

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
VIGNA LUCIA E NGUYEN GARRETT D 43 DUDLEY RD		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
WILTON, CT 06897 Additional Owners:			6 Septic			RES LAND	1-1	418,200	292,740
		SUPPLEMENTAL DATA				RES EXCES	1-2	19,200	13,440
Other ID: 3350 1		Legal Notes				DWELLING	1-3	801,300	560,910
Taxable/Exem 1		Legal Notes				RES OUTBL	1-4	7,600	5,320
Fire Distric 1		Legal Notes							
Cencus Tract 454		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 2083									
						Total		1,246,300	872,410

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
VIGNA LUCIA E		1839/0265	12/02/2005	Q	I	1,385,000	WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
REZA SYED H		1040/0114	05/08/1997	Q	I	295,000	00	2018	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740			
PAPANIKOLAOU, ANTONIO + EVANGELIAN & LOU		0725/0013	08/07/1990	Q	I	225,000	00	2018	1-2	13,440	2018	1-2	13,440	2018	1-2	13,440			
								2018	1-3	504,490	2018	1-3	504,490	2018	1-3	532,070			
								2018	1-4	5,320	2018	1-4	5,320	2018	1-4	5,320			
						Total:				815,990	Total:				815,990	Total:			843,570

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)	801,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	7,600
Appraised Land Value (Bldg)	437,400
Special Land Value	0
Total Appraised Parcel Value	1,246,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,246,300

NOTES	
MODULAR IG 1-4 & 1-6 FIX BTH	

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	
19-279	07/15/2019	AD	Addition	210,000		60		1 STRY ADD + INTER A	12/12/2019			JBA	56	Permit Measure & List	
015296	11/14/1997			393,188	08/11/1999	100	05/26/1999	CO#05868	02/07/2019			SR	46	Change - Value Company	
									10/06/2017			WG	23	Field Review Change	
									02/07/2008			JQ	43	Hearing Change	
									08/09/2007			BS	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
1	1-2	Res Excess	R-2				0.48	AC	40,000.00	1.0000	0	1.0000	1.00		0.00			1.00		19,200

