| AS BRIARDALE PL | SSMENT | |
|---|--|--|
| Level 5 Well 1 Paved Description Code Appral | Assessed Value | |
| A5 BRIARDALE PL | \$90,800 \$623,560 \$342 \$342 \$342 \$342 \$342 \$342,580 | |
| Supplemental Data Dwelling Supplemental Data Dwelling Dw | 890,800 623 890,800 623 ASSESSMENTS (HISTO Dide | VISION 3,560 PRY Yr. Code Assessed Value 2018 1-1 280,980 342,580 |
| WILTON, CT 06897 Additional Owners: SUPPLEMENTAL DATA | 890,800 623 ASSESSMENTS (HISTO ode Assessed Value -1 280,980 2 342,580 2 otal: 623,560 | VISION 3,560 DRY) Yr. Code Assessed Value 2018 1-1 280,980 2018 1-3 342,580 |
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| Fire Distric 1 Legal Notes Legal Not | ASSESSMENTS (HISTO ode Assessed Value -1 280,980 2 -3 342,580 2 otal: 623,560 | 3,560 DRY |
| Cencus Tract Legal Notes GIS ID: 2371 ASSOC PID# Total Total | ASSESSMENTS (HISTO ode Assessed Value -1 280,980 2 -3 342,580 2 otal: 623,560 | 3,560 DRY |
| Legal Notes ASSOC PID# Total Total Total | ASSESSMENTS (HISTO ode Assessed Value -1 280,980 2 -3 342,580 2 otal: 623,560 | 3,560 DRY |
| ASSOC PID# Total | ASSESSMENTS (HISTO ode Assessed Value -1 280,980 2 -3 342,580 2 otal: 623,560 | ORY) Yr. Code Assessed Value 2018 1-1 280,980 2018 1-3 342,580 |
| RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE q/u v/i SALE PRICE V.C. PREVIOUS A BONAFIDE STEVEN & TRACEY 2482/1127 12/08/2017 Q I 925,000 00 Yr. Code Assessed Value Yr. Code | ASSESSMENTS (HISTO ode Assessed Value -1 280,980 2 -3 342,580 2 otal: 623,560 | ORY) Yr. Code Assessed Value 2018 1-1 280,980 2018 1-3 342,580 |
| BONAFIDE STEVEN & TRACEY BAILEY MICHAEL & MARGARET 2388/0202 08/05/2014 0'NEIL KEVIN J & SUSAN M 0993/0136 0917/0218 | ode Assessed Value -1 280,980 2 -3 342,580 2 otal: 623,560 | Yr. Code Assessed Value 2018 1-1 280,980 2018 1-3 342,580 |
| BAILEY MICHAEL & MARGARET O'NEIL KEVIN J & SUSAN M GABORIAULT, PETER W 2388/0202 0993/0136 0917/0218 08/05/2014 05/31/1996 U I V V 08/05/2014 05/31/1996 U V V 08/05/2014 05/31/1996 U V 08/05/2018 05/31/1996 U V 08/05/2014 05/31/1996 U U V 08/05/2014 05/31/1996 U U V 08/05/2014 05/31/1996 U U U V 08/05/2014 05/31/1996 U U U U U U U U U U U U U U U U U U | -3 342,580 2 otal: 623,560 | 2018 1-3 342,580 |
| GABORIAULT, PETER W 0917/0218 08/10/1994 U V 682,500 00 | otal: 623,560 | |
| | | Total: 623,560 |
| | | Total: 623 560 |
| | | Total: 623 560 |
| | acknowledges a visit by a | |
| <u> </u> | | Data Collector or Assessor |
| Year Type Description Amount Code Description Number Amount Comm. Int. | | |
| | APPRAISED VALUE S | IIMMADV |
| | | |
| Total: Appraised Bldg. Va | | 489,400 |
| ASSESSING NEIGHBORHOOD Appraised XF (B) | ν υ, | 0 |
| NBHD/SUB NBHD Name Street Index Name Tracing Batch Appraised OB (L) | | 0 |
| Appraised Land Va | | 401,400 |
| NOTES Special Land Value | e | 0 |
| W/O BSMT NEW KIT AS OF 9/07 Total Appraised Pa | arcel Value | 890,800 |
| Valuation Mathed | | C |
| SHRD DR | • | |
| IG Adjustment: | | ń |
| PTO CODE=UNDER WDK + | | U |
| PDAS, VLT=608 SQ FT Net Total Appraise | ed Parcel Value | 890,800 |
| BUILDING PERMIT RECORD | VISIT/ CHANGE H | IISTORY |
