

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
YEE PETER TR REVOC & DETRICK CHRISTINE R TR REVOC 7 SPRUCE MEADOW CT WILTON, CT 06897 Additional Owners:		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
			6 Septic			RES LAND	1-1	543,600	380,520
						RES EXCES DWELLING	1-2	14,400	10,080
						RES OUTBL	1-3	2,126,000	1,488,200
							1-4	49,600	34,720
SUPPLEMENTAL DATA									
Other ID: 4764 5		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back							
Legal Notes BAA-07-302-D		ASSOC PID#							
GIS ID: 4898					Total		2,733,600	1,913,520	

**6161
WILTON, CT**

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
YEE PETER TR REVOC & YEE PETER		2330/0177	06/18/2013	U	I	0	QT	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
NAYDEN DENIS J & BRITTA R		2082/0004	10/05/2009	Q	I	2,860,000	WD	2018	1-1	380,520	2018	1-1	380,520	2018	1-1	380,520
		1134/0139	11/13/1998	U	I	675,000	00	2018	1-2	10,080	2018	1-2	10,080	2018	1-2	10,080
		0777/0167	03/05/1992	U	I	0	00	2018	1-3	1,488,200	2018	1-3	1,488,200	2018	1-3	1,488,200
								2018	1-4	34,720	2018	1-4	34,720	2018	1-4	34,720
								Total:		1,913,520	Total:		1,913,520	Total:		1,913,520

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
0002/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,126,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	49,600
Appraised Land Value (Bldg)	558,000
Special Land Value	0
Total Appraised Parcel Value	2,733,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	2,733,600

NOTES	
1-5 FIX BTH	IG 10/09/07
6 FULL + 3 HALF BTHS	WET BAR
W/O BSMT	
UAT 288=Nv	
500SF PAT1 + SPL3 + SPA=	
ATTCH	

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	
020276	10/22/2009		FBM	60,000		100	03/11/2010	CO#10032 PLANS	09/22/2017			WG	23	Field Review Change	
016550	04/26/2000		FINISH BSMT	25,000	08/25/2000	100	09/11/2000	CO#00000	10/09/2007			DS	00	Measur+Listed	
015983	04/30/1999		TENNIS COURT	65,000	10/07/1999	100	10/08/1999	CO#06018	02/28/2003			DL	47	Change - Value Change To	
015830	01/06/1999		POOL,SPA,PATIO	50,000	10/07/1999	100	10/08/1999	CO#06019	10/07/1999			DL	00	Measur+Listed	
015488	05/18/1998			577,980	10/07/1999	100	06/24/1999	CO#05911							

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	08	1.30				1.00		543,600
1	1-2	Res Excess	R-2				0.36	AC	40,000.00	1.0000	0	1.0000	1.00		0.00				1.00		14,400

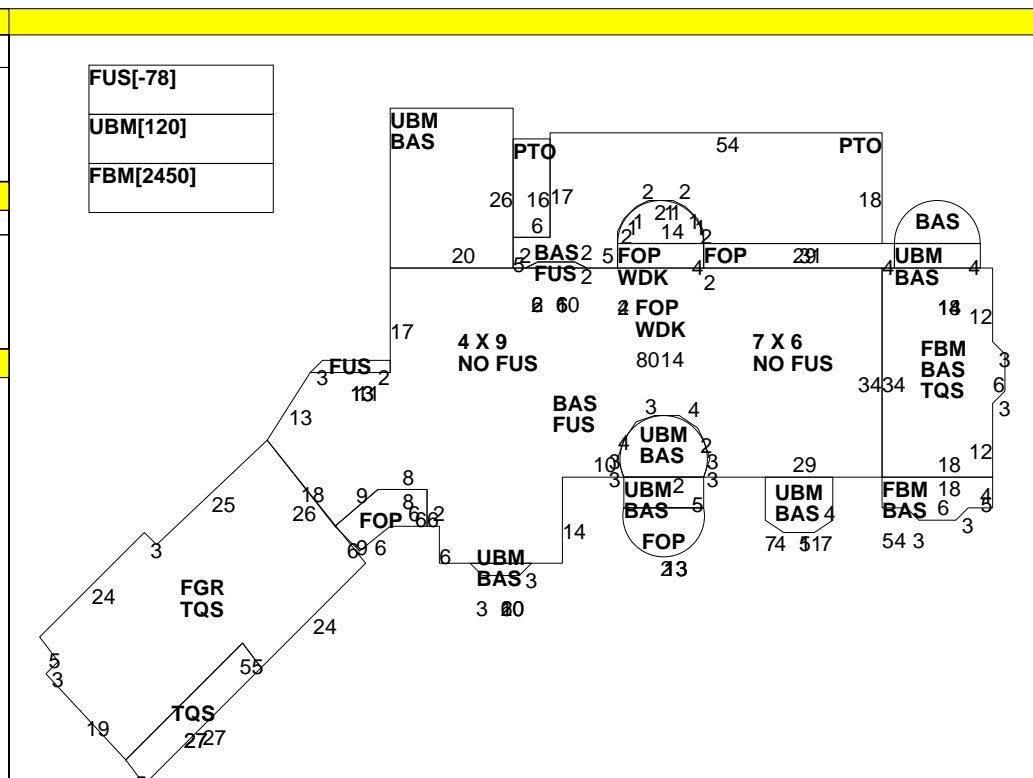
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	12		Superior +++				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	10		Wood Shingle				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	04		Forced Air				
AC Type	03		Central				
Total Bedrooms	06		6 Bedrooms				
Total Bthrms	6						
Total Half Baths	3						
Extra Fix							
Total Rooms	13						
Bath Style	02		Average				
Kitchen Style	03		Remodeled				
Elevator							
Fireplaces	6						
Sauna							
Spa/Jet Tub							
Whirlpool Tub							
Cath. Ceil	921						

