Property	Locat	ion: 4 HOLl	LY PL					MAP ID:99	9//43/	/			Bld	lg Nai	me:					State	Use:1	-1	
Vision I	D: 52	14		A	ccount #0	01442				Blo	lg #: 1 of	1	Sec #	_	1 of	1 Card	1 1	of 1		Print 1	Date: 0	5/12/202	0 17:12
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D'ARBAN	VILLI	E WILLIAM I	E & CATHE	4 Rolling	5	Well		1 Paved							ription	Code	Ap	praised Value		sed Value			
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		<00 =											RES (1-3		1,200		84		WILTO	N, CT
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				Fire Distric				Legal Note													l		
				Cencus Tra				Legal Note	es														[ON
				Legal Notes				Call Back	X												▼		
				Legal Notes GIS ID: 52		-07-369-A		ASSOC P	ID#							Tota	.1	740,100		518,07	<u> </u>		
	DE	CORD OF O				OL/PAG	E CA			; C	ALE PRICE	VC						S ASSESSM					
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D /IKD/II	, , illi	Z WIELKINI I	a carrie			7570050		02/10/1//2			200,000		2018	1-1	7155655	288,470				88,470 201		71550	288,470
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			KEMPTIO1	NS	T					ER A	SSESSMEN					This sign	natui	re acknowled	lges a vis	sit by a Do	ıta Col	lector or	Assessor
Year	Туре		Description		Amo	unt	Code	Descrip	tion	+	Number	Aı	nount	C	omm. Int.								
																		APPRAIS	SED VA	I IIE SIII	/M A D	V	
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U	001/A															Appraised I	Land	Value (Bldg)				412,100
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		RM, FUNC=W	Н,													Total Appra	aised	Parcel Value	<u>.</u>				740,100
		AN=3-3X6														Valuation N							. 10,200 C
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Permit	ID	Issue Date	Туре	Description		1	ount	Insp. Date	2 %	Comp	o. Date Con	пр.	Comm	ents		Date	?	Type	IS	ID C		Purpose	/Result
01447	4	02/26/1996		FSP TO BA	AS +PTO		60,00	0 10/17/199	6	100	12/03/19	96	CO#04	1792		10/17/201				WG 2	3 Field	Review	Change
																08/24/201 08/24/201				ES 0 ES 6	9 Esti 0 Data	nate Own Mailer (er Non Coop Change
																08/11/200	7			LG 0	2 Mea	sur+2Visi	it
																08/02/200)7			LG 0	1 Mea	sur+1Visi	it
									ANDE	TATE	T/A I I/A TIA	MO	COULC	177									
B Use		Use					1		AND L.		cre C.	ST.	CHO	/1 V			T	Special Pr	icina	S Adj			
# Code		Description	Zone	D Front	Depth	Units		Price Fac	ctor S.A.		oisc Factor	<i>Idx</i>	Adj.		Notes	- Adj			spec Calc	"	Adi. Ur	it Price	Land Value
1 1-1	Reside	ential	R-2			83,635 S	F	4.98 1.0			0000 0.90	06		WET	/TOPO	, , , , , , , , , , , , , , , , , , ,	\neg		1	1.00			412,100
	1		To	tal Card La	and Units:	1.92	2 AC	Parcel Total	Land 4	\rea:	1.92 AC									Tot	al Land	Value:	412,100
				Cara De	a cinto.	1.72	1.20	1011			1									100			.12,100

Property Los	cation: 4	HOLLY PL				MAP ID:99/	43//	Bldg Name: State Use: 1-1	
Vision ID:			Accou	nt #001442			Bldg #:	1 of 1 Sec #: 1 of 1 Card 1 of 1 Print Date: 05/12/2020 17:1	12
		UCTION DETAIL	15		UCTION	DETAIL (CO			
Element		Ch. Descript	ion	Element	Cd. 0	Ch. De	escription		
Style	03	Colonial			+ +				
Model	01	Residential	#	of Kitchens				SLB PAS PTO 46	
Grade	04	Average +						PTO 16 CTH	
Occupancy	1					IXED USE		14 18 12	
Exterior Wall		Wood Shingle	-	Code Reside	Descripti	ion	Percentage 100	_	
Exterior Wall		a		1-1 Reside	enuai		100	17 11 FGR 25	
Roof Structure Roof Cover		Gambrel						8 3 43 1 17 TQS	
Interior Wall	03 1 05	Asphalt Shngl. Drywall						10 3 OPEN 43 18 UBM	QS
Interior Wall		Drywall		C	OST/MAI	RKET VALUA	TION	BAS 5	\
Interior Flr 1	12	Hardwood	A	dj. Base Rate:	I / II/II/II	125.05	-1011		
Interior Flr 2			[14 2212	7
Heat Fuel	02	Oil		1 C :		444 20=		2BAS FBM 10 3	
Heat Type	05	Hot Water		eplace Cost		441,687		27-0-	
AC Type	03	Central		YB YB		1967 1993		79 2424 FUS 21FOP FGR 7 4SLB 314 22	
Total Bedroor	ms 04	4 Bedrooms		ep Code		G-		BAS	
Total Bthrms	2			emodel Rating	;			34	
Total Half Bat	ths 1			ear Remodele	d			45 00	
Extra Fix				ep %		24		15 23	
Total Rooms	8			unctional Obsl		2			
Bath Style	02	Average		xternal Obslnc ost Trend Fact		1			
Kitchen Style	03	Remodeled		ondition	.01	ľ			
Elevator			%	Complete					
Fireplaces	2			verall % Cond	l	74			NAME OF TAXABLE PARTY.
Sauna			A	pprais Val ep % Ovr		326,800			1
Spa/Jet Tub Whirlpool Tul	h			ep % Ovr ep Ovr Comm	ent	ľ			101
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				ost to Cure Ov					1
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		RIHDING	SUB-AREA S	SUMMADV	SECTIO	N			21111
Code	Γ.		Living Area		Eff. Area		Undeprec. Value		2
BAS F	First Floor		1,477	1,477	33 - 22 - 300		184,70	703	
СТН С	Cathedral		0	306					
	Basement, F	inished	0	606			26,51		l in
	Garage Open Porch) N	550 28			24,13 75	135 750	
	Upper Story		1,106	1,106			138,30		400
PTO F	Patio	·	0	674			8,37		
	Slab	G4	0	318					A STATE
	Fhree Quart Basement, U		443	554 140			55,39 3,50		
UDIVI J		oss Liv/Lease Area:	3,026	5,759			3,50 441,68		de .
	ı ıı. Gr	vss Liv/Lease Area:	3,040	3,139			771,00		100

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 for each property appeal.

