

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
D'ARBANVILLE WILLIAM E & CATHERI 4 HOLLY PL WILTON, CT 06897 Additional Owners:		Rolling	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
			6 Septic			RES LAND	1-1	412,100	288,470
						DWELLING	1-3	326,800	228,760
						RES OUTBL	1-4	1,200	840
SUPPLEMENTAL DATA						Total			
Other ID: 2623 3		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 453		Legal Notes							
Legal Notes		Call Back X							
Legal Notes BAA-07-369-A		ASSOC PID#							
GIS ID: 5214									

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
D'ARBANVILLE WILLIAM E & CATHERI		0775/0050	02/18/1992	Q	I	360,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2018	1-1	288,470	2018	1-1	288,470	2018	1-1	288,470
								2018	1-3	228,760	2018	1-3	228,760	2018	1-3	228,760
								2018	1-4	840	2018	1-4	840	2018	1-4	840
								Total:		518,070	Total:		518,070	Total:		518,070

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)	326,800
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,200
Appraised Land Value (Bldg)	412,100
Special Land Value	0
Total Appraised Parcel Value	740,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	740,100

NOTES							
IA,FULL R DORM, FUNC=WH, SHRD DR S - PAN=3-3X6 2 SOLAR PANELS ON ROOF 8/2017-FBM EST-OWNER REFUSAL							

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
014474	02/26/1996		FSP TO BAS +PTO	60,000	10/17/1996	100	12/03/1996	CO#04792	10/17/2017			WG	23	Field Review Change
									08/24/2017			ES	09	Estimate Owner Non Coop
									08/24/2017			ES	60	Data Mailer Change
									08/11/2007			LG	02	Measur+2Visit
									08/02/2007			LG	01	Measur+1Visit

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				83,635	SF	4.98	1.0000	5	1.0000	0.90	06	1.10	WET/TOPO				1.00		412,100

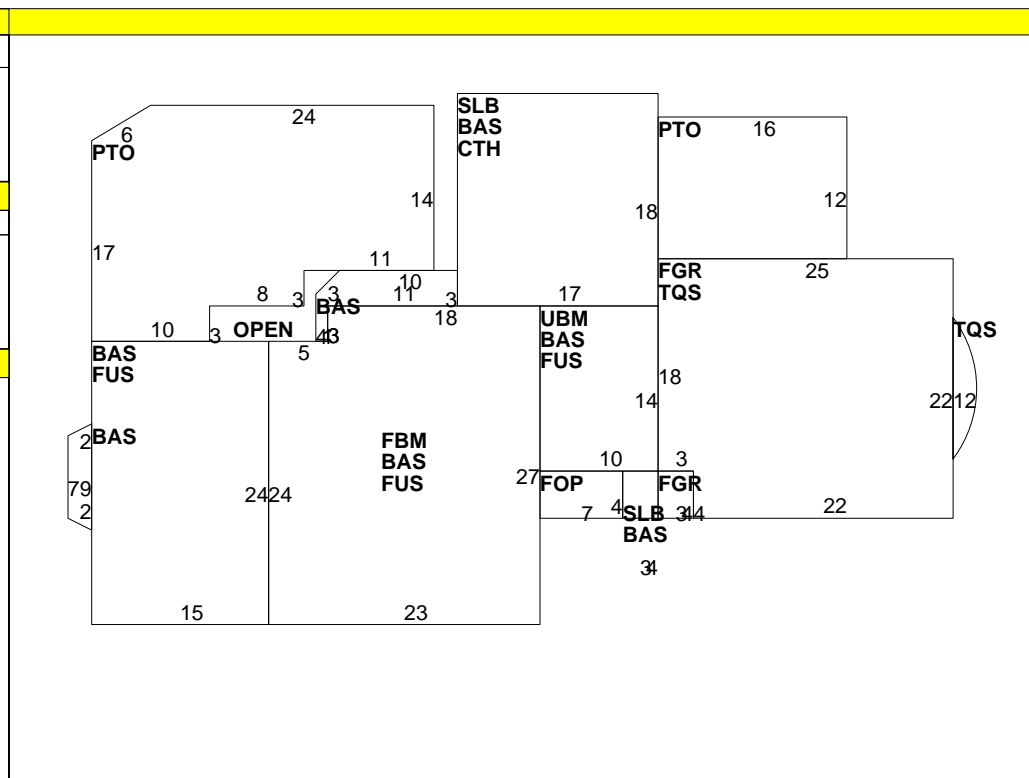
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	04		Average +				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	07		Gambrel				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	12		Hardwood	Adj. Base Rate:			125.05
Interior Flr 2							
Heat Fuel	02		Oil	Replace Cost			441,687
Heat Type	05		Hot Water	AYB			1967
AC Type	03		Central	EYB			1993
Total Bedrooms	04		4 Bedrooms	Dep Code			G-
Total Bthrms	2			Remodel Rating			
Total Half Baths	1			Year Remodeled			
Extra Fix				Dep %			24
Total Rooms	8			Functional Obslnc			2
Bath Style	02		Average	External Obslnc			0
Kitchen Style	03		Remodeled	Cost Trend Factor			1
Elevator				Condition			
Fireplaces	2			% Complete			
Sauna				Overall % Cond			74
Spa/Jet Tub				Apprais Val			326,800
Whirlpool Tub				Dep % Ovr			0
Cath. Ceil	306			Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	Shed			L	96	20.00	2007		0		60	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,477	1,477			184,703
CTH	Cathedral	0	306			0
FBM	Basement, Finished	0	606			26,511
FGR	Garage	0	550			24,135
FOP	Open Porch	0	28			750
FUS	Upper Story, Finished	1,106	1,106			138,309
PTO	Patio	0	674			8,379
SLB	Slab	0	318			0
TQS	Three Quarter Story	443	554			55,398
UBM	Basement, Unfinished	0	140			3,501
Ttl. Gross Liv/Lease Area:		3,026	5,759			441,687