MIXED USE		
Code	Description	Percentage
1-1	Residential	100

COST/MARKET VALUATION		
Adj. Base Rate:		206.83
Replace Cost		2,415,957
AYB		1999
EYB		2005
Dep Code		G-
Remodel Rating		
Year Remodeled		
Dep %		12
Functional Obslnc		0
External Obslnc		0
Cost Trend Factor		1
Condition		
% Complete		
Overall % Cond		88
Apprais Val		2,126,000
Dep % Ovr		0
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
PAT1	Patio			L	500	9.00	2002		0		60	2,700
SPL3	Pool IG Gunit			L	800	40.00	2002		0		75	24,000
TEN	Tennis Court			L	7,200	3.50	2002		0		60	15,100
PAT1	Patio			L	960	9.00	2002		0		60	5,200
WHL2	Whirlpool Spa			L	1	3,500.00	2002		0		75	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	4,902	4,902			1,013,870
FBM	Basement, Finished	0	3,184			230,406
FGR	Garage	0	1,266			91,625
FOP	Open Porch	0	412			16,960
FUS	Upper Story, Finished	3,210	3,210			663,918
PTO	Patio	0	1,054			21,717
TQS	Three Quarter Story	1,622	2,027			335,475
UBM	Basement, Unfinished	0	948			39,297
WDK	Wood Deck	0	132			2,689
Ttl. Gross Liv/Lease Area:		9,734	17,135			2,415,957



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): Peter Yee Tr Revoc + Christine Detruck Revoc

Property Owner will be represented by:

Harriet Busker - Certified R.E. Appraiser

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: Harriet Busker

Address: 31 Ceil Rd

Trumbull, CT 06611

Phone: 203-374-9542 or cell-203-556-2361

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 92 Lot: 11 Account #: ?

Property Location: 7 Spruce Meadow CT

Property Type: Residential: Commercial:

Reason for Appeal:

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

The market value for the year ending 10/1/17 is less than the Assessed/ Appraised value from the Town of Wilton

Appellant's estimate of Market Value as of October 1, 2017: \$2,245,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$1,577,500
(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.

Harriet Busker
Signature

RECEIVED
MAR 09 2020

2/26/2020
Date Signed

Harriet Busker
Printed Name of Signer

ASSESSOR'S OFFICE

Certified R.E. Appraiser
Position of Signer

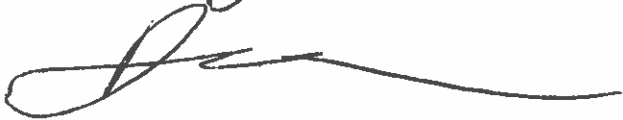
This application **MUST** be **RECEIVED** by the Assessor's Office no later than March 20, 2020
FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

Feb 28, 2020

Town of Wilton CT,

I Peter Yee the owner of 7 Spruce Meadow Ct,
Wilton CT give Harriet Basler permission to
represent me at the upcoming appeals hearing.
If you have any questions, please call me at
646-522-8657 or email me at Peter.yee56@gmail.com

Thank you



INVOICE

FROM:

Harriet Busker
 Harriet Busker
 31 Ceil Road
 Trumbull, CT 06611

Telephone Number: 203-374-9542

Fax Number:

TO:

Peter Yee
 Peter Yee
 7 Spruce Meadow CT
 Wilton, CT 06897

E-Mail: Peteryee56@gmail.com

Telephone Number: 646-522-8657

Fax Number:

Alternate Number:

INVOICE NUMBER

7 SPRUCE MEADOW

DATES

Invoice Date: 11/20/2019

Due Date:

REFERENCE

Internal Order #: 7 SPRUCE MEADOW

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: 7 SPRUCE MEADOW

Other File # on form:

Federal Tax ID:

Employer ID:

DESCRIPTION

Lender: N/A	Client: Peter Yee
Purchaser/Borrower: N/A	
Property Address: 7 Spruce Meadow Ct	
City: Wilton	
County: Fairfield	State: CT Zip: 06897
Legal Description: Volume 2330 Page 177	

FEES

AMOUNT

750.00

SUBTOTAL

750.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:
Check #:	Date:	Description:
Check #:	Date:	Description:

SUBTOTAL

TOTAL DUE

\$

750.00

Client	Peter Yee	File No.	7 SPRUCE MEADOW
Property Address	7 Spruce Meadow Ct		
City	Wilton	County	Fairfield
		State	CT
		Zip Code	06897
Lender	N/A		

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RESTRICTED APPRAISAL REPORT

File No.: 7 SPRUCE MEADOW


Property Address: 7 Spruce Meadow Ct	City: Wilton	State: CT	Zip Code: 06897
County: Fairfield		Legal Description: Volume 2330 Page 177	
Assessor's Parcel #: 92/11			
Tax Year: 2019	R.E. Taxes: \$ 54,612	Special Assessments: \$ N/A	Borrower (if applicable): N/A
Current Owner of Record: Peter Yee		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>	# of Units: 1	Ownership Restriction: <input checked="" type="checkbox"/> None <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop	
Market Area Name: N/A	Map Reference: 14860	Census Tract: 0451.01	<input type="checkbox"/> Flood Hazard
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: Market Value as of 10/1/2017			
Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.			
Client: Peter Yee		Address: 7 Spruce Meadow CT, Wilton, CT 06897	
Appraiser: Harriet Busker		Address: 31 Ceil Road, Trumbull, CT 06611	

