

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
MEROLLA PAUL A & NANCY C		3 Below Street	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
318 RIDGEFIELD RD			6 Septic			RES LAND	1-1	480,900	336,630
WILTON, CT 06897						RES EXCES	1-2	31,200	21,840
Additional Owners:						DWELLING	1-3	1,504,900	1,053,430
SUPPLEMENTAL DATA									
Other ID: 4950 4		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 452		Legal Notes							
Legal Notes		Call Back X							
Legal Notes		ASSOC PID#							
GIS ID: 4823					Total			2,017,000	1,411,900

**6161
WILTON, CT**

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
MEROLLA PAUL A & NANCY C		1231/0035	06/29/2000	Q	I	2,225,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
WYATT, JOHN T + CHERYL F		1080/0115	02/02/1998	Q	I	1,795,000	00	2018	1-1	336,630	2018	1-1	336,630	2018	1-1	336,630
HEGGLAND, ROSE		0923/0236	10/04/1994	U	V	1,050,000	00	2018	1-2	21,840	2018	1-2	21,840	2018	1-2	21,840
WELCH		0801/0211	08/19/1992	U	V	0	00	2018	1-3	1,053,430	2018	1-3	1,053,430	2018	1-3	1,053,430
Total:										1,411,900	Total:		1,411,900	Total:		1,411,900

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		Appraised Bldg. Value (Card)					Appraised XF (B) Value (Bldg)					Appraised OB (L) Value (Bldg)					Appraised Land Value (Bldg)				
0001/A						1,504,900					0					0					512,100				
NOTES						Special Land Value										0									

SHRD DR										Total Appraised Parcel Value										2,017,000									
1-6 FIX BTH 1 XTRA SINK										Valuation Method:										C									
5 FULL + 2 HALF BTHS										Adjustment:										0									
										Net Total Appraised Parcel Value										2,017,000									

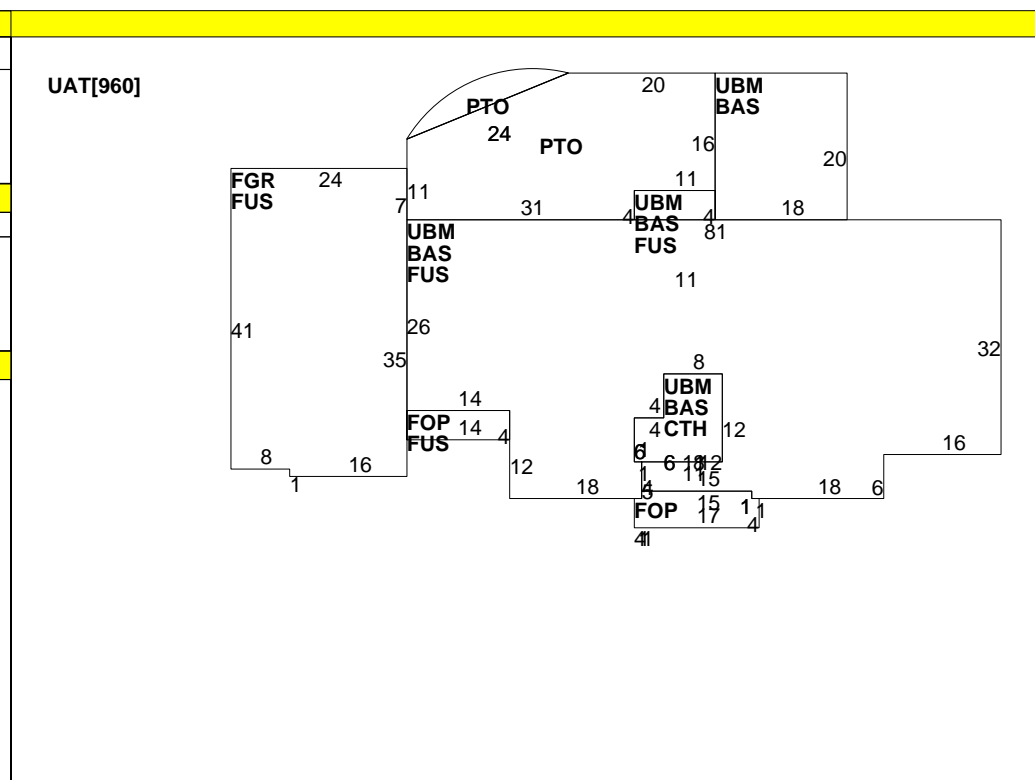
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result				
015007	03/31/1997			550,000	05/27/1998	100	01/30/1998	CO#05379		09/15/2017			WG	23	Field Review Change				
										09/15/2017			MM	61	Data Mailer No Change				
										09/24/2007			NS	39	Appt No Show				
										09/24/2007			NS	08	Measured - Refusal no Info				
										05/27/1998			DL	00	Measur+Listed				

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	1.00	07	1.15				1.00		480,900
1	1-2	Res Excess	R-2				0.78 AC	40,000.00	1.0000	0	1.0000	1.00		0.00				1.00		31,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	10		Superior +				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
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:			209.24
Interior Flr 2							
Heat Fuel	02		Oil	Replace Cost			1,710,090
Heat Type	04		Forced Air	AYB			1998
AC Type	03		Central	EYB			2005
Total Bedrooms	06		6 Bedrooms	Dep Code			G
Total Bthrms	5			Remodel Rating			
Total Half Baths	2			Year Remodeled			
Extra Fix				Dep %			12
Total Rooms	13			Functional Obslnc			0
Bath Style	02		Average	External Obslnc			0
Kitchen Style	02		Average	Cost Trend Factor			1
Elevator				Condition			
Fireplaces	5			% Complete			
Sauna				Overall % Cond			88
Spa/Jet Tub	1			Apprais Val			1,504,900
Whirlpool Tub				Dep % Ovr			0
Cath. Ceil	480			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	3,203	3,203			670,185	
CTH	Cathedral	0	120			0	
FGR	Garage	0	1,000			73,233	
FOP	Open Porch	0	139			5,859	
FUS	Upper Story, Finished	3,779	3,779			790,705	
PTO	Patio	0	760			15,902	
UAT	Attic, Unfinished	0	960			20,087	
UBM	Basement, Unfinished	0	3,203			134,121	
Ttl. Gross Liv/Lease Area:		6,982	13,164			1,710,090	



