TOWN OF NORTH HAVEN
MEMORIAL TOWN HALL / 18 CHURCH STREET
NORTH HAVEN, CONNECTICUT 06473

REPLY TO: Board of Assessment Appeals

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March 13, 2014

MEETING OF 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 12, 2014.

Members present: Jane Andrews, Michael Fletcher, Norman Juniewic, Ralph Ricciardelli, Kathy Spinato-Grant

Meeting called to order by Chairman Fletcher at 4:50 pm.

1. Continuation of deliberations on appeals.

2. Approve decisions for appeals heard on March 10, 2014 (results attached).
   Moved: Kathy Spinato-Grant
   Second: Michael Fletcher
   Vote: All members voted in favor except R. Ricciardelli abstained on case #14-003.

3. Approve list of corrections recommended to the Board by the Assessor for the 2013 Grand List (list attached).
   Moved: Jane Andrews
   Second: Kathy Spinato-Grant
   Vote: All members voted in favor.

4. Motion to adjourn
   Moved: Ralph Ricciardelli
   Second: Norman Juniewic
   Vote: All members voted in favor.

The meeting adjoined at 8:30 pm.

Respectfully Submitted,

Ralph Ricciardelli

Ralph Ricciardelli
Secretary

2013 GL BAA ADDITIONAL CORRECTIONS

3/10/2014

TYPE	ACCOUNT	NAME	PRE BAA	POST BAA	DIFF	REASON
R	031200	BISHOP HARLEY	$ 178,120	$ 171,120	$ (7,000)	ADD LOCAL VET
P	575509	CIT FINANCIAL LLC	$ 52,680	$ 58,280	$ 5,600	ADJ TO DECLARATION
P	575519	CIT TECH FINANCING SERV INC	$ 27,910	$ -	$ (27,910)	OUT OF BUSINESS
P	5755629	CIT TECH FINANCING SERV INC	$ 24,620	$ -	$ (24,620)	ACCOUNT # ISSUE
P	575629	CIT TECH FINANCING SERV INC	$ -	$ 37,190	$ 37,190	CORRECTED ACCT #
P	502286	CLUB KIDS LLC	$ 103,100	$ -	$ (103,100)	OUT OF BUSINESS
P	575444	CT SOLAR LEASING LLC	$ 173,320	$ -	$ (173,320)	ADD EXEMPTION
P	575222	CUT AND CLIP	$ 19,080	$ -	$ (19,080)	OUT OF BUSINESS
R	084650	DEBAISE MARY ANN	$ 151,830	$ 150,830	$ (1,000)	ADD EXEMPTION
R	154510	DECAPUA FRANK T	$ 170,310	$ 167,440	$ (2,870)	REMOVE FIREPLACE
P	575621	DELL EQUIPMENT FNDING LP	$ 8,480	$ -	$ (8,480)	OUT OF BUSINESS
P	517100	DIGLIOS BARBER SHOP	$ 9,080	$ 400	$ (8,680)	ADJ TO DECLARATION
P	519020	EAGLE LEASING	$ 31,670	$ 28,000	$ (3,670)	ADJ TO DECLARATION
P	502674	FLIPPINOUT PINBALL REPAIR	$ 8,280	$ -	$ (8,280)	OUT OF BUSINESS
P	575622	FORMOSA	$ 115,850	$ -	$ (115,850)	DUPLICATE
P	575567	GE EQUIP SMALL TICKET LLC SERIES	$ 272,630	$ 152,800	$ (119,830)	ADJ TO DECLARATION
P	575160	LABRAZEL LLC	$ 15,990	$ 8,280	$ (7,710)	ADJ TO DECLARATION
P	521825	LINCARE	$ 228,450	$ -	$ (228,450)	OUT OF BUSINESS
P	575556	NATIONWIDE MUTUAL INS	$ 1,670	$ -	$ (1,670)	DUPLICATE
P	575283	NATIONWIDE MUTUAL INS	$ 3,690	$ 1,670	$ (2,020)	ADJ TO DECLARATION
R	400115	PACELLI ADELAIDE	$ -	$ 47,530	$ 47,530	PREVIOUSLY EXEMPT
R	910150	QUINNIPIAC UNIVERSITY	$ 60,756,920	$ 61,876,290	$ 1,119,370	NEW CONSTR
P	PPF00236	RYAN JOHN K	$ 520	$ -	$ (520)	DELETE / SOLD
P	575169	SALON SPACE	$ 24,580	$ 16,880	$ (7,700)	ADJ TO DECLARATION
R	144640	SCH NORTH HAVEN LLC	$ 355,600	$ 387,310	$ 31,710	CERT OF OCCUPANCY
P	575592	SUPERCUT CORP SHOPS INC	$ 46,140	$ 47,630	$ 1,490	ADJ TO DECLARATION
P	566750	UI	$ 15,384,300	$ 20,550,850	$ 5,166,550	ADJ TO DECLARATION
P	575594	US BANK NATIONAL ASSOC	$ 14,330	$ -	$ (14,330)	OUT OF BUSINESS
P	500023	US BANK NATIONAL ASSOC	$ 293,590	$ 157,800	$ (135,790)	CHANGE ASSMT
P	500422	WIN WHOLESALE	$ 105,890	$ -	$ (105,890)	OUT OF BUSINESS
		TOTAL	$ 78,578,630	$ 83,860,300	$ 5,281,670	

