



BOARD OF ASSESSMENT APPEALS

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

Meeting Recording:
BAA Decisions Draft April 6 2021
Access Passcode: !gC6&05a

Final as of 04 23 2021
Results from Deliberations
April 6, 2021 at 5:30 p.m.

A decision meeting of the Board of Assessment Appeals was held on Tuesday, April 6, 2021 at 5:30 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 5:37 p.m.

PID: 20529/Type: Owner: DSE Realty
Location: 1700 Dixwell Avenue, Unit C
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$317,400 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 20528/Type: Real Estate Owner: DSE Realty
Location: 1700 Dixwell Avenue, Unit B
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$376,000 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 20530/Type: Real Estate Owner: DSE Realty
Location: 1700 Dixwell Avenue, Unit D
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$376,400 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 263000 706/Type: Real Estate Owner: HC2 Associates
Location: 2323 Whitney 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 \$1,285,600 to \$1,085,000.

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PID: 263000 704 /Type: Real Estate Owner: HC2 Associates

Location: 2345 Whitney 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 \$465,000 to \$445,000.

PID: 263000 705 /Type: Real Estate Owner: HC2 Associates

Location: 2349 Whitney 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 to grant the appeal and reduce the appraised value from \$827,400 to \$690,000.

PID: 100134/Type: Real Estate Owner: Lenox Builders

Location: 605 Benham 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 \$801,400 to \$540,000.

PID: 100613/Type: Real Estate Owner: Thirty Seventy-Four Whitney Assoc LLC

Location: 3074 Whitney Avenue

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$1,405,700 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 100620/Type: Real Estate Owner: Thirty Thirty Whitney Assoc LLC

Location: 3030 Whitney 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 to grant the appeal and reduce the appraised value from \$859,000 to \$590,800.

PID: 100615/Type: Real Estate Owner: Thirty Seventy-Four Whitney Assoc LLC

Location: 25 Home Place

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$430,600 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 100392/Type: Real Estate Owner: Hurlburt Properties

Location: 2590 Whitney Avenue

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$448,900 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 100364/Type: Real Estate Owner: I & S LLC

Location: 2494 Whitney Avenue

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same 531,400 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 123302/Type: Real Estate
Location: 10 Marietta Street

Owner: 10 Marietta Street LLC

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$289,100 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 16890/Type: Real Estate
Location: 535 Mt Carmel Road

Owner: Ridge Road Enterprises LLC

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$192,700 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 101502/Type: Real Estate
Location: 19 Marietta Street

Owner: John D Hall

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$304,500 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 8941/Type: Real Estate
Location: 2013/2015 Dixwell Avenue

Owner: John D Hall

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$414,200 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 20602/Type: Real Estate
Location: 1429 Dixwell Avenue

Owner: JRW II LLC

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 \$427,200 to \$390,000.

PID: 20604/Type: Real Estate
Location: 11 Oregon Avenue

Owner: JRW II LLC

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$66,700 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 13021/Type: Real Estate
Location: 5 Brenton Terrace

Owner: Joseph R and Madeline A Weed

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$241,400 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 100635/Type: Real Estate Owner: 2 Broadway
Location: Two Broadway Hamden LLC
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 \$666,100 to \$570,000.

PID: 100630/Type: Real Estate Owner: Westwoods Corner Partnership (aka Eastern Fuel Corporation)
Location: 3584 Whitney 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 \$850,100 to \$795,000.

PID: 100525 /Type: Real Estate Owner: Tudor House Furniture Co
Location: 929 Sherman 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 \$973,700 to \$900,000.

PID: 100465 /Type: Real Estate Owner: Mateye Properties
Location: 25 Raccio Park Road
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$486,000 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 100631 /Type: Real Estate Owner: Mt Carmel Center LLC
Location: 2977 Whitney 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 \$806,000 to \$790,000.

PID: 100630/Type: Real Estate Owner: Mt Carmel Center LLC
Location: 2989 Whitney 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 \$1,139,800 to \$950,000.

PID: 20028/Type: Real Estate Owner: MTG Inc.
Location: 185 Welton Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$628,000 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 246 /Type: Real Estate Owner: P S Welton
Location: 131 Welton 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 \$149,000 to \$138,000.

PID: 100468/Type: Real Estate

Owner: Twenty Four Rossotto Drive LLC (Golden Days)

Location: 24 Rossotto Drive

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$546,700 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 20516 /Type: Real Estate

Owner: PAT Realty

Location: 1635 Dixwell Avenue

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$1,165,200 (no change). The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. DeNicola.

PID: 20515 /Type: Real Estate

Owner: PAT Realty

Location: 1651 Dixwell Avenue

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$467,800 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 20548/Type: Real Estate

Owner: PAT Realty

Location: 12 Foch Street

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$174,000 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 20517/Type: Real Estate

Owner: PAT Realty

Location: 16 Foch Street

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$250,000 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 20331 /Type: Real Estate

Owner: CHIMA Enterprise Inc.

Location: One Circular 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 \$850,100 to \$695,000.

PID: 20331 /Type: Real Estate

Owner: Giering Metal Finishing Inc.

Location: 2635 State Street

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$35,800 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

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PID: 20646 /Type: Real Estate
Location: 2655 State Street

Owner: Giering Metal Finishing Inc.

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 \$938,600 to \$895,000.

PID: 20655 /Type: Real Estate
Location: 2685 State Street

Owner: Giering Metal Finishing Inc.

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 \$900,400 to \$890,000.

PID: 6552 /Type: Real Estate
Location: 19 Manilla Avenue

Owner: 19 Manilla Avenue

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$136,800 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 9875 /Type: Real Estate
Location: 70 Swarthmore Street

Owner: Michael and Barbara Milazzo

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 \$430,100 to \$420,000.

PID: 2231 /Type: Real Estate
Location: 2259 State Street

Owner: P S State Street LLC

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$329,000 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 20336 /Type: Real Estate
Location: 1190-1192 Dixwell Avenue

Owner: Sharon Moshe Realty LLC

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 \$316,900 to \$260,000.

At 8:45 p.m. Mr. J. Pascarella adjourned the meeting. The Board of Assessment Appeals agreed to hold a special meeting on Tuesday, April 7, 2021 at 5:00 p.m. for deliberations.

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