

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
NEAL JOHN VINCENT EST OF C/O JASON ROGERS HALE EXEC 482 BRANCHVILLE RD RIDGEFIELD, CT 06877 Additional Owners:		2 Above Street	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
			6 Septic			RES LAND	1-1	495,300	346,710
						DWELLING	1-3	654,700	458,290
SUPPLEMENTAL DATA									
Other ID: 5015,46		Legal Notes VOL.1650-222 & 225=25%							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back R							
Legal Notes BAA-07-259-A		ASSOC PID#							
GIS ID: 789					Total:		1,150,000	805,000	

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
NEAL JOHN VINCENT EST OF		2495/1059	04/11/2019	U	I	0	PO	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
NEAL JOHN VINCENT		1955/0008	07/20/2007	Q	I	1,532,500	WD	2018	1-1	346,710	2018	1-1	346,710	2018	1-1	346,710						
GABORIAULT DIANE TRUSTEE ETAL		1650/0228	01/07/2004	U	I	0	WD	2018	1-3	458,290	2018	1-3	458,290	2018	1-3	458,290						
GABORIAULT PETER W & DIANE		1650/0225	01/07/2004	U	I	0	WD															
GABORIAULT PETER W & DIANE		1650/0222	01/07/2004	U	I	0	WD															
GABORIAULT ANDREW L & ELISE 93'		1073/0304	12/17/1997	U	I	0	00															
Total:								805,000			Total:			805,000			Total:			805,000		

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)	654,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	495,300
Special Land Value	0
Total Appraised Parcel Value	1,150,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,150,000

NOTES									
LL1 - LOC									
1 - 5 FIX BTH									
INTERIOR UNDER RENOVATION 10/4/07									
FUNC=WH									

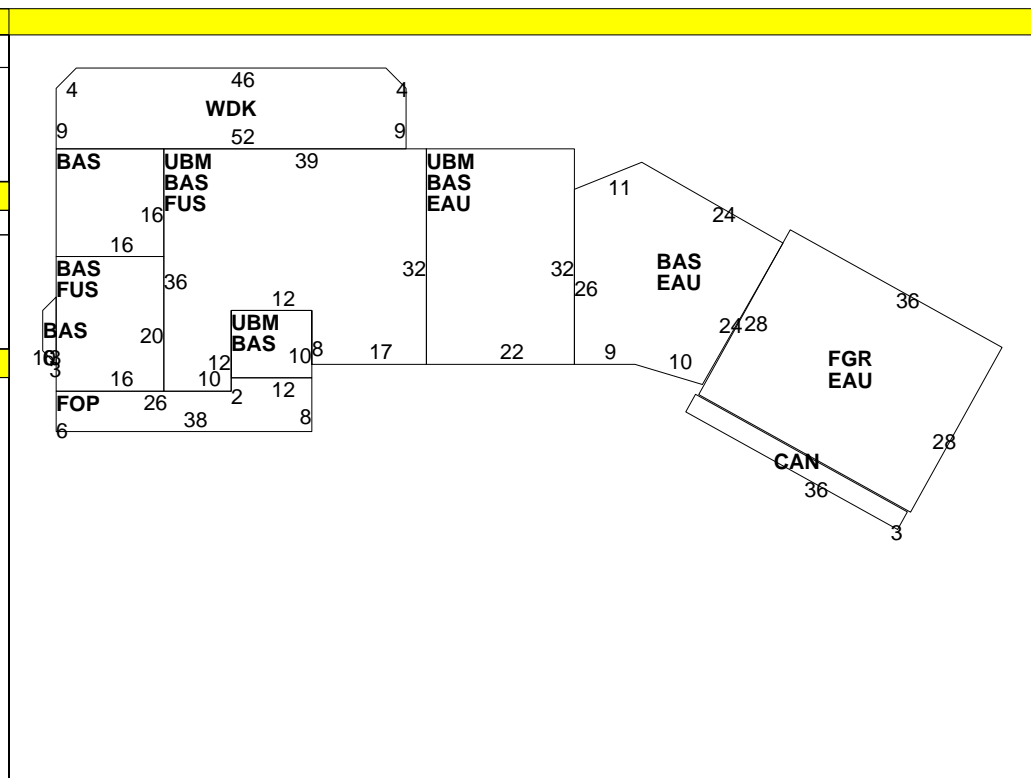
BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	
014671	07/23/1996		WDK	5,376	07/08/1996	100	06/09/1997	CO#05121	
014159	05/04/1995			375,000	07/08/1996	100	01/24/1997	CO#04949	

VISIT/ CHANGE HISTORY									
Date	Type	IS	ID	Cd.	Purpose/Result				
10/03/2017			WG	22	Field Review No Change				
09/15/2017			MM	61	Data Mailer No Change				
02/04/2008			JQ	44	Hearing No Change				
10/04/2007			KM	08	Measured - Refusal no Info				
07/08/1996			DL	00	Measur+Listed				

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc				
1	1-1	Residential	R-2				77,101	SF	5.35	1.0000	5	1.0000	1.20	05	1.00				1.00		495,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	06		Excellent				
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2				1-1	Residential	100	
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:		127.82	
Interior Wall 1	05		Drywall	Replace Cost		808,311	
Interior Wall 2				AYB		1996	
Interior Flr 1	12		Hardwood	EYB		2000	
Interior Flr 2	14		Carpet	Dep Code		A	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %		17	
Total Bedrooms	04		4 Bedrooms	Functional Obslnc		2	
Total Bthrms	3			External Obslnc		0	
Total Half Baths	1			Cost Trend Factor		1	
Extra Fix				Condition			
Total Rooms	10			% Complete			
Bath Style	02		Average	Overall % Cond		81	
Kitchen Style	02		Average	Apprais Val		654,700	
Elevator				Dep % Ovr		0	
Fireplaces	1			Dep Ovr Comment			
Sauna				Misc Imp Ovr		0	
Spa/Jet Tub	1			Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr		0	
Cath. Ceil	376			Cost to Cure Ovr Comment			



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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	3,317	3,317			423,967	
CAN	Canopy	0	108			2,812	
EAU	Attic, Expansion, Unfinished	0	2,421			77,329	
FGR	Garage	0	1,008			45,119	
FOP	Open Porch	0	252			6,391	
FUS	Upper Story, Finished	1,512	1,512			193,258	
UBM	Basement, Unfinished	0	2,016			51,510	
WDK	Wood Deck	0	615			7,925	
Ttl. Gross Liv/Lease Area:		4,829	11,249			808,311	



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): Anthony S. Lanza and Pamela F. Arciero

Property Owner will be represented by: n/a

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: Anthony S. Lanza

Address: 70 Pond Road
Wilton CT 06897

Phone: 203 829 7784

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 4656

Lot: _____

Account #: 005264

Property Location: 70 Pond Road

Property Type: Residential:

Commercial:

Reason for Appeal:

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

See attached sheet(s).

Appellant's estimate of Market Value as of October 1, 2017: 807,000 (SALE PRICE 2/15/20)

Appellant's estimate of Assessed Value as of October 1, 2017: 564,900
(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

RECEIVED

3/16/20

MAR 17 2020

Date Signed

Printed Name of Signer

Anthony S Lanza

ASSESSOR'S OFFICE

CO-OWNER

Position of Signer

This application **MUST** be **RECEIVED** by the Assessor's Office no later than **March 20, 2020**

FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

Pamela F. Arciero & Anthony S. Lanza
70 Pond Road, Wilton, Connecticut 06897-3225

March 16, 2020

Dear Wilton Board of Assessment,

Thank you for considering this assessment appeal application. Here is a brief background to give context to this application.

My wife and I purchased the home at 70 Pond Road (sadly, leaving our home of 28 years at 90 Valeview Road, Wilton) to allow my mother to move in with us so that we can care for her until her passing. She is widowed, ninety years-old, and has chronic health challenges. The property not only provided an idyllic setting for her care and wellbeing, it provided adequate space to allow for her autonomy and for a live-in aid if need. Caring for my mother will expectedly reduce the time that I have available to earn income (I am mostly self-employed as is my wife). My mother is on a fixed income. We are endeavoring to do what many families struggle to achieve – the care of elderly family members in a family home, which provides the elderly person meaning, quality of life, and connection (versus isolation) in their remaining years.

As you know market values of properties in Wilton vary, having generally declined in recent years. Wilton currently has the property appraisal at \$1,150,000 and the Assessment at \$805,000. We purchased the property on February 5, 2020 for \$807,000. The bank appraised on December 30, 2019 for \$825,000 (see the attached documents). Using either as the current market value of the property would place the assessment at \$564,900 or \$577,500 respectively.