Owner's Information:								
Property Owner(s): WILLIAME, D'ARBANVILLE CATHERINE O. D'ARBANVILLE								
Property Owner will be represented by:								
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: CATHERING O. D'ARBANVILLE								
Address: 4 HOLLY DLACE								
WILTON CT 06897								
Phone: (203) 980-9775								
Description of Property Being Appealed:								
NOTE: One application per property being appealed								
99 112 001.1112								
Map: 49 Lot: 43 Account #: 001442								
Property Location: 4 HOLLY PLACE, WILTON CT 06897								
Property Type: Residential: Commercial:								
Reason for Appeal:								
Reason for Appeal: Describe your reason for appeal: (Attach additional pages if necessary)								
Describe your reason for appeal: (Attach additional pages if necessary)								
Describe your reason for appeal: (Attach additional pages if necessary) ENERGY: NEICHBORHOOD IS 16 WHICH IS INCURRECT SELFORS. ILIVE FROM								
Describe your reason for appeal: (Attach additional pages if necessary) EXERCIS: NEICHBORHOOD IS 16 WHICH IS INCURRED SB 4 025. I LIVE FROM FRET FROM STATE OF CT TOUGH WHICH DEDUCES MY VALUE BY 20+76 + 1073 4 025 UPDATES WERE TONE 24 WARS AGD & NEWD 3 1 PORTING HEAD "MAIRY GUIGNITS" #								
Describe your reason for appeal: (Attach additional pages if necessary) EXERCIS: NEICHBORHOOD IS 16 WHICH IS INCURRED SB 4 025. I LIVE FROM FRET FROM STATE OF CT TOUGH WHICH DEDUCES MY VALUE BY 20+76 + 1073 4 025 UPDATES WERE TONE 24 WARS AGD & NEWD 3 1 PORTING HEAD "MAIRY GUIGNITS" #								
Describe your reason for appeal: (Attach additional pages if necessary) EXERCES: NEIGHBORHOOD IS 16' WHICH IS INCURRED SB 4 0R5. I LIVE FROM FORT FROM STATE OF CT TOUGH WHICH DEDUCES MY VALUE BY 20+76 + 1073'4'0R5' WODARDS WERE TONE 24 WARDS AGO & NEBDOS UPDATING HEARIN "IMPOURMENTS" TO AND PHURSSIVE. WE HAVE O FIREDAME NOT 2, WE CAN ONLY USE 14 AUDO OF OUR ALMOST 2 AGOES DUE TO WELLANDS: OUR SHOP ISNIT FROM VALUE								
Describe your reason for appeal: (Attach additional pages if necessary) EXPLORES: NEIGHBORHOOD IS 16' WHICH IS INCURRED SELFORES. I LIVE FROM FERT FROM STATE OF CT TOURS WHICH DEDUCES MY VALUE BY 20+76 + 1073'4' 025' UPLATES WERE TONE 24 WARDS AGOS NEGOS UPDATING HEARIN "IMMOURMENTS" TO AND FAURSSIVE. WE HAVE O FROGRAGE NOT 2, WE CAN ONLY USE 14 AURE OF OUR ALMOST 2 AGOES DUE TO WELLANDS. OUR SHEED ISN'T IRON WALLE Appellant's estimate of Market Value as of October 1, 2017:								
Describe your reason for appeal: (Attach additional pages if necessary) EXPLORS: NEICHBORHOOD IS 16' WHICH IS INCURRED SPECISE. I LIVE FROM FERT FROM STATE OF CT TOUGH WHICH DEOUCES MY VALUE BY 20+76 + 1076'4'025' UPDATES WERE TONE 24 WARDS ALO S NEW DATING HEARIN "IMPROFEMENTS" TO APPENDIX STUB. WE HAVE O FROM NOT 2, WE CAN ONLY USE 14 ALOR OF OUR ALMOST 2 ALORS DUE TO WELLANDS. OUR SHEED INT FROM WALLE Appellant's estimate of Assessed Value as of October 1, 2017:								
Describe your reason for appeal: (Attach additional pages if necessary) EXPLORES: NEIGHBORHOOD IS 16' WHICH IS INCURRED SELFORES. I LIVE FROM FERT FROM STATE OF CT TOURS WHICH DEDUCES MY VALUE BY 20+76 + 1073'4' 025' UPLATES WERE TONE 24 WARDS AGOS NEGOS UPDATING HEARIN "IMMOURMENTS" TO AND FAURSSIVE. WE HAVE O FROGRAGE NOT 2, WE CAN ONLY USE 14 AURE OF OUR ALMOST 2 AGOES DUE TO WELLANDS. OUR SHEED ISN'T IRON WALLE Appellant's estimate of Market Value as of October 1, 2017:								
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Describe your reason for appeal: (Attach additional pages if necessary) EXERCES: NEICHBORHOOD IS 16 WHICH IS INCURRED SB 4 0R5. I LIVE FROM FEET FROM STATE OF CT TOUGH WHICH DEDUCES MY VALUE BY 20+76 + 1073 4 025 WOODES WERE TONE 24 WARRS ALD S NEWS JUPONTING HEARIN "IMPROVEMENTS" TO APPEARS OF CURT TO WE HAVE O FROM ALL OF CAN ONLY USE 14 ALD OF CURL ALMOST 2 ACORS DUE TO WETLANDS. CURS HERD INT I FROM VALUE Appellant's estimate of Assessed Value as of October 1, 2017: (70% of market value) Signature:								
Describe your reason for appeal: (Attoch additional pages if necessary) EXERCES: NEICHBORHOD IS 16' WHICH IS INCURRED SELFORS. I LIVE FROM FEET FROM STATE OF CT TOUGH WHICH DROUGHS MY VALUE BY 20+76 + 1076'4' o'R'S UPDATES WERE TONE 24 WARS ALOS NEWS JUPONTING ACAN "IMMOURMENTS" TO AND THURSSIVE. WE HAVE OF TOWARDE NOT 2, WE CAN OWN USE 14 ALOR OF OUR ALMOST 2 ALORS DUE TO WELLANDS. OUR SHED INT AROW WALLE Appellant's estimate of Market Value as of October 1, 2017: (70% of market value) Signature: By signing this application I hearby certify that the submitted information is true and correct to the best of my knowledge.								
Describe your reason for appeal: (Attach additional pages if necessary) EXPLORES: NEICHBORHOOD IS '6' WHICH IS INCURRED SHOPES. I LIVE FROM THEFT FROM STATE OF CT TOUGH WHICH DROUGHS MY VALUE BY 20+76 + 1076'4' 025' UPDATES WERE TONE 24 WARDS ALO S NOCKOS UPONTING ACHIN "IMPROFEMENTS" TO APPENDIX SIVE. WE HAVE OF TOWARD NOT 2, WE CAN ONLY USE 14 AUCH OF OUR ALMOST 2 AOPES DUE TO WETLANDS. OUR SHOP INT FROM VALUE Appellant's estimate of Assessed Value as of October 1, 2017: (70% of market value) Signature: By signing this application I hearby certain that the submitted information is your and correct to the best of my knowledge. MAR 18 2020 Signature								
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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.

Scacco, Sarah

From: Catherine D'Arbanville [k8darbanville@gmail.com]

Sent: Tuesday, May 12, 2020 2:02 PM

To: assessor

Cc:D'Arbanville Bill; D'Arbanville CatherineSubject:D'Arbanville 4 Holly Place -Board of Appeals

Attachments: Vision Government Solutions.pdf; Vision Government Solutions.pdf; Vision Government

Solutions.pdf; Vision Government Solutions.pdf; Vision Government Solutions.pdf; Vision

Government Solutions.pdf; Vision Government Solutions.pdf; Vision Government

Solutions.pdf; Vision Government Solutions.pdf; Vision Government Solutions.pdf; Vision

Government Solutions.pdf; Vision Government Solutions.pdf; Vision Government Solutions.pdf; Vision Government Solutions.pdf

THIS EMAIL IS UPDATED WITH THE NOD HILL COMPARISON INFO WHICH WAS ACCIDENTALLY OMITTED IN LAST EMAIL (Sorry:)

Hello.

We have a Appeal meeting this evening @ 7:20pm. We are Bill & Catherine D'Arbanville of 4 Holly Place, Wilton CT 06897, 203-980-8875.

*****There are many things which need correcting with out Assessment.****

We live in south wilton on a shared drive with use of 1/4 of an acre of our 1.92 acres (rest is wetlands).

We purchased our home in 1992 and last time we made any updates was 1995.

We live within yards of the CT State cell phone Tower located in my back yard @ 46 Fenwood Lane. This alone devalues our home.

The homes that share our yard on Fenwood La. has a *NEIGHBORHOOD RATING OF 4** (28 Fenwood, 30 Fenwood, 34 Fenwood, 46 Fenwood TOWER).

The homes who neighbor us on Bittersweet Trail has a *NEIGHBORHOOD RATING OF 5*(41, 44, 49 Bitterseweet Trail).

My home and other very modest houses on Holly Place have an ***ERRONEOUS NEIGHBORHOOD RATING OF 6***.

My home Neighborhood Rating of a 6 would have my house at same level of homes on ***NOD HILL ***all samples of Nod Hill comps below have a neighborhood rating of 5 not even a *****, SADDLE RIDGE,

RIDING CLUB, KEELERS RIDGE, PHEASANT RUN. My house is in no way comparable with these homes nor their location (NOT NEAR CELL TOWER etc). 178 Grumman Hill rd is in fact rated @ Neighborhood 4* ...there is no way I should be rated at a 6 let alone a 5.

MY HOME @ 4 HOLLY PLACE SHOULD BE RATED SAME AS PROPERTIES THAT BORDER MY PROPERTY TOUCHING MY YARD SHOULD HAVE PROPERTY RATING OF 4 AS WELL***.

THE FOLLOWING CORRECTIONS MUST BE MADE TO OUR ASSESSMENT:

Our home @ 4 Holly Place has 1/4 of usable land (1.92 acres mostly wetlands owned.

Home was remolded 25+years ago. It is not a three story property, not a finished basement, NO Open Porch. It has 1 fireplace and central a/c not working.

It is a neighborhood rating of a 4*, and a Grade of Average not Average +.