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	7 Spruce Meadow Ct Wilton, CT 06897	405 Belden Hill Rd Wilton, CT 06897			51 Graenest Ridge Rd #71 Wilton, CT 06897			441 Nod Hill Rd Wilton, CT 06897		
Proximity to Subject		3.85 miles SE			2.51 miles SE			1.18 miles N		
Sale Price	\$	\$ 1,507,250			\$ 2,550,000			\$ 2,100,000		
Sale Price/GLA	\$ /sq.ft.	\$ 211.13 /sq.ft.			\$ 365.64 /sq.ft.			\$ 306.61 /sq.ft.		
Data Source(s)	City Hall Records	Volume 2467 Page 109			Volume 2467 Page 462			Volume 2480 Page 388		
Verification Source(s)	Interior Inspection	CMLS/Matrix#99152869			CMLS/Matrix#99139646			CMLS/Matrix#99187766		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	N/A	Conventional Unknown		Conventional Unknown		Conventional Unknown		Conventional Unknown		
Date of Sale/Time	N/A	2/1/2017 Clsd		2/14/2017 Clsd		9/15/2017 Clsd		9/15/2017 Clsd		
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Location	Good	Good		Good		Good		Good		
Site	2.36 Acres	2.98 Acres		2.86 Acres+Add'l lot 2.72Ac	-435,000	5.49 Acres	-105,000			
View	Neighborhood	Neighborhood		Neighborhood		Neighborhood		Neighborhood		
Design (Style)	Colonial	Colonial		Colonial		Colonial		Colonial		
Quality of Construction	Excellent	Good	+300,000	Excellent		Excellent		Excellent		
Age	1999	1998		1967/Remodeled		1930/Remodeled				
Condition	Excellent	Good	+300,000	Excellent		Excellent		Excellent		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	13 6 5.3	14 6 6.2	-10,000	13 5 6.2	-10,000	12 5 6.1				
Gross Living Area	9,734 sq.ft.	7,139 sq.ft.	+129,750	6,974 sq.ft.	+138,000	6,849 sq.ft.	+144,250			
Basement & Finished Rooms Below Grade	Full Basement 2450sf Fin/FullBath	Full Basement 1997sf Fin/FullBath	+18,120	Full Basement 960 sf Finished	+59,600	Part Basement None	+98,000			
Functional Utility	Overimprovement	Good	-45,218	Good	-76,500	Good	-63,000			
Heating/Cooling	Oil/CAC	Oil/CAC		Oil/CAC		Oil/CAC				
Energy Efficient Items	Generator	None	+15,000	Generator		None	+15,000			
Garage/Carport	4 Car Garage	3 Car Att Garage	+20,000	3 Car Att Garage	+20,000	3 Car Att Garage	+20,000			
Porch/Patio/Deck	Patio	Patio/Deck	-10,000	Patio/SCP/Op/Dck	-25,000	Open Porch/Patio	-5,000			
Fireplaces	5 Fireplaces	4 Fireplaces	+5,000	4 Fireplaces	+5,000	4 Fireplaces	+5,000			
Additional Bldgs	None	None		None		None				
Pool/Amenities	Pool/Tennis CT	Pool	+30,000	Pool	+30,000	Pool	+30,000			
Water/Sewer	Well/Septic	City Water/Septic	-20,000	Well/Septic		Well/Septic				
Original List Pirce	N/A	\$1,999,000		\$3,200,000		\$2,275,000				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 732,652	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -293,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 139,250			
Adjusted Sale Price of Comparables		Net 48.6 %		Net 11.5 %		Net 6.6 %				
		Gross 59.9 %	\$ 2,239,902	Gross 31.3 %	\$ 2,256,100	Gross 23.1 %	\$ 2,239,250			
Summary of Sales Comparison Approach GLA adjustment applied \$50/sf. Finished basement square footage adjusted at \$40/sf. Full baths are adjusted \$20,000 and half baths adjusted \$10,000. All adjustments in this report are approximate and estimates based on market reaction and market extraction. regression analysis and paired sales when possible. All comps are adjusted 3% for functional utility since the market views the home as an overimprovement for the area due to excessive square footage. All comps have sold between 10/1/2016 and 10/1/2017.										
A thorough search of the Wilton market was conducted and the submitted comparables were deemed to be the best ones suitable for the subject property. Due to a lack of sales with similar square footage it was necessary to utilize sales smaller in total above grade living area and therefore bracketing was not possible. The lack of sales with similar square footage confirms the subject property to be an overimprovement for the area with a market that considers the subject's total square footage to be excessive and not willing to pay more the additional area.										
Comparable 1 (although one year older) is in good condition with good quality of construction as compared to the subject's excellent condition and therefore an approximate adjustment of \$300,000 for both quality and condition are applied.										
Comparable 2's sales price includes an additional building lot (2.72 acres) and is adjusted for site based on market value for the additional lot. Although this home was built in 1967 it appears similar to the subject property in terms of quality of construction and condition. The corresponding MLS listing states " Gracious colonial Estate with private gated grounds and stunning English Style Conservatory designed by LOUISE BROOKS.										
Comparable 3 contains 5.49 acres of private setting and is adjusted approximately 5% for the difference in land size. Although this home was built in 1930 it has been completed remodeled with the highest quality of construction and in some cases superior to the subject property.										
Comp 4 is added as additional data only since it is an older sale. It is adjusted approximately 1% for time since the market has declined.										
Equal emphasis was placed on all comparables.										



