



BOARD OF ASSESSMENT APPEALS

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

Meeting Recording:
[BAA Sp Mtg Decision 04 07 2021](#)

Access Passcode: a%wi2Hpy

Final as of 04 23 2021

Results from Deliberations

April 7, 2021 at 5:00 p.m.

A decision meeting of the Board of Assessment Appeals was held on Wednesday, April 7, 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: Suzanne LeMoine and Patrice LeMoine, clerk and substitute clerk for the BAA.

PID: 4776 /Type: Real Estate

Owner: Porto Enterprise LLC

Location: 2488 State Street

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$530,200 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 555 /Type: Real Estate

Owner: Airgas Inc. c/o Airgas USA LLC North Division

Location: 2017 State Street (confirm address on town property card)

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

PID: 20258 /Type: Real Estate

Owner: Park Ridge LLC

Location: 273 Park Road

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$226,300 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 20254 /Type: Real Estate

Owner: Park Ridge LLC

Location: 241 Park Road

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$268,800 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 20253 /Type: Real Estate

Owner: Park Ridge LLC

Location: 233 Park Road

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$268,800 (no change). The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. DeNicola .

PID: 100160 /Type: Real Estate
Location: 2243 Dixwell Avenue

Owner: Roger Boyle Family Trust

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$721,900 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 17793 /Type: Real Estate
Location: 2200 Whitney Avenue

Owner: Southern Conn Imaging Center/

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

PID: 123405 /Type: Real Estate
Location: 38 Building Brook Road

Owner: Lisa Sims

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$380,500 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 10323 /Type: Real Estate
Location: 35 Fennbrook Drive

Owner: Susan Page and George B Wildridge III

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 \$890,400 to \$875,000.

PID: 20383 /Type: Real Estate
Location: 1300 Dixwell Avenue

Owner: Thirteen Hundred Dixwell Avenue Associates 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 \$555,600 to \$467,000.

PID: 20378 /Type: Real Estate
Location: 10 Scott Street

Owner: Thirteen Hundred Dixwell Ave Associates LLC

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$88,300 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 10453 /Type: Real Estate
Location: 2964 State Street

Owner: Antonio and Vincenza Scarano

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 \$271,000 to \$245,000.

PID: 100793 /Type: Real Estate Owner: 3846 Whitney LLC (Pari)
Location: 3846 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 \$309,400 to \$295,000.

PID: 16877 /Type: Real Estate Owner: Nancy Navarretta and Calvin Demarsilis
Location: 311 Hogan Road
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the
same \$344,900 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded
by K. Bauknecht.

PID: 100600 /Type: Real Estate Owner: Six Corporate Ridge LLC
Location: 6 Corporate Ridge
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 \$714,500 to \$682,000.

PID: 10377 /Type: Real Estate Owner: Marianne W. Prokop
Location: 97 Fennbrook Drive
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the
same \$480,200 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded
by K. Bauknecht.

PID: 1866 /Type: Real Estate Owner: Pandit Arati and Shyam Deval
Location: 311 Hogan Road
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the
same \$480,200 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded
by J. Pascarella.

PID: 20165 /Type: Real Estate Owner: JFD Tube & Coil Products
Location: 2 Hamden Park Drive
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 \$759,200 to \$730,000.

PID: 20175 /Type: Real Estate Owner: JFD Tube & Coil Products
Location: 7 Hamden Park Drive
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 \$766,900 to \$730,000.

PID: 20653 /Type: Real Estate Owner: Rufrano Realty LLC
Location: 2715 State 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 \$563,400 to \$525,000.

PID: 20288 /Type: Real Estate Owner: Theresa Vingiano
Location: 2165 State Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$160,800 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 20287 /Type: Real Estate Owner: Theresa Vingiano
Location: 2175 State Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$160,100 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 20483 /Type: Real Estate Owner: Theresa Vingiano
Location: 2520 State Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$391,000 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 100129 /Type: Real Estate Owner: Joseph Farricielli
Location: 2935 State Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$53,30 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 100130 /Type: Real Estate Owner: Joseph Farricielli
Location: 2895 State Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$1,039,900 (no change). The motion was unanimous. The motion was made by K. Bauknecht and seconded by J. Pascarella.

PID: 6506 /Type: Real Estate Owner: Joseph and Floriana Ciarleglio
Location: 70 Church Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$258,200 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by J. Pascarella.