For these reasons we are appealing our current assessment and want the proper parameters be place in the database to the corrected adjusted values.

Please see attached and let me know should you need anything more form us.

ALso please advise how to access the meeting this event at 7:20 as I am confused my letter received.* Thank you.

Stay safe!

Catherine & Bill D'Arbanville

k8darbanville@gmail.com

203-980-8775

1

698 NOD HILL RD

Location 698 NOD HILL RD **Mblu** 40//37//

Acct# 001802 Owner MCCLINTOCK RUSTY & DANA

Assessment \$650,020 **Appraisal** \$928,600

PID 1976 Building Count 1

Current Value

Appraisal								
Valuation Year	Improvements	Land	Total					
2018	\$510,000	\$418,600	\$928,600					
	Assessment							
Valuation Year	Improvements	Land	Total					
2018	\$357,000	\$293,020	\$650,020					

Owner of Record

Owner MCCLINTOCK RUSTY & DANA **Sale Price** \$748,500

Co-Owner Certificate

 Address
 698 NOD HILL RD
 Book & Page
 1228/0340

 WILTON, CT 06897
 Sale Date
 06/21/2000

Instrument 00

Ownership History

Ownership History									
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date				
MCCLINTOCK RUSTY & DANA	\$748,500		1228/0340	00	06/21/2000				
SMITH, MICHAEL T + LAURIE L	\$650,000		1126/0178	00	09/29/1998				
FLYNN, DENNIS G	\$0		0463/0060	00	08/23/1984				

Building Information

Building 1: Section 1

 Year Built:
 1970

 Living Area:
 3,671

 Replacement Cost:
 \$625,760

Building Percent Good: 81

Replacement Cost

Less Depreciation: \$506,900

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:	0					
Extra Fix						
Total Rooms:	10					
Bath Style:	Average					
Kitchen Style:	Average					
Elevator						
Fireplaces	2					
Sauna						
Spa/Jet Tub						
Whirlpool Tub	1					
Cath. Ceil	638					
# of Kitchens						
L						

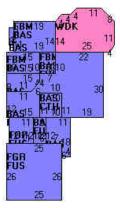
Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\85/25.jpg)

Building Layout





(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/1976_1976.

	Building Sub-Areas (sq ft)					
Code	Description	Gross Area	Living Area			
BAS	First Floor	1,830	1,830			
FUS	Upper Story, Finished	1,802	1,802			
FAT	Attic, Finished	196	39			
СТН	Cathedral	372	0			
FBM	Basement, Finished	836	0			
FGR	Garage	650	0			
FOP	Open Porch	132	0			
UBM	Basement, Unfinished	750	0			
WDK	Wood Deck	489	0			
		7,057	3,671			

Extra Features	<u>Legend</u>
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Land

Land Use Land Line Valuation

Use Code 1-1 **Size (Acres)** 2.01

DescriptionResidentialFrontageZoneR-2Depth

Neighborhood05Assessed Value\$293,020Alt Land ApprNoAppraised Value\$418,600

Category

Outbuildings

	Outbuildings <u>Lege</u>								
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #			
SHD1	Shed			192 S.F.	\$1,900	1			
WDK	Wood Deck			160 S.F.	\$1,200	1			

Appraisal								
Valuation Year	Improvements	Land	Total					
2018	\$510,000	\$418,600	\$928,600					
2018	\$510,000	\$418,600	\$928,600					
2018	\$510,000	\$418,600	\$928,600					

Assessment							
Valuation Year	Improvements	Land	Total				
2018	\$357,000	\$293,020	\$650,020				
2018	\$357,000	\$293,020	\$650,020				
2018	\$357,000	\$293,020	\$650,020				

735 NOD HILL RD

Location 735 NOD HILL RD **Mblu** 40//1//

Acct# 000701 Owner UNITED STATES OF AMERICA

Assessment \$1,001,630 **Appraisal** \$1,430,900

PID 1942 Building Count 1

Current Value

Appraisal								
Valuation Year	Improvements	Land	Total					
2018	\$314,200	\$1,116,700	\$1,430,900					
	Assessment							
Valuation Year	Improvements	Land	Total					
2018	\$219,940	\$781,690	\$1,001,630					

Owner of Record

Owner UNITED STATES OF AMERICA Sale Price \$0

Co-Owner Certificate

 Address
 735 NOD HIL RD
 Book & Page
 0780/0043

 WILTON, CT 06897
 Sale Date
 02/25/1992

Instrument 00

Ownership History

Ownership History					
Owner Sale Price Certificate Book & Page Instrument Sale Date					Sale Date
UNITED STATES OF AMERICA	\$0		0780/0043	00	02/25/1992

Building Information

Building 1: Section 1

Year Built:1725Living Area:2,505Replacement Cost:\$388,623Building Percent Good:74

Replacement Cost

Less Depreciation: \$287,600

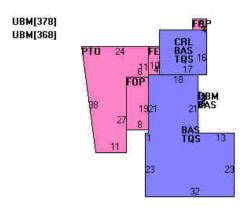
Less Depreciation: \$287,600				
Building Attributes				
Field	Description			
Style	Antique			
Model	Residential			
Grade:	Average ++			
Occupancy	1			
Exterior Wall 1	Wood Shingle			
Exterior Wall 2				
Roof Structure:	Gambrel			
Roof Cover	Wood Shingle			
Interior Wall 1	Plastered			
Interior Wall 2				
Interior Flr 1	Pine/Soft Wood			
Interior Flr 2	Carpet			
Heat Fuel	Oil			
Heat Type:	Steam			
AC Type:	None			
Total Bedrooms:	3 Bedrooms			
Total Bthrms:	4			
Total Half Baths:	0			
Extra Fix				
Total Rooms:	7			
Bath Style:	Old Style			
Kitchen Style:	Below Average			
Elevator				
Fireplaces	5			
Sauna				
Spa/Jet Tub				
Whirlpool Tub				
Cath. Ceil				
# of Kitchens				

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\09/37.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/1942_1942.

	Building Sub-Areas (sq ft)		
Code	Description	Gross Area	Living Area
BAS	First Floor	1,396	1,396
TQS	Three Quarter Story	1,386	1,109
CRL	Crawl Space	272	0
FEP	Enclosed Porch	40	0
FOP	Open Porch	172	0
PTO	Patio	601	0
UBM	Basement, Unfinished	756	0
		4,623	2,505

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use Land Line Valuation

Use Code 11 **Size (Acres)** 9.78

DescriptionEx ResFrontageZoneR-2Depth

 Neighborhood
 05
 Assessed Value
 \$781,690

 Alt Land Appr
 No
 Appraised Value
 \$1,116,700

Category

Outbuildings

	Outbuildings <u>Legen</u>						
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
SHD2	Shed Good			140 S.F.	\$2,100	1	
FGR6	Gar w Lft Poor			720 S.F.	\$7,800	1	
SHD1	Shed			192 S.F.	\$2,900	1	
BRN1	Barn 1 St.			875 S.F.	\$13,800	1	

Appraisal					
Valuation Year	Improvements	Land	Total		
2018	\$314,200	\$1,116,700	\$1,430,900		
2018	\$314,200	\$1,116,700	\$1,430,900		
2018	\$314,200	\$1,116,700	\$1,430,900		

Assessment					
Valuation Year	Improvements	Land	Total		
2018	\$219,940	\$781,690	\$1,001,630		
2018	\$219,940	\$781,690	\$1,001,630		
2018	\$219,940	\$781,690	\$1,001,630		

567 NOD HILL RD

Location 567 NOD HILL RD **Mblu** 52//3//

Acct# 004623 Owner MCCAGHEY MICHAEL & ELLEN

Assessment \$594,440 **Appraisal** \$849,200

PID 2592 Building Count 1

Current Value

Appraisal				
Valuation Year	Improvements	Land	Total	
2018	\$318,200	\$531,000	\$849,200	
	Assessment			
Valuation Year	Improvements	Land	Total	
2018	\$222,740	\$371,700	\$594,440	

Owner of Record

Owner MCCAGHEY MICHAEL & ELLEN **Sale Price** \$890,000

Co-Owner Certificate

 Address
 567 NOD HILL RD
 Book & Page
 2192/0046

 WILTON, CT 06897
 Sale Date
 07/01/2011

Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCCAGHEY MICHAEL & ELLEN	\$890,000		2192/0046	SW	07/01/2011
PRUDENTIAL RELOCATION INC	\$890,000		2192/0044	WD	07/01/2011
STANDRING JOHN P & SUZANNA	\$910,000		2051/0107	SW	04/30/2009
ARSLANIAN ARMEN F & MONA E H	\$606,000		1182/0277	00	07/28/1999
ROSARIO, HECTOR M + CAROL	\$315,000		0502/0159	00	07/31/1985

