

Board of Assessment Appeals Tom Vitali, Chairman Robert Avery, Member Carl Bonamico, Member

203-294-2001 Phone (203) 294-2003 Fax

#### BOARD OF ASSESSMENT APPEALS AGENDA

# REGULAR VIRTUAL MEETING FOR THE GRAND LIST OCTOBER $\mathbf{1}^{ST}$ , 2020

MONDAY, MARCH 15, 2021 6PM to 9PM

Link to meeting from your computer, tablet, or smartphone <a href="https://global.gotomeeting.com/join/763101781">https://global.gotomeeting.com/join/763101781</a>

You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (646) 749-3129 Access Code 763-101-781

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Attendance
- 4. Approval of Minutes
- 5. Consent Agenda
- 6. Discussion and possible action regarding attached appeals
- 7. Old Business
- 8. New Business
- 9. Adjournment

	H0458000 VECSEY ERIN J + MATTHEW L	RESIDENTIAL	2020-020	March 15 2021 8:00 PM - 9:00 PM	March 15 2021
	A0121000 LEBEL DIANE	RESIDENTIAL	2020-025	March 15, 2021 8:00 PM - 9:00 PM	March 15, 2021
	C0435000 MAGUDER ROBERT S	RESIDENTIAL	2020-003	March 15, 2021 8:00 PM - 9:00 PM	March 15, 2021
	A0016100 LIU JARED S + KRISTIN A	RESIDENTIAL	2020-001	March 15, 2021 8:00 PM - 9:00 PM	March 15, 2021
LISA REILLY MCMURRA	20200095 LISAS SOAPS NAKED AND NATURAL LLC	2020 PERSONAL PROPERTY	2020-170	March 15, 2021 8:00 PM - 9:00 PM	March 15, 2021
C/O PETER A. DINARDO	2019005 SOUTH TURNPIKE II LLC	COMMERCIAL	2020-117	March 15, 2021 7:00 PM - 8:00 PM	March 15, 2021
C/O PETER A. DINARDO	G0428430 SOUTH TURNPIKE LLC	COMMERCIAL	2020-119	March 15, 2021 7:00 PM - 8:00 PM	March 15, 2021
C/O PETER A. DINARDO	G0428420 SOUTH TURNPIKE LLC	COMMERCIAL	2020-120	March 15, 2021 7:00 PM - 8:00 PM	March 15, 2021
C/O PETER A. DINARDO	G0428410 SOUTH TURNPIKE LLC	COMMERCIAL	2020-121	March 15, 2021 7:00 PM - 8:00 PM	March 15, 2021
C/O PETER A. DINARDO	G0428400 SOUTH TURNPIKE LLC	COMMERCIAL	2020-122	March 15, 2021 7:00 PM - 8:00 PM	March 15, 2021
SALVATORE NICOTRO	20190052 ANNETURI PROPERTY MANAGEMENT	2020 PERSONAL PROPERTY	2020-166	March 15, 2021 6:00 PM - 7:00 PM	March 15, 2021
OWEN STONE	2004007 STONE SAND & GRAVEL LLC	2020 PERSONAL PROPERTY	2020-167	March 15, 2021 6:00 PM - 7:00 PM	March 15, 2021
	2014147 TECHNICAL METAL FINISHING	2020 PERSONAL PROPERTY	2020-184	March 15, 2021 6:00 PM - 7:00 PM	March 15, 2021
DOUGLAS ODISHOO	2013046 DELTA ARSENAL LLC	2020 PERSONAL PROPERTY	2020-180	March 15, 2021 6:00 PM - 7:00 PM	March 15, 2021
Co-Owner F	Account Number Owner Full Name	ТҮРЕ	HEARING NO	Time	Date

# BOARD OF ASSESSMENT APPEALS Thomas Vitali, Chairman Carl D. Bonamico, Member

Robert Avery, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020 - 180 APPLICATION

APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCCUPER 1 2020

HEARING DATE: March 2021 **GRAND LIST OF OCTOBER 1, 2020 Property Owner:** Appellant (if other than owner): DELTA ARSENAL LLC Name of property Owner DOUGLAS ODISHOO Name of Owner's Agent **Mailing Address** Mailing Address 342 QUINNIPIAC STREET, BLDG 8 City, State, Zip City, State, Zip WALLINGFORD, CT 06492 Phone Phone 203-265-0121 Appellant's Capacity & Owner o Owner's Agent (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.) Douglas Odishoo Print applicant name and date Applicant signature Fill out only the section for the property type under appeal. Motor Vehicle: Year Make /Model: \_Plate# Real Estate: (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Property: Unique ID: 2020 grand list MFG DBA: Delta Arsenal LLC Equipment If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. What MARKET VALUE does the applicant place on the property? : Briefly state the basis of the Appeal: Pandemic Impacts: Accounting Staff working remotely. Operations opening/closing without certainty of time. Called Town Assessors Office and was told just to submit it by end of month November- was told on 12/4/21 upon filing that our MFG Exemption was revoked. Not sure why there is no consideration for late-filers during a Pandemic and unsure why an exemption would affect the Town budget. Seems unreasonable. DO NOT WRITE BELOW THIS LINE - BAA Use Only I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief. Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the Board) \_\_ Date: \_2/18/21 Print Name Motion: Voting Record Initials Thomas Vitali

Carl Bonamico

Robert Avery

TOWN OF WALLINGFORD 45 SOUTH MAIN ST WALLINGFORD, CT 06492-0000 203 294-2001

2020 SUMMARY REPORT

2013046

LIST # : UNIQUE ID: 0040599

NAME:

DELTA ARSENAL LLC

342 QUINNIPIAC ST UNIT 8 ADDRESS:

WALLINGFORD, CT 06492-0000

DBA :

DELTA ARSENAL LLC

IN CARE OF : PROP LOC:

MARIE MAJEWSKI 342 QUINNIPIAC ST

EXTRA PROP LOC:UNIT 8

PHONE:

203-265-0121

STATUS

: FILED

RECORD DATE : 12/04/2020

PRINTED DATE : 02/19/2021

PRINTED TIME: 03:28:11 PM

ITEM CODE DESCRIPTION

DEPRECIATED

ASSESSMENT

TOTAL GROSS

TOTAL EXEMPTION

TOTAL NET

143,650

143,650

#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

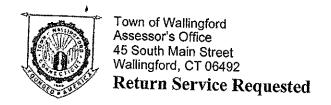
Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

1011

Hearing No. 2020 - 184 APPL	<u>ICATION</u>
APPEAL OF ASS	SESSED VALUATION
BOARD OF Assi	ESSMENT APPEALS
GRAND LIST OF	Остовея 1, 2020
Property Owner: Technical Metal Finishing Name of property Owner	Appellant (if other than owner):
dy Capital DR.	Name of Owner's Agent
Mallingford CT 06492	Mailing Address
City, State, Zip 203 • 284 - 7825	City, State, Zip
Phone	Phone
Appellant's Capacity o Owner	
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Power of Attorney.	Owner's Agent nal agenc <u>y d</u> ocument m <u>u</u> st be submitted at hearing.)
Anthony J. Cantin Ograba)	
Print applicant name and date	Applicant signature ) Controller
Fill out <u>onl</u> y the section fo	r the property type under appeal.
	Plate#Mileage
Real Estate:	
(Address and/or Assessor's Map/Block/	Lot/Unit Number)
Personal Property: Unique ID: 2014147. DB/	A:
If you are submitting an appraisal or other similar application.	
What MARKET VALUE does the applicant place on the prop	perty?: \$_1,183,007
Briefly state the basis of the Appeal: The Derse	mal property declaration
was mailed Via 115PS	AN 11/1/20 George 160 Applicated
	la 2/2/2 1 7 130 MONAY O
$IIAII \in LaJ' \cup III$	moralize and secrived a phon
call staring the forms	had not been received.
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimony knowledge and belief.	am about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent: (Must be signed in the presence of f	in Poorii
(instance of green at the presence of the	Date:
Print Name	
Motion:	Voting Record Initials
	Thomas Vitali
	Thomas Vitali
	Carl Bonamico

Robert Avery





UID#: 2014147

րգուրյլուրափուսիկիլիանկիրուիլիկալ

### Wallingford, Connecticut 2020 Declaration of Personal Property

Filing Requirement — This declaration must be filed with the Assessor of the town where the personal property is located. Declarations of

If you no longer own the above noted business or personal property assessed in your name last year, you do not need to complete this declaration. You must, however, return this declaration to the Assessor and provide information related to the name of the new owner of the property or the date your business ceased or to where you moved the business (see Affidavit below). Otherwise, the Assessor must assume that you are still operating the business and still own and have failed to declare your taxable personal property.

	_	VE OR SALE OF BUSINESS OR PROPERTY
Business or proper	Of Owners name	at
	Business Maine (ii appli	cable) Street location
vviin regards to	said business or property I do so certify that on	Said business or property was (indicate which one by circling)
	Date	was (indicate which one by calculing)
SOLD TO:		
MOVED TO:	Name	Address
	City/Town and State to where business or property was moved	Address
TERMINATED:	Attach Bill of Sale or Letter of dissolution to this	form and return it with this affidavit to the Assessor's office
The sig		avit is a \$500,00 fine or imprisonment for one year or both.
Signature		Print name

Penalty for late filing – Failure to file timely will result in a penalty equal to 25% of the assessment of the personal property. This declaration must be filed or postmarked (as defined in C.G.S. Sec 1-2a & as referenced in Sec. 12-41(d)) no later than:

Monday, November 2, 2020 Wallingford Assessor's Office





DBA: TE©HNIC Location (street & number)	CAL METAL FINISHING INC CAL METAL FINISHING INC 29 CAPITAL DR	Require	ssessment date <b>Oct</b> e d return date <b>Nove</b> n	nber 2	
BUSINESS DATA For businesses, occ	supations, professions, farmers, lessors Answ	ver all questions I through 12, writing N/A o	n lines that are not applicab	ıle.	
<ol> <li>Direct question</li> </ol>	is concerning return to -	2. Location of accounting			
Name Jessica	Bennett	29 Capital 7			
Address 150 Orch	lard St	Walling ford	CT ALLIAN		
City/State/Zip Grand	edge MI	waining total	) 06447	<b></b>	
Phone / Fax (517) 371 -	2460 / ( )	(203) 284-782	5 / 1202 201	7 720	
E-mail		123/287 (02	3 1 (203) 28	- T&	46
3. Description of Business	Metal Finishing		The state of the s	Commission of separations	***************************************
4. How many employees work in		23			**************************************
5. Date your business began in th			<del></del> ÷		
	our firm occupy at your location(s) in	this town? _28,250	; O #		
7. Type of ownership: TX Corpo	pration Partnership LLC	Sole proprietor Char Descri	Sq. ft. Owl	n 🗌 Le	ease 🔀
8. Type of business: 🖼 Manu	facturer  Wholesale  Service	Drofossion D Data Water and	ibe	<del></del>	
☐ Other	-Describe	IRS Business Activ		Lesso	r
9. In the last 12 months was any	of the property included in this decla	ration forested in an ethan a	***************************************	Yes	No
for at least 3 months? If yes, id	lentify by specific months, code, cos	t, and location(s).	t town		Ø
ii yes give name and mailing a	property that is leased or consigned		,		<b></b>
<ol><li>Did you have in your possession</li></ol>	on on October 1st any borrowed con	signed, stored or rented property?			X
If yes, complete Lessee's List	ing Report (page 4)			П	[3].
LESSOR'S LISTING REPORT in Lessors: (Please note that property und information is reported in prescribed form	order to avoid duplication of assessment ler conditional sales agreements must be nat.  Lessee #1	ats related to leased personal property the ereported by the lessor.) Computerized to Lessee #2	illings are acceptable as I	ong as a	
Name of Lessee		Lessee #2	Lessee #	3	
essee's address					
hysical location of equipment				<del></del>	
full equipment description					
s equipment self manufactured?	Yes ☐ No ☐	Yes ☐ No ☐	V [] N-		
Acquisition date		163[] 140[]	Yes ☐ No	Ц	
Current commercial list price new				<del></del>	
las this lease ever been purchased,	Y El N- El			<del></del>	
issumed or assigned?	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No		
f yes, specify from whom					
Date of such purchase, etc.  f original asset cost was changed by					
his transaction, give details.  Type of lease	Потить По и По				
ease Term - Begin and end dates	☐Operating ☐Capital ☐Conditional Sale	☐Operating ☐Capital ☐Conditional Sale	☐Operating ☐Capital ☐(	Condition	al Sale
Monthly contract rent			,		
Monthly maintenance costs if included					
n monthly payment above					
s equipment declared on the Lessor's or the Lessee's manufacturing exemption application?	Le Yes ☐ No ☐ ss Lessee ☐ or	Yes□ Lessor□ Lessee□	Yes ☐ Lessor ☐	Lesse	эе 🔲

