

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
VOLLMER SCOTT E & PATRICIA M		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
115 MIDDLEBROOK FARM			6 Septic			RES LAND	1-1	598,000	418,600
WILTON, CT 06897						RES EXCES	1-2	21,300	14,910
Additional Owners:						DWELLING	1-3	1,601,800	1,121,260
						RES OUTBL	1-4	34,900	24,430
SUPPLEMENTAL DATA									
Other ID: 5229,50		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back Y							
Legal Notes		ASSOC PID#							
GIS ID: 3083					Total			2,256,000	1,579,200

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
VOLLMER SCOTT E & PATRICIA M		2310/0035	03/01/2013	Q	I	2,577,500	SW	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CROMWELL WALTER R JR & JULIE ANN		1091/0262	04/07/1998	U	V	420,500	00	2018	1-1	418,600	2018	1-1	418,600	2018	1-1	418,600
WHITTON, JOHN R III + LINDA		1049/0162	07/09/1997	U	V	50,000	00	2018	1-2	14,910	2018	1-2	14,910	2018	1-2	14,910
SHARP, ROBERT J		0925/0256	09/14/1994	U	I	0	00	2018	1-3	1,121,260	2018	1-3	1,121,260	2018	1-3	1,121,260
WHITTON, JOHN R III + LINDA		0745/0166	05/15/1991	Q	I	712,500	00	2018	1-4	24,430	2018	1-4	24,430	2018	1-4	24,430
		0723/0158	07/16/1990	Q	I	0	00	Total:		1,579,200	Total:		1,579,200	Total:		1,579,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,601,800
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	34,900
Appraised Land Value (Bldg)	619,300
Special Land Value	0
Total Appraised Parcel Value	2,256,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	2,256,000

NOTES	
SHRD DR	PATIO(349)WITH FIREPIT
MA	LL1-LOC
1-4 + 1-5 FIX BTH	
WET BAR	
GENERATOR	
POOL-SPA-PATIO(500)=ATTACHED	

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
14-388	08/14/2014		SPL3	68,000		100	12/06/2018	CO# 14-388 BLDG/INTE	09/25/2017			WG	23	Field Review Change	
018379	05/28/2004		FBM	25,000	09/27/2004	100	01/04/2013	CO#11090	01/22/2016			MG	51	Permit-Info Bldg	
015530	06/17/1998			424,805	02/10/2000	100	11/15/1999	CO#06076	10/30/2007			DS	01	Measur+1Visit	
									01/29/2003			LM	44	Hearing No Change	
									01/28/2003			RM	40	Hearing No Show	

LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value			
																Spec Use	Spec Calc							
1	1-1	Residential	R-2				87,120	SF	4.80	1.0000	5	1.0000	1.10	08	1.30				1.00		598,000			
1	1-2	Res Excess	R-2				0.41	AC	40,000.00	1.0000	0	1.0000	1.00	08	1.30				1.00		21,300			
Total Card Land Units:							2.41	AC	Parcel Total Land Area:							2.41	AC	Total Land Value:						619,300

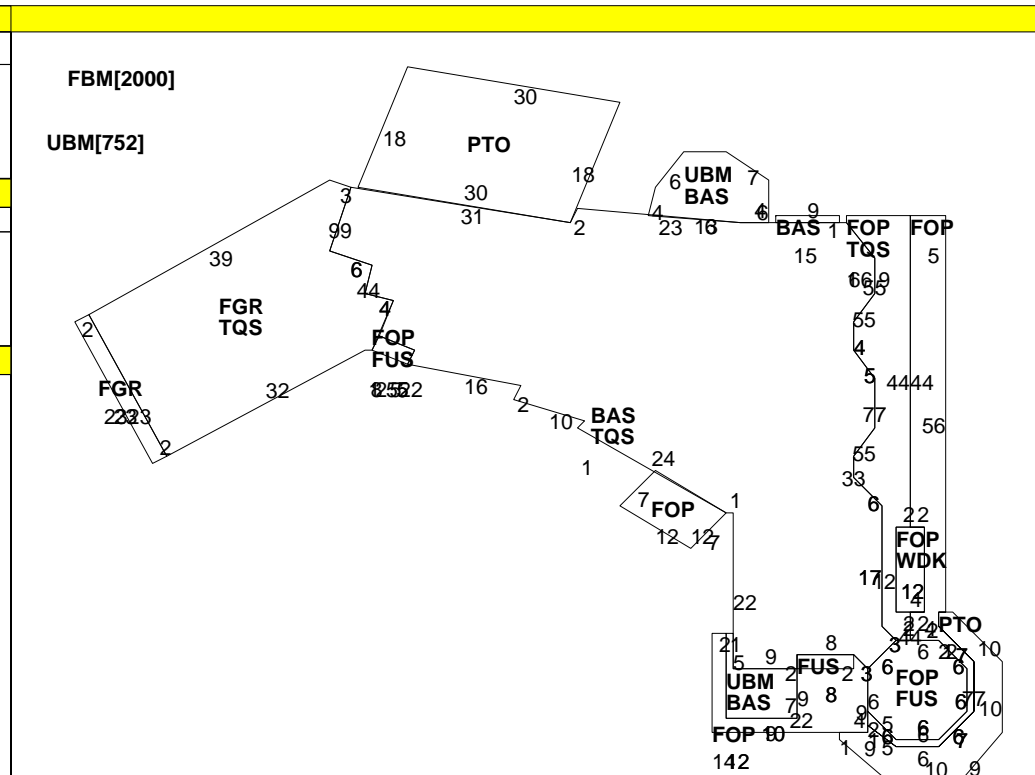
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	11		Superior ++				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	10		Wood Shingle				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	12		Hardwood	Adj. Base Rate:			223.10
Interior Flr 2							
Heat Fuel	02		Oil	Replace Cost			1,741,101
Heat Type	04		Forced Air	AYB			1999
AC Type	03		Central	EYB			2009
Total Bedrooms	05		5 Bedrooms	Dep Code			VG
Total Bthrms	4			Remodel Rating			
Total Half Baths	3			Year Remodeled			
Extra Fix				Dep %			8
Total Rooms	13			Functional Obslnc			0
Bath Style	02		Average	External Obslnc			0
Kitchen Style	02		Average	Cost Trend Factor			1
Elevator				Condition			
Fireplaces	3			% Complete			
Sauna				Overall % Cond			92
Spa/Jet Tub	1			Apprais Val			1,601,800
Whirlpool Tub				Dep % Ovr			0
Cath. Ceil				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SPL3	Pool IG Gumite			L	640	40.00	2015	03	0		95	24,300
WHL2	Whirlpool Spa			L	1	3,500.00	2015		0		95	3,300
PAT1	Patio			L	500	9.00	2015		0		95	4,300
PAT1	Patio			L	349	9.00	2014		0		95	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,970	2,970			662,618
FBM	Basement, Finished	0	2,000			156,173
FGR	Garage	0	911			71,170
FOP	Open Porch	0	1,076			47,967
FUS	Upper Story, Finished	192	192			42,836
PTO	Patio	0	719			16,063
TQS	Three Quarter Story	3,139	3,924			700,323
UBM	Basement, Unfinished	0	961			42,836
WDK	Wood Deck	0	48			1,116
Ttl. Gross Liv/Lease Area:		6,301	12,801			1,741,101



WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2019 Grand List



Pursuant to CT General Statutes Section 12-111, BAA applications must be **RECEIVED** by the Assessor's Office no later than **March 20, 2020**.

Please complete ALL sections of the application. A separate application is required for each property appeal.

Owner's Information:

Property Owner(s): Patricia & Scott Vollmer

Property Owner will be represented by: N/a

NOTE: If agent is used a signed authorization form from the property owner is required.

Correspondence:

Name of Person and Address to which all BAA notices and correspondence will be sent (list one only):

Name: Patricia Vollmer

Address: 115 Middlebrook Farm Rd

Wilton, CT. 06897

Phone: 203-613-1619 Cell

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 76 Lot: 18 Account #: 074157

Property Location: 115 Middlebrook Farm Rd, Wilton CT. 06897

Property Type: Residential: Commercial:

not available week of 4/13/20 @ Spring break

Reason for Appeal:

Describe your reason for appeal: (Attach additional pages if necessary)

Appraised value too high and does not reflect other properties in my neighborhood or sales from the period of 10/1/17 - 10/1/18.

Listed as 2.41 acres of which .41 is shared driveway, 2.00 is home and is wet plus SW corner can only be mowed per year as is a drainage for neighboring lots. Home is not Superior ++ condition. Much of interior is original: Master guest, driveway is deteriorating due to run off, original mechanicals, windows not thermal insulated require storms. Flag lot. Owners did not receive form to evaluate home for appraisal.

Appellant's estimate of Market Value as of October 1, 2017: \$1,800,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$1,260,000
(70% of market value)

Signature:

By signing this application I hereby certify that the submitted information is true and correct to the best of my knowledge.

RECEIVED

February 28, 2020

Signature
Patricia Vollmer

MAR 02 2020

Date Signed
Partial Owner of Record

Printed Name of Signer

ASSESSOR'S OFFICE

Position of Signer

This application **MUST** be **RECEIVED** by the Assessor's Office no later than March 20, 2020

FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

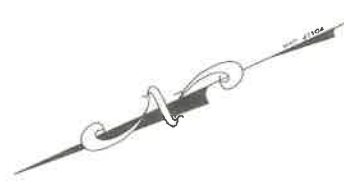
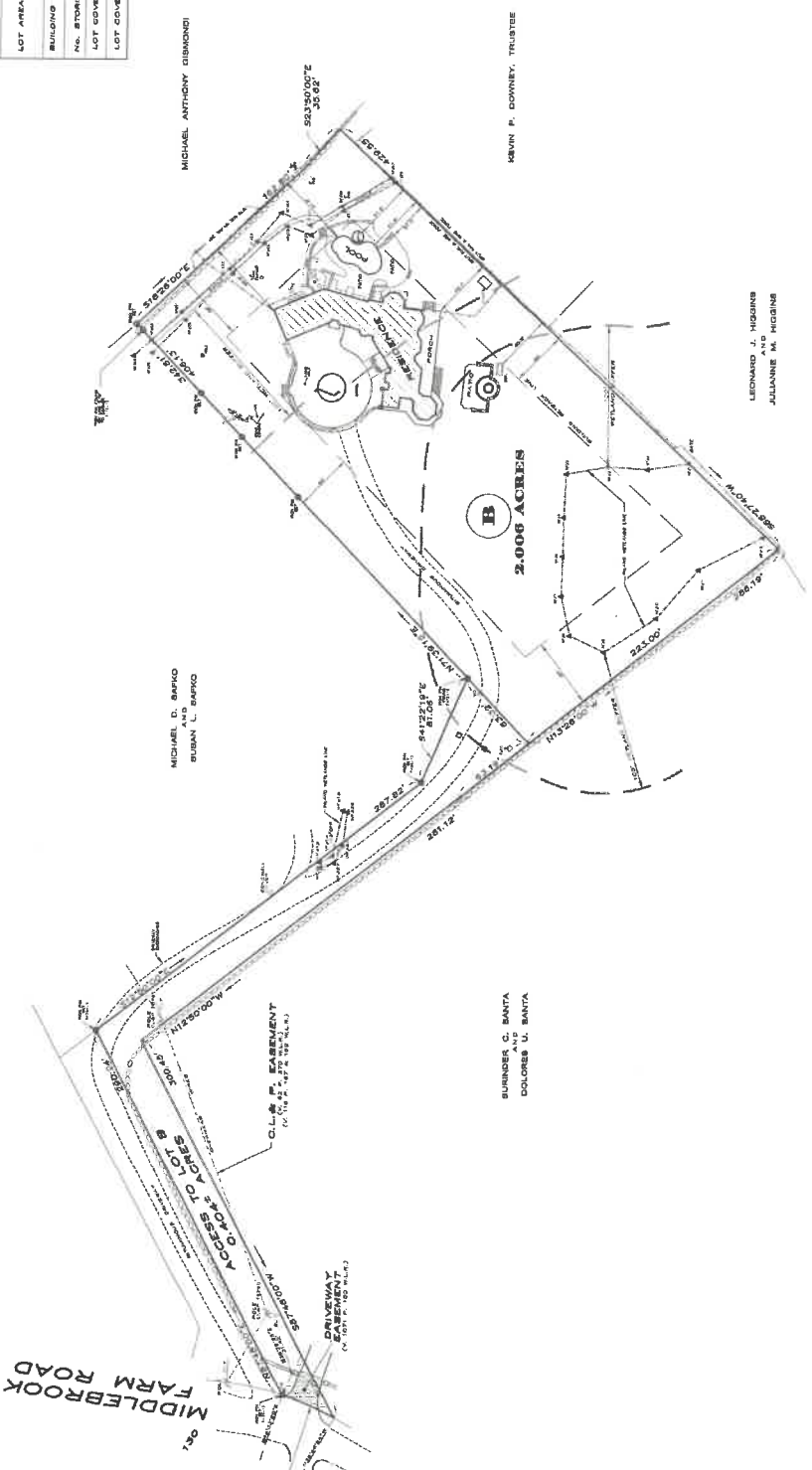
Table 1

