



Town of Hamden Board of Assessment Appeals

Minutes: The Board of Assessment Appeals, Town of Hamden held deliberations on March 23 and 28, 2023; the following applicants were discussed:

Attending: Kurt Bauknecht, John DeNicola, James Pascarella, and Patrice LeMoine, Clerk for the Board.

- 1. Call to order:** Mr. Pascarella called the meeting to order on March 23, 2023 at 6:30 p.m. for the purpose of holding deliberations. He then confirmed that a quorum was present.
- 2. Public Comment regarding the Agenda:** No one from the public was in attendance.

The following assessment appeals were deliberated:

Address: **Motor Vehicle for property located at 80 Klarman Drive**

Property Owner: **Alan Lee**

The Board has voted unanimously not to assess the motor vehicles that are not owned by the above-referenced property owner. (Defer to Assessor's office for proper recording.)

Decision: This is the ruling of the Board.

Address: **63 Burke Street**

Property Owner: **Anthony Ressa and Rosi Hurley**

The Board has voted unanimously to change the appraisal amount to \$165,000; reflecting a new assessed amount of \$155,500 (-26,550) of this property.

Decision: This is the ruling of the Board.

Address: **342 Forest Street Ext**

Property Owner: **Benjamin Amarone**

The Board has voted unanimously not to change the assessment of this property.

Decision: This is the ruling of the Board.

Address: **113 Hillcrest Avenue**

Property Owner: **Brendan John Mattia**

The Board has voted unanimously to change the appraisal amount to \$390,000; reflecting a new assessed amount of \$273,000 (-13,400) of this property.

Decision: This is the ruling of the Board.

Address: **24 Hampshire Road**

Property Owner: **Charles Wallhofer**

The Board has voted unanimously not to change the assessment of this property.

(Request property owner to see Town Assessor regarding the correction of the address on the town records.)

Final Decision: This is the ruling of the Board.

Address: **213 Butler Street**

Property Owner: **Dashone Hughey**

The Board has voted unanimously not to change the assessment of this property.

Final Decision: This is the ruling of the Board.

Address: **3551 Whitney Avenue**

Property Owner: **Duble Family I, LLC**

The Board has voted unanimously to change the appraisal amount to \$400,000; reflecting a new assessed amount of \$280,000 (-64,000) of this property.

Final Decision: This is the ruling of the Board.

Address: **2600 Dixwell Avenue**

Property Owner: **2600 Dixwell Avenue LLC (E. Lockery)**

The Board has voted unanimously to change the appraisal amount to \$728,571; reflecting a new assessed amount of \$510,000 (-125,329) of this property.

Final Decision: This is the ruling of the Board.

At 8:50 p.m., the Board voted unanimously to recess until Tuesday, March 28, 2023.

On Tuesday, March 28, 2023, the Board of Assessment Appeals reconvened the meeting from March 23, 2023 for the purpose of holding deliberations.

Attending: Kurt Bauknecht, John DeNicola, James Pascarella, and Patrice LeMoine, Clerk for the Board.

1. Reconvening the meeting: Mr. Pascarella called the meeting to order at 6:04 p.m. for the purpose of holding deliberations. He then confirmed that a quorum was present.

2. Public Comment regarding the Agenda: No one from the public was in attendance. The following assessment appeals were deliberated:

Address: **129 Leeder Hill Drive**

Property Owner: **Porcelen Company**

The Board has voted unanimously not to change the assessment of this property. (*refer to Assessor's office for confirmation, per ruling of the state statute*)

Final Decision: This is the ruling of the Board.

Address: **Motor Vehicle 2022 Tesla Y**

Property Owner: **Gregory G. Mastroianni**

The Board has voted unanimously to change the appraised amount from \$75,000 to **\$60,000** (-\$15,000) of this motor vehicle property.

Final Decision: This is the ruling of the Board.

Address: **825 Prospect Street**

Property Owner: **Henry Rubin**

The property owner withdrew the appeal; therefore, no decision was required.

Final Decision: This is the ruling of the Board.

Address: **63 Fernwood Road**

Property Owner: **Jack Gronkiewicz and Urszula H. Gronkiewicz**

The Board has voted unanimously not to change the assessment of this property.

Final Decision: This is the ruling of the Board.

Address: **1661 Dixwell Avenue**

Property Owner: **MacPherson at Whitneyville West LLC**

The Board has voted unanimously to change the appraisal amount to \$850,000; reflecting a new assessed amount of \$595,000 (-67,500) of this property.

Final Decision: This is the ruling of the Board.

Address: **2801 State Street**

Property Owner: **Gepco Properties LLC**

The Board has voted unanimously to change the appraisal amount to \$800,000; reflecting a new assessed amount of \$560,000 (-37,300) of this property.

Final Decision: This is the ruling of the Board.