2014147 'List or Account#: Assessment date October 1, 2019 TECHNICAL METAL FINISHING INC Owner's Name: Required return date November 1, 2019 LESSEE'S LISTING REPORT Pursuant to Connecticut General Statutes §12-57a all leased, borrowed, consigned, loaned, rented, or stored personal property not owned by you but in your possession as of the assessment date must be included on this form. Failure to declare, in the form and manner as herein prescribed, shall result in the presumption of ownership and subsequent tax liability plus penalties. Property you do not lease that may be in your possession and must be reported includes (but is not limited to) dumpsters, gas/propane tanks, vending machines, water coolers, coffee machines. Did you dispose of any leased items that were in your possession on October 1, 2018? If yes, enter a description of the property and the date of disposition in the space to the right. Yes V Did you acquire any of the leased items that were in your possession on October 1, 2018? If yes, indicate previous lessor, item(s) and date(s) acquired in the space to the right. V Is the cost of any of the equipment listed below declared anywhere else on this declaration? If yes, note year in the 'Year Included' row and list П  $\square$ cost in the 'Acquisition Cost' row. Lease #1 Lease #2 Lease #3 Name of Lessor Lessor's address Phone Number Lease Number Item description / Model # Serial # Year of manufacture Capital Lease Yes□ No 🖂 Yes No 🗆 Yes ☐ No ☐ Lease Term -Beginning/End Monthly rent Acquisition Cost Year Included DISPOSAL, SALE OR TRANSFER OF PROPERTY REPORT Disposal, sale or transfer of property - If you disposed of, sold or transferred a portion of the property included in last year's filing, complete the Detailed Listing Of Disposed Assets Report And Reconciliation Of Fixed Assets on page 6. If you no longer own the business noted on the cover sheet you do not need to complete this declaration. You must, however, return to the Assessor this declaration along with the complete AFFIDAVIT OF BUSINESS CLOSING OR MOVE OF Business or Sale of Business found in this return. DO NOT INCLUDE DISPOSALS IN TAXABLE PROPERTY REPORTING SECTION. DETAILED LISTING OF DISPOSED ASSETS COPY AND ATTACH ADDITIONAL SHEETS IF NEEDED Date Removed Code # Date Acquired **Acquisition Cost** DETAILED LISTING OF ASSETS ORIGIVALUE S \$250 (NOR) AND STRABBOURDAL SHEETS OF SERVED. Pursuant to CGS 12-81(79) - Listing of assets purchased prior to 10/1/09 with an original cost ≤ \$250 Description of Item Date Acquired Acquisition Cost

## TAXABLE PROPERTY INFORMATION

- 1) All data reported should be:
  - Actual acquisition costs including any additional charges for transportation and installation by year for each type of property described. These costs, less the standard depreciation as shown on the form will determine the net depreciated value.
  - b) Include all assets that may have been fully depreciated, written off, or charged to expense but are still owned. Do not include disposed assets.
- Reports are to be filed on an assessment year basis of October 1.
   Acquisitions between October 2 and December 31 apply to the new year. (i.e. acquisition made October 30, 2018 is reported in the year ending October 1, 2019).
- Computerized filings are acceptable as long as all information is reported in prescribed format.
- Do not include disposed assets. Disposals are used to reconcile last year's reporting with this year's reporting.

# 9 – Moto garaged in	n Connecticut but re	tered me gistered	otor vehicles & vehicles in another state	#10 - Ma CGS 12-	anufacturing machinery 81 (76) for exemption	& equipn	nent not eligible under	1	sessor's
· Vaaa	VEHICLE 1	VEH	ICLE 2 VEHICLE 3	Year	Original cost, trans-	%	<u> </u>	[ <b>[</b>	
Year Make		. : 		Ending	portation & installation	Good	Depreciated Value	. Us	e Only
Model		<u>-</u>	mer Mer make a service of a service of the service	10-1-20		95%			
VIN		<del></del>		10-1-19		90%	AT COMMENDERS AND AND AND SECTION AND A SECTION AND ADMINISTRATION ADMINISTRATION AND ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION AND ADMINISTRATION		
Length				10-1-18		80%	Annual Comment of the		
Weight		~ <del>~~</del>		10-1-17	·	70%			
Purchase \$	\$			10-1-16		60%	The second secon		
Date	<u> </u>			10-1-15		50%			
				10-1-14	24,878	40%	9,951		
Value	ľ			Prior Yrs		30%		#9	
24 - 178 - 17 - 17 - 17 - 18 - 18 - 18 - 1				Total	24,878	Total	9,951	#10	9,951
#11 - Hors	ses and Ponies	1		#12 - Co	mmercial Fishing Appar	atus		" " " " " " " " " " " " " " " " " " "	· · · · · · · · · · · · · · · · · · ·
Breed	#1	<u>i</u>	#2 #3	Year	Original cost, trans-	. %			
<del></del>	<del>,</del>	-		Ending	portation & installation	Good	Depreciated Value		
Registered		· · · · · · · · · · · · · · · · · · ·		10-1-20		95%			
Age Sex	<u> </u>	·		10-1-19	A STATE OF THE PARTY OF THE PAR	90%			
		·		10-1-18		80%			
Quality	'			10-1-17		70%			
Breedin	9	i		10-1-16		60%		İ	
Show Pleasure				10-1-15		50%		1	
Racino	e !	i		10-1-14		40%			
Value		<u> </u>		Prior Yrs		30%	`	#11	
	1	i		Total		Total		#12	
#13 - Manu	ufacturing machiner	y & equi	pment eligible under	#14 Mol	oile Manufactured Home		Nitronthy appeared as	#12	
CGS 12-81	(76) for exemption	must co	mplete exempt claim.	real estate		20111106	onemy assessed as		
Year	Original cost, trans-	%	Depreciated Value		#1	#2	#3		
	portation & installation			Year					
10-1-20	121,083	95%	115,629	Make			The state of the s		
10-1-19 10-1-18		90%	0	Model	- 11 Surface de datase				
10-1-18	826,170	80%	53,329	ID Numbe	r		The state of the s		
10-1-17		70%	578,319	Length					
10-1-15	17, 345	1	10,407	Width					
10-1-14	85,930 893,976	50%	42,965	Bedrooms		Contrato o contrato de la contrato del contrato de la contrato del contrato de la contrato del contrato de la contrato del contrato de la contrato del contrato de la contrato de la contrato de la contrato del contrato de la contrato de la contrato del contrato del contrato de la contrato del contrato de la contrato de la contrato de la contrato del con			
Prior Yrs	893,97k		357,590	Baths					
Total	7 611 11 0	30%	1.2 - 1/65 5	ì				#13	157,639
	2,011,165		4157639	Value				#14	The second of th
	ture, fixtures and eq	uipment							**************************************
Year -	Original cost, trans-	%	Depreciated Value						
	ortation & installation	Good							
10-1-20		95%	Mar						
10-1-19 10-1-18	<u> </u>	90%	the desired on part of a great of the second of a complete the price according to the second of the				3		
10-1-18		80%	THE RESIDENCE OF THE PROPERTY					]	
10-1-17	the exercise of the second	70%							
10-1-15		60%							
10-1-14	10,539	50%	/ [ 1/2] [ /						
Prior Yrs	10,009	40%	4,216						
Total	10,539	30%		0					
	3.	Total	~4,216					#16	4,216
#17 – Farm			m 1 4 4	#18 - Farn	n Tools				***************************************
	Original cost, trans-	%	Depreciated Value	Year	Original cost, trans-	%	Dogranieta - 114-1		
Endina P 10-1-20	ortation & installation	Good	• 4. = **	Endina	portation & installation	Good	Depreciated Value		
10-1-20		95%		10-1-20		95%			
10-1-19	·	90%		10-1-19		90%			
10-1-17		80%	halife i paga persentan salambahan kalan i melaman persentan padagan dan dalam kelalah melamanan dari	10-1-18	· · · · · · · · · · · · · · · · · · ·	80%			
10-1-17	· · · · · · · · · · · · · · · · · · ·	70%		10-1-17		70%			
10-1-16	The state of the s	60%		10-1-16		60%	and the state of t		
10-1-15		50%	and a street of the control of the c	10-1-15	and the continues are a second and the continues of the c	50%		1	
Prior Yrs		40% 30%		10-1-14		40%			
Total		Total		Prior Yrs		30%		#17	
		i Oldi		Total		Total		#18	

•								
List or	Account#: 20	)14147	,					
Owner'	AT THE RESIDENCE		CAL METAL FINISH	HNG INC			Assessme	ent date October 1, 2020
#19 – Me	chanics Tools			1			Required return	date November 2, 2020
Year	Original cost, trans-	: %		#20 [	Electronic data processir	ng equipi	ment	
Ending	portation & installation	Good	Depreciated Value		In accordance with Se	ection 1	68 IRS Codes	
10-1-20		95%	the control of the co		Comput			
10-1-19		90%		Year	***		1 1	
10-1-18		80%		Ending	Original cost, trans- portation & installation	. % Good	Depreciated Value	
10-1-17		70%	1	10-1-20		95%	Depreciated value	
10-1-16		60%		10-1-19	5,800	80%	4,640	
10-1-15 10-1-14		50%		10-1-18	6	60%	-146-10	-
Prior Yrs		40%		10-1 <b>-</b> 17		40%		
Total		30% Total	The second secon	Prior Yrs	the second secon	20%	5972	#19
	000000000000000000000000000000000000000			Total	35,662	Total	101017	#20 10,612
logically a	communication com dvanced –include pre	pany eq eviously	uipment not techno- coded #21c property	#21b Te advance	lecommunication compa d–include previously cod	ny equip ded #21c	ment technologically property with #21b	
Year	Original cost, trans-	%		Year	Original	1	i	
	portation & installation	Good	Depreciated Value	Ending	Original cost, trans- portation & installation	% Good	Depreciated Value	
10-1-20		95%		10-1-20		95%		•
10-1-19 :		90%		10-1-19		80%		<b>-i</b>
10-1-18 10-1-17		80%		10-1-18		60%		-
10-1-16		70%		10-1-17		40%		<b>-</b>
10-1-15		60%		Prior Yrs		20%	The second secon	
10-1-14	***************************************	50% 40%		Total		Total		
Prior Yrs		30%						7
Total		Total	THE CONTRACT CONTRACT OF THE PARTY OF THE PA					
22 – Cab	les, conduits, pipes,				21a and 21b	Total	and the same of th	#21
Year	Original cost, trans-	કાઉ % ∤			pensed Supplies			
	portation & installation	Good	Depreciated Value	The avera	age is the total amount e	xpended	on supplies since	
10-1-20				October	I, 2019 divided by the nuober 1, 2019.	ımber of	months in business	
10-1-19				Year		,		.[ ]
10-1-18				Ending	Total Expended	# of Months	Average Monthly	1 1
0-1-17				10-1-20		WOIIDIS		
0-1-16					Personal Control of the Control of t	LL		
0-1-15								
0-1-14								
rior Yrs Total								
	if a PURA 🔲 or FE	Total	70 - 1-1 - 1 - 1/1/2					#22
	The second secon		regulated utility					#23
	er Goods - including	1	ld improvements	#24b Re	ental Entertainment Med	ium	- the state of the	
	Original cost, trans- portation & installation	%	Depreciated Value	Year	Original cost, trans-	%	D	
0-1-20	Totalion a matanagon	Good 95%		Ending	portation & installation	Good	Depreciated Value	
0-1-19		90%	**************************************	10-1-20		95%	maa daa aan aan ah	
0-1-18		80%		10-1-19		80%		
0-1-17		70%	war en an war en an	10-1-18	and the second s	60%		
0-1-16		60%	The state of the	10-1-17 Prior Yrs		40%		
0-1-15		50%		Total		20%		
0-1-14		40%	**	(Viai	# of video tapes	Total	t of DV/D	
rior Yrs	1	30%			# of music CD's		of DVD movies	
Total	1	Total	A-00			Total	f of video games	404
			RECONCULATION	OF FIVES		iviai	ar to extend the state of the s	#24

Assets declared last October 1, 2019 Assets disposed of since last October 1, 2019 Assets added since last October 1, 2019 Assets originally Cost ≤ \$250 & over 10 years old \*\* Assets declared this year October 1, 2020

> Amount of expensed equipment last year Capitalization Threshold

	1919132
	29050
+	121083
-	
~ <u>-</u>	2011/165
	1
	2,000

\*Complete Detailed Listing of Disposed Assets -page 4 \*\* Assets Orig Cost ≤ \$250 - page 4

# Itemized Listing of Manufacturing Machinery And Equipment 2020 Grand List

# machinery and equipment should be complete and readily identifiable. Property described as "miscellaneous", "manufacturing machinery or equipment", or numeric entries Total Cost of Acquisition The information requested on this form is essential to the applicant or machinery and equipment qualifying for exemption. Regardless of past practices, applications submitted which are incomplete or do not conform to the prescribed format will not be accepted. Description of Transportation/ Installation **Grand Total** Page Total Cost are not acceptable. Purchase Price changes cannot be included.) The <u>buchase price</u> for self-constructed machinery and equipment is the unit cost. <u>Date installed for leased property</u> is the beginning date of the lease. TERMS: • Total cost of acquisition is the price paid for the property, including the value of a trade-fr, plus the cost of transportation and installation. (if installation require frest property structural changes, the cost of such IRS\* Classiff-cation Inaccurate information may affect qualification for exemption. Mo./Day/Yr. Date Installed Acquired Mo./Day/Yr. Date # of Items . Print or type only. You may submit a computer printout containing all required information in the prescribed format. List only manufacturing machinery and equipment eligible under CGS 12-List only manufacturing. Do Not include Sales Tax. Do Not include Sales Tax. Mill monetary amounts should be rounded to the nearest whole dollar. Lesses are to provide only their transportation and installation costs (purchase price will be obtained from lesson). For leased property, enter Lease ID # beneath the name and address of the lessor. Provide RS Classification;\* Please refer to IRS Code Section 168(e). Do not provide class life Printou Property Description & Model ID # See Attached INSTRUCTIONS:

Failure to file this form in the manner and form, and within the time limit prescribed, shall result in the assessor not applying the exemption allowed under CGS §12-81(76).

# 2020 PERSONAL PROPERTY DECLARATION — SUMMARY SHEET Commercial and financial information is not open to public inspection.

