

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
WONG PENNY		2 Above Street	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value	
27 TITO LA			6 Septic			RES LAND	1-1	432,800	302,960	
WILTON, CT 06897						RES EXCES	1-2	6,000	4,200	
Additional Owners:						DWELLING	1-3	746,700	522,690	
SUPPLEMENTAL DATA										
Other ID: 4503 R3		Legal Notes								
Taxable/Exem 1		Legal Notes								
Fire Distric 1		Legal Notes								
Cencus Tract 451		Legal Notes								
Legal Notes		Call Back Y								
Legal Notes BAA-09-D-#39		ASSOC PID#								
GIS ID: 4134					Total			1,185,500	829,850	

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
WONG PENNY		2093/0078	12/16/2009	U	I	1,175,000	WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
LEDONNE GARY A & RENEE		1150/0280	01/29/1999	Q	I	1,020,000	00	2018	1-1	302,960	2018	1-1	302,960	2018	1-1	302,960
HAVILAND, PAUL + CHRISTINE		0850/0265	06/30/1993	U	I	762,500	00	2018	1-2	4,200	2018	1-2	4,200	2018	1-2	4,200
								2018	1-3	522,690	2018	1-3	522,690	2018	1-3	522,690
								Total:		829,850	Total:		829,850	Total:		829,850

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
0002/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	746,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	438,800
Special Land Value	0
Total Appraised Parcel Value	1,185,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,185,500

NOTES									
1-4 + 1-6 FIX BATHS									
WET BAR SHRD DR									
CENT VAC									
CATH-C=13X16 + 11X25									
LL1-TOPO									
IG 12/14/07									

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
									09/15/2017			WG	23	Field Review Change
									08/01/2017			GS	60	Data Mailer Change
									01/04/2013			RM	43	Hearing Change
									12/14/2007			DS	00	Measur+Listed
									10/17/2007			MI	01	Measur+1Visit

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	0.90	07	1.15			1.00		432,800
1	1-2	Res Excess	R-2				0.15	AC	40,000.00	1.0000	0	1.0000	1.00	0.00				1.00		6,000

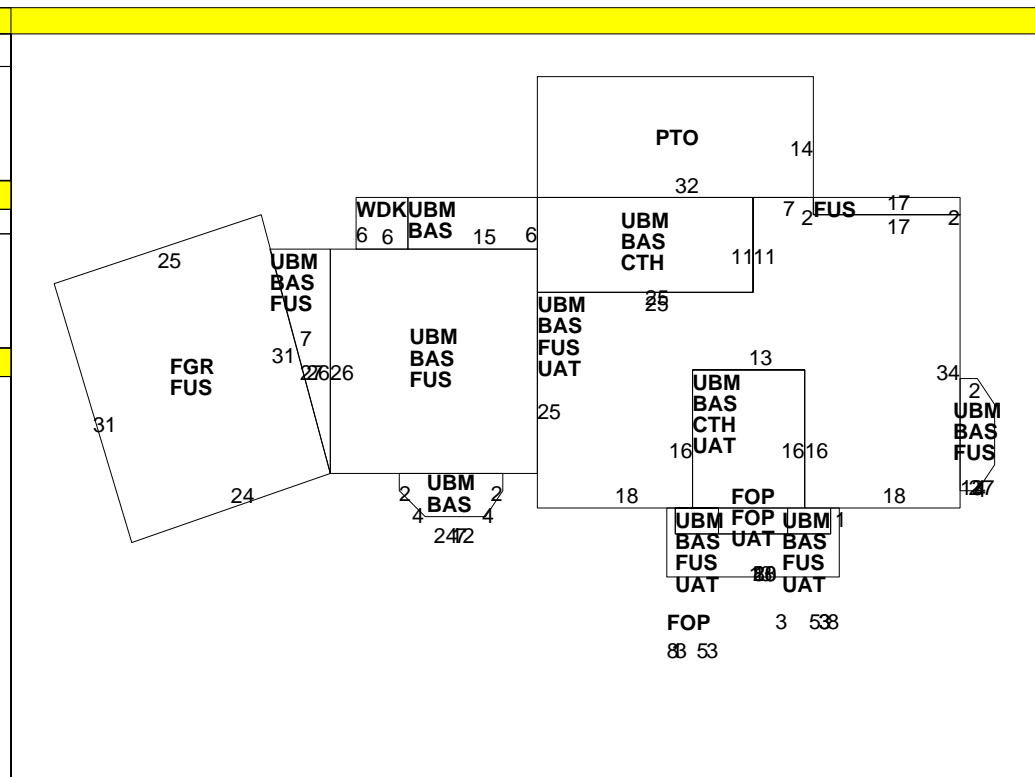
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	07		Excellent +				
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:			135.87
Interior Wall 1	05		Drywall	Replace Cost			888,975
Interior Wall 2				AYB			1990
Interior Flr 1	12		Hardwood	EYB			2001
Interior Flr 2				Dep Code			G-
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %			16
Total Bedrooms	04		4 Bedrooms	Functional Obslnc			0
Total Bthrms	4			External Obslnc			0
Total Half Baths	1			Cost Trend Factor			1
Extra Fix				Condition			
Total Rooms	11			% Complete			
Bath Style	02		Average	Overall % Cond			84
Kitchen Style	02		Average	Apprais Val			746,700
Elevator				Dep % Ovr			0
Fireplaces	4			Dep Ovr Comment			
Sauna				Misc Imp Ovr			0
Spa/Jet Tub	1			Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr			0
Cath. Ceil	483			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
GEN	Generator			B	17	1.00	2001		1		100	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,663	2,663			361,813
CTH	Cathedral	0	483			0
FGR	Garage	0	773			36,820
FOP	Open Porch	0	154			4,212
FUS	Upper Story, Finished	2,845	2,845			386,540
PTO	Patio	0	448			6,114
UAT	Attic, Unfinished	0	1,509			20,516
UBM	Basement, Unfinished	0	2,663			72,417
WDK	Wood Deck	0	36			543
Ttl. Gross Liv/Lease Area:		5,508	11,574			888,975



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): Penny Wong

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: Penny Wong

Address: 516 Montecito Blvd.

