

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
MORANO VINCENT & NANCY K		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
31 PINE RIDGE RD			6 Septic			RES LAND	1-1	418,200	292,740
WILTON, CT 06897						DWELLING	1-3	1,011,400	707,980
Additional Owners:		SUPPLEMENTAL DATA							
Other ID: 5083 B,		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 2379									
						Total		1,429,600	1,000,720

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
MORANO VINCENT & NANCY K		1909/0230	11/21/2006	Q	I	2,000,000	SW	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CARTUS CORP		1909/0228	11/21/2006	U	I	2,025,000	25	2018	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740
MULLENIX WILLIAM & MARIANNE		1676/0186	04/13/2004	Q	I	1,890,000	SW	2018	1-3	707,980	2018	1-3	707,980	2018	1-3	707,980
AGENS GREGG A & ANN G		1594/0085	08/14/2003	U	I	0	WD									
AGENS GREGG A & ANN G		1117/0030	08/10/1998	Q	I	1,274,000	00									
POLITO BUILDERS LLC		1084/0289	03/05/1998	Q	V	340,000	00									
						Total:		1,000,720	Total:	1,000,720	Total:	1,000,720	Total:	1,000,720	Total:	1,000,720

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

This signature acknowledges a visit by a Data Collector or Assessor

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,011,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	418,200
Special Land Value	0
Total Appraised Parcel Value	1,429,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,429,600

NOTES				
W/O BSMT				
1 - 5 FIX BTH				
WET BAR				
HOT TUB ON DCK				
IG-10/07				

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
MINOR	12/21/2006		EXPAND FBM	0		100	01/08/2007	CO#08830INFO	10/02/2017			WG	23	Field Review Change
016093	06/09/1999		DECK W/HOT TUB	3,400	08/17/1999	100	01/08/2007	CO#08821	08/01/2017			GS	60	Data Mailer Change
015561	07/01/1998		FINISH BSMT	8,000	09/09/1998	100	07/23/1998	CO#05539	10/01/2007			NS	00	Measur+Listed
015398	03/18/1998			289,680	09/09/1998	100	07/23/1998	CO#05538	09/09/1998			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	05	1.00				1.00		418,200

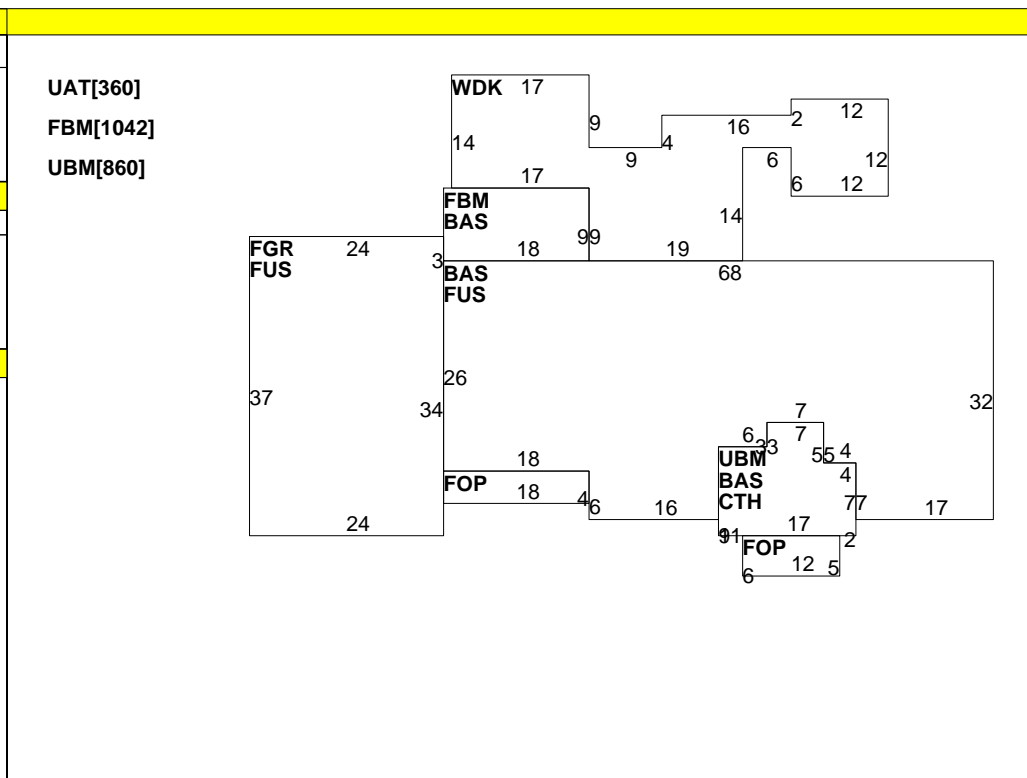
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	08		Excellent ++				
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:			187.46
Interior Wall 1	05		Drywall	Replace Cost			1,149,332
Interior Wall 2				AYB			1998
Interior Flr 1	12		Hardwood	EYB			2005
Interior Flr 2				Dep Code			G
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %			12
Total Bedrooms	05		5 Bedrooms	Functional Obslnc			0
Total Bthrms	4			External Obslnc			0
Total Half Baths	2			Cost Trend Factor			1
Extra Fix				Condition			
Total Rooms	11			% Complete			
Bath Style	02		Average	Overall % Cond			88
Kitchen Style	02		Average	Apprais Val			1,011,400
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	170			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	20	1.00	2005		1		100	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,264	2,264			424,415
CTH	Cathedral	0	200			0
FBM	Basement, Finished	0	1,204			78,922
FGR	Garage	0	888			58,301
FOP	Open Porch	0	132			4,874
FUS	Upper Story, Finished	2,790	2,790			523,020
UAT	Attic, Unfinished	0	360			6,749
UBM	Basement, Unfinished	0	1,060			39,742
WDK	Wood Deck	0	712			13,310
Ttl. Gross Liv/Lease Area:		5,054	9,610			1,149,332