The comparative properties sale prices from the bank appraisal are:

1. 136 Scribner Hill Road \$820,000
2. 92 Turtlehead Road, \$875,000
3. 70 Saint Johns Road, \$876,000
4. 14 Silver Spring Road, \$805,000

Recent comparative properties sale prices and current assessed values are:

1. 136 Scribner Hill Road, \$820,000 / \$651,630
2. 16 Overlook Lane, \$922,500 / \$551,810
3. 149 Piper Hill Road, \$960,000 / \$647,010
4. 49 Branch Brook Road, \$948,000 / \$609,490
5. 350 Thayer Pond Road, \$900,000 / \$699,090
6. 68 St. Johns Road, \$830,000 / \$736,540
7. 15 Turner Ridge Court, \$820,000 / \$660,240

These data suggest that this is a reasonable and well-supported application to reduce the assessed value of our new home (70 Pond Road) to between \$564,900 and \$577,500.

Thank you for the consideration.

Sincerely,



Anthony S. Lanza

APPRAISAL OF REAL PROPERTY

LOCATED AT:

70 Pond Rd
Volume:1955 Page:0008
Wilton, CT 06897

FOR:

Peoples United Bank, NA
850 Main St
Bridgeport, CT 06604

AS OF:

12/23/2019

BY:

Frederick V. Miller Jr.
Miller Appraisal
41 Durant Avenue #136
Bethel, CT 06801
Phone: (203) 792-6256

Borrower	Irene Lanza	File No.	19-0773
Property Address	70 Pond Rd		
City	Wilton	County	Fairfield
		State	CT
		Zip Code	06897
Lender/Client	Peoples United Bank, NA		

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Uniform Residential Appraisal Report

File # 19-0773

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property. Property Address 70 Pond Rd, City Wilton, State CT, Zip Code 06897. Borrower Irene Lanza, Owner of Public Record John Neal, County Fairfield. Legal Description Volume:1955 Page:0008. Assessor's Parcel # 18 6 (PID#789). Tax Year 2019, R.E. Taxes \$ 22,975. Neighborhood Name Wilton, Map Reference 14860, Census Tract 0451.02. Occupant Owner, Tenant, Vacant. Property Rights Appraised Fee Simple. Assignment Type Purchase Transaction. Lender/Client Peoples United Bank, NA, Address 850 Main St., 7th Floor, Bridgeport, CT 06604. Report data source(s) used, offering price(s), and date(s). DOM 35;MLS #170251481 Per the MLS the subject was listed on 11/12/2019 for \$849,000.

I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale. The "Binder of Sale" document provided by the realtor appears to be typical. This appraiser is not an expert regarding legal documents. A legal professional should be contacted for further analysis of the agreement. Contract Price \$ 819,500, Date of Contract 12/06/2019. Is the property seller the owner of public record? Yes. Data Source(s) Field Card/Viewing. Are there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? No. If Yes, report the total dollar amount and describe the items to be paid. \$0.

Note: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood Characteristics: Location Suburban, Property Values Stable, PRICE 400, AGE 1, One-Unit 95%. One-Unit Housing Trends: Increasing Stable, Declining, Demand/Supply Shortage, In Balance, Over Supply, Marketing Time Under 3 mths, 3-6 mths, Over 6 mths. Present Land Use %: One-Unit 95%, 2-4 Unit, Multi-Family, Commercial, Other 5%. Neighborhood Boundaries: South of Ridgefield, north of Norwalk, west of Westport and east of New Canaan. Area intersected by major routes; no effect on value or marketability. Neighborhood Description: Marketability of properties located in the subject's neighborhood is favorably affected by proximity to employment, schools, shopping, banks, recreational areas and other suburban amenities. The subject has average location for commuting into the surrounding Connecticut and New York metro areas. The area homes are a mix of styles and ages that appear to be in average to good condition. "Other" land use represents vacant unimproved land, no effect on value or market. Market Conditions (including support for the above conclusions): There are no sale conditions in this area affecting prices for this type of property, nor would discounts be in order. Loan discounts, interest buydowns, or concessions are not typical.

Dimensions See the attached Assessor's Map & Deed, Area 1.77 ac, Shape Irregular, View N,Res. Specific Zoning Classification R-2, Zoning Description Residential 2 acre minimum. Zoning Compliance Legal, Legal Nonconforming (Grandfathered Use). Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes. components were considered in relation to the subject. Utilities: Electricity 2-200 amp est, Water Well/Private/Typical, Street Paved, Gas Bottle, Sanitary Sewer Septic/Private/Typ, Alley None. FEMA Special Flood Hazard Area Yes, FEMA Flood Zone A, FEMA Map # 09001C0384F, FEMA Map Date 06/18/2010. Are the utilities and off-site improvements typical for the market area? Yes. Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? No.

Well water and septic are common to the area and they have no apparent adverse effect on the value or marketability. No adverse environmental factors noted. This appraiser is not an expert at the detection of environmental hazards. See deed for easements and encroachments. Bottle gas is typical in the area; town records do not track bottle gas and it is unknown if any of the sales/listings have similar propane gas.

Table with columns: General Description, Foundation, Exterior Description, Interior. Rows include Units (One with Accessory Unit), # of Stories (2.0), Type (Det.), Design (Colonial), Year Built (1996), Effective Age (15), Heating (FHA), Cooling (Central Air Conditioning), Appliances (Refrigerator, Range/Oven, Dishwasher, Disposal, Microwave, Washer/Dryer), Finished area above grade contains (9 Rooms, 4 Bedrooms, 3.1 Bath(s), 4,583 Square Feet of Gross Living Area Above Grade).

Additional features (special energy efficient items, etc.): Fireplace, porch to the front, wood deck to the rear, CAC and a 3 car garage. There is a generator that was given no additional value. The subject owns part of a small pond that has no recreational value and was given no additional value. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): C3. No updates in the prior 15 years. The subject has been adequately maintained and cared for; it is considered to be in average condition. The mechanicals appeared to be in average working order. The subject displays signs of consistent renovation and upgrading. This appraiser is not a building inspector.

Are there any physical deficiencies or adverse conditions that affect the feasibility, soundness, or structural integrity of the property? No. No significant physical deficiencies noted. Only a surface viewing was performed on the subject's improvements. Please note that this appraiser is not a building inspector. Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes.

Uniform Residential Appraisal Report

File # 19-0773

There are 34 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 750,000 to \$ 1,000,000				
There are 43 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 750,000 to \$ 1,000,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	70 Pond Rd Wilton, CT 06897	136 Scribner Hill Rd Wilton, CT 06897	92 Turtlehead Rd Wilton, CT 06897	70 Saint Johns Rd Wilton, CT 06897
Proximity to Subject		2.96 miles NW	4.78 miles NW	3.07 miles NW
Sale Price	\$ 819,500	\$ 820,000	\$ 875,000	\$ 876,000
Sale Price/Gross Liv. Area	\$ 178.81 sq.ft.	\$ 213.88 sq.ft.	\$ 212.59 sq.ft.	\$ 162.31 sq.ft.
Data Source(s)		MLS#170185573;DOM 151	MLS#170056064;DOM 299	MLS#170180038;DOM 108
Verification Source(s)		Ext. Vw/CityRecords	Ext. Vw/CityRecords	Ext. Vw/CityRecords
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing		Armlth	Armlth	Armlth
Concessions		Conv;0	Conv;0	Conv;0
Date of Sale/Time		s12/19;Unk	s02/19;Unk	s08/19;Unk
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	1.77 ac	2.58 ac	1.00 ac	2.23 ac
View	N;Res;	N;Res;	N;Res;	N;Res;
Design (Style)	DT2.0;Colonial	DT2.0;Colonial	DT2.0;Colonial	DT2.5;Colonial
Quality of Construction	Q3	Q3	Q3	Q3
Actual Age	23	20	24	31
Condition	C3	C3	C3	C3
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	9 4 3.1	10 4 3.1	9 4 3.1	10 5 5.1
Gross Living Area	4,583 sq.ft.	3,834 sq.ft.	4,116 sq.ft.	5,397 sq.ft.
Basement & Finished	1952sf0sfin	1042sf650sfin	2220sf944sfwo	2556sf665sfwo
Rooms Below Grade		1r0br0.0ba0o	1r0br0.0ba1o	1r0br1.0ba1o
Functional Utility	Average	Average	Average	Average
Heating/Cooling	HVAC	HVAC	HVAC	HVAC
Energy Efficient Items	None Noted	None Noted	None Noted	None Noted
Garage/Carport	3ga3dw	2ga2dw	3ga3dw	3ga3dw
Porch/Patio/Deck	Porch/Deck	Porch/Patio	0 Porch/Patio/Dck	0 Porches/Decks
Fireplaces	1 Fireplace	2 Fireplace	1 Fireplace	3 Fireplace
Amenities	None	None	None	I.G. Pool
Net Adjustment (Total)		X + \$ 19,200	X + \$ 8,600	X - \$ -86,500
Adjusted Sale Price		Net Adj. 2.3%	Net Adj. 1.0%	Net Adj. 7.6%
Gross Adj.		4.7% \$ 839,200	2.1% \$ 883,600	7.6% \$ 809,500

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Data Source(s) Tax assessor's records and/or Vision Appraisal which is on line and deemed reliable.
 My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data Source(s) Tax assessor's records and/or Vision Appraisal which is on line and deemed reliable.

