



BOARD OF ASSESSMENT APPEALS

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

Meeting Recording:

[BAA Mins Decisions 03 26 2021](#)

Access Passcode: WS4H*\$B

(Final as of 04 23 2021)

Results from Deliberations March 26, 2021 at 10:30 a.m.

A decision meeting of the Board of Assessment Appeals was held on Friday, March 26, 2021 at 10:30 a.m. The meeting was held virtually via teleconference.

Members present: Kurt Bauknecht, John DeNicola, and James Pascarella. Also in attendance: Patrice LeMoine, clerk for the BAA.

Mr. J. Pascarella called the meeting to order at 10:33 a.m.

PID: 8031/Type: Real Estate

Owner: Annis, Steven and Rose

Location: 87 Sandquist Circle

Decision: The Board discussed the provided materials and testimony. The motion was unanimous.

The motion was made by K. Bauknecht and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$276,900 to \$250,000.

PID:123565/Type: Real Estate

Owner: Aurora, John and Anna Lisa

Location: 22 Peck Lane

Decision: The Board discussed the provided materials and testimony. The motion was unanimous.

The motion was made by K. Bauknecht and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$469,200 to \$420,000.

PID: 4435/Type: Real Estate

Owner: Aviles, Dianibel

Location: 135 Hartford Turnpike

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$602,800 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 1566/Type: Real Estate

Owner: Byers, Jeannette

Location: 12 Bryden Terrace

Decision: The Board discussed the provided materials and testimony. The motion was unanimous.

The motion was made by K. Bauknecht and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$313,800 to \$280,000.

PID: 1938/Type: Real Estate Owner: Carrone, Henry
Location: 31 Quaker Road
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.
The motion was made by K. Bauknecht and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$166,000 to \$155,000.

PID:1249/Type: Real Estate Owner: Casnova, Alexine
Location: 42 Giles Street
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.
The motion was made by K. Bauknecht and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$266,900 to \$240,000.

PID:14784/Type: Real Estate Owner: Chhun, Sokuntheary
Location: 72 South New Road
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.
The motion was made by J. Pascarella and seconded by J. DeNicola to grant the appeal and reduce the appraised value from \$195,000 to \$170,000.

PID:10353/Type: Real Estate Owner: Clark, Judy
Location: 888 Ridge Road
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.
The motion was made by K. Bauknecht and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$414,000 to \$407,400.

PID: 9789/Type: Real Estate Owner: Cooney, Suzanne
Location: 35 Filbert Street
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.
The motion was made by J. Pascarella and seconded by K. Bauknecht to grant the appeal and reduce the appraised value from \$269,800 to \$255,000.

PID: 8981/Type: Real Estate Owner: Copela, Peter and Luba
Location: 1751 Dixwell Avenue
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.
The motion was made by K. Bauknecht and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$258,700 to \$240,000.

PID: 13630/Type: Real Estate Owner: Cutillo, John and Susan
Location: 1447 Dunbar Hill Road
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.
The motion was made by K. Bauknecht and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$264,900 to \$264,000.

PID: 11492/Type: Real Estate Owner: DeSimone, Charles P.
Location: 40 Towne House Road
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.

Location: 865 Tuttle Avenue

Decision: The Board discussed the provided materials and testimony. The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht to grant the appeal and reduce the appraised value from \$496,000 to \$455,000.

PID: 6483/Type: Real Estate

Owner: Hayden, Daniel

Location: 73/75 Beacon Street

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$316,100 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 17957/Type: Real Estate

Owner: Hickman, Michael

Location: 485 Tom Swamp Road

Decision: The Board discussed the provided materials and testimony. The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht to grant the appeal and reduce the appraised value from \$298,400 to \$280,000.

PID: 14470/Type: Real Estate

Owner: Iezzi, Michael

Location: 9 Monroe Street

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$268,500 (no change) with notes addressed to the assessor's office. The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 17111/Type: Real Estate

Owner: Jerolman, James

Location: 1930 Shepard Avenue

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The value will remain the same \$219,100 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 10788/Type: Real Estate

Owner: Kandall, Carol

Location: 47 Canterbury Road

Decision: The Board discussed the provided materials and testimony. The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht to grant the appeal and reduce the appraised value from \$285,000 to \$260,000.

PID: 15262/Type: Real Estate

Owner: King, Jill

Location: 57 Knob Hill Drive

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The value will remain the same \$212,700 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 17447/Type: Real Estate

Owner: Kuselias, Michael

Location: 25 Lancelot Way

Decision: The Board discussed the provided materials and testimony. The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola to grant the appeal and reduce the appraised value from \$752,000 to \$730,000.