List or Account#:	2014147	Ren	Assessment da	ate October 1, 2020		
Owner's Name:	TECHNICAL METAL FINISHING INC		Required return date November 2, 2020 This Personal Property Declaration must be signed			
DBA:	TECHNICAL METAL FINISHING INC	and d	elivered or postm	narked by		
Mailina addrass.	A final and programmed and a final and a f	Mond	day, November 2,	2020 to:		
Mailing address:	29 CAPITAL DR	vvan	ngford Assessor' 45 South Main Str	s Office eet		
City/State/Zip:	WALLINGFORD, CT 06492-5818	,	Wallingford, CT 0	6492		
Location (street & n	number) 29 CAPITAL DR			Assessor's Use Only		
Property Code and	d Description		Net Depreciated			
#9 Motor Vehicles UNF tractors, off-road construction	REGISTERED motor vehicles (e.g. campers, RVs, snowmobiles, trailers, trucks, on vehicles, etc.) including any vehicle garaged in Connecticut but registered in a at all. If you are a farmer eligible for the exemption under Sec. 12-91, list tractors	passenger cars, nother state, or any	Value pages 5 & 6	Code ASSESSMENTS		
TIVE WACHINELY & EQUI	IDMENE Industrial manufacturing machinery and anti	in Code 17.		#9		
	on control equipment.		9,951	#10		
	Describe your horses and ponies. A \$1,000 assessment exemption per animal may be 100% provided Form M-28 is filed with and approved by the Assessor.			#11		
e.g., fishing poles, nets, lot	ng Apparatus All fishing apparatus exclusively used by a commercial fisherm oster pots, fish finders, etc.). A \$500 value exemption will be applied			#12		
actory products and eligible	achinery & equipment Manufacturing machinery and equipment used in mar- office to manufacturing; or used for the significant servicing or overhauling of indu- for exemption under CGS 12-81 (76). (Formerly property Codes 13 & 15)	oufacturing; used in strial machinery or	1157639	#13		
F14 Woolle Manufacture	ed Homes if not currently assessed as real estate	-		#14		
opy machines, telephones	es Furniture, fixtures and equipment of all commercial, industrial, manufacturing cupations and professions. Examples: desks, chairs, tables, file cabinets, type (including mobile telephones), telephone answering machines, facsimile machine conditioners, partitions, shelping display tacks, refrience that the conditioners.	writers, calculators,		# 1 T		
the same of the sa		allipmost ofo	4,216	#16 ·		
tc.), used in the operation o		corn choppers, culture equipment,		#17		
118 - Farming Tools Far	m tools, (e.g., hoes, rakes, pitch forks, shovels, hoses, brooms, etc.).			#18		
19 - Mechanics Tools	Mechanics tools (e.g., wrenches, air hammers, jacks, sockets, etc.).			#19		
986, etc.). Bundled softwar	Ocessing Equipment Electronic data processing equipment (e.g., computers y computer based equipment acting as a computer as defined under Section 168 e is taxable and must be included.	3 of the IRS Code of	10,612	#20		
	ons Equipment Excluding furniture, fixtures, and computers, #21a includes call ors or any equipment not deemed technologically advanced by the Assessor, #2 elays switching and processing equipment or other equipment deemed technolog		•			
22 - Cables, conduits,	pipes, poles, towers (if not currently assessed as real actata), undergroup			#21		
iclude items annexed to the	ting, or energy producing companies, telephone companies, water and water por ground (e.g., hydraulic car lifts, gasoline holding tanks, pumps, truck scales, etc e of creating or furnishing a supply of water (e.g., pumping stations).			#22		
23 - Expensed Supplie	s The average monthly quantity of supplies normally consumed in the course of er, computer disks, computer paper, pens, pencils, rulers, staplers, paper clins, n	business (e.g., nedical and dental	Koo	***************************************		
24 - Other All Other Goo	ods, Chattels and Effects Any other taxable personal property not previously my of the other categories, (e.g. video tapes, vending machines, pickell games, pic	entioned or which	<u> </u>	#23		
mboards, conce makers, wa	ner coolers, leasenoid improvements.		M-1	#24		
otal Assessment – all o	codes #9 through #24 to file as required by statute – 25% of assessment	Subtotal >	1183,007			
				#25 .		
xemption - Check t	pox adjacent to the exemption you are claiming:	2,55% p. 40.		The state of the s		
☐ I – Mechanic's To	ools - \$500 value M - Commercial Fishing Apparatus - \$500 value					
K – Municipal Le	ased K - Assets Orig. Cost ≤ \$250 & over 10 years o	id				
Il of the following exemp	itions require a separate application and/or certificate to be filed with the	e Assessor by the r	equired return date	The second secon		
L [J → Water Pollution	on or Air Pollution control equipment – Connecticut DEEP certificate re	ouired - provide co	ру			
L - Farm Machine	ery \$100,000 assessment - Exemption application M-28 required ann	uallv				
U - Manufacturin	ed Municipality/Enterprise Zone/Enterprise Corridor Zone - Exemption og Machinery & Equipment - Exemption claim required annually	application M-55 re	equired annually			
otal Net Assessm		or's Final Asse	ssment Total	may to a section of the section of t		
	The state of the s	:a. 7036	Jonione I Otal /			

·List or Account#:

2014147

Owner's Name:

TECHNICAL METAL FINISHING INC

Assessment date October 1, 2020 Required return date November 2, 2020

#### DECLARATION OF PERSONAL PROPERTY AFFIDAVIT THIS FORM MUST BE SIGNED (AND IN SOME CASES WITNESSED) BEFORE IT MAY BE FILED WITH THE ASSESSOR. AVOID PENALTY - IMPROPERLY SIGNED DECLARATIONS REQUIRE A 25% PENALTY COMPLETE SECTION A OR SECTION B Section A OWNER I DO HEREBY declare under penalty of false statement that all sections of this declaration have been completed according to the best of my knowledge, remembrance, and belief; that it is a true statement of all my personal property liable to taxation; and that I have not conveyed or temporarily disposed of any estate for the purpose of evading the laws relating to the assessment and collection of taxes as per Connecticut General Statutes §12-49. SEE PAGE TWO (2) FOR SIGNATURE REQUIREMENTS. CHECK ONE **PARTNER** CORPORATE OFFICER **MEMBER** Signature Dated Section B AGENT 1 DO HEREBY declare under oath that I have been duly appointed agent for the owner of the property listed herein and that I have full authority and knowledge sufficient to file a proper declaration for him in accord with the provisions of §12-50 C.G.S. Agent's Signature Dated Agent's Signature /Title Print or type agent's name **AGENT SIGNATURE MUST BE WITNESSED** Witness of agent's swom statement Subscribed and sworn to before me -Dated Circle one: Assessor or staff member, Town Clerk, Justice of the Peace, Notary or Commissioner of Superior Court. Direct questions concerning declaration to the Assessor's Office at: **Check Off List:** Phone: 203-294-2001 Fax: 203-294-2003 ☐ Read instructions on page 2 Hand deliver declaration to: Mail declaration to: Complete appropriate sections Town of Wallingford ·Town of Wallingford Complete exemption applications Assessor's Office Assessor's Office Sign & date as required on page 8 45 South Main Street 45 South Main Street Make a copy for your records Wallingford, CT 06492 Wallingford, CT 06492 Return by November 2, 2020 Notes:

This Personal Property Declaration must be signed above and delivered to the Wallingford Assessor or postmarked (as defined in C.G.S. Sec 1-2a & as referenced in Sec. 12-41(d)) by Monday, November 2, 2020
-OR- a 25% Penalty as required by law shall be applied.

Assessor's Use Only						
List#						
Town Code						
District Code						

# 2020 GRAND LIST MANUFACTURING MACHINERY AND EQUIPMENT EXEMPTION CLAIM

This exemption claim form should accompany the Personal Property Declaration filed annually in order to properly receive the exemption provided under C.G.S. §12-81(76) as amended by PA 14-183, sections 2, 3 & 4. The following definitions are applicable for purposes of Public Act 11-61. Sec. 2 and referenced in Sec. 3.

Machinery and equipment means tangible personal property which is installed in a manufacturing facility and claimed on the owner's federal income tax return as either five-year property or seven-year property, as those terms are defined in Section 168(e) of the Internal Revenue Code of 1986, or any subsequent corresponding internal revenue code of the United States, as from time to time amended, and the predominant use of which is for manufacturing, processing or fabricating; for research and development, including experimental or laboratory research and development, design or engineering directly related to manufacturing; for the significant servicing, overhauling or rebuilding of machinery and equipment for industrial use or the significant overhauling or rebuilding of other products on a factory basis; for measuring or testing or for metal finishing; or used in the production of motion pictures, video and sound recordings

This form must be <u>filed on or before November 2, 2020</u>. Claims must be filed annually with the municipal Assessor by any person seeking the exemption provided under C.G.S. §12-81(76), as amended, for manufacturing machinery and equipment and installed in a manufacturing facility. If extension to file is requested and granted, a late filing fee based on the value of the assessment is required. Contact your assessor for extension requests and fees provided under 12-81K and amended by PA 14-183, sections 2, 3, and 4.

#### This form is to be filed in the town in which the machinery and equipment is installed

and the machinery direction is installed						
Manufacturer Information: (Lessor: provide Lessee	information)	Lessor Information:				
Name Technical Metal	Finishing	Name				
Address 29 Capital Dr	J	Business Address	-			
City/ State/Zip Wallingford, CT	06492	City/ State/Zip				
Person to be contacted if there are any questions:			Required Identification Numbers			
Name Jessica Bennet	4	Connecticut	Connecticut State Tax ID No. 626961			00)
Title Accountant	Federal Tax	payer ID No.	à	46-5495145		
Address 150 Orchard St	NAICS / SIC	Code				
Address Grand Ledge M	1 48837	Benefits and Exempt Status Questions			Yes or No	
Phone/Fax 517-371-2460/517		Are you currently receiving benefits under CGS. §12-81 (60) OR (70) Distressed Municipality Program?			NO	
E-mail Jessica. Bennett@Si	nto America.cu	Is the machinery and equipment for which you are seeking the machinery and the machi				
Property Location (Number, street, and town equipment is installed.)	where machinery and	If no, on whose books are these assets depreciated?				
29 Capital Dr. Wallingfo	ord Ct					
Check which description best applies and co	omplete the detail de	scription be	elow:			
1 manufacturing, processing or fabricating	2 measuring or te	sting		3 🔀	metal finishing	
the significant overhauling or rebuilding of other products on a factory basis	5 used in the pictures, video			6 □	used in connection with bi	otechnology
research and development, including experimental or laboratory research and development, design or engineering directly related to manufacturing		ervicing, overhauling or used in connection with achinery and equipment 9 defined in C.G.S. \$22a-2			used in connection with re defined in C.G.S. §22a-26 and installed on or after J	0. if acquired
Describe the business activity (in specific terms), which	ch conforms to the above	definition of a	manufacturing	. Indicate	the product manufactured:	



#### INSTRUCTIONS

IMPORTANT: Read the descriptions of Personal Property Code #10 and Code #13 before completing the application for exemption. To ensure that you receive the appropriate exemption, you must report the total cost of machinery and equipment (i.e., original cost, excluding sales tax, plus the cost of transportation and installation) under the appropriate category code.

#### Code # 10:

Machinery and equipment not eligible for exemption under CGS §12-81(76): Industrial or manufacturing machinery and equipment the owner claims or claimed on a federal income tax return as three-year property (e.g., tools, dies, jigs, patterns, etc.) or ten-year or greater property (i.e., property that has a class life of more than 16 years). Air and water pollution control equipment, regardless of its class life does not meet the predominant use criteria for exemption under CGS. §12-81(76). Machinery and equipment located in a Distressed Municipality, Enterprise Zone or Enterprise Corridor Zone (regardless of its class life) for which you are filing Form M-55 to claim the property tax exemption under CGS §12-81(60) or (70). Code 10 Machinery and equipment is reported on the annual Personal Property Declaration only.

#### Code # 13:

Machinery and equipment eligible for exemption under CGS §12-81(76): Manufacturing machinery and equipment acquired and installed, that is predominantly used for manufacturing or biotechnology, or used in connection with recycling (as defined in CGS §22a-260) and the owner or lessee of such machinery and equipment must claim it on a federal income tax return as five-year property or seven-year property. To obtain the exemption under CGS §12-81(76), the owner or lessee who claims such property on a federal income tax return must file the exemption application. (All property previously defined as Code 13, Code 15a and Code 15b are now combined under Code 13 and is claimed below and reported on the annual Personal Property Declaration.)

Complete this form in its entirety, including the itemized listing of manufacturing machinery and equipment by year of acquisition.

Year Ending	Original Cost Transportation & Installation	% Value	Net Depreciated Value	Assessor's Approved Total Cost	Assessor's Approved Depreciated Value
10-1-2020	121083.00	95%	115029		
10-1-2019	0.00	90%	0		
10-1-2018	66 661.00	80%	53329		
10-1-2017	826 170.00	70%	578 319		
10-1-2016	17345.00	60%	10 407		·
10-1 <i>-</i> 2015	85 930.00	50%	42 965		
10-1-2014	923026.00	40%	369210		
Prior Yrs		30%			
	•	Total			

I hereby certify that I am eligible for the property tax exemption provided under CGS §12-81(76). I further certify that all machinery and equipment listed herein was <u>acquired and installed</u> in the above named manufacturing facility, continues to be located there and is predominantly used for a manufacturing purpose. I agree to maintain and make available upon request to the Assessor or the Board of Assessors, supporting documentation, including, but not limited to, invoices, bills of sale, and bills of lading pertaining to the machinery and equipment for which I am claiming exempt status. I do hereby declare under penalty of false statement that the information contained herein is true and complete to the best of my knowledge, remembrance and belief, and that I am authorized to make application for this property tax exemption. I request that the cost information submitted herein be kept confidential.

Signature
Print or type name of signer and title Jessica Bennett Accountant

Failure to file this form in the manner and form, and within the time limit prescribed, shall result in the assessor not applying the exemption allowed under CGS §12-81(76).

