLD	Dep % Ovr
1986	1986	42	833,800
A	A		
28	28		
5	5		
25	25		
1	1		





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

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

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

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

Informal Hearing with Vision Appraisal: Yes – No Change

Notes:

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

The demand for warehouse space has increased, not decreased.

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

Recommendation:

No change



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

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

March 8, 2021

DAVID JOHNSON, JOSEPH C SANCONI 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: _____



20356960001CT

**REAL PROPERTY SUMMARY ANALYSIS
OF**

E-J Electric Installation Company

53 North Plains Industrial Road

Wallingford, CT 06492

Parcel ID(s)

050-015

Appeal Number

As of
10/1/2020

Prepared By:



JOSEPH C. SANSONE 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 Practice ("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	WAREHOUSE					Location Totals
Gross Building Area	41,514					41,514
Net Leaseable Area	41,514					41,514
Potential Gross Income	3.75	155,678				3.75 155,678
Vacancy and Credit Loss	20.0%	31,136				20.0% 31,136
Effective Gross Income		124,542				124,542
Overall Expense	15.0%	18,681				15.0% 18,681
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
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%



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%



1 327 Sandbank Rd - Trakside 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



Sale Date: 10/25/2018

Sale Price: \$227,500

Price/SF: \$12.64

Bldg Type: Class C Industrial/Manufacturing
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

2 925 Sherman Ave**SOLD**

Hamden, CT 06514

New Haven County

Recorded Buyer: 925 Sherman Llc
925 Sherman Ave
Hamden, CT 06511Recorded Seller: Mismas Janice R
925 Sherman Ave
Hamden, CT 06514
(203) 288-3523

Sale Date: 06/17/2019

Sale Price: \$950,000 - Confirmed

Price/SF: \$19.00

Bldg Type: Class B Industrial/Warehouse
Year Built/Age: Built 1972 Age: 47

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

3 238 Water St**SOLD**

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 Industrial/Warehouse
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 ...

PrFrma Cap Rate: -

Actual Cap Rate: -

Parcel No: -

Financing: -

Comp ID: 5278653 - Research Status: Confirmed





JOSEPH C. SANSONE COMPANY
Business Tax Solutions

AGENT AUTHORIZATION

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

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

VERNON II CT LLC

M:050 L:015

Exact Name of Property Owner

Parcel Number

Schedule/PIN/Account (if applicable)

Exact Name of Property Owner

Parcel Number

Schedule/PIN/Account (if applicable)

Exact Name of Property Owner

Parcel Number

Schedule/PIN/Account (if applicable)

Exact Name of Property Owner

Parcel Number

Schedule/PIN/Account (if applicable)

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

PAUL CUTRONE
PRINT NAME OF AUTHORIZED SIGNER

6/10/20
DATE

CFU
TITLE



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

W.P. ASSESSOR
1 MAR 21 AM 9:45

Hearing No. 2020-188 APPLICATION

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

HEARING DATE:

Property Owner: EURO REALTY LLC
Name of property Owner: 569 N COLONY ST
Mailing Address: WALLINGFORD, CT 06492
City, State, Zip
Phone

Appellant (if other than owner): DAVID JOHNSON, JOSEPH C SANSONE CO
Name of Owner's Agent: 18040 EDISON AVENUE
Mailing Address: CHESTERFIELD, MO 63005
City, State, Zip: 636-733-5455
Phone

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

DAVID JOHNSON
Print applicant name and date

[Signature]
Applicant signature

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

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 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

(Attach and file all app. documentation or appraisal if needed.)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

20-32649-0001-CT

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

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

Print Name

Motion:

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

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 **property owner** unless otherwise requested in writing by appellant

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

<u>Connecticut General Statutes</u>	
<u>Section</u>	
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



JOSEPH C. SANSONE COMPANY
Business Tax Solutions®

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.

<u>Euro Realty LLC</u> Exact Name of Property Owner	<u>M:091 L:057</u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)
<u></u> Exact Name of Property Owner	<u></u> Parcel Number	<u></u> Schedule/PIN/Account (if applicable)

DocuSigned by:
Mike Caro
AUTHORIZED SIGNATURE

12-1-2020
DATE

Michael Caro
PRINT NAME OF AUTHORIZED SIGNER

Owner
TITLE

CURRENT OWNER	TOPO	UTILITIES	START/ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED	VISION	
EURO REALTY LLC	1 Level	2 Public Water	1 Paved	4 Bus. District	COM LAND COM BLDG	2-1 2-2	215,800 651,500	6148 WALLINGFORD, CT	
569 N COLONY ST	SUPPLEMENTAL DATA Alt Prcl ID 046002018 Census: 1751 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 15158				P/Z MAP # 03-35 ENG MAP Easement Town Line IND PARK Assoc Pld#				
WALLINGFORD CT 06492	PREVIOUS ASSESSMENTS (HISTORY) Total 867,300 607,200								

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
EURO REALTY LLC	0884	0746	U	V	550,000		2020	2-1	151,100	2019	2-1	139,900
BLAKELEY WALTER D (KATHRYN C & BRU	0791	0913							456,100			403,600
BLAKELEY WALTER D (KATHRYN C & BRU	0790	0213							26,000			26,000
BLAKELEY WALTER D & JOHN D	0374	0336										
Total 607,200												569,500

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
	0.00					
Total 0.00						

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm Int
This signature acknowledges a visit by a Data Collector or Assessor						

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
R53		B		

NOTES
 LOT SIZE CORRECTED FOR THE 2007 GL PER
 ENGINEERING DEPARTMENT REVIEW
 REAR ADDITION COMPLETE
 FOR THE 2004 GRAND LIST.

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	17360	12-10-2003	CM	Commercial	116,905	08-17-2004	100	08-17-2004	Pre-Engineered Metal Building

LAND LINE VALUATION SECTION	Use Code	Description	Zone	Land Type	Land Units	Unit Price	L. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value
	1	3300 AUTO V S&S	RF4	RF4	43.560	2.76	1.00000	C	1.00	C40	1.350	+FF		3.73	162,300
	1	3300 AUTO V S&S	RF4	RF4	0.330	120,200	1.00000	0	1.00	C40	1.350			162,270	53,500

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
	553,000	61,400	37,100	215,800	0	867,300
	Total Appraised Parcel Value 867,300					

VISIT/CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	12-17-2020	JW1			40	No change
	04-21-2020	JG1			01	Measured
	01-05-2016	RMC			40	No change
	04-28-2010	KPC			29	Field Review
	07-22-2009	TH			03	Measur+Listed
	03-05-2007	DH			08	Map Correction-No Value
	01-09-2007	DH			08	Map Change

TOTALS	Total Card Land Units	1.330	AC	Parcel Total Land Area:	1.3300	Total Land Value	215,800
--------	-----------------------	-------	----	-------------------------	--------	------------------	---------

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	419	Car Dealership			
Model	96	Ind/Comm			
Grade	C				
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	27	Pre-finish Metl			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	06	Partial			
Bldg Use	3300	AUTO V S&S			
Total Rooms	00				
Total Bedrooms	00				
Total Baths	00				
Heat/AC	00	Heat/Min			
Frame Type	05	Steel			
Baths/Plumbing	02	Average			
Ceiling/Wall	04	Ceil & Mir WL			
Rooms/Prtns	02	Average			
Wall Height	22.00				
% Conn Wall	0.00				
1st Floor Use:	3300				

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	24,700	3.00	2001		A	50	C	1.00	37,100
SPR1	Sprinklers Wet	B	15,600	1.00	1981			62		0.00	9,700
MEZ1	Mezzanine Unf	B	1,680	8.00	1981			62		0.00	8,300
AC	Air Condition	B	6,720	3.50	1981			62		0.00	14,600
MEZ3	Mezz w/Partitio	B	2,020	23.00	1981			62		0.00	28,800

BUILDING SUB-AREA SUMMARY SECTION

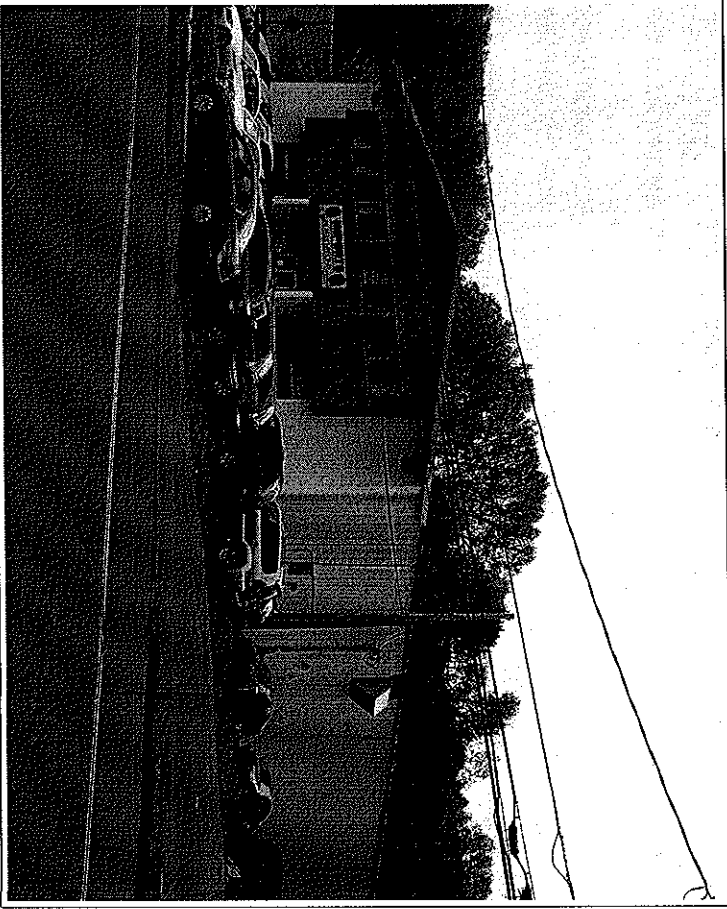
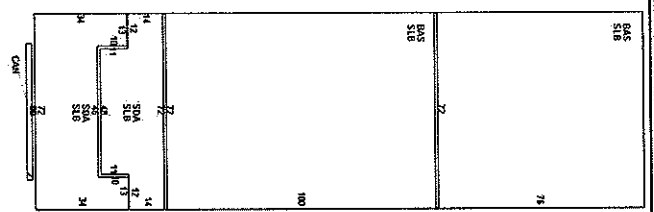
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underrec Value
BAS	First Floor	12,672	12,672	12,672	52.17	661,098
CAN	Canopy	0	100	20	10.43	1,043
SDA	Store Display Area	3,524	3,524	4,405	65.21	229,809
SLB	Slab	0	16,196	0	0.00	0
Ttl Gross Liv / Lease Area		16,196	32,492	17,097		891,950

MIXED USE

Code	Description	Percentage
3300	AUTO V S&S	100
		0
		0

COST / MARKET VALUATION

RCN	891,950
Year Built	1970
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	38
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	62
Percent Good	553,000
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 12, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief 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

1 911 / 5711

Loc., Jon 569 NORTH COLONY ST

Current Owner

EURO REALTY LLC
 BLAKELEY WALTER D (KATHRYN C & BRUCE D
 BLAKELEY WALTER D (KATHRYN C & BRUCE D
 BLAKELEY WALTER D & JOHN D

Sales Information

Sale Date	Q / U	V / I	Sale Price
03-03-1998	U	V	550,000
07-15-1994			
06-30-1994			
03-10-1971			

Commercial Data Elements

Heat / AC	00	Heat/Min
Frame Type	05	Steel
Baths / Plumbing	02	Average
Ceiling / Wall	04	Ceil & Min WL
Rooms / Ptns	02	Average
% Conn Wall	0.0	
Wall Height	22.	4.8000

INCOME VALUATION

6148

WALLINGFORD, CT

Year Built 1970
 Appraised Value 867,300

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	16,620	Cap Code	AUTO	Gross Income	100,219	Income Value	858,500	1970/G/SF INCL MEZ3/USED CAR DEAL	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	10,022	Excess Land	0		
Upper Level	0	Cap Rate	0.0830	Expense Allowance	18,941	Total Income Value	858,500		
		Rent ID	NBHD			Value Per SF / Unit	52		
Total Leaseable Area	16620			Net Income	71,256				

#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	Base Ra	Use	LocA	Rent /S	GrossRent	Vac	Vac	VacancyAll	EGI	Exp	Exp	Expenses	NOI
1	1	27	AUTO DLR	1	16620	GL	9.28	P	A	6.03	100,219	A	0.10	10,022	90,197	F	0.21	18,941	71,255

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown													
Cap Code		Gross Income		Income Value		Heat													
Cap Adjust		Vacancy Allowance		Excess Land		Electric													
		Other Income		Total Income Value		Water													
Cap Rate		Net Income		Value Per SF / Unit		Sewer													
#	Bid Sec	Style	AdjTa	Occ	SF / Unit	File	LocA	Use	Rent /S	Gross Rent	Vac	Exp	OtherIncome	VaiCo	Notes	LeaseT	Tenant	LeaseBe	Yrs



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

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

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

Phone: 203-294-2001
2003

March 8, 2021

DAVID JOHNSON, JOSEPH C SANCONI 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 569 NORTH COLONY ST (MBLU 91 / / 57 / / PID 15158) 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: _____



20326490001CT

**REAL PROPERTY SUMMARY ANALYSIS
OF**

Imports Unlimited Inc.

569 North Colony Street
Wallingford, CT 06492

Parcel ID(s)

91-57

Appeal Number

As of
10/1/2020

Prepared By:



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

This information is provided by the Joseph C. Sansone Company as an authorized advocate and representative of the property owner or taxpayer. Therefore, the information is not and should not be considered an objective analysis of the value of the subject property interest. The information is not intended to constitute an "appraisal" or "appraisal report" pursuant to the Uniform Standards of Professional Appraisal Practice ("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.