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): WILLIAM E. 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: CATHERINE O. D'ARBANVILLE

Address: 4 HOLLY PLACE
WILTON, CT 06897

Phone: (203) 980-8775

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 99 Lot: 43 Account #: 001442

Property Location: 4 HOLLY PLACE, WILTON CT 06897

Property Type: Residential: Commercial:

Reason for Appeal:

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

ERRORS: NEIGHBORHOOD IS '6' WHICH IS INCORRECT \$184,025. I LIVE FEW FEET FROM STATE OF CT TOWER WHICH REDUCES MY VALUE BY 20% + 10% '4'025' UPDATES WERE DONE 24 YEARS AGO & NEEDS UPDATING WITHIN "IMPROVEMENTS" & ARE EXCESSIVE. WE HAVE 1 FIDELACE NOT 2, WE CAN ONLY USE 1/4 ACRES OF OUR ALMOST 2 ACRES DUE TO WETLANDS. OUR SHED ISNT \$200 VALUE

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

Appellant's estimate of Assessed Value as of October 1, 2017: _____
(70% of market value)

Signature:

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

Catherine O. D'Arbanville **RECEIVED** 3/16/2020
Signature **MAR 18 2020** Date Signed

CATHERINE O. D'ARBANVILLE **ASSESSOR'S OFFICE**
Printed Name of Signer 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.

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
WILTON, CT 06897

Book & Page 1228/0340

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

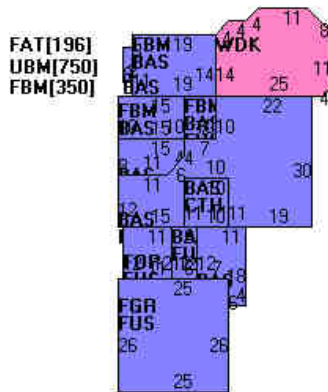
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	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	

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)			Legend
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
CTH	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

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) 2.01
Frontage
Depth
Assessed Value \$293,020
Appraised Value \$418,600