Property Description and Model ID	# of Items	Date Acquired	Name & Address of Company	IRS Clasification	Purchase Price	Total Cost of Acquisition
Peening Machine 48x48, Finishers Tech	1	6/1/2014	Technical Metal Finishing 29	37	29,000	29,000
Peening Machine 48x48, Finishers Tech	1	6/1/2014	Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	32,000	32,000
Peening Machine 60x48, Finishers Tech	1	6/1/2014	Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	35,300	35,300
Peening Machine, Empire, 6060, No7343	1	6/1/2014	Techncial Metal Finishing 29 Capital Drive Wallinford CT	37	27,000	27,000
Peening Machine	1	6/1/2014	Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	27,000	27,000
Peening Machine, Empire	1	6/1/2014	Technical Metal Finishing 29 Capital Drive Wallinford CT	37	39,000	39,000
3 Nozzle Magne Valve Computer Controlled Peening Machine	1	6/1/2014	Technical Metal Finishing 29 Capital Drive Wallinford CT	37	93,000	93,000
Peening Machine, Empire, 6 Nozzle	1	6/1/2014	Technical Metal Finishing 29 Capital Drive Wallinford CT	37	23,000	23,000
6 Nozzie Peening Machine	1	6/1/2014	Technical Metal Finishing 29 Capital Drive Wallinford CT	37	27,000	27,000
Clemco Pulsar Hand Cabinet	1	6/1/2014	Technolal Metal Finishing 29 Capital Drive Wallinford CT	37	9,000	9,000
Lance Machine	1	6/1/2014	Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	70,500	70,500
Clemco Pulsar Hand Cabinet, No52234	í	6/1/2014	Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	12,000	12,000
Empire Hand Cabinet FS3840, No7069	1	6/1/2014	Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	9,000	9,000
Peening Machine, 60x48, 6 Nozzle	1	6/1/2014	Techncial Metal Finishing 29 I Capital Drive Wallinford CT	37	32,000	32,000
Girton Spray Washer, Model 794	1	6/1/2014	Techncial Metal Finishing 29 Capital Drive Wallinford CT	37	17,500	17,500
Empire Hand Cabinet EF2430, No 25115	1	6/1/2014	Techncial Metal Finishing 29 Capital Drive Wallinford CT	37	8,000	8,000
Finishing Bowl, FM24LR	1	6/1/2014	Techncial Metal Finishing 29 Capital Drive Wallinford CT	37	3,000	3,000
Finishing Bowl, FM20HA	1	6/1/2014	Techncial Metal Finishing 29 I Capital Drive Wallinford CT	37	3,000	3,000
Finishing Bowl, FM10C	1	6/1/2014	Techncial Metal Finishing 29 I Capital Drive Wallinford CT	37	3,000	3,000
Finishing Bowl, FM385	1	6/1/2014	Techncial Metal Finishing 29 Capital Drive Wallinford CT	37	3,000	3,000
Finishing Bowl, VM3.SL	1	6/1/2014	Techncial Metal Finishing 29 4 Capital Drive Wallinford CT	37	3,000	3,000
Mr. Deburr Finishing Tub, 3 CU	1	6/1/2014	Techncial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	1,000
Mr. Deburr Finishing Tub, 3 CU	1	6/1/2014	Technoial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	1,000
Mr. Deburr Finishing Tub, 3 CU	1	6/1/2014	Technoial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	1,000
Mr. Deburr Finishing Tub, 3 CU	1	6/1/201	Technoial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	1,000
Mr. Deburr Finishing Tub, 3 CU	1	6/1/201	Technoial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	1,000
Mr. Deburr Finishing Tub, 3 CU	1	6/1/201	Technoial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	1,000
Mr. Deburr Finishing Tub, 3 CU	1	6/1/201	Technoial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	1,000

•

ı	Mr. Deburr Finishing Tub, 3 CU	1	l 6/1/201	Techncial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	1,000
ľ	Mr. Deburr Finishing Tub, 3 CU	1	6/1/201	Techncial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	
'n	Mr. Deburr Finishing Tub, 3 CU	1		Techncial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	-,
A	Ar. Deburr Finishing Tub, 3 CU	1	6/1/201	Technoial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	
N	Ar. Deburr Finishing Tub, 3 CU	1	6/1/201	Techncial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,000	
V	Ar. Deburr Finishing Tub, 6 CU	1	6/1/201	Techncial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,500	1,500
N	Ar. Deburr Finishing Tub, 6 CU	1	6/1/201	Techncial Metal Finishing 29 4 Capital Drive Wallinford CT	37	1,500	1,500
Ċ	& M Finishing Tubs	1		Techncial Metal Finishing 29 4 Capital Drive Wallinford CT	37	14,776	14,776
Pe	eening Machine, PM 30472, with reclaimer and dust coil	1	6/1/2014	Techncial Metal Finishing 29 4 Capital Drive Wallinford CT	37	87,000	87,000
ln	ngersoll Rand Compressor, SSR-EP100, NoF1756109	1		Technical Metal Finishing 29 4 Capital Drive Wallinford CT	37	6,400	
Ka	neser Compressor, Sigma C5D75T, No1139	1		Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	21,700	6,400
Ka	aeser Compressor, Sigma	1		Technolal Metal Finishing 29 Capital Drive Wallinford CT	37	77,000	21,700
Pr	rofilometer, Mitutoyo, SJ401	1		Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	9,200	77,000
Во	proscope, Machida, PF18-600A, No9J0069	1		Technical Metal Finishing 29 Capital Drive Wallinford CT	37	1,800	9,200
Ro	otap, WS Tyler, RX29	1		Technical Metal Finishing 29 Capital Drive Wallinford CT	37	500	1,800
Br	idgeport Drill Press, NoJ62900	1		Technical Metal Finishing 29 Capital Drive Wallinford CT	37		500
Co	ompressed Air Dryer	1		Technical Metal Finishing 29 Capital Drive Wallinford CT	37	3,000	3,000
Рe	ening Machine, Empire, 6 Nozzle with dust collector	1		Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	500	500
Ca	binet, PM30472	1		Technical Metal Finishing 29 Capital Drive Wallinford CT	37	67,000	67,000
M	achine #23 for Blades	1		Technical Metal Finishing 29 Capital Drive Wallinford CT	37	80,000	80,000
Bla	ast Cabinet			Technical Metal Finishing 29 Capital Drive Wallinford CT	37	6,602	6,602
Wa	ałther Trowal Vibrating Machine			Technical Metal Finishing 29 Capital Drive Wallinford CT	37	9,350	9,350
Jet	414600 6x48 industrial Sander	1		Technical Metal Finishing 29 Capital Drive Wallinford CT	37	41,500	41,500
Bla	nst Cabinet 42w x 24d, 14CFM, 110V	1		Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	1,199	1,199 872 <sup>(</sup>
Me	edia Storage Hopper	1		Technical Metal Finishing 29 Capital Drive Wallinford CT	37	872	
Тар	nunter DI Contact			Technical Metal Finishing 29 Capital Drive Wallinford CT	37	7,000	7,000
Me	odia Stataga Mayara			Technical Metal Finishing 29 Capital Drive Wallinford CT	37	8,075	8,075
Ya!	e Forklift			Technoial Metal Finishing 29 Capital Drive Wallinford CT	37	6,532	6,532
Din	nensionAir Modular Hip System Air Gauge			Technolal Metal Finishing 29 Capital Drive Wallinford CT	37	10,500 11,645	10,500
				*	٠,	,070	11,645

Walther Trowal Waste Water Management Sytem	Technical Metal Finishing 29 1 12/31/2016 Capital Drive Wallinford CT	37	132,621	132,621
CNC & Axis Robotic Shot Peening System	Techncial Metal Finishing 29 1 12/31/2016 Capital Drive Wallinford CT	37	455,065	455,065
Walther Trowal Vibrating Macine MV32/3	Techncial Metal Finishing 29 1 12/31/2016 Capital Drive Wallinford CT	37	96,400	96,400
JRI Parts Washer w/ Liquid Level Controll System	Technical Metal Finishing 29 1 12/31/2016 Capital Drive Wallinford CT	37	60,418	60,418 ·
Surface Analyzer	Technical Metal Finishing 29 1 12/31/2016 Capital Drive Wallinford CT	37	81,666	81,666
Industrial Mixer	Techncial Metal Finishing 29 1 12/31/2017 Capital Drive Wallinford CT	37	1,000	1,000
Gunsmithing Lathe w/ Stand	Technical Metal Finishing 29 1 2/17/2017 Capital Drive Wallinford CT	37	3,690	3,690
Aquas Waste Water System - Additional	Techncial Metal Finishing 29 1 11/30/2017 Capital Drive Wallinford CT	37	23,365	23,365
Robotic Shot Peening Machine	Technical Metal Finishing 29 1 11/30/2017 Capital Drive Wallinford CT	37	43,296	43,296
Super Finishing Poloshing Equipment	Technical Metal Finishing 29 1 9/1/2018 Capital Drive Wallinford CT	37	66,661	66,661
Cat MH/C5000 Fork Truck	Techncial Metal Finishing 29 3/1/2020 Capital Drive Wallinford CT	37	15,325	15,325
Willrich Air Guage	Techncial Metal Finishing 29 1 6/1/2020 Capital Drive Wallinford CT	37	2,800	2,800
Vibrator Polishing Machine	Technical Metal Finishing 29 1 6/1/2020 Capital Drive Wallinford CT	37	102,958	102,958
	Total 10/1/14			889,176
	Total 10/1/15			85,930
	Total 10/1/16			17,345
	Total 10/1/17			826,170
	Total 10/1/18			66,661
	Total 10/1/19			0
	Total 10/1/20 Grand Total			121,083
	Grand TO(a)		_	2,006,365



www.sinto.com

Town of Wallingford, CT

RE: 2020 Personal Property Declaration for Technical Metal Finishing

As the accountant, I prepared the 2020 Personal Property Declaration for Technical Metal Finishing. I mailed the completed forms on 11/1/2020 from our corporate office at 150 Orchard St, Grand Ledge MI 48837 via USPS to Town of Wallingford, Assessor's Office, 45 South Main Street, Wallingford CT 06492.

Jessica Bennett

Accountant for Technical Metal Finishing

PH: 517-371-2460 ext 1108

Email: Jessica.Bennett@SintoAmerica.com



#### PERSONAL PROPERTY ASSESSMENT NOTICE ASSESSOR'S OFFICE TOWN OF WALLINGFORD ASSESSMENT YEAR OF 2020

Ֆլ[ի<mark>հլ[լլ[</mark>]]][կ[[կիրդիմ][եկիվիոդո]ինչևիլԱլ[լինալնիու

Date of Issue: 2/5/2021

Unique ID:

2014147

District:

IN

**Property Location:** 

00029 CAPITAL DR

#### **IMPORTANT INFORMATION -- NOTICE OF CHANGE**

Pursuant to the provision of Section 12-55 of the General Statutes of the State of Connecticut, you are hereby notified that the Assessor has assessed the above listed property in the Grand List of 2020.

CURRENT ASSESSMENT FOR 2020 GRAND LIST:

Gross Assessment Exemptions Includes the below penalty
1,117,340

LAST YEAR'S ASSESSMENT FOR 2019 GRAND LIST

893,870

862,790

31,080

Penalty for Late or not Filing: 223,470

#### THIS IS NOT A BILL

Section 12-111 C.G.S. requires for an appeal hearing to be filed on or before February 20, 2021 with the Board of Assessment Appeals, which meets in March.

TOWN OF WALLINGFORD 45 SOUTH MAIN STREET WALLINGFORD, CT 06492-4285 (203) 294-2001

#### PERSONAL PROPERTY DECLARATION DETAILS REPORT - NONFILED RECORD

ASSM YEAR: UNIQUE ID: 2020 2014147

LIST NO:

0042018

RECEIVED:

STATUS: DISTRICT: ACTIVE IN

TECHNICAL METAL FINISHING INC 29 CAPITAL DR WALLINGFORD CT 06492

Record Details

Prop Loc: BUS. TYPE 29 CAPITAL DR

1625

STREET CODE

1023

PHONE #

203-284-7825

CODE	DDE	100% ASSM	70% ASSM
10	0.00	23,143	16,200
16	0.00	5,271	3,690
20	0.00	15,314	10,720
23	0.00	671	470
24	0.00	1,232,557	862,790
25	0.00	319.243	223,470

TOTAL GROSS
TOTAL EXEMPT

1,117,340

TOTAL EXEMPT

1,117,340



#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. <u>2020 - 16</u> /

knowledge and belief.