Address	'18 Vision Appraisal	'18 Land Value Vision (Appraisal)	'18 Improvement Value (Vision Appraisal)	Acres	Year Built	Living Area Sq.Ft.	Shared DRIVE	Grade of Home	Pool & Size / spa	Ratio
115 Middlebrook Farm	\$2,256,000.00	\$619,300.00	\$1,636,700.00	2.41*** 404 is shared drive, 2.006 is home of which SW corner can only be mowed 1x per year to preserve view for 117 Middlebrook Farm but also serves as drainage area for neighboring run - off. - Wetland setbacks. - Flag lot. - View easement in place along 115 boundary line - nothing can grow or be erected over 20 Ft. This is in favor of 117 Middlebrook to maintain views of 115 lawn. - Easement in place for 117 Middlebrook over shared drive.	1999	6,301	YES = .404 of the 2.41 ACRES	Superior ++ (home is not in this state and was not reviewed in last evaluation)	640 Pool sq ft = \$24,300 Spa 1 unit = \$3,300	500 SF \$3,300 349 SF \$3,000
230 Nod Hill	\$2,082,200.00	\$482,400.00	\$1,599,800.00	2.56. Also Flag lot with shared driveway	2005	7,356	Yes	Superior ++	860 Pool SF \$32,700	416 SF \$3,600 1,000 SF \$8,600
94 Middlebrook Farm	\$1,460,800.00	\$554,000.00	\$906,800.00	2.26 Not a shared driveway, front lot	1984	4812	NO	Excellent++	756 Pool SF \$28,700	866 SF \$7,400
16 Middlebrook Farm LN	\$2,844,100.00	\$489,700.00	\$2,354,400.00	4.19	2009	8,852	YES	Superior +++	NO	NO DATA
111 Middlebrook Farm	\$2,033,800.00	\$659,000.00	\$1,374,800.00	4.96 front lot / not a shared driveway	1999	6,127	NO	Superior +	Gar w lift 1144 SF = \$36,900 800 Pool SF = 19,200 Spa 1 Unit = \$2,100	840 SF \$4,500

125 Middlebrook Farm	\$1,688,000.00	\$554,000.00	\$1,134,000.00	2.2 shared driveway with distance views of sound	1987	6,426	YES	Excellent	682 Pool SF \$20,500. SPA 1 Unit \$2,600	690 SF \$4,700
Notes re: 115 Middlebrook	<p>1. Please see Survey, house sits on 2.41 acres of which .404 is shared driveway. 2,006 - SW corner of lot can only be mowed 1X per year / View Easement to preserve views for 117 Middlebrook Farm . In addition, the wetland setback acts as drainage for water coming down hill from neighboring properties.</p> <p>2. House is not in Superior ++ condition, much of the interior is in the original condition. Masterbath, guest baths, fireplaces and driveway which is deteriorating due to run off & age.</p> <p>3. All mechanicals in home are original. (Heating & AC). Windows & Double Doors of home are original and not thermal insulated requiring additional set of storm windows each winter for added protection (still not energy efficient). Windows, do not have screens must be added each spring.</p> <p>4. Property is not flat. It is rolling / downward slope / Flag lot.</p> <p>5. Owners did not receive form to evaluate home for appraisal.</p> <p>6. See attached survey of home & wetlands info.</p> <p>7. Flag lot.</p> <p>8. View easement in place to benefit Middlebrook farm - Owners of 115 cant not erect or grow anything over 20 ft along 115 boundary line - to maintain views of 115 lawn.</p> <p>9. Easement in place for 111 Middlebrook farm i- shared driveway.</p>									

ZONING INFORMATION

ITEM	REQUIRED / PERMITTED	EXISTING
ZONE R-2A RESIDENCE		
FRONT SETBACK:	80'	MIN. 130.0'
REAR:	50'	MIN. 51.8'
SIDE:	40'	MIN. 41.8'
LOT WIDTH:	200'	MIN. 212'
LOT AREA:	87,150 S.F.	MIN. 87,403 S.F.
BUILDING HEIGHT:	30'	MAX. 30'
No. STORES:	2, 3	MAX. 2, 3
LOT COVERAGE - BUILDING:	7% - 8.1% S.F.	MAX. 0.750 S.F. - 8.8%
LOT COVERAGE - SITE:	12% - 10.48% S.F.	MAX. 0.850 S.F. - 11.4%



NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-20B-1 THROUGH 20-20B-4 OF THE CONN. GEN. STAT. AND THE REGULATIONS THEREUNDER FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE BOARD OF REGISTRATION OF LAND SURVEYORS, INC.

THE PROPERTY DESCRIBED IN THIS SURVEY AND MAP IS THE PROPERTY OF SCOTT E. VOLLMER AND PATRICIA M. VOLLMER, AS INDICATED BY THE DEED RECORDS. IT IS INTENDED TO BE IN COMPLIANCE WITH ZONING REGULATIONS AND TO BE SUBJECT TO THE IMPROVEMENTS DEPICTED HEREON.

ADDITIONAL ACRES: 2.006

BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT REVIEW OF PROPERTY DEPICTED AS PARCEL B, MAP WITH WILTON LAND RECORDS.

REFERENCE IS MADE TO EASEMENT AGREEMENT DATED NOVEMBER 18, 1987 RECORDED IN VOLUME 1071 AT PAGE 150 OF THE WILTON LAND RECORDS.

PROPERTY ADDRESS:
118 MIDDLEBROOK FARM ROAD
WILTON, CONNECTICUT

8231 E.E. 20793 11-10-14

REFERENCE IS MADE TO DRIVEWAY EASEMENT DATED APRIL 8, 1988 RECORDED IN VOLUME 1041 AT PAGE 252 AND VOLUME 1041 AT PAGE 253 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO EASEMENT AGREEMENT DATED MAY 8, 1988 RECORDED IN VOLUME 827 PAGE 200 AND DRIVEWAY EASEMENT DATED MAY 8, 1988 RECORDED IN VOLUME 827 PAGE 200 AND DRIVEWAY EASEMENT DATED MAY 8, 1988 RECORDED IN VOLUME 128, 1988 RECORDED IN VOLUME 118 PAGE 169, WILTON LAND RECORDS.

REFERENCE IS MADE TO APPROXIMATE LOCATION OF WETLANDS DATED OCTOBER 31, 1988 RECORDED IN VOLUME 107 PAGE 24, WILTON LAND RECORDS.

REFERENCE IS MADE TO WETLANDS DATED APRIL 9, 1988 RECORDED IN VOLUME 1041 AND 258 WILTON LAND RECORDS.

PROPERTY LOCATED IN R-2A RESIDENTIAL ZONE.

WETLANDS DELINEATED BY OTIS R. THEALL PROFESSIONAL SOIL SCIENTIST, DATED OCTOBER 11, 2007 BY THE WILSON WETLANDS DEPARTMENT OF THE TOWN OF WILTON.

ZONING LOCATION SURVEY
PREPARED BY
SCOTT E. VOLLMER
PATRICIA M. VOLLMER
WILTON, CONNECTICUT

NOVEMBER 20, 2018

SCALE 1" = 40'

TO BE APPROVED AND SIGNED BY THE BOARD OF REGISTRATION OF LAND SURVEYORS AND TO BE FILED AS NOTED HEREON.

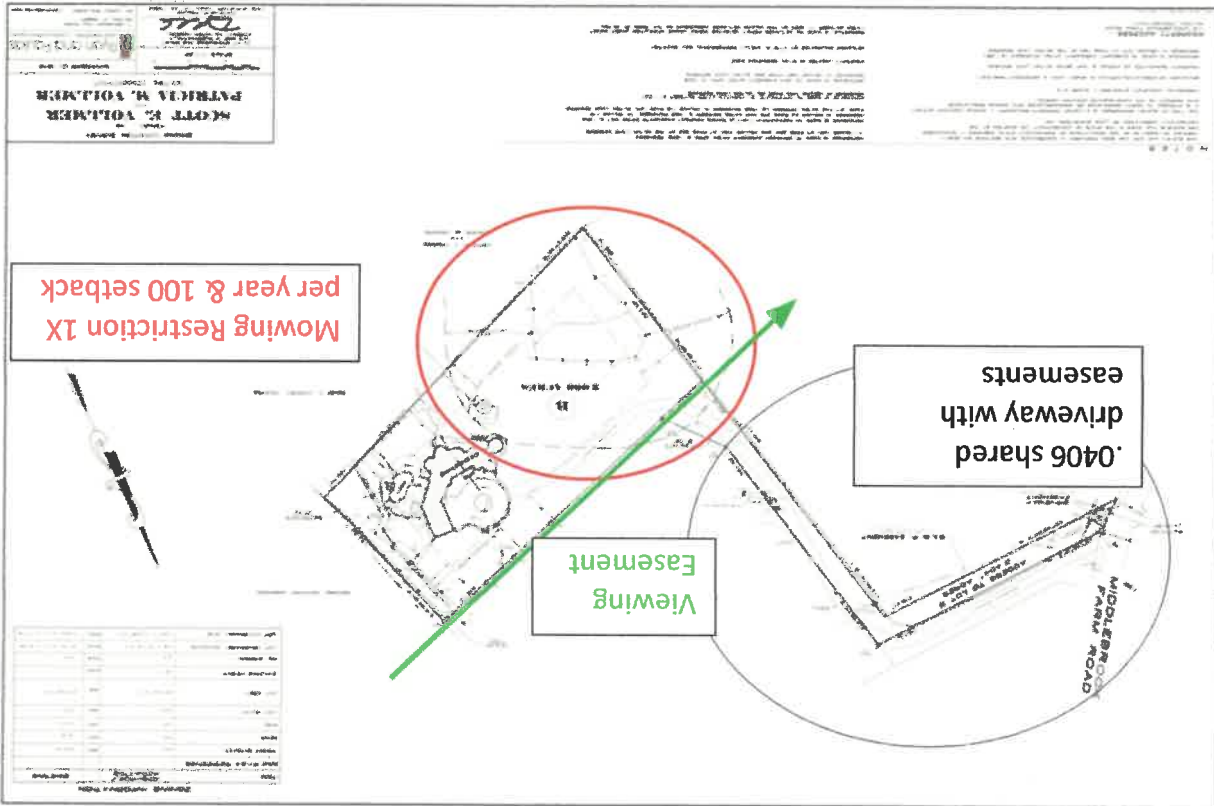
DRIVE

118 MIDDLEBROOK FARM ROAD
WILTON, CONNECTICUT 06497
PH: (860) 782-8482

Ryan and Faulds
11 GUNNISON HILL ROAD
WILTON, CONNECTICUT 06497
PH: (860) 782-8482

