



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. Pascarella 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. DeNicola.

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.



Town of Hamden  
Board of Assessment Appeals  
Decisions from Deliberations - March 31, 2021 at 5:00 p.m.

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.

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