

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
LEBRIJA CARLOS A & KATYA		1 Level		1 Paved		Description	Code	Appraised Value	Assessed Value
59 BORGLUM RD						RES LAND	1-1	418,200	292,740
WILTON, CT 06897						RES EXCES	1-2	40,000	28,000
Additional Owners:						DWELLING	1-3	1,167,500	817,250
SUPPLEMENTAL DATA									
Other ID: 5898, 3146.2		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes BAA-03-D#23							
Cencus Tract 453		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 6177					Total			1,625,700	1,137,990

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
LEBRIJA CARLOS A & KATYA		2491/0199	10/04/2018	U	I	0	QS	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
QUANTICAL LLC		2452/0297	07/21/2016	U	V	262,500	07	2018	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740
BORGLUM DAVID		0524/0200	12/31/1985	Q	I	0	00	2018	1-2	28,000	2018	1-2	28,000	2018	1-2	28,000
								2018	1-3	817,250	2018	1-3	817,250	2018	1-3	817,250
								Total:		1,137,990	Total:		1,137,990	Total:		1,137,990

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)	1,139,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	458,200
Special Land Value	0
Total Appraised Parcel Value	1,625,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,625,700

NOTES	
1-5FIX BTH; 1 XTRA SINK	
PDAS - UAT OVER FGR	

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	
17-139	05/01/2017		DWELLING	822,060		100		7/28/17 PERMIT CANCE	09/28/2018		1	SCS	13	Interior Only	
17-137	04/24/2017		DWELLING	715,315	09/24/2018	100	08/21/2018	CO#17-137	09/24/2018			SCS	52	Permit Ext. Only	
17-23	04/18/2017		RENOVATE STRUCT	50,000		100	07/28/2017	CO#17-23	01/05/2018			MI	51	Permit-Info Bldg	
									06/28/2017			PH	21	Field Review	
									06/16/2017			ES	72	Sale Two Visits - No Entry	

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc				
1	1-1	Residential	R-2				87,120	SF	4.80	1.0000	5	1.0000	1.00	05	1.00				1.00		418,200
1	1-2	Res Excess	R-2				1.00	AC	40,000.00	1.0000	0	1.0000	1.00	0.00					1.00		40,000

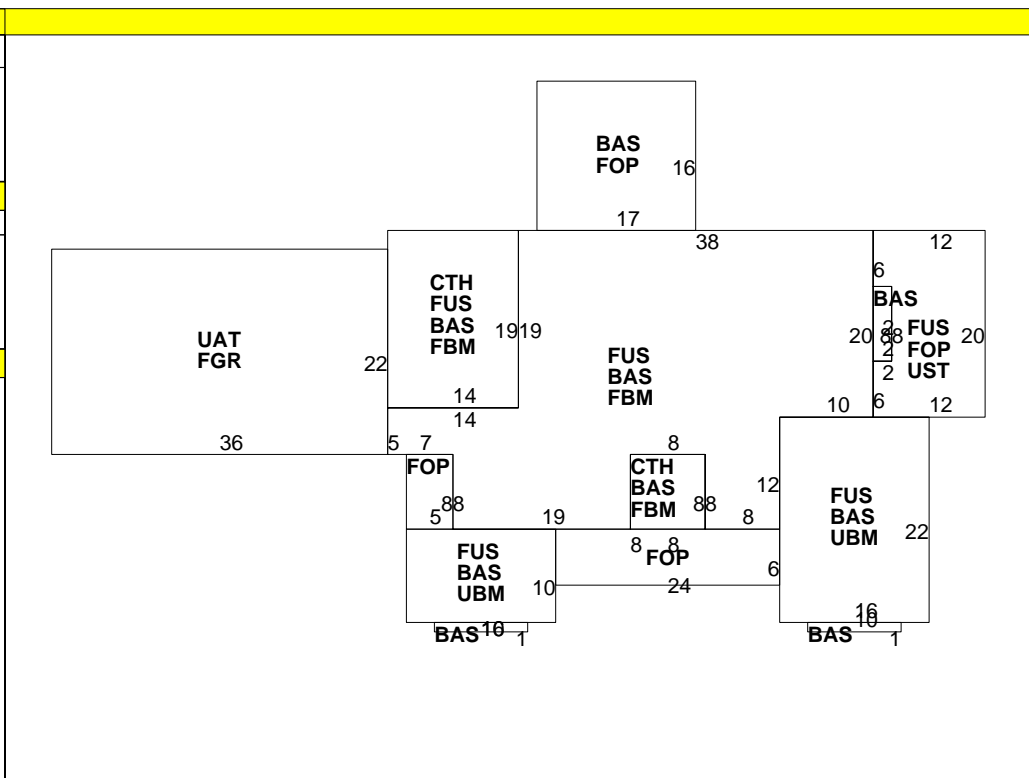
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	08		Excellent ++				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	10		Wood Shingle				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	12		Hardwood	Adj. Base Rate:			201.35
Interior Flr 2							
Heat Fuel	03		Gas-Propane	Replace Cost			1,139,862
Heat Type	04		Forced Air	AYB			2018
AC Type	03		Central	EYB			2017
Total Bedrooms	05		5 Bedrooms	Dep Code			A
Total Bthrms	5			Remodel Rating			
Total Half Baths	2			Year Remodeled			
Extra Fix				Dep %			0
Total Rooms	12			Functional Obslnc			0
Bath Style	02		Average	External Obslnc			0
Kitchen Style	02		Average	Cost Trend Factor			1
Elevator				Condition			
Fireplaces	2			% Complete			
Sauna				Overall % Cond			100
Spa/Jet Tub				Apprais Val			1,139,900
Whirlpool Tub				Dep % Ovr			0
Cath. Ceil	330			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
GEN	Generator			B	22	1.00	2017		1		100	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,308	2,308			464,724
CTH	Cathedral	0	330			0
FBM	Basement, Finished	0	1,488			104,905
FGR	Garage	0	792			55,775
FOP	Open Porch	0	680			27,384
FUS	Upper Story, Finished	2,160	2,160			434,924
UAT	Attic, Unfinished	0	792			15,907
UBM	Basement, Unfinished	0	512			20,538
UST	Utility, Storage, Unfinished	0	224			15,706
Ttl. Gross Liv/Lease Area:		4,468	9,286			1,139,862



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
LEBRIJA CARLOS A & KATYA		1 Level		1 Paved		Description	Code	Appraised Value	Assessed Value
59 BORGLUM RD						RES LAND	1-1	418,200	292,740
WILTON, CT 06897						RES EXCES	1-2	40,000	28,000
Additional Owners:						DWELLING	1-3	1,167,500	817,250
SUPPLEMENTAL DATA									
Other ID: 5898, 3146 2		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes BAA-03-D#23							
Cencus Tract 453		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 6177					Total			1,625,700	1,137,990

6161 WILTON, CT

VISION

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LEBRIJA CARLOS A & KATYA		2491/0199	10/04/2018	U	I	0	QS	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
QUANTICAL LLC		2452/0297	07/21/2016	U	V	262,500	07	2018	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740
BORGLUM DAVID		0524/0200	12/31/1985	Q	I	0	00	2018	1-2	28,000	2018	1-2	28,000	2018	1-2	28,000
								2018	1-3	817,250	2018	1-3	817,250	2018	1-3	817,250
								Total:		1,137,990	Total:		1,137,990	Total:		1,137,990

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

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ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	27,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	1,625,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,625,700

NOTES

STUDIO

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
									09/28/2018		1	SCS	13	Interior Only
									09/24/2018			SCS	52	Permit-Ext. Only
									01/05/2018			MI	51	Permit-Info Bldg
									06/28/2017			PH	21	Field Review
									06/16/2017			ES	72	Sale Two Visits - No Entry

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				
2	1-1	Residential					0 SF	0.00	1.0000		1.0000	1.00		0.00					.00		0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	36		Camp				
Model	01		Residential	# of Kitchens			
Grade	04		Average +				
Occupancy	1			MIXED USE			
Exterior Wall 1	08		Wood on Sheath	Code	Description	Percentage	
Exterior Wall 2				1-1	Residential	100	
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	10		Wood Shingle	Adj. Base Rate:		87.98	
Interior Wall 1	05		Drywall	Replace Cost		41,880	
Interior Wall 2				AYB		1945	
Interior Flr 1	09		Pine/Soft Wood	EYB		1983	
Interior Flr 2				Dep Code		A	
Heat Fuel	04		Electric	Remodel Rating			
Heat Type	07		Electr Basebrd	Year Remodeled			
AC Type	04		Unit/AC	Dep %		34	
Total Bedrooms	00			Functional Obslnc			
Total Bthrms	0			External Obslnc			
Total Half Baths	1			Cost Trend Factor			
Extra Fix				Condition			
Total Rooms	1			% Complete			
Bath Style	02		Average	Overall % Cond		66	
Kitchen Style				Apprais Val		27,600	
Elevator				Dep % Ovr		0	
Fireplaces				Dep Ovr Comment			
Sauna				Misc Imp Ovr		0	
Spa/Jet Tub				Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr		0	
Cath. Ceil				Cost to Cure Ovr Comment			

		BAS	
FCP	20	20	22
20		18	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	396	396			34,841	
FCP	Carpport	0	400			7,039	
Ttl. Gross Liv/Lease Area:		396	796			41,880	



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): CARLOS A & KATYA LEBRIJA

Property Owner will be represented by: SELF

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: CARLOS LEBRIJA

Address: 59 BORGLUM RD
WILTON, CT 06897

Phone: 203-434-6724

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 123

Lot: 21

Account #: 000498

Property Location: 59 BORGLUM RD

Property Type:

Residential:

Commercial:

Reason for Appeal:

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

PLEASE SEE ENCLOSED LETTER AND SUPPORTING MATERIALS

Appellant's estimate of Market Value as of October 1, 2017: \$1,343,500

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 940,450
(70% of market value)

Signature:

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

Signature

[Handwritten Signature]
CARLOS LEBRIJA Katya Lebrija

Date Signed

3/12/20
OWNER

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.

Carlos & Katya Lebrija
59 Borglum Road, Wilton CT 06897

March 12, 2020

TOWN OF WILTON, BOARD OF ASSESSMENT APPEALS

238 Danbury Road
Wilton, CT 06897

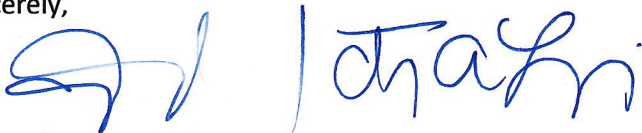
To all distinguished members of the Wilton Board of Assessment Appeals,

Please accept our enclosed appeal application, along with the following reasons for our appeal:

- Our home was built in 2018, so there are no prior sales that might have been useful in estimating the most probable price for the Oct 2017 revaluation of the Oct 2018 Grand List.
 - **We are enclosing a Comparative Market Analysis (CMA) for 2017 Property Sales in South Wilton**, prepared with the assistance of professional Realtor with 30+ years of experience, and which we believe is a fair CMA and supports our estimate of Market Value as of October 2017.
- Our property is subject to several condition factors, as shown in the enclosed survey, and which may not have been considered in the current appraisal:
 - **Water Lines Easement (SNEW, 30 ft wide)**: there are 3 underground Water Mains (12", 16" and 18" in diam.) owned by SNEW that go through the lower half of property.
 - **Electrical Easement (Eversource, 20 ft wide)**: there is an underground electrical installation to provide electrical service to the neighbors in the back (61 Borglum Rd), and which runs through the middle of the property, front to back.
 - **Right of way**: the property has a right of way at the entrance of the driveway (File # 197200000147, Book 167, Page 142 of Wilton Land Records), for the neighbors in the back (61 Borglum Rd).
 - **Flood Zone**: property is traversed in the back by the Belden Hill Brook, so approximately 9,500 square feet (~ .21 acres) of southern section of property are part of a FEMA designated Flood Zone.
 - **Wetlands**: wetlands exist in southwest and southeast corners of the property.
 - **Topography**: the lot consists of some flat areas, but also a few somewhat steep slopes.

Thank you for your consideration.

