



BOARD OF ASSESSMENT APPEALS

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

Meeting Recording:

[BAA Decision 03 26 2021](#)

Access Passcode: **WS4H*\$B**

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. The motion was made by J. Pascarella and seconded by J. DeNicola to grant the appeal and reduce the appraised value from \$60,300 to \$57,250.

PID: 16772/Type: Real Estate Owner: Densi, Robert (aka Densi Tree Service)
Location: 107 West Woods Road
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$287,500 (no change). The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. Pascarella.

PID: 2549/Type: Real Estate Owner: Devoe, Kenneth and Cynthia
Location: 26 West Helen 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 \$169,800 to \$150,000.

PID: 958/Type: Real Estate Owner: Fioretti, William
Location: 49/55 Alling 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 \$204,000 to \$186,000.

PID: 989/Type: Real Estate Owner: Gaiolini, Deborah
Location: 368 Morse Street
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The value will remain the same \$187,900 (no change). The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. Pascarella.

PID: 1899/Type: Real Estate Owner: Garriga, Jose and Carmen
Location: 154 Franklin Road
Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$174,400 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 17355/Type: Real Estate Owner: Genta, Mark and Mary P. Trustees
Location: 21 Old Pasture 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 \$360,000 to \$355,000.

PID: 3327/Type: Real Estate Owner: Guarino, Mark
Location: 89 October Hill 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 \$373,600 to \$360,000.

PID: 18089/Type: Real Estate Owner: Guidone, John and Dorothy
Location: 865 Tuttle Avenue
Decision: The Board discussed the provided materials and testimony. The motion was unanimous.

Town of Hamden
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Location: 2950 State Street, Unit 6

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 \$234,400 to \$230,000.

PID: 13767/Type: Real Estate

Owner: Levinson, George

Location: 924 Shepard 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 \$262,200 to \$260,000.

PID: 14978/Type: Real Estate

Owner: McKay, Laura

Location: 15 Laura Road

Decision: The Board discussed the provided materials and testimony, and the appeal was denied. The appraised value will remain the same \$236,000 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 1857/Type: Real Estate

Owner: McPartland, James

Location: 110 Rogers Road

Decision: The Board discussed the provided materials and testimony. The motion was unanimous. The motion was made by J. Pascrella and seconded by K. Bauknecht to grant the appeal and reduce the appraised value from \$652,100 to \$640,000

At 9:45 a.m. Mr. J. Pascarella adjourned the meeting. The Board of Assessment Appeals agreed to hold a special meeting on Tuesday, March 30, 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