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): PAUL A. + NANCY S. MEROLLA
Property Owner will be represented by: PAUL A. MEROLLA
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: PAUL A. MEROLLA
Address: 318 RIDGEFIELD ROAD
WILTON, CT 06897
Phone: 203-762-7008

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 90 Lot: 114 Account #: 073005
Property Location: 318 RIDGEFIELD ROAD
Property Type: Residential: Commercial:

Reason for Appeal:

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

NEARBY COMPARATIVE PROPERTIES ARE ASSESSED AND TAXED SUBSTANTIALLY LESS THAN OUR PROPERTY. SEE ATTACHED

Appellant's estimate of Market Value as of October 1, 2017: \$ 2,017,000 RECEIVED

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 1,411,900 MAR 20 2020

(70% of market value)

ASSESSOR'S OFFICE

Signature:

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

Signature: Paul A. Merolla Nancy C. Merolla Date Signed: MARCH 19, 2020
Printed Name of Signer: PAUL A. MEROLLA Nancy C. Merolla Position of Signer: OWNERS

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.

318 RIDGEFIELD RD

Location 318 RIDGEFIELD RD

Mblu 90 / 1/4 /

Acct# 073005

Owner MEROLLA PAUL A & NANCY C

Assessment \$1,411,900

Appraisal \$2,017,000

PID 4823

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,504,900	\$512,100	\$2,017,000
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,053,430	\$358,470	\$1,411,900

Owner of Record

Owner MEROLLA PAUL A & NANCY C
Co-Owner
Address 318 RIDGEFIELD RD
 WILTON, CT 06897

Sale Price \$2,225,000
Certificate
Book & Page 1231/0035
Sale Date 06/29/2000
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MEROLLA PAUL A & NANCY C	\$2,225,000		1231/0035	00	06/29/2000
WYATT, JOHN T + CHERYL F	\$1,795,000		1080/0115	00	02/02/1998
HEGGLAND, ROSE	\$1,050,000		0923/0236	00	10/04/1994
WELCH	\$0		0801/0211	00	08/19/1992

Building Information

Building 1 : Section 1

Year Built: 1998

Building Photo

Living Area: 6,982
Replacement Cost: \$1,710,090
Building Percent Good: 88
Replacement Cost Less Depreciation: \$1,504,900

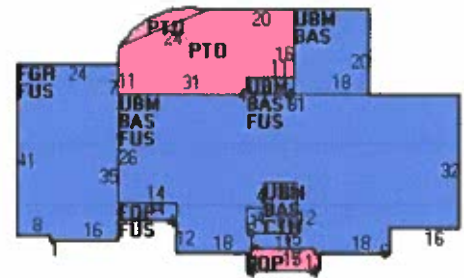


(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\39\08.jpg)

Building Attributes	
Field	Description
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 Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	6 Bedrooms
Total Bthrms:	5
Total Half Baths:	2
Extra Fix	
Total Rooms:	13
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	5
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	480
# of Kitchens	

Building Layout

UAT[960]



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4823_4823.)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	3,779	3,779
BAS	First Floor	3,203	3,203
CTH	Cathedral	120	0
FGR	Garage	1,000	0
FOP	Open Porch	139	0
PTO	Patio	760	0
UAT	Attic, Unfinished	960	0
UBM	Basement, Unfinished	3,203	0
		13,164	6,982

Extra Features

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 Category No

Land Line Valuation

Size (Acres) 2.78
Frontage
Depth
Assessed Value \$358,470
Appraised Value \$512,100

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,504,900	\$512,100	\$2,017,000
2018	\$1,504,900	\$512,100	\$2,017,000
2018	\$1,504,900	\$512,100	\$2,017,000

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,053,430	\$358,470	\$1,411,900
2018	\$1,053,430	\$358,470	\$1,411,900
2018	\$1,053,430	\$358,470	\$1,411,900

316 RIDGEFIELD RD

Location 316 RIDGEFIELD RD

Mblu 89 / 1/3 /

Acct# 073004

Owner BUSE CHRISTOPHER F & ERICA R

Assessment \$1,287,090

Appraisal \$1,838,700

PID 4767

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,344,600	\$494,100	\$1,838,700
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$941,220	\$345,870	\$1,287,090

Owner of Record

Owner BUSE CHRISTOPHER F & ERICA R
Co-Owner
Address 316 RIDGEFIELD RD
 WILTON, CT 06897

Sale Price \$2,500,000
Certificate
Book & Page 1723/0311
Sale Date 08/25/2004
Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BUSE CHRISTOPHER F & ERICA R	\$2,500,000		1723/0311	SW	08/25/2004
JUDGE JONATHAN J & KIMBERLY R	\$0		1266/0074	QT	03/20/2001
JUDGE, JONATHAN J + KIMBERLY R	\$1,391,000		1025/0013	00	01/21/1997
HEGGLAND, ROSE	\$1,050,000		0923/0236	00	10/04/1994
WELCH	\$0		0801/0211	00	08/19/1992