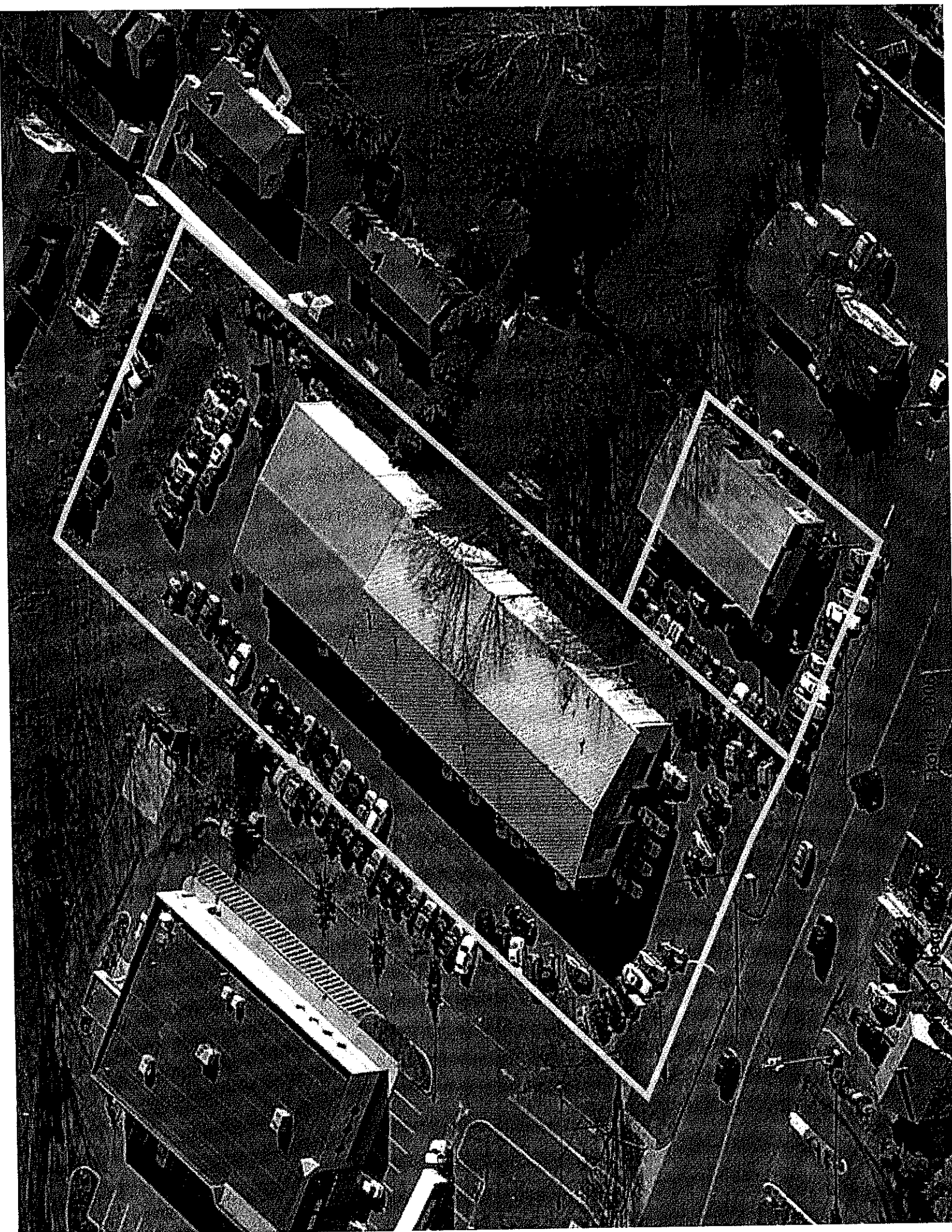


569 North Colony Street

PTR Number: 20326490001CT

Location IDs: 91-57

Area Type	AUTO DEAL					Location 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		76,931				76,931
Overall Expense	10.0%	7,693				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						685,000
Total Indicated Value per SF(NLA)						42.29



1 115-119 Newfield Ave

SOLD

Hartford, CT 06106

Hartford County

True Buyer: -

Recorded Seller: **Joseph Guerrero & Rocco Mancini**
238 Ledyard St
Hartford, CT 06114
(860) 953-8811

True Seller: **Joseph Guerrero & 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**

PrFrma Cap Rate: -
Actual Cap Rate: -

Parcel No: -
Financing: **Down payment of \$100,000 (28.6%)**
Comp ID: **4604016 - Research Status: Full Value**

2 574 Wauregan Rd

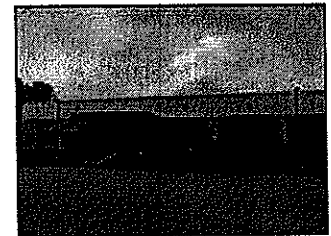
SOLD

Danielson, CT 06239

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**



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. Elm St

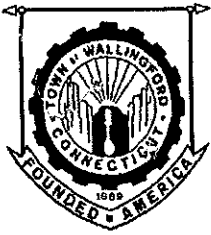
2020-062
71 Bull Ave

2020-059
110 Christian St.

2020-064
101 Dudley Ave

2020-061
159-181 No. Colony St.

2020-063
237 Hall Ave



Town of Wallingford, Connecticut

BOARD OF ASSESSORS
1988-21 AM 11:28

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

APPLICATION

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

HEARING DATE: _____

Property Owner:	<u>Rogers Family Ltd Partnership</u>
Name of property Owner	<u>Robert Rogers</u>
Mailing Address	<u>101 Dudley Ave.</u>
City, State, Zip	<u>Windsor, Ct. 06492</u>
Phone	<u>203 464 1538</u>

Appellant (if other than owner):	<u>John Comonte</u>
Name of Owner's Agent	<u>John Comonte</u>
Mailing Address	<u>Po Box 290-0563</u>
City, State, Zip	<u>Wethersfield, Ct 06129</u>
Phone	<u>860 635 7500</u>

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

Robert Rogers 2/17/2021
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 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 evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 575,000

Briefly state the basis of the Appeal: Reval exceeds market value.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of _____

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 Wtd, Ct.

(insert name and address of the principal) do hereby appoint

John Lomonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wtd, Ct.

(insert name and address of the agent, or each agent, if more than one is designated) my agent(s) TO ACT Severally.

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

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

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

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

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

()
()
(RJL)
(RJL)

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (my)
- ~~(G) Insurance and annuities;~~ (my)
- ~~(H) Estates, trusts and other beneficial interests;~~ (my)
- ~~(I) Claims and litigation;~~ (my)
- ~~(J) Personal and family maintenance;~~ (my)
- ~~(K) Benefits from governmental programs or civil or military service;~~ (my)
- ~~(L) Retirement plans;~~ (my)
- ~~(M) Taxes;~~ (my)
- ~~(N) All other matters;~~ (my)

(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: Theresa Holmes

Successor Agent's Address: Buttonwood Circle, Wallingford, CT

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 Shore Ave, Groton, 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.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this 17 day of Feb, 2021.

[Signature]
(Signature of Principal) (Seal)

[Signature] Witness Sign on line
Print Below

[Signature] Witness Sign on line
Print Below

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: _____

On this the 17 day of Feb, 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

[Signature]

My commission expires:

March 31, 2022

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)			
1 Level	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed	Year	Code	Assessed	
ROGERS FAMILY LIMITED PARTNER					COM LAND	2-1	237,400	166,200	2019	2-1	133,300
101 DUDLEY AVE					COM BLDG	2-2	442,100	309,500	2019	2-2	257,700
WALLINGFORD CT 06492									2018	2-5	21,000
SUPPLEMENTAL DATA AT Prcl ID 067003013 Census: 1754 Old MBLU TC MAP # 4551 TC MAP # Record Lot GIS ID 15984 PIZ MAP # 00-12 ENG MAP Easement Town Line IND PARK Assoc Pld#					6148		WALLINGFORD, CT		VISION		

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	
ROGERS FAMILY LIMITED PARTNERSHIP T		1015	0981	01-02-2002	Q	1	200,000	00	2020	2-1	
R L ROGERS & SONS INC		0628	0132	02-16-1988			0			2-2	
Total						475,700		679,500		475,700	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code						
Total		0.00					

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	Type			
AP2		B		

NOTES
 THE BUILDING WAS CHANGED
 FROM AN OFFICE BUILDING
 TO AN 8 UNIT APT BLDG FOR
 THE 2002 GRAND LIST.
 THERE IS ONE OFFICE UNIT
 DR GOLD DDS LEFT.

7 - 1 BD/ 1 BTH APT
 1- DRS OFFICE
 EAU - MECHANICAL = FUNC
 ECO = ADJ TO C + 1
 3-12-2020 IG

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
42013	01-05-2021	5,700	06-04-2002	0	05-01-2002	635 SF OFF TO 1BDRM APT
14508	09-21-2001	31,000	06-04-2002	100	05-01-2002	Convert Office Bldg Into 8 Unit
14508	09-21-2001	31,000	06-04-2002	100	05-01-2002	Proposed Adaptive Re-Use of
	06-10-2000					06-04-2002

LAND LINE VALUATION SECTION		Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd	Nbhd Adj	Notes
B	Use Code										
1	3030	MIXED USE M9	R6	8	28,000	1.00000	0	1.00	AP2	1.060	8 UNITS LAND AREA
1	3030	MIXED USE M9		25,560	0	1.00000	0	1.00			
Total Card Land Units				0.587	AC	Parcel Total Land Area: 0.5870				Total Land Value	237,400

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total		406,600	5,500	30,000	237,400	0	679,500

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		03-12-2020	JG1	03	7	00	Measur+Listed
		09-21-2010	JS	08		19	Map Correction-No Value
		05-14-2010	DT	03		29	Field Review
		07-13-2009	TH			07	Measur/Info at Door
		05-05-2007	DH	06		19	Map Correction-No Value
		06-04-2002	DH			47	Permit Check
		01-04-2002	RR			41	Change

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 203		Apartment			
Model: 94		Commercial			
Grade: C					
Stories: 2					
Occupancy: 8.00		Acrylic/Stucco			
Exterior Wall 1: 29					
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 05		Diywall			
Interior Wall 1: 14		Carpet			
Interior Wall 2: 11		Ceram Clay Til			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heating Fuel: 03		Central			
Heating Type: 03		MIXED USE M94			
AC Type: 3030					
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 0					
Total Baths: 02		Heat/AC Split			
Heat/AC: 02		Wood Frame			
Frame Type: 02		Average			
Baths/Plumbing: 06		Ceiling/Wall			
Ceiling/Wall: 02		Average			
Rooms/Ptms: 8.00					
Wall Height: 0.00					
% Comm Wall: 1111					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
3030	MIXED USE M94	100
		0
		0

COST / MARKET VALUATION

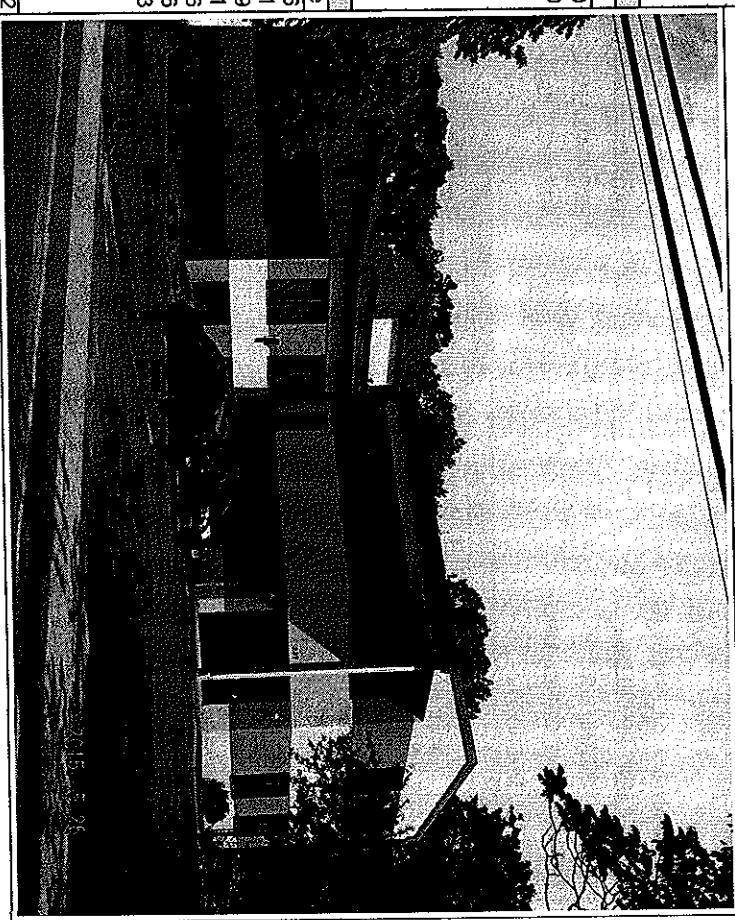
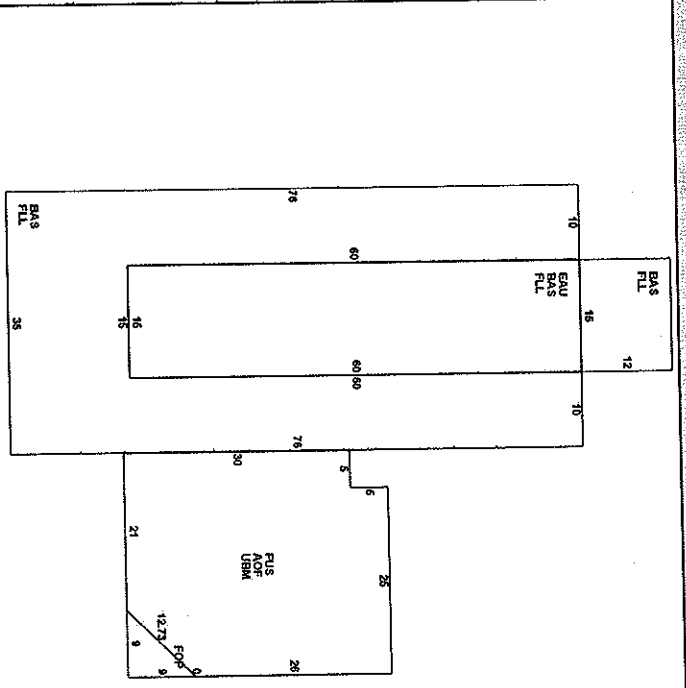
RCN	Year Built	Effective Year Built	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bld	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	20,000	3.00	1988	A		50	C	1.00	30,000
SPR1	Sprinklers Wet	B	9,532	1.00	1992			58		0.00	5,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Ef Area	Unit Cost	Undeprec Value
AOF	Office	985	985	985	95.62	94,186
BAS	First Floor	2,840	2,840	2,840	14.34	271,561
EAU	Attic, Expansion, Unfinished	0	900	135	12.909	12,909
FLL	Finished Lower Level	2,130	2,840	2,130	71.72	203,671
FOP	Porch, Open	0	41	10	23.32	956
FUS	Upper Story, Finished	985	985	985	95.62	94,186
UBM	Basement, Unfinished	0	985	246	23.88	23,523
Ttl Gross Liv / Lease Area		6,940	9,576	7,331		700,992





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 15, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief Appraiser
RE: 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:

<u>Assessment Ratio</u>	<u>Tax Rate (2020 GL)</u>	<u>Tax Load Factor</u>
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.

