

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BONAFIDE STEVEN & TRACEY		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
45 BRIARDALE PL			6 Septic			RES LAND	1-1	401,400	280,980
WILTON, CT 06897						DWELLING	1-3	489,400	342,580
Additional Owners:		SUPPLEMENTAL DATA							
Other ID: 4396 11		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 452		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 2371									
						Total		890,800	623,560

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BONAFIDE STEVEN & TRACEY		2482/1127	12/08/2017	Q	I	925,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BAILEY MICHAEL & MARGARET		2388/0202	08/05/2014	Q	I	1,100,000	SW	2018	1-1	280,980	2018	1-1	280,980	2018	1-1	280,980
O'NEIL KEVIN J & SUSAN M		0993/0136	05/31/1996	U	I	588,727	00	2018	1-3	342,580	2018	1-3	342,580	2018	1-3	342,580
GABORIAULT, PETER W		0917/0218	08/10/1994	U	V	682,500	00									
						Total:		623,560	Total:	623,560	Total:	623,560	Total:	623,560		

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)	489,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	401,400
Special Land Value	0
Total Appraised Parcel Value	890,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	890,800

NOTES	
W/O BSMT NEW KIT AS OF 9/07	
1-4 & 1-5 FIX BTH	
SHRD DR	
IG	
PTO CODE=UNDER WDK +	
PDAS, VLT=608 SQ FT	

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
017284	11/07/2001		FINISH BSMT	18,000		100	03/13/2002	CO#07093 PLANS	04/09/2019			BAA	15	BAA No Change
014411	11/22/1995			210,000	09/10/1996	100	05/29/1996	CO#04568	01/15/2019			WG	44	Hearing No Change
									09/27/2017			WG	22	Field Review No Change
									09/27/2007			LG	00	Measur+Listed
									09/10/1996			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				
															Spec Use	Spec Calc			Adj. Unit Price	Land Value	
1	1-1	Residential	R-2				50,530 SF	7.94	1.0000	5	1.0000	1.00	05	1.00				1.00			401,400

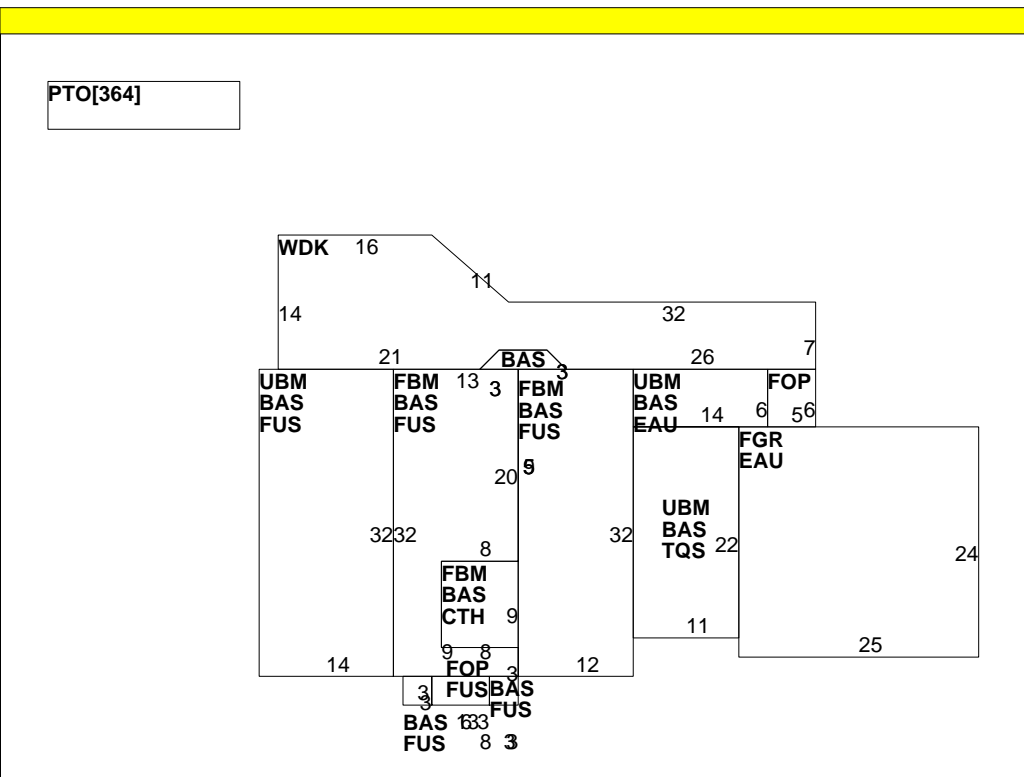
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	05		Average ++				
Occupancy	1			<b>MIXED USE</b>			
Exterior Wall 1	11		Clapboard	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	<b>COST/MARKET VALUATION</b>			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:	140.05		
Interior Wall 1	05		Drywall	Replace Cost	549,852		
Interior Wall 2				AYB	1996		
Interior Flr 1	12		Hardwood	EYB	2006		
Interior Flr 2	14		Carpet	Dep Code	G+		
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %	11		
Total Bedrooms	04		4 Bedrooms	Functional Obslnc	0		
Total Bthrms	2			External Obslnc	0		
Total Half Baths	1			Cost Trend Factor	1		
Extra Fix				Condition			
Total Rooms	9			% Complete			
Bath Style	02		Average	Overall % Cond	89		
Kitchen Style	03		Remodeled	Apprais Val	489,400		
Elevator				Dep % Ovr	0		
Fireplaces	1			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	72			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	1,606	1,606			224,927
CTH	Cathedral	0	72			0
EAU	Attic, Expansion, Unfinished	0	684			23,949
FBM	Basement, Finished	0	800			39,215
FGR	Garage	0	600			29,411
FOP	Open Porch	0	48			1,401
FUS	Upper Story, Finished	1,212	1,212			169,745
PTO	Patio	0	364			5,042
TQS	Three Quarter Story	194	242			27,170
UBM	Basement, Unfinished	0	774			21,708
<b>Ttl. Gross Liv/Lease Area:</b>		<b>3,012</b>	<b>6,402</b>			<b>549,852</b>