115 Middlebrook Farm Land Restrictions:

1. Flag lot – property sits in the back and is not flat/rolling with wetlands
2. Shared driveway – of the 2.41 acres 0.404 is shared driveway. Easement agreements in place for 117 & 111 Middlebrook Farm Rd & CT Light & Power.



3. View Easement in place along 15 boundary line to preserve view of 15 lawn for neighboring 117. No fences, shrubs, walls, trees etc. can be erected over 20 feet. See warranty deed schedule A page 263 Vol 1091.
4. Of the 2.41 acres, 2.006 sits within wetland setbacks. The southwestern portion of the property has a mowing restriction of 1X per year to preserve view for 117 Middlebrook Farm Road. View is of the 15 Lawn and neighboring home yard on Hunting Ridge. See October 5, 2007 Wet567 letter to Walter Cromwell.

115 Middlebrook Farm Home Restrictions:

1. Home is not in superior ++ condition as listed.
2. Built in 1999 / 6,301 Sq. Ft.
3. Original mechanicals – heating, AC, blowers etc. Windows & doors are not thermally insulated and require storms in the winter and screens in the summer. Not energy efficient.
4. Much of interior in original condition i.e. Masterbath, guestbaths, fireplaces.
5. Driveway original and deteriorating due to age and water run off

Comparative Market Analysis/Summary

Prepared: May 5, 2020 @ 4:02 PM

Presented By: Marion Filley

Single Family Sale

Closed Properties

MLS#	Address	Town	Built	Rooms	Beds	Baths	SFABvG	Acres	Closed	\$/SqFt	List Price	Sold Price	CDOM	%OLP	L%Asmt	S%Asmt
99152869	405 Belden Hill Rd	Wilton	1998	14	6	9(7/2)	7,139	2.96	02/01/17	\$211.13	\$1,595,000	\$1,507,250	179	75%	106%	100%
99172083	2 Collinswood Rd	Wilton	1991	10	5	5(4/1)	5,112	3.69	08/01/17	\$295.87	\$1,595,000	\$1,512,500	123	90%	158%	150%
99120023	94 Middlebrook Farm Rd	Wilton	1984	12	5	6(5/1)	4,812	2.26	01/11/17	\$321.59	\$1,775,000	\$1,547,500	461	69%	161%	140%
99173020	248 Sturges Ridge Rd	Wilton	2017	12	5	6(4/2)	5,000	1.17	07/06/17	\$330.00	\$1,599,000	\$1,650,000	97	103%	497%	512%
99146597	62 Moriarity Dr	Wilton	1966	7	4	4(4/0)	3,988	2.30	05/22/17	\$420.01	\$1,780,000	\$1,675,000	322	94%	332%	313%
99132149	239 Millstone Rd	Wilton	1900	13	5	5(4/1)	5,306	5.53	02/27/17	\$317.57	\$1,749,000	\$1,685,000	332	77%	118%	114%
99097040	144 Linden Tree Rd	Wilton	2014	12	5	6(4/2)	6,000	2.01	05/05/17	\$308.17	\$1,849,000	\$1,849,000	428	100%	185%	185%
99171056	19 Lee Allen Ln	Wilton	2016	14	5	6(4/2)	5,028	2.02	04/13/17	\$367.94	\$1,975,000	\$1,850,000	403	94%	20%	19%
99150493	149 Dudley Rd	Wilton	1726	15	6	6(5/1)	5,940	5.34	02/10/17	\$336.70	\$2,395,000	\$2,000,000	232	84%	184%	154%
99187766	441 Nod Hill Rd	Wilton	1930	12	5	7(6/1)	6,517	5.49	09/14/17	\$322.23	\$2,275,000	\$2,100,000	331	92%	167%	154%
99137702	11 English Dr	Wilton	1972	13	6	8(6/2)	6,364	3.01	11/29/16	\$345.69	\$2,275,000	\$2,200,000	214	88%	174%	168%
99139646	51 Graenest Ridge Rd	Wilton	1967	13	5	8(6/2)	6,974	4.79	02/14/17	\$365.64	\$2,900,000	\$2,550,000	238	80%	185%	163%
99130503	97 Old Boston Rd	Wilton	1953	16	5	6(5/1)	5,986	2.86	11/23/16	\$430.17	\$2,499,000	\$2,575,000	211	90%	306%	315%
99133635	137 Olmstead Hill Rd	Wilton	2015	12	5	7(5/2)	6,545	4.29	02/21/17	\$435.45	\$3,199,000	\$2,850,000	338	79%	320220%	285285%

Closed Listing Count: 14

Averages:

Medians:

Total Listing Volume:

Total Closed Volume:

\$29,460,000
\$27,551,250

Property Type is one of 'Single Family Sale', 'Residential Rental', 'Condo/Co-Op Sale', 'Withhold from MLS YN' is no Current Price is 1500000 to 3000000 Property Type is 'Single Family Sale' Status is

Featured properties may not be listed by the office/agent presenting the brochure. All information herein has not been verified and is not guaranteed. Copyright © 2020 SmartMLS. All rights reserved.

405 Belden Hill Road, Wilton, CT 06897

County: Fairfield

MLS#: 99152869

Single Family For Sale



[Walkscore is: - - 1](#)

Car-Dependent - Almost all errands require a car.

Residential Property Information

Potential Short Sale: No

Style: Colonial

Total Rooms: 14 Bedrooms: 6 Bathrooms: 7 Full & 2 Partial

Square Footage: Estimated heated: above grade 7,139 and below grade 1,997; total Fireplaces: 4

New Construction: No Public records lists total living area as 7,139 Sq.Ft.

Year Built: 1998 (Public Records) Assessed Value: \$1,508,220 Tax Year: July 2016-June 2017

Acres: 2.98 (Public Records) Color: gray

Mill Rate: 27.34 Zoning: R-2

Room Descriptions

Room	Level	Appx. Size	Features
Living Room	Main	9 ft+ Ceilings, Built-Ins, Fireplace, Hardwood Floor	
Formal Din. Rm.	Main	9 ft+ Ceilings, Hardwood Floor	
Library	Main	9 ft+ Ceilings, Built-Ins, Hardwood Floor	
Family Room	Main	Fireplace, Hardwood Floor, Vaulted Ceiling, Wet Bar	
Eat-In Kitchen	Main	9 ft+ Ceilings, Dining Area, Hardwood Floor	
Bedroom	Main	9 ft+ Ceilings, Full Bath, Hardwood Floor	
MBR Suite	Upper	Fireplace, Hardwood Floor, Vaulted Ceiling, Walk-In Closet	
Bedroom	Upper	9 ft+ Ceilings, Full Bath, Hardwood Floor	
Bedroom	Upper	9 ft+ Ceilings, Full Bath, Hardwood Floor	
Bedroom	Upper	9 ft+ Ceilings, Full Bath, Hardwood Floor	
Rec/Play Room	Lower	Full Bath, Fireplace	
Additional Rooms:		Foyer, Laundry Room, Mud Room, Staff Quarters, Wine Cellar	

Laundry Location: Second

Features

Appliances Incl.: Compactor, Cook Top, Dishwasher, Dryer, Refrigerator, Wall Oven, Washer

Interior Features: Security System

Energy Features: Thermopane Windows

Home Automation:

Attic: Has Attic - Finished, Heated, Walk-up

Basement Desc.: Fully Finished, Full, Heated, Liveable Space, Storage, Walk-out

Exterior Siding: Clapboard, Wood

Exterior Features: Gutters, Lighting, Patio, Shed

Construction Info.: Frame Foundation: Concrete

Garage & Parking: 3 Car, Attached Garage

Swimming Pool: Has Pool - Alarm, Gunite, Heated, In Ground Pool

Lot Description: Level Lot, Sloping Lot, Fence - Full No Wetlands

Assoc. Amenities: Golf Course, Health Club, Park, Playground/Tot Lot, Tennis Courts

Nearby Amenities: Golf Course, Health Club, Library, Park, Playground/Tot Lot, Public Transportation, Shopping/Mall, Tennis Courts

The following items are not included in this sale: See Addendum

Home Owners Association Information

Status: Closed
 Closed Price: \$1,507,250
 List Price: \$1,595,000
 Days On Market: 179

Home Owner's Association: **NO**
 Association Fee Provides:
 Special Assoc. Assessments:

Association Fee:

Utility Information

Hot Water System
 Heat Type:
 Hot Air, Zoned, Fueled By: **Oil, Propane**
 Cooling:
 Water & Sewer Service: **Public Water Connected, Sewage System: Septic**
 School Information
 Est. Annual Heating Cost:
 Fuel Tank Location: **In Basement**
 Radon Mitigation: **Air Unknown, Water Unknown**

Elem: **Miller-Driscoll** Intern: **Cider Mill** Middle: **Middlebrook** High: **Wilton**
 Public Remarks

Incredible opportunity to own this significant home and stunning property with inground pool and graceful landscaping. Seller interested and motivated for an expeditious closing and offering the buyer this incredible home at an awesome location combined with the desirable commute to all means of transportation is a definite desire of many buyers. There are 5 en suites on the second floor and an au pair bedroom & bath on the first floor. Total sqft includes a finished attic. In addition there is 1997 sqft in the walkout finished lower level with full bath and fireplace. **ALSO FOR RENT FOR 7900 SEE AGENT REMARKS**

Marketing History

Current List Price:	\$1,595,000	Last Updated:	02/01/17	Off Market Date:	01/09/17	DOM:	179
Previous List Price:	\$1,750,000	Entered in MLS:	07/14/16	Bank Owned:	No	CDOM:	179
Original List Price:	\$1,999,000	Listing Date:	07/14/16	Proposed Closing Date:	03/01/17		
Sold Price:	\$1,507,250	Closed Date:	02/01/17				

Photos

Information contained in this Smart MLS listing has been compiled from various sources, all of which may not be completely accurate. Smart MLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser. Report Generated on 05/05/2020 4:12:44 PM, Copyright 2020 Smart MLS, Inc. All rights reserved.