Sincerely,



Carlos & Katya Lebrija

59 Borglum Road, Wilton CT 06897

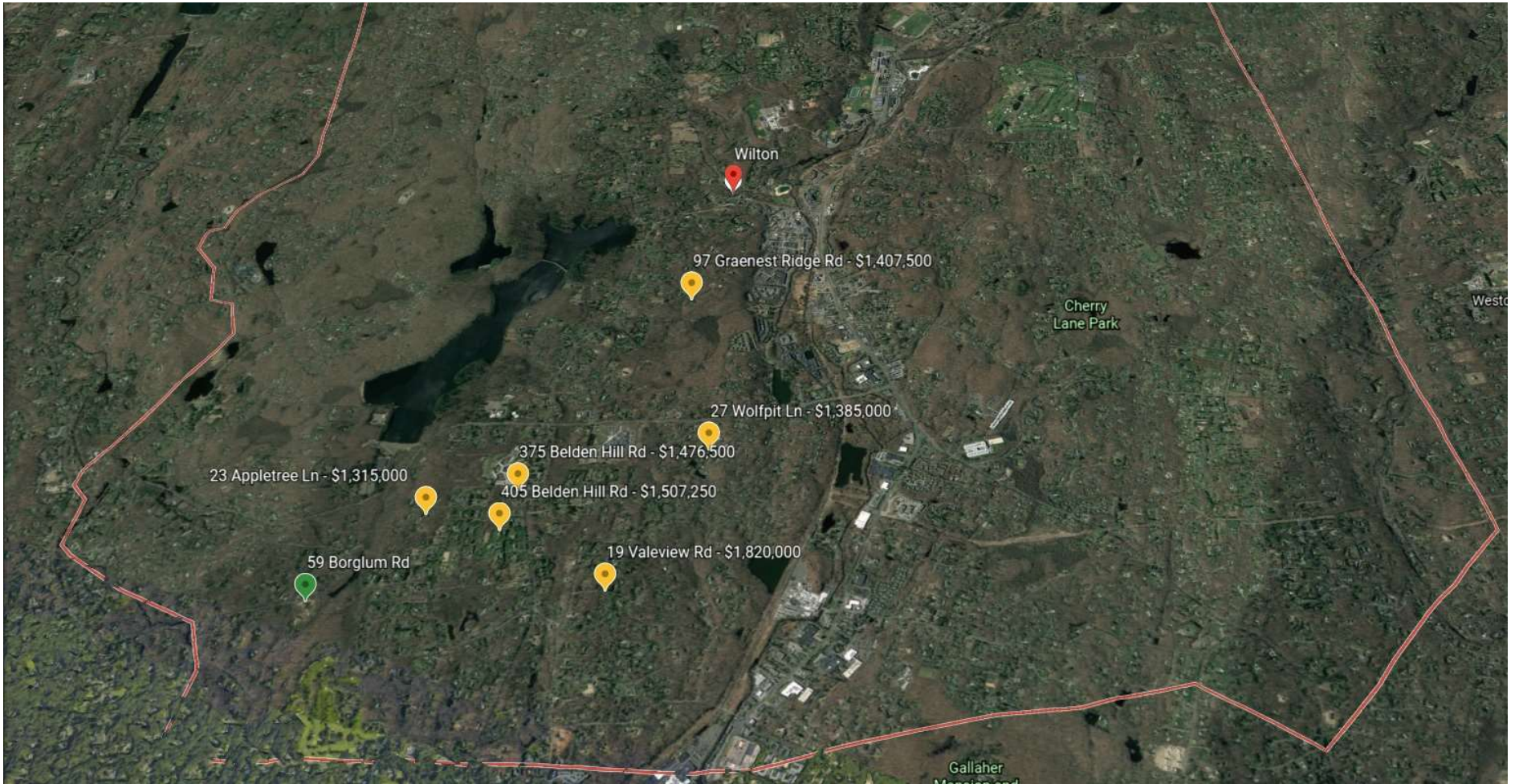
Comparative Market Analysis (CMA):
2017 sales of comparable properties in South Wilton

CMA provided by Professional Realtor.

Additional supporting materials included at the end of this presentation.

2017 Comparative Market Analysis for 59 Borglum Rd

Sales of South Wilton single family homes with Closing Price between \$1.3M and \$2M



COMPARABLE MARKET ANALYSIS - SUMMARY OF PROPERTIES SORTED BY 2017 SALE PRICE

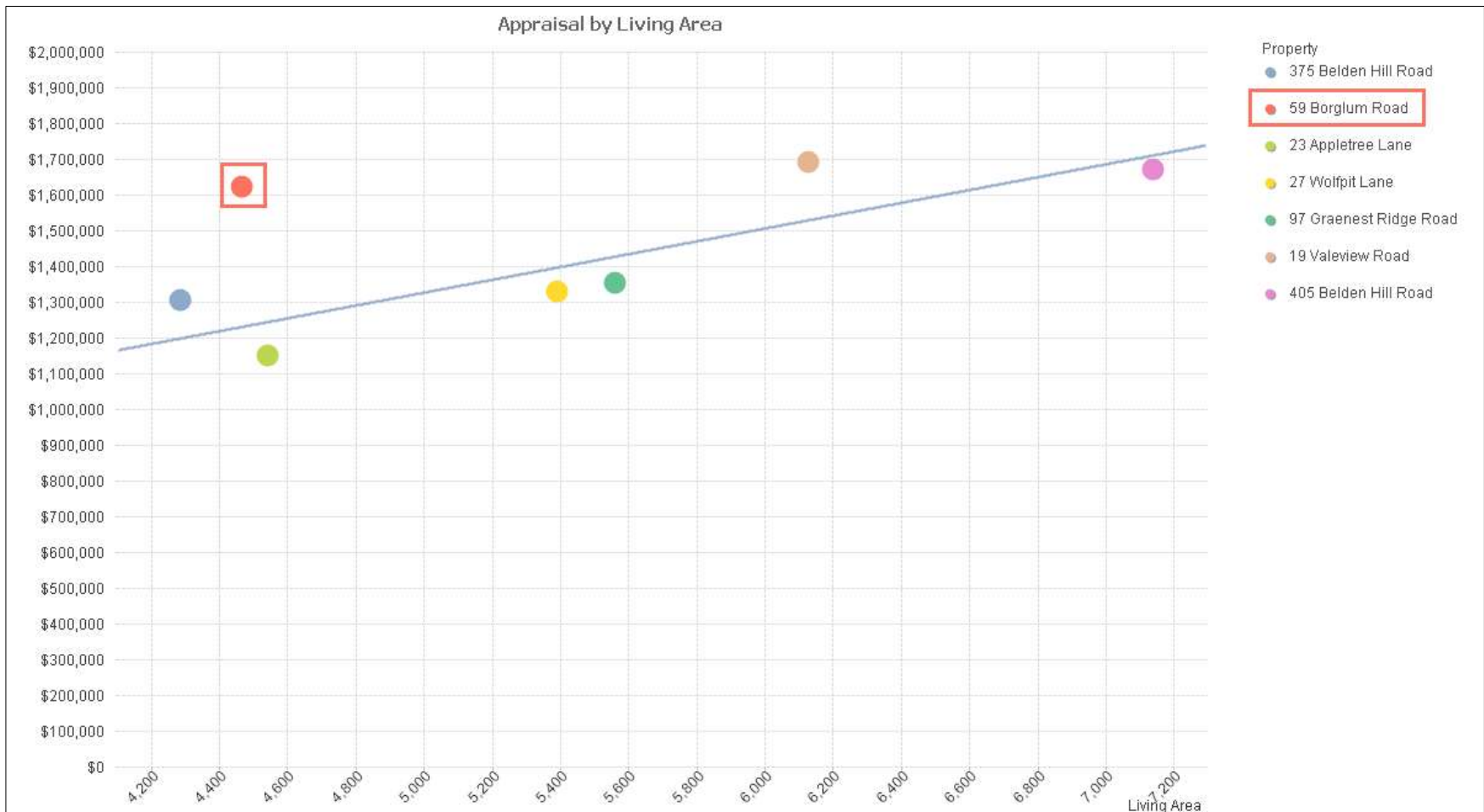
Comparable Properties	Sale Date	Style	Built	Grade (Town)	Rms	Beds	Baths	Fire pl.	Cars	Pool	Land (Town)	Gross Area (Town)	Living Area (Town)	2017 Sale Price	Current Town Appraisal	Current Town Assessment	Appraisal \$/SqFt	
23 Appletree Lane	8/4/2017	Colonial	1968	Average++	11	5	4 (3/1)	1	2	Yes	3.09	9,864	4,541	\$1,315,000	\$1,151,400	\$805,980	\$254	
27 Wolfpit Lane	6/26/2017	Colonial	2012	Excellent++	14	5	6 (5/1)	5	3	No	1.06	9,280	5,391	\$1,385,000	\$1,331,200	\$931,840	\$247	
97 Graenest Ridge Road	3/30/2017	Colonial	1993	Excellent++	11	4	5 (3/2)	2	2	No	2.08	11,509	5,560	\$1,407,500	\$1,355,800	\$949,060	\$244	
375 Belden Hill Road	1/13/2017	Colonial	1983	Excellent++	12	4	5 (3/2)	3	2	Yes	3.02	7,804	4,286	\$1,476,500	\$1,306,300	\$914,410	\$305	
405 Belden Hill Road	2/1/2017	Colonial	1998	Excellent++	14	6	9 (7/2)	4	3	Yes	2.98	13,162	7,139	\$1,507,250	\$1,671,100	\$1,169,770	\$234	
19 Valeview Road	10/19/2017	Colonial	1938	Excellent++	15	6	4 (6/0)	3	3	Yes	5.09	12,455	6,128	\$1,820,000	\$1,694,300	\$1,186,010	\$276	
Averages:												2.89	10,679	5,508	\$1,485,208	\$1,418,350	\$992,845	\$260
Medians:												3.00	10,687	5,476	\$1,442,000	\$1,343,500	\$940,450	\$250
Minimum:												1.06	7,804	4,286	\$1,315,000	\$1,151,400	\$805,980	\$234
Maximums:												5.09	13,162	7,139	\$1,820,000	\$1,694,300	\$1,186,010	\$305

Our Property																	
59 Borglum Road	n/a	Colonial	2018	Excellent++	12	5	7 (5/2)	2	3	No	3.00	9,286	4,468	n/a	\$1,625,700	\$1,137,990	\$364

Options for estimating our Appraisal Value:	Formula	Appraisal	Assessment	\$/SqFt
A) Use the Median \$/SqFt of all Comps =	Our Living Area x Median \$/SqFt (4,468 x \$250) =	\$1,118,087	\$782,661	\$250
B) Use the Average \$/SqFt of all Comps =	Our Living Area x Average \$/SqFt (4,468 x \$260) =	\$1,161,445	\$813,011	\$260
C) Use the Median Appraisal of all Comps =	Median of Current Appraisal for all Comps =	\$1,343,500	\$940,450	\$301
D) Use the Highest \$/SqFt of all Comps =	Our Living Area x Highest \$/SqFt (4,468 x \$305) =	\$1,361,771	\$953,239	\$305
E) Use the Average Appraisal of all Comps =	Average of Current Appraisal for all Comps =	\$1,418,350	\$992,845	\$317

	Appellant's Appraisal Estimate	Appellant's Assessment Estimate	\$/SqFt
We believe a fair value for our Appraisal is option C) above	\$1,343,500	\$940,450	\$301