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3)

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Town Records	Town Records	Town Records	Town Records
Effective Date of Data Source(s)	12/23/2019	12/23/2019	12/23/2019	12/23/2019

Analysis of prior sale or transfer history of the subject property and comparable sales Sales history of the subject and comparables has been verified through town records which is deemed the most reliable data source for this information. Second hand data sources are not considered to be reliable and were not utilized.

Summary of Sales Comparison Approach The comps selected, as adjusted, are deemed to be good indicators of value for the subject within the current market and are considered the best available. The one mile radius and 6 month guidelines were exceeded to use comparables that bracket line items. Equal emphasis was given to all of the comparables used in this report. All of the comparables used are 4-5 bedroom colonial style dwellings. Comp 1 and 2 bracket the subject's age and site size. Comp 3 brackets the subject's GLA. Adjustments are deemed to be appropriate and were derived through historical information including matched pairs, knowledge of the market and conversations with local professionals. Values are not determined by averaging. The market is considered to be stable. Adjustments: GLA \$25/sf over 100 SF difference, full bath \$5,000, 1/2 bath \$2,500, FBA a flat \$5,000 bulk value, \$2,500/FP, garage bay \$10,000, acreage \$2,500 over .33 of an acre difference. The subject is vacant and selling out of an estate which accounts for the difference in appraised value and the agreed upon sales price.

Indicated Value by Sales Comparison Approach \$ 825,000

Indicated Value by: Sales Comparison Approach \$ 825,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

All three approaches to value were considered, but the most emphasis was placed on the sales approach. This most closely reflects the actions of buyers and sellers in the marketplace.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 825,000, as of 12/23/2019, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File # 19-0773

This lender does not require the cost approach.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Land cost was determined from an analysis of

land sales or the building residual method due to a lack of recent sales of vacant sites. Estimated site values over 30% are typical for this area of Connecticut.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	325,000		
Source of cost data			DWELLING	Sq. Ft. @ \$	= \$		
Quality rating from cost service	Effective date of cost data			Sq. Ft. @ \$	= \$		
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					= \$		
*The cost approach was considered but was not developed. New appraisal guidelines do not require the cost approach to be developed for dwellings over five years old due to the difficulty in estimating effective age and depreciation accurately. The site value has been provided at the request of the lender. The remaining economic life of the subject under normal conditions with general upkeep is estimated to be 85 years.			Garage/Carport	Sq. Ft. @ \$	= \$		
			Total Estimate of Cost-New	X		= \$	
			Less Physical	Functional	External		
			Depreciation				= \$()
			Depreciated Cost of Improvements				= \$
Estimated Remaining Economic Life (HUD and VA only)			85 Years	INDICATED VALUE BY COST APPROACH	= \$		

COST REPRODUCTION

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)			

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PROJECT INFORMATION

Uniform Residential Appraisal Report

File # 19-0773

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 19-0773

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 19-0773

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

<p>APPRAISER</p> <p>Signature <u><i>Frederick V. Miller Jr.</i></u></p> <p>Name <u>Frederick V. Miller Jr.</u></p> <p>Company Name <u>Miller Appraisal</u></p> <p>Company Address <u>41 Durant Avenue #136</u> <u>Bethel, CT 06801</u></p> <p>Telephone Number <u>(203) 792-6256</u></p> <p>Email Address <u>mail@millerappraisal.biz</u></p> <p>Date of Signature and Report <u>12/30/2019</u></p> <p>Effective Date of Appraisal <u>12/23/2019</u></p> <p>State Certification # <u>RCG.0000637</u></p> <p>or State License # _____</p> <p>or Other (describe) _____ State # _____</p> <p>State <u>CT</u></p> <p>Expiration Date of Certification or License <u>04/30/2020</u></p> <p>ADDRESS OF PROPERTY APPRAISED</p> <p><u>70 Pond Rd</u> <u>Wilton, CT 06897</u></p> <p>APPRAISED VALUE OF SUBJECT PROPERTY \$ <u>825,000</u></p> <p>LENDER/CLIENT</p> <p>Name <u>People's United Bank, N.A</u></p> <p>Company Name <u>Peoples United Bank, NA</u></p> <p>Company Address <u>850 Main St, 7th Floor, Bridgeport, CT 06604</u></p> <p>Email Address _____</p>	<p>SUPERVISORY APPRAISER (ONLY IF REQUIRED)</p> <p>Signature _____</p> <p>Name _____</p> <p>Company Name _____</p> <p>Company Address _____</p> <p>Telephone Number _____</p> <p>Email Address _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>SUBJECT PROPERTY</p> <p><input type="checkbox"/> Did not inspect subject property</p> <p><input type="checkbox"/> Did inspect exterior of subject property from street</p> <p>Date of Inspection _____</p> <p><input type="checkbox"/> Did inspect interior and exterior of subject property</p> <p>Date of Inspection _____</p> <p>COMPARABLE SALES</p> <p><input type="checkbox"/> Did not inspect exterior of comparable sales from street</p> <p><input type="checkbox"/> Did inspect exterior of comparable sales from street</p> <p>Date of Inspection _____</p>
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Uniform Residential Appraisal Report

File # 19-0773

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	70 Pond Rd Wilton, CT 06897	14 Silver Spring Rd Wilton, CT 06897		
Proximity to Subject		4.98 miles NW		
Sale Price	\$ 819,500	\$ 805,000		
Sale Price/Gross Liv. Area	\$ 178.81 sq.ft.	\$ 207.21 sq.ft.		
Data Source(s)		MLS#170115667;DOM 233		
Verification Source(s)		Ext. Vw/CityRecords		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION
Sales or Financing		Armlth		
Concessions		Conv;0		
Date of Sale/Time		s08/19;Unk		
Location	N;Res;	N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		
Site	1.77 ac	1.09 ac	+1,700	
View	N;Res;	N;Res;		
Design (Style)	DT2.0;Colonial	DT2.0;Colonial		
Quality of Construction	Q3	Q3		
Actual Age	23	34	0	
Condition	C3	C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths
Room Count	9 4 3.1	9 4 2.1	+5,000	
Gross Living Area	4,583 sq.ft.	3,885 sq.ft.	+17,450	sq.ft.
Basement & Finished	1952sf0sfm	2366sf1470sfwo	-5,000	
Rooms Below Grade		1r0br2.0ba0o	-5,000	
Functional Utility	Average	Average		
Heating/Cooling	HVAC	HVAC		
Energy Efficient Items	None Noted	None Noted		
Garage/Carport	3ga3dw	2ga2dw	+10,000	
Porch/Patio/Deck	Porch/Deck	Porch/Deck/Pat	0	
Fireplaces	1 Fireplace	2 Fireplace	-2,500	
Amenities	None	None		
Net Adjustment (Total)		X + - \$ 21,650		
Adjusted Sale Price		Net Adj. 2.7 %		
of Comparables		Gross Adj. 5.8 % \$ 826,650		

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Town Records	Town Records		
Effective Date of Data Source(s)	12/23/2019	12/23/2019		
Analysis of prior sale or transfer history of the subject property and comparable sales				
Comp 4 is an additional sale of a 4 bedroom, 3.1 bath colonial style dwelling that further supports the final opinion of value and brackets the subject's GLA.				

Analysis/Comments	Comments
	No additional similar sales within 1 mile or 90 days.

Listing

136 Scribner Hill Road, Wilton, CT 06897
County: Fairfield
MLS#: 170185573
Single Family For Sale

Status: **Closed**
Closed: **12/06/2019**

Tax Parcel#: **1923928**
Closed Price: **\$820,000**
List Price: **\$875,000**
Days On Market: **151**



Walkscore is: - - 5

Car-Dependent - Almost all errands require a car.

