

BOARD OF ASSESSMENT APPEALS

MINUTES

SPECIAL MEETING, TUESDAY, MARCH 27, 2018
TOWN HALL, 1019 MAIN STREET, BRANFORD, CT

Meeting was called to order by Dennis Nardella at 5:08 pm.

Roll Call: Chairman-Dennis Nardella; Hearing officer- Ali Abulugma, Alternate-Michael Milici, Clerk-Jennifer Acquino & Associate Assessor-Celeste Fisher

D. Nardella made a motion to accept the recommendation of the hearing officers and vote as a whole at the end. Second by M. Milici, motion carried. All hearing officers presented their appeals and discussions took place. A final vote was taken at the end. See attached spreadsheet for values and vote records including abstentions. Motion made by M. Milici, second by A. Abulugma, motion carried 3-0.

Celeste Fisher, Associate Assessor, presented corrections that were made by the Assessor's Office. Motion made by M. Milici accept changes as presented, second by A. Abulugma, motion carried 3-0.

D. Nardella thanked everyone for their time and service. Meeting was adjourned at 6:04 pm.

Respectfully submitted,
Jennifer Acquino, Clerk

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2018 MAR 28 A 11:35
TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

RECORD OF VOTES FROM 03-27-18 BOARD OF ASSESSMENT APPEALS MEETING

LIST#	OWNER	LOCATION/DBA	TYPE	CHANGE	NO CHANGE	OLD VALUE	NEW VALUE	DN-YES	DN-NO	DN-ABS	MM-YES	MM-NO	MM-ABS	AA-YES	AA-NO	AA-ABS
000985	ROBERT J. & BETSY J SACHS	39 NORTHFORD RD	R		X	\$ 581,000	\$ 581,000	X			X			X		
0043266	CHERRY HILL CONSTRUCTION	CHERRY HILL CONSTRUCTION	PP		X	\$ 422,080	\$ 422,080	X			X			X		
007809	RITA ANN SACHS	102 NO MAIN ST	C		X	\$ 399,300	\$ 399,300	X			X			X		
007808	RITA ANN SACHS	102 CHERRY HILL RD	R		X	\$ 1,662,500	\$ 1,662,500	X			X			X		
84478	WILLIAM G VANHOUTEN	2005 BMW X3 3.0	MV	X		\$ 5,250	\$ 1,610	X			X			X		
84479	WILLIAM G VANHOUTEN	2004 BMW X5 3.0I	MV	X		\$ 5,478	\$ 2,100	X			X			X		
002868	KAMRAN FARID	5 BLACKSTONE AVE	R		X	\$ 1,714,000	\$ 1,714,000	X			X			X		
006137	AMY SHERMAN & JOHN McCARTHY	130 PAWSON RD	R		X	\$ 1,045,500	\$ 1,045,500	X			X			X		
006395	LAURENCE NADEL & SUSAN H BRYSON	215 CLARK AVE	R		X	\$ 786,000	\$ 786,000	X			X			X		
005777	MAGDALENA CAPASSO	5 DUDLEY AVE	R		X	\$ 1,497,500	\$ 1,497,500	X			X			X		
003235	RICHARD P & SARAH F COLBERT	2 HALSTEAD LA	R		X	\$ 997,100	\$ 997,100	X			X			X		
0053261	STONY CREEK DEPOT LLC	STONY CREEK DEPOT LLC	PP	X		\$ 13,810	\$ 5,651	X			X			X		
0000245	WILLIAM R RUSSO	SUBWAY	PP		X	\$ 43,530	\$ 43,530	X			X			X		
0041616	CHARLES E WEBER JR	WALLINGFORD INDUSTRIES, INC.	PP-17		X	\$ 234,450	\$ 234,450	X			X			X		
003607	MALAVASI INVESTMENTS, LLC	123 PINE ORCHARD RD	C		X	\$ 394,000	\$ 394,000	X			X			X		
007139	BEVERLY WILLIS LIVING TRUST	6 ROCKLAND PK	R		X	\$ 973,900	\$ 973,900	X			X			X		