A long tree lined drive and circular drive introduces this handsome estate

Serenity and privacy as you drive into the estate.

Welcomeing entrance to the home with beautiful landscaping

Stunning entrance hall with detailed inlay flooring and wainscoting



French doors introduce the Spacious formal Living Room with marble fireplace and entrance to the Library



Elegant, spacious Dining Room showcasing gleaming hardwood floors with mahogany inlay and fine wainscoting



Warm paneled library with dramatic tray ceiling



Spacious Gourmet Kitchen with stainless appliances



Gorgeous coffered ceilings in the Gourmet Kitchen



The Kitchen flows effortlessly to the Family Room



Spacious Butler's Pantry with a refrigerator, ample cabinetry and a sink



Dramatic floor-to-ceiling stone fireplace in the Great Room with access to the back deck overlooking the pool

99152869 405 Belden Hill Road, Wilton

Closed

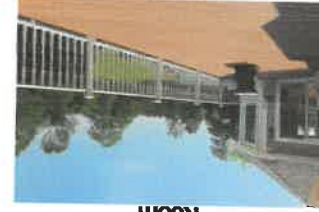
Closed Price: \$1,507,250



Completely re-modeled Master Bath



Side Entrance to the Mud Room



Large Deck overlooks the property



Large Master Bedroom with a marble fireplace



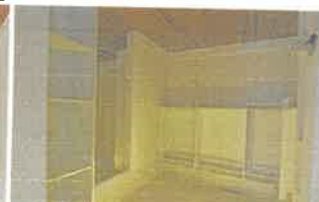
Third level media/recreation room with a full bath



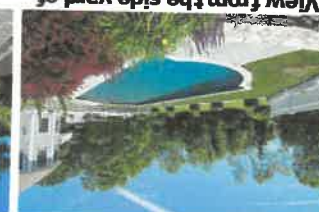
Another view of the pool area and surrounding property



Gracious upper hall



A two-room Master Closet



View from the side yard of the pool area



Spacious wine storage room adjacent to the kitchen



Another view of the Master Bath



Magnificent pool area with views and complete privacy

Year Built: 1998
 Living Area: 7,139

Building 1 : Section 1

Building Information

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BLUM LEONARD & LORI	\$1,507,250	2467/0109	1120/0210	SW	02/03/2017
DARNALL THEODORE & VICKI	\$1,731,000	1074/0057	1030/0141	00	08/25/1998
ROSSI ENTERPRISES LLC	\$0	1006/0005	1074/0057	00	12/19/1997
ROSSI ENTERPRISES LLC	\$407,500		1030/0141	00	03/03/1997
TROFA CONSTRUCTION	\$750,000		1006/0005	00	08/30/1996

Ownership History

Owner: BLUM LEONARD & LORI
 Co-Owner: 405 BELDEN HILL RD, WILTON, CT 06897
 Address: 405 BELDEN HILL RD, WILTON, CT 06897
 Sale Price: \$1,507,250
 Certificate: 2467/0109
 Book & Page: 1120/0210
 Sale Date: 02/03/2017
 Instrument: SW

Owner of Record

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,289,800	\$381,300	\$1,671,100
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$902,660	\$266,910	\$1,169,770

Current Value

Location: 405 BELDEN HILL RD
 Mblu: 1111/40/5 /
 Acct#: 074118
 Owner: BLUM LEONARD & LORI
 Assessment: \$1,169,770
 Appraisal: \$1,671,100
 PID: 5699
 Building Count: 1

405 BELDEN HILL RD

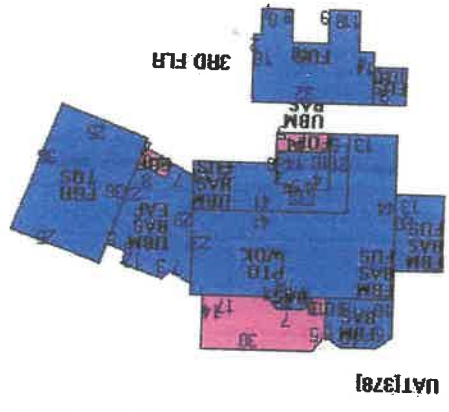
Replacement Cost: \$1,437,239
 Building Percent Good: 88
 Replacement Cost Less Depreciation: \$1,264,800

Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent ++
Occupancy	
Exterior Wall:	

Roof Structure:	Gable/Hip
Roof Cover:	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	
Heat Fuel:	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	6 Bedrooms
Total Bthms:	7
Total Half Baths:	2
Extra Fix	
Total Rooms:	13
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	4
Sauna	
Spadet Tub	1
Whirlpool Tub	
Cath. Cell	160
# of Kitchens	



Building Photo



Building Layout

(http://images.vgst.com/photos/WiltonCTPhotos/Sketches/5699_5699.jpg)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	3,178	3,178
FUS	Upper Story, Finished	2,972	2,972
TQS	Three Quarter Story	901	721
EAF	Attic, Expansion, Finished	536	268
CTH	Cathedral	160	0
FBM	Basement, Finished	1,997	0
FGR	Garage	901	0
FOP	Open Porch	106	0
PTO	Patio	456	0
UAT	Attic, Unfinished	378	0
UBM	Basement, Unfinished	1,151	0
WDK	Wood Deck	426	0
		13,162	7,139

Extra Features

Extra Features	
No Data for Extra Features	
Legend	

Land

Land Use

Land Line Valuation

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 04
 Alt Land Appr No
 Category

Size (Acres) 2.98
 Frontage
 Depth
 Assessed Value \$266,910
 Appraised Value \$381,300

Outbuildings

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL3	Pool IG Gunite			820 S.F.	\$19,700	1
SHD1	Shed			96 S.F.	\$1,400	1
PAT1	Patio			730 S.F.	\$3,900	1

Outbuildings Legend

Valuation History

Valuation Year	Improvements	Land	Total
2018	\$1,289,800	\$381,300	\$1,671,100
2018	\$1,289,800	\$381,300	\$1,671,100
2018	\$1,289,800	\$381,300	\$1,671,100

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$902,860	\$266,910	\$1,169,770
2018	\$902,860	\$266,910	\$1,169,770
2018	\$902,860	\$266,910	\$1,169,770

Assessment

WARRANTY DEED

(Survivorship)

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING

KNOW YE, That I, JOHN R. WHITTON, III and LYDIA WHITTON OF 117 Middlebrook Farm Road, Wilton, Connecticut, for the consideration of FOUR HUNDRED TWENTY THOUSAND FIVE HUNDRED (\$420,500.00) DOLLARS received to our full satisfaction of WALTER B. CROMWELL, JR. and JULIE ANN CROMWELL of New Canaan, Connecticut, do give, grant, bargain, sell and confirm unto the said WALTER B. CROMWELL, JR. and JULIE ANN CROMWELL, and unto the survivor of them, and unto such survivor's heirs and assigns forever

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, and more particularly described on Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereto, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs, executors and assigns forever, to them and their own proper use and behalf.

AND, ALSO, we, the said grantors, do for ourselves and our heirs, executors and assigns, covenant with the said grantees and with the survivor of them and with such survivor's heirs, executors and assigns, that at and until the executing of these presents, we are well seized of the premises as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same, in the same and form as is above written and that the said premises, with the buildings and improvements thereon, are well seized of by us the said grantors, do by these presents bind ourselves and our heirs, executors and assigns thereto, in FEE SIMPLE, AND DEED the above granted and bargained premises to them, the said grantees, and unto the survivor of them and to such survivor's heirs, executors and assigns forever, to them and their own proper use and behalf, except as hereinafter provided.

IN WITNESS WHEREOF, we, the said grantors, have hereunto set our hands and seals this _____ day of _____, 19____.

John R. Whitton III
John R. Whitton III

Lydia Whitton
Lydia Whitton

Signed, Sealed and Delivered
in the presence of

State of Connecticut
County of Fairfield

Witnesses of the above premises, I, _____, Clerk of the Court, do hereby certify that the above is a true and correct copy of the original as the same appears in the records of the Court of Fairfield County, Connecticut.

SCHEDULE A

ALL THOSE CERTAIN pieces or parcels of land shown and designated as "B 2.006 ± ACRES" and "PARCEL B TO BE ACQUIRED FROM ROBERT J. & CAROL A SHARP" and "ACCESS TO LOT B 0.404 ± ACRES" on a certain map entitled "RESUBDIVISION PREPARED FOR JOHN R. WHITTON, III AND LINDA WHITTON WILTON, CONNECTICUT", dated January 20, 1997 and certified substantially correct by Ryan and Paulde, LLC Land Surveyors, Wilton, Connecticut, which map is filed or to be filed in the Wilton Town Clerk's office as Map No. 5104.

Reserving unto the Grantors, their heirs, successors and assigns, forever, a driveway easement over and upon the existing driveway which constitutes a portion of the property herein conveyed and designated as "ACCESS TO LOT B 0.404 ACRES", for all lawful purposes, including ingress and egress, to such other property of the Grantor as shown on the Map.

Reserving unto the Grantors, their heirs, successors and assigns, forever, a view easement over a portion of the property herein conveyed wherein no fences, walls, shrubs or trees shall be erected or allowed to grow over a height of 20 feet so as to obstruct or block the existing view lines from property now or formerly of the Grantors in a southerly direction. The effect of this restriction is limited to a portion of the property herein conveyed beginning at the point of intersection of these certain pieces or parcels of land shown and designated as "B 2.006+ ACRES" and "ACCESS TO LOT B 0.404 ACRES" as shown on the Map; thence running easterly 200 feet along the common boundary line between "A 2.790+ ACRES" and "B 2.006+ ACRES" as shown on the Map; thence in southerly direction to a point located on the southerly boundary of the property herein conveyed 120 feet from the westerly boundary line of the property herein conveyed; thence to the point of beginning.

Together with and subject to a driveway easement in common with others, within an area over and over and upon a certain portion of the Grantors' land shown on the Map as "ACCESS TO LOT A".

Subject to:

1. Limitations of use imposed by governmental authority.
2. Taxes of the Town of Wilton, hereafter due and payable.
3. Notes on Map #3279 on file in the Wilton Town Clerk's office.
4. Easement to the Connecticut Light & Power Company recorded in Volume 62 at Page 270 of the Wilton Land Records.
5. Easement to the Connecticut Light & Power Company recorded in Volume 116 at Page 270 of the Wilton Land Records.