Potential Short Sale: **No**

Residential Property Information

Style: **Colonial** Total Rooms: **10** Bedrooms: **4** Bathrooms: **3 Full & 1 Partial** Home Warranty Offered: **No**
Square Footage: Estimated heated: above grade **3,834** and below grade **750**; total **4,584** Fireplaces: **2**
Public records lists total living area as **3,834** Sq.Ft.
New Construction: **No** Year Built: **1999 (Public Records)**
Dir. Waterfront: **No** Acres: **2.58 (Public Records)**
Property Tax: **\$18,598** Mill Rate: **28.54** Assessed Value: **\$651,630** Zoning: **R-2**
Tax Year: **July 2019-June 2020**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	19 x 17	Fireplace, French Doors, Hardwood Floor
Formal Din. Rm.	Main	18 x 16	French Doors, Hardwood Floor
Eat-In Kitchen	Main	20 x 18	Breakfast Bar, Granite Counters, Hardwood Floor, Island, Pantry, Remodeled
Great Room	Main	29 x 24	Built-Ins, Fireplace, French Doors, Hardwood Floor
MBR Suite	Upper	25 x 16	Ceiling Fan, Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Upper	17 x 13	Jack & Jill Bath, Wall/Wall Carpet
Bedroom	Upper	16 x 14	Jack & Jill Bath, Walk-In Closet, Wall/Wall Carpet
Bedroom	Upper	16 x 12	Wall/Wall Carpet
Rec/Play Room	Upper	22 x 18	Ceiling Fan, Skylight, Wall/Wall Carpet
Family Room	Lower	37 x 30	Built-Ins, Wall/Wall Carpet
Other	Main	14 x 12	Built-Ins, Skylight, Tile Floor, Vaulted Ceiling

Additional Rooms: **Bonus Room, Laundry Room, Mud Room**

Laundry Location: **Main Level**

Features

Appliances Incl.: **Gas Cooktop, Wall Oven, Refrigerator, Freezer, Icemaker, Dishwasher, Washer, Dryer**
Interior Features: **Auto Garage Door Opener, Open Floor Plan, Security System**
Energy Features: **Energy Star Rated, Generator, Programmable Thermostat, Thermopane Windows**
Home Automation: **Thermostat(s)**
Attic: **Has Attic - Pull-Down Stairs, Storage Space**
Basement Desc.: **Full, Fully Finished, Interior Access, Storage**
Exterior Siding: **Clapboard, Wood**
Exterior Features: **French Doors, Gutters, Lighting, Patio, Shed**
Construction Info.: **Frame** Foundation: **Concrete** Roof: **Asphalt Shingle**
Garage & Parking: **2 Car, Attached Garage** Driveway Type: **Private, Paved, Asphalt**
Swimming Pool: **No Pool**
Lot Description: **Level Lot, Treed, Professionally Landscaped**
Nearby Amenities: **Health Club, Library, Park, Public Rec Facilities, Shopping/Mall**

Home Owners Association Information

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

Utility Information

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

School Information

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

Public Remarks

Turn,Key Wilton Colonial with open floor plan & great flow - perfect for both living and entertaining. Flooded with natural light & Freshly painted throughout, this 4 Bedroom Colonial boasts an oversized gourmet eat-in kitchen with granite countertops, custom wooden cabinetry and high end S/S appliances, which opens to an oversized family room with Fireplace (with new custom built-ins) and french doors to a private outdoor patio area - perfect for outdoor entertaining. Located right off of the kitchen is a large formal Dining room with tray ceiling & French doors also leading to outside. Also on 1st floor are living room/office with fireplace, walk in pantry/Laundry room and spacious mudroom with vaulted ceilings, skylights and built-ins, just off 2 car attached garage. Second floor with 4 generous-sized bedrooms & 3 Full Baths incl. Master Bedroom Suite w/sitting area, luxe master bath & 2 WIC's. Also featured on 2nd floor is a great bonus Room - the perfect play room. A finished lower level (additional 750 SF) provides a second family room, Recreation room or man cave with possible office area (built-ins) and plenty of storage. House Generator, Nest Thermostats, security system & so much more.

Marketing History

Current List Price: \$875,000	Last Updated: 12/06/19	Deposit Date: 12/06/19	DOM: 151
Previous List Price: \$898,000	Entered in MLS: 05/14/19	Contract Date: 10/12/19	CDOM: 151
Original List Price: \$928,000	Listing Date: 05/14/19	Proposed Closing Date: 12/06/19	Expiration Date:
Sold Price: \$820,000	Closed Date: 12/06/19	Sale Financing: Assumed Conventional	

List Price as % of Assessed Value **134%** Closed Price as % of Assessed Value **126%** Closed Price as % of Last List Price **93.71%**

Showing & Contact Information

Showing Inst: **Use ShowingTime. 2 Hours Notice Required. Must have confirmed appointment. ALARM! Occupied! Baby!**
 Lockbox: **SMLS Compatible Elec./By Front Door** Date Available: **Negotiable** Bank Owned: **No**
 Owner: **Withheld** Owners Phone: Occupied By: **Owner**
 Directions: **Route 7 to Scribner Hill or Olmstead to Hulda Hill to Mountain to Scribner Hill.**

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **Yes**
 Buyer's Agent Comp.: **2.50 % of sale price**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, IDX Sites, Realtor.com, Zillow Group, immoviewer**
 The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com, Zillow Group**
 ** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. **

Listing Agent/Broker Information

List Agent: **Bryan Morris (8019) Lic.#: RES.0771053** Phone: **(203) 219-3751**
 Website: **http://www.bryanmorris.com** Email: **bryan.morris@compass.com**
 List Office: **Compass Connecticut, LLC (CPCT81)** Phone: **(203) 293-9715**
 Website:

Selling Agent/Broker Information

Sale Agent: **Lynne Murphy (10775) Lic.#: RES.0777726** Phone: **(203) 940-0628**
 Website: Email: **lynnemurphy@bhhsne.com**
 Sale Office: **Berkshire Hathaway NE Prop. (BHHS101)** Phone: **(203) 762-8331**
 Website:

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Listing

16 Overidge Lane, Wilton, CT 06897
County: Fairfield
MLS#: 170174262
Single Family For Sale

Status: Closed
Closed: 01/31/2020

Tax Parcel#: 1922404
Closed Price: \$922,500
List Price: \$939,000
Days On Market: 214



Map data ©2020

Walkscore is: - - 1

Car-Dependent - Almost all errands require a car.

Potential Short Sale: No

Residential Property Information

Style: Cape Cod, Colonial Total Rooms: 13 Bedrooms: 5 Bathrooms: 4 Full & 1 Partial Home Warranty Offered: No
Square Footage: Estimated heated: above grade 4,247 and below grade 1,000; total 5,247 Fireplaces: 2
Public records lists total living area as 4,247 Sq. Ft.
New Construction: No Year Built: 1935 (Public Records)
Dir. Waterfront: No Acres: 2.44 (Public Records)
Property Tax: \$15,749 Mil Rate: 28.54 Assessed Value: \$551,810 Zoning: R-2
Tax Year: July 2019-June 2020

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		
Dining Room	Main		
Family Room	Main		
Eat-In Kitchen	Main		
Sun Room	Main		
MBR Suite	Upper		
Bedroom	Upper		
Bedroom	Upper		
Bedroom	Upper		
Bedroom	Upper		
Rec/Play Room	Upper		
Eat-In Kitchen	Lower		
Bedroom	Lower		
Family Room	Lower		

Additional Rooms: Foyer, Laundry Room, Mud Room, Workshop

avoid the corner

Laundry Location: Main Level

Has In-Law Apart: Yes

Features

Appliances Incl.: Gas Cooktop, Oven/Range, Microwave, Subzero, Dishwasher
Energy Features: Thermopane Windows
Home Automation:
Attic: No Attic
Basement Desc.: Full With Walk-Out, Fully Finished, Heated, Apartment, Liveable Space
Exterior Siding: Shake, Wood
Exterior Features: Garden Area, Patio
Construction Info.: Frame Foundation: Masonry Roof: Asphalt Shingle
Garage & Parking: 2 Car, Attached Garage Driveway Type: Shared, Paved
Swimming Pool: No Pool
Lot Description: Level Lot, Professionally Landscaped
Nearby Amenities: Golf Course, Health Club, Library, Medical Facilities, Paddle Tennis, Public Rec Facilities, Shopping/Mall, Tennis Courts

Home Owners Association Information

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

Utility Information

Hot Water System: 50 Gallon Tank Est. Annual Heating Cost:
Heat Type: Hot Water, Zoned, Fueled By: Oil Fuel Tank Location: In Basement
Cooling: Central Air Radon Mitigation: Air No, Water No
Water & Sewer Service: Private Well, Sewage System: Septic

Elem: **Miller-Driscoll**Interm: **Cider Mill**

School Information

Middle: **Middlebrook**High: **Wilton**

Public Remarks

Beautiful 1930's home on professionally landscaped estate-like property! Tucked away on a private lane off Sturges Ridge Road, this home is convenient to all Wilton & Westport has to offer. This classic home is both charming & transitional w/everything you need for today's lifestyle! You are invited in the front to back foyer w/beaut views out the wall of glass in the DR. The over-sized LR has beautiful FPL. Large & warm FR w/ship-lap. A light-filled sun-rm opens up to a stunning patio w/sitting walls, barbecue, hot tub & free standing FPL to sit & enjoy the beautiful sunrise or sunset. The updated white kitchen has custom inset cabinets, Thermador, Sub-Zero & Decor Stainless Appliances & stone counters. Off the kitchen is a mudroom, nice sized laundry room & Butler's Pantry. This home has beaut millwork, high-end hardware including glass knobs & front & back staircases. Upstairs there is a lux, private master suite w/sitting area, walk-in closets & built-ins. The large bth has a steam shower, soaking ultra air hydronic tub, custom vanity, high-end fixtures & marble. There are 4 other nice sized bedrms & two bths. The 5th BR has built-ins & could be used as an office. The upstairs playrm is found through a secret closet. The lower level has a beautiful in-law APT w/separate entrance & patio. Updated white EIK, beaut BR w/lots of windows & full bth. There is also a giant FR w/FPL as well as storage. This home has it all! Location, land & charm! You will love living here!