Building Information

Building 1 : Section 1

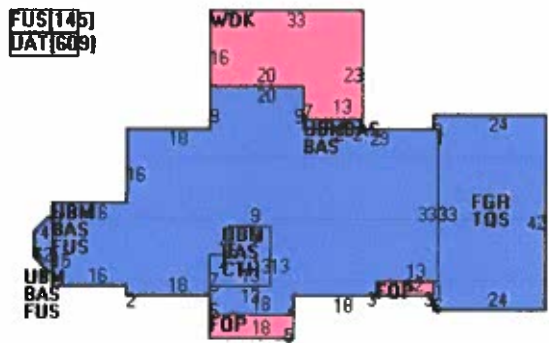
Year Built: 1997
Living Area: 6,710
Replacement Cost: \$1,505,987
Building Percent Good: 88
Replacement Cost Less Depreciation: \$1,325,300

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/\A00\00\39\05.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4767_4767.)

Building Attributes	
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 Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5
Total Half Baths:	2
Extra Fix	
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	5
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	145
# of Kitchens	

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,978	2,978	
FUS	Upper Story, Finished	2,952	2,952	
TQS	Three Quarter Story	975	780	
CTH	Cathedral	145	0	
FGR	Garage	975	0	
FOP	Open Porch	126	0	
UAT	Attic, Unfinished	609	0	
UBM	Basement, Unfinished	2,970	0	
WDK	Wood Deck	619	0	
		12,349	6,710	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
GEN	Generator	20 UNITS	\$0		1

Land

Land Use

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

Land Line Valuation

Size (Acres) 2.33
 Frontage
 Depth
 Assessed Value \$345,870
 Appraised Value \$494,100

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
SPL3	Pool IG Gunite			762 S.F.	\$18,300		1
PAT1	Patio			184 S.F.	\$1,000		1

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2018	\$1,344,600	\$494,100	\$1,838,700	
2018	\$1,344,600	\$494,100	\$1,838,700	
2018	\$1,344,600	\$494,100	\$1,838,700	

Assessment				
Valuation Year	Improvements	Land	Total	
2018	\$941,220	\$345,870	\$1,287,090	
2018	\$941,220	\$345,870	\$1,287,090	
2018	\$941,220	\$345,870	\$1,287,090	

314 RIDGEFIELD RD

Location 314 RIDGEFIELD RD

Mblu 89 / 1/2 /

Acct# 073003

Owner LAVORGNA PAUL

Assessment \$1,061,130

Appraisal \$1,515,900

PID 4766

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,028,600	\$487,300	\$1,515,900
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$720,020	\$341,110	\$1,061,130

Owner of Record

Owner LAVORGNA PAUL
Co-Owner
Address 314 RIDGEFIELD RD
 WILTON, CT 06897

Sale Price \$0
Certificate
Book & Page 2197/0016
Sale Date 08/10/2011
Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAVORGNA PAUL	\$0		2197/0016	QC	08/10/2011
LAVORGNA PAUL & KATHLEEN	\$0		2168/0274	QC	01/24/2011
LAVORGNA PAUL	\$0		1552/0316	QC	06/02/2003
LAVORGNA PAUL & KATHLEEN A	\$0		1439/0176	QC	10/21/2002
LAVORGNA PAUL P	\$0		1153/0055	00	02/11/1999

Building Information

Building 1 : Section 1

Year Built: 1996
Living Area: 5,509
Replacement Cost: \$1,165,496
Building Percent Good: 88
Replacement Cost Less Depreciation: \$1,025,600

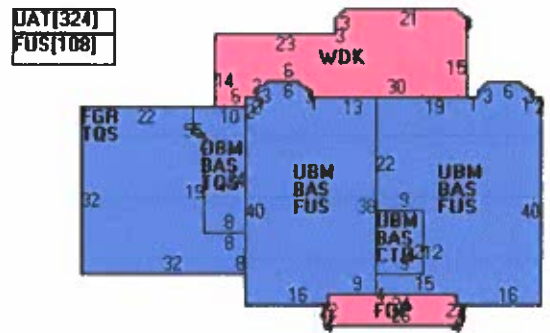
Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\39\07.jpg)

Building Attributes	
Field	Description
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:	4
Total Half Baths:	2
Extra Fix	
Total Rooms:	11
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	2
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	108
# of Kitchens	

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4766_4766.

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,446	2,446	
FUS	Upper Story, Finished	2,244	2,244	
TQS	Three Quarter Story	1,024	819	
CTH	Cathedral	108	0	
FGR	Garage	822	0	
FOP	Open Porch	152	0	
UAT	Attic, Unfinished	324	0	
UBM	Basement, Unfinished	2,446	0	
WDK	Wood Deck	683	0	
		10,249	5,509	

Extra Features

Extra Features			Legend

Code	Description	Size	Value	Bldg #
GEN	Generator	15 UNITS	\$0	1

Land

Land Use

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

Land Line Valuation

Size (Acres) 2.16
 Frontage
 Depth
 Assessed Value \$341,110
 Appraised Value \$487,300

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT2	Patio Good			336 S.F.	\$3,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,028,600	\$487,300	\$1,515,900
2018	\$1,028,600	\$487,300	\$1,515,900
2018	\$1,028,600	\$487,300	\$1,515,900

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$720,020	\$341,110	\$1,061,130
2018	\$720,020	\$341,110	\$1,061,130
2018	\$720,020	\$341,110	\$1,061,130

297 RIDGEFIELD RD

Location 297 RIDGEFIELD RD

Mblu 103 / / 44/1 /

Acct# 074336

Owner KIM DAVID K & IM S

Assessment \$1,102,500

Appraisal \$1,575,000

PID 6933

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,173,900	\$401,100	\$1,575,000
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$821,730	\$280,770	\$1,102,500