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WILTON, CT 06897									
Additional Owners:									
SUPPLEMENTAL DATA									
Other ID:		4396 11							
GIS ID: 2371		ASSOC PID#							
						Total	890,800	623,560	

6161  
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								Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								Total:			Total:			Total:		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
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NOTES									

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															Spec Use	Spec Calc			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
				<b>MIXED USE</b>			
		<i>Description</i>		<i>Percentage</i>			
1-1		Residential		100			
				<b>COST/MARKET VALUATION</b>			
				Cost Trend Factor			



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

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
WDK	Wood Deck	0	518			7,283	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>0</b>	<b>518</b>			<b>549,852</b>	

# 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): Steven + Tracey Bonafide

Property Owner will be represented by: Steven + Tracey Bonafide

**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: Steven Bonafide

Address: 45 Briardale Place

Wilton, CT 06897

Phone: 203-829-1414

ASSESSOR'S OFFICE

MAR 20 2020

RECEIVED

### Description of Property Being Appealed:

**NOTE: One application per property being appealed**

Map: 46 Lot: 28 (Lot cut 11) Account #: 07116

Property Location: 45 Briardale Place, Wilton, CT

Property Type:

Residential:

Commercial:

### Reason for Appeal:

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

We feel that our assessment is disproportionately high and inconsistent based upon other comparable homes and properties.

Appellant's estimate of Market Value as of October 1, 2017: \$ 820,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 574,000

(70% of market value)

### Signature:

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

Signature

3/19/20

Date Signed

Printed Name of Signer

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.**

Property Address	Sq. Ft.	Acreage	Features	Grade	Bath Style	Kitchen Style	Assessment	Notes
21 Briardale F	3272	1.41	4 Bed/2.5 Bat 2 Car Garage 2 Fireplaces	Av	++ Average	Average	\$607,880	Assessed at <b>\$15,680 less</b> than 45 Briardale PI even though more sq footage, more land and more features
47 Briardale F	3167	0.91	4 Bed/3.5 Bat 2 Car Garage 2 Fireplaces	Av	++ Remodeled	Remodeled	\$590,800	Assessed at <b>\$32,760 less</b> than 45 Briardale PI even though more sq footage and more features Assessment decreased from \$607,810 the previous year
48 Briardale F	3951	1.42	5 Bed/4.5 Bat 3 Car Garage 2 Fireplaces	Av	++ Average	Average	\$586,390	Assessed at <b>\$37,170 less</b> than 45 Briardale PI even though more sq footage, more land and more features Assessment decreased from \$602,910 the previous year
51 Briardale F	2832	1.41	4 Bed/2.5 Bat 2 Car Garage 2 Fireplaces Shed	Av	++ Average	Average	\$574,910	Assessed at <b>\$48,650 less</b> than 45 Briardale PI even though more land and more features Assessment decreased from \$590,730 the previous year
45 Briardale F	3012	1.16	4 Bed/2,5 Bat 2 Car Garage 1 Fireplace	Av	++ Average	Remodeled*	\$623,560	

\*\*Kitchen has not been remodeled

Note: The assessment for 49 Briardale PI decreased \$17,710 from the previous year, in addition to the 3 properties that decreased in the chart above

**Property Address Assessment Grade # of Beds # of Baths # of Fireplaces Bath Style Kitchen Style Sq. Ft. Acreage Sale Price Date of Sale**

89 Kellogg Drive	\$572,180	Av ++	4	2.5	2	Remodeled	Remodeled	3573	1.8	#####	6/29/2017
17 Hidden Lake Rid	\$609,420	Av ++	4	2.5	1	Remodeled	Remodeled	3360	2.09	#####	8/24/2017
22 Tamarack Place	\$538,930 *	Av ++	4	3.5	1	Remodeled	Remodeled	2810	2	#####	5/31/2018
47 Briardale Place	\$590,800 *	Av ++	4	3.5	2	Remodeled	Remodeled	3167	0.91	#####	6/28/2018
100 Indian Hill Road	\$593,180	Av ++	5	2.5	2	Remodeled	Remodeled	3375	2.06	#####	5/29/2018
162 Range Road	\$575,190 *	Av ++	4	3.5	2	Remodeled	Remodeled	2912	1.4	#####	6/26/2017
45 Briardale Place	\$623,560	Av ++	4	2.5	1	Average	Remodeled**	3012	1.16	#####	12/8/2017

\*\* Kitchen has not been remodeled

\* Assessments dropped last year