Building Information

Building 1: Section 1

Year Built:1977Living Area:3,077Replacement Cost:\$351,975Building Percent Good:79

Replacement Cost

Less Depreciation: \$278,100

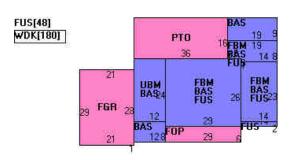
Building Attributes			
Field	Description		
Style	Colonial		
Model	Residential		
Grade:	Average		
Occupancy	1		
Exterior Wall 1	Brick Veneer		
Exterior Wall 2	Clapboard		
Roof Structure:	Gable/Hip		
Roof Cover	Asphalt Shngl.		
Interior Wall 1	Drywall		
Interior Wall 2			
Interior Flr 1	Hardwood		
Interior Flr 2	Carpet		
Heat Fuel	Oil		
Heat Type:	Hot Water		
AC Type:	Central		
Total Bedrooms:	5 Bedrooms		
Total Bthrms:	3		
Total Half Baths:	1		
Extra Fix			
Total Rooms:	9		
Bath Style:	Average		
Kitchen Style:	Remodeled		
Elevator			
Fireplaces	1		
Sauna			
Spa/Jet Tub	1		
Whirlpool Tub	1		
Cath. Ceil			
# of Kitchens			

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\08/46.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/2592_2592.

	Building Sub-Areas (sq ft)				
Code	Description	Gross Area	Living Area		
BAS	First Floor	1,778	1,778		
FUS	Upper Story, Finished	1,299	1,299		
FBM	Basement, Finished	1,223	0		
FGR	Garage	609	0		
FOP	Open Porch	174	0		
PTO	Patio	576	0		
UBM	Basement, Unfinished	288	0		
WDK	Wood Deck	180	0		
		6,127	3,077		

Extra Features	Legend
No Data for Extra Features	

Land

Land Use Land Line Valuation

Use Code1-1Size (Acres)4.82DescriptionResidentialFrontage

Zone R-2 Depth

Neighborhood05Assessed Value\$371,700Alt Land ApprNoAppraised Value\$531,000

Category

Outbuildings

	Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR5	Gar w Lft Good			925 S.F.	\$23,900	1
SPL4	Pool IG Fbgls			630 DIAMETER	\$13,600	1
PAT1	Patio			484 S.F.	\$2,600	1

Appraisal Appraisal					
Valuation Year Improvements Land Total					
2018	\$318,200	\$531,000	\$849,200		
2018	\$318,200	\$531,000	\$849,200		
2018	\$318,200	\$531,000	\$849,200		

Assessment					
Valuation Year	Improvements	Land	Total		
2018	\$222,740	\$371,700	\$594,440		
2018	\$222,740	\$371,700	\$594,440		
2018	\$222,740	\$371,700	\$594,440		

561 NOD HILL RD

Location 561 NOD HILL RD **Mblu** 52//2//

Acct# 005129 Owner KIM FAYE

Assessment \$529,760 **Appraisal** \$756,800

PID 2591 Building Count 1

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2018	\$338,200	\$418,600	\$756,800		
	Assessment				
Valuation Year	Improvements	Land	Total		
2018	\$236,740	\$293,020	\$529,760		

Owner of Record

OwnerKIM FAYESale Price\$0

Co-Owner Certificate

 Address
 561 NOD HILL RD
 Book & Page
 2430/0365

 WILTON, CT 06897
 Sale Date
 08/14/2015

Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KIM FAYE	\$0		2430/0365	QC	08/14/2015
NOONAN DONALD	\$725,000		1233/0092	00	07/18/2000
FICHUK, THEODORE C	\$717,700		1178/0225	00	07/01/1999
HEGEDUS, SHARON H	\$558,750		1028/0295	00	02/21/1997
SMITH, ELEANOR ANNE	\$0		0934/0204	00	02/02/1994

Building Information

Building 1: Section 1

Year Built:1965Living Area:3,478Replacement Cost:\$445,044Building Percent Good:76

Replacement Cost

Less Depreciation: \$338,200

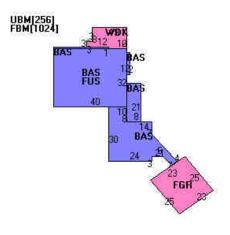
Building Attributes				
Field	Description			
Style	Colonial			
Model	Residential			
Grade:	Average +			
Occupancy	1			
Exterior Wall 1	Wood Shingle			
Exterior Wall 2				
Roof Structure:	Gable/Hip			
Roof Cover	Asphalt Shngl.			
Interior Wall 1	Drywall			
Interior Wall 2				
Interior Flr 1	Hardwood			
Interior Flr 2	Carpet			
Heat Fuel	Oil			
Heat Type:	Hot Water			
AC Type:	Central			
Total Bedrooms:	4 Bedrooms			
Total Bthrms:	3			
Total Half Baths:	2			
Extra Fix				
Total Rooms:	9			
Bath Style:	Average			
Kitchen Style:	Average			
Elevator				
Fireplaces	3			
Sauna				
Spa/Jet Tub	1			
Whirlpool Tub				
Cath. Ceil				
# of Kitchens				

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\\00\\00\\08/48.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/2591_2591.

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,198	2,198
FUS	Upper Story, Finished	1,280	1,280
FBM	Basement, Finished	1,024	0
FGR	Garage	569	0
UBM	Basement, Unfinished	256	0
WDK	Wood Deck	228	0
		5,555	3,478

Extra Features	Legend
No Data for Extra Features	

Land

Land Use Land Line Valuation

Use Code 1-1 **Size (Acres)** 2.01

DescriptionResidentialFrontageZoneR-2Depth

Neighborhood05Assessed Value\$293,020Alt Land ApprNoAppraised Value\$418,600

Category

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Appraisal Appraisal					
Valuation Year	Improvements	Land	Total		
2018	\$338,200	\$418,600	\$756,800		
2018	\$338,200	\$418,600	\$756,800		
2018	\$338,200	\$418,600	\$756,800		

Assessment					
Valuation Year Improvements Land Total					
2018	\$236,740	\$293,020	\$529,760		
2018	\$236,740	\$293,020	\$529,760		
2018	\$236,740	\$293,020	\$529,760		

544 NOD HILL RD

Location 544 NOD HILL RD **Mblu** 51//16//

BROWN KEITH O & PAMELA G Acct# 003754 Owner

\$458,150 Appraisal \$654,500 Assessment

> **Building Count** 1 PID 2580

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2018	\$220,300	\$434,200	\$654,500		
	Assessment				
Valuation Year	Improvements	Land	Total		
2018	\$154,210	\$303,940	\$458,150		

Owner of Record

Owner BROWN KEITH O & PAMELA G Sale Price \$423,150

Co-Owner Certificate

Address 544 NOD HILL RD Book & Page 0921/0192 WILTON, CT 06897 Sale Date 09/12/1994

> Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BROWN KEITH O & PAMELA G	\$423,150		0921/0192	00	09/12/1994
MITCHELL, ELIZABETH H	\$0		0853/0254	00	07/19/1993

Building Information

Building 1: Section 1

Year Built: 1954 Living Area: 2,715 Replacement Cost: \$301,804 **Building Percent Good:** 73

Replacement Cost

Less Depreciation: \$220,300

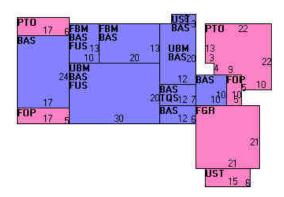
Building Attributes				
Field	Description			
Style	Colonial			
Model	Residential			
Grade:	Average			
Occupancy	1			
Exterior Wall 1	Wood Shingle			
Exterior Wall 2				
Roof Structure:	Gable/Hip			
Roof Cover	Asphalt Shngl.			
Interior Wall 1	Plastered			
Interior Wall 2				
Interior Flr 1	Hardwood			
Interior Flr 2				
Heat Fuel	Oil			
Heat Type:	Forced Air			
AC Type:	Central			
Total Bedrooms:	4 Bedrooms			
Total Bthrms:	3			
Total Half Baths:	0			
Extra Fix				
Total Rooms:	9			
Bath Style:	Average			
Kitchen Style:	Remodeled			
Elevator				
Fireplaces	2			
Sauna				
Spa/Jet Tub				
Whirlpool Tub				
Cath. Ceil				
# of Kitchens				

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\08/49.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/2580_2580.