Based on Living Area, the Appraisal for our home seems exceptionally high



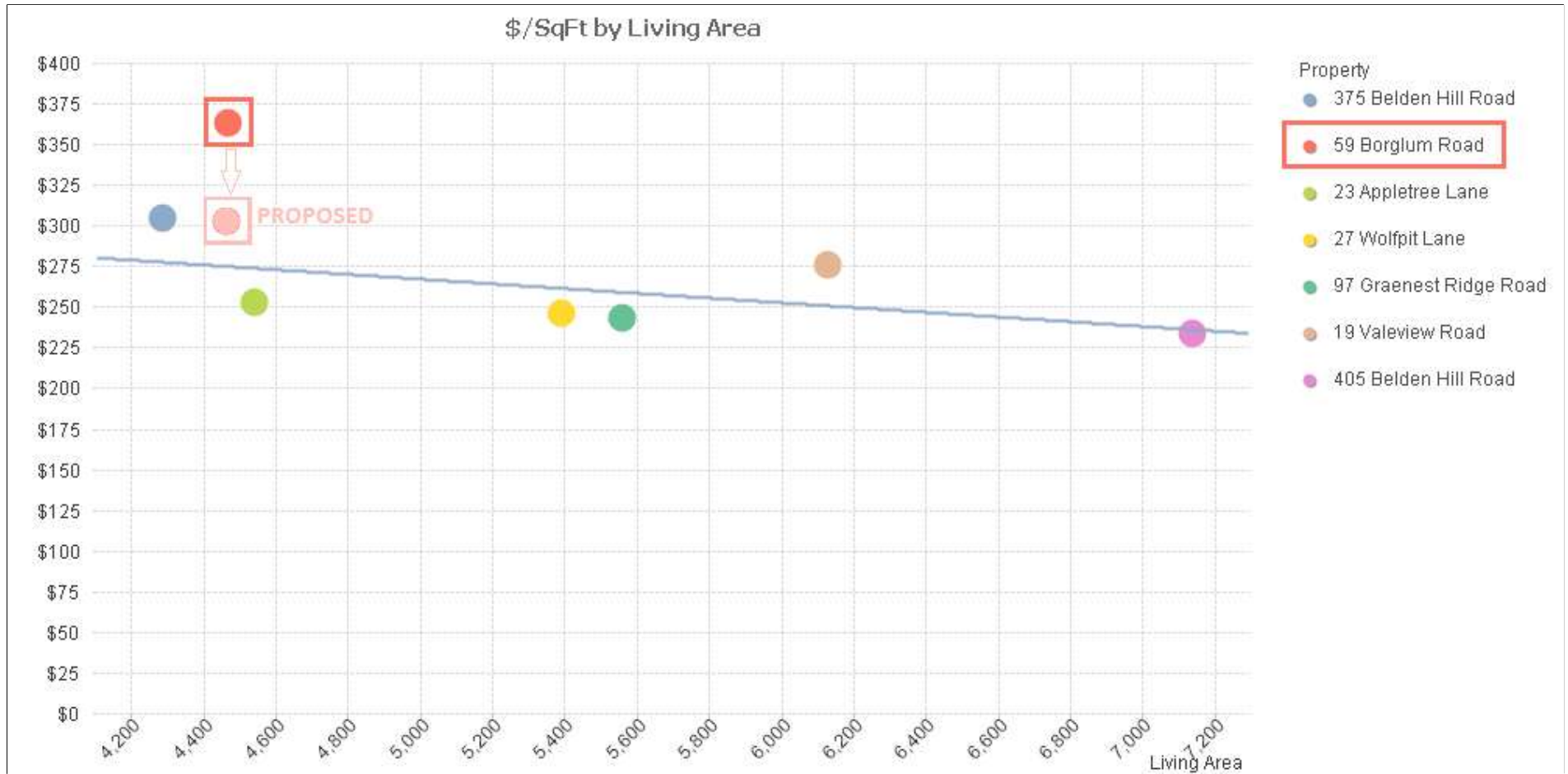
Our Appraisal Estimate shown below



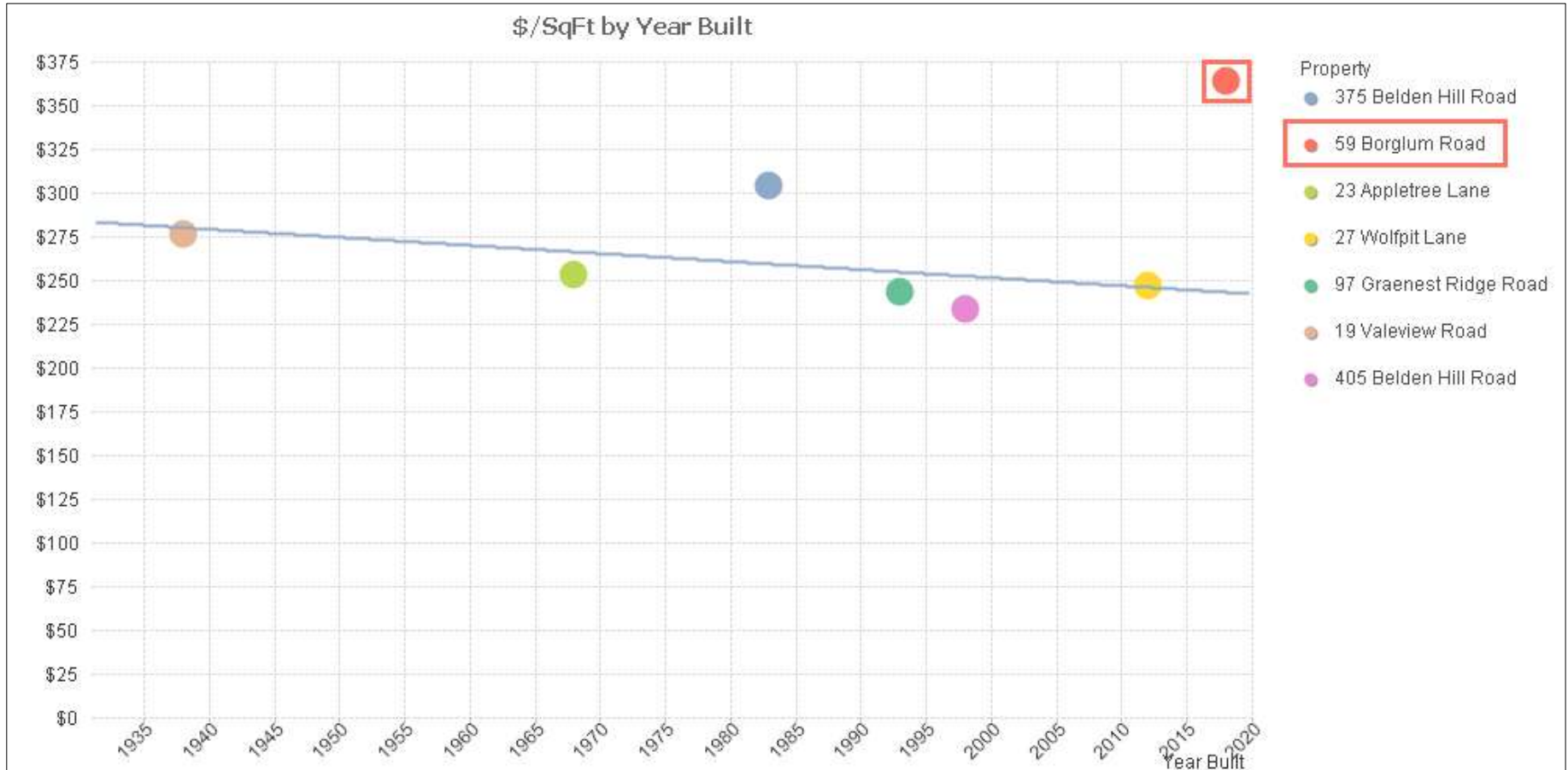
Likewise, the equivalent \$/SqFt for our home seems exceptionally high