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):	<u>\$535,000</u>

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. 2020-061

APPLICATION

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

HEARING DATE: _____

Property Owner: Loops Family Ltd Partnership
 Name of property owner: Robert Rogas
 Mailing Address: 101 Dudley Ave.
 City, State, Zip: Wltd Ct 06492
 Phone: 203 464 1538

Appellant (if other than owner):
 Name of Owner's Agent: John LaMonte
 Mailing Address: PO Box 290-0563
 City, State, Zip: Wethersfield, Ct 06129
 Phone: 860 635 7500

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

Robert Rogas 2/17/2021
 Print applicant name and date

[Signature]
 Applicant signature

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

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

Real Estate: 159-181 North Colony St.
 (Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property? : \$ 500,000

Briefly state the basis of the Appeal: Reval exceeds market value.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of _____

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

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That I, Robert Rogers 101 Dudley Ave Wtd, Ct.

(insert name and address of the principal) do hereby appoint

John Lomonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wtd, Ct.

(insert name and address of the agent, or each agent, if more than one is designated)

my agent(s) TO ACT Severally.

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

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

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

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

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

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (my)
- ~~(G) Insurance and annuities;~~ (my)
- ~~(H) Estates, trusts and other beneficial interests;~~ (my)
- ~~(I) Claims and litigation;~~ (my)
- ~~(J) Personal and family maintenance;~~ (my)
- ~~(K) Benefits from governmental programs or civil or military service;~~ (my)
- ~~(L) Retirement plans;~~ (my)
- ~~(M) Taxes;~~ (my)
- ~~(N) All other matters;~~ (my)

(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: Theresa Holmes

Successor Agent's Address: Buttonwood Circle, Wethersfield, CT

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 Shore Ave, Grafton, 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.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this 17 day of Feb, 2021.

[Signature]
(Signature of Principal) (Seal)

[Signature] Witness Sign on line

Print Below JOAN DUMONT

[Signature] Witness Sign on line

Print Below Stacy DeBane

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: _____

On this the 17 day of Feb, 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

[Signature]

My commission expires:

March 31, 2022

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENT (HISTORY)	
ROGERS FAMILY LIMITED PARTNER	1 Level	2 Public Water	1 Paved	4 Bus. District	COM LAND	2-1	115,600	2-1	72,800
101 DUDLEY AVE					COM BLDG	2-2	456,800	2-2	266,100
WALLINGFORD CT 06492							319,900	2-5	15,800
SUPPLEMENTAL DATA Alt Pct ID 057002026 Census: 1751 Old MBLU TC MAP # Record Lot GIS ID 15560 P/Z MAP # ENG MAP 18 Easement Town Line IND PARK Assoc Pct#					Total 572,400 400,800 115,600 456,800 319,900 72,800 266,100 15,800				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
ROGERS FAMILY LIMITED PARTNERSHIP	1049	0316	10-01-2002	U	I	0	29	2020	2-1	80,900	2019	2-1	72,800
E JAMES LOUGHLIN AS TRUSTEE	1049	0314	10-01-2002	U	I	0	24		2-2	319,900		2-2	266,100
ROGERS FAMILY LTD PARTNERSHIP	0746	0476	12-31-1992			0							
ROGERS ROBERT L & ROBERT L JR	0565	0250	03-20-1986			0							
Total													400800

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	
Year	Code	Description	Amount	Code	Description	Number	Amount	
			0.00					
Total								0.00

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	B	Tracing	Batch
Nbhd		Nbhd		B	Tracing	Batch
CB1						

BUILDING PERMIT RECORD		Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
21389	01-23-2007	CM	Commercial	5,000	04-30-2007	100	04-30-2007	INSPECTED BUILDING FOR	

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	3030	MIXED USE M9	CA1		31,621 SF	3.65	1.00000	C	1.00	G80	1,000	+CRNR+FF	0	3.65	115,600	
Total Card Land Units 0.726 AC Parcel Total Land Area: 0.7259 Total Land Value 115,600																



APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 430,500
 Appraised Xf (B) Value (Bldg) 3,800
 Appraised Ob (B) Value (Bldg) 22,500
 Appraised Land Value (Bldg) 115,600
 Special Land Value 0
 Total Appraised Parcel Value 572,400
 Valuation Method C

VISIT/CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
04-07-2020	LS	03		01	Measured
06-07-2010	KC	08		19	Map Correction-No Value
04-28-2010	KPC	03		29	Field Review
07-15-2009	TH			00	Measur+Listed
04-30-2007	DH	02		47	Permit Check
11-05-2002	SJ			41	Change
03-15-2002	ST			51	BAA No Change

CONSTRUCTION DETAIL Description

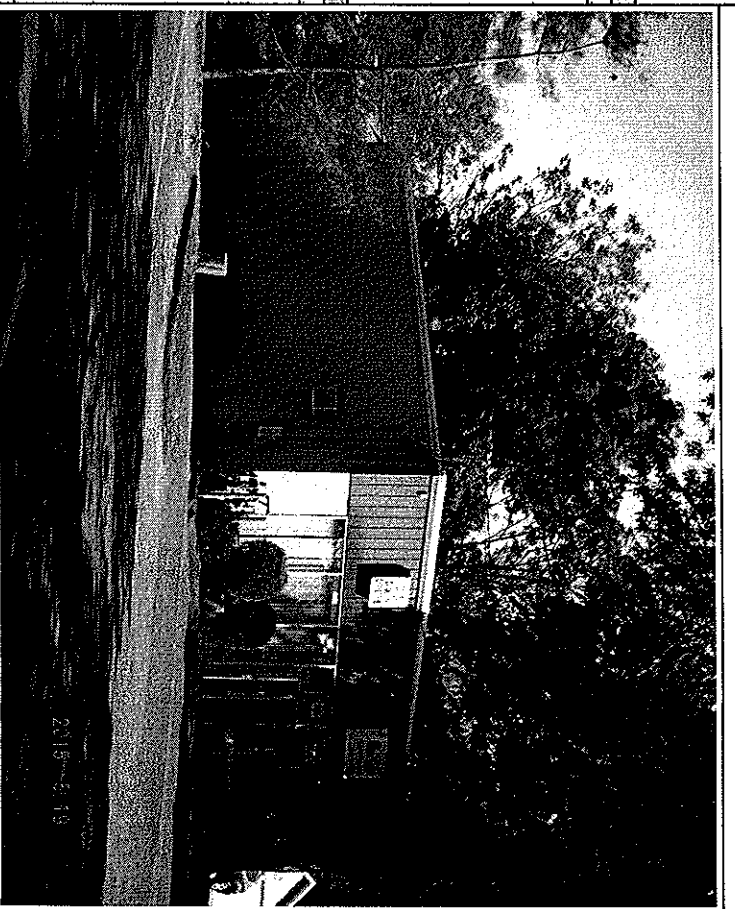
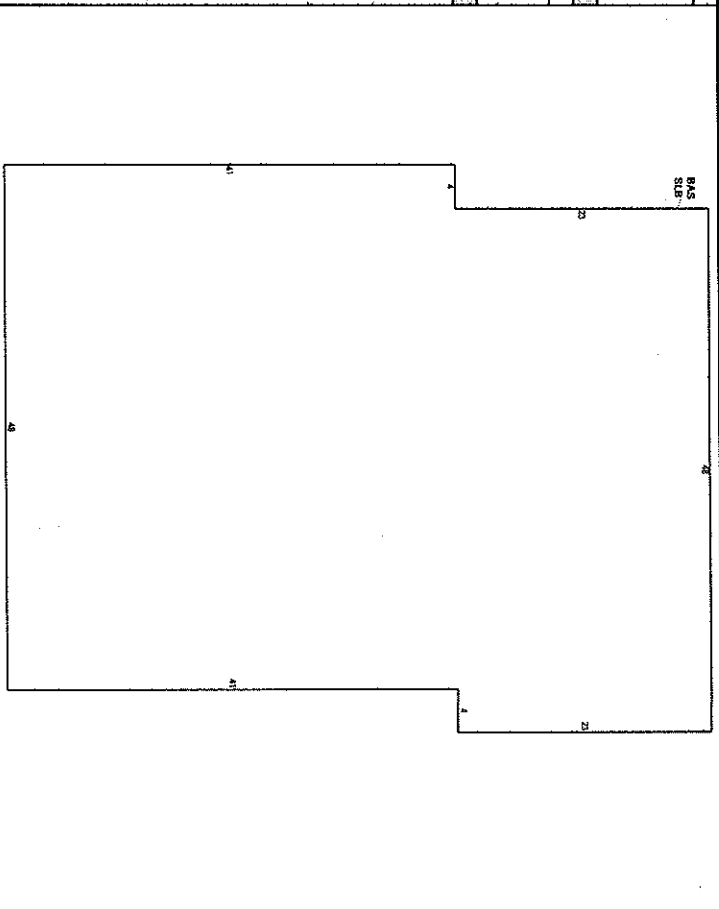
Element	Cd	Description	Element	Cd	Description
Style: 321		Retail Strip			
Model 94		Commercial			
Grade C					
Stories: 1					
Occupancy 2.00					
Exterior Wall 1 15		Concr/Cinder			
Exterior Wall 2 01		Flat			
Roof Structure 04		Tar & Gravel			
Roof Cover 05		Drywall			
Interior Wall 1 05					
Interior Wall 2 05		Vinyl/Asphalt			
Interior Floor 1 03		Gas			
Interior Floor 2 05		Hot Water			
Heating Fuel 01		None			
Heating Type 03		STORE/SHOP M94			
AC Type 3220					
Bldg Use					
Total Rooms 00					
Total Bedrms 00					
Total Baths 00					
Heat/AC 00		Heat/Min			
Frame Type 03		Masonry			
Baths/Plumbing 02		Average			
Ceiling/Wall 05		Sus-Cell & WL			
Rooms/Prtms 02		Average			
Wall Height 12.00					
% Conn Wall 0.00					
1st Floor Use: 0326					

CONSTRUCTION DETAIL (CONTINUED)		MIXED USE	
Element	Cd	Description	Percentage
Code 3030		MIXED USE M94	100
			0
			0

COST/MARKET VALUATION		RCN	
Year Built	Effective Year Built	Year Built	Effective Year Built
1950	1950	1950	1950
Depreciation Code G		Depreciation Code G	
Remodel Rating 46		Remodel Rating 46	
Year Remodeled 0		Year Remodeled 0	
Depreciation % 0		Depreciation % 0	
Functional Obsol 0		Functional Obsol 0	
External Obsol 1		External Obsol 1	
Trend Factor Condition %		Trend Factor Condition %	
Condition % 54		Condition % 54	
Percent Good 166,200		Percent Good 166,200	
RCNLD		RCNLD	
Dep % Ovr		Dep % Ovr	
Dep Ovr Comment		Dep Ovr Comment	
Misc Imp Ovr		Misc Imp Ovr	
Misc Imp Ovr Comment		Misc Imp Ovr Comment	
Cost to Cure Ovr		Cost to Cure Ovr	
Cost to Cure Ovr Comment		Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS/LIVE BUILDING EXTRA FEATURES/B											
Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	15,000	3.00	1950	A		50	C	1.00	22,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
BAS	First Floor	3,072	3,072	3,072	100.16	307,692
SLB	Slab	0	3,072	0	0.00	0
TI Gross Liv / Lease Area		3,072	6,144	3,072		307,692



CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
ROGERS FAMILY LIMITED PARTNER				COM LAND	2-1	115,600	80,900
101 DUDLEY AVE				COM BLDG	2-2	456,800	319,900
WALLINGFORD CT 06492						WALLINGFORD, CT	
Alt Prcl ID 057002026 Census: 1751 Old MBLU TC MAP # Record Lot GIS ID 15560				SUPPLEMENTAL DATA P/Z MAP # ENG MAP 18 Easement Town Line IIND PARK Assoc Prcl#		Total 572,400 400,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed	
ROGERS FAMILY LIMITED PARTNERSHIP		1049	0316	10-01-2002	U	1	0	29	Year	Code	Assessed	Year	Code	Assessed
E JAMES LOUGHLIN AS TRUSTEE		1049	0314	10-01-2002	U	1	0	24	2020	2-1	80,900	2019	2-1	72,800
ROGERS FAMILY LTD PARTNERSHIP		0746	0476	12-31-1992			0			2-2	319,900		2-2	266,100
ROGERS ROBERT L & ROBERT L JR		0565	0250	03-20-1986			0			2-5	15,800		2-5	15,800
Total						400800		Total	354700		Total	354700		