Owner of Record

Owner KIM DAVID K & IM S

Sale Price \$2,200,000

Co-Owner

Certificate

Address 74 OLD RIDGEFIELD RD
WILTON, CT 06897

Book & Page 1649/0094

Sale Date 12/30/2003

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KIM DAVID K & IM S	\$2,200,000		1649/0094	WD	12/30/2003
DIACRI BUILDERS INC	\$625,000		1386/0266	07	05/24/2002
HILLCREST CONSTRUCTION LLC	\$1,575,000		1246/0078	SW	10/24/2000
STUART, A LIMITED PARTNERSHIP	\$0		1220/0295	00	05/02/2000
STUART, A LIMITED PARTNERSHIP	\$0		0816/0121	00	11/18/1992

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 7,134
Replacement Cost: \$1,669,208
Building Percent Good: 89
Replacement Cost Less Depreciation: \$1,173,900

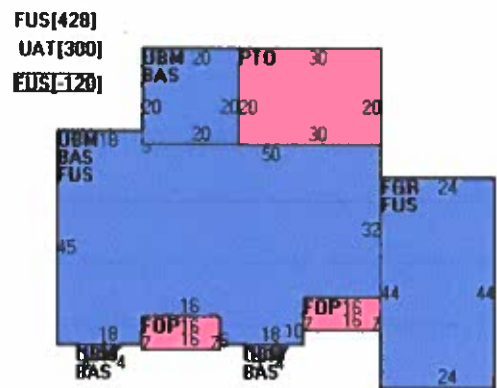
Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/\A00\01\27\61.jpg>)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Superior
Occupancy	1
Exterior Wall 1	Cedar or Redwd
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hydro Air
AC Type:	Central
Total Bedrooms:	6 Bedrooms
Total Bthrms:	6
Total Half Baths:	2
Extra Fix	4
Total Rooms:	12
Bath Style:	Remodeled
Kitchen Style:	Remodeled
Elevator	
Fireplaces	3
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	120
# of Kitchens	1

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/6933_6933)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	4,038	4,038
BAS	First Floor	3,096	3,096
CTH	Cathedral	120	0
FGR	Garage	1,056	0
FOP	Open Porch	224	0
PTO	Patio	600	0
UAT	Attic, Unfinished	810	0
UBM	Basement, Unfinished	3,096	0
		13,040	7,134

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

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

Land Line Valuation

Size (Acres) 2.38
 Frontage
 Depth
 Assessed Value \$280,770
 Appraised Value \$401,100

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,499,800	\$401,100	\$1,900,900
2018	\$1,499,800	\$401,100	\$1,900,900
2018	\$1,499,800	\$422,000	\$1,921,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,049,860	\$280,770	\$1,330,630
2018	\$1,049,860	\$280,770	\$1,330,630
2018	\$1,049,860	\$295,400	\$1,345,260

299 RIDGEFIELD RD

Location 299 RIDGEFIELD RD

Mblu 103 / 44/2 /

Acct# 074337

Owner MEIYAN DUAN

Assessment \$1,313,830

Appraisal \$1,876,900

PID 6934

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,468,400	\$408,500	\$1,876,900
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,027,880	\$285,950	\$1,313,830

Owner of Record

Owner MEIYAN DUAN
Co-Owner
Address 3 RUGGIERO WAY
 ANDOVER, MA 01810 4754

Sale Price \$1,890,000
Certificate
Book & Page 2332/0138
Sale Date 06/25/2013
Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MEIYAN DUAN	\$1,890,000		2332/0138	WD	06/25/2013
BARNES EDWARD A & MICHELE L	\$1,800,000		1929/0325	SW	03/29/2007
SMITH STEVEN A & MAURA A	\$2,100,000		1628/0039	SW	10/21/2003
HILLCREST CONSTRUCTION LLC	\$1,575,000		1246/0078	SW	10/24/2000
STUART, A LIMITED PARTNERSHIP	\$0		1220/0295	00	05/02/2000

Building Information

Building 1 : Section 1

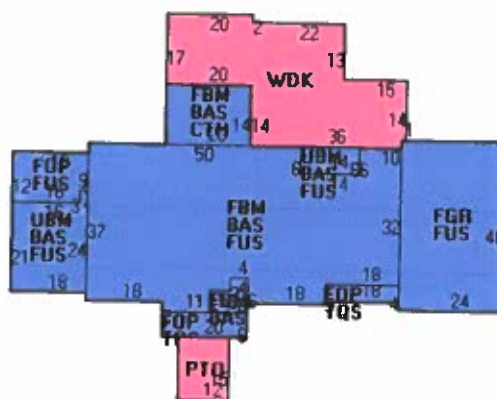
Year Built: 2002
Living Area: 7,691
Replacement Cost: \$1,727,486
Building Percent Good: 85
Replacement Cost Less Depreciation: \$1,468,400

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/A00\00\67\44.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/6934_6934)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Superior
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	6 Bedrooms
Total Bthrms:	6
Total Half Baths:	2
Extra Fix	
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	5
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	337
# of Kitchens	

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	4,185	4,185	
BAS	First Floor	3,352	3,352	
TQS	Three Quarter Story	192	154	
CTH	Cathedral	280	0	
FBM	Basement, Finished	2,884	0	
FGR	Garage	960	0	
FOP	Open Porch	402	0	
PTO	Patio	180	0	
UBM	Basement, Unfinished	468	0	
WDK	Wood Deck	1,216	0	
		14,119	7,691	

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
GEN	Generator	17 UNITS	\$0	1