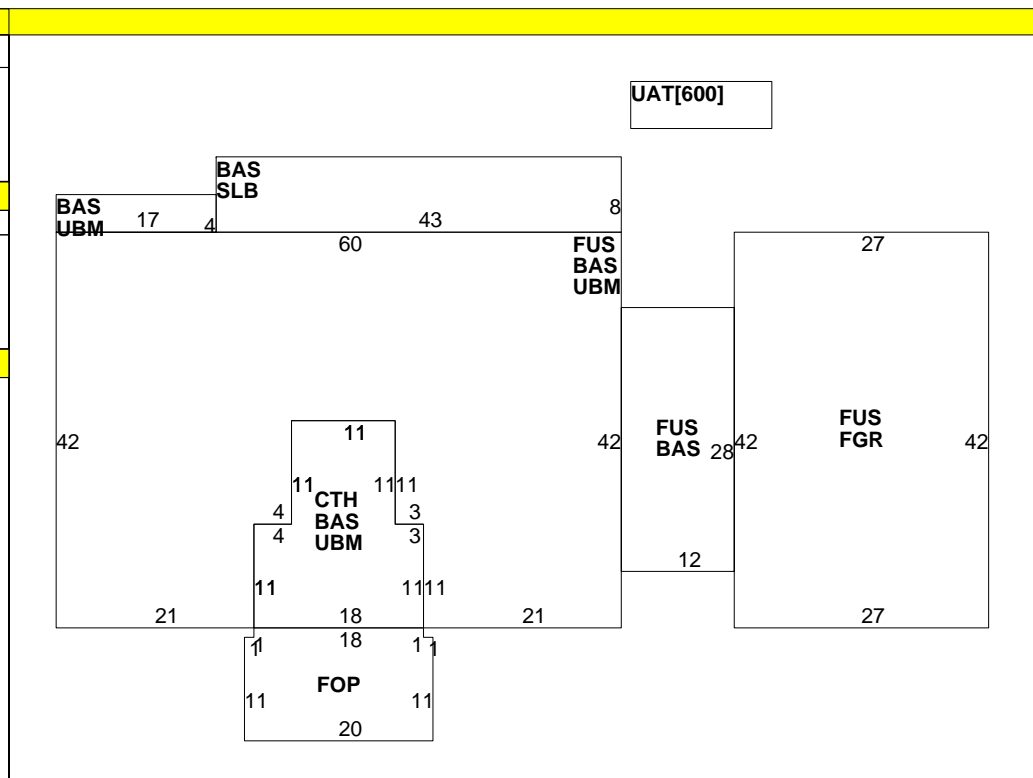
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	06		Excellent				
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2				1-1	Residential	100	
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:		118.40	
Interior Wall 1	05		Drywall	Replace Cost		942,674	
Interior Wall 2				AYB		1999	
Interior Flr 1	12		Hardwood	EYB		2009	
Interior Flr 2	14		Carpet	Dep Code		VG	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	03		Central	Dep %		8	
Total Bedrooms	05		5 Bedrooms	Functional Obslnc		0	
Total Bthrms	4			External Obslnc		0	
Total Half Baths	0			Cost Trend Factor		1	
Extra Fix				Condition		UC	
Total Rooms	14			% Complete		85	
Bath Style	03		Remodeled	Overall % Cond		85	
Kitchen Style	03		Remodeled	Apprais Val		801,300	
Elevator				Dep % Ovr		0	
Fireplaces	3			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	319			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
SHD1	Shed			L	228	20.00	2002		0		60	2,700
PAT2	Patio Good			L	686	12.00	2007		0		60	4,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	3,268	3,268			386,920
CTH	Cathedral	0	319			0
FGR	Garage	0	1,134			47,003
FOP	Open Porch	0	238			5,683
FUS	Upper Story, Finished	3,671	3,671			434,634
SLB	Slab	0	344			0
UAT	Attic, Unfinished	0	600			7,104
UBM	Basement, Unfinished	0	2,588			61,329
Ttl. Gross Liv/Lease Area:		6,939	12,162			942,674



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): Vignay, Lucia E + Nguyen, Garrett D.

Property Owner will be represented by: Nguyen, Garrett

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: Garrett D. Nguyen

Address: 43 Dudley Road
Wilton, CT 06897

Phone: 203-246-5472

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: _____ Lot: _____ Account #: 004170

Property Location: 43 Dudley Road

Property Type: Residential: Commercial:

Reason for Appeal:

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

- ① Price steadily decline in Wilton market
- ② My house is an undecorable Modular Home
- ③ Similar House @ 209 Dudley Road sold on 10/15/17 - ~~2015~~ for \$1,025,000. SBM/ SBate 6,037 sq ft.

Appellant's estimate of Market Value as of October 1, 2017: 1,025,000

Appellant's estimate of Assessed Value as of October 1, 2017: ~~725,080~~ 717,500
(70% of market value)

Signature:

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

Signature

Garrett Nguyen

Printed Name of Signer

RECEIVED

MAR 20 2020

ASSESSOR'S OFFICE

3/20/20

Date Signed

Owner

Position of Signer

This application **MUST** be **RECEIVED** by the Assessor's Office no later than **March 20, 2020**
FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

WILLIAM RAVEIS
REAL ESTATE • MORTGAGE • INSURANCE

Home is a state of mind. Find yours...
Enter your property address below and click the button to view the report!

43 DUDLEY RD, WILTON, CT 06897-3508



Collateral  Analytics
 PUBLIC RECORD ESTIMATE

\$1,057,000

Low: \$824,500
High: \$1,289,500

Value Confidence

★★★★★

Contact your William Raveis agent to
get a five Star Value Estimate

RECENT SALES

These are nearby homes similar to yours that have sold recently. They are used to help gauge the value of your home in current market conditions.