EXEMPTIONS		OTHER ASSESSMENTS	APPRaised VALUE SUMMARY		
Year	Code	Description	Amount	Comm Int	Appraised Bldg. Value (Card)
Total		0.00			430,500
Nbhd		Nbhd Name	B	Tracing	Appraised Xr (B) Value (Bldg)
CB1					Appraised Ob (B) Value (Bldg)
4/20 "RTE 5 STORAGE"		NOTES			Appraised Land Value (Bldg)
6 - 5X1 EST 7/09					Special Land Value
12 - 10X15 EST 7/09					Total Appraised Parcel Value

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Date	Id	Type	Is	Cd	Purpose/Result

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj
2	316A SELF STGE M96	CA1		0.000	AC	0	1.000000	0	1.00	1.000
Total Appraised Parcel Value 572,400										

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj
2	316A SELF STGE M96	CA1		0.000	AC	0	1.000000	0	1.00	1.000
Total Appraised Parcel Value 572,400										
Total Card Land Units 0.000 AC										
Parcel Total Land Area: 0.7259										
Total Land Value: 115,600										



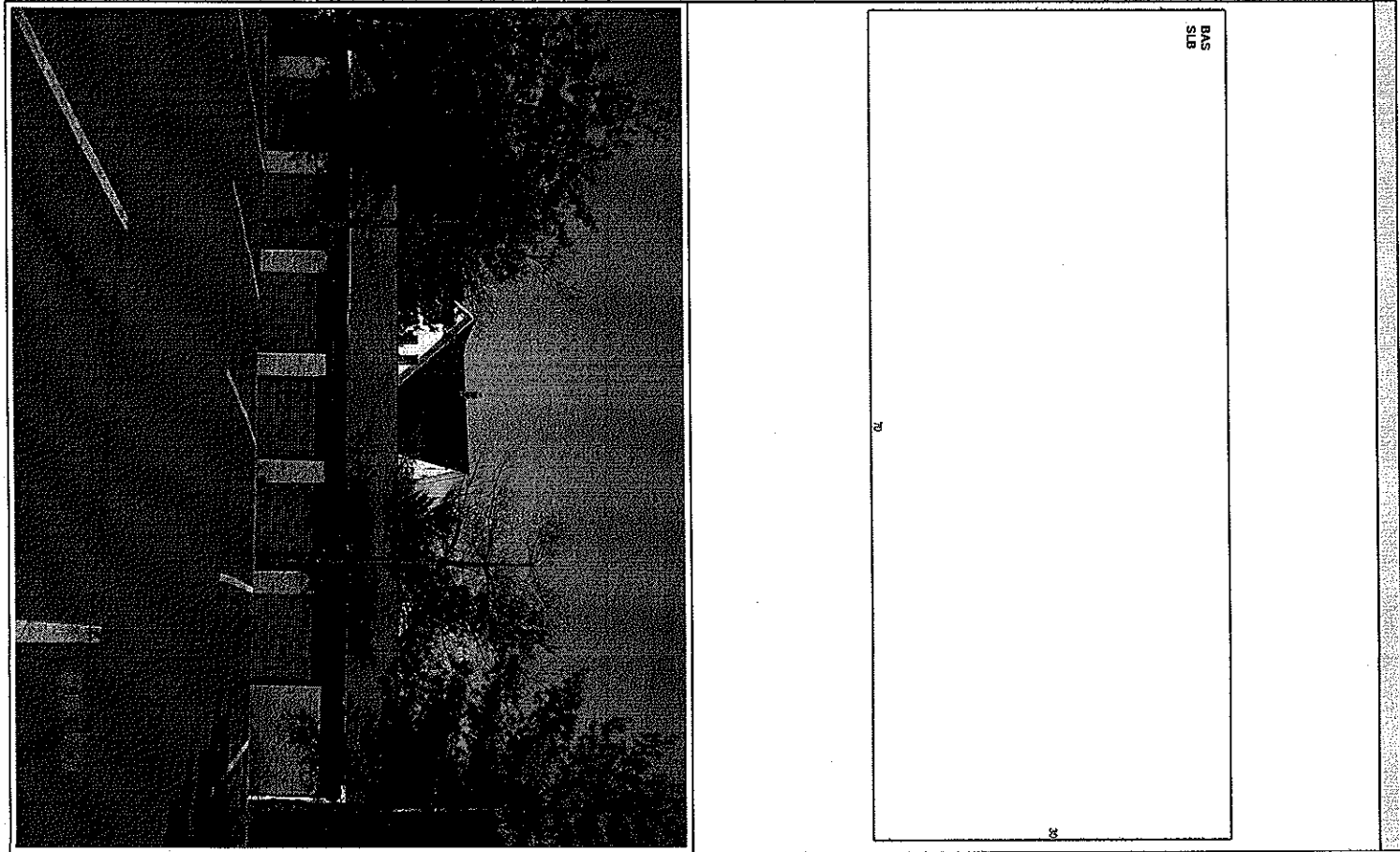
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
Style: 415	Self Storage		
Model Grade: C+	Ind/Comm		
Stories: 1			
Occupancy: 18.00			
Exterior Wall 1	Concr/Cinder		
Exterior Wall 2	Gable		
Roof Structure	Asphalt		
Interior Wall 1	Min/In/Masonry		
Interior Wall 2	Conor-Finished		
Interior Floor 1	Coal or Wood		
Interior Floor 2	None		
Heating Fuel	None		
Heating Type	None		
AC Type	None		
Bldg Use	COMM WHS M96		
Total Rooms			
Total Bedrms			
Total Baths			
Heat/AC	Heat/Min		
Frame Type	Masonry		
Baths/Plumbing	None		
Ceiling/Wall	Cell & Min WL		
Rooms/Prtns	Average		
Wall Height			
% Comm Wall			
1st Floor Use:			

OG - OUTBUILDING & YARD ITEMS(L)		XF - BUILDING EXTRA FEATURES(B)	
Code	Description	LB	Units

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	2,100	2,100	2,100	51.66	108,486
SLB	Slab	0	2,100	0	0.00	0
Ttl Gross Liv / Lease Area		2,100	4,200	2,100		108,486

MIXED USE		COST / MARKET VALUATION	
Code	Description		Percentage
316A	SELF STGE M96		100
			0
			0

RCN	
Year Built	1995
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition %	
Condition %	77
Percent Good	
RCNLD	83,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT		VISION	
ROGERS FAMILY LIMITED PARTNER		1 Level	2 Public Water	1 Paved	4 Bus. District	COM LAND	2-1	115,600	80,900	6148			
101 DUDLEY AVE		SUPPLEMENTAL DATA				COM BLDG	2-2	456,800	319,900	WALLINGFORD, CT			
WALLINGFORD CT 06492		Alt Prcd ID 057002026	Census: 1751	ENG MAP # 18	Easement								
		Old MBLU	TC MAP #	Town Line	IND PARK								
		Record Lot	Assoc Pld#										
		GIS ID 15560											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS/HISTORY	
ROGERS FAMILY LIMITED PARTNERSHIP		1049 0316	10-01-2002	U	1	0	29	Year	Code
E JAMES LOUGHLIN AS TRUSTEE		1049 0314	10-01-2002	U	1	0	24	2020	2-1
ROGERS FAMILY LTD PARTNERSHIP		0746 0476	12-31-1992			0			2-2
ROGERS ROBERT L & ROBERT L JR		0565 0250	03-20-1986			0			2-5
		Total				Total		400800	Total

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY	
		0.00						Appraised Bldg. Value (Card)	430,500
								Appraised Xt (B) Value (Bldg)	3,800
								Appraised Ob (B) Value (Bldg)	22,500
								Appraised Land Value (Bldg)	115,600
								Special Land Value	0
								Total Appraised Parcel Value	572,400
								Valuation Method	C

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
		CB1	B		

4/20 SEATS 85-HARD HAT2 CAFE

UBM - LC

2 BED APT - VACANT - USED BY REST. FOR STORAGE/OFFICE

COOLER ON OUTSIDE OF BLDG

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

LAND LINE VALUATION SECTION											
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
3	MIXED USE M9	CA1		0 SF	0 1.00000	0	1.00	1.00	1.000		

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result

Total Card Land Units 0.000 AC

Parcel Total Land Area: 0.7259

Total Land Value: 115,600

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 322		Store/Apartment			
Model 94		Commercial			
Grade B-					
Stories: 2					
Occupancy 2.00					
Exterior Wall 1 25		Vinyl Siding			
Exterior Wall 2 03		Gable			
Roof Structure 03		Asphalt			
Roof Cover 03		Drywall			
Interior Wall 1 05		Plastered			
Interior Wall 2 03		Carpet			
Interior Floor 1 14		Ceram Clay Tll			
Interior Floor 2 11		Oil			
Heating Fuel 02		Forced Air-Duc			
Heating Type 04		Partial			
AC Type 06		MIXED USE M94			
Bldg Use 3030					
Total Rooms 00					
Total Bedrms 0					
Total Baths 01		Heat/AC Pkgs			
Heat/AC 02		Wood Frame			
Frame Type 02		Average			
Baths/Plumbing 06		Ceil & Walls			
Ceiling/Wall 02		Average			
Rooms/Prtns 02					
Wall Height 8.00					
% Conn Wall 3030					
1st Floor Use:					

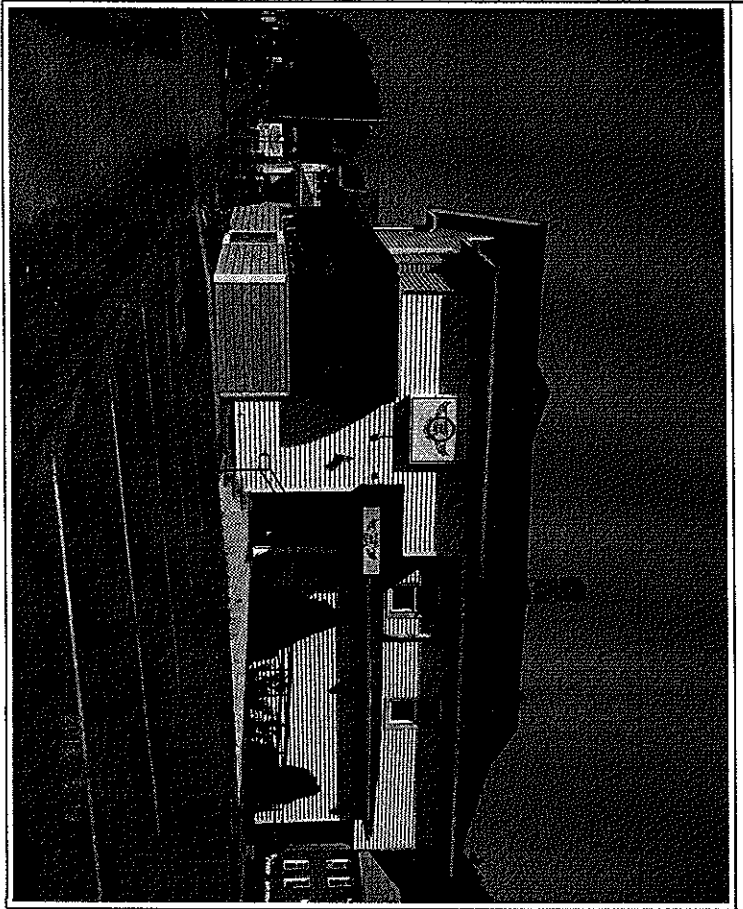
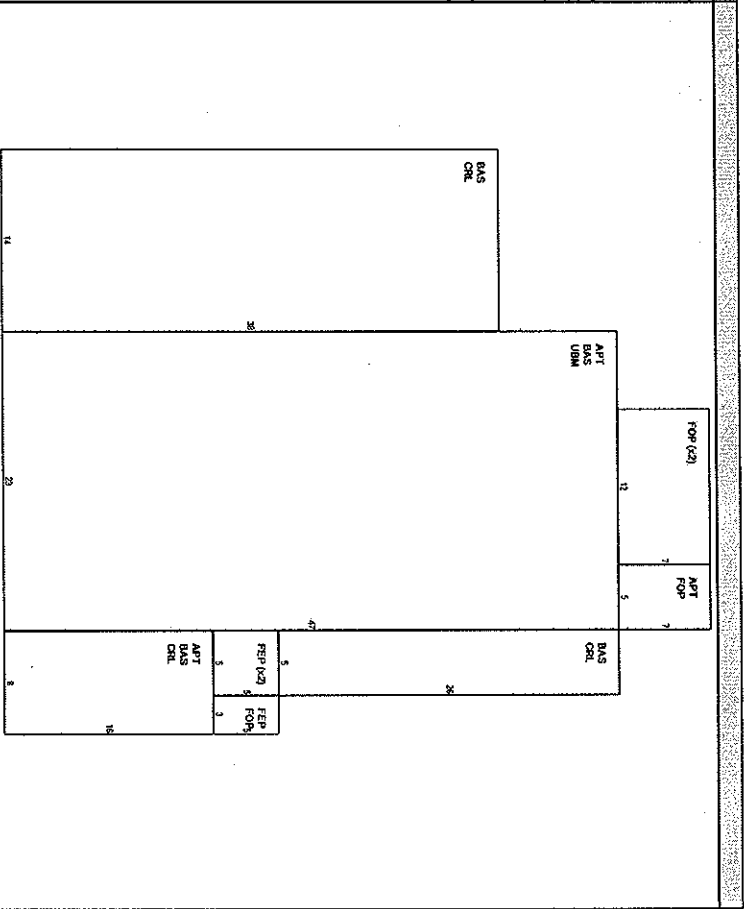
Year Built Effective Year Built
 Depreciation Code
 Remodel Rating
 Year Remodeled
 Depreciation %
 Functional Obsol
 External Obsol
 Trend Factor
 Condition
 Condition %
 Percent Good
 RCNLD
 Dep % Ovr
 Dep Ovr Comment
 Misc Imp Ovr
 Misc Imp Ovr Comment
 Cost to Cure Ovr
 Cost to Cure Ovr Comment

