

Property Location: 35 LAMBERT COMMON

MAP ID:55/ / 1/ 35/

Bldg Name:

State Use:1-5

Vision ID: 2758

Account #001832

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:05/12/2020 10:09

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								<div>6161 WILTON, CT</div> <div>VISION</div>			
BUFANO LORI A						2 Public Water						Description		Code		Appraised Value		Assessed Value					
						3 Public Sewer						RES CONDO		1-5		463,100		324,170					
												CONDO OPT		1-7		4,100		2,870					
35 LAMBERT COMMON																							
WILTON, CT 06897				SUPPLEMENTAL DATA																			
Additional Owners:																							
Other ID: U35 G35				Legal Notes																			
Taxable/Exem 1				Legal Notes																			
Fire Distric 1				Legal Notes																			
Cencus Tract 454				Legal Notes																			
Legal Notes				Call Back X																			
Legal Notes BAA-07-31-A																							
GIS ID: 101508				ASSOC PID#																			
Total				467,200				327,040															

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
BUFANO LORI A				2488/0183		06/27/2018		Q	I	514,000 00		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2018	1-5	324,170		2018	1-5	324,170		2018	1-5	324,170	
													2018	1-7	2,870		2018	1-7	2,870		2018	1-7	2,870	
MALTESE ANGELINA & LASORSA PASQUALE				2025/0232		10/21/2008		U	I	0 AF														
MALTESE ANGELINE & LOUIS S				2013/0161		07/09/2008		Q	I	490,000 TR														
STEIGER LOIS G TRUSTEE				1458/0211		11/25/2002		U	I	0 QC														
STEIGER LOIS G				1060/0007		09/19/1997		Q	I	245,000 00														
DAVIS, EDWARD J + KATHY A				0598/0078		05/08/1987		Q	I	275,000 00														
Total:				327,040				Total:				327,040				Total:				327,040				

EXEMPTIONS				OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description		Amount		Code	Description		Number		Amount		Comm. Int.														
Total:																											

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

NOTES												APPRAISED VALUE SUMMARY													
TYPE-C																									
CNTR																									
GAR# G-35-ATTACHED																									
PURCHASED GARAGE G-50 8/27/18												Appraised Bldg. Value (Card)												463,100	
												Appraised XF (B) Value (Bldg)												0	
												Appraised OB (L) Value (Bldg)												4,100	
												Appraised Land Value (Bldg)												0	
												Special Land Value												0	
												Total Appraised Parcel Value												467,200	
												Valuation Method:												C	
												Adjustment:												0	
												Net Total Appraised Parcel Value												467,200	

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	
015805		12/15/1998				ENLARGE DECK		1,200		06/10/1999		100				CO#00000		01/18/2019						JW		39		Appt No Show	
																		10/24/2018						SCS		54		Data Correction	
																		09/11/2018						SCS		12		RE LISTING/INTERNET	
																		09/07/2017						WG		22		Field Review No Change	
																		02/11/2008						VS		44		Hearing No Change	

LAND LINE VALUATION SECTION																										
B #	Use Code	Use Description		Zone	D	Front	Depth	Units		Unit Price		I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj.	Unit Price	Land Value	
1	1-5	Res Condo		THRD				0	SF	520.00		1.0000	5	1.0000	0.00		0.00					.00			0	
Total Card Land Units:				0.00		AC		Parcel Total Land Area:				0 AC		Total Land Value:										0		

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Style	55		Condominium Res Condo Average +									
Model	05											
Grade	04											
Occupancy	1		Drywall			CONDO DATA						
Interior Wall 1	05					Cmplx Acct# 101508		ID 4		% Own 0		
Interior Wall 2						Cmplx Name Lambert Common		B# 1		S# 1		
Interior Floor 1	14		Carpet			Adjust Type	Code	Description		Factor %		
Interior Floor 2	12		Hardwood			Unit Type	C	Type C		195		
Heat Fuel	04		Electric			Unit Locn						
Heat Type	04		Forced Air			COST/MARKET VALUATION						
AC Type	02		Heat Pump			Adj. Base Rate:		291.36				
Ttl Bedrms	02		2 Bedrooms									
Ttl Bathrms	2		2 Full									
Ttl Half Bths	1		Remodeled Remodeled			Replace Cost		551,256				
Xtra Fixtres						AYB		1982				
Total Rooms	5					EYB		2001				
Bath Style	03					Dep Code		G				
Kitchen Style	03					Remodel Rating						
Fireplace	1					Year Remodeled						
Sauna						Dep %		16				
Spa/Jet Tub						Functional Obslnc		0				
Whirlpool						External Obslnc		0				
Cath Ceil						Cost Trend Factor		1				
						Condition						
						% Complete						
						Overall % Cond		84				
						Apprais Val		463,100				
						Dep % Ovr		0				
			Dep Ovr Comment									
			Misc Imp Ovr		0							
			Misc Imp Ovr Comment									
			Cost to Cure Ovr		0							
			Cost to Cure Ovr Comment									
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	Garage			L	242	28.00	2012	03	0		60	4,100
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area			Gross Area		Eff. Area		Unit Cost		Undeprec. Value	
BAS	First Floor	1,615			1,615						470,549	
FBM	Basement, Finished	0			500						50,988	
FGR	Garage	0			242						24,766	
UBM	Basement, Unfinished	0			44						2,622	
WDK	Wood Deck	0			80						2,331	
Ttl. Gross Liv/Lease Area:				1,615	2,481						551,256	