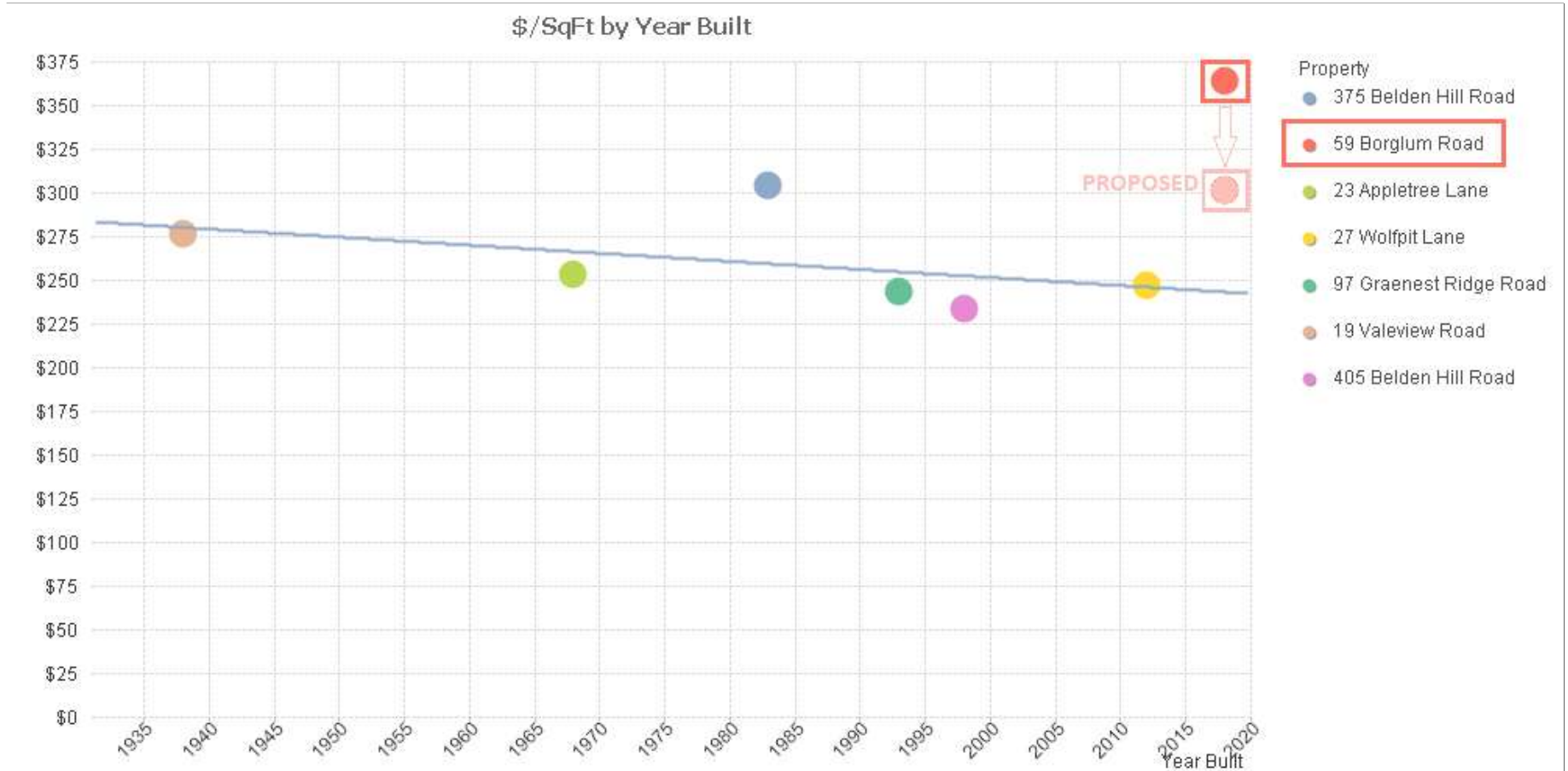
Our Appraisal Estimate shown below



\$/SqFt is not higher for newer homes



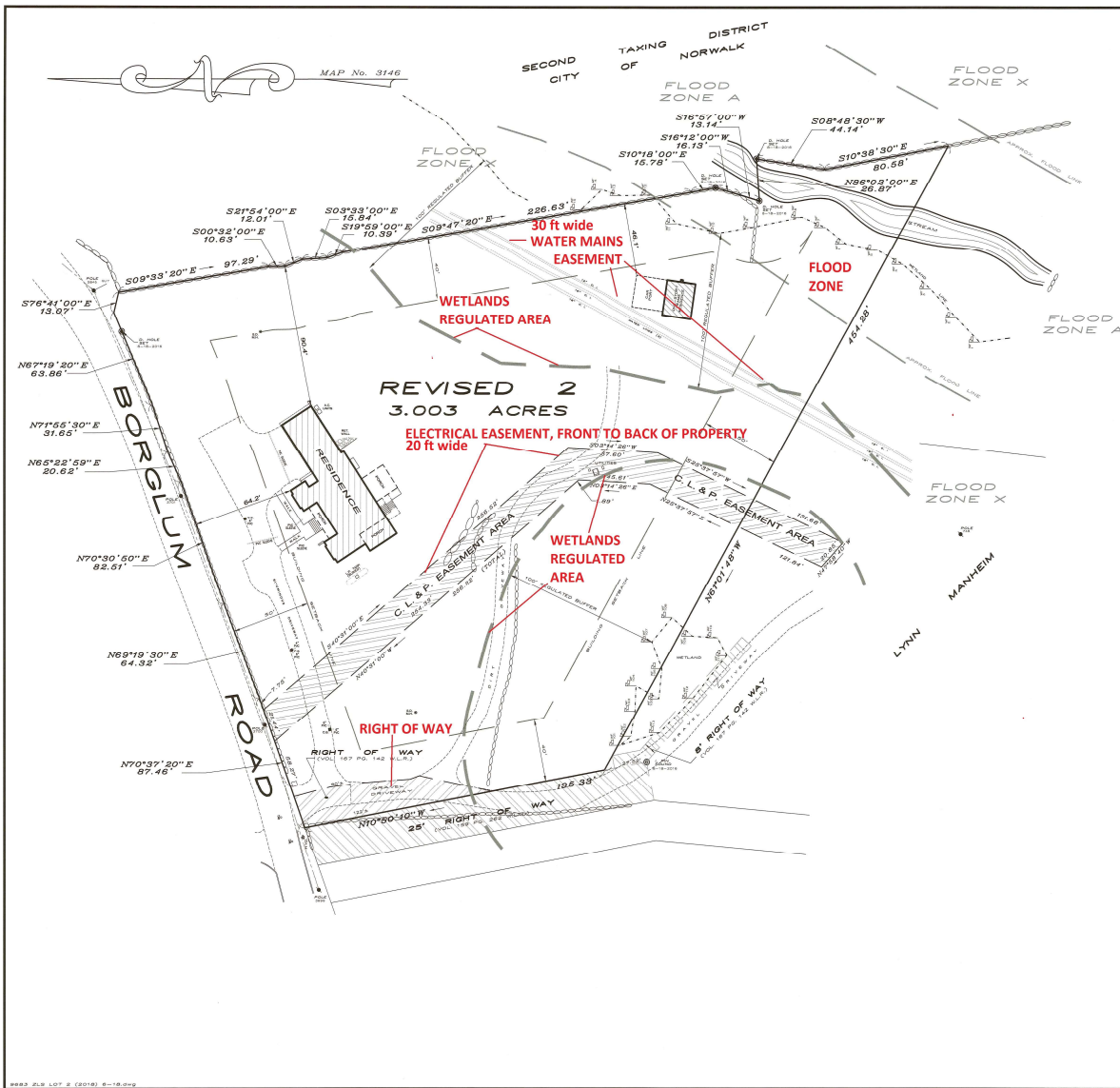
Our Appraisal Estimate shown below



59 Borglum Road, Wilton CT 06897

Property Condition Factors

Original Survey Prepared by Douglas R Faulds, Ryan and Faulds Land Surveyors



ZONING INFORMATION		
ITEM	REQUIRED/ PERMITTED	EXISTING
ZONE: R-2A RESIDENCE		
FRONT SETBACK:	30'	MIN. 33.2'
REAR:	20'	MIN. 31.0'
SIDE:	40'	MIN. 46.1'
LOT WIDTH:	200'	MIN. 272.1'
LOT AREA:	37,120 S.F.	MIN. 130,848 S.F.
BUILDING HEIGHT:	35'	MAX. 30.0'
NO. STORIES:	2.5	MAX. 2.5
LOT COVERAGE - BUILDING:	7% = 2,598 S.F.	MAX. 4,435 S.F. = 3.4%
LOT COVERAGE - SITE:	12% = 4,454 S.F.	MAX. 10,320 S.F. = 7.9%

NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300a-1 THROUGH 20-300b-20 OF THE REGULATIONS OF THE CONNECTICUT STATE SURVEYOR FOR THE SURVEY AND MAPS OF THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY REPRESENTED IS A LIMITED PROPERTY/BOUNDARY SURVEY. SURVEY IT IS INTENDED TO DETERMINE COMPLIANCE OR NON-COMPLIANCE WITH ZONING REGULATIONS WITH RESPECT TO THE IMPROVEMENTS DEPICTED HEREON.

HORIZONTAL ACCURACY STANDARD - CLASS A-2.

BOUNDARY DETERMINATION/OPINION IS BASED UPON A RESURVEY.

REFERENCE IS HEREBY MADE TO MAPS #2085, #3146, #2682 & #2688 OF THE WILTON LAND RECORDS.

PROPERTY LOCATED IN R-2A RESIDENCE ZONE.

REFERENCE IS MADE TO WARRANTY DEED DATED JULY 22, 2015 RECORDED IN VOLUME 622 AT PAGE 286 & 287 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO WARRANTY DEED RECORDED AUGUST 2, 2017 IN VOLUME 2476 AT PAGE 100 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO C.L. & P. EASEMENT AGREEMENT RECORDED APRIL 13, 2017 IN VOLUME 2470 AT PAGE 331 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO RIGHT OF WAY AGREEMENT DATED DECEMBER 28, 1971 RECORDED IN VOLUME 127 AT PAGE 142 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO RIGHT OF WAY SET FORTH IN DEED DATED SEPTEMBER 1, 1971 RECORDED IN VOLUME 129 AT PAGE 282 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO C.L. & P. EASEMENT AGREEMENT DATED MARCH 10, 1947 RECORDED IN VOLUME 66 AT PAGE 119 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO RESERVATION IN QUIT-CLAIM DATED MAY 31, 1936 RECORDED IN VOLUME 48 AT PAGE 437 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO WATER USE AGREEMENT DATED OCTOBER 18, 1999 RECORDED IN VOLUME 13 AT PAGE 448 OF THE WILTON LAND RECORDS.

PROPERTY LOCATED IN FLOOD ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAPS EFFECTIVE JUNE 18, 2015 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE IS MADE TO BRUNNICK #26868, PANEL #2007 P.

INLAND WETLAND LIMITS DELINEATED BY SOIL & WETLAND SCIENCE, LLC, NORWALK, CONNECTICUT. OTTO R. TRISALL, PROFESSIONAL SOIL SCIENTIST.

ALL MONUMENTATION, FOUND OR SET, DEPICTED HEREON.

SUBSURFACE WATER LINE LOCATIONS DELINEATED BY THE WATER DEPARTMENT OF THE SECOND TAXING DISTRICT OF THE CITY OF NORWALK.

ZONING INFORMATION
59 BORGLUM ROAD
PREPARED FOR
QUANTICAL, LLC
WILTON, CONNECTICUT

SCALE 1" = 30'

JUNE 18, 2018

Ryan and Faulds
LAND SURVEYORS | Architects & Nead Company
11 GRIMMAN HILL ROAD
WILTON, CT 06897
PH: (203) 763-8492 ryanfaulds.com

DRLE
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. NO. 132292

59 Borglum Road – Topography

Considerable slopes in the front, side and back of the property



59 Borglum Road, Wilton CT 06897

Professional Comparative Market Analysis:
Additional supporting materials

59 Borglum Rd
Our property



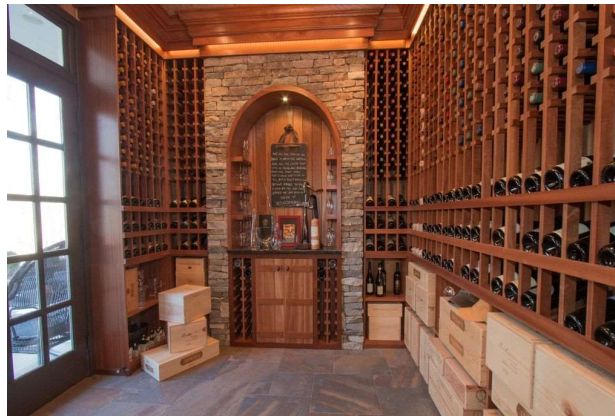
23 Appletree Ln – Sold Price \$1,315,000 (8/4/17)
Renovated throughout. Equestrian property.



27 Wolfpit Ln – Sold Price \$1,385,000 (6/26/17)
2012 Construction. High-quality craftsmanship.



97 Graenest Ridge Rd – Sold Price \$1,407,500 (3/30/17)
Renovated throughout. Featured in Wilton Magazine.



375 Belden Hill Rd – Sold Price \$1,476,500 (1/13/17)
Renovated throughout. Au Pair Suite.



405 Belden Hill Rd – Sold Price \$1,507,250 (2/01/17)
Renovated throughout. Au Pair Suite.



19 Valeview Rd – Sold Price \$1,820,000 (10/19/17)
Renovated throughout. In-Law / Au Pair Suite



Comparative Market Analysis/Summary

Prepared: February 22, 2020 @12:08 PM

Presented By: Jane Ready

Single Family Sale

Closed Properties

<u>MLS#</u>	<u>Address</u>	<u>Town</u>	<u>Rooms</u>	<u>Beds</u>	<u>Baths</u>	<u>SFABvG</u>	<u>Acres</u>	<u>Closed</u>	<u>\$/SqFt</u>	<u>List Price</u>	<u>Sold Price</u>	<u>CDOM</u>	<u>%/OLP</u>
99181780	23 Appletree Ln	Wilton	11	5	4(3/1)	4,551	3.09	08/04/17	\$288.95	\$1,350,000	\$1,315,000	77	91 %
99179650	27 Wolfpit Ln	Wilton	14	5	6(5/1)	7,391	1.06	06/26/17	\$187.39	\$1,499,000	\$1,385,000	322	92 %
99173402	97 Graenest Ridge Rd	Wilton	11	4	5(3/2)	5,560	2.08	03/30/17	\$253.15	\$1,425,000	\$1,407,500	29	99 %
99156209	375 Belden Hill Rd	Wilton	12	4	5(3/2)	3,819	3.02	01/13/17	\$386.62	\$1,545,000	\$1,476,500	65	93 %
99152869	405 Belden Hill Rd	Wilton	14	6	9(7/2)	7,139	2.98	02/01/17	\$211.13	\$1,595,000	\$1,507,250	179	75 %
99170627	19 Valeview Rd	Wilton	15	6	6(6/0)	6,128	5.08	10/19/17	\$297.00	\$1,949,000	\$1,820,000	554	83 %

SFABvG = Listing Agent values. May not match Living Area values per Town Field Cards

Closed Listing Count: 6

Averages:	5,765	2.89	\$270.71	\$1,560,500	\$1,485,208	204	95 %
Medians:	5,884	3.00	\$271.05	\$1,522,000	\$1,442,000	128	95 %

Property Type is one of 'Single Family Sale', 'Residential Rental', 'Condo/Co-Op Sale' Withhold from MLS is no Current Price is 1300000 to 2000000 Status is 'Closed' Status Search Date is 01/01/2017 to

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23 Appletree Lane, Wilton, CT 06897

MLS#: **99181780** DOM: **77** Status: **Closed**
Single Family For Sale Neighborhood: **Silvermine**
 Property Information: **Horse Property**

Closed Price: **\$1,315,000**
 List Price: **\$1,350,000**
 Tax Parcel#: **1927912**

School Information

Elem: **Miller-Driscoll** Intern: **Cider Mill** Middle: **Middlebrook** High: **Wilton**

Year Built: **1968** New Construction: **No** Acres: **3.09**
 Estimated heated: above grade **4,551** and below grade **800**; total **5,351**
 Property Tax: **\$21,068** Assessed Value: **\$758,660** Mil Rate: **27.77**

Style: **Colonial** Rooms: **11** Bedrms: **5** Bathrms: **3 Full & 1 Half**
 Fireplaces: **1**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Built-Ins, Hardwood Floor
Dining Room	Main		Hardwood Floor
Sun Room	Main		9 ft+ Ceilings, Balcony/Deck, French Doors, Hardwood Floor, Vaulted Ceiling, Wood Stove
Kitchen	Main		Breakfast Bar, Dining Area, French Doors, Hardwood Floor, Pantry
Family Room	Main		Fireplace, Hardwood Floor
Master Bedroom	Upper		Full Bath, Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Rec/Play Room	Main		Hardwood Floor
Additional Rooms:	Breezeway, Laundry Room, Mud Room		
Laundry Location:	Upper		