SUBJECT PROPERTY

Estimate: **\$1,057,000**



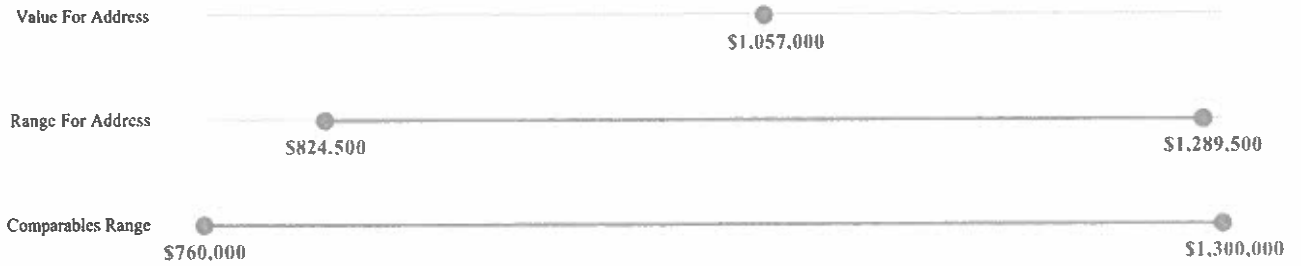
RECENT SALES

Avg. Sales Price: **\$986,250**

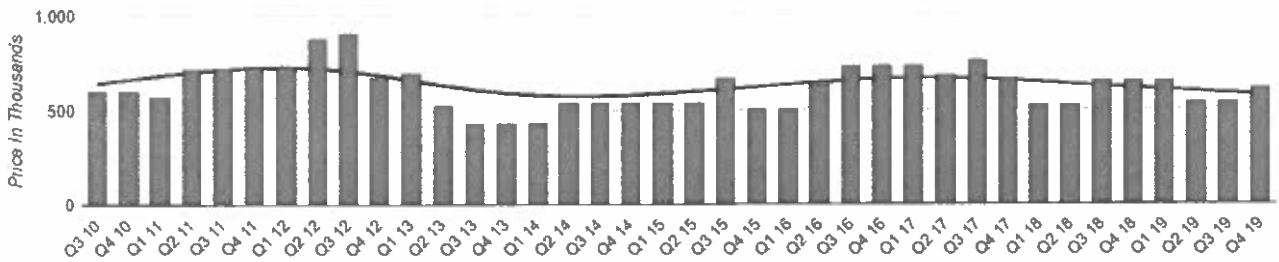


#	Address	Beds	Baths	Living Area	Land Area	Year Built	Sold Price	Sold Date	Neighborhood Name
	43 DUDLEY RD	5	4	6599 sq.ft.	108029 sq.ft.	1999	\$1,385,000	2005-12-02	WILTON HUNT
	220 DUDLEY RD	5	3	3802 sq.ft.	97139 sq.ft.	1979	\$1,030,000	2019-05-13	WILTON
	132 RANGE RD	4	5	4109 sq.ft.	89298 sq.ft.	1973	\$862,500	2019-07-03	WILTON
	18 BANKS DR	6	5	6049 sq.ft.	98881 sq.ft.	1990	\$1,000,000	2020-01-14	WILTON
	19 BLUE RIDGE LN	5	5	3758 sq.ft.	65340 sq.ft.	1965	\$1,020,000	2019-07-01	WILTON
	20 CHERRY LN	6	6	7200 sq.ft.	106722 sq.ft.	1991	\$785,000	2019-06-17	WILTON
	28 HANFORD LN	5	7	5013 sq.ft.	46609 sq.ft.	2008	\$1,300,000	2019-07-03	WILTON
	312 CHESTNUT HILL RD	5	6	4771 sq.ft.	95832 sq.ft.	1990	\$1,200,000	2019-08-02	WILTON
	37 SALEM RD	4	3	2394 sq.ft.	40946 sq.ft.	1967	\$760,000	2019-07-01	WILTON
	42 STONEBRIDGE RD	4	4	3132 sq.ft.	63162 sq.ft.	1968	\$830,000	2019-07-10	WILTON
	89 GRUMMAN HILL RD	5	6	5561 sq.ft.	56628 sq.ft.	2008	\$1,075,000	2020-01-30	WILTON