Owner(s) or Agent: (Must be signed in the presence of the Board)

Signature(s) of

#### **APPLICATION**

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020

ILLEBISI WID: PRIME METER WAS BEEN

HEARING DATE: GRAND LIST OF OC	April 200 May 1900 East Same 1 and 100 May 100
Property Owner: D STONE	Appellant (if other than owner):
Name of property Owner  12 Uncent AU &  Mailing Address	Name of Owner's Agent
Mailing Address  New Britain CONN  City State Zin	Mailing Address
City, State, Zip ONN OF 73 06053	City, State, Zip
Phone 203-537-2299	Phone
Appellant's Capacity of Owner of Over (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original actions of Agency Agreement or Power of Attorney.	wner's Agent gency document must be submitted at hearing.)
OWEN D STONE	Cher Deto
Print applicant name and date	Applicant signature
Fill out <u>onl</u> y the section for th	ne property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 30 Alo Phins	Highter
(Address and/or Assessor's Map/Block/Lot	/Unit Number)
Personal Property: Unique ID: 2004007 DBA:	STONE SAND +GRAVEL
If you are submitting an appraisal or other similar evi-	dence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the propert	ty?: \$ 150000
What MARKET VALUE does the applicant place on the property  State the basis of the Appeal:  OF Property	ST VAlued Amt
01 V, 4/2014	<del></del>
(Attach additional page, documentation	า or appraisal if needed)
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimony I a	m about to give is true and accurate to the hest of my

Date:

TOWN OF WALLINGFORD 45 SOUTH MAIN ST WALLINGFORD, CT 06492-0000

#### 2020 SUMMARY REPORT

LIST # :

203 294-2001

0041960

2004007

STATUS : FILED

UNIQUE ID: NAME:

STONE SAND & GRAVEL LLC

RECORD DATE : 10/27/2020

ADDRESS:

1 LONE PLACE RD

PRINTED DATE : 02/17/2021

WALLINGFORD, CT 06492-0000

PRINTED TIME: 10:54:07 AM

DBA :

IN CARE OF :

STONE SAND & GRAVEL LLC

PROP LOC: PHONE:

1 LONE PLACE RD 203-537-2299

ITEM COD	DESCRIPTION	DEPRECIATED	ASSESSMENT
09	NON REG VEHICLE		
10	MACHINERY & EQUIPMENT		
11	HORSES/PONIES		
12	COMMERCIAL FISHING APPARATUS		
13	NEWLY ACQUIRED MFG. MACHINERY & EQUIPMENT		
14	MOBIL HOMES		
16	FURNITURE, FIXTURES AND EQUIPMENT	91	60
17	FARM MACHINERY		
18	FARM TOOLS		
19	MECHANICS TOOLS		
20	ELECTRONIC DATA PROCESSING EQUIPMENT		
21	TELECOMMUNICATION -2015		
22	CABLES/COND/ETC		
23	SUPPLIES	500	350
24	OTHER GOODS (INCLUDING LEASEHOLD IMPROVEMENTS	7,143	5,000
27	QDS CONVERSION		
	TOTAL ASSESSMENT - ALL CODE #9 THROUGH #24	7,734	5,410
25	25% PENALTY	1,250	1,250
TOTAL GF			6,660 0
TOTAL NE			6,660



HEARING DATE:

Town of Wallingford, Connecticut

#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing	No. <u>2020 -</u>	16	$\left( c\right)$

#### **APPLICATION**

APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2019

··· <del>·</del>	
Property Owner:	Appellant (if other than owner):
Name of property Owner  SALVATORE NICOTRA	Name of Owner's Agent
Mailing Address PO 963	Mailing Address
City, State, Zip Wall vy Ford CT 06492	City, State, Zip
Phone 203-507-3720	Phone
Appellant's Capacity Owner of (If Agent, attach a copy of Agency Agreement or Power of Attorney. Origing Salvatora Micoliva  Print applicant name and date	Owner's Agent nal agency document must be submitted at hearing.)  Applicant signature
Fill out only the section fo	r the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate# Mileage
(Address and/or Assessor's Map/Block/	Lot/Unit Number)
Personal Property: Unique ID: 20190052 DB/	A: REAL ESTATE SUPPORT SERVICES
·	evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the prop	perty?: \$ -0 -
Briefly state the basis of the Appeal:	
The Company does No	- have any acceto
(Attach additional page, documenta	/
	Miller
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I haraby colombia away that the test	

I hereby solemnly swear that the testimony I am about to give is true and accurate to the best of my knowledge and belief.

Signature(s) of

#### PERSONAL PROPERTY DECLARATION DETAILS REPORT - NONFILED RECORD

ASSM YEAR: UNIQUE ID: 2020 20190052

LIST NO:

0043206

RECEIVED:

STATUS:

ACTIVE

ANNETURI PROPERTY MANAGEMENT SALVATORE NICOTRO PO BOX 963 WALLINGFORD CT 06492

Record Details

Prop Loc:

1 LILY LN

C/O BUS. TYPE SALVATORE NICOTRO

SOURCE TYPE STREET CODE

3160 03

S

PHONE #

203-507-3720

CODE CODE	DDE	100% ASSM	70% ASSM
24	0.00	1,429	1,000
25	0.00	357	250

TOTAL GROSS

1,250

TOTAL EXEMPT TOTAL GROSS

1,250

# **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member Town Hall, Room 101 45 South Main Street

Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020 - 122 APPLICATION

APPEAL OF ASSES	SED VALUATION
BOARD OF ASSESS	
HEARING DATE: GRAND LIST OF OC	TOBER 1, 2020
Property Owner:	Appellant (if other than owner):
suith tumpike LLC	11
Deter Di Nardo	Name of Owner's Agent
Mailing Address Lall D. C	Mailing Address
2545 100(11) 110(	
City, 83te, Zib	City, State, Zip
Phone	Phone
- 203-333-0200   L	
	,
Appellant's Capacity Owner o O If Agent, attach a copy of Agency Agreement or Power of Attorney. Original	Owner's Agent
	agency document flust be submitted at heating.)
Heter A. DiNardO	
Print applicant name and date   2021	Applicant signature
1 200 2	
Fill out <u>onl</u> y the section for t	he property type under appeal.
Motor Vehicle: Year Make /Model:	Plate# MileageL
. , ,	
Real Estate: 102-104 500th Tu	makera 1-D 1000-X
(Address and/or Assessor's Map/Block/Lo	t/Unit Number)
Personal Property: Unique ID: DBA:	
f you are submitting an appraisal or other similar ev application.	idence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the proper Striefly state the basis of the Appeal:	<sub>tV?: \$</sub> 720,800
Ourgan	3 3000 4000
Briefly state the basis of the Appeal:	15 and 45545 sect
. ,	
MALL III.	
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
TO NOT WRITE BELOW THIS LINE - BAA USE ONLY	
I hereby solemnly swear that the testimony I a	nm about to give is true and accurate to the best of my
knowledge and belief.	
Diametrus(s) of	
Signature(s) of  Owner(s) or Agent: (Must be signed in the presence of the	Board) Date:
Simoloy of Again.	Date.
Print Name	
Motion:	Voting Record Initials
•	Thomas Vitali
	Carl Bonamico
, , , , , , , , , , , , , , , , , , , ,	Carl Bonamico



January 27, 2021

Board of Assessment Appeals Tom Vitali – Chairman Town Hall Room 101 45 South Main Street Wallingford, CT 06492

Please find enclosed the Board of Appeals Application for the following properties:

PID# 139571 - South Turnpike Rd.

PID# 16056 - 76-90 South Turnpike Rd.

PID# 16055 - 94-96 South Turnpike Rd.

PID# 16054 – 98 South Turnpike Rd.

PID# 16053 - 100 South Turnpike Rd.

PID# 16052 - 102-104 South Turnpike Rd.

We will wait your response for the date and time of the Appeals Hearing. Thank you in advacne for your help in this matter.

Donna Skurja

**Administrative Assistant** 

State Use 3400 Print Date 02-03-2021 12:05:17	6148	WALLINGFORD, CT		9 2-1 260,000 2-2 1,108,600 2-5 31,400	Total 1400000	MARX	954,400	0	44,800	408,600	1,407,800	O	1,407,800	ORY. Durace/Docult	No change Unoccupied Court Decision Letter Sent-Cost Informatio No change Letter Sent-Cost Informatio Permit - Interior Inso Only	Adj Unit Pric Land Value	198,330 210,200	I otal Land Value 408,600
_	Assessed 286,000		00 985,500 MENTS (HISTORY)	Assessed Year 260,000 2019 1,108,600 31,400	985500 s a visit by a Data Collect	ADDRAISED VALUE SUMMARY	Card)	(Bldg)	(Bldg)	Bldg)	Value		Value			n Adjustment	00	lota
Card # 1 of	Code Appraised 2-1 408,600		Total 1,407,800 985,500	sessed Year Code 286,000 2020 2-1 699,500 2-2 2-5	985500         Total         985500         Total           This signature acknowledges a visit by a Data Collector or Assessor		Annraised Bldg Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value	N. S.	12-10-2020 JW1 03-10-2020 JW1 06-12-2017 KC 07-13-2016 SJ 01-05-2016 RMC 09-10-2015 KC			ii AAAA.
Bldg Name Sec# 1 of 1	Description C			Year Code Assessed 2021 2-1 286,00 2-2 699,50	Total 9	Comm int	<u> </u>		Batch		<i>n</i> ⊢		15-		NT OFFICE RENOVATION CLOSED	ldj	1.650	
Bldg # 1	4 Bus. District		# # # # # # # # # # # # # # # # # # #	22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	OTHER ASSESSMENTS	Number Amount			- Bu		35535-S	-333-0206			INT OFFIC INT OFFIC 08-24-2012 CLOSED	ALUATION SE	030 030	al Land Area: 2.0600
tp ID 146//12//	er 1 Paved	SUPPLEMENTAL DATA PIZ MAP # ENG MAP Easement Town Line IND PARK	Assoc Pid	 		Description			Tracing		DOCKET#HHB-CV-16-6035535-S	3/2020 - FOR LEASE/203-333-0206 INT EST - UNOCCUPIED			000000000000000000000000000000000000000	I. Fact	1.0000	Parcel Total Land A
128400	2 Public Water	075001007 1755	16052	1544 1112 08-01 1015 0315 12-28 0854 0041 01-22 0854 0031 01-22	220	Amount Code	•	0.00 ASSESSING NEIGHBORHOOD	В	NOTES	000	3/20 INT	Ž	2	Amount Insp 120,000 08-2( 120,000 08-2( 63,000	Land Units   Unit Price	h ()	2.060 AC
102-104 SOUTH TURNPIKE RD Account # G	1 Level	Att Prof ID Census: O6606 TC MAP # TC MAP # TC MAP # Record Lot	GIS ID			Description		Total	Nbhd Name				N 5/31/17:		ype Description C - Approval Commercial	Zone Land Type	19 CB4	Total Card Land Units
Location 16052	CURRENT OWNER SOUTH TURNPIKE LLC	Æ cT		SOUTH TURNPIKE LLC ICHIBAN PROPERTIES LLC GREAT OAK LLC ITV REAL ESTATE LLC		Code			Nehd			EXT AVG-FAIR INC. ON 100 S TURNPIKE	ECON = INC/VAC STIPLII ATED IIIDGEMENT ON 5/31/17		Issue Date 1 10-29-2015 CA 10-27-2014 CN 11-30-1993	Operation	OFFICE BLD N	
Property Location Vision ID 16052	SOUTH T	323 NORTH AVE		SOUTH TURNPIK ICHIBAN PROPE GREAT OAK LLC	ON AN	Year						EXT AVG-FAIR INC. ON 100 S	STIPLII ATED ILIF		Permit ld 29125 29125 6004-1	B I so Code		

Total Card Land Units	1 3400 OFFICE BLD M9 CB4 1 3400 OFFICE BLD M9 CB4	B Use Code Description Zone Land		29125 10-29-2015 CA C - Approval 29125 10-27-2014 CM Commercial 6004-1 11-30-1993	Туре	STIPULATED JUDGEMENT ON 5/31/17;	ECON = INC/VAC	INC. ON 100 S TURNPIKE	EXT AVG-FAIR			C2	Nbhd Nbhd Name				Year Code Description		ITW REAL ESTATE LLC ITW MORTGAGE INVESTMENTS I INC	GREAT OAK LLC	SOUTH TURNPIKE LLC	L	BRIDGEPORT CT 06606	323 NORTH AVE		SOUTH TURNPIKE LLC	VISION ID 16032 ACC	Location 102-104 SOUTH T
	43,560 1.060	nd Type Land Units			ă									otal ASSES	Total		Amo			1015 0: 0854 0:	1544 1112	GIS ID 16052	Census: 1/55 Old MBLU TC MAP # TC MAP # Record Lot	٥		Level	FORO TOPO	PIKE RD
2.060 AC Pa	0 SF 2.76 0 AC 120,200	Jnits Unit Price		120,000 08-20-2015 120,000 08-20-2015 63,000	1 22		ROOF F/	INTEST	3/2020 -		NOTES		B	ASSESSING NEIGHBORHOOD	2		Amount Code			0315   12-28-2001 0041   01-22-1997	1112 08-01-2016	4		7 3 3 3		2 Public Water	UTILITIES	Map ID
Parcel Total Land Area: 2.0600	1.00000 C 1.00000 0	I. Factor Site Index	TAND LINE		Comp		ROOF FAIR COND	INT EST - UNOCCUPIED	3/2020 - FOR LEASE/203-333-0206		DOOKET#HHR-CV-16-6035535-S		Tracing	HOOD			Description Description		77	7 X C	_ S	Assoc Pida	Easement Town Line IND PARK	SUPPLEMENTAL DATA P/Z MAP #		1 Paved	STRT/ROAD	146/ / 12/ /
a: 2.0600	1.00 C30 1.00 C30	ex Cond. Nbhd.	LAND LINE VALUATION SECTION	08-24-2012 CLOSED	Date Comp				33-0206	č	535-S						OTHER ASSESSMENTS Number Amou		00	2,150,000   25 2,900,000	0 03	ř				4 Bus. District	LOCATION	
	1.650 1.650	Nhbd Adj	CTION	GE RENOVATION	Comments							Territory of the Control of the Cont	Batch				Amount Comm Int	Total		2021 2-1 2-2	Year Code				COM BLDG		080#	Bidg Name
		Notes		03-10-2020 03-10-2020 06-12-2017 07-13-2016 01-05-2016 09-10-2015 08-20-2015		Total Appraised Parcel Value			Valuation Method	Total Appraised Parcel Value	Special Land Value	Appraised Land Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Xf (B) Value (Bldg)	Appraised Bldg. Value (Card)		àà	985500		286,000   2020 699,500	Assessed Year	Total 1,407,800			2-2	Code App	CURRENT	f 1 Card#
		Location Adjustment		RMC 96 9	Id Type Is Cd Pu	Parcel Value			ă	Parcel Value	alue	Value (Blda)	3) Value (Bldg)	) Value (Bldg)	Value (Card)	APPRAISED VALUE SUMMARY	This signature acknowledges a visit by a Data Collector or Assessor	Total 985		2-1 260,000 2-2 1,108,600	1/1	1,407,800			999,200	Asse		 Of 
Total Lai	00			05 Unoccupied 71 Court Decis 71 Court Sent 16 Letter Sent 40 No change 16 Letter Sent 62 Permit_hit	Cal	SE HISTOR										LUE SUMM.	ata Collector o	985500	400	500   2019 500	ed Year	985,500		1 -	699,500	ssed ORG OOO		State Use 30 Drint Date 00
Total Land Value 408,600		Land		Unoccupied Unoccupied Court Decision Letter Sent-Cost Informatio No change Letter Sent-Cost Informatio Permit Interior Inso Only	Purpose/Result	1,407,800			c	1,407,800	0	408,600	44,800	0	954,400	ARY THE THE TANK	or Assessor	Total 1400000		2-1 260,000 2-2 1,108,600			VISION	VVALLINGFORD, CI		6148		State Use 3400 Print Date 02-17-2021 1:21:59 P