* View Easement + "Nothing more than 20 Ft"

EASEMENT AGREEMENT

WHEREAS, JOHN R. WHITTON, III and LINDA WHITTON ("Whitton"), of Wilton, Connecticut, are the owners of premises in the Town of Wilton shown and designated as "A 2.790+ ACRES" and "ACCESS TO LOT A 0.206+ ACRES", on that certain map entitled "RESUBDIVISION PREPARED FOR JOHN R. WHITTON, III AND LINDA WHITTON, CONNECTICUT", dated January 20, 1997 and certified substantially correct by Ryan and Fauld, LLC Land Surveyors, Wilton, Connecticut, which map is filed or to be filed in the Wilton Town Clerk's office as Map No. 5104 (the "Map"), reference to which is hereby made and had for a more particular description thereof; and

WHEREAS, WALTER B. CROMWELL, JR. AND JULIE ANN CROMWELL ("Cromwell"), of Wilton, Connecticut, are the owners of premises in said Town of Wilton shown and designated as "B 2.006+ ACRES", "ACCESS TO LOT B 0.404+ ACRES" and "PARCEL TO BE ACQUIRED FROM ROBERT J. & CAROL A. SHARP", as shown on said Map reference to which is hereby made and had for a more particular description thereof; and

WHEREAS, the parties share a joint driveway leading from Middlebrook Farm Road to a point of separation which will be at a point located approximately at the "well" adjacent to the area shown on the Map as "ACCESS TO LOT B"; and

WHEREAS, the parties are desirous of providing for the perpetual use and maintenance of such joint driveway by themselves and their respective heirs, administrators, successors and assigns.

NOW, THEREFORE, in consideration of One (\$1,000) Dollar and other valuable considerations received by each party from the other, and in consideration of the reciprocal undertakings set forth, the parties hereto hereby undertake and agree as follows:

1. Whitton hereby grants to Cromwell the right to use so much of the proposed joint driveway reflected on the Map as is located on the Whitton premises, for all lawful purposes, including without limitation pedestrian and vehicular travel and maintenance.
2. Cromwell hereby grants to Whitton the right to use so much of the proposed joint driveway reflected on the Map as is located on the Cromwell premises, for all lawful purposes, including without limitation pedestrian and vehicular travel and maintenance.

3. The parties agree that they shall equally share and pay all expenses relating to the repair, improvement, maintenance and replacement of such joint driveway to the point at which said joint driveway separates as aforesaid, including but not limited to snow plowing, grading, paving and curbing.

4. The rights herein granted shall be appurtenant to the respective premises above described and now owned by the respective parties, and shall not be deemed appurtenances of, or exercised by the owners, from time to time, of any other property.

5. The rights granted herein shall inure to the benefit of, and the obligations herein imposed, shall bind the respective parties hereto, and their respective heirs, executors, successors and assigns, and shall run with the land.

No Conveyance Tax Collected

John M. ...
Town Clerk of Wilton

6. Variance granted by the Town of Wilton, #96-10-22, recorded in Volume 1016 at Page 35 of the Wilton Land Records.

7. Resolution of the Wilton Inland Wetlands Commission, #567, dated May 8, 1997.

8. Resolution of the Wilton Planning and Zoning Commission, #597-1S, dated May 27, 1997.

9. Easement Agreement in Favor of Surinder C. Banta and Dolores U. Banta dated November 19, 1997 and recorded December 2, 1997 in Volume 1071 at Page 150 of the Wilton Land Records.

10. Easement Agreement by and between John R. Whitton, III, Linda Whitton and Walter B. Cromwell, Jr. dated April 7, 1998 and recorded 4-1-78 in Volume 1091 at Page 265 of the Wilton Land Records.

Middle
Road
Farm

✓
111

- Subdiv.

Received for Record April 7, 1998 at 3:01 P.M. Airtel
Jan Shuster/Clark
Town Clerk.

VOL 1016P035

35727

LAND RECORD INFORMATION FORM

(Mandated by Public Act No. 75-317)

1) GRANTING COMMISSION

Planning and Zoning
Zoning Board of Appeals
xx
Special Permit
Variance

3) COPY OF THE GRANTING MOTION

DATE October 21, 1996

#96-10-22 WHITTON, 117 MIDDLEBROOK FARM ROAD
a variance of section 29-4-B, 8.1 to allow access to a rear lot with a length of 652.88 feet in lieu of the required 500 feet. Said property is owned by John R. Whitton, III and Linda Whitton and consists of 5.407 acres in an R-2A District as shown on Assessor's Map#76, Lot#18.

4) NAMES AND ADDRESSES OF ALL OWNERS OF RECORD

John P. Whitton, III & Linda Whitton
117 Middlebrook Road
Wilton, CT 06897

5) DESCRIPTION OF THE PROPERTY

WILTON LAND RECORD MAP# 3186

ALL THAT CERTAIN piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut shown and designated as "Lot 12 5.255 Acres Corrected Area" on that certain map entitled "Map Prepared for Peter Kirby & Maria Alba Warren Wilton, Connecticut" Scale 1" = 100' Certified "Substantially Correct" Horncles New Canaan, Ridgfield & Bethel, Conn. Class A-2 Survey date Aug. 17, 1972 Robert M. Hentzel L.S.-6089 which map is on file in the office of the Clerk of the Town of Wilton as Map No. 3186 to which map reference is hereby made and had for a more particular description and location of said premises.

VOLUME AND PAGE OF DEED, QUIT CLAIM WARRANTY, ETC.

Volume 745, Page 166

COMMISSION CERTIFICATION (TITLE)

Linda Whitton, III

Received for Record November 12, 1996 at 1:45 P. M. Attest *[Signature]* Town Clerk

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

October 5, 2007

Walter Cromwell
115 Middlebrook Farm Road
Wilton, CT 06897

RE: WET#567 - Wetland Meadow

Dear Walter,

Following up on our conversation last week, I have enclosed portions of the minutes from 1997 regarding the subdivision application that produced your lot. The minutes indicate the wetland was vegetated by field grasses not lawn, as described by the applicant's agent. Further, this condition of field grasses was used to substantiate the ability of the parcel to filter runoff and there was a clear decision by the commission not to physically delineate the wetland to prevent mowing in deference to preserving the view.

Presently, the southwestern wetland is being maintained as lawn in violation of your wetland permit. To avoid conflict with the terms of the permit, mowing the wetland in the southwest portion of the property is limited to once a year.

If you have any questions, please do not hesitate to contact me.