RESTRICTED APPRAISAL REPORT

File No.: 7 SPRUCE MEADOW

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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): <u>City Hall Records</u>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>No recent transfers of the subject property, (the effective date being 10/1/2017).</u>
	Date: Price: Source(s):	
MARKET	Subject Market Area and Marketability: <u>The Wilton market has been decreasing since 2008. Homes priced to market tend to sell more quickly than homes priced over market values. New or newer homes tend to sell more quickly and for higher prices than do older homes. The subject market combines older homes with many newer homes. Many of the older homes were demolished followed by reconstructing new homes.</u>	
SITE	Site Area: <u>2.36 Acres</u> Site View: <u>Neighborhood</u> Topography: <u>Gently Rolling</u> Drainage: <u>Adequate</u>	
	Zoning Classification: <u>R-2</u> Description: <u>2 Acre Minimum</u>	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
	Actual Use as of Effective Date: <u>Single Family Dwelling</u> Use as appraised in this report: <u>Single Family Residence</u>	
IMPROVEMENTS	Opinion of Highest & Best Use: <u>The highest and best use of the site is that of a Single Family dwelling.</u>	
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>X</u> FEMA Map # <u>09001C0377F</u> FEMA Map Date <u>06/18/2010</u>	
	Site Comments: <u>The subject site is predominantly level with areas of gently rolling topography. There is an inground pool and tennis court. There is a gate located at the entrance to the subject property. Once inside the site there is a long asphalt driveway leading up the the subject dwelling. Professionally landscaped throughout. There is a flagstone patio off the rear of the dwelling. Well and septs are typical to the area and may affect marketability since City Water is more desirable in the market.</u>	
RECONCILIATION	Improvements Comments: <u>The subject is a colonial styled dwelling constructed in 1999 with high end quality of construction . There are a total of 9734sf of above grade living area and an additional 2450sf of below grade living area. The size of the improvements are considered to be an overimprovement for the area. There are 13 rooms, 6 bedrooms and 5 full and 3 half baths above grade and the lower level contains 4 rooms and one full bath along with a wine cellar. There is a full house generator, 2 furnaces, alarm system, audio system, central vacuum, central air, cedar closets, 2 oil tanks in the basement and attached 4 car garage. No adverse conditions were noted at the time of the inspection.</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>\$2,245,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>N/A</u> Indicated Value by: Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>Most weight was placed on the Sales Comparison Analysis as it is the most reliable indicator of value in the current market. The Cost Approach is not developed since it is not applicable to this analysis. The Income Approach is not applicable to this analysis.</u>	
	This Appraisal is being done as a retrospective Appraisal as of <u>10/1/2017</u> . The inspection on the home was done on <u>11/20/2019</u> .	
SIGNATURES	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>2,245,000</u> , as of: <u>October 1, 2017</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
APPRAISER	A true and complete copy of this report contains <u>31</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
APPRAISER	Client Contact: <u>Peter Yee</u> Client Name: <u>Peter Yee</u>	
	E-Mail: <u>Peteryee56@gmail.com</u> Address: <u>7 Spruce Meadow CT, Wilton, CT 06897</u>	
APPRAISER	APPRAISER  Appraiser Name: <u>Harriet Busker</u> Company: <u>Harriet Busker</u> Phone: <u>(203) 374-9542</u> Fax: _____ E-Mail: <u>hrbusker@earthlink.net</u> Date of Report (Signature): <u>March 09, 2020</u> License or Certification #: <u>RCR.0000086</u> State: <u>CT</u> Designation: <u>Certified Real Estate Appraiser</u> Expiration Date of License or Certification: <u>04/30/2020</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>11/20/2019</u>	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	7 Spruce Meadow Ct Wilton, CT 06897	82 Buckingham Ridge Rd Wilton, CT 06897								
Proximity to Subject		2.72 miles SE								
Sale Price	\$	\$ 2,225,000			\$			\$		
Sale Price/GLA	\$/sq.ft.	\$ 290.62 /sq.ft.			\$/sq.ft.			\$/sq.ft.		
Data Source(s)	City Hall Records	Volume 2424 Page 74								
Verification Source(s)	Interior Inspection	CMLS/Matrix#99083001								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	N/A	Conventional Unknown								
Date of Sale/Time	N/A	5/18/2015								
Rights Appraised	Fee Simple	Fee Simple								
Location	Good	Good								
Site	2.36 Acres	2.07 Acres								
View	Neighborhood	Neighborhood								
Design (Style)	Colonial	Colonial								
Quality of Construction	Excellent	Excellent								
Age	1999	2010								
Condition	Excellent	Excellent								
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	13 6 5.3	13 5 6.2	-10,000							
Gross Living Area	9,734 sq.ft.		7,656 sq.ft.	+103,900	sq.ft.		sq.ft.			
Basement & Finished Rooms Below Grade	Full Basement 2450sf Fin/FullBath		Full Basement 2714sf Fin/FullBath	-10,560						
Functional Utility	Overimprovement		Good	-66,750						
Heating/Cooling	Oil/CAC		Oil/CAC							
Energy Efficient Items	Generator		Generator							
Garage/Carport	4 Car Garage		3 Car Att Garage	+20,000						
Porch/Patio/Deck	Patio		Patio/Gazebo	-10,000						
Fireplaces	5 Fireplaces		7 Fireplaces	-10,000						
Additional Bldgs	None		None							
Pool/Amenities	Pool/Tennis CT		Pool	+30,000						
Water/Sewer	Well/Septic		Well/Septic							
Original List Price	N/A		\$2,600,000							
Net Adjustment (Total)			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 24,340	<input type="checkbox"/> + <input type="checkbox"/> - \$			<input type="checkbox"/> + <input type="checkbox"/> - \$			
Adjusted Sale Price of Comparables			Net 1.1 % Gross 12.7 % \$ 2,249,340	Net % Gross % \$			Net % Gross % \$			

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach Comparable 4 is an older sale, however, it is utilized as additional data only to help support the final opinion of value. It is adjusted approximately 1% for time since the Wilton market has been on a steady decline.

Supplemental Addendum

File No. 7 SPRUCE MEADOW

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County	Fairfield	State	CT Zip Code 06897
Lender	N/A				

• **GP Restricted : Sales Comparison Approach - Summary of Sales Comparison Approach**

GLA adjustment applied \$50/sf. Full baths adjusted at \$20,000 and half baths adjusted at \$10,000. Finished basement area is adjusted \$40/sf.

"The Intended User of the appraisal report is the Client and the Wilton Board of Appeals. The Intended Use is to evaluate the property that is the subject of this appraisal as of 10/1/2017 and to determine the market value as of that date.

All adjustments are based on a combination of market reaction, market extraction, regression analysis, 36 years of experience in the field of appraising in this neighborhood with great knowledge of this market. Paired sales would be the best indicator of applied adjustments, however, this is not possible in this town since there is no tract housing in this area, each home is unique and to state that paired sales analysis was utilized would be misinforming the reader of this report. The appraiser does his/her best to utilize data from the local MLS statistics to support the market. These adjustments are approximate and to state otherwise would be misinforming. When the tools available in making adjustments are limited the appraiser must rely upon a combination of experience and available data from somewhat reliable sources.

SCOPE OF WORK

The key to an accurate appraisal lies in the methodical collection and analysis of data. The appraisal process is an orderly set of procedures used to collect and analyze data to arrive at a justifiable conclusion of value. For the purpose of this Appraisal the Appraiser has identified the real estate and real property interest being appraised, explained the intended use, has inspected the subject property and additional outbuildings thoroughly, has thoroughly researched the market to determine the best data to help support the opinion of market value as per a specific date.

Assumptions, Limiting Conditions & Scope of Work

File No.: 7 SPRUCE MEADOW

Property Address: 7 Spruce Meadow Ct

City: Wilton

State: CT

Zip Code: 06897

Client: Peter Yee

Address: 7 Spruce Meadow CT, Wilton, CT 06897

Appraiser: Harriet Busker

Address: 31 Ceil Road, Trumbull, CT 06611

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 7 SPRUCE MEADOW

Property Address: 7 Spruce Meadow Ct	City: Wilton	State: CT	Zip Code: 06897
Client: Peter Yee	Address: 7 Spruce Meadow CT, Wilton, CT 06897		
Appraiser: Harriet Busker	Address: 31 Ceil Road, Trumbull, CT 06611		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means 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 and 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 acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Peter Yee	Client Name: Peter Yee
E-Mail: Peteryee56@gmail.com	Address: 7 Spruce Meadow CT, Wilton, CT 06897