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): Vincent & Nancy Morano

Property Owner will be represented by: Vincent & Nancy Morano

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: Vincent Morano

Address: 31 Pine Ridge Road
Wilton CT 06897

Phone: 203-210-7029

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 19 Lot: 26 Account #: 074152

Property Location: _____

Property Type: Residential: Commercial:

Reason for Appeal:

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

The Value of our home continues to drop pursuant
to comps in the area and our taxes have
not decreased in accordance with our home
Value

Appellant's estimate of Market Value as of October 1, 2017: \$1,147,500

Appellant's estimate of Assessed Value as of October 1, 2017: \$799,050
(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

Vincent Morano

Printed Name of Signer

RECEIVED

FEB 20 2020

ASSESSOR'S OFFICE

2/19/2020

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.

47 MIDDLEBROOK FARM

Location 47 MIDDLEBROOK FARM

Mblu 89 / 31 /

Acct# 002151

Owner RATH WILLIAM E & NICOLE K

Assessment \$884,590

Appraisal \$1,263,700

PID 4821

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$782,800	\$480,900	\$1,263,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$547,960	\$336,630	\$884,590

Owner of Record

Owner RATH WILLIAM E & NICOLE K
Co-Owner
Address 47 MIDDLEBROOK FARM
WILTON, CT 06897

Sale Price \$1,292,500
Certificate
Book & Page 2475/0336
Sale Date 06/27/2017
Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RATH WILLIAM E & NICOLE K	\$1,292,500		2475/0336	SW	06/27/2017
SCIMONE MARY M	\$1,130,000		0998/0003	00	06/28/1996
FISHER, THOMAS H + JOANNE E	\$321,750		0596/0070	00	04/28/1987