Outbuildings

Outbuildings						Legend
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

Valuation History

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
WILTON, CT 06897

Book & Page 0780/0043

Sale Date 02/25/1992

Instrument 00

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1725

Living Area: 2,505

Replacement Cost: \$388,623

Building Percent Good: 74

Replacement Cost

Less Depreciation: \$287,600

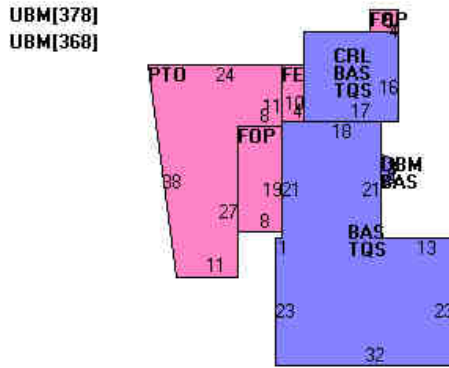
Building Attributes	
Field	Description
Style	Antique
Model	Residential
Grade:	Average ++
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Oil
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)			Legend	
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

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 11
Description Ex Res
Zone R-2
Neighborhood 05
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 9.78
Frontage
Depth
Assessed Value \$781,690
Appraised Value \$1,116,700

Outbuildings

Outbuildings						<u>Legend</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

Valuation History

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
WILTON, CT 06897

Book & Page 2192/0046

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: 1977
Living Area: 3,077
Replacement Cost: \$351,975
Building Percent Good: 79
Replacement Cost Less Depreciation: \$278,100

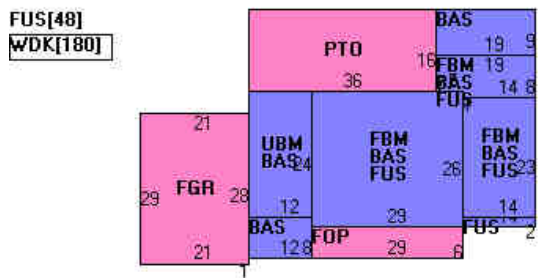
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Carpet
Heat Fuel	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)			Legend	
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

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 Category No

Land Line Valuation

Size (Acres) 4.82
Frontage
Depth
Assessed Value \$371,700
Appraised Value \$531,000

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

Valuation History

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

Owner KIM FAYE

Sale Price \$0

Co-Owner

Certificate

Address 561 NOD HILL RD
WILTON, CT 06897

Book & Page 2430/0365

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: 1965
Living Area: 3,478
Replacement Cost: \$445,044
Building Percent Good: 76
Replacement Cost Less Depreciation: \$338,200

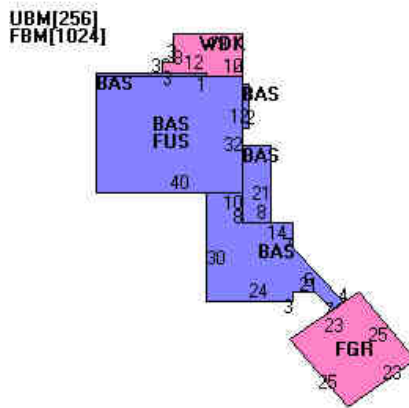
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average +
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Carpet
Heat Fuel	Oil
Heat 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)		Legend	
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

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 Category No

Land Line Valuation

Size (Acres) 2.01
Frontage
Depth
Assessed Value \$293,020
Appraised Value \$418,600

Outbuildings

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

Valuation History

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 / /

Acct# 003754

Owner BROWN KEITH O & PAMELA G

Assessment \$458,150

Appraisal \$654,500

PID 2580

Building Count 1

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
WILTON, CT 06897

Book & Page 0921/0192

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

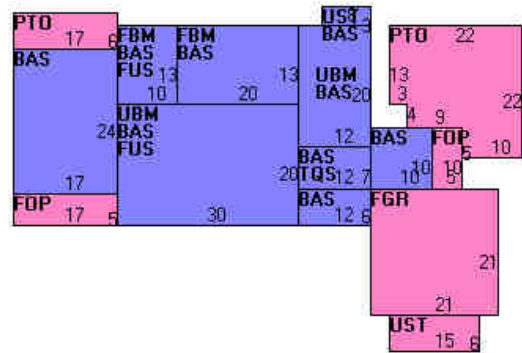
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	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)			Legend	
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