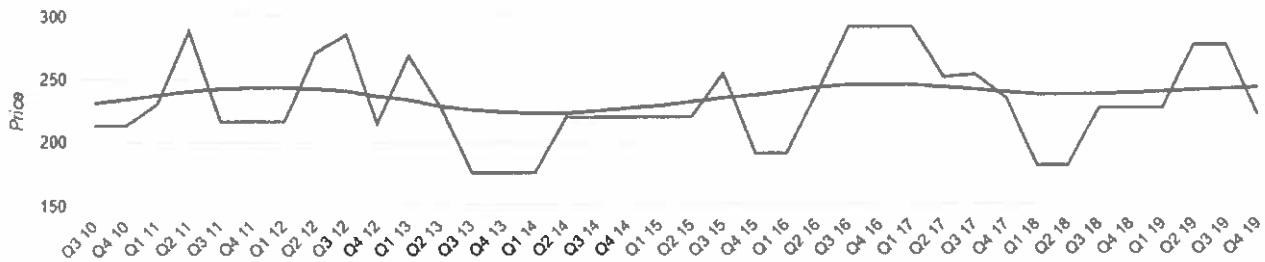
LOCAL MARKET SNAPSHOT



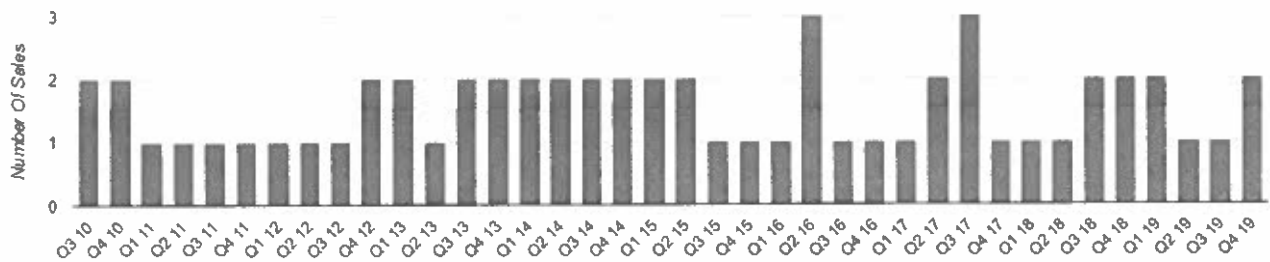
NEIGHBORHOOD WILTON HUNT MEDIAN SINGLE FAMILY SALES PRICE



NEIGHBORHOOD WILTON HUNT MEDIAN SINGLE FAMILY SALES PRICE PER SQUARE FOOT



NEIGHBORHOOD WILTON HUNT NUMBER OF SINGLE FAMILY PROPERTIES SOLD



This estimate of market value is computer generated by the application of various mathematical formulas and techniques proprietary to Collateral Analytics LLC to available public record, local market and proprietary data. This report has not been prepared by a licensed appraiser nor does it constitute an appraisal of the subject property and should not be relied upon as such. The data used to generate this report does not include information that could be derived from an inspection of the subject property and its surroundings. The condition of the property could greatly affect the accuracy of the estimate of value. The data and the information derived from the data in this report is provided as available and "AS IS" and is intended for internal asset valuation use only. All uses are at the user's sole risk. Collateral Analytics LLC is not liable for the accuracy of the data or information provided in this report. The accuracy of the data and methodologies used are deemed reliable but are not warranted or guaranteed. The charts and graphs contained herein are computer generated by the application of various mathematical formulas and techniques proprietary to Collateral Analytics LLC to available public record, local market and proprietary data compiled by Collateral Analytics LLC. Such data is deemed reliable but may not be complete or accurate in all cases and is not guaranteed. Collateral Analytics, LLC is not liable for the accuracy of the information provided. The information displayed in these graphics is provided "AS IS" and is intended for internal asset valuation use only. All uses are at the user's sole risk. Further cautionary information, rules and restrictions are set forth in the **TERMS OF USE**. By using this website, you agree to the **TERMS OF USE**.