Napa, CA 94559

Phone: 914-602-2708

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 79 Lot: 19/4 Account #: 070710

Property Location: Wilton, CT - 27 Tito Lane

Property Type: Residential: Commercial:

Reason for Appeal:

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

Property overvalue based on comparable sales.

Appellant's estimate of Market Value as of October 1, 2017: \$ 990,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 700,000 ^{693,000}
(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.

Penny Wong

Signature

RECEIVED

3/18/20

MAR 18 2020

Date Signed

Penny Wong

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.

INVOICE

FROM:

Arianne Beerbower
 Pay to the order of: Mulberry Street Appraisals
 37 Treasure Rd
 Fairfield, CT 06824-1652
 http://www.ms-appraisals.com
 Telephone Number: (203) 255-2529 Fax Number: (203) 254-3367

INVOICE NUMBER

MZ0759

DATE

05/07/2020

REFERENCE

Internal Order #: MZ0759
 Lender Case #:
 Client File #:
 Main File # on form: MZ0759
 Other File # on form:
 Federal Tax ID: 11-3647863
 Employer ID:

TO:

Ms. Penny Wong
 27 Tito Lane
 Wilton, CT 06897
 Telephone Number: (914) 602-2708 Fax Number:
 Alternate Number: E-Mail: pspw0206@gmail.com

DESCRIPTION

Lender: Ms. Penny Wong Client: Ms. Penny Wong
 Purchaser/Borrower: N/A
 Property Address: 27 Tito Ln
 City: Wilton
 County: Fairfield State: CT Zip: 06897
 Legal Description: VOL.2093 PG.78 -AS PER DEED

FEES

AMOUNT

Appraisal Report	500.00
SUBTOTAL	500.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 500.00

APPRAISAL OF REAL PROPERTY

LOCATED AT:

27 Tito Ln
VOL.2093 PG.78 -AS PER DEED
Wilton, CT 06897

FOR:

Ms. Penny Wong
27 Tito Lane
Wilton, CT 06897

AS OF:

October 1, 2017

BY:

Taylor Beerbower
Mulberry Street Appraisals
37 Treasure Road
Fairfield, CT 06824
www.ms-appraisals.com

Mulberry Street Appraisals
37 Treasure Rd
Fairfield, CT 06824-1652
(203) 255-2529
<http://WWW.MS-APPRAISALS.COM>

05/10/2020

Ms. Penny Wong
27 Tito Lane
Wilton, CT 06897

Re: Property: 27 Tito Ln
Wilton, CT 06897
N/A
File No.: MZ0759

Opinion of Value: \$ 950,000
Effective Date: October 1, 2017

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Taylor Beerbower', is written over a horizontal line.

Taylor Beerbower
License or Certification #: RCR.0000039
State: CT Expires: 04/30/2021
tbeerbower@ms-appraisals.com

