

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOMASULO RANDI D		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
20 CHESTNUT HILL RD			6 Septic			RES LAND	1-1	381,600	267,120
WILTON, CT 06897						DWELLING	1-3	764,300	535,010
Additional Owners:		SUPPLEMENTAL DATA							
Other ID: 4388 6		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 454		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 1258							Total	1,145,900	802,130

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
TOMASULO RANDI D		2430/0481	08/18/2015	U	I	1,099,566	WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
HOCHDORF JEFFREY O & ALICE T		0626/0005	11/12/1987	Q	I	825,000	00	2018	1-1	267,120	2018	1-1	267,120	2018	1-1	267,120			
								2018	1-3	535,010	2018	1-3	535,010	2018	1-3	535,010			
								Total:			802,130			Total:			802,130		

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)	764,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	381,600
Special Land Value	0
Total Appraised Parcel Value	1,145,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,145,900

NOTES

PREVIOUSLY KNOWN AS
 8 ADMIRAL LANE
 SP REFLECTS FULL PRICE
 FOR BOTH TOWNS

SHRD DR
 1/7 CONSV DEV
 WILTON 1.182
 NORWALK .073=1.255 AC
 INFO OVER PHONE

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	
15-257	06/03/2015		FBM W/LAV	30,000		100	06/29/2015	CO#15-257 PLANS	10/04/2017			WG	22	Field Review No Change	
									02/02/2016			DL	51	Permit-Info Bldg	
									04/26/1993			AC	07	Measured - Info at Door	

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				51,401	SF	7.81	1.0000	5	1.0000	1.00	04	0.95				1.00		381,600

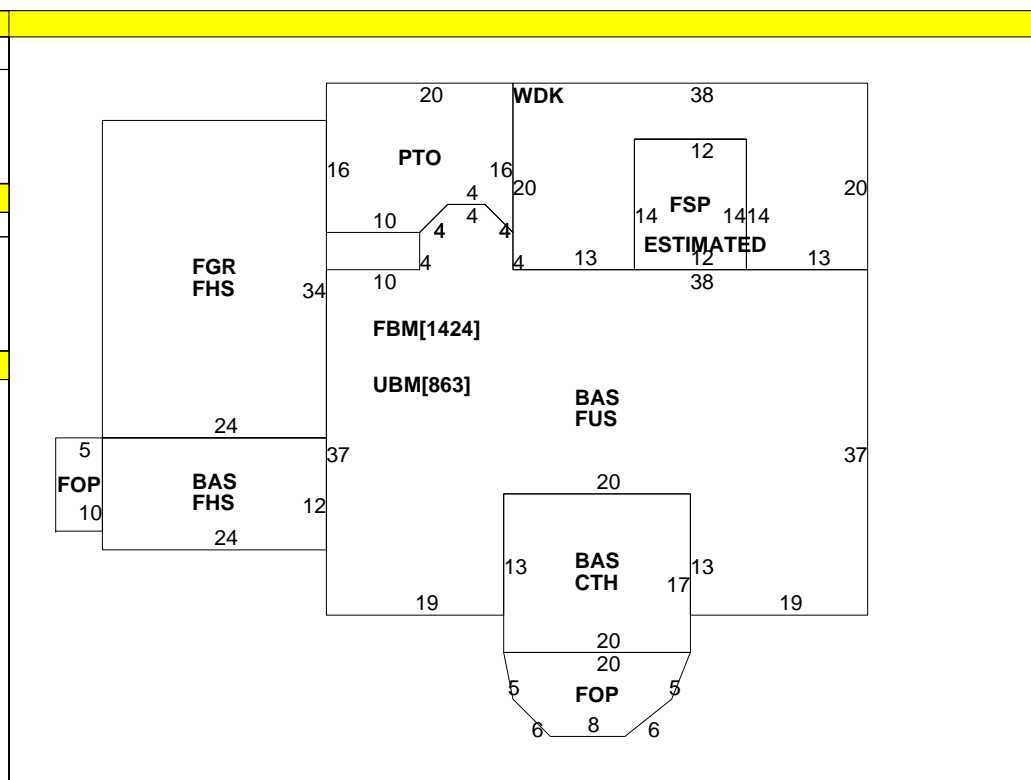
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	07		Excellent +				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	12		Hardwood	Adj. Base Rate:			154.59
Interior Flr 2							
Heat Fuel	02		Oil	Replace Cost			992,650
Heat Type	04		Forced Air	AYB			1987
AC Type	03		Central	EYB			1994
Total Bedrooms	04		4 Bedrooms	Dep Code			A
Total Bthrms	4			Remodel Rating			
Total Half Baths	1			Year Remodeled			
Extra Fix				Dep %			23
Total Rooms	11			Functional Obslnc			0
Bath Style	02		Average	External Obslnc			0
Kitchen Style	02		Average	Cost Trend Factor			1
Elevator				Condition			
Fireplaces	1			% Complete			
Sauna				Overall % Cond			77
Spa/Jet Tub	1			Apprais Val			764,300
Whirlpool Tub				Dep % Ovr			0
Cath. Ceil	340			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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,575	2,575			398,080
CTH	Cathedral	0	340			0
FBM	Basement, Finished	0	1,424			76,988
FGR	Garage	0	816			44,214
FHS	Half Story, Finished	773	1,104			119,501
FOP	Open Porch	0	192			5,875
FSP	Screen Porch	0	168			6,493
FUS	Upper Story, Finished	1,947	1,947			300,995
PTO	Patio	0	299			4,638
UBM	Basement, Unfinished	0	863			26,745
	Ttl. Gross Liv/Lease Area:	5,295	9,728			992,650



