



BOARD OF ASSESSMENT APPEALS

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

Meeting Recording:
[BAA Mins Decisions 03 30 2021 Draft](#)
Access Passcode: #1X?aa99

(Final as of 04 23 2021)
Results from Deliberations
March 30, 2021 at 5:00 p.m.

A decision meeting of the Board of Assessment Appeals was held on Tuesday, March 30, 2021 at 5:00 p.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 5:56 p.m.

PID: 12125/Type: Owner: Aceto, Joseph and Leslie
Location: 3 Autumn 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 \$599,800 to \$575,000.

PID: 2725 075/Type: Real Estate Owner: Artz, George and Jeanne
Location: 15 Hunters Way
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 \$627,900 to \$600,000.

PID:9220/Type: Real Estate Owner: Basak, Ranjit
Location: 465 Mix Avenue, Unit B1
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$127,800 (no change). The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. Pascarella.

PID: 100753/Type: Real Estate Owner: Basak, Ranjit
Location: 160 Still 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 \$354,200 to \$340,000.

PID: 123542/Type: Real Estate Owner: Boyhen, Matthew J. and Teaka W.
Location: 135 Chatterton Way
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$455,200 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 7686/Type: Real Estate Owner: Cugino, Michael
Location: 560 Gilbert Avenue
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 \$324,500 to \$300,000.

PID:2030/Type: Real Estate Owner: Cummings, Rabelle S.
Location: 96 Killdeer Road
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same pending request from the Assessor's office. The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 6914/Type: Real Estate Owner: Curry, Robert
Location: 35 North Lake Road
Decision: The Board discussed the provided materials and testimony. The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$169,700 to \$155,000.

PID: 2356/Type: Real Estate Owner: Dawson, Marsha
Location: 23 Michael 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 \$176,900 to \$155,000.

PID: 11665/Type: Real Estate Owner: Farooqui, Sajida
Location: 820 Mix 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 \$179,000 to \$171,000.

PID: 100738/Type: Real Estate Owner: Founders Preserve Owners Association Inc.
Location: 0 Nicholas Court
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$5,200 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 16929/Type: Real Estate Owner: Founders Preserve Owners Association Inc.
Location: 216 Still Hill Road
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.

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Location: 66 Carew 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 \$493,800 to \$455,000.

PID: 10337/Type: Real Estate

Owner: Rizzo, Kate L.

Location: 25 Jackson 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. DeNicola to grant the appeal and reduce the appraised value from \$503,900 to \$448,800.

PID:1866/Type: Real Estate

Owner: Shyam, Deval and Arati Pandit

Location: 59 Rogers Road

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$492,700 (no change). The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. DeNicola.

PID: 12229/Type: Real Estate

Owner: Vicevich, Christopher

Location: 82 Sky View 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 \$372,400 to \$353,000.

PID: 10799/Type: Real Estate

Owner: Webb, Sharon

Location: 55 Canterbury Road

Decision: The Board discussed the provided materials and testimony. The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$270,400 to \$260,000.

PID: 18209 /Type: Real Estate

Owner: Denis Ostapenko

Location: 142 Chatterton Way

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 \$399,400 to \$390,000.

PID: 6823 /Type: Real Estate

Owner: Susan Peters

Location: 18 Lake Street

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$231,600 (no change). The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. Pascarella.

PID: 16093 /Type: Real Estate

Owner: Linda M Remetz

Location: 200 Hogan 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 \$397,800 to \$373,100.

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Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$224,500 (no change). The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. Pascarella.

PID: 1658 /Type: Real Estate

Owner: Zora 162 Armory LLC

Location: 162 Armory 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. DeNicola to grant the appeal and reduce the appraised value from \$118,500 to \$116,750.

PID: 16195 /Type: Real Estate

Owner: Pasquale Crocco

Location: 16 Cobblestone Drive

Decision: The Board discussed the provided materials and testimony. The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. DeNicola to grant the appeal and reduce the appraised value from \$642,100 to \$615,000.

PID: /Type: Rec Vehicle

Owner: George and Clara Petrus

Location: 296 Fairview 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 \$8,720 to \$7,000.

PID: 2462 /Type: Real Estate

Owner: John Zawadski

Location: 519 Woodin Street

Decision: The Board discussed the provided materials and testimony. The Board was unable to determine a value due to questions on the vision property cards The Board requests the Assessor's office complete a re-evaluation to determine the correct appraised value.

At 9:05 p.m. Mr. J. Pascarella adjourned the meeting. The Board of Assessment Appeals agreed to hold a special meeting on Wednesday, March 31, 2021 at 5:00 p.m. for additional hearings and then at 6:30 p.m. for deliberations.

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