BAS[1615]
WDK[80]
FGR[242]
UBM[44]
FBM[500]

FBM ESTIMATED



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): LORIAN BUFANO - 35 Lambert Common

Property Owner will be represented by: LORI BUFANO

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: LORI BUFANO

Address: 35 Lambert Common

WILTON, CT 06897

Phone: 203-858-4006

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 55 Lot: 1 Account #: 001832

Property Location: 35 Lambert Common

Property Type: Residential: ☒ Commercial: ☐

Reason for Appeal:

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

Tax increase compared to similar
properties in Lambert Common

Appellant's estimate of Market Value as of October 1, 2017: 467,200

Appellant's estimate of Assessed Value as of October 1, 2017: 327,040
(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

Lori Bufano

Date Signed

3/20/2020

Printed Name of Signer

LORI BUFANO

Position of Signer

Owner

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.

Emailed 3/20/20 3:28 pm

Scacco, Sarah

From: Bufano, Lori [Lori.Bufano@greenwichhospital.org]
Sent: Friday, March 20, 2020 3:28 PM
To: Scacco, Sarah
Subject: Appeal 35 Lambert Common
Attachments: 20200320151537117.pdf

Importance: High

Sarah:

Please see the attached. Please confirm receipt and I will send copy via mail. Thank you for your assistance.

Lori Bufano
203-858-4006

Scan Date: 03.20.2020 15:15:36 (-0400)

This message originates from the Yale New Haven Health System. The information contained in this message may be privileged and confidential. If you are the intended recipient you must maintain this message in a secure and confidential manner. If you are not the intended recipient, please notify the sender immediately and destroy this message. Thank you.

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):	<u>WILTON GARMENT CO LLC</u>
Property Owner will be represented by:	<u>JEFFREY MINTZ</u>
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:	<u>JEFFREY MINTZ</u>
Address:	<u>11 WESTPORT RD SUITE #35</u> <u>WILTON, CT 06897</u>
Phone:	<u>203-246-1782</u>

Description of Property Being Appealed:		
NOTE: One application per property being appealed		
Map: <u>N/A</u>	Lot: <u>N/A</u>	Account #: <u>7082</u>
Property Location: _____		
Property Type:	Residential: <input type="checkbox"/> <u>N/A</u>	Commercial: <input type="checkbox"/> <u>N/A</u>

Reason for Appeal:	
Describe your reason for appeal: (Attach additional pages if necessary)	
<u>THIS IS NOT A PROPERTY</u> <u>ITS AN LLC</u> <u>NO PERSONAL PROPERTY ASSESSMENT WARRANTED</u>	
Appellant's estimate of Market Value as of October 1, 2017: _____	
Appellant's estimate of Assessed Value as of October 1, 2017: _____ (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	<u>JEFFREY MINTZ</u>
Printed Name of Signer	<u>JEFFREY MINTZ</u>
	RECEIVED MAR 20 2020 ASSESSOR'S OFFICE
	<u>3/19/2020</u> Date Signed <u>BLIVEN</u> 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.

OFFICE OF THE ASSESSOR
(203) 563-0121
Fax (203) 563-0293



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

February 28, 2020

WILTON GARMENT CO LLC
C/O JEFFREY MINTZ
35 LAMBERT COMMON
WILTON, CT 06897

NOTICE OF PERSONAL PROPERTY ASSESSMENT

Property Location: 35 LAMBERT COMMON
Unique Identification Number: 7022

According to the provisions of Section 12-55 of the General Statutes of the State of Connecticut, you are hereby notified of your new assessment for the property referenced above, located in the Town of Wilton, Connecticut for the October 1, 2019 Grand List.

October 1, 2019 Net Assessment: 1190

October 1, 2018 Net Assessment: 1330

It is required per Section 12-111 of the General Statutes of the State of Connecticut, that a request for an appeal hearing be in writing and filed with the Board of Assessment Appeals on or before the 20TH day of March 2020. Forms may be obtained online or may be picked up in person at the Wilton Assessor's Office, 238 Danbury Rd, Wilton, Connecticut.

Should you have any questions regarding your assessment please contact the Wilton Assessor's Office at 203-563-0121 Monday through Friday from 8:30am to 4:30pm or via email at assessor@wiltonct.org.

Thank you,
Sarah Scacco
Assessor, CCMAIL

PLEASE NOTE - THIS IS NOT A BILL

FMG_20206319

\$3,437.17

\$4,515.60

35

LAMBERT COMMON COMPARABLES 2020

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

*Bathroom fixtures are original. Cosmetic improvements only.