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOMASULO RANDI D						Description	Code	Appraised Value	Assessed Value
20 CHESTNUT HILL RD									
WILTON, CT 06897									
Additional Owners:		SUPPLEMENTAL DATA							
		Other ID:	4388 6						
		GIS ID:	1258			ASSOC PID#			
						Total		1,145,900	802,130

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
								Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								Total:			Total:			Total:		

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

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NOTES									

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
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LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
															Spec Use	Spec Calc			

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): Randi Tomasulo

Property Owner will be represented by: _____

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: Anna Ramirez

Address: 20 Chestnut Hill Rd
Wilton, CT

Phone: 914-320-1013

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 28

Lot: 32-10

Account #: 072007

Property Location: 20 Chestnut Hill Road, Wilton CT

Property Type:

Residential:

Commercial:

Reason for Appeal:

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

Market value has decreased significantly.

Appellant's estimate of Market Value as of October 1, 2017: 957,500

Appellant's estimate of Assessed Value as of October 1, 2017: 670,250
(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.

Signature

Anna Ramirez

RECEIVED

MAR 20 2020

Date Signed

3/18/20

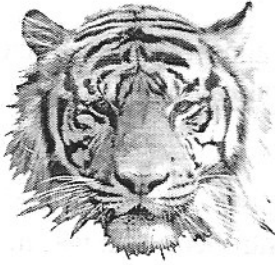
Printed Name of Signer

Anna Ramirez

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.



Rely on the Eye of the...

TIGER

GROUP, INC.

Home & Building Inspections

1353 Boston Post Road, #8 • Madison, Connecticut 06443
1-800-328-INSP(4677) • www.tigerinspect.com • www.tigercommercial.com

REPORT SUMMARY

10 of 1.18 pages

20 Chestnut Hill Rd
Wilton CT

The following notes are excerpts from the report indicating components that are not *Functioning as Intended*. They are rated *Not Functioning Properly - component is in need of repairs or replacement* or *Further Evaluation by a specialist is suggested to determine the need for or extent of repairs/replacement and associated costs* on our rating system (See Agreement).

Exterior

EXPOSED GUTTER AND DOWNSPOUTS:

TYPE AND CONDITION:

Type: Metal. Repairs or replacement suggested: Sections of downspouts are missing or damaged. Maintenance repairs suggested: Extend downspouts away from the building, as is feasible a minimum of 6 feet. Extensions can reduce the probability of basement water entry. Debris in gutter, cleaning/repair/adjustment needed. Loose gutters, fasteners or downspouts noted. Subsurface drains noted, their condition is beyond the scope of a visual home inspection. Suggest confirmation of system termination and performance with owner. Repairs suggested by a qualified contractor.

TRIM:

General trim:

Type: Wood. Conditions noted: Various areas of rotted wood. Various areas of moisture damage. Repairs suggested by a qualified contractor.