Building Information

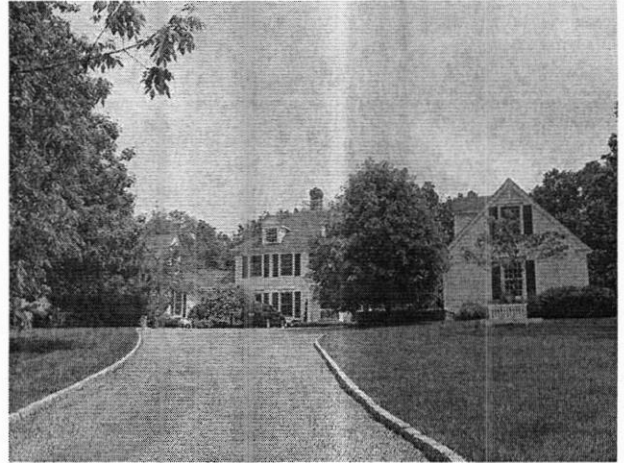
Building 1 : Section 1

Year Built: 1988
Living Area: 5,588
Replacement Cost: \$1,049,987
Building Percent 72
Good:
Replacement Cost
Less Depreciation: \$756,000

Building Attributes

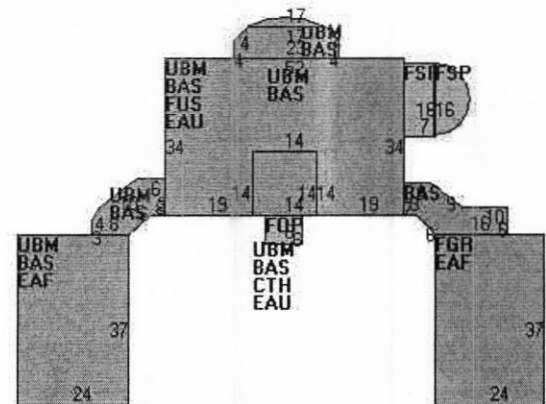
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent +
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Rooms:	10
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	3
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	196

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos//\00\00\28\87.j>)

Building Layout



(<http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4821>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	3,128	3,128
FUS	Upper Story, Finished	1,572	1,572
EAF	Attic, Expansion, Finished	1,776	888
CTH	Cathedral	196	0
EAU	Attic, Expansion, Unfinished	1,768	0
FGR	Garage	888	0
FOP	Open Porch	48	0
FSP	Screen Porch	213	0
UBM	Basement, Unfinished	2,962	0
		12,551	5,588

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
Frontage
Depth
Assessed Value \$336,630
Appraised Value \$480,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL3	Pool IG Gunite			800 S.F.	\$16,000	1
PAT1	Patio			2000 S.F.	\$9,000	1
WHL2	Whirlpool Spa			1 UNITS	\$1,800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$782,800	\$480,900	\$1,263,700
2017	\$1,031,000	\$506,200	\$1,537,200
2016	\$1,031,000	\$506,200	\$1,537,200

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$547,960	\$336,630	\$884,590
2017	\$721,700	\$354,340	\$1,076,040
2016	\$721,700	\$354,340	\$1,076,040

35 COLLINSWOOD RD

Location 35 COLLINSWOOD RD

Mblu 62 / 10 / /

Acct# 000543

Owner LEARY MARK M & CHRISTY O

Assessment \$656,320

Appraisal \$937,600

PID 3182

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$523,900	\$413,700	\$937,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$366,730	\$289,590	\$656,320

Owner of Record

Owner LEARY MARK M & CHRISTY O
Co-Owner
Address 35 COLLINSWOOD RD
WILTON, CT 06897

Sale Price \$1,005,000
Certificate
Book & Page 2463/0080
Sale Date 12/09/2016
Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEARY MARK M & CHRISTY O	\$1,005,000		2463/0080	SW	12/09/2016
COMSTOCK LAWRENCE A & ALISON A	\$870,000		0983/0063	00	03/25/1996
BRAID, MICHAEL + MARIE	\$0		0855/0218	00	07/27/1993

