

BOARD OF ASSESSMENT APPEALS

TOWN OF WALLINGFORD

MARCH 25, 2021

MINUTES

The Thursday, March 25, 2021 regular virtual meeting of the Wallingford Board of Assessment Appeals was held remotely at gotomeeting.com.

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

Chairman Vitali called the meeting to order at 6:00 PM. The Pledge of Allegiance to the flag was recited.

Mr. Bonamico made a motion to approve prior minutes. Seconded by Mr. Avery and passed unanimously.

The Board reviewed the consent agenda. Chairman Vitali stated the Assessors office had worked with these people on correcting any issues and clerical errors.

Mr. Bonamico made a motion to approve the consent agenda. Seconded by Mr. Avery and passed unanimously.

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 2020-151**

Cariati Developers Inc	Thomas Thompson	70 North Plains Industrial Rd
Personal Property		Total Net Assessment \$ 117,960

Chairman Vitali confirmed with the appellant that he had been working with Mr. Jackson on these appeals.

Chairman Vitali stated this is concerning the Personal Property filing and questioned the appellant that it was not filed.

Mr. Jackson stated the Assessors office conducted a Personal Property audit, they did a three year look back and found the taxpayer was noncompliant. The Assessors office estimated what the personal property should be. The client has a new CPA and they can do it as a new audit.

Mr. Jackson stated the Assessors office will not redo a three year audit if the appellant supplies the proper financial records. Mr. Jackson stated they could conduct a one year audit.

Appellant stated correct.

Mr. Bonamico made a motion of No Change to the prior three year audit however they will be subject to an audit for the 2020 Grand List. Seconded by Mr. Avery and passed unanimously.

#### **APPEAL 2020-152**

Cariati Truck & Equipment LLC	Thomas Thompson	70 North Plains Industrial Rd
Personal Property		Total Net Assessment \$ 37,380

Mr. Jackson stated that Mr. Coons went out and looked at the vehicles, and the Town recommended the value be put back to where it was last year.

Appellant stated the vehicles were bought used in 2013 or 2014.

Chairman Vitali stated the dealer plates were being assessed.

Mr. Coons stated the Assessors office picked this up from the dealer plate list they receive. Mr. Coons stated they did not get a response from Cariati. A new Personal Property account was set up and the appellant did not respond.

Chairman Vitali stated the appellant placed a market value of \$ 1500 in the appeal. The Town has six dealer plates and the Town has Personal Property assessment at \$ 37,380. Appellant has a market value of zero.

Chairman Vitali confirmed that an audit done from APPEAL 2020-151 would not include registered motor vehicles or dealer plates.

Mr. Bonamico made a motion to reduce the market value to \$ 30,000. Seconded by Mr. Avery and passed unanimously.

Chairman Vitali stated the next twelve appeals are 2019 supplemental motor vehicles for the appellant. There was an agreement to change the value to the previous Grand List value.

Appellant stated correct.

Chairman Vitali stated these motions will be to change the assessed value for all appeals.

**APPEAL 2020-150**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd

2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 3,950. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-149**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd

2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 3,690. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-148**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd

2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 3,690. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-147**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd

2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 3,690. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-146**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd  
2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 1,760. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-145**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd  
2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 2,720. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-144**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd  
2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 3,520. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-143**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd  
2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 2,720. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-142**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd  
2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 2,860. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-141**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd  
2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 2,860. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-140**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd  
2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 2,860. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-139**

Cariati Developers Inc      Thomas Thompson      70 North Plains Industrial Rd  
2019 Supplemental Motor Vehicle

Mr. Bonamico made a motion to reduce the assessed value to \$ 1,850. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-100**

Fair Street Commons LLC      Vincent DiNatale      26 Fair St  
Commercial      Current Market Value \$ 942,600

Chairman Vitali stated the Board received Mr. Jacksons email to the appellant and the responding emails for the remaining seven properties. Chairman Vitali thanked the appellant for working with the Town to come to a mutual agreement.









Appellant stated the property had not increased in value and probably stayed the same.

Chairman Vitali discussed previous years assessment values, and stated the increase was in line with other homes.

Appellant talked about the existing problems and issues with the property. Appellant discussed repairs needed.

Mr. Coons stated that VISION could not get a close up look at the property and they had to just look at the property from the road.

Appellant stated the person did not have ID. Appellant stated that since no repairs were done, the property value should not go up.

Chairman Vitali stated that getting a closer looks helps, and the Assessors office is operating on what they think they know.

Mr. Bonamico made a motion to reduce the market value to \$ 286,000. Seconded by Mr. Avery and passed unanimously.

#### **APPEAL 2020-058**

Robert and Stephanie Stacy

57 Circle Dr

Residential

Current Market Value \$ 228,300

Chairman Vitali stated the appellant placed a market value of \$ 214,000 on the property.

Appellant stated they bought the house in January 2019 and upon moving in, there were issues everywhere. The property was bank owned. Appellant submitted photos and an inspection report prior to the hearing, which the Board reviewed. Appellant told the Board about the various repairs needed on the house and property. Appellant told the Board what they had already repaired and stated only one permit had been taken out so far for new a/c and furnace. Appellant stated that his assessment was based upon his house being gutted, but that was not the case. Appellant discussed similar properties in the area.

Chairman Vitali stated that the market value was reduced during an informal hearing process from \$ 238,400 to \$ 228,300. Chairman Vitali stated the Board had looked at the appellants appeal, including pictures and power point.

Mr. Bonamico made a motion to reduce the market value to \$ 224,000. Seconded by Mr. Avery and passed unanimously.

**APPEAL 2020-033**

Michael Schoff

1012 Clintonville Rd

Residential

Current Market Value \$ 488,200

Chairman Vitali stated the appellant placed a market value of \$ 200,000.

Appellant told the Board the history of the property. Appellant discussed the issues with the house and land. Appellant stated there is no electrical, plumbing, or heat. Appellant stated there was no certificate of occupancy and the only thing the property can be used for is storage. Appellant believed the property should be classified as a garage. Appellant stated that the land is not developable, it is land locked, and the only way to get to the property is over railroad tracks. Appellant stated the assessed value was reduced during an informal hearing from \$ 355,800 to \$ 341,800, but believed it should be reduced to \$ 291,800 for assessed value.

Chairman Vitali stated that some of these same issues were heard during the appellants last appeal from the 2015 reevaluation. Chairman Vitali stated that they need to go by what the value of the house is when completed, on an open real estate market. It is 66 % complete now. Chairman Vitali stated the house is on 17 acres.

Appellant stated that it is not developable.

The Board looked at the recommendations, informal appeal information, and the reduction from the 2015 value.

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

**APPEAL 2020-027**

Scott and Elvira Cleary

5 Lost Brook Lane

Residential

Current Market Value \$ 281,200

Appellant stated they went through the process with VISION and VISION thought the market value should be lowered to \$ 274,000, and appellant felt that was too high considering the condition the house was in. Appellant discussed repairs that had been done.

Chairman Vitali asked if appellant had anything in writing from VISION.

Appellant stated no, it was a hearing by phone.

Chairman Vitali stated the Boards decision was based upon the appeal and the conversation with VISION.

Mr. Bonamico made a motion to reduce the market value to \$ 278,000. Seconded by Mr. Avery and passed unanimously.

The Board discussed the upcoming special meeting on Monday, March 29, 2021.

At 7:55 PM, Mr. Bonamico made a motion to adjourn. Seconded by Mr. Avery and passed unanimously.

Respectfully Submitted.

Shelley Hemenway

Recording Secretary

Board Of Assessment Appeals