<p>APPRAISER</p> <p><i>Harriet Busker</i> Appraiser Name: Harriet Busker</p> <p>Company: Harriet Busker</p> <p>Phone: (203) 374-9542 Fax: _____</p> <p>E-Mail: hrbusker@earthlink.net</p> <p>Date Report Signed: March 09, 2020</p> <p>License or Certification #: RCR.0000086 State: CT</p> <p>Designation: Certified Real Estate Appraiser</p> <p>Expiration Date of License or Certification: 04/30/2020</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: 11/20/2019</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date Report Signed: _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p>
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SIGNATURES



Subject Photo Page

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County	Fairfield	State	CT Zip Code 06897
Lender	N/A				

**Subject Front**

7 Spruce Meadow Ct
Sales Price
Gross Living Area 9,734
Total Rooms 13
Total Bedrooms 6
Total Bathrooms 5.3
Location Good
View Neighborhood
Site 2.36 Acres
Quality Excellent
Age 1999

**Subject Front View****Subject Street**

Subject Photo Page

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County	Fairfield	State	CT Zip Code 06897
Lender	N/A				

**Subject Front**

7 Spruce Meadow Ct
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Age 1999

**Subject Rear**

Tennis Court

**Subject Driveway**

Subject Photo Page

Client	Peter Yee						
Property Address	7 Spruce Meadow Ct						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	N/A						



Subject Gated Front Entrance

7 Spruce Meadow Ct
 Sales Price
 Gross Living Area 9,734
 Total Rooms 13
 Total Bedrooms 6
 Total Bathrooms 5.3
 Location Good
 View Neighborhood
 Site 2.36 Acres
 Quality Excellent
 Age 1999



Subject Mailbox



Subject Front Yard

Subject Photo Page

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County	Fairfield	State	CT Zip Code 06897
Lender	N/A				



Subject Side View

7 Spruce Meadow Ct
 Sales Price
 Gross Living Area 9,734
 Total Rooms 13
 Total Bedrooms 6
 Total Bathrooms 5.3
 Location Good
 View Neighborhood
 Site 2.36 Acres
 Quality Excellent
 Age 1999



Subject Pool/Spa/Covered Patio



Subject Flagstone Patio

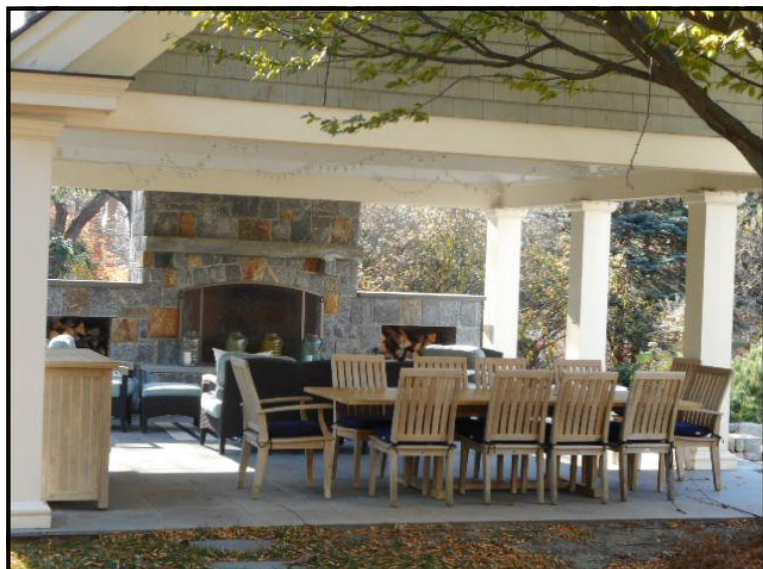
Subject Photo Page

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County	Fairfield	State	CT Zip Code 06897
Lender	N/A				



Subject Rear

7 Spruce Meadow Ct
 Sales Price
 Gross Living Area 9,734
 Total Rooms 13
 Total Bedrooms 6
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 Location Good
 View Neighborhood
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 Quality Excellent
 Age 1999



Subject Covered Patio



Subject Built in BBQ

Subject Photo Page

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County	Fairfield	State	CT Zip Code 06897
Lender	N/A				



Subject Rear View

7 Spruce Meadow Ct
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 Gross Living Area 9,734
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 Age 1999



Subject Front Entrance



Subject 4 Car Attached Garage

Subject Interior Photo Page

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County	Fairfield	State	CT Zip Code 06897
Lender	N/A				



Interior

7 Spruce Meadow Ct
 Sales Price
 Gross Living Area 9,734
 Total Rooms 13
 Total Bedrooms 6
 Total Bathrooms 5.3
 Location Good
 View Neighborhood
 Site 2.36 Acres
 Quality Excellent
 Age 1999



Subject Interior



Subject Interior

Subject Interior Photo Page

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County	Fairfield	State	CT Zip Code 06897
Lender	N/A				



Subject Interior

7 Spruce Meadow Ct
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Subject Interior



Subject Interior

Subject Interior Photo Page

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Subject Interior

7 Spruce Meadow Ct
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Subject Interior



Subject Interior

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Subject Interior

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Subject Interior



Subject Interior

Subject Interior Photo Page

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City	Wilton	County	Fairfield	State	CT
Lender	N/A			Zip Code	06897