Land

Land Use

Land Line Valuation

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

Size (Acres) 2.28
 Frontage
 Depth
 Assessed Value \$285,950
 Appraised Value \$408,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,468,400	\$408,500	\$1,876,900
2018	\$1,468,400	\$408,500	\$1,876,900
2018	\$1,468,400	\$408,500	\$1,876,900

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,027,880	\$285,950	\$1,313,830
2018	\$1,027,880	\$285,950	\$1,313,830
2018	\$1,027,880	\$285,950	\$1,313,830

24 RIDING CLUB RD

Location 24 RIDING CLUB RD

Mblu 77// 1//

Acct# 003410

Owner MARTIN MURRAY

Assessment \$1,446,550

Appraisal \$2,066,500

PID 4062

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,606,500	\$460,000	\$2,066,500
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$1,124,550	\$322,000	\$1,446,550

Owner of Record

Owner MARTIN MURRAY

Sale Price \$1,050,000

Co-Owner

Certificate

Address 609 HERON POINT CT

Book & Page 1756/0025

VERO BEACH, FL 32963 9516

Sale Date 01/04/2005

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MARTIN MURRAY	\$1,050,000		1756/0025	WD	01/04/2005
COUNTRY CLUB HOMES, INC	\$170,000		1731/0302	EX	09/24/2004
MAIDMAN LEONARD & ANNE	\$0		0056/0289	00	01/01/1949

Building Information

Building 1 : Section 1

Year Built: 2006

Living Area: 6,539

Replacement Cost: \$1,756,871

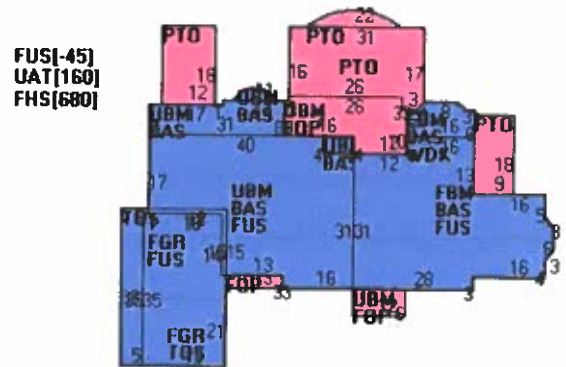
Building Percent Good: 90
Replacement Cost
Less Depreciation: \$1,581,200

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/\A00\00\88\44.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4062_4062)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Superior +
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Stone/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	7
Total Half Baths:	2
Extra Fix	
Total Rooms:	12 Rooms
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	4
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	45
# of Kitchens	

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,904	2,904	
FUS	Upper Story, Finished	2,493	2,493	
TQS	Three Quarter Story	832	666	
FHS	Half Story, Finished	680	476	
FBM	Basement, Finished	1,368	0	
FGR	Garage	683	0	
FOP	Open Porch	407	0	
PTO	Patio	949	0	
UAT	Attic, Unfinished	160	0	
UBM	Basement, Unfinished	1,904	0	
WDK	Wood Deck	116	0	
		12,496	6,539	

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
GEN	Generator	45 UNITS	\$0	1

Land

Land Use

Use Code 1-1
 Description Residential
 Zone R-2
 Neighborhood 06
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 2
 Frontage
 Depth
 Assessed Value \$322,000
 Appraised Value \$460,000

Outbuildings

Outbuildings

Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR5	Gar w Lft Good			784 S.F.	\$25,300	1

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$1,606,500	\$460,000	\$2,066,500
2018	\$1,606,500	\$460,000	\$2,066,500
2018	\$1,606,500	\$460,000	\$2,066,500

Assessment

Valuation Year	Improvements	Land	Total
2018	\$1,124,550	\$322,000	\$1,446,550
2018	\$1,124,550	\$322,000	\$1,446,550
2018	\$1,124,550	\$322,000	\$1,446,550

61 MILLSTONE RD

Location 61 MILLSTONE RD

Mblu 94 / 36 / 1

Acct# 004073

Owner HARRELL JOHN EVANS &

Assessment \$1,205,400

Appraisal \$1,722,000

PID 4992

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,302,600	\$419,400	\$1,722,000
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$911,820	\$293,580	\$1,205,400

Owner of Record

Owner HARRELL JOHN EVANS &
Co-Owner DUNCAN DAWN M
Address 61 MILLSTONE RD
 WILTON, CT 06897

Sale Price \$2,125,000
Certificate
Book & Page 2339/0191
Sale Date 07/26/2013
Instrument TD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HARRELL JOHN EVANS &	\$2,125,000		2339/0191	TD	07/26/2013
GAUDINO ANNIE-LAURIE TRUSTEE	\$0		1899/0228	QC	09/27/2006
GAUDINO MICHAEL A & ANNIE-LAURIE	\$1,935,000		1240/0349	00	09/08/2000
DIACRI BUILDERS INC	\$450,000		1187/0213	00	08/23/1999
OLSEN, GEORGINE	\$0		0941/0080	00	04/21/1995

Building Information

Building 1 : Section 1

Year Built: 2000
Living Area: 7,077
Replacement Cost: \$1,386,234
Building Percent Good: 92
Replacement Cost Less Depreciation: \$1,275,300

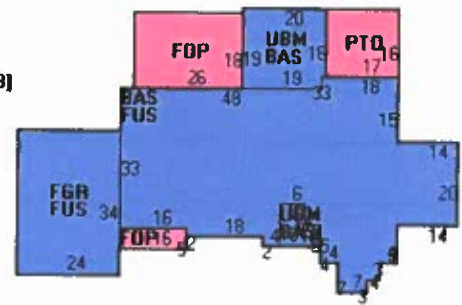
Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/A00\00\29\60.jpg>)