Gode First Porc	Code Description PAV1 Paving-Aspha LT1 Lights-In w/PL	Frame Type Baths/Plumbing Ceiling/Wall Rooms/Prths Wall Height % Comn Wall 1st Floor Use:	Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 Heating Fuel Heating Type AC Type Bldg Use Total Rooms Total Bedrms Total Baths	Element 50 Style: 94 Grade Grade Cocupancy 11 Exterior Wall 1 Exterior Wall 2 Roof Structure 00
First Floor Porch, Open	Description Paving-Asphalt Lights-In w/PL	9.00 9.00 3400	00 3400 00 3400	500 Cd Cd Cd 11.00 19 19 19 19 19 19 19 19 19 19 19 19 19
Description	OB OUTBUILDING & YARD ITEMS(L) Cription L/B Units Unit Price Yr Bit -Asphalt L 29,000 3.00 2001 In w/PL L 3 860.00 2001	Wood Frame Average Sus-Ceil & WL Average	Drywall Carpet Gas Forced Air-Duc Heat Pump OFFICE BLD M94	CONSTRUCTION: DETAIL Cd Descrit 500 Office 94 Commercial C+ 1 1.00 Brick Veneer 03 Gable 03 Asphalt
DINGISUBA	VARD ITEN Unit Price Y 3.00 2 860.00 2	ME 6 8	D M94	Description Dial
BUILDING SUB-AREA SUMMARY SECTION IN Living Area Floor Area Eff Area 30,882 30,882 30,882 30,882 33683 336		External Obsol Trend Factor Condition Condition % Percent Good RCNLD Dep % Ovr Dep Ovr Comn Misc Imp Ovr Misc Imp Ovr	RCN Year Built Effective \ Depreciati Remodel I Year Rem Depreciati Functional	Ele Code 3400
1ARY SECTI loor Area   El 30,882 1,344	Cost to Cure Ovi Cost to Cure Ovi Comment IXF BUILDING EXTRA FEATURES(B) Cond. Cd % Good Grade Grade Adj A 50 C 1.00 A 50 C 1.00	External Obsol Trend Factor Condition Condition % Percent Good RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment	RCN  Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol	Element Cd Description  Element Cd Description  Element Cd Description  MIXED USE  Description Perce  100 OFFICE BLD M94  CC CONTINUED.
	Grade Gr C C C		2,447,273 2,447,273 ar Built 1980 ar Built 100de	Cd C
Unit Cost Und 78.39 19.60		1 1 39 954,400	2,447,273 1980 1980 A MJ 2015 36	E P
Undeprec Value 2,420,933 26,340	Appr. Value 43,500 1,300		22 (2) (2) (2) (3) (3) (3) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	ntage
			102. 10 2 3 3 6 8 2 3 5 13 4 13 3 16 8 2 3 5 13 4 13 4 13 4 13 4 13 4 13 4 13 4	
			50 S	a Pa FOP
			35 53	33
			8 8	
			110 5 13 5 15 13 5 15 13 5 15 15 15 15 15 15 15 15 15 15 15 15 1	13 - 26 - 2 26 - 13 - 1
		(A. 197) (A. 197) (B. 197)		<u> </u>



**BOARD OF ASSESSMENT APPEALS** Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

## Hearing No. 2020 - 121

#### **APPLICATION**

	PEAL OF ASSESSED VALUATION
	DARD OF ASSESSMENT APPEALS
HEARING DATE: GI	RAND LIST OF OCTOBER 1, 2020
Branch Owner	4 . 65 . 4
2016 Turnake LL	C Appellant (if other than owner):
Name of property Swift	Name of Owner's Agent
Mailips Address: J. A.O.	76-15
1 323 TWTh AVP	Mailing Address
City, State, Zp	City, State, Zip
Phone Phone	Phone
203-333-620	()   Finding
Annallanta Canasitu	7
Appellant's Capacity Owner (If Agent, attach a copy of Agency Agreement or Power	o Owner's Agent or of Attorney. Original agency document mystybe submitted at nearing.)
Oal as Millanda	
IFTER H. DIVINIO	
Print applicant name and date	Applicant signature
Fill out <u>onl</u>	the section for the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate# Mileage
Real Estate: 100 South	TIMONINE OF OTTHURS
	sor's Map/Block/Lot/Unit Number)
Personal Property: Unique ID:	DBA:
If you are submitting an appraisal or application.	other similar evidence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant	olace on the property?: \$ 360,000
What MARKET VALUE does the applicant ;	hace on the property?: \$ 70 (0.4)
Briefly state the basis of the Appeal:	copy is over Assessed.
	1 [
DO NOT WRITE BELOW THIS LINE - BAR	Use Only
I harahy solamnly swear that t	the testimony I am about to give is true and accurate to the best of my
knowledge and belief.	ne tesumony i am about to give is true and accurate to the best of my
Signature(s) of Owner(s) or Agent: (Must be signed in	n the presence of the Board). Date:
Owner(s) or Agent.	Date.
Print Name	<del></del>
B d a bi a u .	. V-45
Motion:	Voting Record Initials
	Thomas Vitali
	Carl Bonamico
	Robert Avery



January 27, 2021

Board of Assessment Appeals Tom Vitali – Chairman Town Hall Room 101 45 South Main Street Wallingford, CT 06492

Please find enclosed the Board of Appeals Application for the following properties:

PID# 139571 - South Turnpike Rd.

PID# 16056 - 76-90 South Turnpike Rd.

PID# 16055 - 94-96 South Turnpike Rd.

PID# 16054 – 98 South Turnpike Rd.

PID# 16053 – 100 South Turnpike Rd.

PID# 16052 - 102-104 South Turnpike Rd.

We will wait your response for the date and time of the Appeals Hearing. Thank you in advacne for your help in this matter.

Donna Skurja

Administrative Assistant

03-2021 12:05:46	6148	WALLINGFORD, CT		Xex	Total 560000	RV 322 and	005,205	34,100	009'289	O	637,600	Purpose/Result	No change Measur+Listed Court Decision Permit Check - No Measur BAA No Change No change		Lan	4.55 198,400 198,330 35,700 8,000 6,500	1 Value 240,600
State Use 3400 Print Date 02-03-2021	Assessed 168,500		446,400 IENTS (HISTORY)	Assessed rear 154,700 2019 366,300 39,000	446400 visit by a Data Collector or	APPRAISED VALUE SUMMARY	ard)	Bldg) dg)	alue		rcel Value	Type Is Cd F	03 No change 03 Measurt-Liste 02 63 Permit Checl 05 6 51 BAA No Cha 40 No change 03 Field Review		Location Adjustment Adj U	000	Total Land Value
Card # 1 of 1	CURRENT ASSESSMENT  Code Appraised  2-1 240,600		EVIOUS AS	Year C 2020 20		APPRA	Appraised blog. value (Card) Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg)	Special Land Value Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value	L	12-10-2020 JW11 03-10-2020 LS 06-12-2017 KC 08-04-2016 KC 03-21-2016 KC		Notes Loca		
Bldg Name Sec # 1 of 1	Description Com LAND 2			Asse 1 2	Total Comm Int			Batch A	8 H	>		Comments	REMODEL BD OF ED OFFIC Interior Partitions-Fitout PARTITIONS/FITOUT CLOSED	TION	ſργ	1.650 4X L/B 1.650 1.000	
Bidg # 1	LOCATION 4 Bus. District		3# SALE PRICE: VC	2,150,000 25 2,900,000 0 0 0	OTHER ASSESSMENTS			Tracing			TANK STANK S	Date Comp	07-07-2006 Interior Pa 10-05-2005 PARTITIC 08-24-2012 CLOSED	AND LINE VALUATION SECTION	Site Index Cond. Nbhd.	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Area: 1 9900
Map ID 146//13//	TES STRT / ROAD	SUPPLEMENTAL DATA PIZ MAP # ENG MAP Easement Town Line IND PARK	Assoc Pid#	08-01-2016 U 1 12-28-2001 U 1 01-22-1997 01-22-1997 01-22-1997	Code Description	<del></del>	<u>внвокноор</u>		ECO=INC			Insp Date   % Comp		TONET	Unit Price   I. Factor   Site	2.76 1.00000 120,200 1.00000 8,000 1.00000	Darrel Total and Area: 1 9900
# G0428410	0 - 1	075001008 1755	16053 BK-VOLIPAGE	1544 1112 08 1015 0315 15 0854 0041 0 0854 0031 0	Amount		Total 0.00 ASSESSING NEIGHBORHOOD	<b>M</b>	学员的 Section Control EC			HOILDING PER	500 2,000 2,500 3,500 EN 19,000 10,000		Land Units	43,560 0.180 0.810 0.810 AC	000
100 SOUTH TURNPIKE RD Account #	1 Lev	Alt Prof ID Census: Cold MBLU TC MAP # TC MAP # Record Lot	GIS ID	LLC TMENTS I INC	EXEMPTIONS Description			Nohd Name	BOARD OF	R HANDLERS		Two Description	C C C C C C C C C C C C C C C C C C C		ption Zone Land Type	ILD M9 CB4 ILD M9 CB4 ILD M9	100 Page   Page
Property Location 100 S Vision ID 16053	SOUTH TURNPIKE LLC	323 NORTH AVE BRIDGEPORT Q	RECORD OF OWNERSHIP	SOUTH TURNPIKE LLC ICHIBAN PROPERTIES LLC GREAT OAK LLC ITW REAL ESTATE LLC ITW MORTGAGE INVESTMENTS I INC	Year   Code			Nbhd C2	3/2020 - WALLINGFORD BOARD OF	STAIRS > UAT - NV - AIR HANDLERS ROOF FAIR COND	2020 - IA	Domnit Id leave Date			B Use Code Description	1 3400 OFFICE BLD M9 1 3400 OFFICE BLD M9 1 3400 OFFICE BLD M9	

240,600	lotal Land Value	lot						õ	٩rea: 1.990	Parcel Total Land Area: 1.9900	Parcel	ਨ ਨ	1.990	Total Card Land Units	Total Car		
	8,000	0.0					1.650 1.000	CSO	1.00	1.00000 0	120,200 1.0 8,000 1.0	88	0.180 0.810		D M9 CB4	OFFICE BLD M9	
198,400	4.55	0				4X L/B	1.650	$\dashv$	1.00	1.00000 C		_	43,560		_	FFICE BLI	3400
Land Value	Adj Unit Pric	Location Adjustment	Location		Notes		Nhbd Adj	Nbhd.	ndex Cond.	I. Factor Site Index	Unit Price I. F		Land Units	Land Type	on Zone	Description	B Use Code
	de da dough de de					X	CTION	TION SE	LAND LINE VALUATION SECTION	LANDLA							
ĕ	BAA No Change No change Field Review		RMC 8		03-21-2016		D	CLOSED	08-24-2012	1000		19,000	0	FITUP:ASPEN	т д	07-26-1999 01-08-1999 07-23-1993	11943-1 11227-2 5669-3 0
No Measur	Measur+Listed Court Decision Permit Check - No Measur	870£	8 8 8 8		12-10-2020 03-10-2020 06-12-2017 08-04-2016	HO OFFIC	REMODEL BD OF ED C Interior Partitions-Fitout PARTITIONS/FITOUT		07-07-2006 10-05-2005		08-04-2016 07-07-2006 10-05-2005	2,500 2,500		Commercial Commercial Commercial			
/Result	Purpose/Result	ls Cd	Id Type	+	Date	ments	Commer		Date Comp	Comp	Amount Insp Date %	ount PE		Description	Туре		nt Id
637,600	TORY	e e	rcel Valu	raised Pa	Total Appraised Parcel Value												
																Š	ROOF FAIR COND 2020 - IA
!				A COLOGO	a di da										AIR HANDLERS	7	STAIRS > UAT - NV -
000,000		đ	Cel Value	Method	Valuation Method								,				EDUCATION
637 600		•	ool Value	aio Value	Special Callo Value						ECO-INC				BOARD OF	NGFORD E	3/2020 - WALLINGFORD
240,600			lue (Bldg)	Land Value	Appraised Land Value (Bldg)						NOTES	NO.	N I N I N I N I N I N I N I N I N I N I			10 (10 kg)	
34,100		9)	alue (Bld	Ob (B) V	Appraised Ob (B) Value (Bldg)		Date		iaciiig	1 01		C		NDIIO INGINE	MOIN		Nond
3		, =	ilue (Bidg	Xf (B) √ε	Appraised Xf (B) Value (Bidg)	7	Batch		ind Million		ASSESSING NEIGHBORHOOD	SINGN	22	C-C+5	A ALL AND A STATE OF THE PARTY		NEX
362,900		. •	ue (Card	Bldg. Va	Appraised Bldg. Value (Card)							0.00		Total			
	JMMARY	APPRAISED VALUE SUMMARY	PPRAISE	A	255 225 235 235 235 235 235 235 235 235												
	Seed of Management	ו או אינטעניטן אינטע	soyes a vis	ack lower	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Comm Int	Amount	Ar	n Number Amo	Description	Code De	Amount	Amo	n KS	Description Description	137.7 137.7 147.7	Year Code
560000	Total	446400	Total		446400	Total											
39,000	۲ <u>.</u> ۲۵-	39,000		N.				00			01-22-1997 01-22-1997			กี	MENTSIIN	ATE LLC SE INVEST	ITW REAL ESTATE LLC
154,700 366,300	2019 2-1 2-2	154,700 20 366,300	2-1	2020 2	168,500 2 277,900		2021	25	2,150,000 2,900,000		08-01-2016 12-28-2001 01-22-1997	0315	1015 0:		.C	PIKE LLC PERTIES LL	SOUTH TURNPIKE LLC ICHIBAN PROPERTIES LLC GREAT OAK I I C
Assessed	<b>Y)</b> ear Code	PREVIOUS ASSESSMENTS (HISTORY) sed   Year   Code   Assessed   Year	Code A	Cear Co	PREVIC	Code As	Year	34%	SALE PRICE	- W		_	-11751		RECORD OF OWNERSHIP	RD OF O	RECO
	ă	446,40	7,600	63	Total				#	Assoc Pid#			16053	GIS ID			
VISION	_									Easement Town Line IND PARK			.ot ##C	Census: Old MBLU TC MAP # TC MAP # Record Lot	06606	۵	BRIDGEPORT
WALLINGFORD, CT		217,000	387,000	ږ	7-7	BLDG	COM BL			P/Z MAP #	SUPPLEMENTAL DATA			Alt Prol ID		m	323 NORTH AVE
6148		Assessed 168,500	1ised 240,600	Appraised 240,0	Code 2-1	on		Bus. District		Paved	Public Water 1 F	2 Public		1 Level		URNPIKE LLC	SOUTH TURNPIKE LLC
1.22.00	[6 02-14-20E	7 117 70	ENT -	ASSESSM	CURRENT ASSESSMENT			ATION	Ğ	TRT/ROAL			# G0428410	Account #		)53	Vision ID 16053
1.22.05 P	State Use 3400 State Use 3400	State U	<u>.</u>		·	Bldg Name	S ₽		<u>.</u>	146//13//	Map ID '	•		IPIKE RD	100 SOUTH TURNPIKE RD	,	Ď.