Marketing History

Current List Price: \$939,000	Last Updated: 01/31/20	Deposit Date: 12/17/19	DOM: 214
Previous List Price: \$999,000	Entered in MLS: 03/29/19	Contract Date: 12/17/19	CDOM: 214
Original List Price: \$1,145,000	Listing Date: 03/29/19	Proposed Closing Date: 01/21/20	Expiration Date:
Sold Price: \$922,500	Closed Date: 01/31/20	Sale Financing: Conventional Fixed	

List Price as % of Assessed Value **170%** Closed Price as % of Assessed Value **167%** Closed Price as % of Last List Price **98.24%**

Showing & Contact Information

Showing Inst: **call la for appmnt 203 247 5891 easy to show**

Lockbox: **SMLS Compatible Elec./front**

Owner: **withheld**

Directions: **sturges ridge to overidge left at T intersection last home on drive**

Date Available: **negotiable**

Bank Owned: **No**

Occupied By:

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease**

Buyer's Agent Comp.: **2.50 % of sale price**

Service Type: **Full Service**

Sign: **No**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, Zillow Group, ImmoViewer**

The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com, Zillow Group**

**** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ****

Listing Agent/Broker Information

List Agent: **Carol McMorris (PCAROLMC) Lic.#: RES.0455117**

Website: **<http://www.carolmcmorris.com>**

List Office: **Higgins Group Real Estate (3551)**

Website: **higginsgroup.com**

Phone: **(203) 247-5891**

Email: **cmcmorris@higginsgroup.com**

Phone: **(203) 762-2020**

Selling Agent/Broker Information

Sale Agent: **Betsy Conti (N2821BC) Lic.#: RES.0136952**

Website:

Sale Office: **Berkshire Hathaway NE Prop. (BHHS100)**

Website:

Phone: **(203) 434-9442**

Email: **bconti@bhhsne.com**

Phone: **(203) 227-5117**

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Listing

149 Pipers Hill Road, Wilton, CT 06897
County: Fairfield
MLS#: 170193238
Single Family For Sale

Status: **Closed**
Closed: **01/14/2020**

Tax Parcel#: **1925532**
Closed Price: **\$960,000**
List Price: **\$989,000**
Days On Market: **232**



Walkscore is: - - 0

Car-Dependent - Almost all errands require a car.

Potential Short Sale: **No**

Residential Property Information

Style: **Colonial** Total Rooms: **11** Bedrooms: **5** Bathrooms: **3 Full & 2 Partial** Home Warranty Offered: **No**
Square Footage: Estimated heated: above grade **4,798** and below grade **882**; total **5,680** Fireplaces: **2**
Public records lists total living area as **4,798** Sq.Ft.
New Construction: **No** Year Built: **1972 (Public Records)** Color: **cream**
Dir. Waterfront: **No** Acres: **2.01 (Public Records)** Zoning: **R-2**
Property Tax: **\$18,466** Mil Rate: **28.54** Assessed Value: **\$647,010** Tax Year: **July 2019-June 2020**

Room Descriptions

Room	Level	Apx. Size	Features
Eat-In Kitchen	Main		Bay/Bow Window, Breakfast Bar, Built-Ins, Dining Area, Granite Counters, Hardwood Floor
Formal Din. Rm.	Main		Hardwood Floor
Living Room	Main		Fireplace, Hardwood Floor
Library	Main		Book Shelves, Built-Ins, Hardwood Floor
MBR Suite	Upper		Hardwood Floor, Walk-In Closet
Master Bath	Upper		Built-In Hutch, Double-sink, Stall Shower, Stone Floor, Whirlpool Tub
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Rec/Play Room	Upper		Built-Ins, Skylight, Vaulted Ceiling, Wet Bar
Additional Rooms:			Bonus Room, Foyer, Laundry Room, Mud Room

Laundry Location: **Main Level**

Has In-Law Apart: **No**

Features

Appliances Incl.: **Gas Cooktop, Wall Oven, Microwave, Refrigerator, Icemaker, Dishwasher, Washer, Dryer**
Energy Features: **Storm Doors**
Home Automation: **Security System, Thermostat(s)**
Attic: **Has Attic - Pull-Down Stairs**
Basement Desc.: **Full, Crawl Space, Unfinished, Concrete Floor, Interior Access**
Exterior Siding: **Clapboard, Wood** Color: **cream**
Exterior Features: **Covered Deck, French Doors, Gutters, Patio, Porch-Screened, Stone Wall, Underground Sprinkler**
Construction Info.: **Frame** Foundation: **Concrete** Roof: **Asphalt Shingle**
Garage & Parking: **2 Car, Attached Garage** Driveway Type: **Private, Paved, Asphalt, Crushed Stone**
Swimming Pool: **No Pool**
Lot Description: **Some Wetlands, Level Lot, Treed, Fence - Stone**
In Flood Zone: **No** Has Flood Elevation Certificate: **No**
Nearby Amenities: **Golf Course, Health Club, Library, Medical Facilities, Park, Shopping/Mall, Stables/Riding, Tennis Courts**
The following Items are not included in this sale: **n/a**

Home Owners Association Information

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

Utility Information

Hot Water System: **Domestic, 40 Gallon Tank, Electric** Est. Annual Heating Cost:
Heat Type: **Hot Air, Zoned, Fueled By: Oil** Fuel Tank Location: **In Basement**
Cooling: **Central Air** Radon Mitigation: **Air Unknown, Water No**
Water & Sewer Service: **Private Well, Sewage System: Septic**

School Information

Elem: Miller-Driscoll

Interm: Cider Mill

Middle: Middlebrook

High: Wilton

Public Remarks

**** Property taxes reduced to \$18,464 effective July 1, 2019! ** Welcome home! When you walk up the stone, front porch steps and into the expansive entry hall with custom harlequin floors, you'll know this home was designed for the buyer who desires old world charm married with the ease of today's modern lifestyle. Situated on a beautifully landscaped 2+ acres of level property in one of Wilton's favorite neighborhoods, this home features a custom library with built-ins and a gracious living room with marble surround fireplace. The large gourmet kitchen has a granite island and countertops, Viking appliances and a sunny dining area featuring bay windows and built-in seating, and opens to a cozy family room with fireplace and built-ins. A back staircase leads to the second floor bonus room featuring a wet bar and vaulted ceilings - the perfect space for recreation, play and/or media. The master bedroom suite features a lovely walk-in closet and large full bath with whirlpool tub and stone floors warmed by radiant heat. An additional 4 bedrooms, 2 full bathrooms and large walk-in cedar closet complete the second floor. From the main level family room, french doors open to an inviting screened in porch that extends the home outdoors, overlooking a gorgeous stone patio, fire pit and tranquil backyard. Recent updates include new roof and HVAC system; freshly painted interior. Don't miss out on seeing this home - It is one of the prettiest in Wilton and at a great value!**

Confidential Agent Remarks

Interior has been repainted and restaged - has a fresh new look and energy please come and see!