Window/Door trim:

Type: Wood. Conditions noted: Various areas of rotted wood. Various areas of moisture damage. Repairs suggested by a qualified contractor.

Garage

INTERIOR/STRUCTURE:

MLS# [170251850](#)

154 Mather Street, Wilton

Single Family Available For Sale, Price Recently Reduced: **\$835,000**

We invite you to view this beautiful 4 bedroom/2.5 bathroom Colonial retreat nestled in a private secluded neighborhood in the beautiful bedroom community of Wilton, Connecticut. The home sits on 3 acres adjacent to a peaceful nature preserve. This home features hardwood floors throughout; a formal dining and living room; a home office/den; a spacious family room with skylights and a wood burning fireplace; a large eat-in kitchen with an oversized center island, Sub-Zero refrigerator and Double Oven. Additionally, there is a large bonus room over the three car garage and a basement that awaits your finishing touch. This well maintained home has a new heating/air conditioning unit (replaced 7/19) and a new high efficiency hot water heater (replaced 11/17). A family oriented community, Wilton boasts an excellent schools system, family YMCA and loads of recreational activities that every member of the family can enjoy. Easy access to Metro North trains and major highways (I-95, Merritt Parkway & I-84). Schedule an appointment today to see your new home!

Directions: **Main Avenue - Danbury Rd/US-7N - Honey Hill - Mather Street**

Property Type:	Single Family For Sale	Lot Description:	On Cul-De-Sac, Dry, Level Lot, Lightly Wooded, Treed
Style:	Colonial	Waterfront Property:	No
Acres:	3.73	Appliances Included:	Electric Cooktop, Wall Oven, Refrigerator, Subzero, Dishwasher, Washer, Dryer
Total Square Feet:	5,216	Basement:	Full
Rooms:	9 Rooms / 4 Bedrooms	Exterior Features:	Gutters, Lighting
Bathrooms:	2 Full & 1 Partial	Garages/Parking:	3 Car/Attached Garage, Under House Garage, Paved
Fireplace(s):	1	Heating:	Hot Air, Zoned
Year Built:	1998	Cooling:	Ceiling Fans, Central Air
New Construction:	No	Water & Sewer:	Private Well/Septic
Property Taxes:	\$16,506		

Presented By: **Angus Beavers, Phone: (435) 962-0094, Email: angusbeavers@msn.com
Keller Williams Prestige Prop. - (203) 327-6700**

Listing information comes from various sources and may not always be accurate. No representation or warranty is made as to the accuracy of this information. You should verify any information that is important to your buying decision. Generated on 02/16/2020 10:37:56 AM

42 WICKS END LA

Location 42 WICKS END LA

Mblu 20 / / 4/43 /

Acct# 000691

Owner MACALUSO ANTHONY & LAURA

Assessment \$768,460

Appraisal \$1,097,800

PID 968

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$613,300	\$484,500	\$1,097,800
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$429,310	\$339,150	\$768,460

Owner of Record

Owner MACALUSO ANTHONY & LAURA
 Co-Owner
 Address 42 WICKS END LA
 WILTON, CT 06897

Sale Price \$930,000
 Certificate
 Book & Page 2495/0706
 Sale Date 03/29/2019
 Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MACALUSO ANTHONY & LAURA	\$930,000		2495/0706	00	03/29/2019
BURGDORFER JOHN J & BARBARA L TR	\$0		2155/0151	QC	12/01/2010
BURGDORFER JOHN J & BARBARA L TR	\$0		2155/0148	QC	12/01/2010
BURGDORFER JOHN J & BARBARA L	\$401,500		0488/0158	00	04/12/1985

Building Information

Building 1 : Section 1

Year Built: 1985
 Living Area: 4,715
 Replacement Cost: \$776,338

Extra Features

Legend

No Data for Extra Features

Land

Land Use

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

Land Line Valuation

Size (Acres) 2.09
 Frontage
 Depth
 Assessed Value \$339,150
 Appraised Value \$484,500

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$613,300	\$484,500	\$1,097,800
2018	\$613,300	\$484,500	\$1,097,800
2018	\$613,300	\$484,500	\$1,097,800