Features

Appliances Incl.: **Cook Top, Dishwasher, Refrigerator, Wall Oven**
 Interior Features: **Audio System, Security System**
 Energy Features: **Storm Doors, Thermopane Windows, Ridge Vents**
 Attic: **Has Attic - Pull-Down Stairs** Basement Desc.: **Full, Interior Access, Walk-out**
 Exterior Features: **Barn, Cabana, Deck, Gutters, Hot Tub, Lighting, Paddock, Patio, Shed**
 Garage & Parking: **2 Car, Attached Garage, Off Street Parking**
 Lot Description: **On Cul-De-Sac, Level Lot, Some Wetlands, Treed** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable** Swimming Pool: **Has Pool**
 Assoc. Amenities: **Health Club, Medical Facilities, Park, Playground/Tot Lot, Tennis Courts**
 Nearby Amenities: **Health Club, Library, Medical Facilities, Park, Playground/Tot Lot, Public Transportation, Shopping/Mall, Tennis Courts**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:

Utility Information

Hot Water System: Est. Annual Heating Cost:
 Heat Type: **Hot Air, Zoned, Fueled By: Oil** Fuel Tank Location: **In Basement**
 Cooling: **Central Air, Zoned** Radon Mitigation: Air **No**, Water **No**
 Water & Sewer Service: **Private Well, Sewage System: Septic**

Public Remarks

Exceptional equestrian property in South Wilton. Minutes to Merritt and I95. Beautifully updated featuring gourmet kitchen with butler's pantry, new bathrooms, spacious open feel all freshly painted. Three stall barn with tack room, paddock and riding ring. Living Room, Sunroom, Family Room with Fireplace, Dining Room and separate dining area adjacent to the Kitchen. Master with full bath. Flexible floor plan. Inground salt water pool with patio and level, landscaped, picturesque yard with cul-de-sac neighborhood. Guest/in-law area, second floor study area, lower level media room, mudroom entry with laundry. Backyard deck extends the length of the home for great outdoor entertaining. Oversized garage and Updated mechanicals.

Listing Contract, Showing \$ Compensation Information

Listing Date: **05/10/17** Closed Date: **08/04/17** Expiration Date: Date Available: **Negotiable**
 Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **3.00 % of sale price**
 Showing Inst: **Call/text 203-644-5055**
 Directions: **Belden Hill to Highfield to Appletree** Lockbox: **SMLS Compatible Elec.**

Listing & Selling Agent/Broker Information

List Agent: **Susan C. Resch (jresch)** Lic.#: **RES.0753417** (203) 644-5055 susanresch@aol.com
 List Office: **William Raveis Wilton (K2081)** (203) 762-8300
 Sale Agent: **Jeanette Dryburgh and Associates (jeandry)** Lic.#: (203) 246-1168 jeanette@ct-realestate.com
 Sale Office: **WILLIAM RAVEIS (RAVE101)** (203) 227-4343



27 Wolfpit Lane, Wilton, CT 06897

MLS#: **99179650** DOM: **61** Status: **Closed**
Single Family For Sale Neighborhood: **N/A**

Closed Price: **\$1,385,000**
 List Price: **\$1,499,000**
 Tax Parcel#: **1926839**

School Information

Elem: **Miller-Driscoll** Intern: **Cider Mill** Middle: **Middlebrook** High: **Wilton**

Year Built: **2012** New Construction: **No** Acres: **1.06**

Estimated heated: above grade **7,391**; total **7,391**

Property Tax: **\$30,895** Assessed Value: **\$1,130,150** Mil Rate: **27.33**

Style: **Colonial** Rooms: **14** Bedrms: **5** Bathrms: **5 Full & 1 Half**
 Fireplaces: **5**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	15 x 16	Gas Log Fireplace, Hardwood Floor
Office	Main	15 x 14	Gas Log Fireplace, Hardwood Floor
Dining Room	Main	15 x 18	Hardwood Floor
Family Room	Main	17 x 19	Fireplace, Hardwood Floor
Kitchen	Main	29 x 17	Granite Counters, Hardwood Floor, Wet Bar
Master Bedroom	Upper	18 x 19	Fireplace, Hardwood Floor
Bedroom	Upper	13 x 13	Hardwood Floor
Bedroom	Upper	13 x 13	Hardwood Floor
Bedroom	Upper	15 x 12	Hardwood Floor
Bedroom	Upper	12 x 17	Hardwood Floor
Other	Upper		Hardwood Floor
Rec/Play Room	Lower	18 x 19	Fireplace, Hardwood Floor
Media Room	Lower	28 x 17	Hardwood Floor
Additional Rooms:	Exercise Room, Foyer, Laundry Room, Mud Room		
Laundry Location:	upper		

Features

Appliances Incl.: **Dishwasher, Microwave, Oven/Range, Refrigerator**
 Interior Features: **Security System**
 Energy Features: **Thermopane Windows**
 Attic: **No Attic** Basement Desc.: **Fully Finished, Full, Walk-out**
 Exterior Features: **Deck, Patio**
 Garage & Parking: **3 Car, Attached Garage**
 Lot Description: **On Cul-De-Sac, Sloping Lot** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable** Swimming Pool: **No Pool**
 Assoc. Amenities: **Golf Course, Health Club**
 Nearby Amenities: **Golf Course, Health Club, Library**
 The following Items are not included in this sale: **Washer, dryer, living room chandler and dining room chandler.**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:

Utility Information

Hot Water System Est. Annual Heating Cost:
 Heat Type: **Hot Air, Zoned**, Fueled By: **Propane** Fuel Tank Location: **Non Applicable**
 Cooling: **Central Air, Zoned** Radon Mitigation: Air **No**, Water **No**
 Water & Sewer Service: **Public Water Connected**, Sewage System: **Septic**
 Public Remarks

This exquisite 2012 construction is finished with high quality craftsmanship and attention detail. With over 7000 square feet of finished living space, this 5 bed 5.5 bath home, has all of today's modern luxuries. The four finished floors of living space, is highlighted with detailed millwork, gourmet kitchen, luxury baths and generous room sizes. Located at the end of a quiet lane and close to schools, this south Wilton home is convenient for today's busy lifestyle. Features include, full gym, media room and large custom designed walk in closet.

Confidential Agent to Agent Remarks

Please ask agent about Walk in Closet. The 7391 SF includes the walk out lower level and finished 3rd floor. Washer, dryer, living and dining room chandeliers excluded.

Listing Contract, Showing \$ Compensation Information

Listing Date: **03/31/17** Closed Date: **06/26/17** Expiration Date: Date Available: **flexible**
 Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2.50 % of sale price**
 Showing Inst: **Text/call LB for Conf appt. 24 hours notice appreciated.**
 Directions: **Wolfpit road to Wolfpit lane** Lockbox: **SMLS Compatible Elec.**

Listing & Selling Agent/Broker Information



97 Graenest Ridge Road, Wilton, CT 06897

MLS#: [99173402](#) DOM: **29** Status: **Closed**
Single Family For Sale Neighborhood: **N/A**

Closed Price: **\$1,407,500**
 List Price: **\$1,425,000**
 Tax Parcel#: [1926927](#)

School Information

Elem: **Miller-Driscoll** Intern: **Cider Mill** Middle: **Middlebrook** High: **Wilton**
 Year Built: **1993** New Construction: **No** Acres: **2.08**
 Estimated heated: above grade **5,560**; total **5,560**
 Property Tax: **\$27,394** Assessed Value: **\$1,001,980** Mil Rate: **27.34**
 Style: **Colonial** Rooms: **11** Bedrms: **4** Bathrms: **3 Full & 2 Half**
 Fireplaces: **2**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Fireplace, Hardwood Floor
Dining Room	Main		Hardwood Floor
Eat-In Kitchen	Main		Breakfast Bar, Breakfast Nook, Hardwood Floor
MBR Suite	Upper		Full Bath, Hardwood Floor, Walk-In Closet
Study	Upper		Hardwood Floor
Bedroom	Upper		Balcony/Deck, Full Bath, Hardwood Floor
Bedroom	Upper		Full Bath, Hardwood Floor
Bedroom	Upper		
Additional Rooms:	Bonus Room, Foyer, Laundry Room, Mud Room, Sitting Room, Wine Cellar		
Laundry Location:	First		

Features

Appliances Incl.: **Cook Top, Dishwasher, Microwave, Refrigerator, Wall Oven**
 Interior Features: **Security System**
 Attic: **Has Attic - Storage Space** Basement Desc.: **Full, Interior Access, Storage**
 Exterior Features: **French Doors, Gutters, Lighting, Porch**
 Garage & Parking: **2 Car, Attached Garage**
 Lot Description: **On Cul-De-Sac, Level Lot, Sloping Lot, Treed** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable** Swimming Pool: **No Pool**
 Assoc. Amenities: **Golf Course, Medical Facilities, Park, Playground/Tot Lot, Tennis Courts**
 Nearby Amenities: **Golf Course, Library, Medical Facilities, Park, Playground/Tot Lot, Public Transportation, Shopping/Mall, Tennis Courts**
 The following Items are not included in this sale: **See addendum for exclusions and inclusions**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:

Utility Information

Hot Water System Est. Annual Heating Cost:
 Heat Type: **Hot Air, Zoned, Fueled By: Oil** Fuel Tank Location: **Above Ground**
 Cooling: **Central Air, Zoned** Radon Mitigation: Air **Yes**, Water **Unknown**
 Water & Sewer Service: **Private Well, Sewage System: Septic**

Public Remarks

Featured in Wilton Magazine this chic completely renovated home is both striking and supremely comfortable. Front to back foyer leads to living room, family room both with fireplaces, kitchen with breakfast bar, dining area plus an impressive 800-bottle wine room adjacent to the inviting dining room. The upper level has a master suite with separate sitting room with balcony and full bath. There are 3 additional bedrooms plus a convenient den for reading, computers or just relaxing. This home is conveniently located on impressive high sited property, privately located at the end of a South Wilton cul-de-sac. The neutral color scheme is relaxing, clean and timeless combined with extreme quality upgrades. A true GEM

Listing Contract, Showing \$ Compensation Information

Listing Date: **02/08/17** Closed Date: **03/30/17** Expiration Date: Date Available: **Negotiable**
 Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2.25 % of sale price**
 Showing Inst: **Call or text for appointment 203-858-2722 leave message, then use EKB...DO NOT USE**
SHOW TIME
 Directions: **Wolf pit R-Belden Hill/R-Belden Hill Lane which continues to Graenest Ridge/End of cul-de sac House on Right** Lockbox: **SMLS Compatible Elec**

Listing & Selling Agent/Broker Information

List Agent: **J. Fisher (K1359)** Lic.#: **RES.0227250** (203) 858-0749 jfisher@wpsir.com
 List Office: **William Pitt Sothebys Wilton (K2082)** (203) 762-0103
 Sale Agent: **Michele Ferguson Nichols (6825)** Lic.#: **RES.0768286** (203) 434-3713 michele.fergusonnichols@elliman.com
 Sale Office: **Douglas Elliman of Connecticut (DECT130)** (203) 622-4900



375 Belden Hill Road, Wilton, CT 06897

MLS#: [99156209](#) DOM: **65** Status: **Closed**
Single Family For Sale Neighborhood: **N/A**

Closed Price: **\$1,476,500**
 List Price: **\$1,545,000**
 Tax Parcel#: [1927959](#)

School Information

Elem: **Miller-Driscoll** Intern: **Cider Mill** Middle: **Middlebrook** High: **Wilton**
 Year Built: **1983** New Construction: **No** Acres: **3.02**
 Estimated heated: above grade **3,819** and below grade **917**; total **4,736**
 Property Tax: **\$22,411** Assessed Value: **\$819,700** Mil Rate: **27.34**
 Style: **Colonial, Saltbox** Rooms: **12** Bedrms: **4** Bathrms: **3 Full & 2 Half**
 Fireplaces: **3**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Eat-In Kitchen	Main		Dining Area, Hardwood Floor
Family Room	Main		Fireplace, Hardwood Floor
Office	Main		Built-Ins, Fireplace, Hardwood Floor
Living Room	Main		Fireplace, Hardwood Floor, Wet Bar
Rec/Play Room	Lower		
Studio Apt	Upper		Breakfast Bar, Full Bath, Hardwood Floor, Tile Floor
Additional Rooms:	Foyer, Laundry Room, Mud Room		
Laundry Location:	2nd floor		

