

March 20, 2021

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 20, 2021

MINUTES

The Saturday, March 20, 2021 regular virtual meeting of the Wallingford Board of Assessment Appeals was held remotely at gotomeeting.com.

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

Chairman Vitali called the meeting to order at 9:00 AM. The Pledge of Allegiance to the flag was recited.

There were no minutes.

There was no consent agenda.

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

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

APPEAL 2020-17

Joseph and Eileen Dellaselva

81 Washington St

Residential

Current Market Value \$ 281,900

Chairman Vitali stated the appellant puts a market value of \$ 250,000.

Appellant stated he sent the Board one comparable property and stated nothing had closed in some time.

A discussion was had about comparable properties.

Chairman Vitali discussed comparable property that had sold for significantly more than was appraised by the Town. Chairman Vitali stated the real estate market is good.

Mr. Coons stated the Assessors office reviewed and highlighted comparable sales.

A lengthy discussion was had about comparable sales.

Mr. Coons stated based on these comparable properties and sales, he recommended the market value be reduced to \$ 271,300.

Appellant stated he can provide more comparable properties.

Chairman Vitali stated the real estate market had changed, especially for two family homes.

Mr. Avery made a motion to reduce the market value to \$ 271,300. Seconded and passed unanimously.

APPEAL 2020-021

Edmund and Dianne Marcantonio	DBA Princess Amees Palace LLC	226 East St
Residential		Current Market Value \$ 187,800

Chairman Vitali stated the appellant placed a market value of \$ 169,200.

Appellant stated they submitted photos for their appeal. Appellant said the house needed a significant amount of renovations done and does not even have kitchen cabinets.

Chairman Vitali asked the appellant if they were living there and appellant stated yes.

The Board looks through the appeal.

Mr. Coons stated the appellant did go to an informal hearing and the Assessors office believes the market value is consistent with other homes in the area.

Appellant stated that no one had ever come out to look at his house.

Mr. Coons stated someone went out to view the property on June 1, 2020, and there was a no trespassing sign, so they could not look at the property. Mr. Coons continued that they had a phone meeting in July 2020 in lieu of an interior inspection.

Appellant stated the only thing they went over during the phone calls was the number of rooms and the heating system.

Chairman Vitali asked appellant that when they were on the phone, was it asked for an interior inspection. Appellant told them on the phone that they could come any time as long as they made an appointment.

Chairman Vitali stated that prior to the new market value, the house had a market value of \$ 169,200, which is what the appellant is claiming the market value is now. Chairman Vitali stated values have gone up in five years.

Appellant discussed comparable sales in the area.

Mr. Jackson stated that due to the pandemic, interior inspections were suspended, but that a market value of \$ 187,800 for the house is lower than the comparable sales. Mr. Jackson told the appellant that the Assessors office would be happy to do an interior inspection going forward for next year.

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

APPEAL 2020-035

Leslie Kynik

48 Long Hill Rd

Residential

Current Market Value \$ 305,500

Chairman Vitali stated the appellant placed a market value of \$ 191,000 on the property.

Appellant stated she bought the home as a foreclosed property and there were a lot of unforeseen issues with the house and property. Appellant presented a lengthy list of issues that need to be repaired. Appellant stated that nothing that the VISION appraisers saw was put on the new, updated field card.

Mr. Coons stated the company did make a note of no pool. The Assessors office removed the pool from the field card as there was no pool there on October 1, 2020.

Chairman Vitali stated that Town properties have increased in value over the last five years. Chairman Vitali said the appellant explained what work she needs to do, but it comes down to the value of the property.

Appellant stated she thought the assessed value should be \$ 199,000.

Chairman Vitali stated that based upon the appellants assessed value of \$ 199,000, that would bring the market value to approximately \$ 284,000.

Appellant stated that if the Assessors office and the Board do comparable properties, that those properties are in better condition.

The Board reviewed the appeal.

Mr. Avery made a motion to reduce the market value to \$ 297,000. Seconded and passed unanimously.

APPEAL 2020-002

Linda Kurylo

675 North Elm St

Residential

Current Market Value \$ 242,100

Chairman Vitali stated he understood the appellant worked extensively with the Assessors office to come up with a satisfactory change.

Appellant stated she no longer agrees because things in the memo are not accurate.

Appellant stated that VISION said they would change the assessed value and they would help, and VISION did not see why the assessed value would be reduced. Appellant stated that she was told she did not have to attach comparable properties to the appeal and she asked again and was told again no, she did not have to include comparable properties. Appellant stated homes sold for under what they were appraised for and she felt she had been misled and had not been given honest information to facilitate her appeals process.

Mr. Coons stated the memo was from March 16, 2021, and that this was an evolving memo. Mr. Coons stated that is where he was at that point, four days ago.

Chairman Vitali stated that the Board has the latest memo from March 19, 2021 where the appellant had agreed to an assessed value of \$ 164,400. Chairman Vitali asked the appellant if she was aware of that.

The appellant stated that she was aware of that. Chairman Vitali asked the appellant if she agreed to that.