FOP Porch	Code First Floor	Code Description PAV1 Paving-Asphalt LT2 w//Double Light LT3 w//Triple Light	Wall Height % Comn Wall 1st Floor Use:	Heat/AC Frame Type Baths/Plumbing Ceiling/Wall Rooms/Prtns	Heating Type AC Type Bidg Use Total Rooms Total Bedfms	Interior Wall 1 Interior Wall 2 Interior Floor 1 Interior Floor 2 Heating Fuel	Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure	Vision ID 16053  CON  Element  Style: 50  Model 94  Grade C:
en		DB - OUI iption ksphalt se Light Light	8.00 0.00 3400	888829	3400	0.11 0.00 0.11 0.00	1.00	500 500 C4 C4 C4
·	Description	OB   OUTBUILDING & YARD ITEMS(L)   Scription   L/B   Units   Unit Price   Yr Bit		Heat/AC Pkg Wood Frame Average Ceil & Walls Average	Forced Air-I Heat Pump OFFICE BL	Drywall Carpet Ceram Gas	Brick Veneer	CONSTRUCTION DETAIL  Cd Descrit  500 Office  94 Commercial
	BUILDII	DING & YA Units Units Units 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Heat/AC Pkgs Wood Frame Average Ceil & Walls Average	Forced Air-Duc Heat Pump OFFICE BLD M94	Drywall  Carpet  Ceram Clay Til  Gas	/eneer	Description Description ercial
	IG SUB	ARD ITEM nit Price   13.00 1400.00 1900.00	•		194			WL Scription
	BUILDING SUB-AREA SUMMARY SECTION  ILIVING Area Floor Area Eff Area 12,832 12,832 12,832	MS(L) /X Yr Bit C 2001 2009		P001m1	Ze Hand	RCN	ها را ها	
	UMMAR Floor	pst to Cur F-BUIL ond. Cd F A A	RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Com Cost to Cure Ovr	External Obsol External Obsol Trend Factor Condition Condition % Percent Good	Effective Year Built Effective Year Built Remodel Rating Year Remodeled Depreciation %	Z Z	3400 O	Element
	RY SECTION Area E1	90 Co 50 50	RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr	od Sol	ar Built Code ating deled	COSTV	MIXEI  Descript  OFFICE BLD M94	STRUCT
60	72 120	Grade C C C	ent			MARKE	MIXED USE Description BLD M94	ION DEI
20.70	Unit Cost 82.79	Cost to Cure Ovr Comment    XF   BUILDING EXTRA   FEATURES(B)    t   Cond. Cd % Good   Grade   Grade Adj   /  F   30   C   1.00    A   50   C   1.00    A   50   C   1.00    A   50   C   1.00	362,90	<u>3</u>	°8 >	COST/MARKET VALUATION 1,067,361 1978	USE III	CONSTRUCTION DETAIL (CONTINUED) Element Cd Description
	<u> </u>	(B) App	8			361	Perc	Description
4,968	Undeprec Value	Appr. Value 32,400 700 1,000					Percentage 100 0	9)
			5	2 2 E	6	60 YO YO	5	Bass 48 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
				25 25		8	<u></u>	3 2

BOARD OF ASSESSMENT APPEALS
Thomas Vitali, Chairman

Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003



## Hearing No. 2020-120 APPLICATION

HEARING DATE:	BOARD OF ASSE	ESSED VALUATION SSMENT APPEALS OCTOBER 1, 2020	
Property Owner:  OCOTH LUMP KO  Name of property Swiner  Mailing Address 11 0 13	e LLC	Appellant (if other than owner, Name of Owner's Agent Mailing Address	):
City State, Zip Phone  333 IVM FVE  City State, Zip Phone  303 333	Tarkolo 0000	City, State, Zip Phone	
Appellant's Capacity (If Agent, attach a copy of Agency Agreeme  Print applicant name and date	nt or Power of Attorney. Origin	Owner's Agent nat agency documentmust be submitted at hear Applicant signature	ing.)
Fill		or the property type under appeal.	
Real Estate: 98.50	e /Model:	KeRd-PID#	eage
Personal Property: Unique ID:	DB.	A:	
If you are submitting an appra	aisal or other similar	evidence, you <u>must</u> submit a co	py along with your
What MARKET VALUE does the a Briefly state the basis of the Appea	pplicant place on the pro	pperty?: \$ 360,000 15002 148585560	
DO NOT WRITE BELOW THIS LI	NE - BAA Use Only		
I hereby solemnly swe knowledge and belief.	ar that the testimony	/ I am about to give is true and a	ccurate to the best of m
Signature(s) of Owner(s) or Agent: (Must b	e signed in the presence o	f the Board) Date:	
Print Name			
Motion:		Voting Record	Initials
		Thomas Vitali	
		Carl Bonamico	

Robert Avery



January 27, 2021

Board of Assessment Appeals Tom Vitali – Chairman Town Hall Room 101 45 South Main Street Wallingford, CT 06492

Please find enclosed the Board of Appeals Application for the following properties:

PID# 139571 - South Turnpike Rd.

PID# 16056 - 76-90 South Turnpike Rd.

PID# 16055 - 94-96 South Turnpike Rd.

PID# 16054 - 98 South Turnpike Rd.

PID# 16053 - 100 South Turnpike Rd.

PID# 16052 - 102-104 South Turnpike Rd.

We will wait your response for the date and time of the Appeals Hearing. Thank you in advacne for your help in this matter.

Donna Skurja

Administrative Assistant

State Use 3400 Print Date 02-03-2021 12:06:43	6148	WALLINGFORD, CT		ar Code As	19 2-1 151,400 2-2 251,800 2-5 16,800	Total 420000	tor or Assessor	WINARY	301.900	0	24.000	235 900		561 800	200	د		561.800		Purpose/Result	No change Measur+Listed Court Decision	Permit - Measure Only	Letter Sent-Cost Information BAA No Change No chande		Lan	4.55 198,400 198,330 31,700 8,000 5,800	000 30E 000
1	Asse	000	Total 561,800 393,300 PREVIOUS ASSESSMENTS (HISTORY)	Assessed Year	151,400 2019 251,800 16,800	al 393300	ss a visit by a Data Collect	APPRAISED VALUE SUMMARY	(Card)	(Bida)	e (Bldn)	(Blda)	(fina)	Value	Value			Value	VISIT / CHANGE HISTORY	Type Is Cd	03 40 No		6 51	1.50	Location Adjustment Adj Unit Pric	000	1
Card# 1 of	CURRENT ASSESSMENT Code Appraised 2-1 235,900	006,625.	Total 561,8 PREVIOUS ASSES	Assessed Year Code	165,200 2020 2-1 228,100 2-2 2-5 2-6	393300 Total	This signature acknowledges a visit by a Data Collector or Assessor	APP	Annraised Ridg Value (Card)	Appraised Xf (B) Value (Bldd)	Appraised Oh (B) Value (Bldn)	Appraised On (4) send (End.)	Appraised Larid Value	Special Land Value	iotal Applaised Parcel	Valuation Method		Total Annraised Parcel Value	lotal Applaised Falce	Date Id	12-10-2020 JW1 03-10-2020 LS		05-08-2017 SJ 03-21-2016 KC 01-05-2016 RMC		Notes Lc		
Bldg Name Sec # 1 of 1	Description CCOM LAND			Year   Code   Asse	2021 2-1 1 2-2 2	Total	Comm Int	1-25			Batch								12 12 12 12 12 12 12 12 12 12 12 12 12 1	Comments	UNIT F=NORTHEAT BUILDIN UNIT F=NORTHEAT BUILDIN	Certificate of Completion-05/0	T-out	TION	, kdj	1.650 4X L/B 1.650 1.000	
# 6p	4 Bus. District		# SALE PRICE   VC		25		OTHER ASSESSMENTS				Ing			!	-MKT	ш	5 = NV 2010			Date Comp			06-26-2002 OFFICE FI 06-26-2002	AND LINE VALUATION SECTION	idex Cond. Nbhd. N	1.00 030	
Map ID 146//15// Bl	er 1 Paved	SUPPLEMENTAL DATA PIZ MAP # ENG MAP Easement Town Line IND PARK	Assoc Pid#	-			Descriptio			- COUNTY OF THE	Tracing				DEPOSITORY BOX ECO-MKT	IG INC ON 100 S TRNPKE	(1)OLD SIGN ALONG R15 = NV 2010	ECO = VAC 2020		Comp	6 6 6 6	38	07-18-2002 100 06 07-18-2002 100 06	LAND LIN	I. Fact	2.76 1.00000 C 120,200 1.00000 0 8,000 1.00000 0	
M G0428420	G UTILITIES treet 2 Public Water	075001010 075001010 1755	16054 RK-VOL/PAGE   SALE		0315 0041 0031 0026		Amount Code			00:00 OCHACHBOHISTON	B B		NOTES	91	JEC DEF	<u>.</u>	(1)0	DOI DOI DOI DOI DOI DOI DOI DOI DOI DOI		Amount   Insp	8		5,000 07-18	4 000	Land Units Unit Price	43,560 SF 0.160 AC 120 0.720 AC 8	
98 SOUTH TURNPIKE RD Account # G	3 Below Street 1 Level	Att Prol 1D Census: Census: Old MBLU TC MAP # TC MAP # Record Lot	GIS ID				EXEMPTIONS Description		•	Total	Nohd Name							2017)	PIED	Type   Description	ပ်ပိ			Commercial	Zone Land Type	00 CB4 00 CB4	
4	SOUTH TURNPIKE LLC	Æ CT	BECODD OF CHANEBSHIP	COLITY TIPONDIKE II C	SOOTH TOWNFINE LLC GICHIBAN PROPERTIES LLC GREAT OAK LLC ITW REAL ESTATE LLC ITW MORTGAGE INVESTMENTS I INC		Code De			27 12 12 12 12 12 12 12 12 12 12 12 12 12	Nbhd	C2	And the self-self-self-self-self-self-self-self-	L	L	۲	4. VACANT ( 1300 SQ)	F= NORTHEAST BUILDING (2017)	3/2020 - ONLY 1 UNIT OCCUPIED	Secto Data	12-29-2016 C/ 11-21-2016 CI			1 10-03-1994 ICM	ode Description	0 OFFICE BLD M9 0 OFFICE BLD M9 0 OFFICE BLD M9	
Property Location Vision ID 1605	SOUTH TU	323 NORTH AVE		FILE	ICHIBAN PROPE ICHIBAN PROPE ITW REAL ESTAI		Year			1000			NAME OF PARTY OF PART	1. VACANT	2. VACANT	D= VACANT	4. VACAN	F= NORTI	3/2020 - C	Dormit	31035 31035	17436 17436	15295 15295	6785-1	B Use Code	1 3400 1 3400 1 3400	

