



TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473



REPLY TO:

Tel. (203) 239-5321
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Board of Assessment Appeals

March 19, 2019

MEETING MINUTES FOR THE BOARD OF ASSESSMENT APPEALS

A meeting of the Board of Assessment Appeals was held at the Town Hall, 18 Church Street, North Haven on March 19, 2018.

Members present: Jane Andrews, Michael Fletcher & Ralph Ricciardelli

Members absent: Norman Juniewicz , Kathy Spinato-Grant

Meeting called to order by Chairman Fletcher at 3:00 pm.

1. Approval of Minutes from March 11, 2019.
Moved: Ralph Ricciardelli
Second: Jane Andrews
Vote: All members voted in favor.
2. Approve list of corrections recommended to the Board by the Assessor for the 2018 Grand List (list attached).
Moved: Michael Fletcher
Second: Jane Andrews
Vote: All members voted in favor
3. Approve decisions for appeals heard on March 11, 2019 (results attached).
Moved: Ralph Ricciardelli
Second: Michael Fletcher
Vote: All members voted in favor.

4. Motion to adjourn

Moved: Ralph Ricciardelli
Second: Michael Fletcher
Vote: All members voted in favor

The meeting adjourned at 5:15 pm.

Respectfully Submitted,



Ralph Ricciardelli
Secretary

2018GL BAA DECISIONS

Case 1	Account	Title	Owner First	Owner Last	St #	Prop Location	Owner Value	Appraisal Pre BAA	Recent Sales Price	Assessment Pre BAA	Action	Appraisal Post BAA	Assessment Post BAA	Diff
19-01	501128		Petra Construction Corp		98	Rebesch Dr				\$ 175,900	2014GL Audit Removed Assets		\$ 175,260	\$ (640)
19-01	501128		Petra Construction Corp		98	Rebesch Dr				\$ 177,710	2015GL Audit Removed Assets		\$ 170,770	\$ (6,940)
19-01	501128		Petra Construction Corp		98	Rebesch Dr				\$ 240,850	2016GL Audit Removed Assets		\$ 234,010	\$ (6,840)
19-02	508000		Buckeye Pipe Line Company LP								No Show			
19-03	575760		Lego Systems Inc		376	Universal Dr					No Show			
19-04	337760		409 Washington Ave Partners LLC		409	Washington Ave	\$ 50,726,400	\$ 64,377,990		\$ 45,064,593	DWOP	\$ 64,377,990	\$ 45,064,593	\$ -
19-05	400051		August America LLC		300	Universal Dr No	\$ 24,600,000	\$ 30,584,200	\$ 36,533,563	\$ 21,408,940	DWOP	\$ 30,584,200	\$ 21,408,940	\$ -
19-06	134480		North Haven Property LLC		70	Universal Dr	\$ 5,518,341	\$ 7,964,300	\$ 4,000,000	\$ 5,575,010	DWOP	\$ 7,964,300	\$ 5,575,010	\$ -
19-07	910300		Area Cooperative Educational Services		60	United Dr	\$ 950,000	\$ 2,159,500	\$ 1,200,000	\$ 1,511,650	DWOP	\$ 2,159,500	\$ 1,511,650	\$ -
19-08	167050	Mr. & Mrs.	Charles Jr & Donna M	Hemstock	54	Todd Dr So	\$ 229,000	\$ 200,130	\$ 184,000	\$ 140,091	DWOP	\$ 200,130	\$ 140,091	\$ -
19-09	269960	Mr. & Mrs.	Diane M & David	Goldschmidt	65	Lancelot Dr		\$ 710,100		\$ 497,070	DWOP	\$ 710,100	\$ 497,070	\$ -
19-10	341490	Ms.	Loribeth	Romano	9	Todd Dr	\$ 250,000	\$ 165,700	\$ 295,000	\$ 115,990	DWOP	\$ 165,700	\$ 115,990	\$ -
19-11	252190	Ms.	Margaret A	Furbush	18	May St	\$ 290,000	\$ 241,700		\$ 169,190	DWOP	\$ 241,700	\$ 169,190	\$ -
19-12	283065	Mr.	Younjun	Kim	548	Skiff	\$ 260,000	\$ 313,200	\$ 255,000	\$ 219,240	Adjust Bldg Value	\$ 275,000	\$ 192,500	\$ (26,740)
19-13	148650	Mr.	Shakaib	Butt	73	Todd Dr So	\$ 177,000	\$ 297,500	\$ 177,000	\$ 208,250	Adjust Total Value	\$ 237,000	\$ 165,900	\$ (42,350)
19-14	000078	Mr. & Mrs.	William J & Karen	Flynn	11	Regency Dr	\$ 495,000	\$ 531,800	\$ 81,000	\$ 372,260	DWOP	\$ 531,800	\$ 372,260	\$ -
19-15	159350	Ms.	Debra A	DeNicola	29	Old Orchard Rd	\$ 375,000	\$ 515,400	\$ 385,000	\$ 360,780	Adjust Bldg Value	\$ 494,285	\$ 346,000	\$ (14,781)
19-16	283590	Mr.	Justin	Kenny	75	Lancelot Dr	\$ 275,000	\$ 441,700	\$ 245,000	\$ 309,190	Adjust Bldg Value	\$ 375,000	\$ 262,500	\$ (46,690)