Assessment

Valuation Year	Improvements	Land	Total
2018	\$429,310	\$339,150	\$768,460
2018	\$429,310	\$339,150	\$768,460
2018	\$429,310	\$339,150	\$768,460

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30 RAYMOND LA

Location 30 RAYMOND LA

Mblu 43 / 11 / /

Acct# 000836

Owner BURROWS SEAN W & CHRISTIE

Assessment \$591,220

Appraisal \$844,600

PID 2175

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$397,600	\$447,000	\$844,600
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$278,320	\$312,900	\$591,220

Owner of Record

Owner BURROWS SEAN W & CHRISTIE
 Co-Owner
 Address 30 RAYMOND LA
 WILTON, CT 06897

Sale Price \$750,000
 Certificate
 Book & Page 2296/0213
 Sale Date 12/20/2012
 Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BURROWS SEAN W & CHRISTIE	\$750,000		2296/0213	SW	12/20/2012
NATIONAL RESIDENTIAL NOMINEE SERVICES INC	\$975,000		2296/0211	WD	12/20/2012
BRANCH DARRYL A	\$725,000		1419/0042	WD	08/30/2002
WHEELER, JAMES + JEANETTE	\$0		1021/0191	00	12/20/1996
WHEELER, JEANETTE B	\$0		0904/0204	00	05/10/1994

Building Information

Building 1 : Section 1

Year Built: 1956
 Living Area: 3,683

Building Photo

Land Use

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 05
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2.72
 Frontage
 Depth
 Assessed Value \$312,900
 Appraised Value \$447,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	Pool IG Vynl			420 S.F.	\$9,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$397,600	\$447,000	\$844,600
2018	\$397,600	\$447,000	\$844,600
2018	\$397,600	\$447,000	\$844,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$278,320	\$312,900	\$591,220
2018	\$278,320	\$312,900	\$591,220
2018	\$278,320	\$312,900	\$591,220

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28 CALVIN RD

Location 28 CALVIN RD

Mblu 5 / / 52 / /

Acct# 005270

Owner HOLCOMBE STUART J & MARGARET E

Assessment \$566,930

Appraisal \$809,900

PID 232

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$391,300	\$418,600	\$809,900

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$273,910	\$293,020	\$566,930

Owner of Record

Owner	HOLCOMBE STUART J & MARGARET E	Sale Price	\$1,075,000
Co-Owner		Certificate	
Address	28 CALVIN RD WILTON, CT 06897	Book & Page	1614/0017
		Sale Date	09/15/2003
		Instrument	SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HOLCOMBE STUART J & MARGARET E	\$1,075,000		1614/0017	SW	09/15/2003
MARCONI JEANNE M	\$417,000		0920/0198	00	08/31/1994

Building Information

Building 1 : Section 1

Year Built: 1978
Living Area: 3,704
Replacement Cost: \$466,534
Building Percent Good: 83
Replacement Cost

Land Use

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 05
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2.01
 Frontage
 Depth
 Assessed Value \$293,020
 Appraised Value \$418,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	Pool IG Concrct			180 S.F.	\$4,100	1

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2018	\$391,300	\$418,600	\$809,900	
2018	\$391,300	\$418,600	\$809,900	
2018	\$391,300	\$418,600	\$809,900	

Assessment				
Valuation Year	Improvements	Land	Total	
2018	\$273,910	\$293,020	\$566,930	
2018	\$273,910	\$293,020	\$566,930	
2018	\$273,910	\$293,020	\$566,930	

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94 TURTLEHEAD RD

Location 94 TURTLEHEAD RD

Mblu 66 / 22 / 11 /

Acct# 072027

Owner HOUSKA PAUL & MADELINE

Assessment \$542,150

Appraisal \$774,500

PID 3339

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$524,500	\$250,000	\$774,500
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$367,150	\$175,000	\$542,150

Owner of Record

Owner HOUSKA PAUL & MADELINE
 Co-Owner
 Address 94 TURTLEHEAD RD
 WILTON, CT 06897

Sale Price \$1,113,000
 Certificate
 Book & Page 1398/0123
 Sale Date 07/02/2002
 Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HOUSKA PAUL & MADELINE	\$1,113,000		1398/0123	WD	07/02/2002
BOGLE, FRANK J JR + KATHERINE M	\$600,000		0918/0075	00	08/15/1994
STURGES BROTHERS, INC.	\$170,000		0900/0038	00	04/07/1994