Building Information

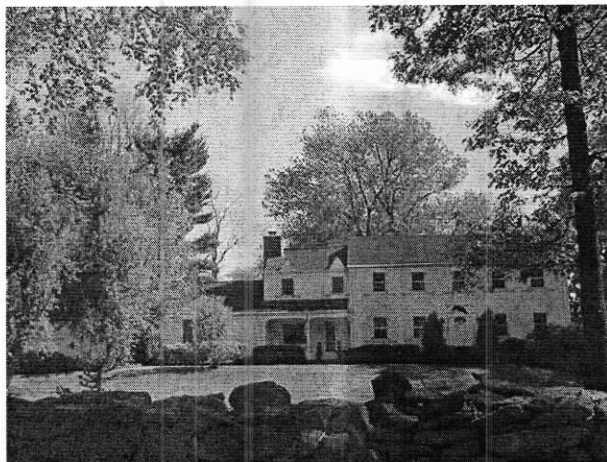
Building 1 : Section 1

Year Built: 1959
Living Area: 5,236
Replacement Cost: \$632,842
Building Percent 75
Good:
Replacement Cost
Less Depreciation: \$474,600

Building Attributes

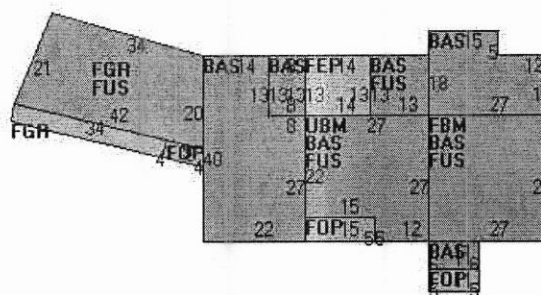
Field	Description
Style	Colonial
Model	Residential
Grade:	Average ++
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	3
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Remodeled
Elevator	
Fireplaces	3
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos//\00\00\12\01.j>)

Building Layout



(<http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/3182>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,924	2,924	
FUS	Upper Story, Finished	2,312	2,312	
FBM	Basement, Finished	729	0	
FEP	Enclosed Porch	182	0	
FGR	Garage	896	0	
FOP	Open Porch	165	0	
UBM	Basement, Unfinished	654	0	
		7,862	5,236	

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) 1.81
Frontage
Depth
Assessed Value \$289,590
Appraised Value \$413,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BTH1	Cabana			270 S.F.	\$6,500	1
SPL2	Pool IG Vynl			840 S.F.	\$22,700	1
PAT1	Patio			792 S.F.	\$4,300	1
PAT1	Patio			840 S.F.	\$4,500	1
PAT1	Patio			2088 S.F.	\$11,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$523,900	\$413,700	\$937,600
2017	\$699,100	\$435,200	\$1,134,300
2016	\$699,100	\$435,200	\$1,134,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$366,730	\$289,590	\$656,320
2017	\$489,370	\$304,640	\$794,010
2016	\$489,370	\$304,640	\$794,010

209 DUDLEY RD

Location 209 DUDLEY RD

Mblu 30 / 42 /

Acct# 004586

Owner SHARMA VIMAL &

Assessment \$722,820

Appraisal \$1,032,600

PID 1399

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$633,600	\$399,000	\$1,032,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$443,520	\$279,300	\$722,820

Owner of Record

Owner SHARMA VIMAL &
Co-Owner GAUR PREETI
Address 209 DUDLEY RD
WILTON, CT 06897

Sale Price \$1,025,000
Certificate
Book & Page 2481/0204
Sale Date 10/05/2017
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHARMA VIMAL &	\$1,025,000		2481/0204	00	10/05/2017
POIRIER COLETTE M	\$0		2409/0021	QC	01/13/2015
POIRIER GUY A & COLETTE M	\$280,000		0789/0182	00	05/29/1992

Building Information

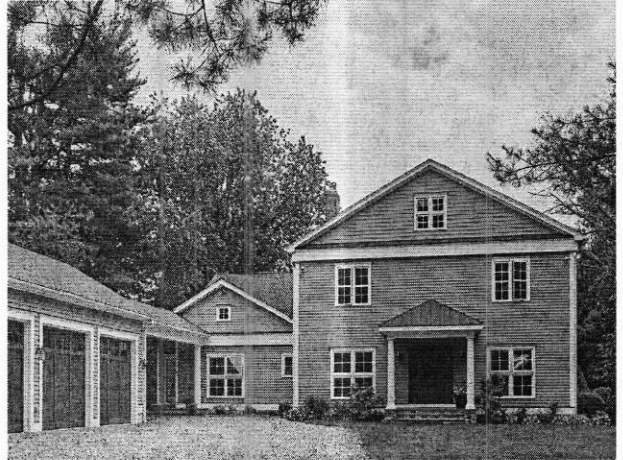
Building 1 : Section 1

Year Built: 1953
Living Area: 5,337
Replacement Cost: \$702,546
Building Percent 85
Good:
Replacement Cost
Less Depreciation: \$597,200