APPRAISAL REPORT

File No. MZ0759

SUBJECT	Property Address 27 Tito Ln		City Wilton		State CT Zip Code 06897									
	Legal Description VOL.2093 PG.78 -AS PER DEED				County Fairfield									
	Assessor's Parcel No. 79/19/4		Tax Year 2019		R.E. Taxes \$ 23,684		Special Assesmt. \$ 0							
	Borrower N/A		Current Owner Wong, Penny		Occupant <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant									
	Neighborhood or Project Name North Wilton		Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condo. <input type="checkbox"/> Co-op. HOA \$ 0 /Mo.											
	Sale Price \$		Date of Sale		Description / \$ amount of loan charges/concessions to be paid by seller									
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee		Map Reference 14860		Census Tract 0451.02									
	The purpose of this appraisal is to develop an opinion of <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)													
	Intended Use Determine market value for an equitable assessment. Intended User(s) The Intended User of this appraisal report is the Client.													
	Client Ms. Penny Wong		Address 27 Tito Lane, Wilton, CT 06897											
Appraiser Taylor Beerbower		Address 37 Treasure Rd, Fairfield, CT 06824-1652												
NEIGHBORHOOD	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Property values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining		Single Family Housing		Condominium housing							
	Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Demand/supply <input type="checkbox"/> Shortage <input type="checkbox"/> In balance <input checked="" type="checkbox"/> Over supply		PRICE \$(000)		PRICE (if applic.) \$(000)							
	Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Marketing time <input type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input checked="" type="checkbox"/> Over 6 mos.		AGE (yrs)		AGE (yrs)							
	Neighborhood boundaries THE SUBJECT'S NEIGHBORHOOD IS BORDERED BY RIDGEFIELD (North) ROUTE 7				4,500 High 315		High							
	(East), ROUTE 33 (South), AND LEWISBORO (West). As of the valuation date, Inventory has increased to 20 months of supply, which is over-supplied. Values have declined in the subjects market tier at a rate of 1/2%/mth.				800 45		Predominant Predominant							
SITE	Dimensions AS PER ASSESSOR		Site area 2.15 ac		Shape IRREGULAR									
	Specific zoning classification and description R-2, Single Family, 2 acre min													
	Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal, attach description <input type="checkbox"/> No zoning													
	Highest and best use of subject property as improved (or as proposed per plans and specifications): <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use, attach description.													
	Utilities Public Other		Public Other		Off-site Improvements Type		Public Private							
Electricity <input checked="" type="checkbox"/> Water <input type="checkbox"/> WELL		Gas <input type="checkbox"/> PROPANE Sanitary sewer <input type="checkbox"/> SEPTIC		Street ASPHALT		<input checked="" type="checkbox"/> <input type="checkbox"/>								
Alley NONE				Alley NONE		<input type="checkbox"/> <input type="checkbox"/>								
Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach description.														
IMPROVEMENTS	Source(s) used for physical characteristics of property: <input checked="" type="checkbox"/> Interior and exterior inspection <input type="checkbox"/> Exterior inspection from street <input type="checkbox"/> Previous appraisal files													
	<input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and tax records <input type="checkbox"/> Prior inspection <input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Other (Describe):													
	No. of Stories 2		Type (Det./Att.) DET		Exterior Walls CLPBRD		Roof Surface ASPHALT							
	Manufactured Housing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Does the property generally conform to the neighborhood in terms of style, condition and construction materials? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, attach description.											
	Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach description.													
Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach description.														
QUANTITATIVE SALES COMPARISON ANALYSIS	The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.													
	FEATURE		SUBJECT			SALE 1			SALE 2			SALE 3		
	Address 27 Tito Ln		66 Warncke Rd			1005 Ridgefield Rd			385 Nod Hill Rd					
	Wilton, CT 06897		Wilton, CT 06897			Wilton, CT 06897			Wilton, CT 06897					
	Proximity to Subject		1.87 miles SE			1.28 miles W			0.10 miles NE					
	Sale Price		\$ 925,000			\$ 825,000			\$ 1,210,000					
	Sale Price/Gross Liv. Area		\$ 180.56			\$ 170.31			\$ 184.70					
	Data & Verification Sources		CMLS #99183890;DOM 163; insp			CMLS #99182798; 18 DOM; INSP			CMLS #99172119;DOM 438					
	VALUE ADJUSTMENTS		DESCRIPTION +(-)\$ Adjust.			DESCRIPTION +(-)\$ Adjust.			DESCRIPTION +(-)\$ Adjust.					
	Sales or Financing Concessions		Armlth CONV;0			Armlth CONV;5000			Armlth CONV;0					
	Date of Sale/Time		08/25/2017 -9,250			07/20/2017 -12,375			04/24/2017 -36,300					
	Location		SUBUR-GD			SUBUR-GD			SUBUR-GD					
	Site		2.15 ac			3.35 ac -30,000			1.00 ac +28,750					
	View		RESIDENTIAL			RESIDENTIAL +41,250			RESIDENTIAL					
	Design (Style)		COLONIAL-GD			COLONIAL-GD			COLONIAL-GD					
	Actual Age (Yrs.)		30			66			70					
	Condition		A-G COND			A-G COND			A-G COND					
	Above Grade		Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths					
	Room Count		11 4 4.1			12 5 4.1 0			11 5 5.1 -10,000					
	Gross Living Area		5,522 Sq. Ft.			5,123 Sq. Ft. +39,900			4,844 Sq. Ft. +67,800					
	Basement & Finished Rooms Below Grade		BASEMENT UNFINISHED			BASEMENT UNFINISHED			BASEMENT UNFINISHED					
	Garage/Carport		3 CAR GAR.			3 CAR GAR.			2 CAR GAR. +10,000					
	Kitchen		MODERN			MODERN			MODERN					
	Amenities		NONE			NONE			NONE					
	Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 650			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 125,425			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -147,950					
Adjusted Sale Price of Comparables		\$ 925,650			\$ 950,425			\$ 1,062,050						
Date of Prior Sale/Transfer		12/16/2009						08/03/2016						
Price of Prior Sale/Transfer		\$ 1,175,000			\$			\$ 1,383,290						
Data Source(s)		PER ASSESSOR			PER ASSESSOR			PER ASSESSOR						
Data Source Effective Date		05/05/2020			05/10/2020			05/10/2020						
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: The subject property had been listed for sale on 04/05/2017 for \$1,299,000. It was reduced to \$1,199,999 on 05/01/2017; to \$1,069,999 on 09/06/2017; to \$1,049,999 on 10/26/2017; and to \$999,999 on 01/12/2018. Lisitng expired on 07/01/2018. CMLS #170022599. 396 days on the market.														
Summary of sales comparison and value conclusion: GLA ADJUSTED AT \$100/sf. Market condition adjustments were applied at -1/2%/mth to reconcile the demise of value in this market segment. Comparable sale was is a large format home. It includes a larger site with a superior utility. It was expanded and essentially rebuilt in 2001. It is similar to the subject in condition and kitchen quality. Comp 2 has bracketed the subjects lower range of site size. This home was expanded and, essentially, rebuilt in 2000. It, too, is similar to the subject in condition. It is set upon a busy road, which was adjusted for its traffic influence. Comp 3 is a proximate sale, but of a younger home than the subject. It is substantially larger in gla than the subject, but supports a similar condition. See additional comments.														
VALUE	This appraisal is made <input checked="" type="checkbox"/> "as-is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or <input type="checkbox"/> subject to the following repairs, alterations or conditions The cost and income approaches were considered, but not deemed reliable for this report.													
	BASED ON AN <input type="checkbox"/> EXTERIOR INSPECTION FROM THE STREET, OR AN <input checked="" type="checkbox"/> INTERIOR AND EXTERIOR INSPECTION, ON (DATE) 05/05/2020 ,OR <input type="checkbox"/> NO PHYSICAL INSPECTION													
MY OPINION OF VALUE, AS DEFINED HEREIN, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT IS \$ 950,000 ,AS OF October 1, 2017														