Address: **1978 State Street**

Property Owner: **Nine Ninety-Three Hamilton Avenue LLC (Khalid Mahmood)**

The Board has voted unanimously to change the appraisal amount to \$787,000; reflecting a new assessed amount of \$550,900 (-153,200) of this property.

Final Decision: This is the ruling of the Board.

Address: **2538 Whitney Avenue** (Karen Brown)

Property Owner: **Glenwood Drive-In**

The Board has voted unanimously not to change the assessment of this property.

Final Decision: This is the ruling of the Board.

Address: **80 Tom Swamp Road**

Property Owner: **Laura J. Giuliano**

The Board has voted unanimously to change the appraisal amount to \$300,000; reflecting a new assessed amount of \$210,000 (-31,400) of this property.

Final Decision: This is the ruling of the Board.

Address: **Recreational Vehicle 2006 Rockwood Freedom 2280 Popup Tent Camper**

Property Owner: **Lawrence Iaquinto**

The Board has voted unanimously not to change the assessment of this property.

Final Decision: This is the ruling of the Board.

Address: **Motor Vehicles located at 345 Kenwood Avenue**

Property Owner: **Bohne Property Group LLC** (Linda and Michael Bohne)

The Board has voted unanimously not to assess the motor vehicles that are not owned by the above-referenced property owner. (Defer to Assessor's office for proper recording.)

Final Decision: This is the ruling of the Board.

Address: **125 Maplewood Terrace**

Property Owner: **Nick and Paul Petrucci aka N&P Landscaping LLC**

The Board has voted unanimously not to change the assessment of this property.

Final Decision: This is the ruling of the Board.

Address: **P.S. State Street**

Property Owner: Peter Saldamarco of **P.S. State LLC**

The Board has voted unanimously to change the appraised amount to \$640,000, reflecting a new assessed amount of \$448,000 (-50,000) of this property. (*Note:* request a change to label the property card from "used car dealership" to "warehouse/office space" and from "good" to "average".)

Final Decision: This is the ruling of the Board.

Address: **233 Goodrich Street**

Property Owner: **Ramin Khadem**

The Board has voted unanimously not to change the assessment of this property.

Final Decision: This is the ruling of the Board.

Address: **31 North Woods Road**

Property Owner: **Shirleen Pereira and Ashley Antao**

The Board has voted unanimously to change the appraised amount to \$364,900, reflecting a new assessed amount of \$255,430 (-\$54,900) of this property. (**Note:** per the request of the BAA, the Assessor's office changed the property rating from a "B to a B-")

Final Decision: This is the ruling of the Board.

Address: **2445 Whitney Avenue**

Property Owner: **David Matthew Aversa**

The Board has voted unanimously to change the assessment of this property to \$65,000 (-\$5,170).

Final Decision: This is the ruling of the Board.

Address: **19 Evergreen Avenue**

Property Owner: **Midcon Partners Limited Partnership**

The Board has voted unanimously not to change the assessment of this property.

Final Decision: This is the ruling of the Board.

Address: **153 Haverford Street**

Property Owner: **Silas and Elizabeth Wong**

The Board has voted unanimously to change the appraised amount to \$225,000, reflecting a new assessed amount of \$157,500 (-\$26,000) of this property.

Final Decision: This is the ruling of the Board.

Address: **110 Sleeping Giant Drive**

Property Owner: **Simon Magamas**

The Board has voted unanimously not to change the assessment of this property.

Final Decision: This is the ruling of the Board.

Address: **1537 Dunbar Hill Road**

Property Owner: **Brennan Amy Trustee** (Thomas A. Della Ventura)

The Board has voted unanimously to change the appraised amount to \$220,000, reflecting a new assessed amount of \$157,500 (-\$26,000) of this property.

Final Decision: This is the ruling of the Board.

Address: **35 Worth Avenue**

Property Owner: **R. V. Associates Inc.**

The Board has voted unanimously not to change the assessment of this property due to the property is not eligible since an appeal was filed February 2021.

Final Decision: This is the ruling of the Board.

Town of Hamden, Board of Assessment Appeals
March 23 and 28, 2023

With no further deliberations to review, Mr. Pascarella requested to adjourn. Mr. DeNicola motioned to adjourn at 6:52 p.m. and Mr. Bauknecht seconded. Motion carried.

Meeting Recordings:

March 23, 2023:

<https://us06web.zoom.us/rec/share/qXeAJNPGMoqPaSK-ljAtB0O81CvumVBG6a5CHI1QZAgMcOzEc8pCvNzlDRvLKCLb.rrA0BwuwLEIpTY2c>
Passcode: 5H@ScCm7

March 28, 2023:

https://us06web.zoom.us/rec/share/DGPCFIP39GFmXHcAD5Lv2KnNgnpLSAr4vT1_qlhiC7I3YfCjUG3oyLThNzqMZSA2.Dr6NPomAFjjj6so
Passcode: y@!0HT*g

Submitted by:

s/ Patrice A. LeMoine
Clerk for the Board of Assessment Appeals