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

Code	Description	UB	Units	Unit Price	Yr Bilt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
A/C	Air Condition	B	1,871	3.50	1973			58			3,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Efr Area	Unit Cost	Undeprac Value
APT	Apartment	1,244	1,244	1,244	89.74	111,634
BAS	First Floor	1,871	1,871	1,871	89.74	167,900
CRL	Crawl Space	0	790	0	0.00	0
FEP	Porch, Enclosed	0	65	33	45.56	2,961
FOP	Porch, Open	0	218	55	22.64	4,936
UBM	Basement, Unfinished	0	1,081	270	22.41	24,229
Ttl Gross Liv / Lease Area		3,115	5,269	3,473		311,660





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

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

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

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

Informal Hearing with Vision Appraisal: No

Notes:

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

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

Recommendation:

No change

10/18/1981 / 3861 /
 Location 159-181 NORTH COLONY ST

Current Owner
 ROGERS FAMILY LIMITED PARTNERSHIP
 E JAMES LOUGHLIN AS TRUSTEE
 ROGERS FAMILY LTD PARTNERSHIP
 ROGERS ROBERT L & ROBERT L JR

Sales Information			Commercial Data Elements		
Sale Date	Q/U	V/I	Sale Price	Heat / AC	Heat/Min
10-01-2002	U	I		0	00
10-01-2002	U	I		0	03
12-31-1992				0	02
03-20-1986				0	05
				0	02
				0	02
				0	00
Year Built		1950		% Comm Wall	
Appraised Value		572,400		Wall Height	12.00000

INCOME VALUATION
 6148
 WALLINGFORD, CT

ECONOMIC INCOME VALUATION

Leaseable Area Summary		Cap Rate		Income		Income Value		Notes	
Ground Level	7,043	Cap Code	MIX	Gross Income	87,872	Income Value	583,200	1950/A/1995/A/1930/G	
Lower Level	0	Cap Adjust	A	Vacancy Allowance	7,440	Excess Land	0		
Upper Level	1,244	Cap Rate	0.0940	Expense Allowance	25,607	Total Income Value	583,200		
		Rent ID	NBHD			Value Per SF / Unit	70		
Total Leaseable Area	8287			Net Income	54,825				

#	Bld	Sec	Style	Adj'ta	Occ	SF / Unit	File	Base Ra	Use	Loca	Rent /S	Gross Rent	Vac	Vac	Vacancy/All	EGI	Exp	Exp	Expenses	NOI
1	1	17	RETAIL	1	2	3072	GL	13.15	BA	BA	11.25	34,560	A	0.08	2,765	31,795	A	0.30	9,539	22,257
2	2	92	SELF STGE	2	18	2100	GL	10.50	A	BA	9.77	20,517	A	0.10	2,052	18,465	A	0.35	6,463	12,002
3	3	17	RETAIL	1	1	1871	GL	13.07	A	BA	12.16	22,751	A	0.08	1,820	20,931	A	0.30	6,279	14,652
4	3	58	MIX 2 BED	3	1	1	UL	10800.0	A	BA	10044.0	10,044	A	0.08	804	9,240	A	0.36	3,327	5,914
5	3	1	INCSF	1	0	1243	UL	0.00	A	BA	0.00	0	A	0	0	0	A	0.00	0	0

ACTUAL INCOME VALUATION

Cap Rate		Income		Income Value		Expense Breakdown	
Cap Code	Gross Income	Income Value	Income Value	Heat	Trash Removal	Tenant	Leasee
Cap Adjust	Vacancy Allowance	Excess Land	Excess Land	Electric	Snow Removal	Leaset	Yrs
	Other Income	Total Income Value	Total Income Value	Water	Accounting		
	Net Income	Value Per SF / Unit	Value Per SF / Unit	Sewer	Management		
		Gross Rent	Gross Rent	Maintenance	Reserves		
		Vac	Vac	Insurance	Other		
		Exp	Exp				
		Other Income	Other Income				
		ValCo	ValCo				
		Notes	Notes				

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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:

<u>Assessment Ratio</u>	<u>Tax Rate (2020 GL)</u>	<u>Tax Load Factor</u>
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.

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

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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

REAL ESTATE APPRAISERS & CONSULTANTS
P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (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 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						
<p>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:</p>						
<table><thead><tr><th><u>Assessment Ratio</u></th><th><u>Tax Rate (2020 GL)</u></th><th><u>Tax Load Factor</u></th></tr></thead><tbody><tr><td>0.70</td><td>2.919/1000</td><td>2.04</td></tr></tbody></table>	<u>Assessment Ratio</u>	<u>Tax Rate (2020 GL)</u>	<u>Tax Load Factor</u>	0.70	2.919/1000	2.04
<u>Assessment Ratio</u>	<u>Tax Rate (2020 GL)</u>	<u>Tax Load Factor</u>				
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 North Colony Street, Wallingford, CT; Units Mix; Actual And Stabilized Rent Roll (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 x 12 = \$59,540 yearly, or \$8.20/sq ft (avg) of GBA (7,261 ± sq ft), or \$8.45/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

1000 21 AM 11 29
REC'D REGISTER

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. 2020-064

APPLICATION

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

HEARING DATE: _____

Property Owner:	<u>Rogers Family Partnership</u>
Name of property owner	<u>Robert Rogers</u>
Mailing Address	<u>101 Dudley Ave.</u>
City, State, Zip	<u>Wald Ct 06492</u>
Phone	<u>203 464 1538</u>

Appellant (if other than owner):	_____
Name of Owner's Agent	<u>John Lamonte</u>
Mailing Address	<u>PO Box 290-0563</u>
City, State, Zip	<u>Wethersfield, Ct 06129</u>
Phone	<u>860 635 7500</u>

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

Robert Rogers 2/17/2021
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 101 Dudley 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 evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 225,000 -

Briefly state the basis of the Appeal: Reval exceeds market value.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of _____

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 Wtl, Ct.

(insert name and address of the principal) do hereby appoint

John Lomonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wtl, Ct.

(insert name and address of the agent, or each agent, if more than one is designated)

my agent(s) TO ACT Severally.

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

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

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

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

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

()
()
(DJL)
(RJL)

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (my)
- ~~(G) Insurance and annuities;~~ (no)
- ~~(H) Estates, trusts and other beneficial interests;~~ (my)
- ~~(I) Claims and litigation;~~ (no)
- ~~(J) Personal and family maintenance;~~ (my)
- ~~(K) Benefits from governmental programs or civil or military service;~~ (my)
- ~~(L) Retirement plans;~~ (no)
- ~~(M) Taxes;~~ (no)
- ~~(N) All other matters;~~ (my)

(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: Theresa Holmes

Successor Agent's Address: Buttonwood Circle, Wallingford, CT

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 Shore Ave, Grafton, 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.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal
this 17 day of Feb, 2021.

[Signature]
(Signature of Principal)(Seal)

[Signature] Witness Sign on line
Print Below JOAN DUMONT

[Signature] Witness Sign on line
Print Below Steva DeBari

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: _____

On this the 17 day of Feb, 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

[Signature]
My commission expires:

March 31, 2022

TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	WALLINGFORD, CT
1 Level	2 Public Water	1 Paved	5 Industrial	COM LAND	2-1	107,400	75,200	6148
				COM BLDG	2-2	164,000	114,800	
Total						271,400	190,000	

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
0782 0051	03-29-1994				0	2020	2-1	75,200	2019	2-1	62,700
0746 0476	12-31-1992				0		2-2	104,900		2-2	104,900
0478 0140	11-15-1978				0		2-5	5,500		2-5	5,500
Total						190,000	Total	173,100	Total	Total	173,100

EXEMPTIONS

Year	Code	Description	Amount
			0.00
Total			0.00

OTHER ASSESSMENTS

Description	Number	Amount	Comm Int
Total			

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	Tracing	Batch
13		B	

NOTES

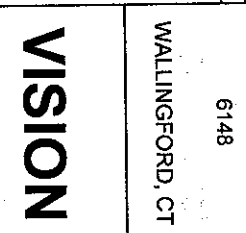
R.L. ROGERS CONSTRUCTION
 CORP
 MAINT. - SHOP
 OFFICE BLDG COMPLETE FOR
 2003 GRAND LIST.
 4/15/2020

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
15768	09-11-2002	CM	Commercial	30,940	10-01-2002	100	07-15-2003	Office/HC Bath

LANDLINE VALUATION SECTION

B Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value					
1	3120	JOB SHOP M94	140	40,013	SF	2.98	1.00000	C	1.00	C50	0.900		0	2.69	107,400				
Total Card Land Units														0.919	AC	Parcel Total Land Area	0.9186	Total Land Value	107,400



CONSTRUCTION DETAIL (CONTINUED)

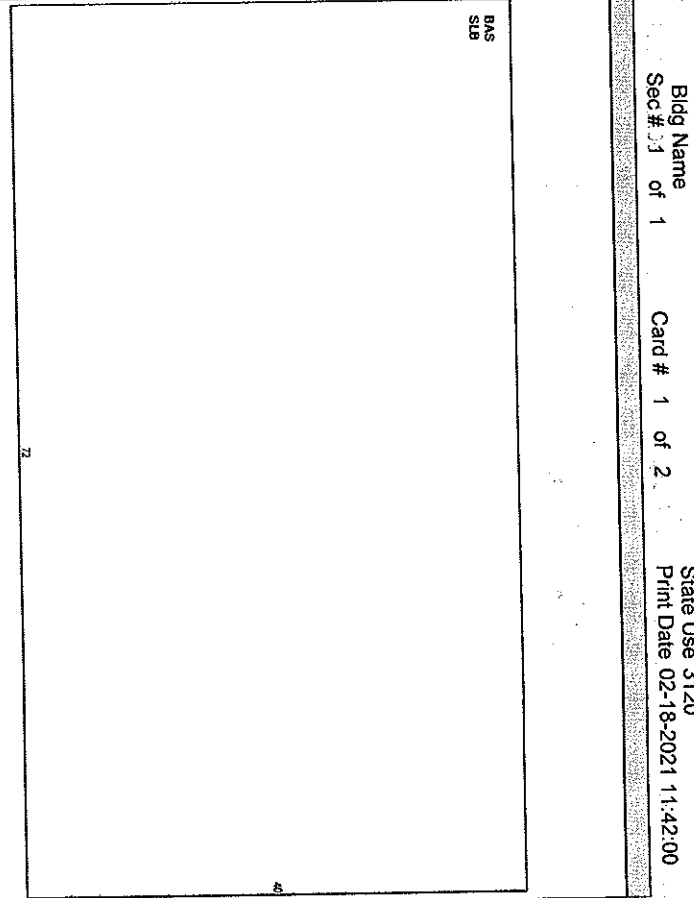
Element	Cd	Description	Element	Cd	Description
Style: 420		Service Shop/Garage			
Model Grade: C		Ind/Comm			
Stories: 1					
Occupancy: 1.00					
Exterior Wall 1: 15		Concr/Cinder			
Exterior Wall 2: 01		Flat			
Roof Structure: 04		Tar & Gravel			
Interior Wall 1: 01		Mirim/Masonry			
Interior Wall 2: 03		Concr-Finished			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heating Fuel: 01		None			
Heating Type: 3120		JOB SHOP M94			
AC Type: 00					
Bldg Use: 00					
Total Rooms: 00					
Total Bedrms: 00					
Total Baths: 00					
Heat/A/C: 03		Heat/Min			
Frame Type: 02		Masonry			
Baths/Plumbing: 04		Average			
Ceiling/Mail: 02		Cell & Min WL			
Rooms/Ptms: 14.00		Average			
Wall Height: 0.00					
% Conn Wall: 0.00					
1st Floor Use: 4010					

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

Code	Description	U/B	Units	Unit Price	Yr Bld	Cond	Cd 1	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving-Asphalt	L	5,600	3.00	2001	NV	0	0	C	1.00	0
FN3	Fence-6' Chain	L	867	11.00	2001	F	30	0	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,880	2,880	2,880	68.62	197,626
SLB	Slab	0	2,880	0	0.00	0
TI Gross Liv / Lease Area		2,880	5,760	2,880		197,626



PROPERTY	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	VISION
ROGERS ROBERT L JR	1 Level	2 Public Water	1 Paved	5 Industrial	COM LAND	2-1	107,400	75,200	6148
101 DUDLEY AVE					COM BLDG	2-2	164,000	114,800	WALLINGFORD, CT
WALLINGFORD CT 06492									
SUPPLEMENTAL DATA									
Alt Pcd ID 065002037									
Census: 1754									
Old MBLU									
TC MAP #									
Record Lot									
P/Z MAP #									
ENG MAP									
Easement									
Town Line									
IND PARK									
Assoc Pld#									
Total						271,400	190,000		

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	YEAR	CODE	ASSESSED	YEAR	CODE	ASSESSED	YEAR	CODE	ASSESSED		
ROGERS ROBERT L JR	0782	0051			03-29-1994	0	2020	2-1	75,200	2019	2-1	62,700	2018	2-1	62,700		
ROGERS FAMILY LTD PARTNERSHIP	0746	0476			12-31-1992	0											
ROGERS ROBERT L & THERESA M	0478	0140			11-15-1978	0			114,800		2-2	104,900		2-2	104,900		
Total													190,000		173,100		173,100