ADDITIONAL COMPARABLE SALES

File No. MZ0759

The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 4			SALE 5			SALE 6		
Address	27 Tito Ln Wilton, CT 06897	35 Pin Oak Ln Wilton, CT 06897			52 Tanners Dr Wilton, CT 06897					
Proximity to Subject		1.16 miles NE			0.69 miles SW					
Sale Price	\$	\$ 890,000			\$ 980,000			\$		
Sale Price/Gross Liv. Area	\$ <input type="checkbox"/>	\$ 223.00 <input type="checkbox"/>			\$ 225.60 <input type="checkbox"/>			\$ <input type="checkbox"/>		
Data & Verification Sources		CMLS #99133761;DOM 434			CMLS #99157168;DOM 262					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	
Sales or Financing Concessions		ArmLth Conv;0			ArmLth Conv;0					
Date of Sale/Time		05/02/2017 -22,250			05/08/2017 -24,500					
Location	SUBUR-GD	SUBUR-GD			SUBUR-GD					
Site	2.15 ac	2.89 ac -18,500			2.99 ac -21,000					
View	RESIDENTIAL	RESIDENTIAL			RESIDENTIAL					
Design (Style)	COLONIAL-GD	COLONIAL-GD			COLONIAL-GD					
Actual Age (Yrs.)	30	51			23					
Condition	A-G COND	A-G COND			A-G COND					
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	11 4 4.1	12 4 3.1	+10,000	12 5 3.1	+10,000					
Gross Living Area	5,522 Sq. Ft.	3,991 Sq. Ft.	+153,100	4,344 Sq. Ft.	+117,800			Sq. Ft.		
Basement & Finished Rooms Below Grade	BASEMENT UNFINISHED	BASEMENT ONE ROOM -20,000			BASEMENT ONE ROOM -20,000					
Garage/Carport	3 CAR GAR.	2 CAR GAR. +10,000			2 CAR GAR. +10,000					
Kitchen	MODERN	MODERN			MODERN					
Amenities	NONE	NONE			NONE					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 112,350	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 72,300	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables			\$ 1,002,350		\$ 1,052,300		\$		\$	
Date of Prior Sale/Transfer	12/16/2009									
Price of Prior Sale/Transfer	\$ 1,175,000	\$			\$			\$		
Data Source(s)	PER ASSESSOR	PER ASSESSOR			PER ASSESSOR					
Data Source Effective Date	05/05/2020	05/10/2020			05/10/2020					

Comments: **The SUBJECT PROPERTY:**

The subject property is a colonial style home. It was built in 1990. It has been improved one remodeled bath and a remodeled kitchen. The kitchen, however, was remodeled about 15 years ago. Otherwise, the home is mostly original. There is deferred maintenance noted. The site is over-grown, painting needs are noted on the exterior. The interior reflects typical wear and tear based upon its age. The overall condition of the home is reasonably assessed as average to good. The basement of the home is unfinished.

The property is accessed via a shared driveway. The driveway is especially long and has a steep rise to the house. The site has a rolling grade. Despite its 2 acre size, the home has a very limited rear yard. The site rises behind the home and limits the utility of the yard.

The MARKET ANALYSIS, continued:

Comparable sale 4 is included as a four bedroom home. In contrast to comp 3, comp 4 is a substantially smaller home than the subject. It supports a similar level of condition as the subject. Comparable sale 5 is an additional proximate sale. It is similar to the subject in condition and kitchen quality.

RECONCILIATION COMMENTS:

The sales data has presented a broad range of indicated value. The range developed supports a value for the subject between \$925,000 and \$1,060,000. Noting, however, the subject's four bedroom layout and challenging site quality, the upper range of value was considered less reliable. The reader is also advised that the subject's listing history, also precludes support from the upper range of value. As of the valuation date, the subject property was listed for sale at \$1,069,999. Applying typical LP/SP ratios of 7% would suggest a maximum price of \$995,000. The reader is advised, however, that within 26 days of the valuation date, on 10/26/2017, the subject was reduced to \$1,049,999. On 01/12/2018 (3 1/2 months after the valuation date) the home was further reduced to \$999,999. It was on the market for an additional 6 months, but never sold. Based upon this listing history, as well as the subjects deficient features, weight was assigned towards the lower range of value at \$950,000 in reconciling the subject's value conclusion, as of the October 1, 2017, valuation date. The opinions expressed in this report are based upon a reasonable degree of professional certainty.

QUANTITATIVE SALES COMPARISON ANALYSIS

USPAP ADDENDUM

File No. MZ0759

Borrower	N/A		
Property Address	27 Tito Ln		
City	Wilton	County	Fairfield
		State	CT
		Zip Code	06897
Lender	Ms. Penny Wong		

This report was prepared under the following USPAP reporting option:

- Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

The intended user of this appraisal report is the client.

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 6 to 12 months

A reasonable marketing period of 6 to 12 months has been projected based upon the current marketing times noted in sales between typically motivated sellers and buyers. For the purpose of this appraisal, the value conclusion has assumed a typical exposure time of 6 to 12 months. Exposure time represents the hypothetical period of market time preceding the consummation of a sale.

Additional Certifications

I certify that, to the best of my knowledge and belief:

- I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
 - I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
- The statements of fact contained in this report are true and correct.
 - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

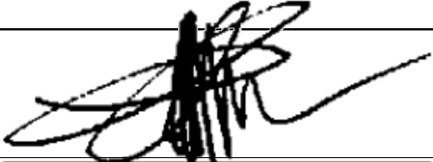
Additional Comments

Appraiser Independence Comment:

i certify, as the appraiser, that i have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, clients representatives, borrower, or any other party to the transaction. I have no current or prospective interest in the subject property or the parties involved; and no services were performed by the appraiser within the 3 year period immediately preceding acceptance of this assignment as an appraiser or in any other capacity.

Personal items were not included in the value conclusion indicated in this appraisal report.