Features

Appliances Incl.: **Cook Top, Dishwasher, Dryer, Icemaker, Microwave, Oven/Range, Refrigerator, Washer**
 Interior Features: **Audio System, Security System**
 Energy Features: **Generator, Storm Windows, Thermopane Windows**
 Attic: **Has Attic - Finished, Heated** Basement Desc.: **Cooled, Fully Finished, Full, Heated, Liveable Space, Storage**
 Exterior Features: **French Doors, Grill, Gutters, Hot Tub, Lighting, Patio, Underground Sprinkler, Terrace**
 Garage & Parking: **2 Car, Attached Garage, Driveway, Paved**
 Lot Description: **Corner Lot, Level Lot, Treed, Fence - Partial, Fence - Stone** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable** Swimming Pool: **Has Pool**
 Assoc. Amenities: **Golf Course, Medical Facilities, Park, Playground/Tot Lot**
 Nearby Amenities: **Golf Course, Library, Medical Facilities, Park, Playground/Tot Lot**
 The following Items are not included in this sale: **Dining Room Chandelier and Upstairs & Downstairs Foyer Window Treatments**
 Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:

Utility Information

Hot Water System Est. Annual Heating Cost:
 Heat Type: **Zoned, Fueled By: Oil** Fuel Tank Location: **Above Ground**
 Cooling: **Central Air, Zoned**
 Water & Sewer Service: **Public Water Connected, Sewage System: Septic**
 Public Remarks

Gracious saltbox colonial with loads of curb appeal. 4 BR, 3 full, 2 half baths in main house; studio/pool house with kitchenette & full bath over garage. Newly updated kitchen w/quartzite countertops, Viking stove, Subzero & Bosch dishwasher. Newly renovated marble baths; 3 FP; MBR w/custom built-ins; elegant office. Finished LL recreation room w/half bath, workout, pantry & wine storage. Magnificent backyard oasis w/bluestone patio, in-ground pool/spa, built-in Lynx grill, stone fire pit, speaker system, putting green, treehouse & BB court. Town water, AC, sprinkler system, security system and generator....plus so much more. Excellent commuter location in South Wilton. Minutes to Merritt, I-95 and Sono train station. Award Winning schools.

Confidential Agent to Agent Remarks

Easy to show. This house has it all, its exactly what your discerning buyers are looking for!

Listing Contract, Showing \$ Compensation Information

Listing Date: **09/08/16** Closed Date: **01/13/17** Expiration Date: Date Available: **immediate**
 Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2.50 % of sale price**
 Compensation Notes: **Call List Broker For Bonus Info.**
 Showing Inst: **Please text homeowner, Annette (203) 984-5749 for confirmed showing.**
 Directions: **Route 106 to Belden Hill Road, #375 on the right on the corner of Highfield Road.** Lockbox: **SMLS Compatible Elec.**
 Listing & Selling Agent/Broker Information

List Agent: [Nancy Budd \(18158\)](#) Lic.#: **RES.0794584** (203) 984-8922 nancy.budd@raveis.com
 List Office: [William Raveis Wilton \(K2081\)](#) (203) 762-8300

Sale Agent: [Nancy Budd \(18158\)](#) Lic.#: **RES.0794584** (203) 984-8922 nancy.budd@raveis.com
 Sale Office: [William Raveis Wilton \(K2081\)](#) (203) 762-8300



405 Belden Hill Road, Wilton, CT 06897

MLS#: [99152869](#) DOM: **179** Status: **Closed**
Single Family For Sale Neighborhood: **N/A**

Closed Price: **\$1,507,250**
 List Price: **\$1,595,000**
 Tax Parcel#: [1927953](#)

School Information

Elem: **Miller-Driscoll** Intern: **Cider Mill** Middle: **Middlebrook** High: **Wilton**

Year Built: **1998** New Construction: **No** Acres: **2.98**

Estimated heated: above grade **7,139** and below grade **1,997**; total **9,136**

Property Tax: **\$41,230** Assessed Value: **\$1,508,220** Mil Rate: **27.34**

Style: **Colonial** Rooms: **14** Bedrms: **6** Bathrms: **7 Full & 2 Half**
 Fireplaces: **4**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		9 ft+ Ceilings, Built-Ins, Fireplace, Hardwood Floor
Formal Din. Rm.	Main		9 ft+ Ceilings, Hardwood Floor
Library	Main		9 ft+ Ceilings, Built-Ins, Hardwood Floor
Family Room	Main		Fireplace, Hardwood Floor, Vaulted Ceiling, Wet Bar
Eat-In Kitchen	Main		9 ft+ Ceilings, Dining Area, Hardwood Floor
Bedroom	Main		9 ft+ Ceilings, Full Bath, Hardwood Floor
MBR Suite	Upper		Fireplace, Hardwood Floor, Vaulted Ceiling, Walk-In Closet
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor
Bedroom	Upper		Full Bath, Hardwood Floor, Vaulted Ceiling
Rec/Play Room	Lower		Full Bath, Fireplace

Additional Rooms: **Bonus Room, Foyer, Laundry Room, Mud Room, Staff Quarters, Wine Cellar**
 Laundry Location: **Second**

Features

Appliances Incl.: **Compactor, Cook Top, Dishwasher, Dryer, Refrigerator, Wall Oven, Washer**
 Interior Features: **Security System**
 Energy Features: **Thermopane Windows**
 Attic: **Has Attic - Finished, Heated, Walk-up** Basement Desc.: **Fully Finished, Full, Heated, Liveable Space, Storage, Walk-out**
 Exterior Features: **Gutters, Lighting, Patio, Shed**
 Garage & Parking: **3 Car, Attached Garage**
 Lot Description: **Level Lot, Sloping Lot, Fence - Full** In Flood Zone:
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable** Swimming Pool: **Has Pool**
 Assoc. Amenities: **Golf Course, Health Club, Park, Playground/Tot Lot, Tennis Courts**
 Nearby Amenities: **Golf Course, Health Club, Library, Park, Playground/Tot Lot, Public Transportation, Shopping/Mall, Tennis Courts**
 The following Items are not included in this sale: **See Addendum**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:

Utility Information

Hot Water System Est. Annual Heating Cost:
 Heat Type: **Hot Air, Zoned, Fueled By: Oil, Propane** Fuel Tank Location: **In Basement**
 Cooling: **Central Air, Zoned** Radon Mitigation: Air **Unknown**, Water **Unknown**
 Water & Sewer Service: **Public Water Connected, Sewage System: Septic**
 Public Remarks

Incredible opportunity to own this significant home and stunning property with inground pool and graceful landscaping. Seller interested and motivated for an expeditious closing and offering the buyer this incredible home at an awesome price Many improvements including completely. painted, floors refinished and baths renovated. The alluring South Wilton location combined with the desirable commute to all means of transportation is a definite desire of many buyers. There are 5 en suites on the second floor and an au pair bedroom & bath on the first floor. Total sqft includes a finished attic. In addition there is 1997 sqft in the walkout finished lower level with full bath and fireplace. ALSO FOR RENT FOR 7900 SEE AGENT REMARKS

Confidential Agent to Agent Remarks

SUBSTANCIAL REDUCTION. SELLER ALSO OFFERING \$25,000 BONUS TO THE SELLING AGENT PLUS TWO AIRLINE TICKETS WITH A VALUE OF \$5000 IF SALE IS COMPLETED BY END OF YEAR

Listing Contract, Showing \$ Compensation Information

Listing Date: **07/14/16** Closed Date: **02/01/17** Expiration Date: Date Available: **Immediate**
 Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2.50 % of sale price**
 Compensation Notes: **Call List Broker For Bonus Info. Call List Broker For Addtl Commission info.**
 Showing Inst: **CLA for appointment 203-858-0749 Need instructions for entering DO NOT USE SHOW TIME**
INSTRUCTIONS



19 Valeview Road, Wilton, CT 06897

MLS#: [99170627](#) DOM: **254** Status: **Closed**

Single Family For Sale Neighborhood: **N/A**

Property Information: **Horse Property**

Closed Price: **\$1,820,000**

List Price: **\$1,949,000**

Tax Parcel#: [1927398](#)

School Information

Elem: **Miller-Driscoll** Interm: **Cider Mill** Middle: **Middlebrook** High: **Wilton**

Year Built: **1938** New Construction: **No** Acres: **5.08**

Estimated heated: above grade **6,128** and below grade **644**; total **6,772**

Property Tax: **\$36,874** Assessed Value: **\$1,337,000** Mil Rate: **27.77**

Style: **Colonial, Georgian Colonial** Rooms: **15** Bedrms: **6** Bathrms: **6 Full**
Fireplaces: **3**

Potential Short Sale: **No**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Bay/Bow Window, Fireplace, French Doors, Hardwood Floor
Formal Din. Rm.	Main		French Doors, Hardwood Floor
Eat-In Kitchen	Main		Breakfast Nook, Built-Ins, French Doors, Hardwood Floor, Pantry
Family Room	Main		Built-Ins, Full Bath, Fireplace, French Doors, Hardwood Floor, Wet Bar
Library	Main		Built-Ins, Hardwood Floor
Bedroom	Main		Hardwood Floor
MBR Suite	Upper		Balcony/Deck, Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Upper		Full Bath, Hardwood Floor
Bedroom	Upper		Full Bath, Hardwood Floor
Bedroom	Upper		Hardwood Floor, Wall/Wall Carpet
Office	Upper		Hardwood Floor, Wall/Wall Carpet
Living Room	Upper		Wall/Wall Carpet
Bedroom	Upper		Wall/Wall Carpet

Additional Rooms: **Bonus Room, Breezeway, Foyer, Laundry Room, Mud Room, Staff Quarters**

Laundry Location: **Second Floor** Has In-Law Apart: **Yes**
Features

Appliances Incl.: **Counter Grill, Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer**

Interior Features: **Security System**

Attic: **Has Attic - Pull-Down Stairs** Basement Desc.: **Interior Access, Partially Finished, Storage, Sump Pump**

Exterior Features: **Awnings, Balcony, Grill, Gutters, Lighting, Patio, Shed, Underground Sprinkler, Terrace**

Garage & Parking: **3 Car, Attached Garage, Paved**

Lot Description: **On Cul-De-Sac, Level Lot, Treed, Fence - Partial, Fence - Stone**

In Flood Zone:

Waterfront Feat.: **Not Direct Waterfront - Not Applicable**

Swimming Pool: **Has Pool**

Assoc. Amenities: **Health Club, Medical Facilities, Park, Playground/Tot Lot, Tennis Courts**

Nearby Amenities: **Health Club, Library, Medical Facilities, Park, Playground/Tot Lot, Public Transportation, Tennis Courts**

Home Owners Association Information

Home Owner's Association: **No**

Association Fee:

Fee Payable:

Utility Information

Hot Water System

Heat Type: **Hot Air, Zoned, Fueled By: Oil**

Est. Annual Heating Cost:

Cooling: **Central Air, Zoned**

Fuel Tank Location: **In Basement**

Water & Sewer Service: **Private Well, Sewage System: Septic**

Radon Mitigation: Air, Water **No**

Public Remarks

Privacy in South Wilton! Down a scenic drive....set on over 5 acres, this Georgian Colonial was designed by a NYC architect as his summer residence in 1938. The 6 bedroom home has been carefully restored - maintaining it's charm and craftsmanship. Inside, the front foyer sweeps into rooms with a view of the expansive lawn and gardens. Details include crown mouldings & coffered ceilings. The chef's kitchen boasts updated custom cabinets, a Bertazzoni prof gas range, sub-zero and more. Most rooms offer built-ins & hardwood floors. The private grounds have mature trees, stone walls & a secluded pool w/ spa and waterfall. The brick garden patio offers an outdoor grill & fire pit. Legal Guest Apt or In-Law Suite. This property could easily support a barn and horses. CHECK OUT NEW AERIAL VIDEO!! Easy to drive to NYC, under 60 miles. Minutes to Wilton village and schools. **Please note: this property is ideal for horses - build the barn/paddock of your dreams. Additional acreage available to those desiring 2 more acres!**

Confidential Agent to Agent Remarks

Agents - Motivated seller. CHECK OUT NEW VIDEO!!