| 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 09/27/2017 | WG WG | 44 Hearing No Change 22 Field Review No Change |
| 09/27/2017 09/27/2007 | LG | 00 Measur+Listed |
| 09/10/1996 | DL | 00 Measur+Listed |
| | | |
| TAND AND VALUE TROVERS OF THE PROPERTY OF THE | | |
| LAND LINE VALUATION SECTION | Special Pricing S Ad | li |
| | Special Pricing S Addec Use Spec Calc Facility | |
| 1 1-1 Residential R-2 50,530 SF 7.94 1.0000 5 1.0000 1.00 05 1.00 | ce ese spee care | 00 201,400 |
| | | |
| | | |
| | | • |
| | | |
| | | |
| Total Card Land Units: 1.16 AC Parcel Total Land Area: 1.16 AC | 1 | |
| Total Card Land Onits: 1.10 AC Farcel Total Land Area; 1.10 AC | | . Otal Lanu value: 401,400 |

| Property L | ocation: 45 | BRIARDALE PL | | | | N | IAP ID:46// | 28/11 / | Bldg Name: State Use: 1-1 |
|------------------------------|----------------------|---------------------|-------------------|------------------------|-------------------------|--------------|-------------|-----------------------------------|--|
| Vision ID | : 2371 | | Acce | ount #0 7 1 | 1116 | | | Bldg #: | 1 of 1 Sec #: 1 of 1 Card 1 of 2 Print Date: 05/21/2020 23:46 |
| | | UCTION DETAIL | 175 | | NSTRUC | TION | DETAIL (CO | NTINUED) | |
| Elemen | | Ch. Descript | tion | Elem | ient | Cd. Ch | . De | scription | |
| Style | 03 | Colonial | | | | | | | DTO(2641 |
| Model | 01 | Residential | | # of Kitch | iens | | | | PTO[364] |
| Grade | 05 | Average ++ | | | | | | | |
| | | | | | | | | | |
| Occupancy | 1 | | | | | | ED USE | | |
| Exterior Wa | | Clapboard | | Code | | escription | ı | Percentage | |
| Exterior Wa | | | | 1-1 | Residentia | પ્ર | | 100 | WDK 16 |
| Roof Structu | | Gable/Hip | | | | | | | |
| Roof Cover | 03 | Asphalt Shngl. | | | | | | | 14 32 |
| Interior Wall | | Drywall | | | COCT | 7/1// 4 70 7 | | CION | 21 BAS 26 7 |
| Interior Wall | | | | Adi Dos- | | /MARK | ET VALUA | IION | UBM FBM 13 2 EBM UBM FOP |
| Interior Flr 1 | 1 1 | Hardwood | | Adj. Base | rate: | | 140.05 | | DAG DAG V I DIVI |
| Interior Flr 2 | | Carpet | | | | | | | I FGR |
| Heat Fuel | 02 | Oil | | Replace C | Cost | | 549,852 | | 9 EAU |
| Heat Type | 04 | Forced Air | | AYB | | | 1996 | | |
| AC Type | 03 | Central | | EYB | | | 2006 | | 3232 32 BAS 33 |
| Total Bedroo Total Bthrms | 1 1 | 4 Bedrooms | | Dep Code | | | G+ | | 8 TQS 24 24 |
| Total Half B | 1 | | | Remodel 1 Year Rem | | | | | FBM BAS |
| Extra Fix | auis 1 | | | Dep % | loueleu | | 11 | | CTU 0 |
| Total Rooms | | | | Functiona | 1 Obslnc | | 0 | | 25 |
| Bath Style | 02 | Average | | External C | | | õ | | 14 FOP 3 12 |
| Kitchen Style | | Remodeled | | Cost Tren | d Factor | | 1 | | J FUSBAS BAS 1833 FUS |
| Elevator | | Kemoueleu | | Condition | | | | | BÅS 1833 ^{FUS} FUS 8 3 |
| Fireplaces | 1 | | | % Comple Overall % | | | 89 | | FUS 8 3 |
| Sauna | [| | | Apprais V | | | 489,400 | | |
| Spa/Jet Tub | 1 | | | Dep % Ov | vr | | 0 | | |
| Whirlpool T | | | | Dep Ovr (| Comment | | | | |
| Cath. Ceil | 72 | | | Misc Imp | | | 0 | | |
| | | | | Misc Imp Cost to Cu | | ment | | | 2 100 cm c |