Marketing History

Current List Price: \$989,000	Last Updated: 01/14/20	Deposit Date: 12/29/19	DOM: 232
Previous List Price: \$995,000	Entered in MLS: 05/11/19	Contract Date: 12/29/19	CDOM: 302
Original List Price: \$1,050,000	Listing Date: 05/11/19	Proposed Closing Date: 01/14/20	Expiration Date:
Sold Price: \$960,000	Closed Date: 01/14/20	Sale Financing: Conventional Fixed	
List Price as % of Assessed Value: 153%	Closed Price as % of Assessed Value: 148%	Closed Price as % of Last List Price: 97.07%	

Seller Concessions: \$750 credit to buyer at close

Showing & Contact Information

Showing Inst: **Call or text LA at (203) 434-3713 for confirmed appointment. 2 hrs notice please.**
 Lockbox: **SMLS Compatible Elec./front door**
 Owner: **per public record**
 Directions: **Take Nod Hill or Branchbrook to Pipers Hill.**

Date Available: **Immediate/negotiaBank Owned: No**
 Owners Phone: **Occupied By: Owner**

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease**
 Buyer's Agent Comp.: **2.50 % of sale price**

Service Type: **Full Service**
 Sign: **Yes**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, Zillow Group, immoviewer**
 The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com, Zillow Group**

**** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ****

List Agent:	Michele Ferguson Nichols (6825) Lic. #: RES.0768286 Website:	Phone: (203) 434-3713 Email: michele.fergusonnichols@elliman.com
List Office:	Douglas Elliman of Connecticut (DECT130) Website: http://www.elliman.com	Phone: (203) 622-4900
Sale Agent:	Dagny Eason (13451) Lic. #: REB.0789208 Website: http://www.dagnysrealestate.com/dagnyeason	Phone: (203) 858-4853 Email: dagnyeason@gmail.com
Sale Office:	Dagny's Real Estate (4392) Website: http://www.dagnysrealestate.com	Phone: (203) 858-4853

Selling Agent/Broker Information

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Listing

49 Branch Brook Road, Wilton, CT 06897
County: Fairfield
MLS#: 170221877
Single Family For Sale

Status: **Closed**
Closed: **10/04/2019**

Tax Parcel#: **1926424**
Closed Price: **\$948,000**
List Price: **\$975,000**
Days On Market: **58**



Walkscore is: - - 0

Car-Dependent - Almost all errands require a car.

Potential Short Sale: **No**

Residential Property Information

Style: **Cape Cod, Log** Total Rooms: **9** Bedrooms: **4** Bathrooms: **3 Full & 1 Partial** Home Warranty Offered: **No**
Square Footage: Estimated heated: above grade **3,119** and below grade **1,536**; total **4,655** Fireplaces: **2**
Public records lists total living area as **3,119** Sq. Ft.
New Construction: **No** Year Built: **1994 (Public Records)**
Dir. Waterfront: **No** Acres: **2.12 (Public Records)** Zoning: **R-2**
Property Tax: **\$17,395** Mill Rate: **28.54** Assessed Value: **\$609,490** Tax Year: **July 2019-June 2020**

Room Descriptions

Room	Level	Apx. Size	Features
Eat-In Kitchen	Main		Breakfast Bar, Cathedral Ceiling, Fireplace, Granite Counters, Pantry, Wide Board Floor
Great Room	Main		Balcony/Deck, Beams, Cathedral Ceiling, Ceiling Fan, Fireplace, Hardwood Floor
Dining Room	Main		9 ft+ Ceilings, Bay/Bow Window, Beams, Built-In Hutch, Hardwood Floor
Master Bedroom	Main		9 ft+ Ceilings, Balcony/Deck, Ceiling Fan, Full Bath, Hardwood Floor, Walk-In Closet
Master Bath	Main		9 ft+ Ceilings, Double-sink, Stall Shower, Tile Floor, Whirlpool Tub
Half Bath	Main		9 ft+ Ceilings, Beams, Tile Floor
Bedroom	Upper		Beams, Cathedral Ceiling, Hardwood Floor
Bedroom	Upper		Beams, Cathedral Ceiling, Ceiling Fan, Hardwood Floor
Bedroom	Upper		Beams, Cathedral Ceiling, Ceiling Fan, Hardwood Floor
Full Bath	Upper		Beams, Cathedral Ceiling, Double-sink, Tile Floor, Tub w/Shower
Rec/Play Room	Lower		Book Shelves, Built-Ins, Full Bath, Sliders, Wall/Wall Carpet, Wood Stove
Office	Lower		Full Bath, Sliders, Stall Shower, Wall/Wall Carpet
Full Bath			Stall Shower, Tile Floor

Additional Rooms: **Foyer, Laundry Room, Mud Room**

Laundry Location: **Main Level, Mud Room Area Near Kitchen**

Features

Appliances Incl.: **Electric Range, Gas Range, Oven/Range, Wall Oven, Range Hood, Refrigerator, Dishwasher, Washer, Dryer**
Interior Features: **Auto Garage Door Opener, Cable - Pre-wired, Central Vacuum, Open Floor Plan, Security System**
Energy Features: **Ridge Vents, Thermopane Windows**
Home Automation:
Attic: **No Attic**
Basement Desc.: **Full With Walk-Out, Partially Finished, Heated, Cooled, Interior Access, Liveable Space**
Exterior Siding: **Logs**
Exterior Features: **Covered Deck, Deck, Gutters, Lighting, Porch, Sidewalk, Underground Utilities**
Construction Info.: **Log** Foundation: **Concrete** Roof: **Asphalt Shingle**
Garage & Parking: **3 Car, Attached Garage, Paved** Driveway Type: **Private, Paved, Asphalt**
Swimming Pool: **No Pool**
Waterfront Feat.: **Brook**
Lot Description: **Some Wetlands, Cleared, Level Lot, Lightly Wooded, Sloping Lot, Fence - Stone**
In Flood Zone: **No**
Encumbrances: **Easements**
Nearby Amenities: **Golf Course, Health Club, Library, Medical Facilities, Paddle Tennis, Shopping/Mall, Stables/Riding, Tennis Courts**

Home Owners Association Information

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

Hot Water System: **Domestic**

Utility Information

Est. Annual Heating Cost:

3/7/2020

SmartMLS Matrix

Heat Type: Hot Air, Wood/Coal Stove, Zoned, Fueled By: Oil, Wood Fuel Tank Location: In Basement
Cooling: Ceiling Fans, Central Air, Zoned Radon Mitigation: Air Yes, Water
Water & Sewer Service: Private Well, Sewage System: Septic

Elem: Miller-Driscoll Interm: Cider Mill School Information Middle: Middlebrook High: Wilton
Public Remarks

Wonderful Opportunity to own one of Fairfield County's rare luxury log homes! Everything about this property connects you to Nature! The healthy organic environment of a log home creates a peaceful sense of well-being in its inhabitants. The insulating properties of wood and chinking translate into the energy efficiency of cool Summers and warm Winters. Added advantage: No need to paint! Uncomplicated open concept on all 3 Levels. Perfect-sized Kitchen is located just steps from the Garage (thru Mudroom with Half Bath, Laundry and Pantry). Kitchen is a Chef's Delight with Custom Appliances; Fireplace; Center Isle and Breakfast Bar. Dining Area flows to the Great Room, with its Floor to Soaring Cathedral Ceiling Fireplace. Multiple doorways lead to the Massive Deck-the Entertaining is Easy! The Formal Dining Room has lovely Built-ins and New England woodland views to make holiday dinners special! Main Level Master Suite features beautiful hardwood floors, walk-in closet, timelessly updated Bath with lighted whirlpool tub, and access to cozy, private Covered Deck. Upper Level offers Panoramic View of the Great Room, along with 3 comfortably-sized Bedrooms, All with Cathedral Ceilings! The expertly finished Lower Level Walk-Out provides convenient access to your own personal slice of the Great Outdoors, including Mother Nature's ambience, a level lawn area for sports and a fire pit for chilly Autumn nights. If you choose to stay indoors, snuggle into the cozy theatre space.

Confidential Agent Remarks

CAC and wall to wall carpet in Lower Level are New (2019). Brand new railing on Deck will be painted or stained week of 8/4. Branch Brook is one of the 1st roads plowed in Wilton. Pet containment (electric) fence installed. House has Thermo Pride boiler and double oil tanks in Basement.

Marketing History

Current List Price: \$975,000 Last Updated: 10/04/19 Deposit Date: 10/02/19 DOM: 58
Previous List Price: \$975,000 Entered in MLS: 08/05/19 Contract Date: 10/02/19 CDOM: 58
Original List Price: \$975,000 Listing Date: 08/05/19 Proposed Closing Date: 10/04/19 Expiration Date:
Sold Price: \$948,000 Closed Date: 10/04/19 Sale Financing: Withheld
List Price as % of Assessed Value 160% Closed Price as % of Assessed Value 156% Closed Price as % of Last List Price 97.23%

Showing & Contact Information

Showing Inst: Use Showing Time. Wait for confirmation. 2 hour notice please. Easy to Show!
Lockbox: SMLS Compatible Elec./Front Porch Date Available: Negotiable Bank Owned: No
Owner: On Record Owners Phone: Occupied By: Owner
Directions: Nod Hill to Branch Brook. #49 on right.

