



BOARD OF ASSESSMENT APPEALS

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

Meeting Recording:
[BAA Mins Sp Mtg Decision 03 31 2021](#)
Access Passcode: 8FH59w9+

Final as of 04 23 2021
Results from Deliberations
March 31, 2021 at 5:00 p.m.

A decision meeting of the Board of Assessment Appeals was held on Wednesday, March 31, 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 5:04 p.m.

PID: 100260/Type: Owner: Guymark Studios (Mark Guarino)
Location: 3019 Dixwell Avenue Rear
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 \$390,200 to \$360,000. Notes are recorded for the Assessor's office.

PID: 100261/Type: Real Estate Owner: 3013 Associates (Fred Criscuolo)
Location: 3011 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 \$935,800 to \$859,294.

PID: 20337/Type: Real Estate Owner: Bershtein Enterprises LLC
Location: 1186 Dixwell Avenue
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$208,000 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 2326/Type: Real Estate Owner: CADESI LLC
Location: 1423 Dixwell Avenue
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$321,100 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 100232/Type: Real Estate Owner: South Colony Associates LLC (Marcarelli, S.)
Location: 2827 Dixwell Avenue
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 \$292,700 to \$271,000.

PID: 100530/Type: Real Estate Owner: Elm City IP Holdings
Location: 805 Sherman 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 \$549,400 to \$531,100.

PID:5294/Type: Real Estate Owner: Bershtein, Herman S. Trust
Location: 70 Beldon Road
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$150,400 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 20394/Type: Real Estate Owner: 1337 Dixwell Avenue LLC
Location: 1337 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. DeNicola, J. Pascarella abstained, to grant the appeal and reduce the appraised value from \$372,000 to \$335,000.

PID: 100152/Type: Real Estate Owner: 2369 Dixwell Avenue Associates, LLC
Location: 2369 Dixwell Avenue
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 \$1,135,800 to \$865,000.

PID: 18209/Type: Real Estate Owner: O'Connor, John
Location: 4453 Whitney Avenue
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$164,000 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 1559/Type: Real Estate Owner: Neville, Constance
Location: 53 Morse Street
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$197,000 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 17472/Type: Real Estate Owner: Maturo, Janet
Location: 101 West Meadow Road

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$515,000 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 12129/Type: Real Estate

Owner: Hall, John D.

Location: 23 Hunters Way

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$675,300 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 17448/Type: Real Estate

Owner: Jinyoung, Lee and Kiljai

Location: 20 Lancelot Way

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$651,800 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 6002/Type: Real Estate

Owner: D. F. Nelson Trust

Location: One Gilbert Avenue

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$215,900 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 11621/Type: Real Estate

Owner: D. F. Nelson Trust

Location: 169 Towne House Road

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$65,800 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 11491/Type: Real Estate

Owner: D. F. Nelson Trust

Location: 39 Towne House 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 \$60,000 to \$57,300.

PID: 11542/Type: Real Estate

Owner: D. F. Nelson Trust

Location: 90 Towne House 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 \$56,300 to 53,000.

PID: 4165/Type: Real Estate

Owner: D. F. Nelson Trust

Location: 1220 Whitney Avenue, Unit 2F

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$91,600 (no change). The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. Pascarella. Notes are recorded on the decision form for the Assessor to correct the legal address including a site visit inspection.

PID:7141/Type: Real Estate Owner: Madrzyk, Malgorzota
Location: 20 Athol Place
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$170,100 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht. Notes are recorded on the decision form for the Assessor's office.

PID: 5374/Type: Real Estate Owner: Marchitto, Geraldine
Location: 50 Lane 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 \$159,700 to \$153,000.

PID: 100251/Type: Real Estate Owner: Meadowbrook Second Co-Op
Location: 17 Centerbrook 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 \$1,354,500 to \$1,176,144.

PID: 100248/Type: Real Estate Owner: Meadowbrook Second Co-Op
Location: 185 Centerbrook 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 \$3,612,100 to \$2,933,726.

PID: 100247/Type: Real Estate Owner: Meadowbrook Second Co-Op
Location: 182 Centerbrook 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 \$2,541,200 to \$2,199,171.

PID: 100245/Type: Real Estate Owner: Meadowbrook First Co-Op
Location: 63 Centerbrook 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 \$4,936,200 to \$4,016,994.

PID: 100244/Type: Real Estate Owner: Meadowbrook First Co-Op
Location: 62 Centerbrook 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 \$4,897,700 to \$4,511,655.

PID:100246/Type: Real Estate Owner: Meadowbrook Third Co-Op
Location: 71 Worth Avenue
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.

PID: 20003/Type: Real Estate Owner: Delorenzo, Joe
Location: 194 Welton Street
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 \$318,600 to \$270,000.

PID: 100283/Type: Real Estate Owner: AAA Northeast
Location: 60 Worth 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 \$47,900 to \$45,000.

PID: 10320/Type: Real Estate Owner: Susan Ellen DeNicola
Location: 1041 Ridge 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, J. DeNicola abstained, to grant the appeal and reduce the appraised value from \$792,300 to \$742,000.

PID: 14772 /Type: Real Estate Owner: Gotham Associates LLC
Location: 2714 Whitney Avenue
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$465,000 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 100483 /Type: Real Estate Owner: Gotham Associates LLC
Location: 2725 Whitney Avenue
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$451,600 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

At 8:53 p.m. Mr. J. Pascarella adjourned the meeting. The Board of Assessment Appeals agreed to hold a special meeting on Tuesday, April 6, 2021 at 5:00 p.m. for additional hearings and then at 5:30 p.m. for deliberations.

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