2018 GL BAA ADDITIONAL CORRECTIONS

3/11/2019

TYPE	ACCOUNT	NAME	PRE BAA	POST BAA	DIFF	REASON
MV		Cunningham Maureen	\$ -	\$ 2,280	\$ 2,280	Add on from another town
MV		Dippold Michaela	\$ -	\$ 7,750	\$ 7,750	Add on from another town
MV		Empire Drywall Const Inc	\$ -	\$ 6,860	\$ 6,860	Add on from another town
MV		Florio Anthony	\$ -	\$ 4,270	\$ 4,270	Add on from another town
MV		Kraft Karen	\$ -	\$ 6,720	\$ 6,720	Add on from another town
MV		Lichenstein Susan	\$ -	\$ 5,290	\$ 5,290	Add on from another town
MV		Mancini Michael	\$ -	\$ 14,960	\$ 14,960	Add on from another town
MV		Moscovics Michael	\$ -	\$ 4,910	\$ 4,910	Add on from another town
MV		Moscovics Mitchell	\$ -	\$ 6,610	\$ 6,610	Add on from another town
MV		Moss-Rascusin Lauren	\$ -	\$ 8,760	\$ 8,760	Add on from another town
MV		Papa Associates LP	\$ -	\$ 1,130	\$ 1,130	Add on from another town
MV		Personeni Charles	\$ 12,360	\$ -	\$ (12,360)	Transfer to another town
MV		Pianka Richard	\$ -	\$ 500	\$ 500	Add on from another town
MV		Russo Marc	\$ 10,470	\$ -	\$ (10,470)	Duplicate plate
PP	575761	126 Bailey Rd LLC	\$ 20,580	\$ 10,290	\$ (10,290)	Revised declaration
PP	576066	A R S Restoration Spec	\$ 35,980	\$ 73,400	\$ 37,420	Late filer update
PP	576277	Alternative Dental Laboratory LLC	\$ -	\$ 85,400	\$ 85,400	Add on-filed in New Haven
PP	576214	Bibliomation Inc	\$ 9,700	\$ -	\$ (9,700)	Tax exempt
PP	508000	Buckeye Pipeline Co	\$ 733,694	\$ 493,289	\$ (240,405)	2016GL Audit revision
PP	508000	Buckeye Pipeline Co	\$ 759,763	\$ 511,099	\$ (248,664)	2015GL Audit revision
PP	508000	Buckeye Pipeline Co	\$ 547,979	\$ 526,698	\$ (21,281)	2014GL Audit revision
PP	508000	Buckeye Pipeline Co	\$ 670,770	\$ 504,819	\$ (165,951)	2018GL Audit revision
PP	575629	C I T Technology Fin Serv Inc	\$ 1,290	\$ 1,610	\$ 320	Revised declaration
PP	502470	Comcast IP Phone LLC	\$ 18,330	\$ 7,510	\$ (10,820)	Revised declaration
PP	512850	CT Light & Power	\$ 651,410	\$ 632,240	\$ (19,170)	Rev to declaration depreciation
PP	502025	D M X LLC	\$ 210	\$ -	\$ (210)	Out of business
PP	575908	Four Seasons Nails & Spa	\$ 2,350	\$ 1,880	\$ (470)	Revised declaration
PP	502387	G Salon	\$ 16,870	\$ 21,460	\$ 4,590	Late filer update
PP	531400	Hexacomb Corp	\$ 115,760	\$ 109,990	\$ (5,770)	Revised declaration
PP	575760	LEGO Systems Inc	\$ 15,230	\$ -	\$ (15,230)	Out of business
PP	576276	Liberty Coca Cola Beverages LLC	\$ -	\$ 450	\$ 450	Late filer update
PP	500930	Lisa's Hair Gallery	\$ 29,860	\$ 15,440	\$ (14,420)	Late filer update
PP	575793	Lumber Liquidators	\$ 161,110	\$ 163,310	\$ 2,200	Late filer update
PP	576275	Moxie Hair Studio	\$ -	\$ 1,400	\$ 1,400	Late filer update
PP	575358	Mt Carmel Construction	\$ 3,430	\$ 4,880	\$ 1,450	Late filer update
PP	575521	NAFI CT Inc	\$ 4,920	\$ -	\$ (4,920)	Tax exempt
PP	575135	Russells Photography Studio	\$ 31,390	\$ 35,871	\$ 4,481	Late filer update
PP	576145	Vivant Solar Fund XI	\$ 39,170	\$ -	\$ (39,170)	Add solar exemption
RE	000052	Amorin Cheryl	\$ 160,650	\$ 151,550	\$ (9,100)	CAMA value incorrect
RE	128520	Heins Michael	\$ 195,370	\$ 172,760	\$ (22,610)	CAMA value incorrect
RE	286309	Horvath Teresa	\$ 180,880	\$ 159,740	\$ (21,140)	CAMA value incorrect
RE	000126	Huber Richard & Connie	\$ 183,190	\$ 162,050	\$ (21,140)	CAMA value incorrect
RE	000138	Melendez Maria & Gonzalez	\$ 183,190	\$ 162,050	\$ (21,140)	CAMA value incorrect
RE	911950	Quinnipiac University	\$ -	\$ 202,930	\$ 202,930	Remove tax exemption
RE	048460	Spartandian Enterproises LLC	\$ 148,820	\$ 151,550	\$ 2,730	CAMA value incorrect
RE	336300	Stern Stephen & Jeanine	\$ 180,950	\$ 159,810	\$ (21,140)	CAMA value incorrect
RE	154700	Vigliotti Construction Co	\$ 189,420	\$ -	\$ (189,420)	Condo completed

\$ (721,580)