Building Attributes

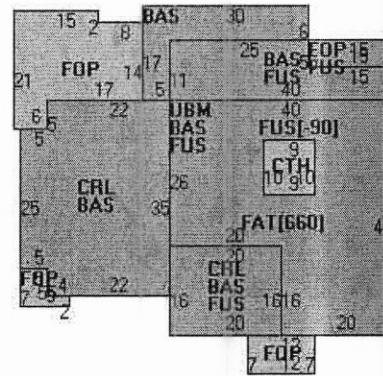
Field	Description
Style	Colonial
Model	Residential
Grade:	Average ++
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Rooms:	12 Rooms
Bath Style:	Remodeled
Kitchen Style:	Remodeled
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	90

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos//\00\01\21\87.j>)

Building Layout



(<http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/1399>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,175	3,175
FUS	Upper Story, Finished	2,030	2,030
FAT	Attic, Finished	660	132
CRL	Crawl Space	1,215	0
CTH	Cathedral	90	0
FOP	Open Porch	584	0
UBM	Basement, Unfinished	1,360	0
		9,114	5,337

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 Category No

Land Line Valuation

Size (Acres) 1
Frontage
Depth
Assessed Value \$279,300
Appraised Value \$399,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			112 S.F.	\$1,300	1
FOP	Framed porch			299 S.F.	\$5,700	1
FGR1	Garage			1104 S.F.	\$29,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$633,600	\$399,000	\$1,032,600
2017	\$634,500	\$419,900	\$1,054,400
2016	\$634,500	\$419,900	\$1,054,400

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$443,520	\$279,300	\$722,820
2017	\$444,150	\$293,930	\$738,080
2016	\$444,150	\$293,930	\$738,080

193 STURGES RIDGE RD

Location 193 STURGES RIDGE RD

Mblu 19 / / 51 / /

Acct# 002618

Owner NESTEROV DENIS &

Assessment \$893,830

Appraisal \$1,276,900

PID 899

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$879,600	\$397,300	\$1,276,900

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$615,720	\$278,110	\$893,830

Owner of Record

Owner NESTEROV DENIS &

Sale Price \$1,160,000

Co-Owner LAZAREVA OLGA

Certificate

Address 193 STURGES RIDGE RD

Book & Page 2481/0426

WILTON, CT 06897

Sale Date 10/11/2017

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NESTEROV DENIS &	\$1,160,000		2481/0426	00	10/11/2017
CARTUS FINANCIAL CORP	\$1,462,500		2465/0321	WD	01/13/2017
WILTSHIRE ANDREW N & VIVIENNE R	\$2,060,000		1930/0108	SW	03/30/2007
MCKAY MICHAEL D & SUSAN O	\$1,817,500		1659/0117	WD	02/13/2004
CJT BUILDERS LLC	\$0		1538/0167	QC	05/05/2003

Building Information

Building 1 : Section 1

Year Built: 2004

Living Area: 5,235

Replacement Cost: \$984,904

Building Percent

89

Good:

Replacement Cost

Less Depreciation: \$876,600

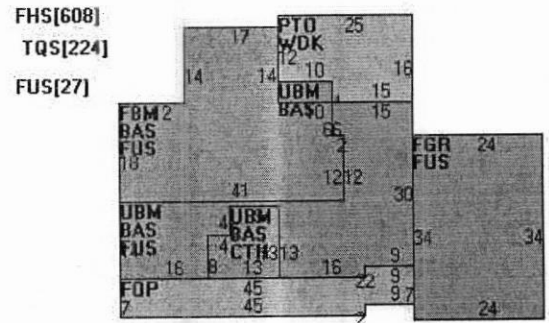
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent +
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	4
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	149