PROPERTY DETAILS

Property type:	Single Family
County:	FAIRFIELD
Bedrooms:	5
Bathrooms:	4
Living area:	6599
Land area:	108029
Pool	No

Assessed year	2019
Assessed value	\$815,990
Year built	1999
Parcel number	M:0042 B:008 L:00
Floors	3
Neighborhood	WILTON HUNT

SALES HISTORY

Sales Date	Sales Price
2005-12-02	\$1,385,000
1997-05-08	\$295,000
1990-08-07	\$225,000

VALUE HISTORY

Date	Value
2019-Q4	\$1,057,000
2019-Q3	\$1,072,000
2019-Q2	\$1,087,000
2019-Q1	\$1,103,000
2018-Q4	\$1,121,000
2018-Q3	\$1,139,000
2018-Q2	\$1,157,000
2018-Q1	\$1,175,000

43 DUDLEY RD

Location 43 DUDLEY RD

Mblu 42 / 8 / 1

Acct# 004170

Owner VIGNA LUCIA E

Assessment \$872,410

Appraisal \$1,246,300

PID 2083

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$808,900	\$437,400	\$1,246,300
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$566,230	\$306,180	\$872,410

Owner of Record

Owner VIGNA LUCIA E
Co-Owner NGUYEN GARRETT D
Address 43 DUDLEY RD
 WILTON, CT 06897

Sale Price \$1,385,000
Certificate
Book & Page 1839/0265
Sale Date 12/02/2005
Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
VIGNA LUCIA E	\$1,385,000		1839/0265	WD	12/02/2005
REZA SYED H	\$295,000		1040/0114	00	05/08/1997
PAPANIKOLAOU, ANTONIO + EVANGELIAN & LOU	\$225,000		0725/0013	00	08/07/1990

Building Information

Building 1 : Section 1

Year Built: 1999
Living Area: 6,939
Replacement Cost: \$942,674
Building Percent Good: 85

Replacement Cost
Less Depreciation:

\$801,300

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	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Extra Fix	
Total Rooms:	14
Bath Style:	Remodeled
Kitchen Style:	Remodeled
Elevator	
Fireplaces	3
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	319
# of Kitchens	

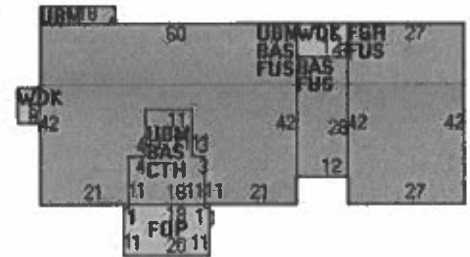
Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/A00\00\50\49.jpg>)

Building Layout

UAT[600]



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/2083_2083.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	3,671	3,671
BAS	First Floor	3,268	3,268
CTH	Cathedral	319	0
FGR	Garage	1,134	0
FOP	Open Porch	238	0
SLB	Slab	344	0
UAT	Attic, Unfinished	600	0
UBM	Basement, Unfinished	2,588	0
		12,162	6,939

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) 2.48
Frontage
Depth
Assessed Value \$306,180
Appraised Value \$437,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			228 S.F.	\$2,700	1
PAT2	Patio Good			686 S.F.	\$4,900	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$728,300	\$437,400	\$1,165,700
2018	\$728,300	\$437,400	\$1,165,700
2018	\$767,700	\$437,400	\$1,205,100

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$509,810	\$306,180	\$815,990
2018	\$509,810	\$306,180	\$815,990
2018	\$537,390	\$306,180	\$843,570