011634	CAMERON BROWN JR	POT ISLAND-TREASURE	R		X	\$ 643,100	\$ 643,100	X			X			X		
007931	MARZENA ZIELINSKA & JAKUB DUDZIU	148 HIGHLAND AVE	R		X	\$ 415,700	\$ 415,700	X			X			X		
005073	NANCY PENISTON & JOAN M BOMBALI	65 SUNSET BEACH RD	R		X	\$ 791,800	\$ 791,800	X			X			X		
0040568	LORI PASCARELLA	GIOVANNI AUTO REPAIR INC	PP-17		X	\$ 339,700	\$ 339,700	X			X			X		
0040568	LORI PASCARELLA	GIOVANNI AUTO REPAIR INC	PP-16		X	\$ 266,301	\$ 266,301	X			X			X		
0040568	LORI PASCARELLA	GIOVANNI AUTO REPAIR INC	PP-15		X	\$ 303,593	\$ 303,593	X			X			X		
0040568	LORI PASCARELLA	GIOVANNI AUTO REPAIR INC	PP-14		X	\$ 372,834	\$ 372,834	X			X			X		
001410	GARY GARNET & MICHELLE HATCH	22 BARTON CT	R		X	\$ 172,200	\$ 172,200	X			X			X		
004075	EUGENE SINGER	105 WILCOX ESTATES	R		X	\$ 404,600	\$ 404,600	X			X			X		
015738	NEW NRB CORPORATION	OYSTER GROUND	OYSTER		X	\$ 1,300	\$ 1,300	X			X			X		
015406	HILLARD BLOOM SHELLFISH INC	OYSTER GROUND #WEST	OYSTER		X	\$ 25,300	\$ 25,300	X			X			X		
015407	HILLARD BLOOM SHELLFISH INC	OYSTER GROUND #WEST	OYSTER		X	\$ 25,300	\$ 25,300	X			X			X		
005783	PENGGUANG YU	13 HOTCHKISS GROVE RD	R		X	\$ 473,900	\$ 473,900	X			X			X		
008267	BENJAMIN M BAKER	14 SPRING RD	R		X	\$ 866,900	\$ 866,900	X			X			X		
004664	LAURA KAUTZ BAKER EST	19 SPRING RD	R	X		\$ 709,900	\$ 670,100	X			X			X		
002855	SKP DEVELOPMENT LLC	14 KENYON ST	R		X	\$ 30,900	\$ 30,900	X			X			X		
008474	DEBRA PERRELLI	18 KENYON ST	R	X		\$ 45,500	\$ 28,400	X			X			X		
002426	RONALD H & MARCIA T DELFINI	322 PINE ORCHARD RD	R	X		\$ 940,800	\$ 929,700	X			X			X		
006831	DAVID ENGSTROM	24 THIMBLE FARMS	R	X		\$ 359,200	\$ 337,000	X			X			X		
006832	ANTHONY J & JEAN CERINO	44 THIMBLE FARMS RD	R		X	\$ 342,200	\$ 342,200	X			X			X		
0041477	AIRGAS USA, LLC-NORTH DIVISION	AIRGAS USA, LLC-NORTH DIVISION	PP		X	\$ 580,460	\$ 580,460	X			X			X		
0046497	SALRICH SEVEN INC.	BRANFORD DRY CLEANERS	PP		X	\$ 107,080	\$ 107,080	X			X			X		
008048	KURT M SCHWANFELDER	75 MILL PLAIN RD	R		X	\$ 171,800	\$ 171,800	X			X			X		
0040220	CITIZENS BANK, NA	CITIZENS BANK-568 EAST MAIN ST	PP-17		X	\$ 35,580	\$ 35,580	X			X			X		
0040220	CITIZENS BANK, NA	CITIZENS BANK-568 EAST MAIN ST	PP-16		X	\$ 56,575	\$ 56,575	X			X			X		
0040220	CITIZENS BANK, NA	CITIZENS BANK-568 EAST MAIN ST	PP-15		X	\$ 69,000	\$ 69,000	X			X			X		
0040220	CITIZENS BANK, NA	CITIZENS BANK-568 EAST MAIN ST	PP-14		X	\$ 79,304	\$ 79,304	X			X			X		
0040357	CITIZENS BANK, NA	CITIZENS BANK-119 MONTOWESE ST	PP-17		X	\$ 31,930	\$ 31,930	X			X			X		
0040357	CITIZENS BANK, NA	CITIZENS BANK-119 MONTOWESE ST	PP-16		X	\$ 80,338	\$ 80,338	X			X			X		
0040357	CITIZENS BANK, NA	CITIZENS BANK-119 MONTOWESE ST	PP-15		X	\$ 94,188	\$ 94,188	X			X			X		