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 Category No

Land Line Valuation

Size (Acres) 2.4
Frontage
Depth
Assessed Value \$303,940
Appraised Value \$434,200

Outbuildings

Outbuildings

[Legend](#)

No Data for Outbuildings

Valuation History

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	Improvements	Land	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
WILTON, CT 06897

Book & Page 0595/0318

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

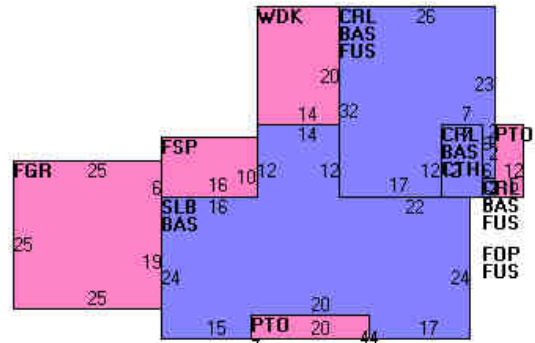
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	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.)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,156	2,156	
FUS	Upper Story, Finished	748	748	
CRL	Crawl Space	820	0	
CTH	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

Extra Features**Legend**

No Data for Extra Features

Land**Land Use**

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 04
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1
Frontage
Depth
Assessed Value \$265,370
Appraised Value \$379,100

Outbuildings**Outbuildings****Legend**

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			100 S.F.	\$800	1

Valuation History**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

Certificate

Address 28 FENWOOD LA
WILTON, CT 06897

Book & Page 0869/0272

Sale Date 10/18/1993

Instrument 00

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

Replacement Cost

Less Depreciation: \$148,500

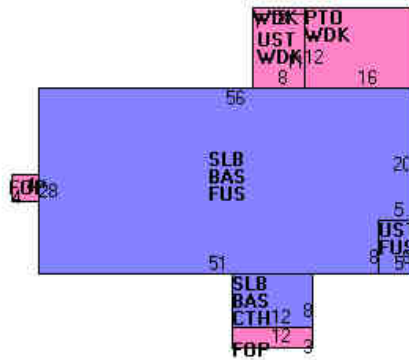
Building Attributes	
Field	Description
Style	High Ranch
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	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
CTH	Cathedral	96	0
FOP	Open Porch	52	0
PTO	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

Extra Features	Legend

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 04
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2
Frontage
Depth
Assessed Value \$278,110
Appraised Value \$397,300

Outbuildings

Outbuildings						Legend
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

Valuation History

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
WILTON, CT 06897

Book & Page 1901/0325

Sale Date 10/11/2006

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

Replacement Cost

Less Depreciation: \$341,700

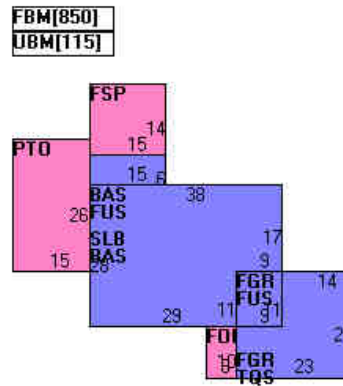
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average ++
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat 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\01\88.jpg)

Building Layout



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

Building Sub-Areas (sq ft)			Legend
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

Extra Features**Legend**

No Data for Extra Features

Land**Land Use**

Use Code 1-1
Description Residential
Zone R-1
Neighborhood 05
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1
Frontage
Depth
Assessed Value \$279,300
Appraised Value \$399,000