2013GL BOARD OF ASSESSMENT APPEALS RESULTS

Case	Type	Account	Owner Name	PL #	Prop Loc	Appellant Name	Mailing Address	City	State	Zip	Action	Pre BAA	Post BAA
14-001	R	000983	Stratton Properties	225	Velvet St	Michael W. Moscovics	16 Stratton Ct	Hamden	CT	06514	DWOP	90,580	90,580
14-002	R	233090	Stratton Properties	301	Velvet St	Michael W. Moscovics	16 Stratton Ct	Hamden	CT	06514	Adjusted Land Value	242,690	213,990
14-003	C	065405	Clintonville Manor Realty	193	Clintonville Rd	Atty Francis A. Tedodosio	481 Oxford Rd	Oxford	CT	06478	DWOP	2,870,000	2,870,000
14-004	R	357898	Consolidated Resources LLC	215	Millbrook Rd	John Lambert, Esq	25 Trumbull Pl	North Haven	CT	06473	Adjusted Value	287,770	192,500
14-005	R	279840	Orinda & Jose Ramos	25	Orient Ln	Orinda Ramos	25 Orient Ln	North Haven	CT	06473	DWOP	210,420	210,420
14-006	C	035376	FPJ Investments LLC	79	Warner Rd	Charles J. Riether, Esq	31 Broadway	North Haven	CT	06473	DWOP	116,410	116,410
14-007	C	035374	FPJ Investments LLC	87	Warner Rd	Charles J. Riether, Esq	31 Broadway	North Haven	CT	06473	DWOP	104,930	104,930
14-008	C	035370	FPJ Investments LLC	95	Warner Rd	Charles J. Riether, Esq	31 Broadway	North Haven	CT	06473	DWOP	420,140	420,140
14-009	R	333385	Maria G Barone	30	Del Ave	Maria G Barone	30 Del Ave	North Haven	CT	06473	Adjusted Value	215,950	172,830
14-010	R	196900	Lexington Properties LLC	500	Middletown Ave	Mario DiGioia	15 Jennifer Dr	North Haven	CT	06473	DWOP	496,305	496,305
14-011	C	347890	W&W Properties	565	Washington Ave	David G Luty, Esq	16 Mains Way	Preston	CT	06365	DWOP	890,470	890,470
14-013	P	524950	Gils Seamless Gutters	175	Clintonville Rd	Gil Hulett	175 Clintonville Rd	North Haven	CT	06473	DWOP	14,500	14,500
14-014	R	205040	Denise Acampora	8	Roberta Rd	David L Weiss, Esq	8 Frontage Rd	East Haven	CT	06512	DWOP	147,280	147,280
14-015	P	551450	John A Parese	299	Washington Ave	John A Parese, Extr	25 Tokeneke Dr	North Haven	CT	06473	Reduced Value	4,590	625
14-016	R	187230	Danielle Lawler	100	Knollwood Rd	Danielle Lawler	100 Knollwood Rd	North Haven	CT	06473	Adjusted Value	246,260	243,110
14-017	R	038430	Craig A Somma	54	Pine River Rd	Craig A Somma	54 Pine River Rd	North Haven	CT	06473	DWOP	167,300	167,300