EXEMPTIONS	DESCRIPTION	AMOUNT	CODE	DESCRIPTION	NUMBER	AMOUNT	OTHER ASSESSMENTS	DESCRIPTION	NUMBER	AMOUNT	COMM INT	
Total												0.00

ASSESSING NEIGHBORHOOD	NBHND	NBHND NAME	B	TRACING	BATCH
	13		B		

NEW OFFICE BLDG COMPLETE
 FOR THE 2003 GRAND LIST.
 4/15/20

NOTES

BUILDING PERMIT RECORD	PERMIT ID	ISSUE DATE	TYPE	DESCRIPTION	AMOUNT	INSP DATE	% COMP	DATE COMP	COMMENTS

LAND LINE VALUATION SECTION	USE CODE	DESCRIPTION	ZONE	LAND TYPE	LAND UNITS	UNIT PRICE	I. FACTOR	SITE INDEX	COND.	NBHND.	NBHND ADJ	NOTES	LOCATION ADJUSTMENT	ADJ UNIT PRIC	LAND VALUE
	2	3400 OFFICE BLD M9	140		0 SF	0	1.00000	0	1.00	1.000			0	0	0

APPRaised VALUE SUMMARY	APPRaised Bldg. Value (Card)	APPRaised Xr (B) Value (Bldg)	APPRaised Ob (B) Value (Bldg)	APPRaised Land Value (Bldg)	SPECIAL Land Value	TOTAL APPRAISED Parcel Value	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT	
	161,100	0	2,900	107,400	0	271,400							
Total Appraised Parcel Value													271,400

VISIT/CHANGE HISTORY	DATE	ID	TYPE	IS	CD	PURPOSE/RESULT

Total Card Land Units: 0.000 AC
 Parcel Total Land Area: 0.9786
 Total Land Value: 107,400



CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 500		Office			
Model Grade: 94		Commercial			
Stories: 1					
Occupancy: 1.00					
Exterior Wall 1: 11		Clapboard			
Exterior Wall 2: 21		Stone			
Roof Structure: 03		Gable			
Roof Cover: 03		Asphalt			
Interior Wall 1: 05		Drywall			
Interior Wall 2: 11		Ceram Clay Til			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heating Fuel: 03		Central			
Heating Type: 03		OFFICE BLD M94			
AC Type: 3400					
Bldg Use: 00					
Total Rooms: 0					
Total Bedrms: 0					
Total Baths: 01		Heat/AC Pkgs			
Heat/AC: 02		Wood Frame			
Frame Type: 02		Average			
Baths/Plumbing: 06		Cell & Walls			
Ceiling/Wall: 02		Average			
Rooms/Prtns: 9.00					
Wall Height: 3400					
% Conn Wall: 3400					
1st Floor Use: 3400					

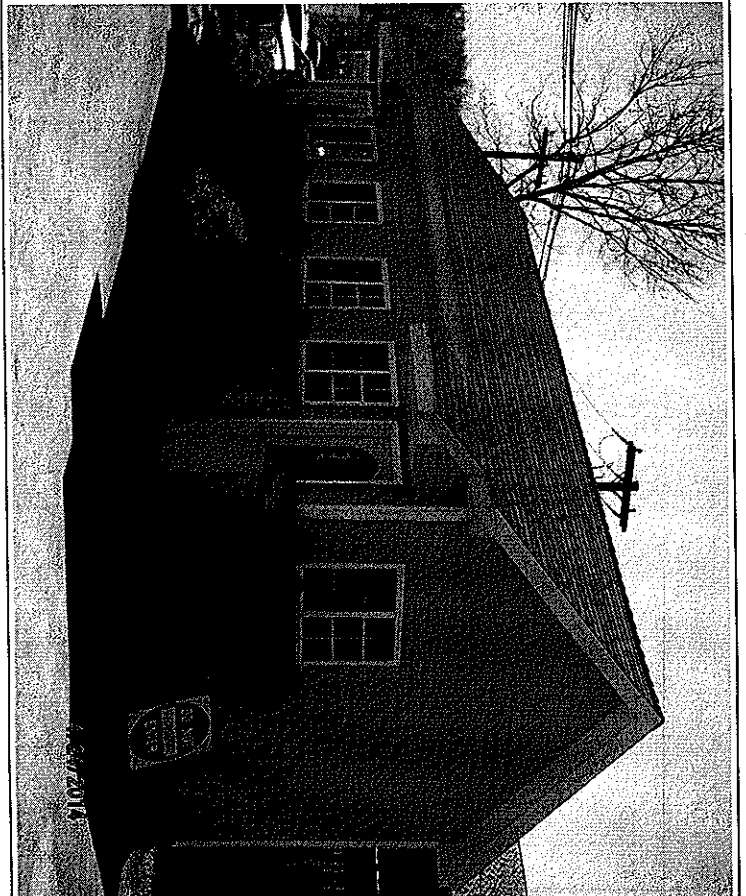
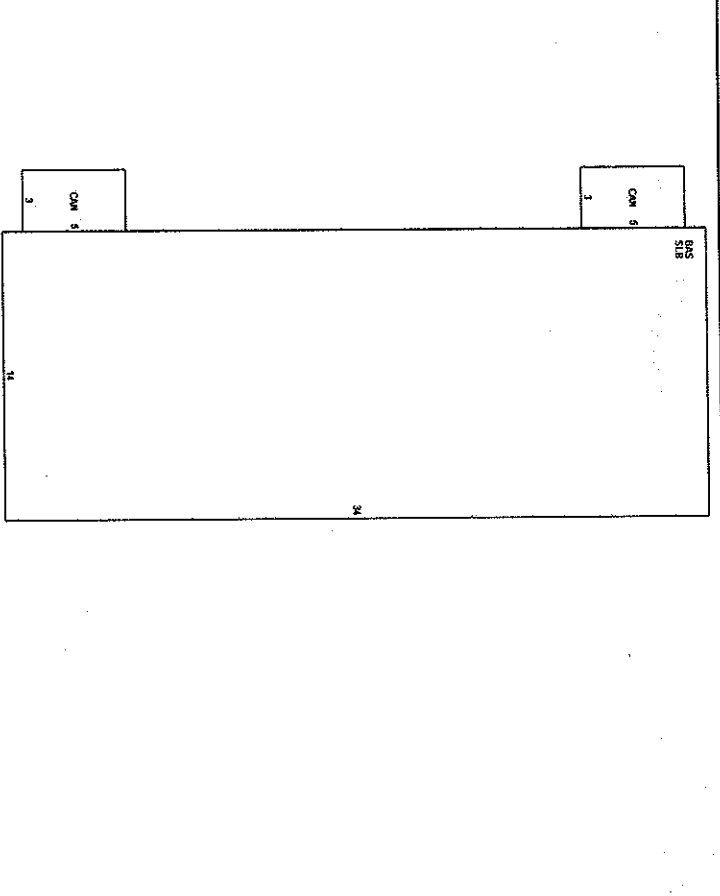
Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Good	Grade	Grade Adj	Appr. Value
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											

BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value					
BAS	First Floor	476	476	476	136.03	64,748					
CAN	Canopy	0	30	6	27.21	816					
SLB	Slab	0	476	0	0.00	0					

COST/MARKET VALUATION						
Code	Description	Percentage				
3400	OFFICE BLD M94	100				
		0				
		0				

RCN	Year Built	Effective Year Built	Depreciation Code	Remodel Rating	Year Remodeled	Depreciation %	Functional Obsol	External Obsol	Trend Factor	Condition	Condition %	Percent Good	RCNLD	Dep % Ovr	Dep Ovr Comment	Misc Imp Ovr	Misc Imp Ovr Comment	Cost to Cure Ovr	Cost to Cure Ovr Comment	

Ttl Gross Liv / Lease Area	476	982	482	65,564





Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 12, 2021
To: Shelby P. Jackson III, Assessor
Cc:
From: Kevin Coons, Chief 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

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 comprising 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 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

*** 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.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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 ± sq ft (0.92 ± 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).

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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 ± Sq Ft (0.92 ± 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		
<p>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:</p>		
<u>Assessment Ratio</u>	<u>Tax Rate (2015 GL)</u>	<u>Tax Factor</u>
0.70	2.9190/1000 *	2.04

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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 ± sq ft (0.92 ± 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)

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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:

<u>Assessment Ratio</u>	<u>Tax Rate (2015 GL)</u>	<u>Tax Factor</u>
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.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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.

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



Town of Wallingford, Connecticut

ASSESSOR
OFFICE

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

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

HEARING DATE: _____

Property Owner: <u>Rogers Family Ltd Partnership</u>
Name of property Owner <u>Robert Rogers</u>
Mailing Address <u>101 Dudley Ave</u>
City, State, Zip <u>Wld Ct 06492</u>
Phone <u>203 464 1538</u>

Appellant (if other than owner):
Name of Owner's Agent <u>John Comonte</u>
Mailing Address <u>PO Box 290-0563</u>
City, State, Zip <u>Wethersfield, Ct 06129</u>
Phone <u>860 635 7500</u>

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

Robert Rogers, 2/17/2021
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 110 Christian Street
(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? : \$ 220,000

Briefly state the basis of the Appeal: Reval exceeds market value.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of _____

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 Wltd, Ct.

(insert name and address of the principal) do hereby appoint

John Lamonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wltd, Ct.

(insert name and address of the agent, or each agent, if more than one is designated)

my agent(s) TO ACT Severally.

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

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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;~~

(RJF)

~~(D) Commodities and options;~~

(RJF)

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (M)
- ~~(G) Insurance and annuities;~~ (M)
- ~~(H) Estates, trusts and other beneficial interests;~~ (M)
- ~~(I) Claims and litigation;~~ (M)
- ~~(J) Personal and family maintenance;~~ (M)
- ~~(K) Benefits from governmental programs or civil or military service;~~ (M)
- ~~(L) Retirement plans;~~ (M)
- ~~(M) Taxes;~~ (M)
- ~~(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: Theresa Holmes

Successor Agent's Address: Buttonwood Circle, Wethersfield, CT

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 Shore Ave, Gorton, 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.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this 17 day of Feb, 2021.

[Signature]
(Signature of Principal) (Seal)

Print Below Joan Dumont Witness Sign on line

[Signature]
Print Below Joan Dumont Witness Sign on line

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: _____

On this the 17 day of Feb, 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
[Signature]
My commission expires:
March 31, 2022

CURRENT OWNER			TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
ROGERS FAMILY LTD PARTNERSHI			2 Above Street	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed
101 DUDLEY AVE			1 Level				RES LAND	1-1	111,100	77,800
WALLINGFORD CT 06492							DWELLING	1-3	140,600	98,400
SUPPLEMENTAL DATA Alt Prci ID 045002081 Census: 1751 Old MBLU TC MAP # 4026 TC MAP # Record Lot GIS ID 4372 Assoc Pld#:			P/Z MAP # ENG MAP Easement Town Line IND PARK			WALLINGFORD, CT 6148				

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROGERS FAMILY LTD PARTNERSHIP			0746	0476	12-31-1992			0	Year	Code	Assessed	Year	Code	Assessed
ROGERS ROBERT L SR & ROBERT L JR			0550	0716	07-23-1985			0	2020	1-1	77,800	2019	1-1	83,200
										1-3	98,400		1-3	78,500
Total									Total		176,200	Total		161,700

EXEMPTIONS			Amount	Code	Description	Number	Amount	Comm Int
Year	Code	Description						
Total			0.00					

ASSESSING NEIGHBORHOOD			Nbhd Name	Batch
Nbhd			B	Tracing
100				

BUILDING PERMIT RECORD			Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date	Type					
15626	07-31-2002	RS	3,500		100		REPAIR FRONT PORCH

LAND LINE VALUATION SECTION											
Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes
B	Use Code										
1	1040	Two Family	R6	6.461	SF	13.54	1.00000	5	1.00	1.270	
Total Card Land Units				0.148	AC	Parcel Total Land Area				0.1483	
Total Land Value								111,100			

APPRaised VALUE SUMMARY		
Appraised Bldg. Value (Card)	140,600	
Appraised Xf (B) Value (Bldg)	0	
Appraised Ob (B) Value (Bldg)	0	
Appraised Land Value (Bldg)	111,100	
Special Land Value	0	
Total Appraised Parcel Value	251,700	
Valuation Method	C	

VISIT / CHANGE HISTORY		
Date	ID	Type
08-25-2020	MK	29
08-14-2020	MG	66
05-27-2020	OM	01
10-07-2015	V	29
04-24-2012	DS	08
08-09-2010	SR	29
02-04-2010	ESF	03
		2

2020 - 059



Town of Wallingford, Connecticut

Ian 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: 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**

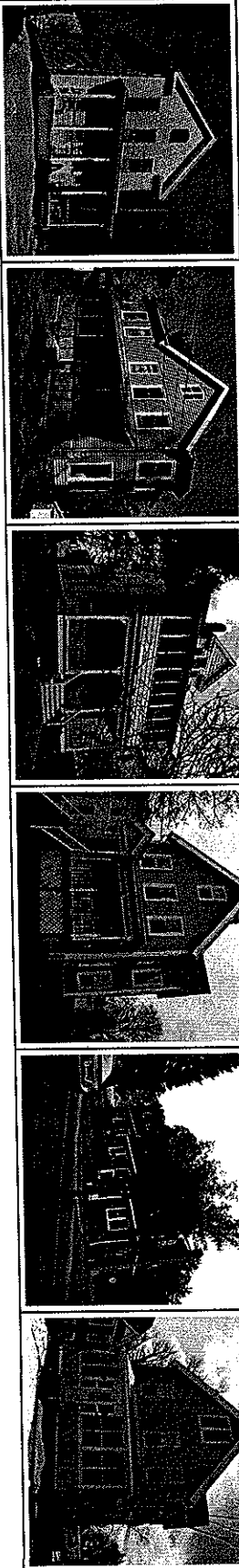
Recommendation:

No Change

9020-059

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Prc Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	119/11/4// 110 CHRISTIAN ST 100 1040 251,700 08-18-2020 340,000 00	149/11/142// 33 SIMPSON AVE 100 1040 277,500 08-18-2020 340,000 00	148/11/132// 220 SOUTH WHITTLESEY 100 1040 275,800 05-01-2020 255,200 00	134/11/69// 39 SOUTH ELM ST 100 1040 291,500 09-17-2019 265,000 00	148/11/236// 20 ELMHILL DR 100 1050 291,000 09-22-2020 337,000 00	148/11/283// 25 SYLVAN AVE 100 1040 270,800 07-22-2019 279,000 00
BUILDING ATTRIBUTES		Adjustments	Adjustments	Adjustments	Adjustments	Adjustments
Effective Year Built	1985	1985.00	1985.00	1993.00	1989.00	1985.00
Area Effective	2500	2481.00	2608.00	2399.00	2720.00	2772.00
Prc Assng Dist	100	100	100	100	100	100
Grade:	C	C	C	C+	C+	C
Style Desc	Multi Family	Multi Family	Multi Family	Multi Family	Multi Family	Multi Family
Appraised Bldg Value	140,600	-2,900	-12,600	-21,100	-25,500	-14,200
Total Appraised Extra Feat	00	00	00	00	00	2,500
Total Appraised Outldg	00	11,300	00	6,300	00	00
		-11,300	00	-6,300	00	-2,500
LAND ATTRIBUTES						
Site Index	5	5	5	5	5	5
Condition Factor	1.00	1.00	1.00	1.00	1.00	1.00
Total Appraised Land	111,100	122,700	122,600	123,500	124,900	113,500
		-11,600	-11,500	-12,400	-13,800	-2,400
VALUE SUMMARY						
Net Adjustments		-25,800	-24,100	-39,800	-39,300	-19,100
Adjusted Price		-25,800	-24,100	-39,800	-39,300	-19,100
Adjusted Price/SF		-12.84	-11.99	-19.8	-19.55	-9.5
Appraised Price/SF		138.06	137.21	145.02	144.78	134.73



Final Value : 259,900

2020-059

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:

<u>Assessment Ratio</u>	<u>Tax Rate (2020 GL)</u>	<u>Tax Load Factor</u>
0.70	2.919/1000	2.04

Site: Rectangularly shaped, with approximately 110 feet of frontage on the westerly side of North Whittlessey 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..

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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

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:	\$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):	<u>\$200,000</u>

John Lo Monte

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



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		
<p>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:</p>		
<u>Assessment Ratio</u>	<u>Tax Rate (2020 GL)</u>	<u>Tax Load Factor</u>
0.70	2.919/1000	2.04



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

TOWN ASSESSOR
 1000 27th Ave
 06492

Hearing No. 2020 - 062

APPLICATION

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

HEARING DATE: _____

Property Owner:	<u>Rogas Family Ltd. Partnership</u>
Name of property Owner	<u>Robert Rogas</u>
Mailing Address	<u>101 Dudley Ave.</u>
City, State, Zip	<u>Wtct Ct 06492</u>
Phone	<u>203 464 1538</u>

Appellant (if other than owner):	_____
Name of Owner's Agent	<u>John Comonte</u>
Mailing Address	<u>PO Box 290-0563</u>
City, State, Zip	<u>Wetherfield, Ct. 06129</u>
Phone	<u>860 635 7500</u>

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

Robert Rogas 2/17/2021
 Print applicant name and date

[Signature]
 Applicant signature

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

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

Real Estate: 71 Bull 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 evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? : \$ 150,000

Briefly state the basis of the Appeal: Reval exceeds market value

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of _____

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 Wltd, Ct.

(insert name and address of the principal) do hereby appoint

John Lamonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wltd, Ct.

(insert name and address of the agent, or each agent, if more than one is designated)

my agent(s) TO ACT Severally.

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

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

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

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

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

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (my)
- ~~(G) Insurance and annuities;~~ (my)
- ~~(H) Estates, trusts and other beneficial interests;~~ (my)
- ~~(I) Claims and litigation;~~ (my)
- ~~(J) Personal and family maintenance;~~ (my)
- ~~(K) Benefits from governmental programs or civil
or military service;~~ (my)
- ~~(L) Retirement plans;~~ (my)
- ~~(M) Taxes;~~ (my)
- ~~(N) All other matters;~~ (my)

(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: Theresa Holmes

Successor Agent's Address: Buttonwood Circle, W. H. Ct.

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 Shore Ave, Grafton, 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.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this 17 day of Feb., 2021.

[Signature]
(Signature of Principal) (Seal)

[Signature] Witness Sign on line
Print Below Joan Vincent

[Signature] Witness Sign on line
Print Below Steven DeBene

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: _____

On this the 17 day of Feb, 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

[Signature]
My commission expires:

March 31, 2022

CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)			
Level	Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	Year	Code	Assessed	
1				RES LAND DWELLING	1-1	87,000	60,900	2019	1-1	59,900	
					1-3	96,800	67,800	2018	1-3	56,600	
Total						183,800	128,700	Total			116,500

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
0746 0476	12-31-1992			0	0
0544 0514				0	0
Total					

EXEMPTIONS

Year	Code	Description	Amount	Code	Description	Number	Amount
Total							

OTHER ASSESSMENTS

Year	Code	Description	Number	Amount	Comm Int
Total					

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	Tracing	Batch
30	B		

NOTES

1ST=1B, 2BED, LR, K
 2ND=1B, 1BED, LR, K
 IA
 2015 - WDK - (EST)

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
7542-1	07-24-1995			3,000		100		

LAND LINE VALUATION SECTION

B Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1040	Two Family	R6	6,250	SF	13.92	1.00000	5	1.00	30	1,000		1,0000	87,000

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
96,800	0	0	87,000	0	183,800	C

VISIT/CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
08-14-2020	MG		03	66	Phone Appt
05-21-2020	JP.		03	01	Measured
10-01-2015	V			29	Field Review
08-09-2010	SR			29	Field Review
06-08-2010	V			10	Letter Sent - No Response
05-06-2010	DW		03	01	Measured
05-06-2010	DW		03	02	1st Callback

Total Appraised Parcel Value: 183,800



CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style: 09	01	Multi Family Residential			
Grade: C	2	2 Stories			
Occupancy: 25		Vinyl Siding			
Exterior Wall 1	03	Gable			
Exterior Wall 2	03	Asphalt			
Roof Structure:	05	Drywall			
Roof Cover	14	Carpet			
Interior Wall 1	03	Gas			
Interior Wall 2	04	Forced Air-Duc			
Interior Flr 1	01	None			
Interior Flr 2	03	3 Bedrooms			
Heat Type:	01				
Heat Fuel:	04				
AC Type:	01				
Total Bedrooms:	03				
Total Bathrms:	2				
Total Half Baths:	0				
Total Xtra Fixtrs:	0				
Total Rooms:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Whirlpool Tub					
Fireplaces					

CONSTRUCTION DETAIL CONTINUED

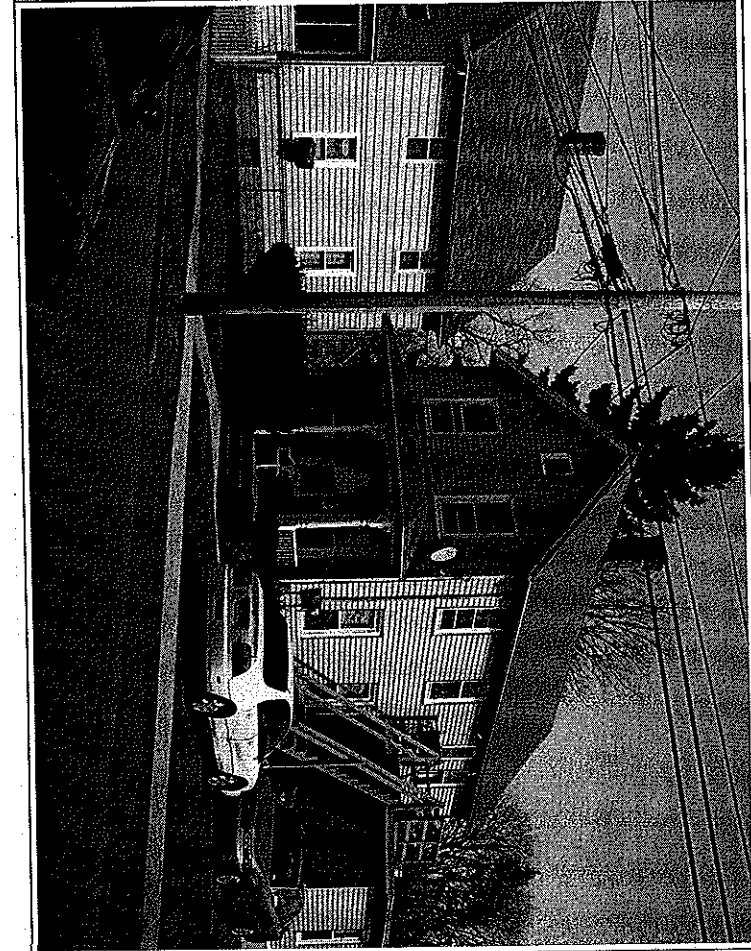
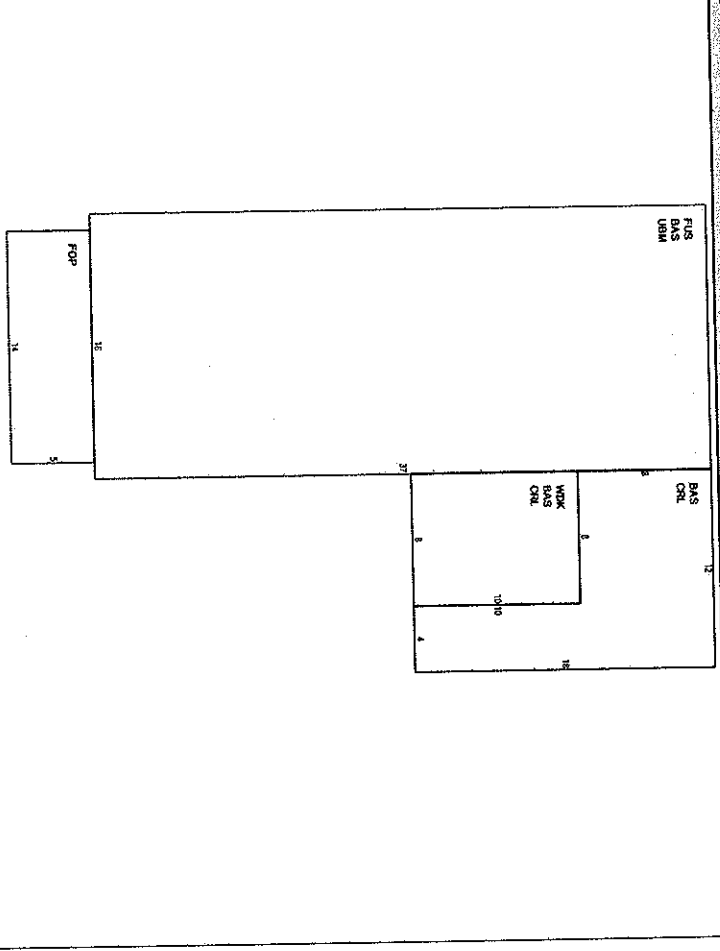
Element	Cd	Description	Element	Cd	Description
Year Built		1900	Effective Year Built		1900
Depreciation Code		A	Remodel Rating		
Year Remodeled			Depreciation %		35
Functional Obsol			External Obsol		
Trend Factor		1	Condition		
Condition %		65	Percent Good		96,800
RCNLD			Dep % Ovr		
Dep Ovr Comment			Misc Imp Ovr		
Misc Imp Ovr			Misc Imp Ovr Comment		
Cost to Cure Ovr			Cost to Cure Ovr Comment		

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

Code	Description	U/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value
BAS	First Floor	808	808	808	90.19	72,874
CRL	Crawl Space	0	216	0	0.00	0
FOP	Porch, Open	0	70	14	18.04	1,263
FUS	Upper Story, Finished	592	592	592	90.19	53,392
UBM	Basement, Unfinished	0	592	118	17.98	10,642
WDK	Deck, Wood	0	80	8	9.02	722
TIH Gross Liv / Lease Area		1,400	2,358	1,540		138,893





Town of Wallingford, Connecticut

Ian 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

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:

<u>Assessment Ratio</u>	<u>Tax Rate (2020 GL)</u>	<u>Tax Load Factor</u>
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.,

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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

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:	\$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):	<u>\$150,000</u>

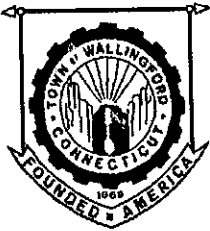
John Lo Monte

REAL ESTATE APPRAISERS & CONSULTANTS
P.O. BOX 290-0563 • WETHERSFIELD, CT. 06129-0563 • (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		
<p>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:</p>		
<u>Assessment Ratio</u>	<u>Tax Rate (2020 GL)</u>	<u>Tax Load Factor</u>
0.70	2.919/1000	2.04



Town of Wallingford, Connecticut

WALLINGFORD ASSESSOR
10 FEB 21 AM 11:28

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. 2020-060

APPLICATION

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

HEARING DATE: _____

Property Owner:
Rogers Family Ltd. Partnership
Name of property Owner:
Robert Rogers
Mailing Address:
101 Dudley Ave.
City, State, Zip:
Wlrd Ct 06492
Phone:
203 464 1538

Appellant (if other than owner):
Name of Owner's Agent:
John Lomonte
Mailing Address:
P.O. Box 290-0563
City, State, Zip:
Wethersfield, Ct. 06129
Phone:
860 635 7500

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

Robert Rogers 2/17/21
Print applicant name and date

[Signature]
Applicant signature

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

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

Real Estate: 155 South Elm St.
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ DBA: _____

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

What MARKET VALUE does the applicant place on the property? : \$ 250,000

Briefly state the basis of the Appeal: Reval exceeds market value.