APPRAISER:

Signature: 

Name: Taylor Beerbower

Date Signed: 05/10/2020

State Certification #: RCR.0000039

or State License #: _____

State: CT

Expiration Date of Certification or License: 04/30/2021

Effective Date of Appraisal: October 1, 2017

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: Taylor Beerbower

Date Signed: _____

State Certification #: RCR.0000039

or State License #: _____

State: CT

Expiration Date of Certification or License: 04/30/2016

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

Supplemental Addendum

File No. MZ0759

Borrower/Client	N/A						
Property Address	27 Tito Ln						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	Ms. Penny Wong						

ADDITIONAL STATEMENTS AND PROVISIONS OF THE ASSIGNMENT

Definition of Market Value:

Market value is the most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. This consummation of sale has presumed that there has been a reasonable exposure time in the open market.

Scope of Work:

The scope of work for this appraisal is defined by the complexity of the appraisal assignment and the reporting requirements of this appraisal report, including the definition of market value, statement of assumption and limiting conditions, and certifications. The appraiser has performed a visual inspection of the subject, from at least an exterior street grade view; inspect the neighborhood; inspect each of the comparable sales, from at least a street grade perspective; research, verify and analyze data from reliable public and/or private sources; report the analysis, opinions, and conclusions in this appraisal report.

Highest and Best Use:

The subject's highest and best use is as it currently is improved: as a single family residential dwelling. This use is the only allowable use of the property under the current single family zoning requirements.

Subject Photos

Borrower/Client	N/A				
Property Address	27 Tito Ln				
City	Wilton	County	Fairfield	State	CT Zip Code 06897
Lender	Ms. Penny Wong				

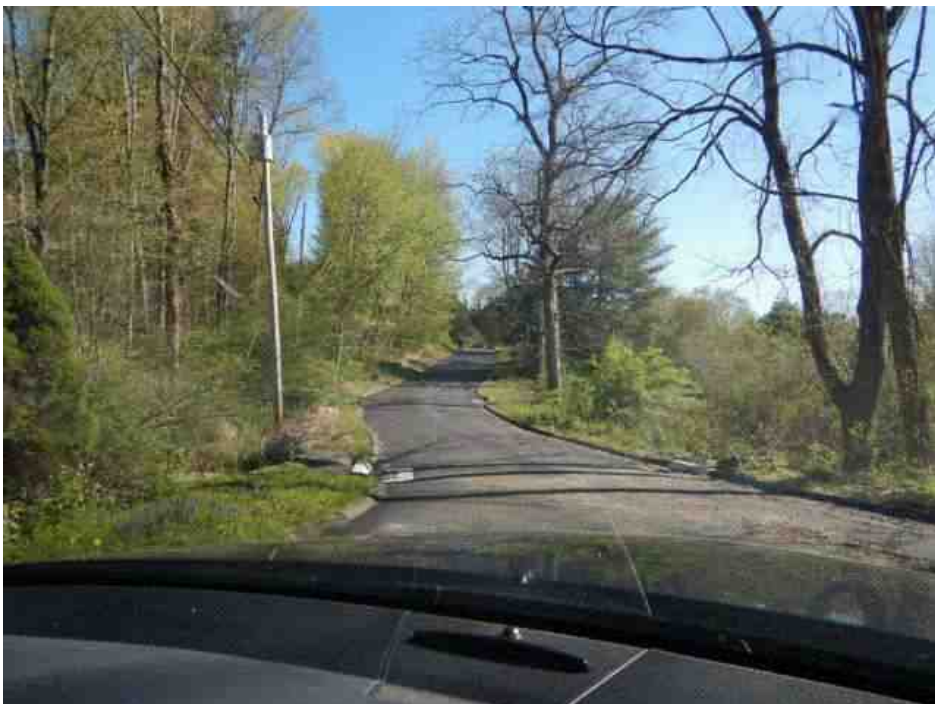


Subject Front

27 Tito Ln
Sales Price
Gross Living Area 5,522
Total Rooms 11
Total Bedrooms 4
Total Bathrooms 4.1
Location SUBUR-GD
View RESIDENTIAL
Site 2.15 ac
Quality
Age 30



Subject Rear



Subject Street

Photograph Addendum

Borrower/Client	N/A						
Property Address	27 Tito Ln						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	Ms. Penny Wong						



Kitchen



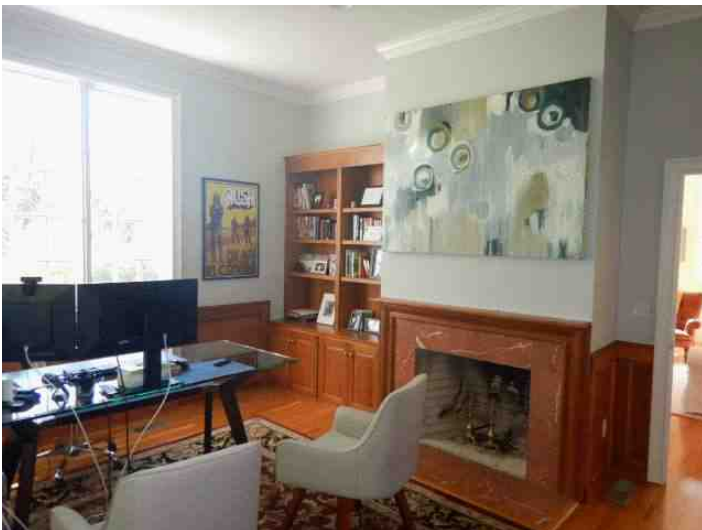
Living Room



Dining Room



Family Room



Den



Breakfast

Photograph Addendum

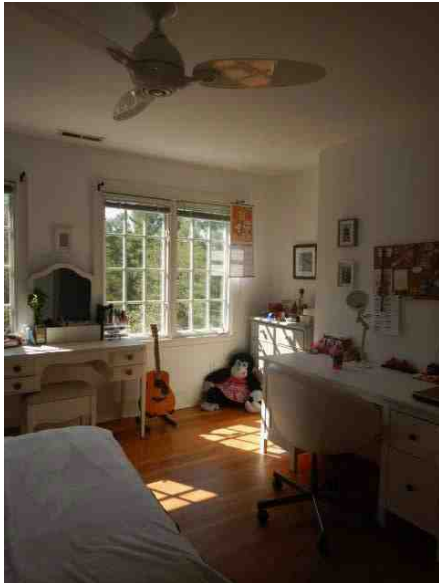
Borrower/Client	N/A						
Property Address	27 Tito Ln						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	Ms. Penny Wong						