Building Information

Building 1 : Section 1

Year Built: 1994
 Living Area: 4,113
 Replacement Cost: \$647,495
 Building Percent Good: 81

Land

Land Use

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 11
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0
 Frontage
 Depth
 Assessed Value \$175,000
 Appraised Value \$250,000

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$524,500	\$250,000	\$774,500
2018	\$524,500	\$250,000	\$774,500
2018	\$524,500	\$250,000	\$774,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$367,150	\$175,000	\$542,150
2018	\$367,150	\$175,000	\$542,150
2018	\$367,150	\$175,000	\$542,150

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22 CROWNE POND LA

Location 22 CROWNE POND LA

Mblu 58 / / 44/ 6/

Acct# 074187

Owner CHILDS WILLIAM WARD &
ALENA

Assessment \$497,350

Appraisal \$710,500

PID 6896

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$510,500	\$200,000	\$710,500
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$357,350	\$140,000	\$497,350

Owner of Record

Owner CHILDS WILLIAM WARD & ALENA

Sale Price \$1,235,000

Co-Owner

Certificate

Address 21 GRAZING FIELD LA
DENNIS, MA 02638 1422

Book & Page 1820/0332

Sale Date 09/13/2005

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHILDS WILLIAM WARD & ALENA	\$1,235,000		1820/0332	WD	09/13/2005
STRAZZA FRANK J	\$0		1603/0054	QC	08/27/2003
STRAZZA TINA M	\$0		1391/0113	QC	06/11/2002
STRAZZA, FRANK J JR	\$813,000		1295/0288	WD	07/17/2001
PLANOS, RICK A + LESLIE A	\$779,000		1237/0167	00	08/18/2000

Building Information

Building 1 : Section 1

Year Built: 2000

Buildina Photo

27 HIDDEN LAKE RIDGE

Location 27 HIDDEN LAKE RIDGE

Mblu 103//7//

Acct# 004287

Owner LASDON JUDITH KATZ

Assessment \$621,530

Appraisal \$887,900

PID 5315

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$450,500	\$437,400	\$887,900
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$315,350	\$306,180	\$621,530

Owner of Record

Owner LASDON JUDITH KATZ

Sale Price \$0

Co-Owner

Certificate

Address 27 HIDDEN LAKE RIDGE
WILTON, CT 06897

Book & Page 2433/0137

Sale Date 09/18/2015

Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LASDON JUDITH KATZ	\$0		2433/0137	QC	09/18/2015
LASDON LLOYD & JUDITH KATZ	\$950,000		1245/0304	SW	10/20/2000
PIERSALL, R DAVID + OVIDIA H	\$117,000		0204/0261	00	08/24/1973

Building Information

Building 1 : Section 1

Year Built: 1964
Living Area: 4,106
Replacement Cost: \$554,626
Building Percent Good: 77

Land Use

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 05
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2.48
 Frontage
 Depth
 Assessed Value \$306,180
 Appraised Value \$437,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			220 S.F.	\$2,600	1
SPL1	Pool IG Concrct			660 S.F.	\$18,800	1
PAT1	Patio			300 S.F.	\$2,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$450,500	\$437,400	\$887,900
2018	\$450,500	\$437,400	\$887,900
2018	\$450,500	\$437,400	\$887,900

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$315,350	\$306,180	\$621,530
2018	\$315,350	\$306,180	\$621,530
2018	\$315,350	\$306,180	\$621,530

\$ 17,760

165 SCARLET OAK DR

Location 165 SCARLET OAK DR

Mblu 108 / 15 / /

Acct# 000540

Owner STEBBINS DAVID R & GAYLE K

Assessment \$622,300

Appraisal \$889,000

PID 5510

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$470,800	\$418,200	\$889,000
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$329,560	\$292,740	\$622,300

Owner of Record

Owner STEBBINS DAVID R & GAYLE K
 Co-Owner
 Address 165 SCARLET OAK DR
 WILTON, CT 06897