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0040357	CITIZENS BANK, NA	CITIZENS BANK-119 MONTOWESE ST	PP-14		X	\$ 104,983	\$ 104,983	X			X			X
005778	MICHAEL & SUSAN LUCHINI	7 FIRST AVE	R		X	\$ 1,677,700	\$ 1,677,700	X			X			X
009317	ELIZABETH V & CAROL J WARNER & BA	2 SUNRISE COVE CAMP	R	X		\$ 147,300	\$ 146,900	X			X			X
004637	171 STONY CREEK LLC	171 STONY CREEK RD	R		X	\$ 252,400	\$ 252,400	X			X			X
007194	MARK & KRYSZYNA WACLAWIAK	512 LEETES ISLAND RD	R		X	\$ 165,500	\$ 165,500	X			X			X
0040231	SCOTT GAVALETZ	BRANFORD VETERINARY HOSPITAL	PP-17		X	\$ 70,010	\$ 70,010	X			X			X
0040231	SCOTT GAVALETZ	BRANFORD VETERINARY HOSPITAL	PP-16		X	\$ 78,438	\$ 78,438	X			X			X
0040231	SCOTT GAVALETZ	BRANFORD VETERINARY HOSPITAL	PP-15		X	\$ 71,503	\$ 71,503	X			X			X
0040231	SCOTT GAVALETZ	BRANFORD VETERINARY HOSPITAL	PP-14		X	\$ 70,028	\$ 70,028	X			X			X
002979	ALAN G ETZEL	279 LINDEN AVE	R		X	\$ 516,400	\$ 516,400	X			X			X
003374	ANNE M. AQUILA	26 PAWSON LANDING DR	R		X	\$ 653,600	\$ 653,600	X			X			X
005278	HARRIET MAHONEY	38 PAWSON LANDING DR	R		X	\$ 597,800	\$ 597,800	X			X			X
000363	DAVID C & KATHLEEN AUGUSTINE	9 PINE HOLLOW RD	R		X	\$ 215,500	\$ 215,500	X			X			X
007594	GREGORY T. & THERESA ROBINSON	44 STANNARD AVE	R		X	\$ 225,600	\$ 225,600	X			X			X
0045681	DANCE UNLIMITED LLC	DANCE UNLIMITED SHORELINE	PP		X	\$ 16,550	\$ 16,550	X			X			X
0053088	ERRANDS BY JAMES LLC	ERRANDS BY JAMES LLC	PP	X		\$ 820	\$ 540	X			X			X
0058237	STRENGTH IN NUMBERS	STRENGTH IN NUMBERS	PP		X	\$ 1,840	\$ 1,840	X			X			X
0053198	YANBIN WU	TAKUMI	PP	X		\$ 119,450	\$ 57,088	X			X			X
0042242	ST RAPHAEL DIALYSIS CENTER PARTNE	BRANFORD DIALYSIS CENTER #3385	PP		X	\$ 627,870	\$ 627,870	X			X			X
0043253	COMCAST IP PHONE LLC	COMCAST IP PHONE LLC	PP		X	\$ 234,980	\$ 234,980	X			X			X
0058139	S AND E TACTICAL	S AND E TACTICAL	PP	X		\$ 1,840	\$ -	X			X			X
0058126	SELF STORAGE OF BRANFORD	SELF STORAGE OF BRANFORD	PP		X	\$ 59,430	\$ 59,430	X			X			X