Listing Contract, Showing \$ Compensation Information

Listing Date: **01/14/17** Closed Date: **10/19/17** Expiration Date: Date Available: **Neg**

Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **3.00 % of sale price**

Showing Inst: **Call/Text LA to show.. Need confirmed appt. Dori 203-858-5107**

Directions: **SOUTH WILTON! Belden Hill to Old Belden Hill to Range to Valeview. OR Rte 7 to Wolfpit to Range to Valeview.**

Lockbox: **None**

Listing & Selling Agent/Broker Information

23 APPLETREE LA

Location 23 APPLETREE LA

Mblu 111 / 10 /

Acct# 002054

Owner MALAY TIMOTHY M & MEGAN A

Assessment \$805,980

Appraisal \$1,151,400

PID 5658

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$669,600	\$481,800	\$1,151,400

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$468,720	\$337,260	\$805,980

Owner of Record

Owner MALAY TIMOTHY M & MEGAN A
Co-Owner
Address 23 APPLETREE LA
WILTON, CT 06897

Sale Price \$1,315,000
Certificate
Book & Page 2478/0216
Sale Date 08/04/2017
Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MALAY TIMOTHY M & MEGAN A	\$1,315,000		2478/0216	SW	08/04/2017
WAUGH RAYMOND G H JR &	\$421,800		0851/0162	00	07/01/1993

Building Information

Building 1 : Section 1

Year Built: 1968
Living Area: 4,541
Replacement Cost: \$676,570
Building Percent Good: 86
Replacement Cost
Less Depreciation: \$581,900

Building Attributes

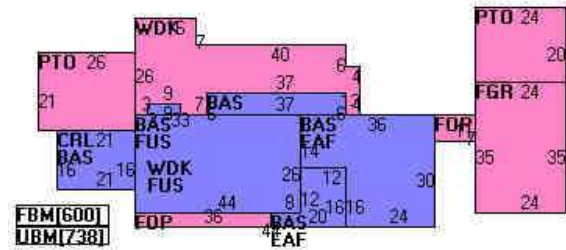
Field	Description
Style	Colonial
Model	Residential
Grade:	Average ++
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Wood on Sheath
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Extra Fix	
Total Rooms:	11 Rooms
Bath Style:	Remodeled
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\90\14.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/5658_5658.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,814	2,814	
FUS	Upper Story, Finished	1,171	1,171	
EAF	Attic, Expansion, Finished	1,112	556	
CRL	Crawl Space	336	0	
FBM	Basement, Finished	600	0	
FGR	Garage	840	0	
FOP	Open Porch	221	0	
PTO	Patio	1,026	0	
UBM	Basement, Unfinished	738	0	
WDK	Wood Deck	1,006	0	
		9,864	4,541	

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
GEN	Generator	11 UNITS	\$0	1

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 06
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 3.09
Frontage
Depth
Assessed Value \$337,260
Appraised Value \$481,800

Outbuildings

Outbuildings

Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			108 S.F.	\$1,900	1
SPL3	Pool IG Gunite			918 S.F.	\$33,000	1
SHD1	Shed			324 S.F.	\$5,800	1
PAT1	Patio			476 S.F.	\$3,900	1
WHL2	Whirlpool Spa			1 UNITS	\$2,100	1
STBF	Stable w lft F			960 S.F.	\$41,000	1

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$669,600	\$481,800	\$1,151,400
2018	\$669,600	\$481,800	\$1,151,400
2018	\$669,600	\$481,800	\$1,151,400

Assessment

Valuation Year	Improvements	Land	Total
2018	\$468,720	\$337,260	\$805,980
2018	\$468,720	\$337,260	\$805,980
2018	\$468,720	\$337,260	\$805,980

27 WOLFPIT LA

Location 27 WOLFPIT LA

Mblu 85 / 94 / 1

Acct# 000333

Owner WENTZEL JAN HERCULES &

Assessment \$931,840

Appraisal \$1,331,200

PID 4579

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$987,600	\$343,600	\$1,331,200

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$691,320	\$240,520	\$931,840

Owner of Record

Owner	WENTZEL JAN HERCULES &	Sale Price	\$1,385,000
Co-Owner	WENTZEL MADELEINE JOHANNA	Certificate	
Address	27 WOLFPIT LA WILTON, CT 06897	Book & Page	2475/0317
		Sale Date	06/27/2017
		Instrument	SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WENTZEL JAN HERCULES &	\$1,385,000		2475/0317	SW	06/27/2017
PIETERSEN CHRISTOPHER J &	\$0		2352/0189	QS	10/21/2013
PIETERSEN CHRISTOPHER J	\$1,575,000		2352/ 068	WD	10/21/2013
PETTIT JOSEPH	\$450,000		2085/0244	WD	10/26/2009
BELL FREDDIE ANN EST OF	\$0		2042/0058	PO	03/19/2009

Building Information

Building 1 : Section 1

Year Built: 2012
Living Area: 5,391

Building Photo

Replacement Cost: \$1,039,611

Building Percent Good: 95

Replacement Cost

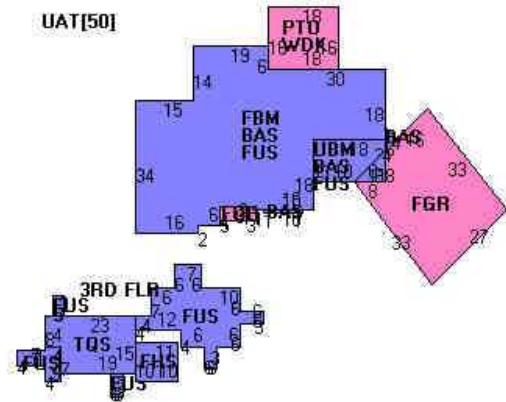
Less Depreciation: \$987,600

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent +
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	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5
Total Half Baths:	1
Extra Fix	
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	5
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	



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Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4579_4579.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,788	2,788
BAS	First Floor	2,272	2,272
TQS	Three Quarter Story	317	254
FHS	Half Story, Finished	110	77
FBM	Basement, Finished	2,086	0
FGR	Garage	880	0
FOP	Open Porch	35	0
PTO	Patio	288	0
UAT	Attic, Unfinished	50	0
UBM	Basement, Unfinished	166	0
WDK	Wood Deck	288	0
		9,280	5,391

Extra Features

Extra Features	Legend
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No Data for Extra Features

Land

Land Use

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

Land Line Valuation

Size (Acres) 1.06
Frontage
Depth
Assessed Value \$240,520
Appraised Value \$343,600

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$987,600	\$343,600	\$1,331,200
2018	\$987,600	\$343,600	\$1,331,200
2018	\$987,600	\$343,600	\$1,331,200

Assessment

Valuation Year	Improvements	Land	Total
2018	\$691,320	\$240,520	\$931,840
2018	\$691,320	\$240,520	\$931,840
2018	\$691,320	\$240,520	\$931,840

97 GRAENEST RIDGE RD

Location 97 GRAENEST RIDGE RD

Mblu 87 / 7 / 1 /

Acct# 070720

Owner STANTON WESLEY & NATALIE

Assessment \$949,060

Appraisal \$1,355,800

PID 4667

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$871,700	\$484,100	\$1,355,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$610,190	\$338,870	\$949,060

Owner of Record

Owner STANTON WESLEY & NATALIE
Co-Owner
Address 97 GRAENEST RIDGE RD
WILTON, CT 06897

Sale Price \$1,407,500
Certificate
Book & Page 2470/0043
Sale Date 04/03/2017
Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STANTON WESLEY & NATALIE	\$1,407,500		2470/0043	SW	04/03/2017
LAFOND CHRISTOPHER	\$1,360,000		2340/0175	WD	07/31/2013
WALSH THOMAS JOSEPH III & DENISE	\$0		0806/0103	00	09/21/1992

Building Information

Building 1 : Section 1

Year Built: 1993
Living Area: 5,560
Replacement Cost: \$964,623
Building Percent Good: 90

Replacement Cost

Less Depreciation: \$868,200

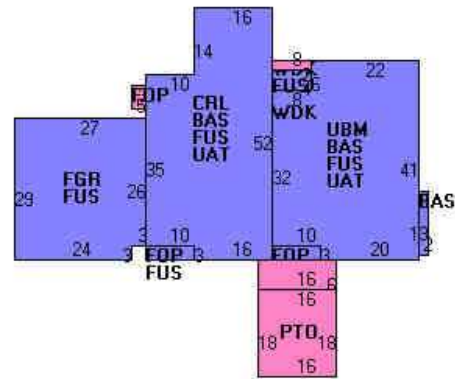
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent +
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type: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

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\03\98.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/4667_4667.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	3,200	3,200
BAS	First Floor	2,360	2,360
CRL	Crawl Space	1,182	0
FGR	Garage	774	0
FOP	Open Porch	171	0
PTO	Patio	288	0
UAT	Attic, Unfinished	2,334	0
UBM	Basement, Unfinished	1,152	0
WDK	Wood Deck	48	0
		11,509	5,560

Extra Features

Extra Features	Legend
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No Data for Extra Features

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 07
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 2.08
Frontage
Depth
Assessed Value \$338,870
Appraised Value \$484,100

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio			640 S.F.	\$3,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$871,700	\$484,100	\$1,355,800
2018	\$871,700	\$484,100	\$1,355,800
2018	\$871,700	\$484,100	\$1,355,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$610,190	\$338,870	\$949,060
2018	\$610,190	\$338,870	\$949,060
2018	\$610,190	\$338,870	\$949,060

375 BELDEN HILL RD

Location 375 BELDEN HILL RD

Mblu 111 / 42 / 1 /

Acct# 001367

Owner BRINDLEY SAMUEL C &

Assessment \$914,410

Appraisal \$1,306,300

PID 5705

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$868,200	\$438,100	\$1,306,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$607,740	\$306,670	\$914,410

Owner of Record

Owner	BRINDLEY SAMUEL C &	Sale Price	\$1,476,500
Co-Owner	BRINDLEY REBECCA N	Certificate	
Address	375 BELDEN HILL RD WILTON, CT 06897	Book & Page	2465/0369
		Sale Date	01/13/2017
		Instrument	SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRINDLEY SAMUEL C &	\$1,476,500		2465/0369	SW	01/13/2017
SCARRETTA ANNETTE M	\$0		2061/0190	QC	06/15/2009
SCIARRETTA ANNETTE M	\$0		2061/0190	QC	06/15/2009
SCIARRETTA LOUIS JR & ANNETTE M	\$1,300,000		1546/0019	WD	05/16/2003
HAMEL ALDONA M TRUSTEE ALDONA M	\$0		1212/0286	00	02/28/2000

Building Information

Building 1 : Section 1

Year Built: 1983
Living Area: 4,286

Building Photo

Replacement Cost: \$891,822

Building Percent Good: 94

Replacement Cost

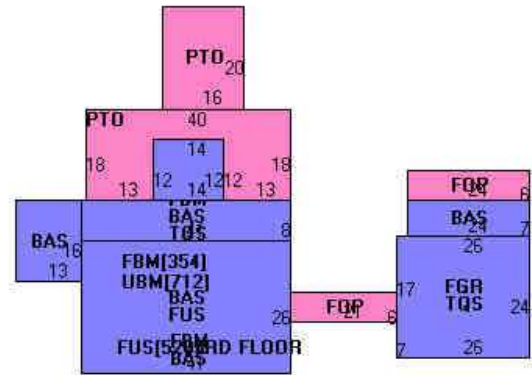
Less Depreciation: \$838,300

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent +
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	2
Extra Fix	
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Remodeled
Elevator	
Fireplaces	2
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	