Sale Price \$0
 Certificate
 Book & Page 1661/0174
 Sale Date 02/23/2004
 Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STEBBINS DAVID R & GAYLE K	\$0		1661/0174	QC	02/23/2004
STEBBINS DAVID R & GAYLE K	\$515,500		0914/0295	00	07/19/1994

Building Information

Building 1 : Section 1

Year Built: 1975
 Living Area: 4,798
 Replacement Cost: \$543,136
 Building Percent Good: 82
 Replacement Cost
 Less Depreciation: \$445,400

Land Use

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 05
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2
 Frontage
 Depth
 Assessed Value \$292,740
 Appraised Value \$418,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	Pool IG Vynl			800 S.F.	\$21,600	1
SHD1	Shed			140 S.F.	\$1,700	1
WHL2	Whirlpool Spa			1 UNITS	\$2,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$470,800	\$418,200	\$889,000
2018	\$470,800	\$418,200	\$889,000
2018	\$470,800	\$418,200	\$889,000

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$329,560	\$292,740	\$622,300
2018	\$329,560	\$292,740	\$622,300
2018	\$329,560	\$292,740	\$622,300

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23 DEER RUN RD

Location 23 DEER RUN RD

Mblu 82 / / 10 / /

Acct# 003080

Owner BERRY JONATHAN C & ALISA CARINA

Assessment \$673,190

Appraisal \$961,700

PID 4283

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$532,300	\$429,400	\$961,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$372,610	\$300,580	\$673,190

Owner of Record

Owner	BERRY JONATHAN C & ALISA CARINA	Sale Price	\$450,000
Co-Owner		Certificate	
Address	23 DEER RUN RD WILTON, CT 06897	Book & Page	1403/0222
		Sale Date	07/22/2002
		Instrument	WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BERRY JONATHAN C & ALISA CARINA	\$450,000		1403/0222	WD	07/22/2002
BENNETT, DAWN L	\$0		0732/0005	00	10/31/1990

Building Information

Building 1 : Section 1

Year Built: 1964
Living Area: 4,974
Replacement Cost: \$599,181
Building Percent Good: 85
Replacement Cost

Code	Description	Size	Value	Bldg #
GEN	Generator	22 UNITS	\$0	1

Land

Land Use

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 05
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2.28
 Frontage
 Depth
 Assessed Value \$300,580
 Appraised Value \$429,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL4	Pool IG Fbgls			672 DIAMETER	\$23,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$532,300	\$429,400	\$961,700
2018	\$532,300	\$429,400	\$961,700
2018	\$532,300	\$429,400	\$961,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$372,610	\$300,580	\$673,190
2018	\$372,610	\$300,580	\$673,190
2018	\$372,610	\$300,580	\$673,190

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17 HICKORY HILL RD

Location 17 HICKORY HILL RD

Mblu 80 / 1 / /

Acct# 005662

Owner MELLIN JAMES & KIM

Assessment \$549,850

Appraisal \$785,500

PID 4171

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$360,100	\$425,400	\$785,500
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$252,070	\$297,780	\$549,850

Owner of Record

Owner MELLIN JAMES & KIM
Co-Owner
Address 274 WESTPORT RD
 WILTON, CT 06897

Sale Price \$590,000
Certificate
Book & Page 2482/0349
Sale Date 11/17/2017
Instrument 14

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MELLIN JAMES & KIM	\$590,000		2482/0349	14	11/17/2017
U S BANK NA AS TRUSTEE	\$0		2464/0415	QC	12/30/2016
DICKINSON DAVID N & JEANA M	\$1,176,000		1707/0264	WD	07/01/2004
DUGGINS RAY B & ELLEN S	\$720,000		1073/0115	00	12/15/1997
DELUCA DAWN R	\$591,000		0912/0037	00	06/24/1994

Building Information

Building 1 : Section 1

Year Built: 1983
Living Area: 3,908

Building Photo

Land Use

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 05
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2.18
 Frontage
 Depth
 Assessed Value \$297,780
 Appraised Value \$425,400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$360,100	\$425,400	\$785,500
2018	\$360,100	\$425,400	\$785,500
2018	\$360,100	\$425,400	\$785,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$252,070	\$297,780	\$549,850
2018	\$252,070	\$297,780	\$549,850
2018	\$252,070	\$297,780	\$549,850