	Building Sub-Areas (sq ft)		<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,918	1,918
FUS	Upper Story, Finished	730	730
TQS	Three Quarter Story	84	67
FBM	Basement, Finished	390	0
FGR	Garage	441	0
FOP	Open Porch	135	0
PTO	Patio	514	0
UBM	Basement, Unfinished	840	0
UST	Utility, Storage, Unfinished	114	0
		5,166	2,715

!	Extra Features	<u>Legend</u>
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No Data for Extra Features

Land

Land Line Valuation Land Use Use Code Size (Acres) 2.4 1-1 Description Residential Frontage R-2 Depth Zone Neighborhood 05 **Assessed Value** \$303,940

Appraised Value \$434,200

Category

Alt Land Appr

No

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Appraisal					
Valuation Year	Improvements	Land	Total		
2018	\$220,300	\$434,200	\$654,500		
2018	\$220,300	\$434,200	\$654,500		
2018	\$220,300	\$434,200	\$654,500		

Assessment					
Valuation Year Improvements		Land	Total		
2018	\$154,210	\$303,940	\$458,150		
2018	\$154,210	\$303,940	\$458,150		
2018	\$154,210	\$303,940	\$458,150		

34 FENWOOD LA

Location 34 FENWOOD LA Mblu 99//18//

Acct# 003136 Owner LAUTEN STEVEN G & JOAN P

Assessment \$429,100 **Appraisal** \$613,000

PID 5190 Building Count 1

Current Value

Appraisal						
Valuation Year	Valuation Year Improvements		Total			
2018	\$233,900	\$379,100	\$613,000			
Assessment						
Valuation Year	Improvements	Land	Total			
2018	\$163,730	\$265,370	\$429,100			

Owner of Record

Owner LAUTEN STEVEN G & JOAN P Sale Price \$0

Co-Owner Certificate

 Address
 34 FENWOOD LA
 Book & Page
 0595/0318

 WILTON, CT 06897
 Sale Date
 04/27/1987

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAUTEN STEVEN G & JOAN P	\$0		0595/0318	00	04/27/1987

Building Information

Building 1: Section 1

Year Built: 1949
Living Area: 2,904
Replacement Cost: \$332,998
Building Percent Good: 70

Replacement Cost

Less Depreciation: \$233.100

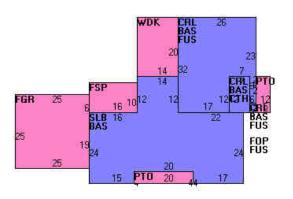
Building Attributes				
Field	Description			
Style	Colonial			
Model	Residential			
Grade:	Average			
Occupancy	1			
Exterior Wall 1	Clapboard			
Exterior Wall 2				
Roof Structure:	Gambrel			
Roof Cover	Asphalt Shngl.			
Interior Wall 1	Drywall			
Interior Wall 2				
Interior Flr 1	Hardwood			
Interior Flr 2	Carpet			
Heat Fuel	Oil			
Heat Type:	Forced Air			
AC Type:	Central			
Total Bedrooms:	4 Bedrooms			
Total Bthrms:	2			
Total Half Baths:	1			
Extra Fix				
Total Rooms:	9			
Bath Style:	Average			
Kitchen Style:	Average			
Elevator				
Fireplaces	2			
Sauna				
Spa/Jet Tub				
Whirlpool Tub				
Cath. Ceil	84			
# of Kitchens				

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\81/13.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/5190_5190.

	<u>Legend</u>		
Code	Description	Gross Area	Living Area
BAS	First Floor	2,156	2,156
FUS	Upper Story, Finished	748	748
CRL	Crawl Space	820	0
СТН	Cathedral	84	0
FGR	Garage	625	0
FOP	Open Porch	12	0
FSP	Screen Porch	160	0
PTO	Patio	140	0
SLB	Slab	1,336	0
WDK	Wood Deck	280	0
		6,361	2,904

Extra Features	<u>Legend</u>	

No Data for Extra Features

Land

Land Use Land Line Valuation

Use Code 1-1 Size (Acres)

DescriptionResidentialFrontageZoneR-2Depth

Neighborhood04Assessed Value\$265,370Alt Land ApprNoAppraised Value\$379,100

Category

Outbuildings

Outbuildings <u>L</u> e						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			100 S.F.	\$800	1

Appraisal						
Valuation Year	Improvements	Land	Total			
2018	\$233,900	\$379,100	\$613,000			
2018	\$233,900	\$379,100	\$613,000			
2018	\$233,900	\$379,100	\$613,000			

Assessment					
Valuation Year	Improvements	Land	Total		
2018	\$163,730	\$265,370	\$429,100		
2018	\$163,730	\$265,370	\$429,100		
2018	\$163,730	\$265,370	\$429,100		

28 FENWOOD LA

Location 28 FENWOOD LA Mblu 99//17//

Acct# 002140 Owner MAKOWSKI STANISLAW &

ELIZABETH

Assessment \$394,450 Appraisal \$563,500

PID 5188 Building Count 1

Current Value

Appraisal						
Valuation Year	Improvements	Land	Total			
2018	\$166,200	\$397,300	\$563,500			
	Assessment					
Valuation Year	Improvements	Land	Total			
2018	\$116,340	\$278,110	\$394,450			

Owner of Record

Owner MAKOWSKI STANISLAW & ELIZABETH Sale Price \$140,000

Co-Owner

Address 28 FENWOOD LA Book & Page 0869/0272
WILTON, CT 06897 Sale Page 10/18/1993

LTON, CT 06897 Sale Date 10/18/1993

Instrument 00

Certificate

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
MAKOWSKI STANISLAW & ELIZABETH	\$140,000		0869/0272	00	10/18/1993	

Building Information

Building 1: Section 1

Year Built:1995Living Area:3,192Replacement Cost:\$198,027Building Percent Good:75

Replacement Cost

Less Depreciation: \$148,500

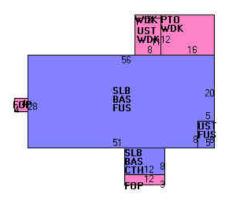
Building A	<u> </u>
Field	Description
Style	High Ranch
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Unit/AC
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Extra Fix	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	96
# of Kitchens	

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\03/43.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/5188_5188.

	Building Sub-Areas (sq ft)		Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,624	1,624
FUS	Upper Story, Finished	1,568	1,568
СТН	Cathedral	96	0
FOP	Open Porch	52	0
РТО	Patio	192	0
SLB	Slab	1,624	0
UST	Utility, Storage, Unfinished	128	0
WDK	Wood Deck	288	0
		5,572	3,192

Extra Features	<u>Legend</u>

2

Land

Land Use Land Line Valuation

Use Code 1-1 Size (Acres)

DescriptionResidentialFrontageZoneR-2Depth

Neighborhood04Assessed Value\$278,110Alt Land ApprNoAppraised Value\$397,300

Category

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			144 S.F.	\$1,200	1
FGR4	Garage w Lft			648 S.F	\$16,500	1

Appraisal						
Valuation Year	Improvements	Land	Total			
2018	\$166,200	\$397,300	\$563,500			
2018	\$166,200	\$397,300	\$563,500			
2018	\$166,200	\$397,300	\$563,500			

Assessment					
Valuation Year	Improvements	Land	Total		
2018	\$116,340	\$278,110	\$394,450		
2018	\$116,340	\$278,110	\$394,450		
2018	\$116,340	\$278,110	\$394,450		

44 BITTERSWEET TR

Location 44 BITTERSWEET TR Mblu 85//55//

Acct# 001241 Owner DANAHER MARYLEE

Assessment \$518,490 **Appraisal** \$740,700

PID 4540 Building Count 1

Current Value

Appraisal						
Valuation Year	Improvements	Land	Total			
2018	\$341,700	\$399,000	\$740,700			
	Assessment					
Valuation Year	Improvements	Land	Total			
2018	\$239,190	\$279,300	\$518,490			

