

Property Location: 20 LAMBERT COMMON

MAP ID:55/ / 1/ 20/

Bldg Name:

State Use:1-5

Vision ID: 2743

Account #003305

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:05/12/2020 10:08

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								6161 WILTON, CT			
ZAPPALA PHYLLIS F TRUSTEE 18 BUTTONBALL LA WESTON, CT 06883 Additional Owners:				2	Public Water					Description	Code	Appraised Value	Assessed Value								
				3	Public Sewer					RES CONDO	1-5	497,900	348,530								
								CONDO OPT	1-7	4,100	2,870										
SUPPLEMENTAL DATA										Total502,000351,400								VISION			
Other ID: U20 G20				Legal Notes																	
Taxable/Exem 1				Legal Notes																	
Fire Distric 1				Legal Notes																	
Cencus Tract 454				Legal Notes																	
Legal Notes				Call Back																	
Legal Notes BAA-08-D-#17				ASSOC PID#																	
GIS ID: 101508																					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE				V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ZAPPALA PHYLLIS F TRUSTEE HORICKA ROMAN BACK ANNA LOMBARDI, PHOEBE G		2477/0533 2356/0170 1052/0155 0502/0300		07/31/2017 11/21/2013 07/31/1997 08/01/1985		Q	I	500,000 480,000 255,000 189,000		WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
											2018	1-5	365,120	2018	1-5	365,120	2018	1-5	365,120		
											2018	1-7	2,870	2018	1-7	2,870	2018	1-7	2,870		
											Total:			367,990	Total:	367,990	Total:	367,990			
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor									
Year	Type	Description		Amount	Code	Description	Number	Amount	Comm. Int.												
Total:																					
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY											
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch													
0001/A																					
NOTES										Appraised Bldg. Value (Card) 497,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 4,100 Appraised Land Value (Bldg) 0 Special Land Value 0 Total Appraised Parcel Value 502,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 502,000											
TYPE-D																					
END																					
GAR#G-20 - DETACHED																					
FBM = 2 RMS																					
LOC AKA 11 WESTPORT RD																					
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						
										07/11/2019 09/11/2018 09/07/2017 08/29/2017 08/28/2017			SCS SCS WG ES ES	00 12 22 72 71	Measur+Listed RE LISTING/INTERNET Field Review No Change Sale Two Visits - No Entry Sale One Visit - No Entry						
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	
1	1-5	Res Condo		THRD				0 SF	520.00	1.0000	5	1.0000	0.00		0.00			.00		0	
Total Card Land Units:				0.00	AC	Parcel Total Land Area:				0 AC	Total Land Value:										0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	55		Condominium				
Model	05		Res Condo				
Grade	04		Average +				
Occupancy	1			CONDO DATA			
Interior Wall 1	05		Drywall	Cmplx Acct# 101508		ID 4	% Own 0
Interior Wall 2				Cmplx Name Lambert Common		B# 1	S# 1
Interior Floor 1	14		Carpet	Adjust Type	Code	Description	Factor %
Interior Floor 2	12		Hardwood	Unit Type	D	Type D	215
Heat Fuel	04		Electric	Unit Locn	E	End Unit	100
Heat Type	04		Forced Air	COST/MARKET VALUATION			
AC Type	02		Heat Pump	Adj. Base Rate:		319.77	
Ttl Bedrms	02		2 Bedrooms	Replace Cost		607,239	
Ttl Bathrms	2		2 Full	AYB		1982	
Ttl Half Bths	1			EYB		1999	
Xtra Fixtres	1			Dep Code		G-	
Total Rooms	4			Remodel Rating			
Bath Style	03		Remodeled	Year Remodeled			
Kitchen Style	03		Remodeled	Dep %		18	
Fireplace	1			Functional Obslnc		0	
Sauna				External Obslnc		0	
Spa/Jet Tub				Cost Trend Factor		1	
Whirlpool				Condition			
Cath Ceil				% Complete			
				Overall % Cond		82	
				Apprais Val		497,900	
				Dep % Ovr		0	
				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
FGR1	Garage			L	242	28.00	2007		0		60	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,637	1,637			523,460
FBM	Basement, Finished	0	650			72,907
PTO	Patio	0	140			4,477
UBM	Basement, Unfinished	0	100			6,395
Ttl. Gross Liv/Lease Area:		1,637	2,527			607,239

BAS[1637]
PTO[140]
FBM[650]
UBM[100]



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): PHYLLIS F. ZAPPALA REVOCABLE TRUST

Property Owner will be represented by: PHYLLIS F. ZAPPALA, TRUSTEE

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: PHYLLIS F. ZAPPALA

Address: 18 BUTTONBALL LA.
WESTON, CT. 06883

Phone: 203 856-6315 (C) PLEASE TEXT

or email
pfzappala@gmail.com

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 55

Lot: 1

Account #: 3305

Property Location: 11 WESTPORT RD # 20 LAMBERT COMMON

Property Type: Residential: ☒

Commercial: ☐

Reason for Appeal:

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

ASSESSMENT OF UNIT #20 SUBSTANTIALLY HIGHER
THAN COMPARABLE UNITS IN THE SAME COMPLEX

Appellant's estimate of Market Value as of October 1, 2017: \$ 475,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 332,500
(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

Phyllis F. Zappala
PHYLLIS F. ZAPPALA

Printed Name of Signer

RECEIVED

MAR 12 2020

ASSESSOR'S OFFICE

3/12/20

Date Signed

owner

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.

LAMBERT COMMON COMPARABLES 2020

<u>Unit</u>	<u>Units Assessment</u>	<u>% Lower than Unit 20</u>	<u>Appraisal</u>	<u>% Lower than Unit 20</u>	<u># Bedrooms</u>	<u>Renovated Kitchen</u>	<u>Renovated Bath</u>	SQUARE FOOTAGE				
								<u>1st Floor</u>	<u>Finished Basement</u>	<u>Unfinished Basement</u>	<u>Patio/Deck</u>	<u>Garage</u>
1	\$266,490	24%	\$380,700	28%	2			1762		960	192	269
3	\$312,550	11%	\$446,500	15%	2			1704	400	1304	409	242
8	\$329,630	6%	\$470,900	10%	2	YES	YES	1637	400	220	192	242
16	\$331,450	6%	\$473,500	10%	2					960	236	242
17	\$325,850	7%	\$465,500	11%	3	YES		1637	570	114	96	242
19	\$316,470	10%	\$452,100	14%	3			1637	570	114	130	2 Garages - 484
20	\$351,400	0%	\$525,700	0%	2	YES	*YES	1637	850		140	242
26	\$285,950	19%	\$408,500	22%	3			1637		544	64	242
27	\$309,470	12%	\$442,100	16%	2			1754	544		87	242
31	\$322,840	8%	\$461,200	12%	2			1637	544	242	30	242
32	\$290,080	17%	\$414,400	21%	2			1637	255	302	72	242
35	\$327,040	7%	\$467,200	11%	2	YES	YES	1615	500	44	80	2 Garages - 484
39	\$322,070	8%	\$460,100	12%	2			1781	187	693	204	2 Garages - 484
40	\$329,000	6%	\$470,000	11%	3			1637	800		32	242
43	\$326,410	7%	\$466,300	11%	2	YES		1637		800	216	242
49	\$292,530	17%	\$417,900	21%	2			1637		800	136	242

*Bathroom fixtures are original. Cosmetic improvements only.