Sincerely,
FD

Patricia Sesio
Director of Environmental Affairs

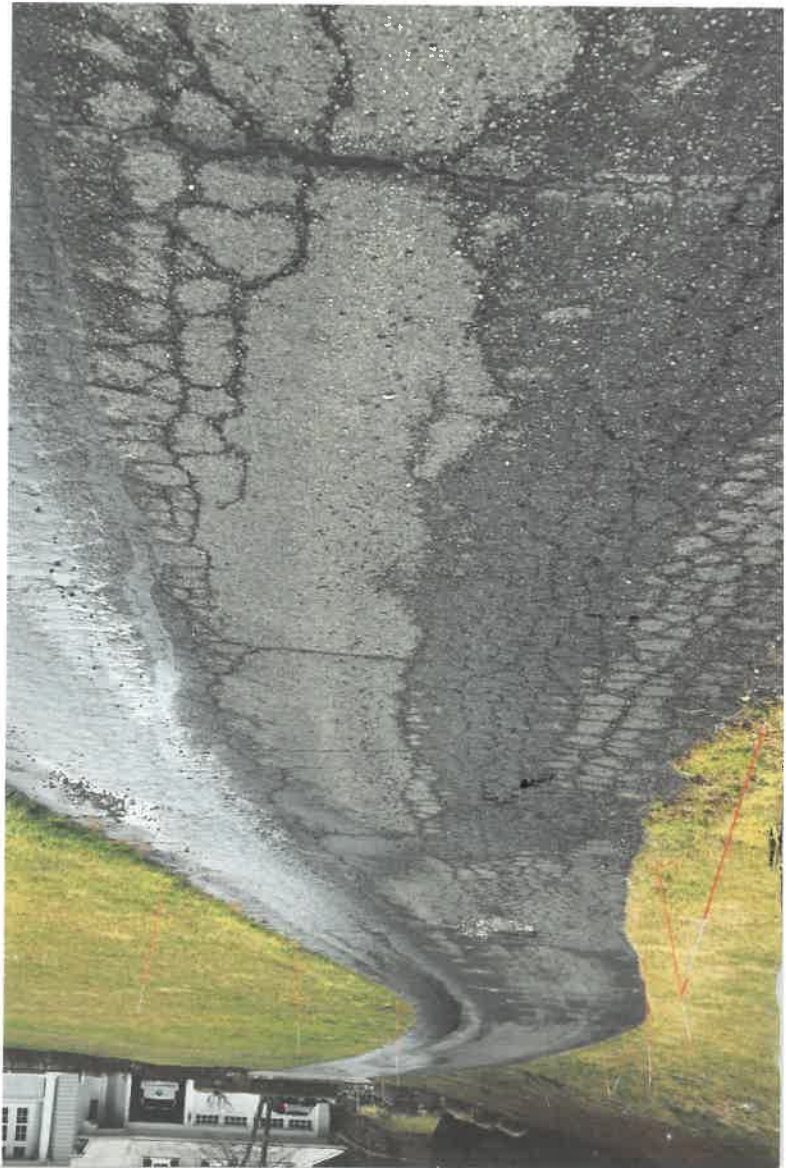
cc: Joseph Fieni, Jr. Chairman, IWC

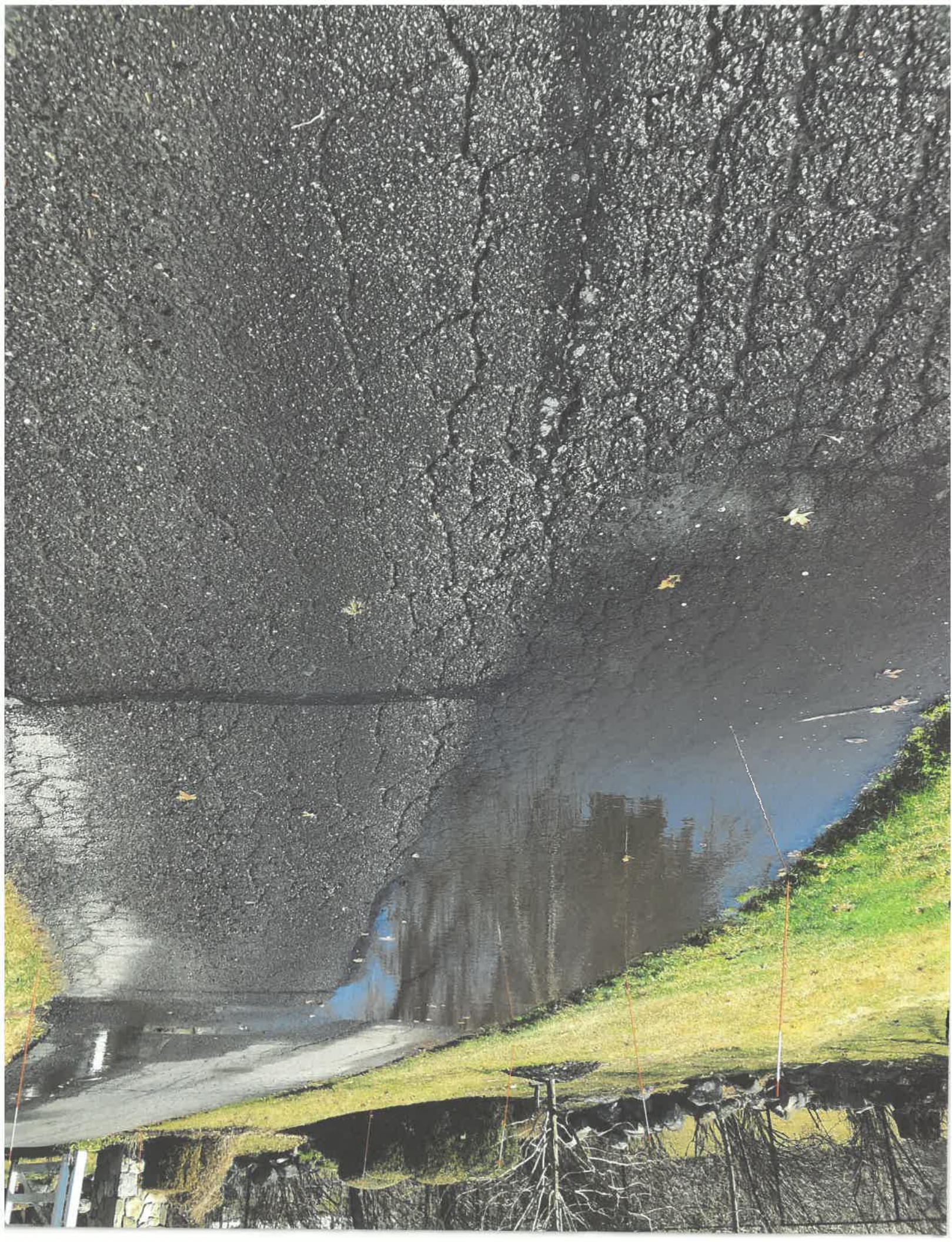
Wet 567
1x per year
mow
- preserve view

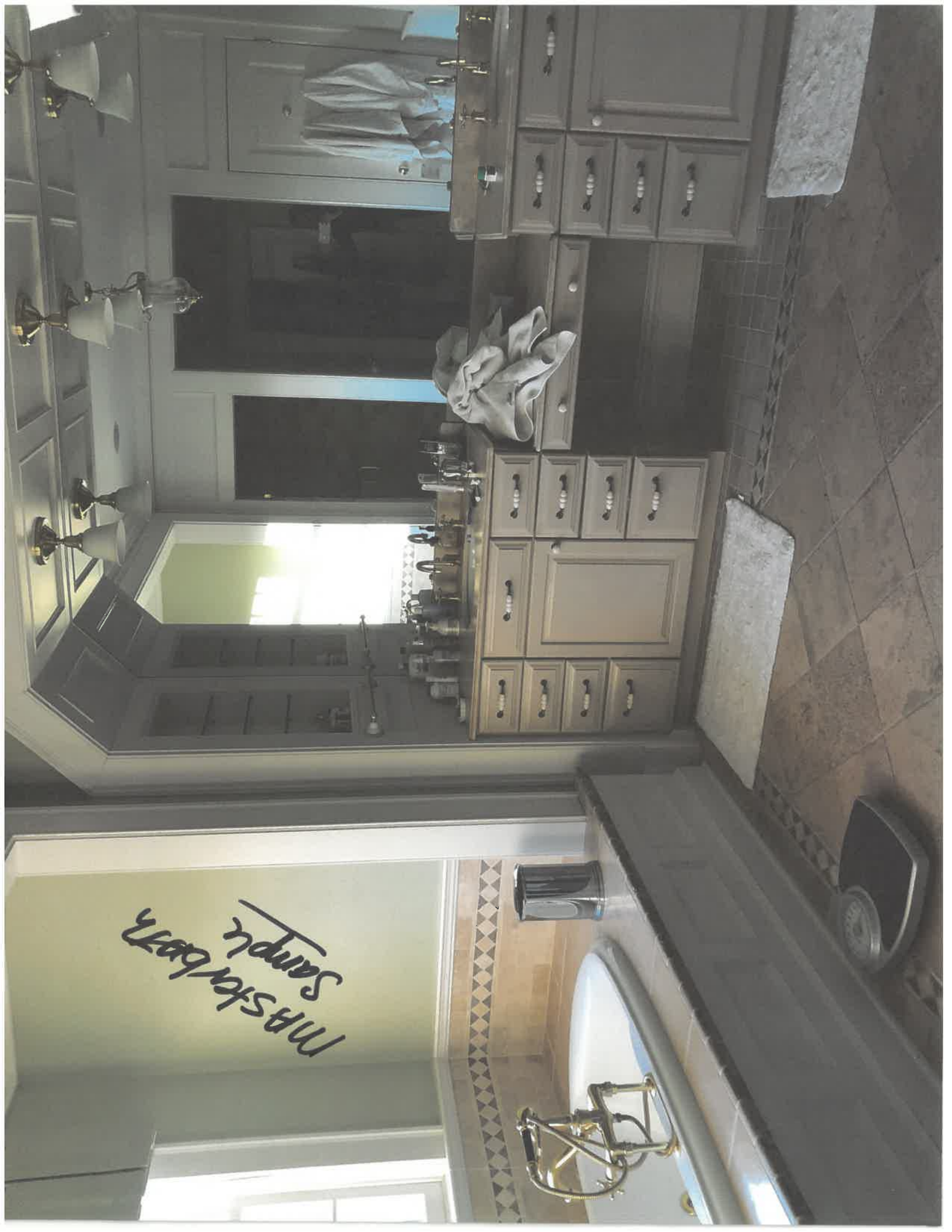
11/32
over

- View For Neighboring lot (117)
- View Easement on 115 Middlebrook
- 1x per year mow Restriction (view)
- ~~Wetland~~ Set back
-









Master Bath
Sample



Original
Mechanical's

SOLAR
SAKS

Storm windows



115 MIDDLEBROOK FARM

Location 115 MIDDLEBROOK FARM
Mblu 76 / 18 / 1
Owner VOLLMER SCOTT E & PATRICIA M
Assessment \$1,579,200
Appraisal \$2,256,000
PID 3083
Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,636,700	\$619,300	\$2,256,000
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,145,690	\$433,510	\$1,579,200

Owner of Record

Owner VOLLMER SCOTT E & PATRICIA M
Co-Owner 115 MIDDLEBROOK FARM
Address WILTON, CT 06897

Sale Price \$2,577,500
Certificate 2310/0035
Book & Page 2310/0035
Sale Date 03/01/2013
Instrument SW

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VOLLMER SCOTT E & PATRICIA M	\$2,577,500	2310/0035	2310/0035	SW	03/01/2013
CROMWELL WALTER R JR & JULIE ANN	\$420,500	1091/0262	1091/0262	00	04/07/1998
WHITTON, JOHN R III + LINDA	\$50,000	1049/0162	1049/0162	00	07/09/1997
SHARP, ROBERT J	\$0	0925/0256	0925/0256	00	09/14/1994
WHITTON, JOHN R III + LINDA	\$712,500	0745/0166	0745/0166	00	05/15/1991

Building Information

Building 1 : Section 1

Year Built: 1999
Living Area: 6,301
Replacement Cost: \$1,741,101

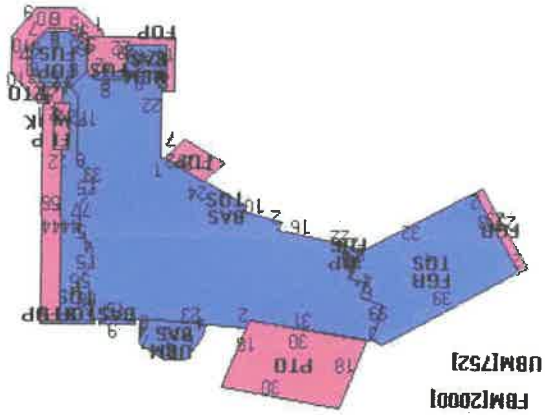
Extra Features

Extra Features

Legend

Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	3,924	3,139
BAS	First Floor	2,970	2,970
FUS	Upper Story, Finished	192	192
FBM	Basement, Finished	2,000	0
FGR	Garage	911	0
FOP	Open Porch	1,076	0
PTO	Patio	719	0
UBM	Basement, Unfinished	961	0
WDK	Wood Deck	48	0
		12,801	6,301

Building Sub-Areas (sq ft)
 Legend
 (http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/3083)



Building Layout

(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\10\88.j



Building Photo

Field	Description
Building Attributes	
Style	Colonial
Model	Residential
Grade:	Superior ++
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Fir 1	Hardwood
Interior Fir 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bathrms:	4
Total Half Baths:	3
Total Rooms:	13
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	3
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Cell	

Replacement Cost
 Less Depreciation: \$1,601,800

Building Percent Good: 92

No Data for Extra Features

Land

Land Use

Land Line Valuation

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 08
Alt Land Appr No
Category

Size (Acres) 2.41
Frontage
Depth
Assessed Value \$433,510
Appraised Value \$619,300

Outbuildings

Outbuildings

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL3	Pool IG Gunite			640 S.F.	\$24,300	1
WHL2	Whirlpool Spa			1 UNITS	\$3,300	1
PAT1	Patio			500 S.F.	\$4,300	1
PAT1	Patio			349 S.F.	\$3,000	1

Valuation History

Valuation Year	Improvements	Land	Total
2018	\$1,636,700	\$619,300	\$2,256,000
2017	\$1,660,700	\$638,900	\$2,299,600
2016	\$1,660,700	\$638,900	\$2,299,600

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$1,145,690	\$433,510	\$1,579,200
2017	\$1,162,490	\$447,230	\$1,609,720
2016	\$1,162,490	\$447,230	\$1,609,720

Assessment

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230 NOD HILL RD

Location 230 NOD HILL RD **Mblu** 78 / / 8 / /
Act# 004064 **Owner** TROY ALEXANDER &
Assessment \$1,457,540 **Appraisal** \$2,082,200
PID 4102 **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,599,800	\$482,400	\$2,082,200
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,119,860	\$337,680	\$1,457,540

Owner of Record

Owner TROY ALEXANDER &
Co-Owner TROY DALE W
Address 230 NOD HILL RD
 WILTON, CT 06897
Sale Price \$1,935,000 **Certificate** 2501/0394
Sale Date 09/27/2019 **Instrument** SW

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TROY ALEXANDER &	\$1,935,000		2501/0394	SW	09/27/2019
LILLIE JAMES E	\$825,000		1687/0056	WD	05/10/2004
WHEELER CAROLYN C	\$430,000		0996/0106	00	06/20/1996
GIROUARD ASSOCIATES INC	\$430,000		0996/0103	00	06/20/1996
OLBRICH, EDMUND D + BONNIE B	\$225,000		0351/0280	00	08/20/1980