Building Layout

UAT[100]
 TQS[433]
 FBM[611]
 UBM[2118]



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/4992_4992)

Building Attributes	
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 Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	6
Total Half Baths:	2
Extra Fix	
Total Rooms:	13
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	4
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	1
Cath. Ceil	350
# of Kitchens	

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	3,545	3,545	
BAS	First Floor	3,186	3,186	
TQS	Three Quarter Story	433	346	
FBM	Basement, Finished	611	0	
FGR	Garage	816	0	
FOP	Open Porch	548	0	
PTO	Patio	272	0	
UAT	Attic, Unfinished	100	0	
UBM	Basement, Unfinished	2,575	0	
		12,086	7,077	

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

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

Land Line Valuation

Size (Acres) 2.03
Frontage
Depth
Assessed Value \$293,580
Appraised Value \$419,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL3	Pool IG Gunite			648 S.F.	\$24,600	1
PAT1	Patio			320 S.F.	\$2,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,302,600	\$419,400	\$1,722,000
2018	\$1,302,600	\$419,400	\$1,722,000
2018	\$1,302,600	\$419,400	\$1,722,000

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$911,820	\$293,580	\$1,205,400
2018	\$911,820	\$293,580	\$1,205,400
2018	\$911,820	\$293,580	\$1,205,400

235 CHEESE SPRING RD

Location 235 CHEESE SPRING RD

Mblu 128 / / 32 / /

Acct# 002577

Owner KISTINGER ANNE T TRUSTEE

Assessment \$1,089,830

Appraisal \$1,556,900

PID 6421

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,137,500	\$419,400	\$1,556,900
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$796,250	\$293,580	\$1,089,830

Owner of Record

Owner KISTINGER ANNE T TRUSTEE

Sale Price \$1,760,000

Co-Owner

Certificate

Address 235 CHEESE SPRING RD
WILTON, CT 06897

Book & Page 2494/0167

Sale Date 02/01/2019

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KISTINGER ANNE T TRUSTEE	\$1,760,000		2494/0167	00	02/01/2019
TOMAS ANTHONY C & ELISE A	\$585,000		1402/0191	WD	07/17/2002
PREST, SUSAN J	\$100,000		1079/0135	00	01/28/1998
HOWELL, WENDI K & LARLA L	\$0		1079/0134	00	01/28/1998
HOWELL, SUSAN J LIFE USE	\$0		0934/0144	00	01/31/1995

Building Information

Building 1 : Section 1

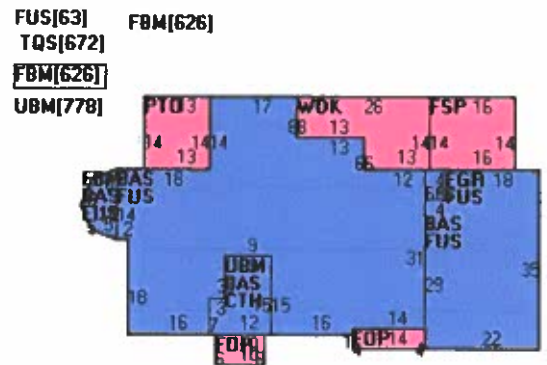
Year Built: 2004
Living Area: 5,751
Replacement Cost: \$1,243,586
Building Percent Good: 88
Replacement Cost Less Depreciation: \$1,094,400

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/\A00\00\82\70.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/6421_6421)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent ++
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5
Total Half Baths:	3
Extra Fix	
Total Rooms:	12 Rooms
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	4
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	156
# of Kitchens	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,933	2,933
BAS	First Floor	2,280	2,280
TQS	Three Quarter Story	672	538
CTH	Cathedral	156	0
FBM	Basement, Finished	1,322	0
FGR	Garage	746	0
FOP	Open Porch	116	0
FSP	Screen Porch	224	0
PTO	Patio	182	0
UBM	Basement, Unfinished	934	0
WDK	Wood Deck	286	0
		9,851	5,751

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
GEN	Generator	15 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) 2.03
Frontage
Depth
Assessed Value \$293,580
Appraised Value \$419,400

Outbuildings

Outbuildings

Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			80 S.F.	\$800	1
PAT1	Patio			768 S.F.	\$6,600	1
SPL3	Pool IG Gunite			836 S.F.	\$31,800	1
PAT1	Patio			458 S.F.	\$3,900	1

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$1,137,500	\$419,400	\$1,556,900
2018	\$1,137,500	\$419,400	\$1,556,900
2018	\$1,137,500	\$419,400	\$1,556,900

Assessment

Valuation Year	Improvements	Land	Total
2018	\$796,250	\$293,580	\$1,089,830
2018	\$796,250	\$293,580	\$1,089,830
2018	\$796,250	\$293,580	\$1,089,830

8 WILDWOOD DR

Location 8 WILDWOOD DR

Mblu 117 / / 44 / /

Acct# 003530

Owner STRONGWATER MARC & HOLLY

Assessment \$1,221,150

Appraisal \$1,744,500

PID 5872

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,220,200	\$524,300	\$1,744,500
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$854,140	\$367,010	\$1,221,150

Owner of Record

Owner STRONGWATER MARC & HOLLY
Co-Owner
Address 8 WILDWOOD DR
 WILTON, CT 06897

Sale Price \$1,611,000
Certificate
Book & Page 2425/0499
Sale Date 06/11/2015
Instrument 07