Outbuildings**Outbuildings****Legend**

No Data for Outbuildings

Valuation History**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 &

Co-Owner DENEPITIYA-BALICKI TIFFANY T

Address 178 GRUMMAN HILL RD
WILTON, CT 06897

Sale Price \$825,000

Certificate

Book & Page 2466/0583

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

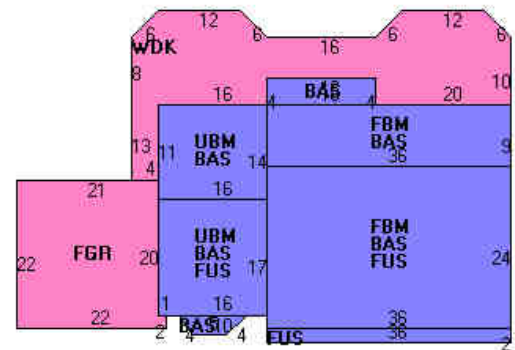
Living Area: 2,978
Replacement Cost: \$533,327
Building Percent Good: 84
Replacement Cost Less Depreciation: \$448,000

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.)

Building Sub-Areas (sq ft)			Legend	
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

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

Land

Land Use

Use Code 1-1
Description Residential
Zone R-1
Neighborhood 04
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1
Frontage
Depth
Assessed Value \$265,370
Appraised Value \$379,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
WHL2	Whirlpool Spa			1 UNITS	\$3,500	1

Valuation History

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

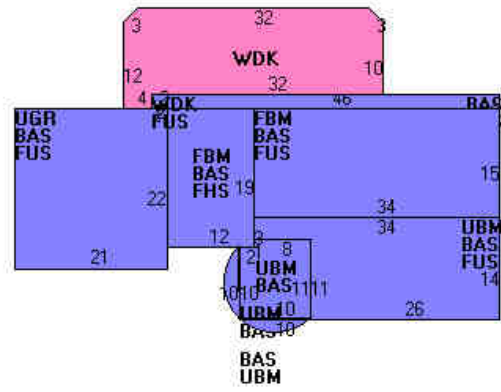
Living Area: 3,432
Replacement Cost: \$422,732
Building Percent Good: 74
Replacement Cost Less Depreciation: \$312,800

Building Attributes	
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)			Legend	
Code	Description	Gross Area	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

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

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 05
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.81
Frontage
Depth
Assessed Value \$275,100
Appraised Value \$393,000

Outbuildings

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

Valuation History

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 /

Acct# 006298

Owner CONNECTICUT STATE OF

Assessment \$534,310

Appraisal \$763,300

PID 5194

Building Count 1

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
Co-Owner
Address 450 CAPITOL AVE
HARTFORD, CT 06134

Sale Price \$0
Certificate
Book & Page 0049/0403
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
Replacement Cost: \$104,756
Building Percent Good: 78
Replacement Cost

Less Depreciation: \$81,700

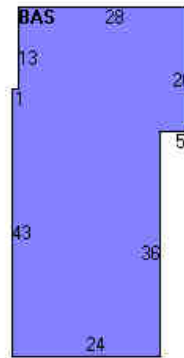
Building Attributes	
Field	Description
STYLE	Commercial
MODEL	Commercial
Grade	Average +10
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	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



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/5194_5194.)

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

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						Legend
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

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

Owner CIPRI LISA

Sale Price \$0

Co-Owner

Certificate

Address 30 FENWOOD LA
WILTON, CT 06897

Book & Page 2020/0187

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: 1997
Living Area: 2,765
Replacement Cost: \$418,385
Building Percent Good: 78
Replacement Cost Less Depreciation: \$326,300

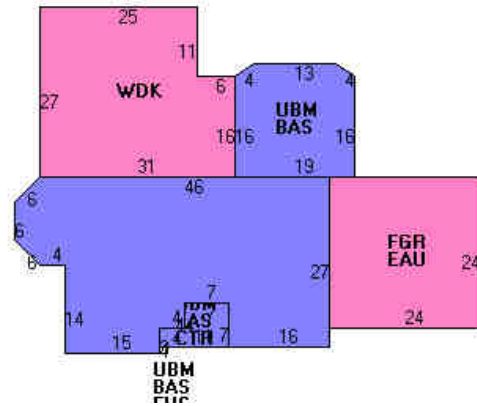
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average +
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Carpet
Interior Fir 2	
Heat Fuel	Oil
Heat Type:	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)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,581	1,581
FUS	Upper Story, Finished	1,184	1,184
CTH	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