Listing & Compensation Information

Listing Contract Type: Exclusive Right to Sell/Lease w/Variable Rate Compensation Service Type: Full Service Sign: Yes
Buyer's Agent Comp.: 3.00 % of sale price

The List Office has authorized distribution to: Homesnap, IDX Sites, Realtor.com, immoviewer
The List Agent has authorized distribution to: Homes.com, Homesnap, IDX Sites, Realtor.com, Zillow Group

** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. **

Listing Agent/Broker Information

List Agent: Rob & Laurie The Marketing Team (18188) Lic.#: Phone: (810) 923-1098
Website: Email: robandlaurie@wpsir.com
List Office: William Pitt Sotheby's Int'l (K2082) Phone: (203) 762-0103
Website: www.williampitt.com
Co List Agent: Rob McCullough (22878) Lic.#: RES.0761539 Phone: (203) 803-3974
Website: http://Rmccullough@wpsir.com Email: Rmccullough@wpsir.com
Co List Office: William Pitt Sotheby's Int'l (K2082) Phone: (203) 762-0103
Website: www.williampitt.com

Selling Agent/Broker Information

Sale Agent: Susan Larsen (18755) Lic.#: RES.0795945 Phone: (203) 762-8300
Website: http://susanlarsen.raveis.com Email: susan.larsen@raveis.com
Sale Office: William Raveis Real Estate (K2081) Phone: (203) 762-8300
Website: www.raveis.com

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Listing

350 Thayer Pond Road, Wilton, CT 06897
County: Fairfield
MLS#: 170169835
Single Family For Sale

Status: Closed
Closed: 11/20/2019

Tax Parcel#: 1928623
Closed Price: \$900,000
List Price: \$969,000
Days On Market: 254



Google

Map data ©2020

9.30 Ac

Walkscore is: - - 9

Car-Dependent - Almost all errands require a car.

Potential Short Sale: No

Residential Property Information

Style: Colonial
Square Footage: Estimated heated: above grade 3,782 and below grade 1,023; total 4,805
Public records lists total living area as 3,782 Sq. Ft.
New Construction: No
Dir. Waterfront: No
Property Tax: \$19,952
Total Rooms: 10 Bedrooms: 4 Bathrooms: 3 Full & 1 Partial Home Warranty Offered: Yes
Fireplaces: 2
Year Built: 1981 (Public Records)
Acres: 9.30 (Public Records)
Mil Rate: 28.54 Assessed Value: \$699,090
Color: Beige
Zoning: R-2
Tax Year: July 2019-June 2020

Room	Level	Apx. Size	Features
Living Room	Main		9 ft+ Ceilings, Fireplace, Hardwood Floor
Dining Room	Main		Hardwood Floor
Kitchen	Main		Built-Ins, Dining Area, Granite Counters, Hardwood Floor, Island, Pantry
Family Room	Main		Fireplace, Hardwood Floor, Wet Bar
Sun Room	Main		Hardwood Floor, Skylight
Other	Upper		Hardwood Floor
Master Bedroom	Upper		Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Additional Rooms:	Foyer		

Laundry Location: Upper Level

Appliances Incl.: Gas Cooktop, Wall Oven, Microwave, Refrigerator, Dishwasher, Washer, Dryer, Wine Chiller
Interior Features: Auto Garage Door Opener, Cable - Pre-wired, Security System
Energy Features: Programmable Thermostat, Ridge Vents, Thermopane Windows
Home Automation:
Attic: Has Attic - Access Via Hatch, Storage Space
Basement Desc.: Full, Partially Finished, Heated, Cooled, Interior Access, Walk-out
Exterior Siding: Clapboard, Cedar
Exterior Features: Deck, Gutters, Lighting, Porch-Screened, Underground Utilities
Construction Info.: Frame Foundation: Concrete
Garage & Parking: 2 Car, Attached Garage Driveway Type: Paved
Swimming Pool: No Pool
Lot Description: Some Wetlands, Level Lot, Lightly Wooded
Nearby Amenities: Health Club, Library, Medical Facilities, Park, Playground/Tot Lot, Public Transportation, Shopping/Mall, Tennis Courts

The following Items are not included in this sale: Drapes and rods in family room, master bedroom and navy/brown bedroom and breakfast area light fixture

Home Owner's Association: No
Special Assoc. Assessments: Association Fee: Fee Payable:

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

School Information

Listing

68 Saint Johns Road, Wilton, CT 06897
County: Fairfield
MLS#: 170231005
Single Family For Sale

Status: **Closed**
Closed: **01/16/2020**

Tax Parcel#: **1924749**
Closed Price: **\$830,000**
List Price: **\$849,998**
Days On Market: **130**



Walkscore is: - - 11

Car-Dependent - Almost all errands require a car.

Potential Short Sale: **No**

Residential Property Information

Style: **Colonial, Contemporary** Total Rooms: **12** Bedrooms: **4** Bathrooms: **4 Full & 1 Partial** Home Warranty Offered: **No**
Square Footage: Estimated heated: above grade **4,495** and below grade **1,256**; total **5,751** Fireplaces: **3**
Public records lists total living area as **4,495** Sq.Ft.
New Construction: **No** Year Built: **1985 (Public Records)** Color: **Taupe**
Dir. Waterfront: **Yes** Acres: **3.10 (Public Records)** Zoning: **R-2**
Property Tax: **\$21,021** Mill Rate: **28.54** Assessed Value: **\$736,540** Tax Year: **July 2019-June 2020**

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		2 Story Window(s), Fireplace, Hardwood Floor
Formal Din. Rm.	Main		Hardwood Floor
Study	Main		Built-Ins, Hardwood Floor, Wet Bar
Eat-In Kitchen	Main		Dining Area, Granite Counters, Hardwood Floor, Pantry, Remodeled
Family Room	Main		Balcony/Deck, Fireplace, Hardwood Floor
Great Room	Other		Wall/Wall Carpet
Master Bedroom	Upper		Cathedral Ceiling, Ceiling Fan, Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Rec/Play Room	Lower		Fireplace, Full Bath, Wall/Wall Carpet
Office	Lower		Full Bath, Wall/Wall Carpet
Additional Rooms:			Bonus Room, Foyer, Laundry Room, Sitting Room

Laundry Location: **Main Level**

Has In-Law Apart: **Possible**

Features

Appliances Incl.: **Cook Top, Wall Oven, Microwave, Subzero, Dishwasher, Washer, Dryer**
Interior Features: **Auto Garage Door Opener, Cable - Available, Security System**
Energy Features: **Generator, Programmable Thermostat, Thermopane Windows**
Home Automation: **Thermostat(s)**
Attic: **Has Attic - Walk-up, Floored**
Basement Desc.: **Full With Walk-Out, Partially Finished, Heated, Interior Access, Storage, Sump Pump**
Exterior Siding: **Wood** Color: **Taupe**
Exterior Features: **Deck, Gutters, Lighting, Porch-Screened**
Construction Info.: **Frame, Concrete** Foundation: **Concrete** Roof: **Asphalt Shingle**
Garage & Parking: **3 Car, Attached Garage, Paved** Driveway Type: **Shared, Paved**
Swimming Pool: **No Pool**
Waterfront Feat.: **Direct Waterfront, View, Walk to Water**
Lot Description: **Dry, Water View, Level Lot, Lightly Wooded, Rolling, Sloping Lot**
In Flood Zone: **No** Has Flood Elevation Certificate: **No**
Nearby Amenities: **Library, Park, Playground/Tot Lot, Private Rec Facilities, Public Rec Facilities, Public Transportation, Shopping/Mall, Tennis Courts**

Home Owners Association Information

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

Utility Information

Hot Water System: **Domestic** Est. Annual Heating Cost:
Heat Type: **Hot Air, Zoned, Fueled By: Oil** Fuel Tank Location: **In Basement**

3/7/2020

SmartMLS Matrix

Cooling: **Attic Fan, Ceiling Fans, Central Air**
Water & Sewer Service: **Private Well, Sewage System: Septic**

Radon Mitigation: **Air No, Water No**

Elem: **Miller-Driscoll** Interm: **Cider Mill** School Information
Middle: **Middlebrook** High: **Wilton**
Public Remarks

Fabulous opportunity to live on the reservoir on this private property. Impeccably maintained. Spectacular space. House is light, bright and airy in park like setting with easy access to walking trails and Wilton Town Forest. Home has been freshly painted and floors redone. Kitchen was updated in 2017. Generously sized rooms throughout, many with soaring ceilings. The versatile floor plan offers great flexibility for different lifestyles. Huge bonus room over the 3-car garage. Spacious finished walkout lower level has a full bath with shower, sitting area with fireplace and separate room for office, au-pair or potential in-law suite. Walk-up attic is great for expansion or storage. Expansive deck is accessed from multiple rooms and offers seasonal views of the water. This home is a true oasis for the next owners!

Confidential Agent Remarks

\$\$\$ \$100 Cash or gift card for showing this house to a qualified buyer during the holidays. Limits apply. Please call agent for details.