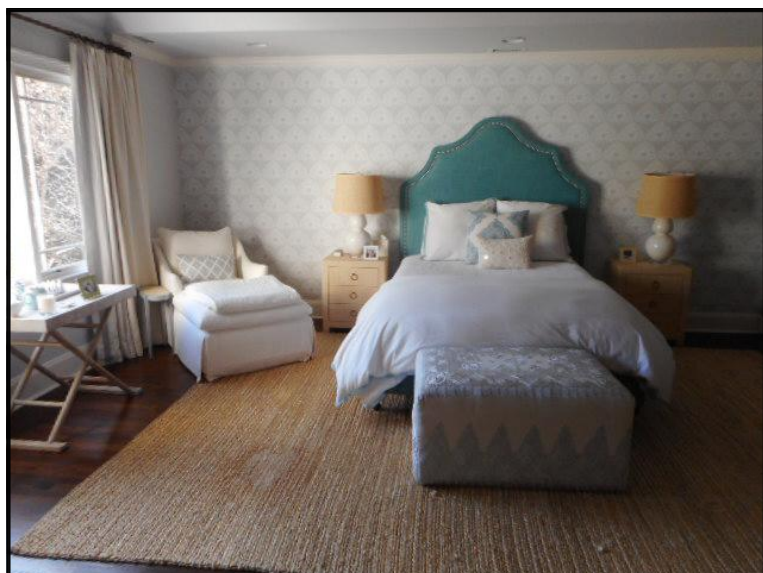


Subject Interior

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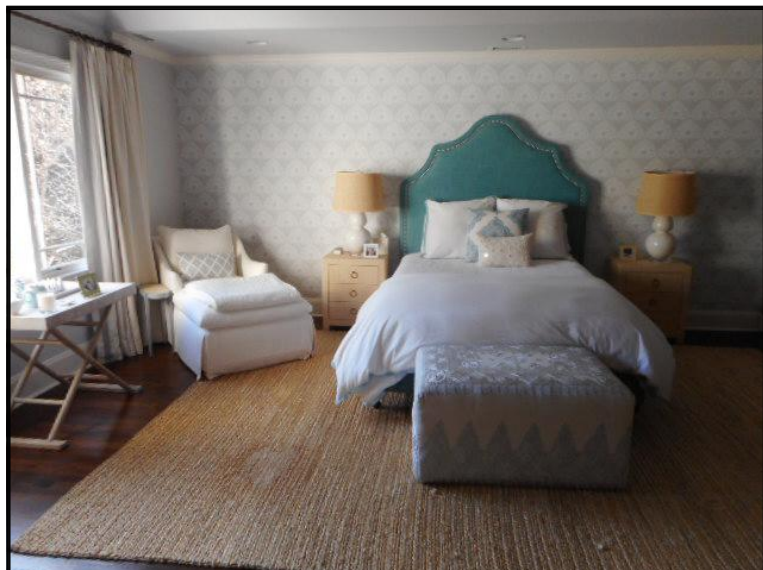
Subject Interior



Subject Interior

Subject Interior Photo Page

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Lender	N/A				



Subject Interior

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Subject Interior



Subject Interior

Subject Interior Photo Page

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Subject Interior

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Subject Interior



Subject Interior

Subject Interior Photo Page

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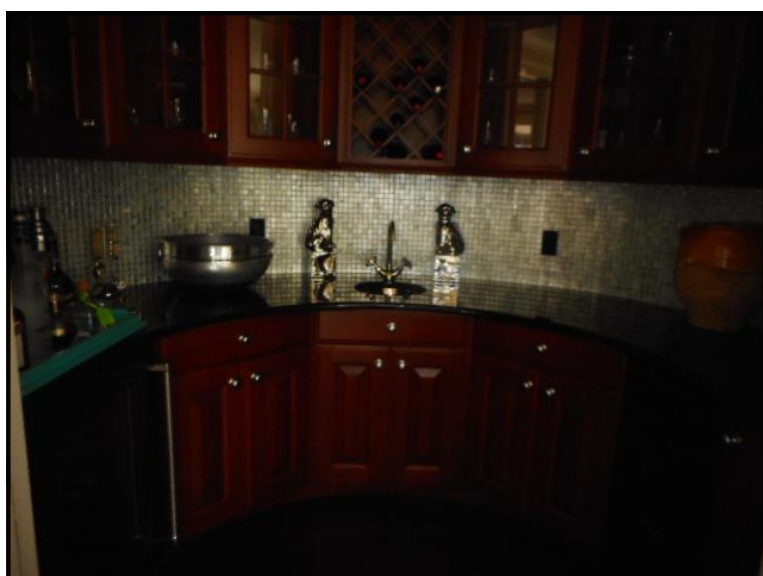


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Subject Interior



Subject Interior

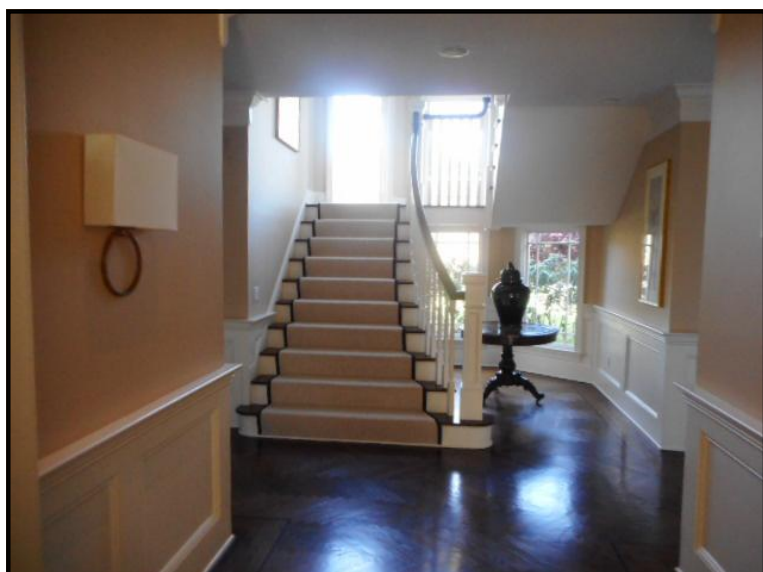
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Subject Interior

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Subject Interior



Subject Interior

Subject Interior Photo Page

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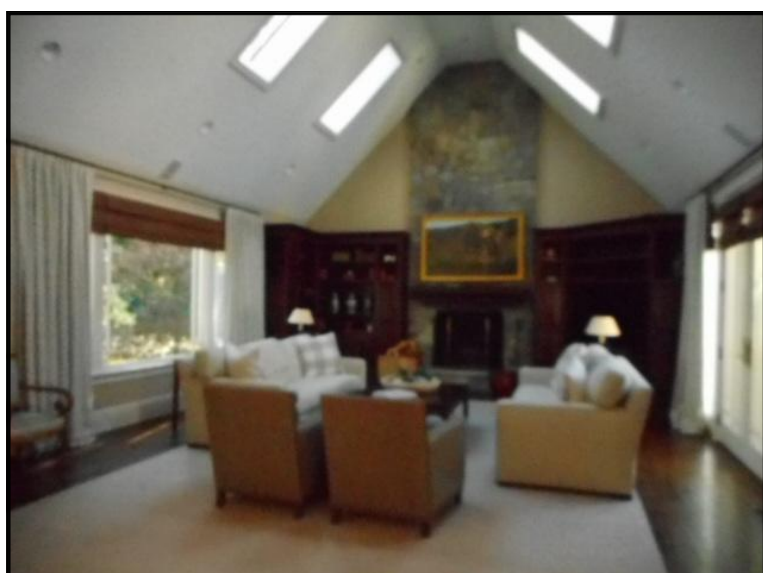


