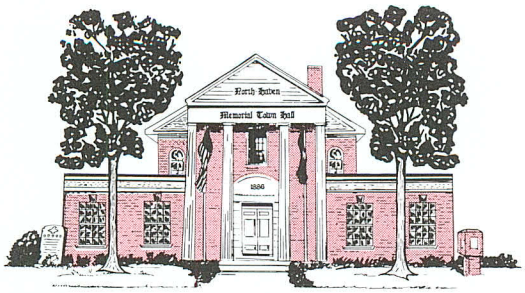

TOWN OF NORTH HAVEN

MEMORIAL TOWN HALL / 18 CHURCH STREET

NORTH HAVEN, CONNECTICUT 06473

REPLY TO: Board of Assessment Appeals

March 14, 2013

Tel. (203) 239-5321
Fax (203) 234-2130

MEETING OF THE BOARD OF ASSESSMENT APPEALS

A meeting of the Board of Assessment Appeals was held at the Town Hall, 18 Church Street, Town of North Haven on March 12, 2013.

Members present: Michael Fletcher, Norman Juniewic, Ralph Ricciardelli, Jane Andrews

Meeting called to order by Chairman Fletcher at 4:00 pm.

1. Continuation of deliberations on appeals

2. The attached cases were decided.
   All members unanimously approved.

3. Motion: Approve attached list of corrections to the 2012 Grand List
   Moved: Michael Fletcher
   Second: Ralph Ricciardelli
   Vote: All members voted in favor of the corrections.

The meeting adjoined at 7:00 pm.

Respectfully Submitted,

Ralph L. Ricciardelli

Ralph L. Ricciardelli
Secretary, Board of Assessment Appeals

Time	Case	Type	Account	Appellant Name	Mail	City	State	Zip	PL#	Prop Loc	Status	Pre BAA Assessment	New Assessment	Diff
4:00	13-001	R	341490	Loribeth Romano	9 Todd Dr	North Haven	CT	06473	9	Todd Dr	No Show	-	-	
4:00	13-002	R	139000	Richard Glenn	15 Louis St	North Haven	CT	06473	15	Louis St	Adjusted bldg value	141,820	139,000	2,820
4:00	13-003	R	056080	John Esposito	27 Sheffield Rd	North Haven	CT	06473	27	Sheffield Ave	Adjusted bldg value	195,020	186,760	8,260
4:00	13-004	R	098890	Joseph DiMartino	10 Papa Ln	North Haven	CT	06473	10	Papa Ln	DWOP	-	-	0
4:15	13-005	R	057940	Sandra Celano	302 Quinnipiac Ave	North Haven	CT	06473	302	Quinnipiac Ave	DWOP	-	-	0
4:15	13-006	R	185575	Elizabeth Seno	1356 Ridge Rd	North Haven	CT	06473	1356	Ridge Rd	Adjusted bldg value	234,010	220,220	13,790
4:15	13-007	C	074546	Robert Letskus	454 Forbes Ave	New Haven	CT	06512	27	Quinnipiac Ave	Adjusted bldg value	536,550	397,740	138,810
4:15	13-008	R	169500	Kim Morris	1100 Ridge Rd	North Haven	CT	06473	1100	Ridge Rd	Adjusted bldg value	814,730	799,470	15,260
4:30	13-009	R	359300	Helen Zamlowski	129 Quinnipiac Ave	North Haven	CT	06473	129	Quinnipiac Ave	Adjusted bldg value	140,560	140,350	210
4:30	13-010	R	299455	Sandra Novicki	40 Grove Rd	North Haven	CT	06473	40	Grove Rd	Adjusted bldg value	194,600	182,840	11,760
4:30	13-011	R	265562	Gerard O'Connor	48 Brockett Farm Rd	North Haven	CT	06473	48	Brockett Rd	DWOP	-	-	0
4:30	13-012	R	044963	Martin Burban	122 Maple Ave	North Haven	CT	06473	122	Maple Ave	Adjusted bldg value	201,250	189,710	11,540
4:45	13-013	C	210290	Arsaian Altaf	PO Box 238	East Windsor	CT	06088	173	Washington Ave	No Show	-	-	0
4:45	13-014	R	202950	Geraldine Argentino	130 State St	North Haven	CT	06473	130	State St	Adjusted bldg value	155,900	154,540	1,360
4:45	13-015	R	181366	Michael Moscovics	16 Stratton Ct	Hamden	CT	06514	42	Ridgewood Ave	No Show	-	-	0
4:45	13-016	R	162500	David Holstein	59 Laydon Ave	North Haven	CT	06473	59	Laydon	Adjusted land value	157,290	152,880	4,410
5:00	13-017	R	147852	Theresa Madigan	17 Brookvale Rd	North Haven	CT	06473	77	Elm St	DWOP	-	-	0