| | | | | Cost to Ci | | nment | U | | |
| | | | | | | | | | |
| | | UILDING & YARD | | | | | | | |
| Code 1 | Description | Sub Sub Descript | L/B Units U | Init Price | Yr Gde | e Dp Rt | Cnd %Cna | l Apr Value | |
| | | | | | | | | | The state of the s |
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| a i | | BUILDING | | | | | 77.1.0 | | |
| Code BAS | First Floor | Description | Living Area 1,600 | | rea Eff 1,606 | f. Area | Unit Cost | Undeprec. Value 224,9 2 | |
| СТН | Cathedral | | 1,000 | 0 | 72 | | | 224,92 | |
| EAU | Attic, Expan | sion, Unfinished | | o | 684 | | | 23,94 | |
| FBM | Basement, F | | • | 0 | 800 | | | 39,21 | |
| FGR | Garage | | 9 | 0 | 600 | | | 29,41 | |
| FOP FUS | Open Porch | Finished | 1 21/ | 0 | 48 | | | 1,40 | |
| PTO | Upper Story Patio | , r misnea | 1,212 | 6 | 1,212 364 | | | 169,74 5,04 | |
| TQS | Three Quart | ter Story | 194 | 4 | 242 | | | 27,17 | |
| UBM | Basement, U | nfinished | | 0 | 774 | | | 21,70 | 8 |
| | | oss Liv/Lease Area: | 3,012 | 2 | 6,402 | | | 549,85 | |

| Property Location: 4 | 15 BRIARDAI | E PL | | | MAP ID:46/ | | | | | lg Nan | | | | | | | e Use: 1- | | |
|-----------------------------|---------------|-----------------|-------------|---------------------------|----------------|------------|-------------|--------|-------|-----------|----------|---------------------------|--------|------------|-----------------|---------|--------------|--------------------|---------|
| Vision ID: 2371 | | | | | | В | 3ldg #: 1 o | f 1 | Sec # | #: | 1 of | 1 Car | d 2 | 2 of | 2 | Print | Date: 05 | 3/21/2020 23:4 | 46 |
| CURRENT | | TOPO. | UTILI | TIES | STRT./ROA | D | LOCATIO | N | | | | <u>CURRENT</u> | | | | | | | |
| BONAFIDE STEVEN | & TRACEY | | | | | | | | | Descri | ption | Code | Ap | praised Va | ılue Assessed | l Value | _ | 6161 | |
| 45 BRIARDALE PL | | | | | | | | | | | | | | | | | | WILTON, C' | $_{T}$ |
| WILTON, CT 06897 | | | SI | IPPLEM | ENTAL DATA | 4 | | | | | | | | | | | | , - | |
| Additional Owners: | | Other ID: | 4396 11 | | | <u>-</u> | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | - ▼ | 1010 | 1 |
| | | GIS ID: 2371 | | | ASSOC PID |) # | | | | | | Tot | al | 800 | 0,800 | 623,5 | 60 | | |
| RECORL | OF OWNERS | | BK-VOL/PA | GE SA | LE DATE q/ | | SALE PRICE | V.C. | | | | | | | SMENTS (H. | | | | |
| 1120012 | 01 0 //1/2320 | | 211 / 02/11 | 511 | | | <u> </u> | 7.00 | Yr. | Code | Assess | | | | Assessed Value | | . Code | Assessed V | alue |
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| | | | | | | | | | | Total: | | | | Total: | | | Total: | | |
| | EXEMPT | | | | | | ASSESSME | | | | | This sig | natu | | vledges a visit | by a D | | ector or Asses | ssor |
| Year Type | Descript | ion | Amount | Code | Descriptio | on | Number | An | ount | Co | mm. Int. | | | | | | | | |
| | | | | | | | | | | | | | | APPI | RAISED VAL | IE SII | MMARS | 7 | |
| | | | | | | | | | | | | A | D14- | | | | (VIIVI/IIC I | | 489,400 |
| | | Total: | ASSESSING N | EICHDO | DIIOOD | | | | | | | Appraised Appraised | | | | | | • | 409,400 |