Building Information

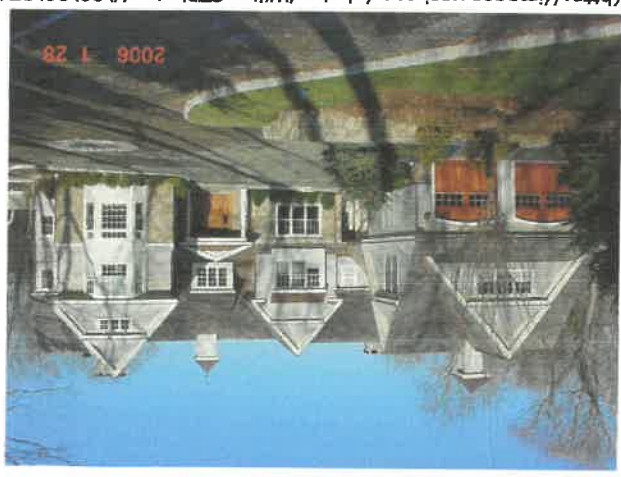
Building 1 : Section 1

Year Built: 2005
Living Area: 7,356
Replacement Cost: \$1,727,637

Building Percent Good: 90

Replacement Cost Less Depreciation: \$1,554,900

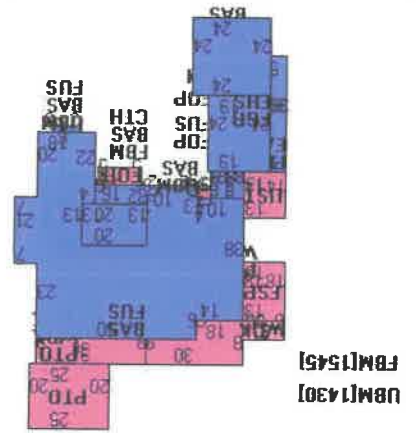
Field	Description
Style	Colonial
Model	Residential
Grade:	Superior ++
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bathrms:	6
Total Half Baths:	2
Total Rooms:	12 Rooms
Bath Style:	Average
Kitchen Style:	Remodeled
Elevator	
Fireplaces	8
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Cell	260



Building Photo

(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\87\57.j

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/4102

Code	Description	Gross Living Area	Legend
BAS	First Floor	3,455	
FUS	Upper Story, Finished	2,999	
TQS	Three Quarter Story	616	
FHS	Half Story, Finished	456	
EAF	Attic, Expansion, Finished	180	
CTH	Cathedral	260	
FBM	Basement, Finished	1,805	
FGR	Garage	1,212	
FOP	Open Porch	85	
FSP	Screen Porch	234	
PTO	Patio	1,120	
UBM	Basement, Unfinished	1,650	
UST	Utility, Storage, Unfinished	182	
WDK	Wood Deck	946	

Valuation Year	Improvements	Land	Total
2016	\$1,446,760	\$354,760	\$1,801,520
2017	\$1,446,760	\$354,760	\$1,801,520
2018	\$1,119,860	\$337,680	\$1,457,540
Assessment			

Valuation Year	Improvements	Land	Total
2016	\$2,066,800	\$506,800	\$2,573,600
2017	\$2,066,800	\$506,800	\$2,573,600
2018	\$1,599,800	\$482,400	\$2,082,200
Appraisal			

Valuation History

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio			1000 S.F.	\$8,600	1
SPL3	Pool IG Gunite			860 S.F.	\$32,700	1
PAT1	Patio			416 S.F.	\$3,600	1
Outbuildings						
Legend						

Outbuildings

Use Code	1-1
Description	Residential
Zone	R-2
Neighborhood	06
Alt Land Appr	No
Category	
Assessed Value	\$337,680
Appraised Value	\$482,400

Land Use

Land Line Valuation

Size (Acres) 2.56

Frontage

Depth

Assessed Value \$337,680

Appraised Value \$482,400

Land

Code	Description	Size	Value	Bldg #
GEN	Generator	0 UNITS	\$0	1
Extra Features				
Legend				

Extra Features

15,200	7,356
--------	-------

16 MIDDLEBROOK LA

Location 16 MIDDLEBROOK LA **Mblu** 89 / 8 / 1 /

Act# 074391 **Owner** HATTENBACH CHARLES M & LAIME

Assessment \$1,990,870 **Appraisal** \$2,844,100

PID 100243 **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$2,354,400	\$489,700	\$2,844,100
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,648,080	\$342,790	\$1,990,870

Owner of Record

Owner HATTENBACH CHARLES M & LAIME

Co-Owner

Address 16 MIDDLEBROOK LA

WILTON, CT 06897

Sale Price \$4,000,000
Certificate
Book & Page 2080/0192
Sale Date 09/23/2009
Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HATTENBACH CHARLES M & LAIME	\$4,000,000		2080/0192	WD	09/23/2009
MIDDLEBROOK LANE ASSOCIATES LLC	\$2,400,000		1741/0006	WD	11/03/2004

Building Information

Building 1 : Section 1

Year Built: 2009
Living Area: 8,852
Replacement Cost: \$2,559,153
Building Percent 92
Good:
Replacement Cost
Less Depreciation: \$2,354,400

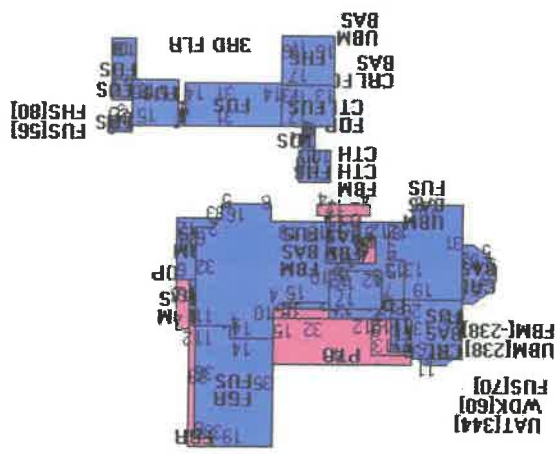
Field	Description
Style	Colonial
Model	Residential
Grade:	Superior +++
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	Hardwood
Interior Fir 1	Hardwood
Interior Fir 2	
Heat Fuel	Gas-Propane
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	7
Total Half Baths:	4
Total Rooms:	17
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	4
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Cell	237

Building Attributes

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	5,089	5,089
BAS	First Floor	3,421	3,421
FHS	Half Story, Finished	452	316
TQS	Three Quarter Story	32	26
CRL	Crawl Space	554	0
CTH	Cathedral	237	0
FBM	Basement, Finished	1,642	0
FGR	Garage	997	0
FOP	Open Porch	397	0
PTO	Patio	519	0
UAT	Attic, Unfinished	344	0
UBM	Basement, Unfinished	1,257	0
WDK	Wood Deck	60	0
		15,001	8,852

Building Sub-Areas (sq ft)

(<http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/1002>)



Building Layout

(<http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\95\71>)



Building Photo

Extra Features

No Data for Extra Features	
Extra Features	Legend

Land

Land Use

Land Line Valuation

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 07
Alt Land Appr No
Category

Size (Acres) 4.19
Frontage
Depth
Assessed Value \$342,790
Appraised Value \$489,700

Outbuildings

No Data for Outbuildings	
Outbuildings	Legend

Valuation History

Valuation Year	Improvements	Land	Total
2018	\$2,354,400	\$489,700	\$2,844,100
2017	\$2,574,400	\$515,000	\$3,089,400
2016	\$2,574,400	\$515,000	\$3,089,400
Appraisal			

Valuation Year	Improvements	Land	Total
2018	\$1,648,080	\$342,790	\$1,990,870
2017	\$1,802,080	\$360,500	\$2,162,580
2016	\$1,802,080	\$360,500	\$2,162,580
Assessment			

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94 MIDDLEBROOK FARM

Location 94 MIDDLEBROOK FARM **Mblu** 76 / 9 / 1 /
Acct# 002814 **Owner** WALLON SHEA Z & ELIZABETH M
Assessment \$1,022,560 **Appraisal** \$1,460,800
PID 4033 **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$906,800	\$554,000	\$1,460,800
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$634,760	\$387,800	\$1,022,560

Owner of Record

Owner WALLON SHEA Z & ELIZABETH M
Co-Owner 94 MIDDLEBROOK FARM
Address WILTON, CT 06897
Sale Price \$1,547,500 **Certificate** 2465/0243
Sale Date 01/12/2017 **Instrument** WT

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WALLON SHEA Z & ELIZABETH M	\$1,547,500		2465/0243	WT	01/12/2017
BASILE DAVID C & MARYELLEN M	\$2,200,000		1417/0045	SW	08/26/2002
FUREY, THOMAS E J + JULIE P	\$705,000		0857/0082	00	08/03/1993

Building Information

Building 1 : Section 1

Year Built: 1984
Living Area: 4,812
Replacement Cost: \$1,102,212

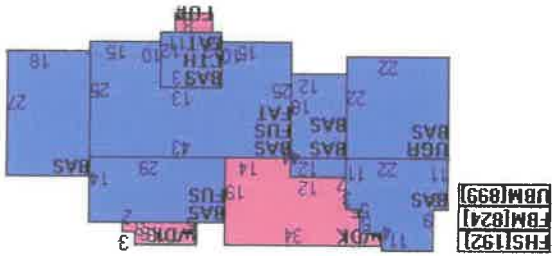
Extra Features

Extra Features

Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	3,107	3,107
FUS	Upper Story, Finished	1,351	1,351
FAT	Attic, Finished	1,101	220
FHS	Half Story, Finished	192	134
CTH	Cathedral	156	0
FBM	Basement, Finished	824	0
FOP	Open Porch	32	0
UBM	Basement, Unfinished	899	0
UGR	Garage, Under	484	0
WDK	Wood Deck	556	0
		8,702	4,812

(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/4033_4033.jpg)



Building Layout

(http://images.vgsi.com/photos/WiltonCTPhotos/V00V0010/82.jpg)



Building Photo

Field	Description
Building Attributes	
Style	Colonial
Model	Residential
Grade:	Excellent ++
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Rooft Structure:	Gable/Hip
Rooft Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bathrms:	5
Total Half Baths:	2
Extra Fix	
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Remodeled
Elevator	
Fireplaces	3
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Cell	640
# of Kitchens	

Building Percent Good: 79
 Replacement Cost
 Less Depreciation: \$870,700

No Data for Extra Features

Land

Land Use

Land Line Valuation

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 08
 Alt Land Appr No
 Category

Size (Acres) 2.26
 Frontage
 Depth
 Assessed Value \$387,800
 Appraised Value \$554,000

Outbuildings

Outbuildings

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio			866 S.F.	\$7,400	1
SPL3	Pool IG Gunite			756 S.F.	\$28,700	1

Valuation History

Valuation Year	Improvements	Land	Total
2018	\$906,800	\$554,000	\$1,460,800
2018	\$906,800	\$554,000	\$1,460,800
2018	\$906,800	\$554,000	\$1,460,800
Appraisal			

Valuation Year	Improvements	Land	Total
2018	\$634,760	\$387,800	\$1,022,560
2018	\$634,760	\$387,800	\$1,022,560
2018	\$634,760	\$387,800	\$1,022,560
Assessment			

111 MIDDLEBROOK FARM

Location 111 MIDDLEBROOK FARM **Mblu** 76 / 19 / 3 /

Act# 000240

Owner BANTA SURINDER C & DOLORES U

Assessment \$1,423,660

Appraisal \$2,033,800

PID 4060

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,374,800	\$659,000	\$2,033,800
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$962,360	\$461,300	\$1,423,660

Owner of Record

Owner BANTA SURINDER C & DOLORES U

Co-Owner

111 MIDDLEBROOK FARM

WILTON, CT 06897

Sale Price \$0

Certificate

Book & Page 2107/0262

Sale Date 03/29/2010

Instrument QT

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BANTA SURINDER C & DOLORES U	\$0		2107/0262	QT	03/29/2010
BANTA SURINDER C & DOLORES U	\$173,900		0290/0200	00	11/18/1977