Time	Case	Type	Account	Appellant Name	Mail	City	State	Zip	PL#	Prop Loc	Status	Pre BAA Assessment	New Assessment	Diff
5:00	13-018	R	205598	Theresa Madigan	69 Elm St	North Haven	CT	06473	69	Elm St	Adjusted land value	164,710	160,720	3,990
5:00	13-019	R	127750	Betsy Gandelman	26 Inwood Rd	Woodbridge	CT	06525	400 & 571	Valley Service Rd	Adjusted land value	190,680	148,260	42,420
				Betsy Gandelman	26 Inwood Rd	Woodbridge	CT	06525	400 & 571	Valley Service Rd	Adjusted land value	147,120	114,660	32,460
5:00	13-020	P	575175	Michael Zulawski	101 Powered Metal Dr	North Haven	CT	06473	101	Powdered Metal Dr	DWOP	-	-	0
5:15	13-021	P	531100	Jaqueline L. Roy	69 Dodge Ave	North Haven	CT	06473	69	Dodge Ave	DWOP	-	-	0
5:15	13-022	P	501642	Jeff Lippincott	222 Universal Dr #8	North Haven	CT	06473	222	Universal Dr	DWOP	-	-	0
5:15	13-023	P	500788	Terry Culmone	250 Sackett Pt Rd	North Haven	CT	06473	250	Sackett Pt Rd	DWOP			0
5:15	13-024	P	501297	Ginny Kozlowski	80 Republic Dr	North Haven	CT	06473	80	Republic	DWOP	-	-	0
5:30	13-025	P	500681	Mario Landino	97 Washington Ave	North Haven	CT	06473	97	Washington Ave	DWOP	-	-	0
5:30	13-026	P	502659	J Salon c/o Anita DeNigris	268 Quinnipiac Ave	North Haven	CT	06473	268	Quinnipiac Ave	No Show	-	-	0
5:30	13-027	C	278620	Andrew J Golden, Ernst	PO Box 339	Iselin	NJ	08830	1000	Universal Dr No	Cancelled	-	-	0
5:30	13-028	C	041100	Brian Mulready, JF	One Financial Plaza	Hartford	CT	06103	75	Old Broadway East	DWOP	-	-	0
6:00	13-029	C	000573	Maria A D'Andrea	81 Lisa Ln	Middletown	CT	06457	410	Sackett Pt Rd	DWOP	-	-	0
6:00	13-030	R	013778	Brenda McClain	485 Middletown Ave	North Haven	CT	06473	485	Middletown Ave	No Show	-	-	0
6:00	13-031	P	575097	Arthur H Podguski	PO Box 1321	Reading	PA	19603	7	Grasso Ave	No Show	-	-	0
6:00	13-032	P	575451	Michael Welsh	20205 Hwy 27	Lakes Wales	FL	33853	3	Leonardo Dr	No Show	-	-	0
6:00	13-33	R		Michael Zulaws	101 Powered Met	North Haven	CT	06473	101	Powdered Meta	DWOP	-	-	0

2012GL BAA ADDITIONAL CORRECTIONS

TYPE	ACCOUNT	NAME	PRE BAA	POST BAA	DIFF
P	575097	PENSKE TRUCK LEASING	$ 24,900	$ -	$ (24,900)
P	502065	GARVIN	$ 7,200	$ 5,550	$ (1,650)
P	NEW ACCT	ORTHOPAEDIC GROUP	$ -	$ 7,410	$ 7,410
P	575451	FLORIDA'S NATURAL	$ 2,560	$ -	$ (2,560)
P	575221	GENERAL MOTORS	$ 1,930	$ -	$ (1,930)
P	502443	TASTE CAFÉ	$ 83,300	$ 19,000	$ (64,300)
P	575157	BCFM	$ 21,380	$ 16,530	$ (4,850)
P	575156	FAMILY PRACTICE	$ 14,890	$ 48,560	$ 33,670
P	575087	LASERMEDICA	$ 161,280	$ 110,310	$ (50,970)
P	502674	FLIPPINOUT AMUSMENT	$ 4,200	$ -	$ (4,200)
P	575328	HANNAH PROCH	$ 6,590	$ -	$ (6,590)
P	575500	SUMMIT HANDLING	$ 513,930	$ 501,740	$ (12,190)
P	502613	MINERI	$ -	$ 57,430	$ 57,430
P	575126	MINERI	$ -	$ 210,460	$ 210,460
P	502599	INTERPLEX	$ 1,477,600	$ 373,840	$ (1,103,760)
P	575444	CT SOLAR LEASING	$ 194,980	$ -	$ (194,980)
P	566800	UNITED PARCEL SERVICES	$ 1,019,110	$ 597,680	$ (421,430)
P	566750	UNITED ILLUMINATING CO	$ 17,687,970	$ 18,618,920	$ 930,950
P	575614	SEVERANCE TRUCKING CO	$ -	$ 17,530	$ 17,530
P	575515	CELLCO PARTNERSHIP	$ 320,590	$ 218,280	$ (102,310)
P	575134	FUTURE DIRECTIVE	$ 2,960	$ -	$ (2,960)
R	030575	BILDSTEIN BARBARA	$ 321,720	$ 278,530	$ (43,190)
R	230210	FERRIGNO DEBRA ANN & DAVID A	$ 279,930	$ 277,480	$ (2,450)
				TOTAL	$ (787,770)