Rec Room



Bedroom



Bedroom



Bedroom



Bedroom



Bath

Photograph Addendum

Borrower/Client	N/A						
Property Address	27 Tito Ln						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	Ms. Penny Wong						



Bath



Bath



1/2 Bath



Bath



Basement



Attic

Photograph Addendum

Borrower/Client	N/A						
Property Address	27 Tito Ln						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	Ms. Penny Wong						



Mechanicals



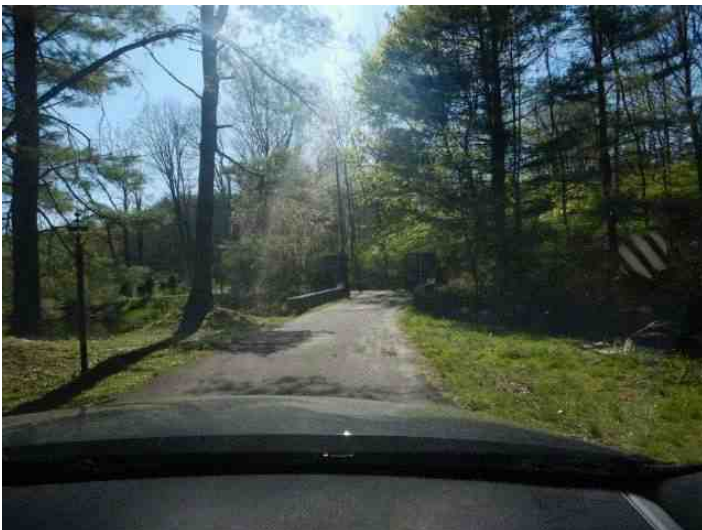
Garage



Alt Front view



Rear Yard



Approach



Rear Yard

Comparable Photos 1-3

Borrower/Client	N/A				
Property Address	27 Tito Ln				
City	Wilton	County	Fairfield	State	CT
				Zip Code	06897
Lender	Ms. Penny Wong				



Comparable 1

66 Warncke Rd	
Prox. to Subject	1.87 miles SE
Sales Price	925,000
Gross Living Area	5,123
Total Rooms	12
Total Bedrooms	5
Total Bathrooms	4.1
Location	SUBUR-GD
View	RESIDENTIAL
Site	3.35 ac
Quality	
Age	66



Comparable 2

1005 Ridgefield Rd	
Prox. to Subject	1.28 miles W
Sales Price	825,000
Gross Living Area	4,844
Total Rooms	11
Total Bedrooms	5
Total Bathrooms	5.1
Location	SUBUR-GD
View	RESIDENTIAL
Site	1.00 ac
Quality	
Age	70



Comparable 3

385 Nod Hill Rd	
Prox. to Subject	0.10 miles NE
Sales Price	1,210,000
Gross Living Area	6,551
Total Rooms	12
Total Bedrooms	5
Total Bathrooms	5.2
Location	SUBUR-GD
View	RESIDENTIAL
Site	2.90 ac
Quality	
Age	18

Comparable Photos 4-6

Borrower/Client	N/A				
Property Address	27 Tito Ln				
City	Wilton	County	Fairfield	State	CT
				Zip Code	06897
Lender	Ms. Penny Wong				



Comparable 4

35 Pin Oak Ln
 Prox. to Subject 1.16 miles NE
 Sales Price 890,000
 Gross Living Area 3,991
 Total Rooms 12
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location SUBUR-GD
 View RESIDENTIAL
 Site 2.89 ac
 Quality
 Age 51



Comparable 5

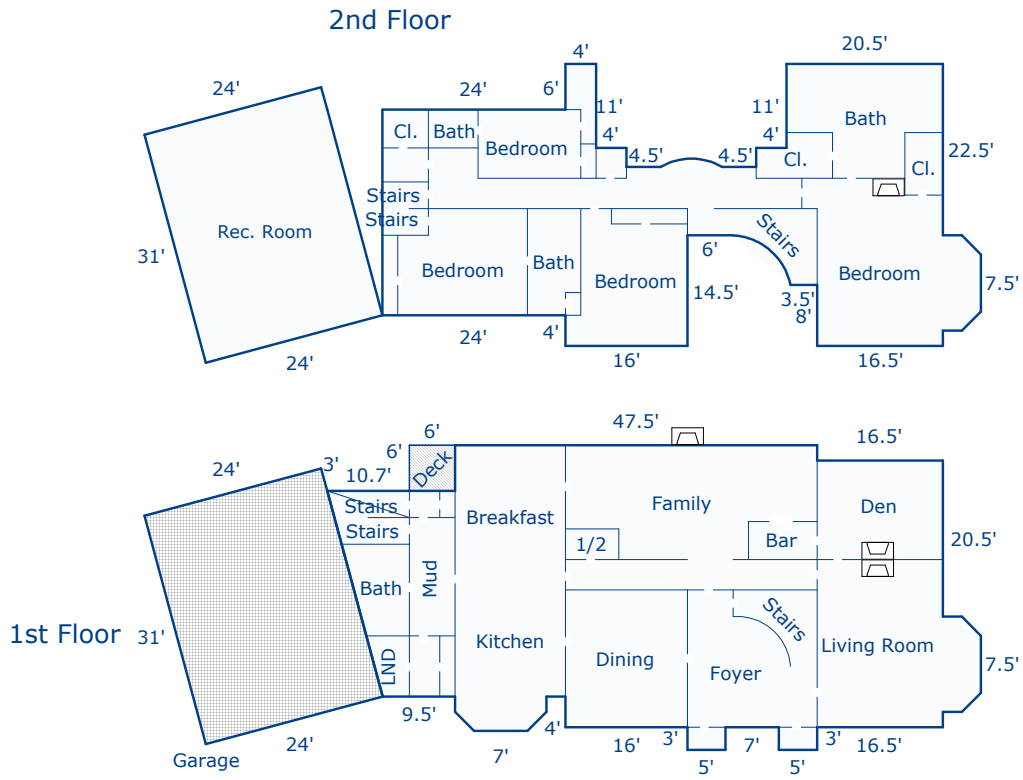
52 Tanners Dr
 Prox. to Subject 0.69 miles SW
 Sales Price 980,000
 Gross Living Area 4,344
 Total Rooms 12
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location SUBUR-GD
 View RESIDENTIAL
 Site 2.99 ac
 Quality
 Age 23