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STRONGWATER MARC & HOLLY	\$1,611,000		2425/0499	07	06/11/2015
US BANK TRUST NA AS TRUSTEE	\$3,262,387		2393/0278	CT	09/09/2014
JP MORGAN CHASE BANK NA	\$0		2393/0276	25	09/09/2014
PIERRO JOHN MICHAEL & LAURIE SUSAN	\$2,997,954		1860/0214	WD	03/30/2006
LINDEN TREE LLC	\$710,000		1674/0323	WD	04/08/2004

Building Information

Building 1 : Section 1

Year Built: 2005
Living Area: 6,134
Replacement Cost: \$1,355,787
Building Percent Good: 90
Replacement Cost Less Depreciation: \$1,220,200

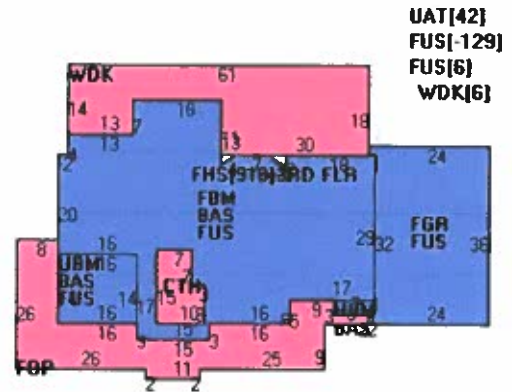
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Superior
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	7
Total Half Baths:	2
Extra Fix	
Total Rooms:	11 Rooms
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	5
Sauna	
Spa/Jet Tub	2
Whirlpool Tub	
Cath. Ceil	129
# of Kitchens	

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/\A00\00\85\20.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/5872_5872)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	3,088	3,088	
BAS	First Floor	2,403	2,403	
FHS	Half Story, Finished	918	643	
CTH	Cathedral	129	0	
FBM	Basement, Finished	2,155	0	
FGR	Garage	832	0	
FOP	Open Porch	730	0	
UAT	Attic, Unfinished	42	0	
UBM	Basement, Unfinished	248	0	
WDK	Wood Deck	854	0	
		11,399	6,134	

Extra Features

Extra Features	Legend
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LAND FEATURES

L252114

Code	Description	Size	Value	Bldg #
GEN	Generator	30 UNITS	\$0	1

Land

Land Use

Land Line Valuation

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

Size (Acres) 2.04
Frontage
Depth
Assessed Value \$367,010
Appraised Value \$524,300

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,220,200	\$524,300	\$1,744,500
2018	\$1,220,200	\$524,300	\$1,744,500
2018	\$1,220,200	\$524,300	\$1,744,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$854,140	\$367,010	\$1,221,150
2018	\$854,140	\$367,010	\$1,221,150
2018	\$854,140	\$367,010	\$1,221,150

92 SPECTACLE LA

Location 92 SPECTACLE LA

Mblu 95 / 28 / 1

Acct# 002241

Owner KIRCHOF PETER D & PAMELA E

Assessment \$1,170,610

Appraisal \$1,672,300

PID 5042

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,254,100	\$418,200	\$1,672,300
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$877,870	\$292,740	\$1,170,610

Owner of Record

Owner KIRCHOF PETER D & PAMELA E
 Co-Owner
 Address 92 SPECTACLE LA
 WILTON, CT 06897

Sale Price \$1,720,000
 Certificate
 Book & Page 2111/0001
 Sale Date 04/14/2010
 Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KIRCHOF PETER D & PAMELA E	\$1,720,000		2111/0001	SW	04/14/2010
JOHNSON WOODLEY LLC	\$0		1913/0140	QC	12/15/2008
MARC C PERNAVEAU LLC	\$700,000		1786/0102	WD	05/25/2005
HAND ROBERT J & SALLY K	\$45,000		0142/0333	00	08/15/1969

Building Information

Building 1 : Section 1

Year Built: 2007

Building Photo

Living Area: 7,314
Replacement Cost: \$1,377,992
Building Percent Good: 91
Replacement Cost Less Depreciation: \$1,254,000

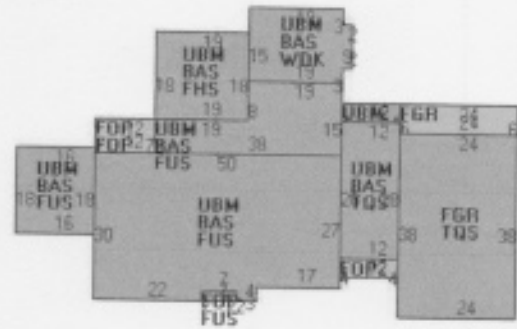


(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\94\74.jpg)

Building Attributes	
Field	Description
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 Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	3
Extra Fix	
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	5
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Cell	40
# of Kitchens	

Building Layout

FUS[-40]
TQS[990]



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/5042_5042)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,170	3,170	
FUS	Upper Story, Finished	2,115	2,115	
TQS	Three Quarter Story	2,238	1,790	
FHS	Half Story, Finished	342	239	
FGR	Garage	1,056	0	
FOP	Open Porch	230	0	
UBM	Basement, Unfinished	3,170	0	
WDK	Wood Deck	303	0	
		12,624	7,314	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
GEN	Generator	70 UNITS	\$100	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
 Frontage
 Depth
 Assessed Value \$292,740
 Appraised Value \$418,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,254,100	\$418,200	\$1,672,300
2018	\$1,254,100	\$418,200	\$1,672,300
2018	\$1,254,100	\$418,200	\$1,672,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$877,870	\$292,740	\$1,170,610
2018	\$877,870	\$292,740	\$1,170,610
2018	\$877,870	\$292,740	\$1,170,610

Town of Wilton - Board of Assessment Appeals
318 Ridgefield Road - Comparative Properties
May 18, 2020