Building Information

Building 1 : Section 1

Year Built: 1999

Living Area: 6,127

Replacement Cost: \$1,543,680

Building Percent

85

Good:

Replacement Cost

\$1,312,100

Less Depreciation:

Extra Features

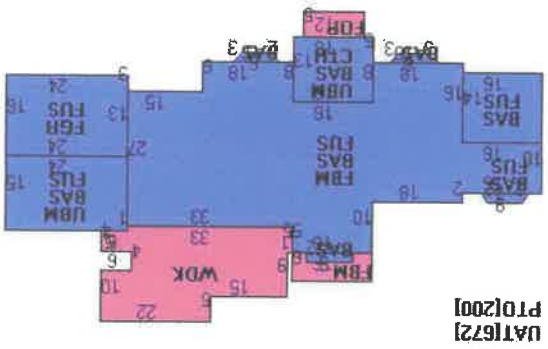
Extra Features

Legend

Field	Description
Style	Colonial
Model	Residential
Grade:	Superior +
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bathrms:	5
Total Half Baths:	1
Total Rooms:	11
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	3
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	0
Cath. Cell	208

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	3,127	3,127
BAS	First Floor	3,000	3,000
CTH	Cathedral	208	0
FBM	Basement, Finished	2,239	0
FGR	Garage	384	0
FOP	Open Porch	60	0
PTO	Patio	200	0
UAT	Attc, Unfinished	672	0
UBM	Basement, Unfinished	568	0
WDK	Wood Deck	604	0
		11,062	6,127

(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/4060



Building Layout

(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\10\81.j



Building Photo

No Data for Extra Features

Land

Land Use

Land Line Valuation

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 08
 Alt Land Appr No
 Category

Size (Acres) 4.96
 Frontage
 Depth
 Assessed Value \$461,300
 Appraised Value \$659,000

Outbuildings

Outbuildings

Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR5	Gar w Lft Good			1144 S.F.	\$36,900	1
SPL3	Pool IG Gunite			800 S.F.	\$19,200	1
PAT1	Patio			840 S.F.	\$4,500	1
WHL2	Whirlpool Spa			1 UNITS	\$2,100	1

Valuation History

Valuation Year	Improvements	Land	Total
2018	\$1,374,800	\$659,000	\$2,033,800
2017	\$1,487,100	\$740,200	\$2,227,300
2016	\$1,487,100	\$740,200	\$2,227,300

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$962,360	\$461,300	\$1,423,660
2017	\$1,040,970	\$518,140	\$1,559,110
2016	\$1,040,970	\$518,140	\$1,559,110

Assessment

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110 MIDDLEBROOK FARM

Location 110 MIDDLEBROOK FARM **Mblu** 76 / 9 / 1

Acct# 003365

Owner CHAPEY MAURA E H TRUSTEE

Assessment \$1,544,200

Appraisal \$2,206,000

PID 4032

Building Count 1

Current Value

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$1,592,700	\$613,300	\$2,206,000

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,114,890	\$429,310	\$1,544,200

Owner of Record

Owner CHAPEY MAURA E H TRUSTEE

Sale Price \$0

Co-Owner 110 MIDDLEBROOK FARM

Certificate

Book & Page 2297/0232

Address 110 MIDDLEBROOK FARM
WILTON, CT 06897

Sale Date 12/27/2012

Instrument QC

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHAPEY MAURA E H TRUSTEE	\$0		2297/0232	QC	12/27/2012
CHAPEY MAURA E H	\$0		2297/0229	QC	12/27/2012
CHAPEY MICHAEL J & MAURA E	\$3,525,000		1720/0325	SW	08/13/2004
HOFFMAN KENNETH R	\$800,000		1166/0009	00	04/23/1999
LYNCH, KENNETH M	\$0		0283/0298	00	08/23/1977

Building Information

Building 1 : Section 1

Year Built: 2000

Living Area: 8,372

Replacement Cost: \$1,707,525

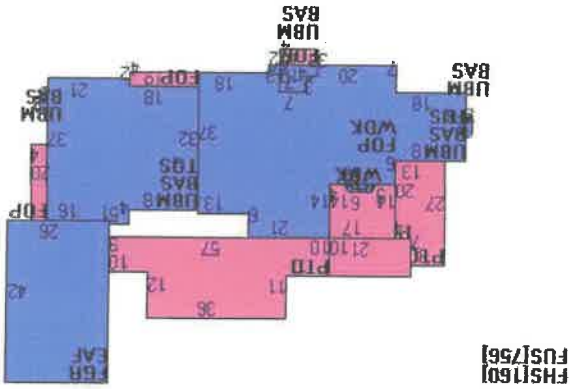
Extra Features

Extra Features

Legend

Code	Description	Gross Living Area	Area (sq ft)
BAS	First Floor	3,663	2,965
FUS	Upper Story, Finished	2,965	1,086
TQS	Three Quarter Story	1,358	1,092
EAF	Attic, Expansion, Finished	1,092	546
FHS	Half Story, Finished	160	112
FGR	Garage	1,092	0
FOP	Open Porch	416	0
PTO	Patio	1,489	0
UBM	Basement, Unfinished	3,663	0
WDK	Wood Deck	238	0
		16,136	8,372

(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/4032



Building Layout

(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\28\94.j



Building Photo

Field	Description
Building Attributes	
Style	Colonial
Model	Residential
Grade:	Superior
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Pine/Soft Wood
Interior Fir 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bathrms:	5
Total Half Baths:	1
Total Rooms:	14
Bath Style:	Average
Kitchen Style:	Remodeled
Elevator	
Fireplaces	6
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Cell	58

Replacement Cost \$1,570,900
Less Depreciation:

Building Percent Good: 92

No Data for Extra Features

Land

Land Use

Land Line Valuation

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 08
 Alt Land Appr No
 Category

Size (Acres) 3.34
 Frontage
 Depth
 Assessed Value \$429,310
 Appraised Value \$613,300

Outbuildings

Outbuildings

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL3	Pool IG Gunite			800 S.F.	\$19,200	1
PAT1	Patio			480 S.F.	\$2,600	1

Valuation History

Valuation Year	Improvements	Land	Total
2018	\$1,592,700	\$613,300	\$2,206,000
2017	\$1,993,900	\$690,900	\$2,684,800
2016	\$1,993,900	\$690,900	\$2,684,800

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$1,114,890	\$429,310	\$1,544,200
2017	\$1,395,730	\$483,630	\$1,879,360
2016	\$1,395,730	\$483,630	\$1,879,360

Assessment

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125 MIDDLEBROOK FARM

Location 125 MIDDLEBROOK FARM
Mblu 76 / 17/6 /
Owner BRANDT MICHAEL J & PATRICIA H
Act# 071984
Assessment \$1,181,600
Appraisal \$1,688,000
PID 4052
Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,134,000	\$554,000	\$1,688,000
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$793,800	\$387,800	\$1,181,600

Owner of Record

Owner BRANDT MICHAEL J & PATRICIA H
Co-Owner 125 MIDDLEBROOK FARM
Address WILTON, CT 06897
Sale Price \$2,450,000
Certificate 2023/0044
Book & Page 2023/0044
Sale Date 09/25/2008
Instrument SW

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRANDT MICHAEL J & PATRICIA H	\$2,450,000		2023/0044	SW	09/25/2008
ORR DENNIS P & LAURIE L	\$1,400,000		1032/0043	00	03/20/1997
HAVENS, CHRISTOPHER L	\$400,000		0998/0089	00	07/01/1996
SHARP, ROBERT J + CAROL A	\$0		0282/0256	00	08/09/1977

Building Information

Building 1 : Section 1

Year Built: 1997
Living Area: 6,426
Replacement Cost: \$1,332,805
Building Percent: 83
Good:

Replacement Cost
Less Depreciation:

\$1,106,200

Field	Description
Building Attributes	
Style	Colonial
Model	Residential
Grade:	Excellent ++
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	6
Total Half Baths:	2
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	4
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Cell	108

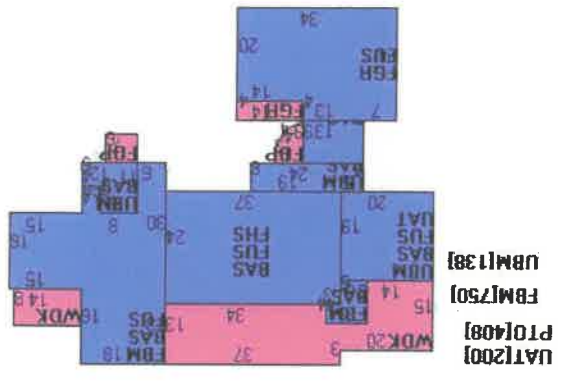
Extra Features

Extra Features

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	3,195	3,195
BAS	First Floor	2,609	2,609
FHS	Half Story, Finished	888	622
FBM	Basement, Finished	1,722	0
FGR	Garage	816	0
FOP	Open Porch	84	0
PTO	Patio	408	0
UAT	Attic, Unfinished	580	0
UBM	Basement, Unfinished	770	0
WDK	Wood Deck	827	0
		11,899	6,426

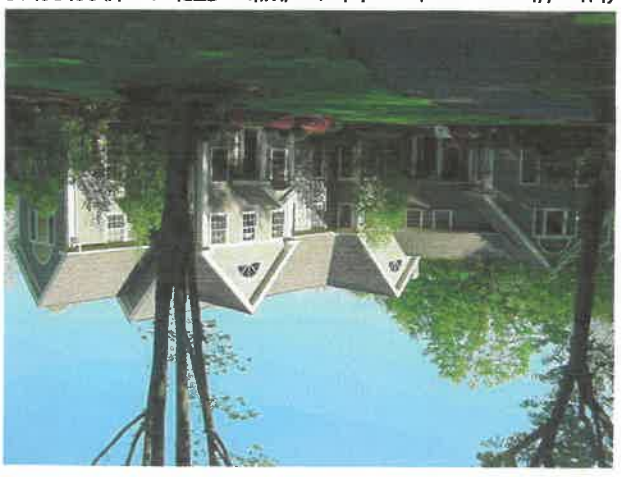
Building Sub-Areas (sq ft)
Legend

(<http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/4052>)



Building Layout

(http://images.vgsi.com/photos/WiltonCTPhotos/000010/86_j)



Building Photo

Legend

No Data for Extra Features

Land

Land Use

Land Line Valuation

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 08
 Alt Land Appr No
 Category

Size (Acres) 2.2
 Frontage
 Depth
 Assessed Value \$387,800
 Appraised Value \$554,000

Outbuildings

Outbuildings

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL3	Pool IG Gunite			682 S.F.	\$20,500	1
PAT1	Patio			690 S.F.	\$4,700	1
WHL2	Whirlpool Spa			1 UNITS	\$2,600	1

Valuation History

Valuation Year	Improvements	Land	Total
2016	\$1,341,600	\$627,100	\$1,968,700
2017	\$1,341,600	\$627,100	\$1,968,700
2018	\$1,134,000	\$554,000	\$1,688,000
Appraisal			

Valuation Year	Improvements	Land	Total
2016	\$939,120	\$438,970	\$1,378,090
2017	\$939,120	\$438,970	\$1,378,090
2018	\$793,800	\$387,800	\$1,181,600
Assessment			

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