| NBHD/ SUB | NR. | HD Name | | EIGHBO dex Name | | Fracing | | | Bate | ch | | Appraised | | | | | | | 0 |
| 0001/A | 1,12 | IID Itame | Sirectina | aest i tume | 1 | rueing | | | Dan | <i></i> | | Appraised | | | | | | | 401,400 |
| | | | No | OTES | | | | | | | | Special La | | | ,145) | | | | 0 |
| | | | | | | | | | | | | _ | | | '-1 | | | | 890,800 |
| | | | | | | | | | | | | Total Appa Valuation 1 | | | arue | | | • | 090,000 |
| | | | | | | | | | | | | v aiuation . | ivicui | ou. | | | | | |
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| | | | | | | | | | | | | Net Total A | Appr | | | | | 0 | 890,800 |
| Permit ID Issue I | Dotto Tuno | Dagarintian | BUILDING I | | | 0/ Co. | nun Data Ca | | ~ | | | Dat | | T | VISIT/ CHANG | | STORY Cd. | Drum o a o/D o a u | 14 |
| Permii ID Issue I | Date Type | Description | A | mount | Insp. Date | % Cor | mp. Date Co | omp. C | Comm | enis | | Dat | e | Туре | 15 | D | a. | Purpose/Resu | ll . |
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| | | | | | LAN | ND LIN | E VALUATIO | ON SE | CTIC |)N | | | | | | | | | |
| B Use U | se | | | | nit I. | | C. | ST. | | | | | | | ıl Pricing | S Adj | | | |
| # Code Descr | ription Za | one D Front Dep | pth Units | P | rice Facto | S.A. | Factor | Idx | Adj. | | Notes | - Adj | _ | Spec Use | Spec Calc | Fact | Adj. Uni | t Price Land | Value |
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| | | Total Card Land | Units: 0. | 00 AC | Parcel Total L | and Are | a: 1.16 AC | | | | | | | | | To | tal Land | Value: | 0 |
| | | | | | | | | | | | | | | | | | | | |

| | roperty Location: 45 BRIARDALE PL ision ID: 2371 CONSTRUCTION DETAIL CONSTRUCTION | | | | | | | MAP ID: 46/ / 28/11 / Bldg Name: Bldg #: 1 of 1 Sec #: 1 of 1 Card ON DETAIL (CONTINUED) | | | | | | | | of | 2 | State Use: 1-1 Print Date: 05/21/2020 23:46 |
|--------|---|-----------|-----------------|-------------|-----------------|--------------------------------|-----------------------|--|-------|--------------------------------|---|--|--|----|-----|------|----------|--|
| F . | CO | VSTRUC' | TION DETAIL | | CO | NSTRUC | TION D | ETAIL | (CO | NTINUED) | | | | | | | | |
| Elemen | nt | Cd. Ch. | Descrip | tion | Elen | ient | Cd. Ch. | | Des | scription | | | | | | | | |
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| | OB-C | OUTBUIL | DING & YARI | O ITEMS(L |) / XF-BU | JILDING | EXTRA | A FEAT | TURE | S(B) | | | | | | | | |
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| Code | | Dagar | BUILDING | Living Area | | | | Unit C | ost I | Indeprec. Value | | | | | | | | |
| WDK | Wood | Desci | ription | Living Area | 0 Gross A | 518 | . Area | Onn C | osi C | naeprec. value 7,2 8 | 3 | | | | | | | |
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| | 7 | tl. Gross | Liv/Lease Area: | | 0 | 518 | | | | 549,85 | 2 | | | | | | | |

WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2019 Grand List



Pursuant to CT General Statues Section 12-111, BAA applications must be <u>RECEIVED</u> by the Assessor's Office no later than <u>March 20, 2020</u>.