Owner of Record

Owner

DANAHER MARYLEE Sale Price \$0

Co-Owner Certificate

 Address
 44 BITTERSWEET TR
 Book & Page
 1901/0325

 WILTON, CT 06897
 Sale Date
 10/11/2006

Instrument QC

instrument QC

Ownership History

Ownership History					
Owner Sale Price Certificate Book & Page Instrument Sale Date					
DANAHER MARYLEE	\$0		1901/0325	QC	10/11/2006
DANAHER JOHN GRAMES & MARY LEE	\$261,000		0488/0123	00	04/12/1985

Building Information

Building 1 : Section 1

Year Built:1962Living Area:2,426Replacement Cost:\$455,599Building Percent Good:75

Replacement Cost

Less Depreciation: \$341,700

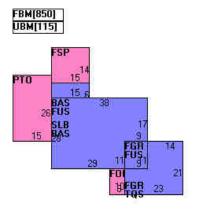
Building Attributes				
Field	Description			
Style	Colonial			
Model	Residential			
Grade:	Average ++			
Occupancy	1			
Exterior Wall 1	Wood Shingle			
Exterior Wall 2				
Roof Structure:	Gambrel			
Roof Cover	Asphalt Shngl.			
Interior Wall 1	Drywall			
Interior Wall 2				
Interior Flr 1	Hardwood			
Interior Flr 2	Carpet			
Heat Fuel	Oil			
Heat Type:	Hot Water			
AC Type:	Central			
Total Bedrooms:	4 Bedrooms			
Total Bthrms:	3			
Total Half Baths:	1			
Extra Fix				
Total Rooms:	8			
Bath Style:	Average			
Kitchen Style:	Average			
Elevator				
Fireplaces	2			
Sauna				
Spa/Jet Tub				
Whirlpool Tub				
Cath. Ceil				
# of Kitchens				

Building Photo



 $(http://images.vgsi.com/photos/WiltonCTPhotos// 00 \ 00 \ 1/88.jpg)$

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4540_4540.

Building Sub-Areas (sq ft)					
Code	Description	Gross Area	Living Area		
FUS	Upper Story, Finished	1,064	1,064		
BAS	First Floor	1,055	1,055		
TQS	Three Quarter Story	384	307		
FBM	Basement, Finished	850	0		
FGR	Garage	483	0		
FOP	Open Porch	60	0		
FSP	Screen Porch	210	0		
PTO	Patio	390	0		
SLB	Slab	90	0		
UBM	Basement, Unfinished	115	0		
		4,701	2,426		

Extra Features	<u>Legend</u>
No Data for Extra Features	

1

Land

Land Use	Land Line Valuation
----------	---------------------

Use Code 1-1 Size (Acres)

DescriptionResidentialFrontageZoneR-1Depth

Neighborhood05Assessed Value\$279,300Alt Land ApprNoAppraised Value\$399,000

Category

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Appraisal						
Valuation Year Improvements Land Total						
2018	\$341,700	\$399,000	\$740,700			
2018	\$341,700	\$399,000	\$740,700			
2018	\$341,700	\$399,000	\$740,700			

Assessment					
Valuation Year Improvements Land Total					
2018	\$239,190	\$279,300	\$518,490		
2018	\$239,190	\$279,300	\$518,490		
2018	\$239,190	\$279,300	\$518,490		

178 GRUMMAN HILL RD

Location 178 GRUMMAN HILL RD **Mblu** 41//51//

Acct# 002214 Owner BALICKI MICHAL &

Assessment \$584,290 **Appraisal** \$834,700

PID 2049 Building Count 1

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2018	\$455,600	\$379,100	\$834,700		
	Assessment				
Valuation Year	Improvements	Land	Total		
2018	\$318,920	\$265,370	\$584,290		

Owner of Record

Owner BALICKI MICHAL & Sale Price \$825,000

Co-Owner DENEPITIYA-BALICKI TIFFANY T Certificate

 Address
 178 GRUMMAN HILL RD
 Book & Page
 2466/0583

 WILTON, CT 06897
 Sale Date
 02/02/2017

Instrument SW

Ownership History

Ownership History					
Owner Sale Price Certificate Book & Page Instrument Sale Date					
BALICKI MICHAL &	\$825,000		2466/0583	SW	02/02/2017
MEISSNER BO-ERICK JOHANN &	\$0		2307/0097	QS	02/19/2013
MEISSNER BO-EIRCK JOHANN	\$780,000		1328/0105	WD	11/20/2001
HALL, ROBERT R	\$186,000		0443/0184	00	02/27/1984

Building Information

Building 1: Section 1

Year Built: 1973 Building Photo

Living Area: 2,978

Replacement Cost: \$533,327

Building Percent Good: 84

Replacement Cost

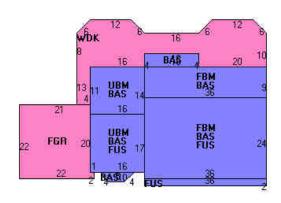
Less Depreciation: \$448,000

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:	Partial			
Total Bedrooms:	4 Bedrooms			
Total Bthrms:	3			
Total Half Baths:	1			
Extra Fix				
Total Rooms:	11			
Bath Style:	Remodeled			
Kitchen Style:	Remodeled			
Elevator				
Fireplaces	1			
Sauna				
Spa/Jet Tub	1			
Whirlpool Tub				
Cath. Ceil				
# of Kitchens				



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\42/75.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/2049_2049.

		<u>Legend</u>	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,770	1,770
FUS	Upper Story, Finished	1,208	1,208
FBM	Basement, Finished	1,188	0
FGR	Garage	464	0
UBM	Basement, Unfinished	496	0
WDK	Wood Deck	668	0
		5,794	2,978

Extra Features <u>Leg</u>				
Code	Description	Size	Value	Bldg #
A/C	Air-Cond.	1770 S.F.	\$4,100	1

Land

Land Use Land Line Valuation

Use Code 1-1 Size (Acres)

DescriptionResidentialFrontageZoneR-1Depth

Neighborhood04Assessed Value\$265,370Alt Land ApprNoAppraised Value\$379,100

Category

Outbuildings

Outbuildings <u>Le</u>					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
WHL2	Whirlpool Spa			1 UNITS	\$3,500	1

Appraisal					
Valuation Year Improvements Land Total					
2018	\$455,600	\$379,100	\$834,700		
2018	\$455,600	\$379,100	\$834,700		
2018	\$480,600	\$379,100	\$859,700		

Assessment				
Valuation Year	Improvements	Land	Total	
2018	\$318,920	\$265,370	\$584,290	
2018	\$318,920	\$265,370	\$584,290	
2018	\$336,420	\$265,370	\$601,790	

704 NOD HILL RD

Location 704 NOD HILL RD **Mblu** 40//35//

Acct# 000765 Owner KARVELIS PATRICIA M

Assessment \$495,040 **Appraisal** \$707,200

PID 1974 Building Count 1

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2018	\$314,200	\$393,000	\$707,200		
	Assessment				
Valuation Year	Improvements	Land	Total		
2018	\$219,940	\$275,100	\$495,040		

Owner of Record

 Owner
 KARVELIS PATRICIA M

 Sale Price
 \$0

Co-Owner Certificate

 Address
 704 NOD HILL RD WILTON, CT 06897
 Book & Page
 2425/0143

 Sale Date
 06/04/2015

Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KARVELIS PATRICIA M	\$0		2425/0143	QC	06/04/2015
KARVELIS GARY P & PATRICIA M	\$476,000		1015/0272	00	11/08/1996
RITTER, JOHN E + KIM H	\$478,000		0958/0021	00	08/29/1995
CALO, JOSEPH J + DEBORAH A	\$465,000		0539/0091	00	04/28/1986

Building Information

Building 1: Section 1

Year Built: 1986 Building Photo

Living Area:3,432Replacement Cost:\$422,732Building Percent Good:74

Replacement Cost

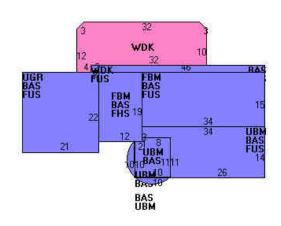
Less Depreciation: \$312,800

Building A	ttributes
Field	Description
Style	Colonial
Model	Residential
Grade:	Average +
Occupancy	1
Exterior Wall 1	Board & Batten
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Remodeled
Elevator	
Fireplaces	4
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\09/36.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/1974_1974.

