



BOARD OF ASSESSMENT APPEALS

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

Special Meeting for Decisions from Deliberations April 13, 2021 at 6:00 p.m.

Final as of 04 23 2021

Meeting Recording:

[BAA Sp Mtg for Deliberations 04 13 2021](#)

Access Passcode: #UP7udJg

A decision meeting of the Board of Assessment Appeals was held on Tuesday, April 13, 2021 at 6:00 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, substitute clerk for the BAA.

PID: 100290 /Type: Real Estate

Owner: Paradise Country Club Inc.

Location: 83 Hill Street Rear

Decision: The Board discussed the provided materials and testimony. The motion was unanimous.

The property contains a pond, which the evaluation was mis-appraised. This pond does not serve for business purposes, it is for beautification purposes only, the Board reassessed the property at \$10 per s.f. at \$162,500, not \$406,300. The motion was made by K. Bauknecht and seconded by J. Pascarella to grant the appeal and reduce the appraised value from \$1,337,000 to \$1,093,200.

PID: 20653 /Type: Real Estate

Owner: Rufrano Realty Inc.

Location: 2715 State 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. Pascarella to grant the appeal and reduce the appraised value from \$563,400 to \$539,280.

PID: 100615 /Type: Real Estate

Owner: Thirty Seventy Four Whitney Avenue

Location: 2488 State Street

Associates LLC (Kaplan Enterprises)

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$436,600 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

PID: 100618 /Type: Real Estate

Owner: Alliance Energy LLC

Location: 3050 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 K. Bauknecht to grant the appeal and reduce the appraised value from \$808,500 to \$703,200.

PID: 100276 /Type: Real Estate Owner: Alliance Energy LLC
Location: 2263 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 K. Bauknecht to grant the appeal and reduce the appraised value from \$958,500 to \$788,500.

PID: 20436 /Type: Real Estate Owner: Michael Argo
Location: 1312 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 \$762,400 to \$615,800.

PID: 100612 /Type: Real Estate Owner: Kusum Convenience Store LLC
Location: 3070 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 K. Bauknecht to grant the appeal and reduce the appraised value from \$589,900 to \$539,900.

PID: 100118 /Type: Real Estate Owner: Eton Centers Company
Location: 1705 Whitney Avenue
Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$266,100 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by J. DeNicola.

PID: 101322 /Type: Real Estate Owner: Gambino, Roselyn et al WD
Location: 2039 Dixwell 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 \$785,000 to \$664,000.

PID: 101302 /Type: Real Estate Owner: Gambino, Roselyn et al WD
Location: 27 Connelly Parkway
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 \$1,228,000 to \$873,000.

PID: Not Found /Type: Personal Property Owner: Ridge Road Enterprises LLC
Location: Livestock (Miniature Pony) / 535 Mt Carmel Road
Decision: The Board discussed the provided materials and testimony (assessed over \$1,500 for miniature horse as livestock, which it is not). 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 current assessment of approximately \$1,500 to \$0.

PID: 2528 /Type: Real Estate

Owner: Cap Tucson Properties LLC

Location: 2197 Dixwell Avenue

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$1,228,400 (no change). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

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 K. Bauknecht and seconded by J. DeNicola.

PID: 10093 /Type: Real Estate

Owner: Seventeen Forty Four Dixwell Avenue

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. Pascarella to grant the appeal and reduce the appraised value from \$1,176,100 to \$1,085,000.

PID: 175 /Type: Real Estate

Owner: Alexis Brown

Location: 91 Park 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 \$195,000 to \$175,000.

PID: 1531 /Type: Real Estate

Owner: Roseann Associates LLC

Location: 6 Prospect Court

Decision: The Board discussed the applicant's appeal, which was denied. The appraised value will remain the same \$1,378,500 (no change/see notes). The motion was unanimous. The motion was made by J. Pascarella and seconded by K. Bauknecht.

At 7:40 p.m. Mr. J. Pascarella adjourned the meeting. The Board of Assessment Appeals agreed to sign-off the decision forms to each appeal applications in the assessor's office.

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