| Please complete ALL sections of the application. A separate application is required | or each property appeal. |
|---|--|
| Owner's Information: | |
| Property Owner(s): Steven + Tracey Bonafide | |
| Property Owner will be represented by: Steven + Tracey Bor | iafide |
| NOTE: If agent is used a signed authorization form from the property own | |
| Correspondence: | |
| Name of Person and Address to which all BAA notices and correspondence will b | e sent (list one only): |
| Name: Steven Bonafide | , ,, |
| Address: 45 Briardale Place | Wasessor's Office |
| Wilton CT 06897 | |
| Phone: 203-829-1414 | MAR 2 0 2020 |
| | BECEINED |
| <u>Description of Property Being Appealed:</u> | |
| NOTE: One application per property being appealed | |
| Map: 410 Lot: 28 (Lot 11) Account #: 071 | 16 |
| Property Location: 45 Briandale Place Wilton CT | |
| Property Type: Residential: Commercial: | |
| Reason for Appeal: | |
| Describe your reason for appeal: (Attach additional pages if necessary) | - |
| | onately high |
| We feel that our assessment is disproportional inconsistent based upon other comp | parable |
| homes and properties. | |
| | |
| Appellant's estimate of Market Value as of October 1, 2017: ま とこつ, つさら | |
| Appellant's estimate of Assessed Value as of October 1, 2017: 3 574,000 (70% of market value) | <u>. </u> |
| Signature: | |
| By signing this application I hearby certify that the submitted information is true and correct | t to the hest of my knowledge |
| by signing this application i hearby tertify that the submitted information is this after torrect | t to the best of my knowledge. |
| Signature Date Signature | |
| | neu |
| Printed Name of Signer Position | of Signer |
| FOSILIO | or albitor |

This application MUST be <u>RECEIVED</u> 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. A | creage | Features | Grade | Bath Style | Kitchen Style | Assessmen t | Notes |
|---------------------|-----------|--------|--|-------|---------------|------------------|----------------|--|
| 21 Briardale F | 3272 | : | 4 Bed/2.5 Ba 2 Car Garage 2 Fireplaces | | Average | Average | \$607,880 | Assessed at \$15,680 less than 45 Briardale PI even though more sq footage, more land and more features |
| 47 Briardale F | 3167 | | 4 Bed/3.5 Ba 2 Car Garage 2 Fireplaces | | Remodel | e:Remodeled | \$590,800 | Assessed at \$32,760 less than 45 Briardale PI even though more sq footage and more features Assessment decreased from \$607,810 the previous year |
| 48 Briardale F | 3951 | : | 5 Bed/4.5 Ba 3 Car Garage 2 Fireplaces | | Average | Average | \$586,390 | Assessed at \$37,170 less 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 | : | 4 Bed/2.5 Ba 2 Car Garage 2 Fireplaces Shed | | Average | Average | \$574,910 | Assessed at \$48,650 less than 45 Briardale PI even though more land and more features Assessment decreased from \$590,730 the previous year |
| 45 Briardale F | 3012 | : | 4 Bed/2,5 Ba 2 Car Garage 1 Fireplace | | 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 Fireplace Bath Style Kitchen Style Sq. Ft. Acreage Sale Price Date of Sale

| 89 Kellogg Drive | \$572,180 | Av ++ | 4 | 2.5 | 2 | Remodelec | 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