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Building Sketch

Borrower/Client	N/A		
Property Address	27 Tito Ln		
City	Wilton	County Fairfield	State CT Zip Code 06897
Lender	Ms. Penny Wong		



Sketch by Apex Sketch v5 Standard™

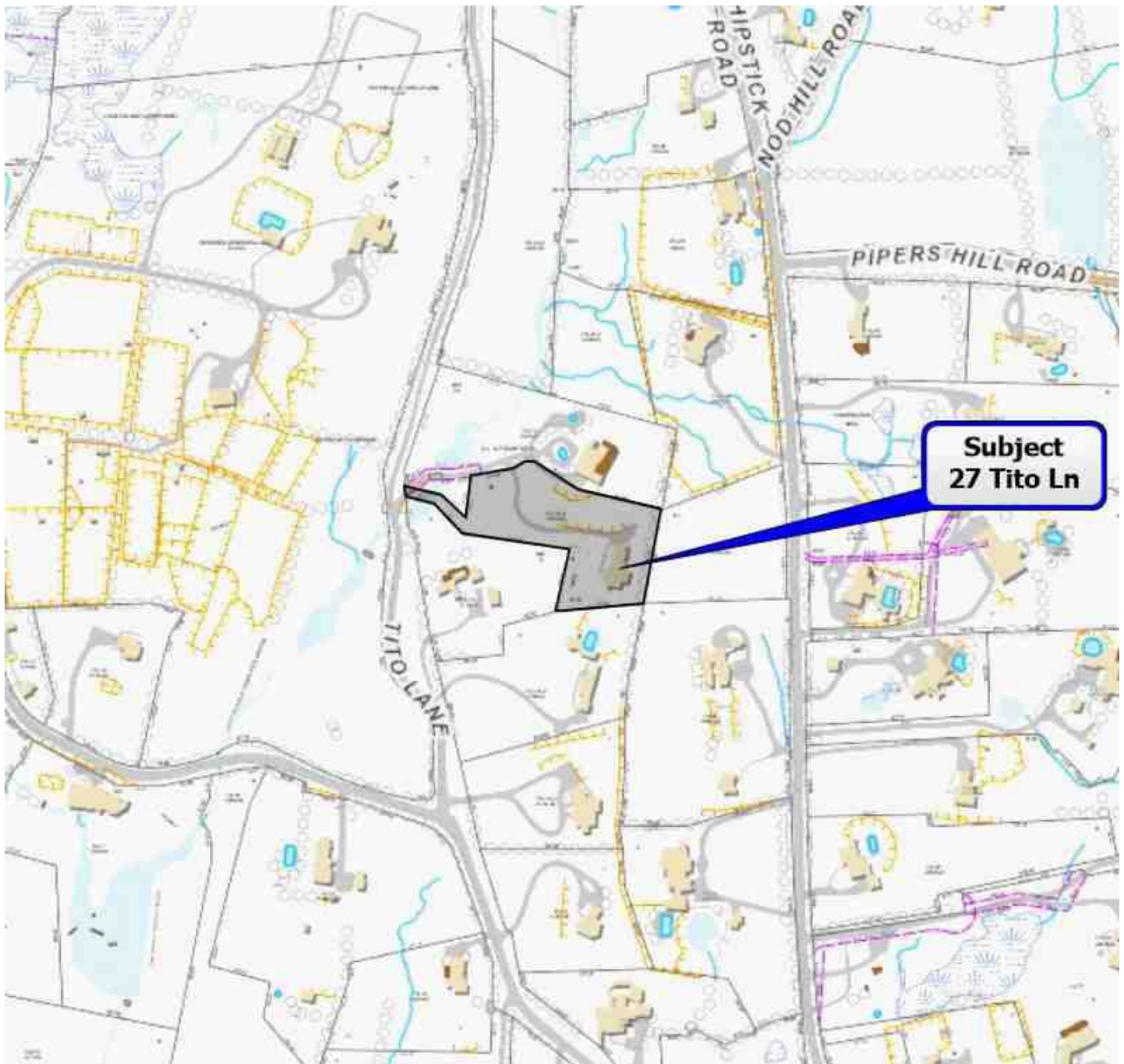
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2765.08	2765.08
GLA2	Second Floor	2013.27	
	Second Floor	744.00	2757.27
GAR	Garage	744.00	744.00
P/P	Deck	36.00	36.00
Net LIVABLE Area		(rounded)	5522