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos//\00\00\80\08.j

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/899_i

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,642	2,642
BAS	First Floor	1,988	1,988
FHS	Half Story, Finished	608	426
TQS	Three Quarter Story	224	179
CTH	Cathedral	149	0
FBM	Basement, Finished	964	0
FGR	Garage	816	0
FOP	Open Porch	378	0
PTO	Patio	360	0
UBM	Basement, Unfinished	1,024	0
WDK	Wood Deck	360	0
		9,513	5,235

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
Frontage
Depth
Assessed Value \$278,110
Appraised Value \$397,300

Outbuildings**Outbuildings****Legend**

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			160 S.F.	\$3,000	1

Valuation History**Appraisal**

Valuation Year	Improvements	Land	Total
2018	\$879,600	\$397,300	\$1,276,900
2017	\$976,200	\$418,200	\$1,394,400
2016	\$976,200	\$440,000	\$1,416,200

Assessment

Valuation Year	Improvements	Land	Total
2018	\$615,720	\$278,110	\$893,830
2017	\$683,340	\$292,740	\$976,080
2016	\$683,340	\$308,000	\$991,340

78 BORGLUM RD

Location 78 BORGLUM RD

Mblu 123/ / 26/ /

Acct# 003659

Owner CARDIELLO GEPPINO E &
RUTH E

Assessment \$801,850

Appraisal \$1,145,500

PID 6186

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$746,500	\$399,000	\$1,145,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$522,550	\$279,300	\$801,850

Owner of Record

Owner CARDIELLO GEPPINO E & RUTH E
Co-Owner
Address 78 BORGLUM RD
WILTON, CT 06897

Sale Price \$1,225,000
Certificate
Book & Page 2464/0228
Sale Date 12/27/2016
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CARDIELLO GEPPINO E & RUTH E	\$1,225,000		2464/0228	00	12/27/2016
PARAGON RELOCATION RESOURCES INC	\$1,450,000		2464/0225	1R	12/27/2016
GEORGE LISA DAVIS & STEPHEN H	\$1,525,000		1701/0050	WD	06/15/2004
TROFA ENTERPRISES LLC	\$530,000		1623/0184	WD	10/07/2003
MEEK NORMAN CLIFTON	\$0		1240/0001	00	09/01/2000

Building Information

Building 1 : Section 1

Year Built: 2004
Living Area: 5,301
Replacement Cost: \$827,814

Building Percent 89

Good:

Replacement Cost

Less Depreciation: \$736,800

Building Attributes

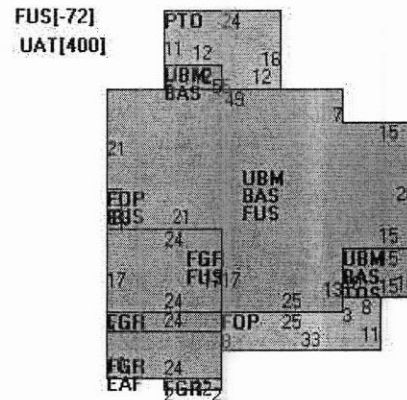
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Rooms:	11 Rooms
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	2
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	72

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos//\00\00\82\71.j

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/6186.

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,572	2,572
BAS	First Floor	2,422	2,422
EAF	Attic, Expansion, Finished	240	120
TQS	Three Quarter Story	150	120
FHS	Half Story, Finished	96	67
FGR	Garage	768	0
FOP	Open Porch	312	0
PTO	Patio	324	0
UAT	Attic, Unfinished	400	0
UBM	Basement, Unfinished	2,422	0
		9,706	5,301

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

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

Land Line Valuation

Size (Acres) 1
Frontage
Depth
Assessed Value \$279,300
Appraised Value \$399,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			320 S.F.	\$9,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$746,500	\$399,000	\$1,145,500
2017	\$847,500	\$419,900	\$1,267,400
2016	\$837,800	\$419,900	\$1,257,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$522,550	\$279,300	\$801,850
2017	\$593,250	\$293,930	\$887,180
2016	\$586,460	\$293,930	\$880,390