Appellant stated that at the time, she did agree, but she no longer agrees.

Chairman Vitali asked the appellant to explain what transpired from that date to today.

Appellant stated she was told she did not have to submit comparable properties. Appellant stated she felt VISION did a poor job and stated for the past ten years the market has been down or flat.

Chairman Vitali stated the appellant has an approximately 4 % increase from the 2015 reevaluation.

Appellant stated yes, but that number is far off from comparable houses that have sold.

Chairman Vitali discussed comparable examples.

Appellant discussed comparable properties that have sold for less than assessed value.

Chairman Vitali stated that the Board had the new memo and that a 4% increase is fair. Chairman Vitali stated that between the new memo, the work the Town had done to come to an agreement, and what the Board had heard, everything is appropriate.

Mr. Avery made a motion of No Change and to keep the market value at \$ 242,100. Seconded and passed unanimously.

APPEAL 2020-065

Mary Gagliardi James Ross Kathleen Filkins

230 Main St # 1 1 Yalesville Square

Residential

Current Market Value \$ 99,800

Chairman Vitali stated the appellant put a market value of \$ 60,000 on the property. The Town placed a market value of \$ 99,800 with an assessed value of \$ 69,900. Chairman Vitali stated that is a 47% increase from 2015. Chairman Vitali confirmed with the appellant that the property was purchased in December 2017 for \$ 59,000.

Appellant talked about comparable units recently sold.

Chairman Vitali stated the Assessors office had gone over the appeal and reduced the market value to \$ 79,000.

Mr. Coons stated they looked at comparable sales from 2019.

Appellant stated a similar, newer unit sold for \$ 62,000 and believes \$ 79,000 is still a big increase for one year.

The Board reviewed the files.

Mr. Jackson explained how VISION and the Assessors office determine a market value. A discussion was had between Mr. Jackson and the appellant about appraising properties and comparable sales.

Appellant discussed comparable properties with the Board.

Mr. Bonamico made a motion to reduce the market value to \$ 75,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-031

Michael Scarpa

222 North Cherry St

Residential

Current Market Value \$ 325,700

Appellant stated he purchased the property in 2017 for \$ 113,000. Appellant stated he did renovations out of necessity as the property was not habitable. The renovations were finished in 2019 and the market value went to \$ 290,000. Appellant thought that was too high, but waited until the reevaluation.

Appellant stated the house was unoccupied for over one year and it took a long time to fill the units because of the proximity to the train station. Appellant stated he submitted appraisals of three other comparable properties. The appellant stated this property is valued \$ 85,000 higher than other properties. Appellant explained his comparable properties and recent sales of comparable properties.

Chairman Vitali asked appellant if he attended an informal hearing.

Appellant stated he did over the phone, but they just asked questions and the appellant answered them.

Chairman Vitali stated the appellant did renovations from 2017 to 2020.

Appellant stated the renovations were completed in 2019 and in 2019, there was a large increase in the value.

Chairman Vitali stated the Board had looked at the comparable houses the appellant provided. Chairman Vitali stated the house next door is a three family and the assessed value is significantly lower than the appellants property.

Mr. Jackson stated this house was coded for major renovation, which was why the assessed value went up so much.

A lengthy discussion was had about the renovations and the cost of renovations.

Chairman Vitali stated no one has gone in and done and inspection. Chairman Vitali said the appellant did a major renovation and the Town was trying to estimate on what was done.

Mr. Bonamico made a motion to reduce the market value to \$ 315,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-039

Jonathan Morasutti

28 Franklin St

Residential

Current Market Value \$ 207,300

Chairman Vitali stated the appellant put a market value of \$ 100,000.

Appellant stated he bought the property in 2019 for \$ 140,000. At that time, only one floor was habitable due to burst pipes. Appellant had the house gutted and removed electrical and plumbing. Appellant discussed what work had been done and how much it cost.

Chairman Vitali stated the Town had to establish what the house will be worth when it is finished and how far along the appellant is in the process.

Appellant stated he bought the house two years ago and he is going in on the weekends to do work on the property.

Chairman Vitali stated that as of now, the work is 65 % completed.

Appellant discussed the cost to make it habitable. Appellant stated he told VISION the house was down to the studs.

Mr. Coons stated the Assessors office estimated based on condition and recognized it was an incomplete building.

Appellant goes over comparable properties with the Board. Appellant would like someone to come and see the property.

Chairman Vitali told the appellant that the final value will be when the appellant completes renovations.

Mr. Bonamico made a motion to reduce the market value to \$ 195,000. Seconded by Mr. Avery and passed unanimously.

APPEAL 2020-037

Enid L Stanley Keith R Santora

29 B Pilgrims Harbor

Residential

Current Market Value \$ 193,400

Mr. Coons stated that he called the appellant. The appellant told him she had sold the unit, she does not own it anymore, and she no longer wanted to go through with the appeal.

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

There was no old business.

There was no new business.

At 8:15 PM, Mr. Bonamico made a motion to adjourn. Seconded by Mr. Avery and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board Of Assessment Appeals