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Subject Interior

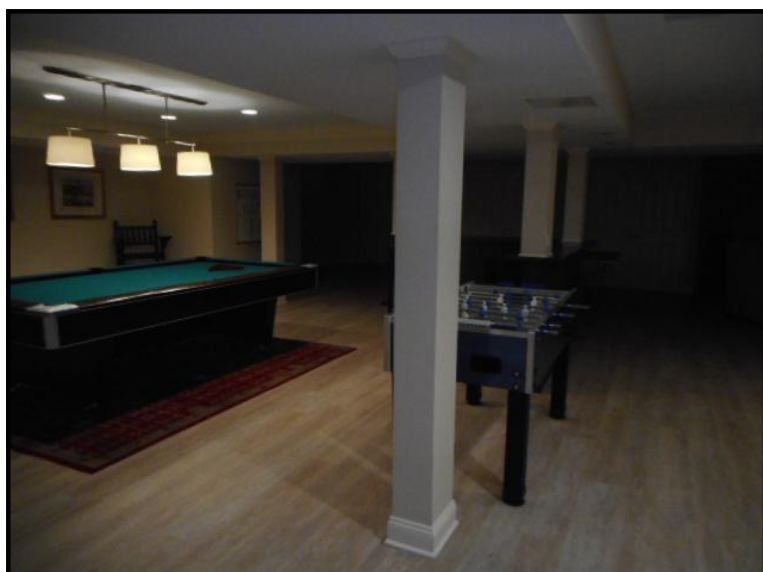
Subject Interior Photo Page

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City	Wilton	County	Fairfield	State	CT
Lender	N/A			Zip Code	06897

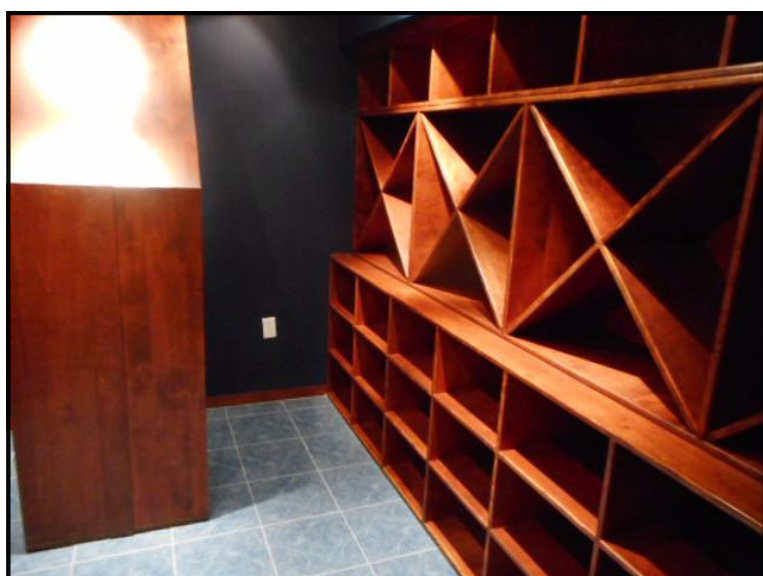


Subject Interior

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Subject Interior



Subject Interior

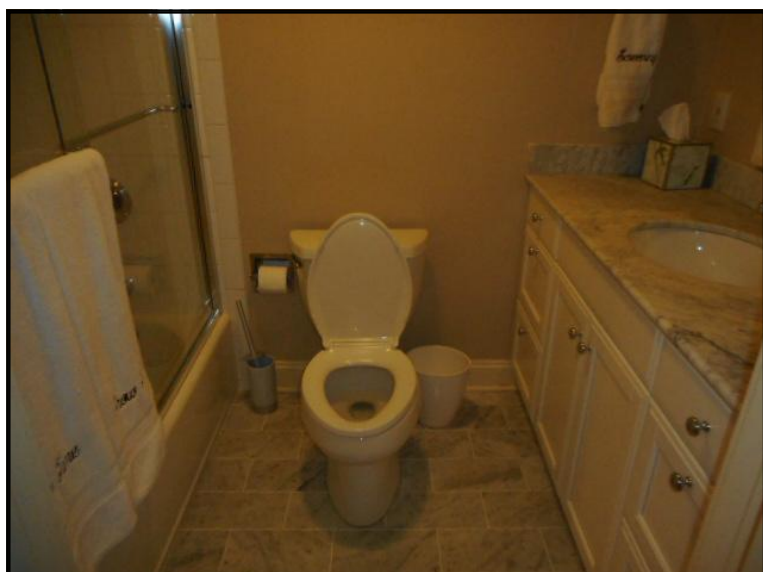
Subject Interior Photo Page

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Subject Interior

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Subject Interior



Subject Interior

Subject Interior Photo Page

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				Zip Code	06897
Lender	N/A				

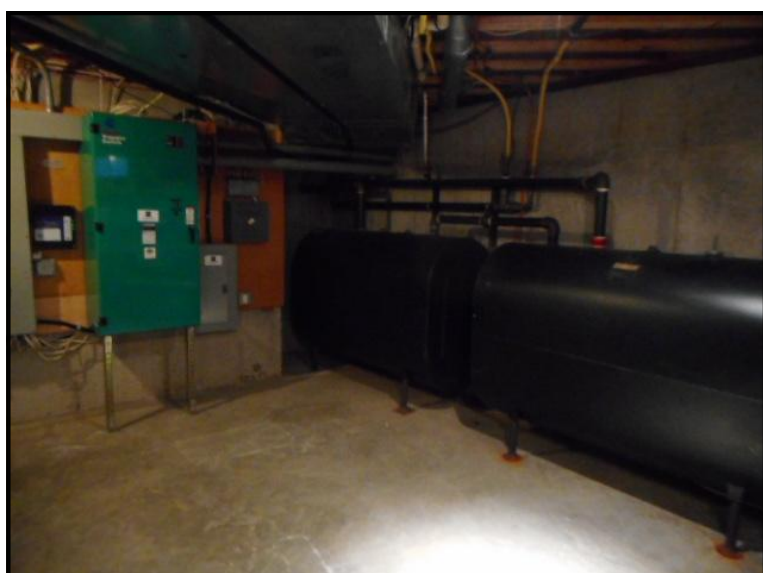


Subject Interior

7 Spruce Meadow Ct
 Sales Price
 Gross Living Area 9,734
 Total Rooms 13
 Total Bedrooms 6
 Total Bathrooms 5.3
 Location Good
 View Neighborhood
 Site 2.36 Acres
 Quality Excellent
 Age 1999