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Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/5705_5705.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,938	1,938
FUS	Upper Story, Finished	1,586	1,586
TQS	Three Quarter Story	952	762
FBM	Basement, Finished	850	0
FGR	Garage	624	0
FOP	Open Porch	270	0
PTO	Patio	872	0
UBM	Basement, Unfinished	712	0
		7,804	4,286

Extra Features

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

Land**Land Use**

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

Land Line Valuation

Size (Acres) 3.02
Frontage
Depth
Assessed Value \$306,670
Appraised Value \$438,100

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL3	Pool IG Gunite			722 S.F.	\$21,700	1
PAT1	Patio			500 S.F.	\$3,400	1
PAT1	Patio			484 S.F.	\$2,200	1
WHL2	Whirlpool Spa			1 UNITS	\$2,600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$868,200	\$438,100	\$1,306,300
2018	\$868,200	\$438,100	\$1,306,300
2018	\$868,200	\$438,100	\$1,306,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$607,740	\$306,670	\$914,410
2018	\$607,740	\$306,670	\$914,410
2018	\$607,740	\$306,670	\$914,410

405 BELDEN HILL RD

Location 405 BELDEN HILL RD

Mblu 111 / 40/5 /

Acct# 074118

Owner BLUM LEONARD & LORI

Assessment \$1,169,770

Appraisal \$1,671,100

PID 5699

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,289,800	\$381,300	\$1,671,100

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$902,860	\$266,910	\$1,169,770

Owner of Record

Owner BLUM LEONARD & LORI
Co-Owner
Address 405 BELDEN HILL RD
WILTON, CT 06897

Sale Price \$1,507,250
Certificate
Book & Page 2467/0109
Sale Date 02/03/2017
Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BLUM LEONARD & LORI	\$1,507,250		2467/0109	SW	02/03/2017
DARNALL THEODORE & VICKI	\$1,731,000		1120/0210	00	08/25/1998
ROSSI ENTERPRISES LLC	\$0		1074/0057	00	12/19/1997
ROSSI ENTERPRISES LLC	\$407,500		1030/0141	00	03/03/1997
TROFA CONSTRUCTION	\$750,000		1006/0005	00	08/30/1996

Building Information

Building 1 : Section 1

Year Built: 1998
Living Area: 7,139

Building Photo

Replacement Cost: \$1,437,239

Building Percent Good: 88

Replacement Cost

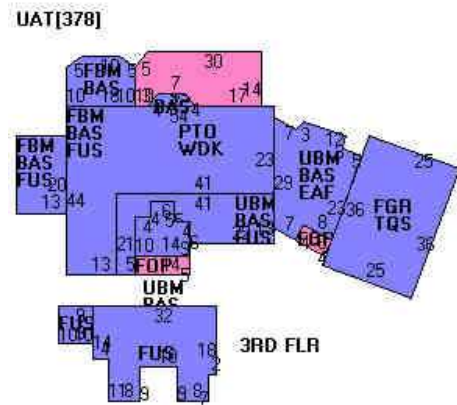
Less Depreciation: \$1,264,800

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:	6 Bedrooms
Total Bthrms:	7
Total Half Baths:	2
Extra Fix	
Total Rooms:	13
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	4
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	160
# of Kitchens	



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Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/5699_5699.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,178	3,178	
FUS	Upper Story, Finished	2,972	2,972	
TQS	Three Quarter Story	901	721	
EAF	Attic, Expansion, Finished	536	268	
CTH	Cathedral	160	0	
FBM	Basement, Finished	1,997	0	
FGR	Garage	901	0	
FOP	Open Porch	106	0	
PTO	Patio	456	0	
UAT	Attic, Unfinished	378	0	
UBM	Basement, Unfinished	1,151	0	
WDK	Wood Deck	426	0	
		13,162	7,139	

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 Category No

Land Line Valuation

Size (Acres) 2.98
Frontage
Depth
Assessed Value \$266,910
Appraised Value \$381,300

Outbuildings**Outbuildings****Legend**

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			96 S.F.	\$1,400	1
SPL3	Pool IG Gunite			820 S.F.	\$19,700	1
PAT1	Patio			730 S.F.	\$3,900	1

Valuation History**Appraisal**

Valuation Year	Improvements	Land	Total
2018	\$1,289,800	\$381,300	\$1,671,100
2018	\$1,289,800	\$381,300	\$1,671,100
2018	\$1,289,800	\$381,300	\$1,671,100

Assessment

Valuation Year	Improvements	Land	Total
2018	\$902,860	\$266,910	\$1,169,770
2018	\$902,860	\$266,910	\$1,169,770
2018	\$902,860	\$266,910	\$1,169,770

19 VALEVIEW RD

Location 19 VALEVIEW RD

Mblu 98 / 22 / 1

Acct# 005678

Owner KNOX JOHN GEOFFREY &

Assessment \$1,186,010

Appraisal \$1,694,300

PID 5144

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,023,400	\$670,900	\$1,694,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$716,380	\$469,630	\$1,186,010

Owner of Record

Owner KNOX JOHN GEOFFREY &
Co-Owner KNOX DIANE RICHMOND
Address 19 VALEVIEW RD
WILTON, CT 06897

Sale Price \$1,820,000
Certificate
Book & Page 2481/0745
Sale Date 10/20/2017
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KNOX JOHN GEOFFREY &	\$1,820,000		2481/0745	00	10/20/2017
WHEELER GREGORY W & CAROLYN C TR	\$0		2185/0021	QC	05/12/2011
WHEELER GREGORY W & CAROLYN C	\$0		1965/0323	QS	09/13/2007
WHEELER GREGORY W & CAROLYN C	\$0		1940/0254	QC	05/17/2007
WHEELER GREGORY W & CAROLYN C	\$1,100,000		1048/0107	00	07/01/1997

Building Information

Building 1 : Section 1

Year Built: 1938
Living Area: 6,128

Building Photo

Replacement Cost: \$1,243,748

Building Percent Good: 80

Replacement Cost

Less Depreciation: \$995,000

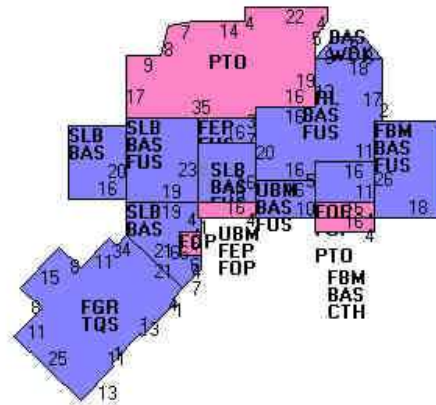
Building Attributes

Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent ++
Occupancy	1
Exterior Wall 1	Brick
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Plastered
Interior Wall 2	Drywall
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	6 Bedrooms
Total Bthrms:	6
Total Half Baths:	0
Extra Fix	
Total Rooms:	15
Bath Style:	Remodeled
Kitchen Style:	Remodeled
Elevator	
Fireplaces	3
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	176
# of Kitchens	



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Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/5144_5144.jpg)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,999	2,999
FUS	Upper Story, Finished	2,235	2,235
TQS	Three Quarter Story	1,118	894
CRL	Crawl Space	802	0
CTH	Cathedral	176	0
FBM	Basement, Finished	644	0
FEP	Enclosed Porch	176	0
FGR	Garage	1,118	0
FOP	Open Porch	228	0
PTO	Patio	1,342	0
SLB	Slab	1,315	0
UBM	Basement, Unfinished	224	0
WDK	Wood Deck	78	0
		12,455	6,128

Extra Features

Extra FeaturesLegend

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) 5.09
Frontage
Depth
Assessed Value \$469,630
Appraised Value \$670,900

Outbuildings**Outbuildings**Legend

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL3	Pool IG Gunite			720 S.F.	\$21,600	1
PAT1	Patio			429 S.F.	\$2,900	1
SHD1	Shed			88 S.F.	\$1,300	1
WHL2	Whirlpool Spa			1 UNITS	\$2,600	1

Valuation History**Appraisal**

Valuation Year	Improvements	Land	Total
2018	\$1,023,400	\$670,900	\$1,694,300
2018	\$1,023,400	\$670,900	\$1,694,300
2018	\$1,023,400	\$670,900	\$1,694,300

Assessment

Valuation Year	Improvements	Land	Total
2018	\$716,380	\$469,630	\$1,186,010
2018	\$716,380	\$469,630	\$1,186,010
2018	\$716,380	\$469,630	\$1,186,010

59 BORGLUM RD

Location 59 BORGLUM RD

Mblu 123 / 21 / /

Acct# 000498

Owner LEBRIJA CARLOS A & KATYA

Assessment \$1,137,990

Appraisal \$1,625,700

PID 6177

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,167,500	\$458,200	\$1,625,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$817,250	\$320,740	\$1,137,990

Owner of Record

Owner LEBRIJA CARLOS A & KATYA
Co-Owner
Address 59 BORGLUM RD
WILTON, CT 06897

Sale Price \$0
Certificate
Book & Page 2491/0199
Sale Date 10/04/2018
Instrument QS

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEBRIJA CARLOS A & KATYA	\$0		2491/0199	QS	10/04/2018
QUANTICAL LLC	\$262,500		2452/0297	07	07/21/2016
BORGLUM DAVID	\$0		0524/0200	00	12/31/1985

Building Information

Building 1 : Section 1

Year Built: 2018
Living Area: 4,468
Replacement Cost: \$1,139,862
Building Percent Good: 100

Replacement Cost

Less Depreciation: \$1,139,900

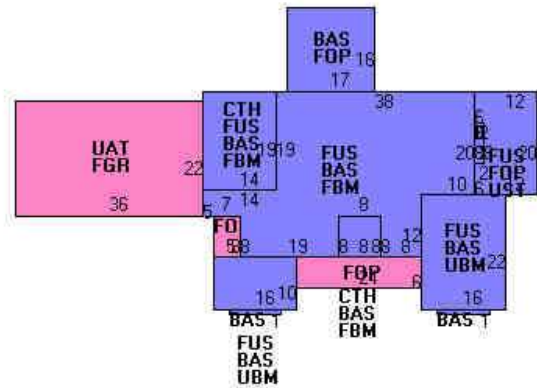
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent ++
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas-Propane
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5
Total Half Baths:	2
Extra Fix	
Total Rooms:	12
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	2
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	330
# of Kitchens	

Building Photo



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Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/6177_6177.jpg)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,308	2,308
FUS	Upper Story, Finished	2,160	2,160
CTH	Cathedral	330	0
FBM	Basement, Finished	1,488	0
FGR	Garage	792	0
FOP	Open Porch	680	0
UAT	Attic, Unfinished	792	0
UBM	Basement, Unfinished	512	0
UST	Utility, Storage, Unfinished	224	0
		9,286	4,468

Building 2 : Section 1

Year Built: 1945
Living Area: 396
Replacement Cost: \$41,880

Building Percent Good: 66
Replacement Cost
Less Depreciation: \$27,600

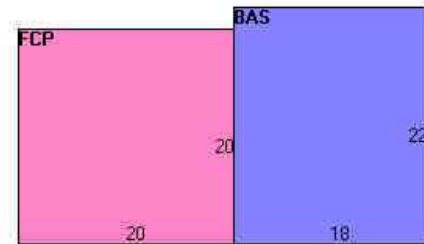
Building Attributes : Bldg 2 of 2	
Field	Description
Style	Camp
Model	Residential
Grade:	Average +
Occupancy	1
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	Unit/AC
Total Bedrooms:	00
Total Bthrms:	0
Total Half Baths:	1
Extra Fix	
Total Rooms:	1
Bath Style:	Average
Kitchen Style:	
Elevator	
Fireplaces	
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



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Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/6177_101649.jp)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	396	396
FCP	Carport	400	0
		796	396

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 Category No

Land Line Valuation

Size (Acres) 3
Frontage
Depth
Assessed Value \$320,740
Appraised Value \$458,200

Outbuildings

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

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,167,500	\$458,200	\$1,625,700
2018	\$1,167,500	\$458,200	\$1,625,700
2018	\$1,167,500	\$458,200	\$1,625,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$817,250	\$320,740	\$1,137,990
2018	\$817,250	\$320,740	\$1,137,990
2018	\$817,250	\$320,740	\$1,137,990