Address	Appraisal 2018	Assessment 2018	Taxes per Year	Year Built	Acres	Living Area	Total Rooms	Total Bedrooms	Total Bathrooms	Fireplaces	Attic	Basement	Garage	Patio or Deck	Swimming Pool
24 Riding Club Rd	\$2,066,500	\$1,446,550	\$41,285	2006	2	6,539 sq ft	12	5	9	4	Unfinished - 160 sq ft	Unfinished - 1,904 sq ft; Finished - 1,368 sq ft	683 sq ft	Patio - 949 sq ft	No
318 Ridgefield Rd	\$2,017,000	\$1,411,900	\$40,292	1998	2.78	6,982 sq ft	13	6	7	5	Unfinished - 960 sq ft	Unfinished - 3,203 sq ft	4 cars - 1,000 sq ft	Patio - 760 sq ft	No
299 Ridgefield Rd	\$1,876,900	\$1,313,830	\$37,497	2002	2.28	7,691 sq ft	12	6	8	5	Unfinished	Unfinished - 468 sq ft; Finished - 2,884 sq ft	960 sq ft	Patio - 180 sq ft; Wood Deck - 1,216 sq ft	No
316 Ridgefield Rd	\$1,838,700	\$1,287,090	\$36,730	1997	2.33	6,710 sq ft	12	5	7	5	Unfinished - 609 sq ft	Unfinished - 2,970 sq ft	975 sq ft	Patio - 184 sq ft; Wood Deck - 619 sq ft;	Yes
8 Wildwood Dr	\$1,744,500	\$1,221,150	\$34,852	2005	2.04	6,134 sq ft	11	5	9	5	Unfinished - 42 sq ft	Unfinished - 248 sq ft; Finished - 2,155 sq ft	832 sq ft	Wood Deck - 854 sq ft	No
61 Milestone Rd	\$1,722,000	\$1,205,400	\$34,402	2000	2.03	7,077 sq ft	13	5	8	4	Unfinished - 100 sq ft	Unfinished - 2,575 sq ft; Finished - 611 sq ft	816 sq ft	Patio - 272 sq ft	Yes
92 Spectacle Lane	\$1,672,300	\$1,170,610	\$33,409	2007	2	7,314 sq ft	12	5	7	5	Unfinished	Unfinished - 3,170 sq ft	1,056 sq ft	Wood Deck - 303 sq ft	No
405 Belden Hill Rd	\$1,671,100	\$1,169,770	\$33,385	1998	2.98	7,139 sq ft	13	6	9	4	Unfinished - 378 sq ft; Finished - 536 sq ft	Unfinished - 1,151 sq ft; Finished - 1,997 sq ft	901 sq ft	Patio - 456 sq ft; Wood Deck - 426 sq ft	Yes
297 Ridgefield Rd	\$1,575,000	\$1,102,500	\$31,462	2003	2.38	7,134 sq ft	12	6	8	3	Unfinished - 810 sq ft	Unfinished - 3,096 sq ft	1,056 sq ft	Patio - 600 sq ft	No
235 Cheese Spring Rd	\$1,556,900	\$1,089,830	\$33,213	2004	2.03	5,751 sq ft	12	5	8	4	Finished	Unfinished - 934 sq ft; Finished - 2,884 sq ft	746 sq ft	Patio - 182 sq ft; Wood Deck - 286 sq ft	Yes
314 Ridgefield Rd	\$1,515,900	\$1,061,130	\$30,282	1996	2.16	5,509 sq ft	11	5	6	2	Unfinished - 324 sq ft	Unfinished - 2,446 sq ft	822 sq ft	Patio - 336 sq ft; Wood Deck - 683 sq ft	No

405 BELDEN HILL RD

Location 405 BELDEN HILL RD

Mblu 111 / 40/5 /

Acct# 074118

Owner BLUM LEONARD & LORI

Assessment \$1,169,770

Appraisal \$1,671,100

PID 5699

Building Count 1

Current Value

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

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

Owner of Record

Owner BLUM LEONARD & LORI

Co-Owner

Address 405 BELDEN HILL RD
WILTON, CT 06897

Sale Price \$1,507,250

Certificate

Book & Page 2467/0109

Sale Date 02/03/2017

Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BLUM LEONARD & LORI	\$1,507,250		2467/0109	SW	02/03/2017
DARNALL THEODORE & VICKI	\$1,731,000		1120/0210	00	08/25/1998
ROSSI ENTERPRISES LLC	\$0		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

Building Information

Building 1 : Section 1

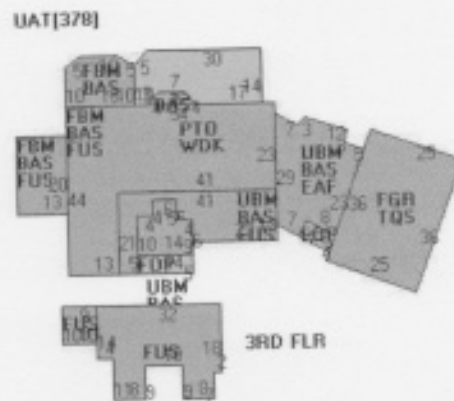
Year Built: 1998
Living Area: 7,139
Replacement Cost: \$1,437,239
Building Percent Good: 88
Replacement Cost Less Depreciation: \$1,264,800

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/000068/65.jpg>)

Building Layout



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

Building Attributes	
Field	Description
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 Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	6 Bedrooms
Total Bthrms:	7
Total Half Baths:	2
Extra Fix	
Total Rooms:	13
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	4
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	160
# of Kitchens	

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	538	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	Legend
No Data for Extra Features	

Land

Land Use

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

Land Line Valuation

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

Outbuildings

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

Valuation History

Appraisal			
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

Assessment			
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