Subject Interior



Subject Interior

Comparable Photo Page

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County	Fairfield	State	CT Zip Code 06897
Lender	N/A				



Comparable 1

405 Belden Hill Rd
 Prox. to Subject 3.85 miles SE
 Sales Price 1,507,250
 Gross Living Area 7,139
 Total Rooms 14
 Total Bedrooms 6
 Total Bathrooms 6.2
 Location Good
 View Neighborhood
 Site 2.98 Acres
 Quality Good
 Age 1998



Comparable 2

51 Graenest Ridge Rd #71
 Prox. to Subject 2.51 miles SE
 Sales Price 2,550,000
 Gross Living Area 6,974
 Total Rooms 13
 Total Bedrooms 5
 Total Bathrooms 6.2
 Location Good
 View Neighborhood
 Site 2.86 Acres+Addtl' lot 2.72Ac
 Quality Excellent
 Age 1967/Remodeled



Comparable 3

441 Nod Hill Rd
 Prox. to Subject 1.18 miles N
 Sales Price 2,100,000
 Gross Living Area 6,849
 Total Rooms 12
 Total Bedrooms 5
 Total Bathrooms 6.1
 Location Good
 View Neighborhood
 Site 5.49 Acres
 Quality Excellent
 Age 1930/Remodeled

Comparable Photo Page

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County Fairfield	State CT	Zip Code 06897	
Lender	N/A				



Comparable 4

82 Buckingham Ridge Rd
 Prox. to Subject 2.72 miles SE
 Sales Price 2,225,000
 Gross Living Area 7,656
 Total Rooms 13
 Total Bedrooms 5
 Total Bathrooms 6.2
 Location Good
 View Neighborhood
 Site 2.07 Acres
 Quality Excellent
 Age 2010

Comparable 5

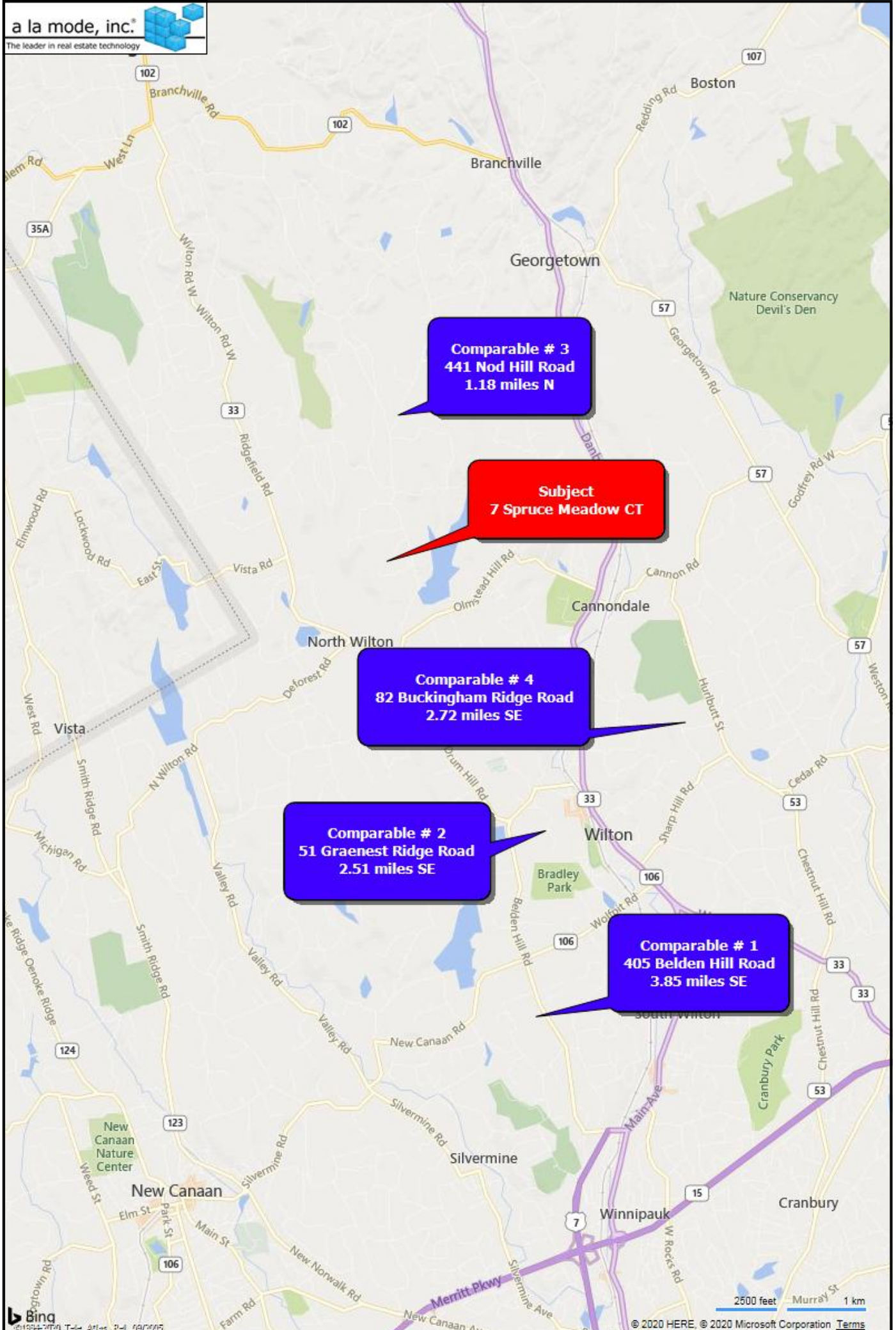
Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Location Map

Client	Peter Yee				
Property Address	7 Spruce Meadow Ct				
City	Wilton	County	Fairfield	State	CT
Lender	N/A				
				Zip Code	06897



Aerial Map

Client	Peter Yee						
Property Address	7 Spruce Meadow Ct						
City	Wilton	County	Fairfield	State	CT	Zip Code	06897
Lender	N/A						