PID: 815 /Type: Real Estate Owner: Joseph and Floriana Ciarleglio
Location: 66 Pine 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 \$222,600 to \$210,000.

PID: 1010 /Type: Real Estate Owner: Joseph Ciarleglio
Location: 275 Morse Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$150,100 (no change). The motion was unanimous. The motion was made by J. DeNicola and seconded by K. Bauknecht.

PID: 100047 /Type: Real Estate Owner: GEPCO Properties (Joseph Ciarleglio)
Location: 2801 State 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 \$536,300 to \$525,000.

PID: 1001 /Type: Real Estate Owner: Joseph and Floriana Ciarleglio
Location: 319 Morse Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$239,800 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 20332 /Type: Real Estate Owner: Pasquale Ciarleglio
Location: 1206 Dixwell Avenue
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$584,700 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 16684 /Type: Real Estate Owner: Pasquale Ciarleglio
Location: 23 Serafin Court
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$474,700 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 599 /Type: Real Estate Owner: Pasquale Ciarleglio
Location: 88 Dix Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$195,000 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 6453 /Type: Real Estate Owner: Pasquale Ciarleglio
Location: 47 Church Street
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$178,000 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 100093/Type: Real Estate Owner: WTE Seventeen Forty Four Dixwell LLC
Location: 1744 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 to grant the appeal and reduce the appraised value from \$1,176,100 to \$1,085,000.

PID: 100279/Type: Real Estate Owner: Whitney Associates LLC
Location: 2305 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 \$1,242,200 to \$1,049,388.

PID: /Type: Real Estate Owner: Whitney SKPO Hamden LLC
Location: 2514 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 \$1,411,100 to \$1,284,950.

PID: 1741 /Type: Real Estate Owner: Brian and Sherrie Courtney
Location: 155 Blake 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 \$918,600 to \$902,500.

PID: 20019 /Type: Real Estate Owner: Electrified Real Estate LLC
Location: 110 Webb 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 \$596,200 to \$550,000.

PID: 20204 /Type: Real Estate Owner: Morse Street Corporation
Location: 266 Morse 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 \$671,300 to \$655,000.

PID: 20083 /Type: Real Estate Owner: Hamden BK LLC
Location: 937 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 to grant the appeal and reduce the appraised value from \$1,126,300 to \$987,900.

PID: 17741 /Type: Real Estate Owner: John Natcher
Location: 4045 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. Pascarella to grant the appeal and reduce the appraised value from \$247,900 to \$245,000.

PID: 20591 /Type: Real Estate Owner: Five Manila LLC
Location: 5 Manila 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 \$1,226,900 to \$1,150,100.

PID: 14028 /Type: Real Estate Owner: Vincent and Linda Morcaldi
Location: 129 Tanglewood Drive
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$156,400 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 1555 /Type: Real Estate Owner: Vadim A Staklo
Location: 36 Bryden Terrace
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$262,900 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 100726 /Type: Real Estate Owner: Paul Darcy
Location: 40 Nicholas Court
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$388,300 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 9236 /Type: Real Estate Owner: Cerrone Davis
Location: 465 Mix Avenue, Unit C-C3
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 \$157,300 to \$148,000.

PID: 2546 /Type: Real Estate Owner: Thomas Pia
Location: 8 West Helen Street
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 \$172,500 to \$166,500.

PID: 100240 /Type: Real Estate Owner: 2661 Dixwell Venures (Frank Taliercio)
Location: 2661 Dixwell Avenue
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$424,400 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 20168 /Type: Real Estate Owner: Frank G Maturo, Sr
Location: 16 Hamden Park Drive (Warning Lights and Scaffolding Service)
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 \$610,100 to 590,000.

PID: 100627 /Type: Real Estate Owner: 2969 Whitney Avenue LLC
Location: 2969 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. Pascarella to grant the appeal and reduce the appraised value from \$944,000 to \$890,000.

Town of Hamden
Board of Assessment Appeals
Decisions from Deliberations – April 7, 2021

PID: 100263 /Type: Real Estate

Owner: Hamden Three Investors

Location: 2313 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 \$1,285,000 to \$1,185,000.

PID: 20392 /Type: Real Estate

Owner: Dixwell Neighborhood Realty LLC

Location: 1355 Dixwell Avenue

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$62,800 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

At 9:02 p.m. Mr. J. Pascarella adjourned the meeting. The Board of Assessment Appeals agreed to hold a special meeting on Tuesday, April 13, 2021 at 6:00 p.m. for deliberations.

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