14-018	R	055448	Paul & Angel Cappella	7	Flintlock Rd	Angel Cappella	74 Sentinel Hill Rd	North Haven	CT	06473	DWOP	315,210	315,210
14-019	P	575618	Formosa Asian Fusion Rest	132	Middletown Ave	Chiao-Ying Chang	132 Middletown Ave	North Haven	CT	06473	Reduced Value	115,850	74,930
14-020	P	531050	21st Century Media	97	Defco Park Rd	The Albano Group LLC C/O Tony Franco	48 Constitution Dr	Bedford	NH	03110	Reduced Value	17,360	0
14-022	R	253400	Raza & Shahida Ahmad	43	Surrey Dr	Raza Ahmad	43 Surrey Dr	North Haven	CT	06473	DWOP	215,950	215,950
14-023	C	005780	600 Washington Ave LLC	600	Washington Ave	Michael Mauro	610 Washington Ave	North Haven	CT	06473	Adjusted Value	7,544,110	7,432,950
14-024	R	307962	Sinoway Family Partnership	182	Kings Hwy	Law Office of Barry J Sinoway LLC	555 Long Wharf Dr Ste 13A	New Haven	CT	06511	DWOP	185,080	185,080
14-025	R	307750	Sinoway Family Partnership	126	Kings Hwy	Law Office of Barry J Sinoway LLC	555 Long Wharf Dr Ste 13A	New Haven	CT	06511	DWOP	97,720	97,720
14-026	R	307960	Sinoway Family Partnership	1750	Hartford Tpke	Law Office of Barry J Sinoway LLC	555 Long Wharf Dr Ste 13A	New Haven	CT	06511	DWOP	93,590	93,590
14-027	R	307850	Sinoway Family Partnership	138	Kings Hwy	Law Office of Barry J Sinoway LLC	555 Long Wharf Dr Ste 13A	New Haven	CT	06511	DWOP	97,650	97,650
14-028	R	301750	Joanne Sestito	67	Bailey Rd	Joanne Sestito	67 Bailey Rd	North Haven	CT	06473	Adjusted value	240,870	231,350
14-029	R	080300	Michael & Christina D'Amico	411	Middletown Ave	Michael D'Amico	411 Middletown Ave	North Haven	CT	06473	DWOP	364,210	346,210
14-030	R	333386	Brian D Testroet	40	Del Ave	Brian D Testroet	40 Del Ave	North Haven	CT	06473	Adjusted Value	275,730	259,000
14-031	C	239668	National Assoc Prop	381	State St	Philip W Ryan	381 State St	North Haven	CT	06473	DWOP	1,635,760	1,635,760
14-032	R	341490	LoriBeth Romano	9	Todd Dr	LoriBeth Romano	9 Todd Dr	North Haven	CT	06473	Adjusted Value	176,890	115,990
14-033	R	400077	Michael & Elisa Tuozzoli	69	Allendale Dr	Michael & Elisa Tuozzoli	69 Allendale Dr	North Haven	CT	06473	Adjusted Land Value	300,090	295,680