0053302	MOUNT SINAI GENOMICS INC	SEMA 4	PP		X	\$ 4,802,980	\$ 4,802,980	X			X			X
0053161	BOSANO LEANNA M LMT	SOL THERAPEUTIC MASSAGE	PP	X		\$ 540	\$ 210	X			X			X
0046838	DSI BRNFORD LLC	DSI BRANFORD LLC	PP		X	\$ 536,090	\$ 536,090	X			X			X
0046181	GLOBAL MONTELLO GROUP CORP	GLOBAL MONTELLO GROUP CORP	PP-17	X		\$ 188,590	\$ 125,591	X			X			X
0046181	GLOBAL MONTELLO GROUP CORP	GLOBAL MONTELLO GROUP CORP	PP-16	X		\$ 212,150	\$ 136,464	X			X			X
0046181	GLOBAL MONTELLO GROUP CORP	GLOBAL MONTELLO GROUP CORP	PP-15	X		\$ 236,970	\$ 150,272	X			X			X
0046181	GLOBAL MONTELLO GROUP CORP	GLOBAL MONTELLO GROUP CORP	PP-14	X		\$ 280,128	\$ 162,003	X			X			X
0000499	ANTHONY NARDELLA	NARDELLAS TURF CARE INC	PP-17	X		\$ 133,930	\$ 121,240			X	X			X
0000499	ANTHONY NARDELLA	NARDELLAS TURF CARE INC	PP-16	X		\$ 123,985	\$ 108,121			X	X			X
0000499	ANTHONY NARDELLA	NARDELLAS TURF CARE INC	PP-15	X		\$ 64,822	\$ 48,959			X	X			X
0000499	ANTHONY NARDELLA	NARDELLAS TURF CARE INC	PP-14	X		\$ 50,980	\$ 34,916			X	X			X
0043218	AT&T MOBILITY	AT&T MOBILITY-4 BEAVER RD	PP		WITHDRAWN	\$ 170,980	\$ 170,980							
0043221	AT&T MOBILITY	AT&T MOBILITY-405 BRUSHY PLAIN RD	PP		WITHDRAWN	\$ 76,570	\$ 76,570							
046178	AT&T MOBILITY	AT&T MOBILITY-723 LEETES ISLAND RD	PP		WITHDRAWN	\$ 157,650	\$ 157,650							
0046180	AT&T MOBILITY	AT&T MOBILITY-123 PINE ORCHARD RD	PP		WITHDRAWN	\$ 79,770	\$ 79,700							
0046179	AT&T MOBILITY	AT&T MOBILITY-SHORT BEACH	PP		WITHDRAWN	\$ 116,380	\$ 116,380							
0046177	AT&T MOBILITY	AT&T MOBILITY-190 TOTOKET RD	PP		WITHDRAWN	\$ 252,430	\$ 252,430							
0042185	AT&T MOBILITY	AT&T MOBILITY-935 WEST MAIN ST	PP		WITHDRAWN	\$ 19,340	\$ 19,340							
0043213	AT&T MOBILITY	AT&T MOBILITY-10 SYLVIA ST	PP		WITHDRAWN	\$ 192,860	\$ 192,860							
0000323	TA OPERATING LLC	TA OPERATING LLC	PP		LATE	\$ 977,680	\$ 977,680							
0046990	CIT FINANCE LLC	CIT FINANCE LLC	PP		LATE	\$ 46,930	\$ 46,930							