	Building Sub-Areas (sq ft)		<u>Legend</u>
Code	Code Description		Living Area
BAS	First Floor	1,816	1,816
FUS	Upper Story, Finished	1,456	1,456
FHS	Half Story, Finished	228	160
FBM	Basement, Finished	738	0
UBM	Basement, Unfinished	524	0
UGR	Garage, Under	462	0
WDK	Wood Deck	440	0
		5,664	3,432

Extra Features Lege				
Code Description		Size	Value	Bldg #
GEN	Generator	22 UNITS	\$0	1

Land

Land Use Land Line Valuation

Use Code 1-1 Size (Acres) 1.81

DescriptionResidentialFrontageZoneR-2Depth

 Neighborhood
 05
 Assessed Value
 \$275,100

 Alt Land Appr
 No
 Appraised Value
 \$393,000

Category

Outbuildings

Outbuildings <u>Leg</u>					<u>Legend</u>	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			120 S.F.	\$1,400	1

Appraisal				
Valuation Year	Improvements	Land	Total	
2018	\$314,200	\$393,000	\$707,200	
2018	\$314,200	\$393,000	\$707,200	
2018	\$314,200	\$393,000	\$707,200	

Assessment					
Valuation Year Improvements Land Total					
2018	\$219,940	\$275,100	\$495,040		
2018	\$219,940	\$275,100	\$495,040		
2018	\$219,940	\$275,100	\$495,040		

46 FENWOOD LA

Location 46 FENWOOD LA **Mblu** 99//22//

CONNECTICUT STATE OF Acct# 006298 Owner

\$534,310 Appraisal \$763,300 Assessment

> **Building Count** 1 PID 5194

Current Value

Appraisal								
Valuation Year	Improvements	Land	Total					
2018	\$84,700	\$678,600	\$763,300					
Assessment								
Valuation Year	Improvements	Land	Total					
2018	\$59,290	\$475,020	\$534,310					

Owner of Record

Owner CONNECTICUT STATE OF Sale Price \$0

Co-Owner Certificate

Address 450 CAPITOL AVE Book & Page 0049/0403 HARTFORD, CT 06134 Sale Date 01/01/1901

Instrument

00

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
CONNECTICUT STATE OF	\$0		0049/0403	00	01/01/1901	

Building Information

Building 1: Section 1

Year Built: 1990 Living Area: 1,431 \$104,756 **Replacement Cost: Building Percent Good:** 78

Replacement Cost

Less Depreciation: \$81,700

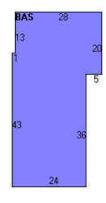
В	uilding Attributes
Field	Description
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	Central
Bldg Use	Ex Com MDL-96
Fireplace	
Elevator	
Cath Ceil	
Sauna	
1st Floor Use:	211
Heat/AC	Heat A/C Split
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Ceiling Only
Rooms/Prtns	Average
Wall Height	10
% Comn Wall	0

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\03/49.jpg)

Building Layout



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	Building Sub-Areas (sq ft)	<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,431	1,431
		1,431	1,431

Extra Features

Extra Featur	Legend
No Data for Ex	a Features

Land

Land Has	Land Line Valuation
Land Use	Land Line Valuation

Use Code 211

Description Ex Com MDL-96

Zone R-2

Neighborhood 4000 Alt Land Appr No

Category

Size (Acres) 0.5

Frontage Depth

Assessed Value \$475,020 **Appraised Value** \$678,600

Outbuildings

Outbuildings <u>Leger</u>						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FN3	Fence 6'			300 L.F.	\$3,000	1

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2018	\$84,700	\$678,600	\$763,300	
2018	\$84,700	\$678,600	\$763,300	
2018	\$84,700	\$678,600	\$763,300	

Assessment				
Valuation Year	Improvements	Land	Total	
2018	\$59,290	\$475,020	\$534,310	
2018	\$59,290	\$475,020	\$534,310	
2018	\$59,290	\$475,020	\$534,310	

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30 FENWOOD LA

Location 30 FENWOOD LA Mblu 99//17/1/

Acct# 002141 Owner CIPRI LISA

Assessment \$511,490 **Appraisal** \$730,700

PID 5189 Building Count 1

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2018	\$331,400	\$399,300	\$730,700		
	Assessment				
Valuation Year	Improvements	Land	Total		
2018	\$231,980	\$279,510	\$511,490		

Owner of Record

OwnerCIPRI LISASale Price\$0

Co-Owner Certificate

 Address
 30 FENWOOD LA
 Book & Page
 2020/0187

 WILTON, CT 06897
 Sale Date
 08/28/2008

Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CIPRI LISA	\$0		2020/0187	QC	08/28/2008
CIPRI RICHARD & LISA	\$735,000		1667/0130	WD	03/16/2004
SABATO FRANK & LORRAINE	\$0		1310/0249	WD	09/12/2001
SABATO, FRANK	\$0		1130/0075	00	10/21/1998
SABATO, FRANK + LORRAINE ANTONELLI	\$140,000		0856/0066	00	07/29/1993

Building Information

Building 1: Section 1

Year Built:1997Living Area:2,765Replacement Cost:\$418,385Building Percent Good:78

Replacement Cost

Less Depreciation: \$326,300

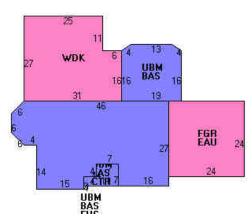
Building Attributes			
Field Description			
Style	Colonial		
Model	Residential		
Grade:	Average +		
Occupancy	1		
Exterior Wall 1	Vinyl Siding		
Exterior Wall 2			
Roof Structure:	Gable/Hip		
Roof Cover	Asphalt Shngl.		
Interior Wall 1	Drywall		
Interior Wall 2			
Interior Flr 1	Carpet		
Interior Flr 2			
Heat Fuel	Oil		
Heat Type:	Hot Water		
AC Type:	Central		
Total Bedrooms:	3 Bedrooms		
Total Bthrms:	2		
Total Half Baths:	1		
Extra Fix			
Total Rooms:	7		
Bath Style:	Average		
Kitchen Style:	Average		
Elevator			
Fireplaces	1		
Sauna			
Spa/Jet Tub	1		
Whirlpool Tub			
Cath. Ceil	61		
# of Kitchens			

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\\00\\00\\03/44.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/5189_5189.

	Building Sub-Areas (sq ft)		<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,581	1,581
FUS	Upper Story, Finished	1,184	1,184
СТН	Cathedral	61	0
EAU	Attic, Expansion, Unfinished	576	0
FGR	Garage	576	0
UBM	Basement, Unfinished	1,581	0
WDK	Wood Deck	771	0
		6,330	2,765

Extra Features	Legend
No Data for Extra Features	

Land

Land Use Land Line Valuation

Use Code 1-1 **Size (Acres)** 2.05

DescriptionResidentialFrontageZoneR-2Depth

Neighborhood04Assessed Value\$279,510Alt Land ApprNoAppraised Value\$399,300

Category

Outbuildings

	Outbuildings <u>Leger</u>					
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
WDK	Wood Deck			684 S.F.	\$4,100	1
SHD1	Shed			64 S.F.	\$1,000	1

Appraisal					
Valuation Year	Improvements	Land	Total		
2018	\$331,400	\$399,300	\$730,700		
2018	\$331,400	\$399,300	\$730,700		
2018	\$331,400	\$399,300	\$730,700		

Assessment				
Valuation Year	Improvements	Land	Total	
2018	\$231,980	\$279,510	\$511,490	
2018	\$231,980	\$279,510	\$511,490	
2018	\$231,980	\$279,510	\$511,490	

41 BITTERSWEET TR

Location 41 BITTERSWEET TR Mblu 85//53//

Acct# 002202 Owner HAGBERG PAUL ALLEN &

KATHLEEN AN

Assessment \$443,100 **Appraisal** \$633,000

PID 4538 Building Count 1

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2018	\$234,000	\$399,000	\$633,000		
	Assessment				
Valuation Year	Improvements	Land	Total		
2018	\$163,800	\$279,300	\$443,100		

Owner of Record

Owner HAGBERG PAUL ALLEN & KATHLEEN AN Sale Price \$158,000

Co-Owner Certificate

 Address
 41 BITTERSWEET TR
 Book & Page
 0326/0261

 WILTON, CT 06897
 Sale Date
 06/15/1979

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HAGBERG PAUL ALLEN & KATHLEEN AN	\$158,000		0326/0261	00	06/15/1979

Building Information

Building 1: Section 1

Year Built:1962Living Area:2,407Replacement Cost:\$354,613Building Percent Good:66