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5 x	0.5	x	0.13
	2.0	x	104.00
	2.0	x	99.00
	3.0	x	15.00
	3.0	x	15.00
	2.0	x	24.00
	4.0	x	256.00
	16.5	x	1259.13
	2.5	x	195.35
	7.5	x	589.75
	78.0	x	39.00
0.5 x	2.0	x	2.00
0.5 x	2.5	x	3.13
	2.0	x	95.00
0.5 x	16.5	x	36.44
0.5 x	2.5	x	0.84
0.5 x	2.5	x	3.12
0.5 x	7.5	x	7.53
0.5 x	0.5	x	0.03
	7.0	x	17.50
0.5 x	2.5	x	3.13
Second Floor			
	16.0	x	64.00
	40.0	x	420.00
	6.0	x	24.00
	5.0	x	140.00
	2.5	x	80.00
2			2029.27
50 Items		(rounded)	5522

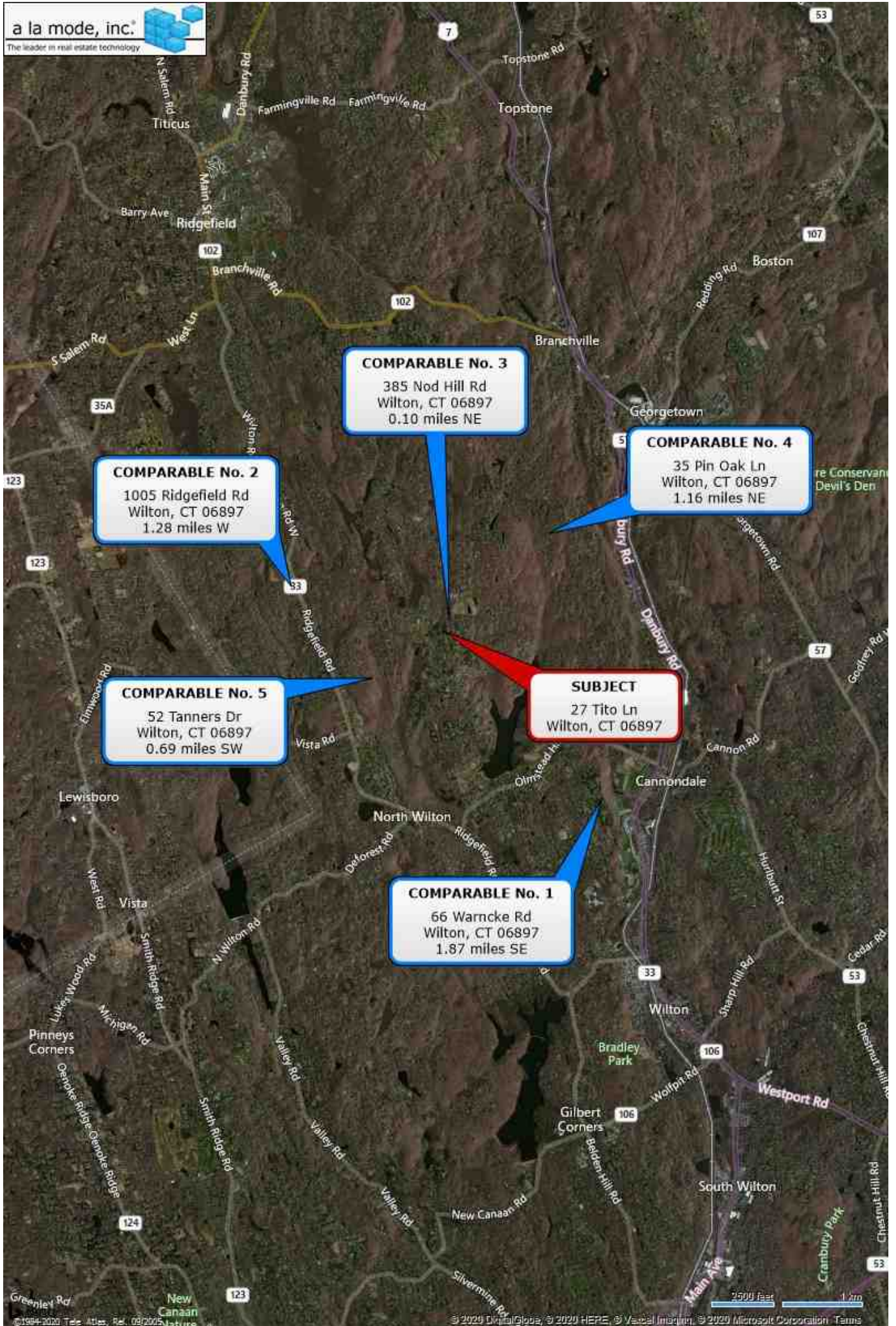
Site Plan

Borrower/Client	N/A						
Property Address	27 Tito Ln						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	Ms. Penny Wong						



Location Map

Borrower/Client	N/A			
Property Address	27 Tito Ln			
City	Wilton	County Fairfield	State CT	Zip Code 06897
Lender	Ms. Penny Wong			



License

Borrower/Client	N/A						
Property Address	27 Tito Ln						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	Ms. Penny Wong						

UNIQUE ID NUMBER 45000012867	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 112413
PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.		EFFECTIVE DATE MO. DAY YR 12 29 18
BEERBOWER TAYLOR P C/O MULBERRY STREET ASSOCIATES 37 TREASURE RD FAIRFIELD, CT 06430		EXPIRATION DATE MO. DAY YR 12 28 20
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. RESIDENTIAL APPRAISER		
In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed. ROSSANA ROSADO SECRETARY OF STATE		
DOS-1098 (Rev. 3/01)		

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION	
Be it known that	
TAYLOR BEERBOWER	
has been certified by the Department of Consumer Protection as a licensed	
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER	
License # RCR.0000039	
Effective: 05/01/2020	 Michelle Seagull, Commissioner
Expiration: 04/30/2021	