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 04
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.05
Frontage
Depth
Assessed Value \$279,510
Appraised Value \$399,300

Outbuildings

Outbuildings						Legend
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

Valuation History

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
Co-Owner
Address 41 BITTERSWEET TR
WILTON, CT 06897

Sale Price \$158,000
Certificate
Book & Page 0326/0261
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: 1962
Living Area: 2,407
Replacement Cost: \$354,613
Building Percent Good: 66

Replacement Cost

Less Depreciation: \$234,000

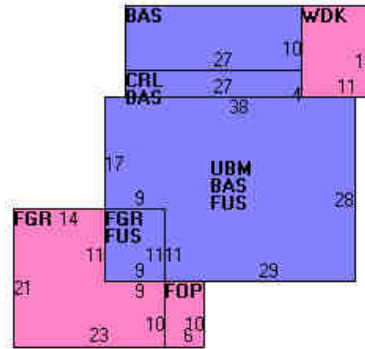
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average +
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	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



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4538_4538.)

Building Sub-Areas (sq ft)			Legend	
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

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1-1
Description Residential
Zone R-1
Neighborhood 05
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1
Frontage
Depth
Assessed Value \$279,300
Appraised Value \$399,000

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

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 /

Acct# 005352

Owner O'SULLIVAN TERENCE K & GINA

Assessment \$493,640

Appraisal \$705,200

PID 4530

Building Count 1

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
WILTON, CT 06897

Book & Page 1061/0155

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

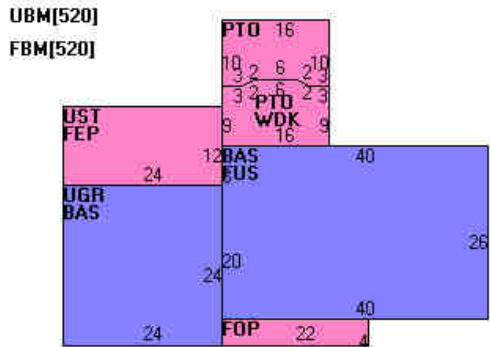
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat 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/\00\00\01/89.jpg>)

Building Layout



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

Building Sub-Areas (sq ft)			Legend	
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

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) 2.26
Frontage
Depth
Assessed Value \$294,140
Appraised Value \$420,200

Outbuildings

Outbuildings

Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			192 S.F.	\$2,700	1

Valuation History

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

Owner KIM FAYE

Sale Price \$0

Co-Owner

Certificate

Address 561 NOD HILL RD
WILTON, CT 06897

Book & Page 2430/0365

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: 1965
Living Area: 3,478
Replacement Cost: \$445,044
Building Percent Good: 76
Replacement Cost Less Depreciation: \$338,200

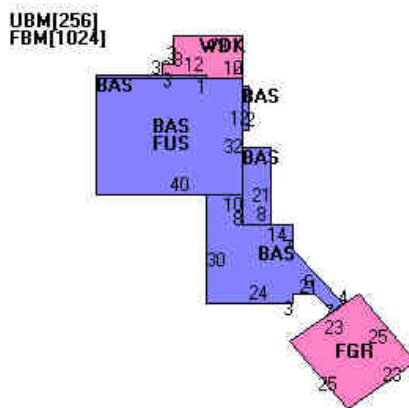
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average +
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Carpet
Heat Fuel	Oil
Heat 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)			Legend	
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

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 Category No

Land Line Valuation

Size (Acres) 2.01
Frontage
Depth
Assessed Value \$293,020
Appraised Value \$418,600

Outbuildings

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

Valuation History

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