Marketing History

Current List Price: \$849,998	Last Updated: 01/16/20	Deposit Date: 01/16/20	DOM: 130
Previous List Price: \$899,000	Entered in MLS: 09/02/19	Contract Date: 01/13/20	CDOM: 130
Original List Price: \$899,000	Listing Date: 09/02/19	Proposed Closing Date: 01/21/20	Expiration Date:
Sold Price: \$830,000	Closed Date: 01/16/20	Sale Financing: Withheld	

List Price as % of Assessed Value **115%** Closed Price as % of Assessed Value **113%** Closed Price as % of Last List Price **97.65%**

Showing & Contact Information

Showing Inst: **Text Marlon 203 515-1387.**
 Lockbox: **SMLS Compatible Elec./Front Door**
 Owner: **Neil D. Kleinfeld&Carole T. Young-K**
 Directions: **Omstead Hill to Collingswood to St. Johns**

Date Available: **Negotiable**
 Owners Phone:
 Bank Owned: **No**
 Occupied By: **Owner**

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease**
 Buyer's Agent Comp.: **2.50 % of sale price**
 Compensation Notes: **\$\$\$ \$100 Cash or gift card for showing this house to a qualified buyer during the holidays. Limits apply. Please call agent for details.**

Service Type: **Full Service** Sign: **Yes**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, IDX Sites, Realtor.com, Zillow Group, Immoviewer**
 The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Zillow Group, None**

**** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ****

List Agent: **Marion Filley (N8072MF) Lic.#: RES.0224030**
 Website: <http://www.marionfilley.com>
 Phone: **(203) 515-1387**
 Email: marion.filley@compass.com

List Office: **Compass Connecticut, LLC (CPCT81)**
 Website:
 Phone: **(203) 293-9715**

Selling Agent/Broker Information

Sale Agent: **Leigh Cataudo (20785) Lic.#: RES.0800639**
 Website: <https://www.williampitt.com/agents/leighcataudo/>
 Phone: **(203) 246-8358**
 Email: leighlee@aol.com

Sale Office: **William Pitt Sotheby's Int'l (PSOTH102)**
 Website: <http://www.williampittsir.com>
 Phone: **(203) 227-1246**

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Listing

15 Turner Ridge Court, Wilton, CT 06897
County: Fairfield
MLS#: 170248811
Single Family For Sale

Status: **Closed**
Closed: **01/13/2020**

Tax Parcel#: **1926340**
Closed Price: **\$820,000**
List Price: **\$899,000**
Days On Market: **60**



Walkscore is: - - 1

Car-Dependent - Almost all errands require a car.

Potential Short Sale: **No**

Residential Property Information

Style: **Colonial** Total Rooms: **9** Bedrooms: **4** Bathrooms: **4 Full & 1 Partial** Home Warranty Offered: **No**
Square Footage: Estimated heated: above grade **3,790** and below grade **1,100**; total **4,890** Public records lists total living area as **3,790** Sq.Ft. Fireplaces: **2**
New Construction: **No** Year Built: **1981 (Public Records)** Color: **Cream**
Dir. Waterfront: **No** Acres: **1.82 (Public Records)** Zoning: **R-2**
Property Tax: **\$18,843** Mill Rate: **28.54** Assessed Value: **\$660,240** Tax Year: **July 2019-June 2020**

Room	Level	Apx. Size	Room Descriptions
Living Room	Main		Bay/Bow Window, Fireplace, Hardwood Floor
Dining Room	Main		Bay/Bow Window, Hardwood Floor
Kitchen	Main		Dining Area, Granite Counters, Sliders, Tile Floor
Family Room	Main		Fireplace, Hardwood Floor, Sliders, Vaulted Ceiling
Other	Main		Built-Ins, Full Bath, Wall/Wall Carpet
Master Bedroom	Upper		Balcony/Deck, French Doors, Full Bath, Hardwood Floor
Bedroom	Upper		Hardwood Floor, Walk-In Closet
Bedroom	Upper		Built-Ins, Hardwood Floor
Bedroom	Upper		Hardwood Floor
Sun Room	Main		Sliders, Tile Floor
Rec/Play Room	Lower		Full Bath, Wall/Wall Carpet, Wood Stove

Laundry Location: **Main Level**

Has In-Law Apart: **Possible/First Floor**

Appliances Incl.: **Gas Cooktop, Wall Oven, Microwave, Refrigerator, Dishwasher, Washer, Dryer**
Interior Features: **Auto Garage Door Opener, Cable - Pre-wired, Security System**
Energy Features: **Generator, Thermopane Windows**
Home Automation: **Security System, Thermostat(s)**
Attic: **Has Attic - Pull-Down Stairs, Storage Space**
Basement Desc.: **Full, Partially Finished, Heated, Interior Access, Garage Access, Walk-out**
Exterior Siding: **Clapboard, Cedar, Wood**
Exterior Features: **Balcony, Deck, French Doors, Gutters, Lighting, Patio, Porch, Stone Wall**
Construction Info.: **Frame** Foundation: **Concrete**
Garage & Parking: **2 Car, Attached Garage** Driveway Type: **Private, Paved**
Swimming Pool: **No Pool**
Lot Description: **On Cul-De-Sac, Level Lot**
Nearby Amenities: **Health Club, Library, Medical Facilities, Paddle Tennis, Park, Public Transportation, Shopping/Mall, Tennis Courts**

Color: **Cream**

Roof: **Asphalt Shingle**

Home Owner's Association: **No** Home Owners Association Information
Special Assoc. Assessments: Association Fee: Fee Payable:

Hot Water System: **Oil** Utility Information
Heat Type: **Hot Air, Zoned, Fueled By: Oil**
Cooling: **Central Air, Zoned**
Water & Sewer Service: **Private Well, Sewage System: Septic**

Est. Annual Heating Cost:
Fuel Tank Location: **In Basement**
Radon Mitigation: **Air No, Water No**

Element: **Miller-Driscoll** Interm: **Cider Mill** School Information
Middle: **Middlebrook** High: **Wilton**

PUBLIC REMARKS

One of Wilton's best values! Beautifully updated Colonial perfectly sited on level lot in desirable Olmstead Hill area on quiet cul-de-sac. Lovely curb appeal leads to surprising space when you enter this special home. Sun-filled kitchen with granite counters is the heart of the home and adjacent to family room with vaulted ceiling and fireplace. Spacious formal living room with fireplace and formal dining room flow seamlessly with the informal spaces. Large first floor bonus room with updated full bath works for au pair, in-laws, guests or play room. Sun room off kitchen and family room completes the first floor. Master bedroom with stunning bath, lots of closet space and balcony plus three good-sized bedrooms and updated hall bath on second floor. Walk-out lower level has rec/play room, wood stove, full bath, storage and also works as au pair or in-law suite. Versatile layout with multiple options and lots of natural light. Wonderful for outdoor living and entertaining with Ipe deck, patio, stone walls and park-like backyard. Enjoy sunrise views from the deck, sun room or family room and sunset views from the living room or dining room. Great street for riding bikes, walking dogs or block parties. Freshly painted in main living areas with a modern neutral palette to enjoy as is or make your own. Other features include exterior painting, new roof, professional landscaping, hardwood floors, generator and much more. Welcome home!

Confidential Agent Remarks

Electric heat in basement and backup electric heat for oil heat pump on second floor

Marketing History

Current List Price: \$899,000	Last Updated: 01/13/20	Deposit Date: 01/13/20	DOM: 60
Previous List Price: \$899,000	Entered in MLS: 11/07/19	Contract Date: 01/06/20	CDOM: 234
Original List Price: \$899,000	Listing Date: 11/07/19	Proposed Closing Date: 01/13/20	Expiration Date:
Sold Price: \$820,000	Closed Date: 01/13/20	Sale Financing: Conventional Fixed	

List Price as % of Assessed Value **136%** Closed Price as % of Assessed Value **124%** Closed Price as % of Last List Price **91.21%**

Showing & Contact Information

Showing Inst: **Call/text listing agent for confirmed appointment; alarm.**
 Lockbox: **SMLS Compatible Elec./Front Door**
 Owner: **As Per Deed**
 Directions: **Olmstead Hill to Turner Ridge Court**

Date Available: **Negotiable**
 Owners Phone:
 Bank Owned: **No**
 Occupied By: **Owner**

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease**
 Buyer's Agent Comp.: **2.50 % of sale price**

Service Type: **Full Service**
 Sign: **Yes**

Listing Distribution Authorizations

The List Office has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com, Zillow Group, ImmoViewer**
 The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com, Zillow Group**

** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. **

Listing Agent/Broker Information

List Agent: **Judy Robinson (8272) Lic.#: RES.0771735**
 Website:
 List Office: **Berkshire Hathaway NE Prop. (BHHS101)**
 Website:

Phone: **(203) 451-0480**
 Email: **judyrobinson@bhhsne.com**
 Phone: **(203) 762-8331**

Selling Agent/Broker Information

Sale Agent: **Dagny Eason (13451) Lic.#: REB.0789208**
 Website: **http://www.dagnysrealestate.com/dagnyeason**
 Sale Office: **Dagny's Real Estate (4392)**
 Website: **http://www.dagnysrealestate.com**

Phone: **(203) 858-4853**
 Email: **dagnyeason@gmail.com**
 Phone: **(203) 858-4853**

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