(Attach additional page, documentation or appraisal if needed)

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of _____

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 Wtl, Ct.

(insert name and address of the principal) do hereby appoint

John Lomonte, Box 290-0563, Wethersfield, Ct and James Laughlin, North Elm, Wtl, Ct.

(insert name and address of the agent, or each agent, if more than one is designated)

my agent(s) TO ACT Severally.

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

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

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

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

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

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

Name of Second Successor Agent: Lynne Rogers
Second Successor Agent's Address: 258 Shore Ave, Grafton, 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.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my seal this 17 day of Feb, 2021.

[Signature]

(Signature of Principal) (Seal)

[Signature] Witness Sign on line
Print Below JOHN DUMONT

[Signature] Witness Sign on line
Print Below STEVEN DESBANE

STATE OF CONNECTICUT

COUNTY OF New Haven } ss: _____

On this the 17 day of Feb, 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
[Signature]

My commission expires:
March 31, 2022

DURABLE STATUTORY POWER OF ATTORNEY--SHORT FORM

- ~~(E) Banks and other financial institutions;~~ (M)
- ~~(F) Operation of entity or business;~~ (my)
- ~~(G) Insurance and annuities;~~ (no)
- ~~(H) Estates, trusts and other beneficial interests;~~ (my)
- ~~(I) Claims and litigation;~~ (no)
- ~~(J) Personal and family maintenance;~~ (my)
- ~~(K) Benefits from governmental programs or civil or military service;~~ (my)
- ~~(L) Retirement plans;~~ (no)
- ~~(M) Taxes;~~ (no)
- ~~(N) All other matters;~~ (my)

(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: Theresa Holmes
Successor Agent's Address: Buttonwood Circle, W. H. Ct.

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

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
ROGERS FAMILY LTD PARTNERSHI	2 Above Street	2 Public Water	1 Paved	2 Suburban	RES LAND DWELLING	Code 1-1	Appraised 122,300	Assessed 85,600	6148
101 DUDLEY AVE						Code 1-3	Appraised 180,800	Assessed 126,600	WALLINGFORD, CT
WALLINGFORD CT 06492									VISION
SUPPLEMENTAL DATA Alt Prol ID 043002067 Census: 1752 Old MBLU TC MAP # Record Lot GIS ID 3908 P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#									

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROGERS FAMILY LTD PARTNERSHIP	0746	0476	12-31-1992					0		2020	1-1	85,600	2019	1-1	91,100	2018	1-1	91,100
ROGERS ROBERT L SR & ROBERT L JR	0519	0535	04-26-1983					0			1-3	126,600		1-3	95,700		1-3	95,700
Total										212200	Total	303,100	Total	186800	Total	186800	Total	186800

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Value	Code	Description	Value	Code	Description	Value
			0.00							Appraised Bldg. Value (Card)			180,800			
										Appraised Xf (B) Value (Bldg)			0			
										Appraised Ob (B) Value (Bldg)			0			
										Appraised Land Value (Bldg)			122,300			
										Special Land Value			0			
										Total Appraised Parcel Value			303,100			
										Valuation Method			C			

BUILDING PERMIT RECORD				VISIT/CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
								02-06-2020	FS			00	Measur+Listed
								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	BAA Change
								12-14-2010	DC			39	Appointment - no-show
								08-09-2010	SR			29	Field Review

LAND LINE VALUATION SECTION										Total Appraised Parcel Value		Total Land Value					
B	Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
1	1040	Two Family	RT11		10,366 SF	9.29	1.000000	5	1.00	100	1.270		1.0000	11.8	122,300		
Total Card Land Units											0.2381	AC	Parcel Total Land Area		0.2380	Total Land Value	122,300

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

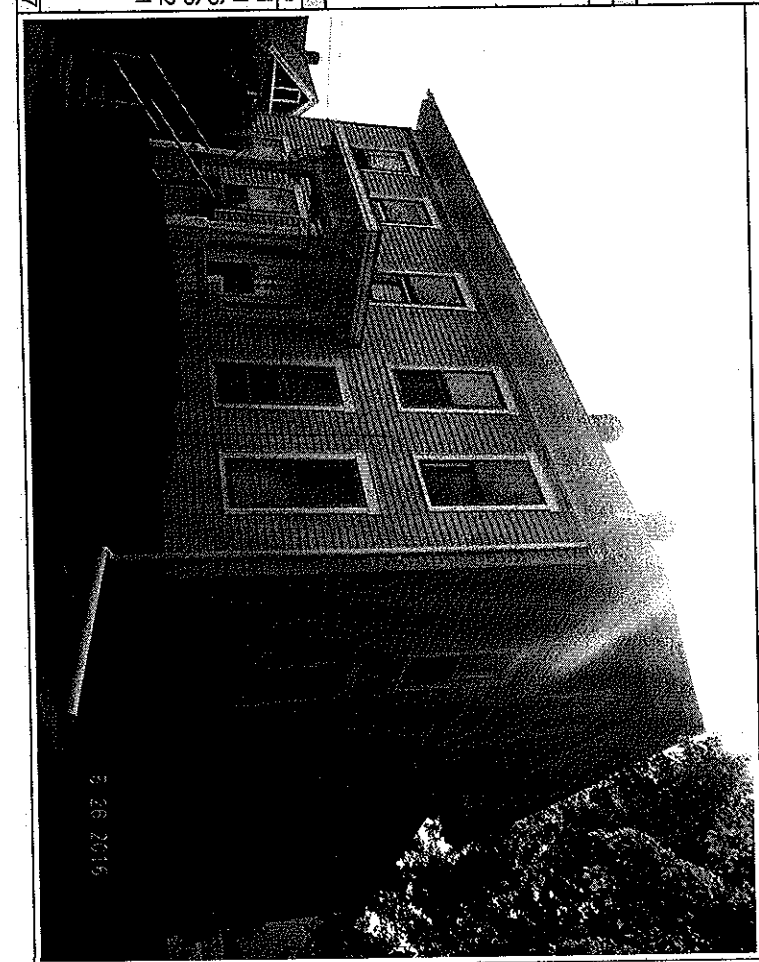
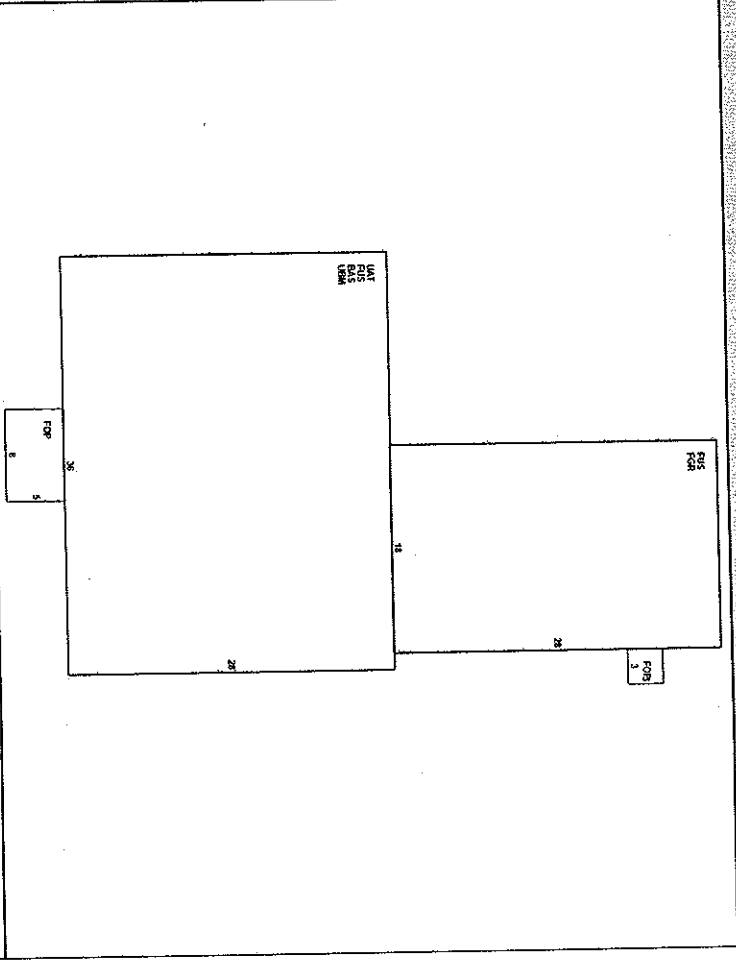
Element	Cd	Description	Element	Cd	Description
Style: 09		Multi Family Residential			
Model: 01					
Grade: C+					
Stories: 2		2 Stories			
Occupancy: 2					
Exterior Wall 1: 26		Aluminum Siding			
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 05		Drywall			
Interior Wall 1: 03		Plastered			
Interior Wall 2: 14		Carpet			
Interior Fir 1: 03		Gas			
Interior Fir 2: 04		Forced Air-Duc			
Heat Fuel: 01		None			
Heat Type: 04		4 Bedrooms			
AC Type: 04					
Total Bedrooms: 04					
Total Bathrms: 2					
Total Half Baths: 0					
Total Xtra Fixtrs: 9		9 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02					
Whirlpool Tub					
Fireplaces					

CONDO DATA			
Parcel Id	C	Ownr	
Adjust Type	B	S	
Condo Fir			
Condo Unit			

COST/MARKET VALUATION	
Building Value New	278,077
Year Built	1870
Effective Year Built	A
Depreciation Code	
Remodal Rating	
Year Remodeled	35
Depreciation %	
Functional Obsol	
External Obsol	1
Trend Factor	
Condition	
Condition %	65
Percent Good	180,800
RCNLD	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	V/B	Units	Unit Price	Yr Bkt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	EF Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,008	1,008	1,008	86.64	87,331				
FGR	Garage	0	504	202	34.72	17,501				
FOP	Porch, Open	0	49	10	17.68	866				
FUS	Upper Story, Finished	1,512	1,512	151	86.64	130,996				
UAT	Attic, Unfinished	0	1,008	12.98	12.98	13,082				
UBM	Basement, Unfinished	0	1,008	202	17.36	17,501				
Ttl Gross Liv/Lease Area		2,520	5,089	3,085	267,277					



2020-060



Town of Wallingford, Connecticut

Ian 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**

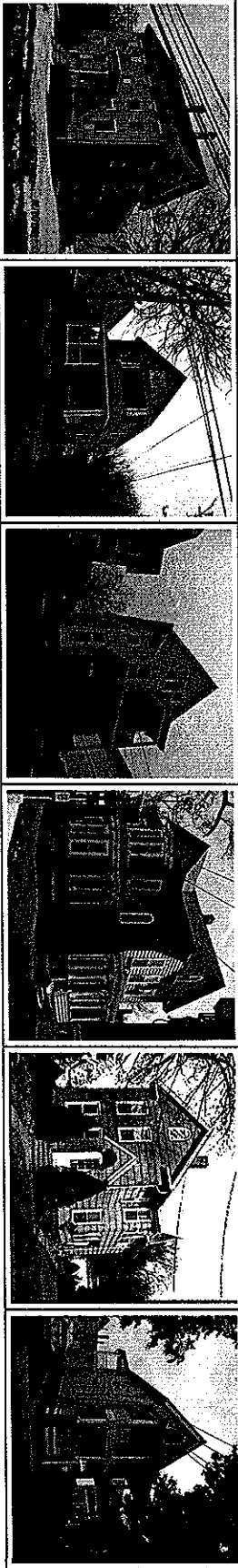
Recommendation:

No Change

2020-060

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Pr Asssing Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	149///13/// 155 SOUTH ELM ST 100 1040 303,100 11-27-2019 325,000 00	133///211/// 87 SOUTH WHITTLESEY 100 1040 286,000 11-27-2019 325,000 00	134///711/// 47 SOUTH ELM ST 100 1050 314,100 09-24-2019 340,000 00	134///144/// 462 CENTER ST 100 1040 345,400 10-25-2019 349,000 00	119///150/// 144 CHURCH ST 100 1040 305,100 04-29-2020 224,000 00	133///222/// 147 SOUTH WHITTLESEY 100 1040 341,800 07-24-2019 322,500 00
BUILDING ATTRIBUTES	1985 3085 100 C+ Multi Family 180,800	1985.00 3035.00 100 C Multi Family 167,500	1985.00 3185.00 100 C+ Multi Family 189,500	1993.00 2998.00 100 C+ Multi Family 213,700	1985.00 3297.00 100 C+ Multi Family 188,900	2001.00 2880.00 100 C Multi Family 226,900
Total Appraised Extra Feat Total Appraised Outbidg	00 00	00 1,100	00 300	00 -300	00 15,100	00 -15,100
LAND ATTRIBUTES	5 1.00 122,300	5 1.00 117,400	5 1.00 124,300	5 1.00 116,600	5 1.00 115,400	5 1.00 114,900
VALUE SUMMARY	Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	17,100 17,100 06.79 113.49	-11,000 -11,000 -04.37 124.64	-42,300 -42,300 -16.79 137.06	-2,000 -2,000 -00.79 121.07	-38,700 -38,700 -15.36 135.63



Final Value : 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:

<u>Assessment Ratio</u>	<u>Tax Rate (2020 GL)</u>	<u>Tax Load Factor</u>
0.70	2.919/1000	2.04

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.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS, continued

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

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:	\$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):	<u>\$250,000</u>

John Lo Monte

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



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 GL)		
Taxes: N/A; Tax load factor for tax appeal purposes		
<p><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:</p>		
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0.70	2.919/1000	2.04