Replacement Cost

Less Depreciation: \$234,000

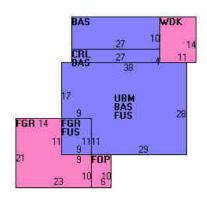
Building At	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average +
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	2
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\01/91.jpg)

Building Layout



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	Building Sub-Areas (sq ft)		
Code	Description	Gross Area	Living Area
BAS	First Floor	1,343	1,343
FUS	Upper Story, Finished	1,064	1,064
CRL	Crawl Space	108	0
FGR	Garage	483	0
FOP	Open Porch	60	0
UBM	Basement, Unfinished	965	0
WDK	Wood Deck	154	0
		4,177	2,407

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use Land Line Valuation

Use Code1-1Size (Acres)DescriptionResidentialFrontage

Zone R-1 Depth

Neighborhood05Assessed Value\$279,300Alt Land ApprNoAppraised Value\$399,000

Category

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Appraisal				
Valuation Year	Improvements	Land	Total	
2018	\$234,000	\$399,000	\$633,000	
2018	\$234,000	\$399,000	\$633,000	
2018	\$234,000	\$399,000	\$633,000	

Assessment				
Valuation Year Improvements Land Total				
2018	\$163,800	\$279,300	\$443,100	
2018	\$163,800	\$279,300	\$443,100	
2018	\$163,800	\$279,300	\$443,100	

49 BITTERSWEET TR

Location 49 BITTERSWEET TR **Mblu** 85/ / 45/5 /

O'SULLIVAN TERENCE K & GINA Acct# 005352 Owner

Appraisal \$705,200 Assessment \$493,640

> **Building Count** 1 PID 4530

Current Value

Appraisal						
Valuation Year Improvements Land Total						
2018	\$285,000	\$420,200	\$705,200			
	Assessment					
Valuation Year	Improvements	Land	Total			
2018	\$199,500	\$294,140	\$493,640			

Owner of Record

Owner O'SULLIVAN TERENCE K & GINA Sale Price \$447,500

Co-Owner Certificate

Address 49 BITTERSWEET TR Book & Page 1061/0155 WILTON, CT 06897 Sale Date 09/26/1997

> Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
O'SULLIVAN TERENCE K & GINA	\$447,500		1061/0155	00	09/26/1997
SULLIVAN, MARCIA J	\$0		0736/0235	00	01/10/1991

Building Information

Building 1: Section 1

Year Built: 1977 Living Area: 2,656 Replacement Cost: \$344,250 **Building Percent Good:** 82

Replacement Cost

Less Depreciation: \$282,300

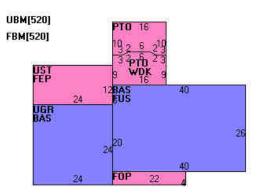
Building Attributes				
Field	Description			
Style	Colonial			
Model	Residential			
Grade:	Average			
Occupancy	1			
Exterior Wall 1	Vinyl Siding			
Exterior Wall 2				
Roof Structure:	Gable/Hip			
Roof Cover	Asphalt Shngl.			
Interior Wall 1	Drywall			
Interior Wall 2				
Interior Flr 1	Hardwood			
Interior Flr 2	Carpet			
Heat Fuel	Oil			
Heat Type:	Hot Water			
AC Type:	Central			
Total Bedrooms:	3 Bedrooms			
Total Bthrms:	2			
Total Half Baths:	1			
Extra Fix				
Total Rooms:	9			
Bath Style:	Average			
Kitchen Style:	Average			
Elevator				
Fireplaces	1			
Sauna				
Spa/Jet Tub				
Whirlpool Tub				
Cath. Ceil				
# of Kitchens				

Building Photo



 $(http://images.vgsi.com/photos/WiltonCTPhotos/\\ \land 00\\ \land 00\\ \land 01/89.jpg)$

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4530_4530.

	Building Sub-Areas (sq ft)		<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,616	1,616
FUS	Upper Story, Finished	1,040	1,040
FBM	Basement, Finished	520	0
FEP	Enclosed Porch	288	0
FOP	Open Porch	88	0
PTO	Patio	304	0
UBM	Basement, Unfinished	520	0
UGR	Garage, Under	576	0
UST	Utility, Storage, Unfinished	288	0
WDK	Wood Deck	152	0
		5,392	2,656

Extra Features	<u>Legend</u>

No Data for Extra Features

Land

Land Use Land Line Valuation

Use Code 1-1 **Size (Acres)** 2.26

DescriptionResidentialFrontageZoneR-2Depth

Neighborhood05Assessed Value\$294,140Alt Land ApprNoAppraised Value\$420,200

Category

Outbuildings

	Outbuildings <u>Legen</u>					
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			192 S.F.	\$2,700	1

Appraisal					
Valuation Year	Improvements	Land	Total		
2018	\$285,000	\$420,200	\$705,200		
2018	\$285,000	\$420,200	\$705,200		
2018	\$285,000	\$420,200	\$705,200		

Assessment				
Valuation Year	Improvements	Land	Total	
2018	\$199,500	\$294,140	\$493,640	
2018	\$199,500	\$294,140	\$493,640	
2018	\$199,500	\$294,140	\$493,640	

561 NOD HILL RD

Location 561 NOD HILL RD **Mblu** 52//2//

Acct# 005129 Owner KIM FAYE

Assessment \$529,760 **Appraisal** \$756,800

PID 2591 Building Count 1

Current Value

Appraisal						
Valuation Year	Improvements	Land	Total			
2018	\$338,200	\$418,600	\$756,800			
	Assessment					
Valuation Year	Improvements	Land	Total			
2018	\$236,740	\$293,020	\$529,760			

Owner of Record

OwnerKIM FAYESale Price\$0

Co-Owner Certificate

 Address
 561 NOD HILL RD
 Book & Page
 2430/0365

 WILTON, CT 06897
 Sale Date
 08/14/2015

Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KIM FAYE	\$0		2430/0365	QC	08/14/2015
NOONAN DONALD	\$725,000		1233/0092	00	07/18/2000
FICHUK, THEODORE C	\$717,700		1178/0225	00	07/01/1999
HEGEDUS, SHARON H	\$558,750		1028/0295	00	02/21/1997
SMITH, ELEANOR ANNE	\$0		0934/0204	00	02/02/1994

Building Information

Building 1: Section 1

Year Built:1965Living Area:3,478Replacement Cost:\$445,044Building Percent Good:76

Replacement Cost

Less Depreciation: \$338,200

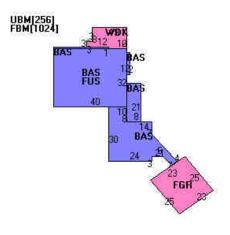
Building Attributes			
Field	Description		
Style	Colonial		
Model	Residential		
Grade:	Average +		
Occupancy	1		
Exterior Wall 1	Wood Shingle		
Exterior Wall 2			
Roof Structure:	Gable/Hip		
Roof Cover	Asphalt Shngl.		
Interior Wall 1	Drywall		
Interior Wall 2			
Interior Flr 1	Hardwood		
Interior Flr 2	Carpet		
Heat Fuel	Oil		
Heat Type:	Hot Water		
AC Type:	Central		
Total Bedrooms:	4 Bedrooms		
Total Bthrms:	3		
Total Half Baths:	2		
Extra Fix			
Total Rooms:	9		
Bath Style:	Average		
Kitchen Style:	Average		
Elevator			
Fireplaces	3		
Sauna			
Spa/Jet Tub	1		
Whirlpool Tub			
Cath. Ceil			
# of Kitchens			

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\\00\\00\\08/48.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/2591_2591.

	Building Sub-Areas (sq ft)		<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,198	2,198
FUS	Upper Story, Finished	1,280	1,280
FBM	Basement, Finished	1,024	0
FGR	Garage	569	0
UBM	Basement, Unfinished	256	0
WDK	Wood Deck	228	0
		5,555	3,478

Extra Features	Legend
No Data for Extra Features	

Land

Land Use Land Line Valuation

Use Code 1-1 **Size (Acres)** 2.01

DescriptionResidentialFrontageZoneR-2Depth

Neighborhood05Assessed Value\$293,020Alt Land ApprNoAppraised Value\$418,600

Category

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Appraisal				
Valuation Year	Improvements	Land	Total	
2018	\$338,200	\$418,600	\$756,800	
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2018	\$338,200	\$418,600	\$756,800	

Assessment					
Valuation Year	Improvements	Land	Total		
2018	\$236,740	\$293,020	\$529,760		
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