Code First Floor Porch, Open	g-As	s bing	or Wall 1 or Wall 1 or Wall 2 or Floor 2	Property Location Vision ID 16054  CON Element Style: 50
				으 i 등
Description Age	RCNLD Dep % Ovr Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Com	Forced Air-Duc Heat Pump OFFICE BLD M94 Heat/AC Pkgs Wood Frame Average Sus-Ceil & WL Average	Commercial Brick Veneer Gable Asphalt Drywall Carpet Laminate	ition 98 SOUTH TURNPIKE RU 3054 Account # CONSTRUCTION DETAIL Cd Description 500 Office
BUILDING SUB-AREA SUMMARY SECTION  In Living Area Floor Area Eff Area 12,614 12,614 12,614 0 240 60	PCNLD Dep %Ovr Dep Ovr Co Misc Imp O Misc Imp O Cost to Cur A	Year Built Effective Year Bu Depreciation Cod Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition % Percent Good	Code 3400 RCN	G0428420
IRYSECTION OF Area Eff Area 12,614 12,614 240 60	RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Gonment Cost to Good Grade A 50 C	Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol External Obsol Trend Factor Condition Condition % Percent Good		TRUCTION Cd
Unit Cost 82.15 20.54	1 12/1	29 1 36 A 1978	ion	DETAIL (CONTINUE Description
Undeprec Value 1,036,265 4,929	Appr. Value 24,000		Percentage 100 0	(JED)
		PERM	5 5 8	Sec # 1 of
		PERMÍY FÍJÍOSS - LEASBÁOLD HAPR	\$	1 Card #
		5	CETYO	1 of 1
			E	Print Date 02-17
		5 5 5	7 \ 5 Ja	02-17-2021 1:22:15



# BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020-119

# **APPLICATION**

HEARING DATE:	Board of As	ASSESSED VALUATION SSESSMENT APPEALS OF OCTOBER 1, 2020	
Property Owner:  XXXIII TU: Name of property Mailing Address City, State, Zip Phone	make <u>st, LC</u>	Appellant (if other than owner):  Name of Owner's Agent  Mailing Address  City, State, Zip  Phone	
Appellant's Capac (If Agent, attach a copy Perint applicant nam	of Agency Agreement or Power of Attorney.	o Owner's Agent Original agency document nust be submitted at hearing.)  Applicant Signature	
		n for the property type under appeal.	
<i>(</i> 7)	mMake /Model:	Plate#Mileage	
Real Estate: 4	(Address and/or Assessor's Map/Blo	no. Ke kd " PIDT 1600	<i>5</i> 5
Personal Property:	Unique ID:	,	
application.		ar evidence, you <u>must</u> submit a copy along with property?: \$ <u>ろん</u> り, でで	h your
I hereby so knowledge and b Signature(s) of	eliet.	ny I am about to give is true and accurate to the	best of my
	Print Name		
Motion:		Voting Record Initi	<u>als</u>
1144		Thomas Vitali	
		Carl Bonamico	
		Robert Avery	



January 27, 2021

Board of Assessment Appeals Tom Vitali – Chairman Town Hall Room 101 45 South Main Street Wallingford, CT 06492

Please find enclosed the Board of Appeals Application for the following properties:

PID# 139571 - South Turnpike Rd.

PID# 16056 - 76-90 South Turnpike Rd.

PID# 16055 - 94-96 South Turnpike Rd.

PID# 16054 - 98 South Turnpike Rd.

PID# 16053 - 100 South Turnpike Rd.

PID# 16052 - 102-104 South Turnpike Rd.

We will wait your response for the date and time of the Appeals Hearing. Thank you in advacne for your help in this matter.

Donna Skurja

Administrative Assistant

COMBETIONNINGELLICATIONNINGE	Property Location 94-96 SOUTH	94-96 SOUTH TURNPIKE KD Account #	ځل # G0428430	430	Map ID		# Sp	<del>-</del>		Bidg Name Sec# 1 of		Card # 1	of 1	State Print [	State Use 3400 Print Date 02-03-2021 *12:07:25	2021*12:07:2	25
Columnic    SOUTH TURNPIKE LLC	3 Bel	TOPO low Street	2 Public	Water	STRT / RI	4	LOCATA	100	Description	Code	ASSESSI	FNT eq	Assessed		6148		
Code   Commencial   Code   C	323 NORTH AVE	Alt Pro			IPPLEMEN	ITAL DATA P/Z M/ ENG N	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		38 	M BLDG	- 2-	ν <del>κ</del>	0,200	266. 266.		WALLINGFORD, CT	CT
Code   Description   Code	CT		⊃##ĕ			Easem Town L IND PA	ine Ine IRK								>	VISION	Z
Transference   Tran			E.	55			<b>5</b>				Total	61	7,800	432,6	000		
COOK	SOLITE THE SOLITE THE	SHIP	BK-VOL	PAGE S	08 01 2016	7) -	24	PRICE	<b>S</b> 8	-	Assessed	OUS ASS Year C	cssmen ode As	Sessed	Year   Code	e   Assessed	sed
Code   Description   Code   Code   Communit   Code   Cod	ICHIBAN PROPERTIES LLC			0315	12-28-2001 01-22-1997		~~~	,150,000 ,900,000	25.		166,400 266,200		774				153,000
Coole   Description	ITW MORTGAGE INVESTMENT	S I INC		0026	01-22-1997 01-22-1997			0				-	?	200,5	2-3		3
Code   Description   Amount   Code   Description   Number   Amount   Comm lift   Appraised Bidg, Value (Card)   Appraised Description   Appraised De		DTIONS		- S	T. S.		OTHER A	NOOTOO	ENTS	Total	432600	ire acknowle	Fotal does a visit	432600	Tol	╝.	420000
NDHO	Code	ription	A	nount	ep Code	Description	NuN	Jper	Amount	Comm		<b>X</b>	SPAGE		XOVEN STREET		
Notice   Continue												Ĭ	TICH SE	VACOUS	ולאווואלטן		9
Night	Manufacture and the second sec			0.00		900					Appraise	d Bldg. Va	ue (Card) his (Blನೆಪ)			357	357,700
NOTES   NOTE	PigN	Nbhd Name	ASSE	SSING NE	ואסמטטוו		Tracing			Batch	Appraise	20 (a) IV (	ine (bidg)			ç	22 500
NOTES   Part	C2										Appraise	v (a) ao r	alue (blug,			27.60	22,300
Packer   Care   Packer   Care   Packer   Packe				NO	TES						Appraise Coosist	ז במווט עמו	(Spig) an			707	3
NOTION OF CEREBRAL PALSY OF WEST)   NOTION OFFICE BLD M9]   CB4   A3,5560   CB4   A3,566   CB4   A3,	3/2020 OSTERER CNTR FOR DISCOVE	RY (50%)									Total App	and value raised Pal	cel Value			617	617,800
Note   100	(DIVISION OF CEREBRAL PALS 50% OCC, ROOF FAIR COND	Y OF WEST.) 2020 - IA									Valuation	Method			<u></u>		ပ
If   Issue Date   Type   Description   Amount   Insp Date   % Comp   Date Comp   Comments   Date   Type   10   Type   10   Type   10   Type   10   Type   10   Type   Ty	INC ON 100 S TURNPIKE ECO=INC/VAC					-					Total Ap	oraised Pa	rcel Value			617,	617,800
		100 C	BUIL	DING PE	RMIT REC	ORO		200000000000000000000000000000000000000			· (文字/文字/文)	\$38 C. O. C.	VISIT/C	HANGE HI	STORY	· 1000 1000 1000 1000 1000 1000 1000 10	
07-24-2000         CM         Commercial         25,000         02-17-2001         100         Reserve to the commercial of the comme	Issue Date	_	Ĕ	mount	Insp Date	% Comp	Н		Cor	nments	Date	Н	Ty	ls   Cd	Purpo	Purpose/Result	
Land Type         Land Type <td>07-24-2000 C 08-26-1994</td> <td></td> <td></td> <td>25,000 120,000</td> <td>02-17-2001</td> <td>100</td> <td>08-24-2</td> <td>OFF CLC</td> <td>SED</td> <td>ΛC</td> <td>12-10-2 03-10-2 06-12-2 01-05-2 05-07-2</td> <td></td> <td></td> <td>8 2 2 2 2 8 8</td> <td>No change Measur+Listed Court Decision BAA No Change No change Field Review</td> <td>oon bea</td> <td></td>	07-24-2000 C 08-26-1994			25,000 120,000	02-17-2001	100	08-24-2	OFF CLC	SED	ΛC	12-10-2 03-10-2 06-12-2 01-05-2 05-07-2			8 2 2 2 2 8 8	No change Measur+Listed Court Decision BAA No Change No change Field Review	oon bea	
Use Code         Description         Zone         Land Type         Land Units         Unit Price         I. Factor         Site Index         Cond.         Nbhd.         Nbhd.         Nbhd Adj         Notes         Location Adjustment         A					-	LAND	LINE VA	LUATIO	VSECTIO				When Makes			783 <b>-</b>	
3400 OFFICE BLD M9 CB4	Use Code Description					. Factor Si				l Adj	Notes		Location /	\djustment	Adj Unit Pric	Lan	alne
	3400 OFFICE BLD M9 3400 OFFICE BLD M9 3400 OFFICE BLD M9	0 8 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	0.0 0.1.0 0.0	60 SF 40 AC	2.76 120,200 8,000	000000 000000 000000 00000								0 0 0	4.55 198,330 8,000		198,400 31,700 7,500
Total Card Land Linits 2 100 AC Parcel Total Land Area: 2 1000 Total Land Area: 2 1000		l Card Land I		AC AC	Parc	Total lar	nd Area: 2	1000							Fotal Land Value		237.600

Total Card Land Units 2.1	4	Zone Land Type		CM Commercial	Permit Id   Issue Date   Type   Description   P	ECO=INC/VAC	INC ON 100 S TURNPIKE	50% OCC, ROOF FAIR COND 2020 - IA	(DIVISION OF CEREBRAL PALSY OF WEST)	OSTERER CUTR FOR DISCOVERY (50%)	3/2020		d Nbhd Name	Total			SNOITHMEXE	ITW REAL ESTATE LLC 0854 ITW MORTGAGE INVESTMENTS I INC 0854	ICHIBAN PROPERTIES LLC 1015 GREAT OAK LLC 0854		G	BRIDGEPORT CT 06606 TC MAP # TC MAP # Record Lot		1 Level	SOUTH THE NITHER LICE 3 Below Street
2.100 AC Parce	SF 2. AC 120,2 AC 8,0	Land Units Unit Price I. I		25,000 02-17-2001 120,000	Amount   Insp Date   %						NULES		ASSESSING NEIGHBORHOOD B	0.00		Amount Code [		0031 01-22-1997 0026 01-22-1997	0315 12-28-2001 0041 01-22-1997			18088	O75001012 SUPPLEMENTAL DATA		2 Public Water
Parcel Total Land Area: 2.1000	1.00000 C 1.00 1.00000 0 1.00 1.00000 0 1.00	I. Factor Site Index Cond.	LAND LINE VALUATION SECTIO	08-24-2012	Comp   Date Comp								<i>OD</i> Tracing			Description Number	OTHER ASSESSMENTS		2,150,000 2,900,000	- 33	ASSOC FIGH	Easement Town Line IND PARK	AL DATA P/Z MAP #		1   Paved 4   Bus. District
	C30 1.650 4X L/B C30 1.650 1.000	Nbhd. Nhbd Adj	ON SECTION	OFFICE RENOV CLOSED	Comments								Batch			Amount Comm Int		O		03 Year			COM BLDG		
		Notes	S.	12-10-2020 JW1 03-10-2020 LS 06-12-2017 KC 03-21-2016 KC 01-05-2016 RMC 05-07-2010 DT	Date Id	Total Appraised Parcel Value			Valuation Method	Total Appraised Parcel Value	Special Land Value	Appraised Land Value (Bldg)	Appraised Xf (B) Value (Bldg)  Appraised Ob (B) Value (Bldg)	Appraised Bldg. Value (Card)	API	للل	This signature acknowledg	432600 To	166,400   2020   2-1 266,200   2-2	Assessed Year Cod	Total 617,		2-2 380,200		Code Appraised
Total L	000	Location Adjustment Adj		03 05 04 00 03 03 03 05 05 05 05 05 05 05 05 05 05 05 05 05	Type is Cd	isiT / CHANGE HISTO				ર્ગ Value	!	) (Bldg)	ne (Bldg) ue (Bldg)	e (Card)	APPRAISED VALUE SUMMARY		a visit by	15,800 Total 432600	N)	Assessed	800 432,600 <b>432,600</b>		200,200	600	Assessed
otal Land Value 237,600		Adj Unit Pric Land Value		No change Measur+Listed Court Decision BAA No Change No change Field Review Field Review	Purpose/Result	617,800			c	617,800	0	237,600	22,500	357,700	WARY			<u> </u>	2-2 251,200	Code A		NOISIA	WALLINGFORD, CT	<u> </u>	2

lement	CONSTRUCTION DETAIL Cd Description	Element Cd	ment Cd Description	BA\$ 40 4
Style: 500 Model 94 Grade C+	Office Commercial			22 22 22
Stories: 1 Occupancy 3.00	Brick Venger	Code Description	MIXED USE Description Percentage	(Sg)
Exterior Wall 2 Roof Structure 03	Gable	S400 OFFICE BLD M94		ż
Roof Cover 03 Interior Wall 1 05	Asphalt Drywall	COST/MAR	COST / MARKET VALUATION	.6
	Carpet	RCN	1,052,034	ĊTYD
	Gas	Year Built	1979	40
ype	Heat Pump	Effective Year Built Depreciation Code	>	
	טררוכה מבט ויישי	Remodel Rating Year Remodeled		or .
Total Bedrms 00 Total Baths 0		Depreciation %	O 86	12
	Heat/AC Pkgs Wood Frame	External Obsol Trend Factor	30	- Ti
gnig	Average Ceil & Walls	Condition %		12
v	Average	Dercont Cood	34	<u> </u>
ù ≌		RCNLD	1337,700	
		RCNED RCNED Dep % Ovr Dep Ovr Comment	357,700	40
		RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr		
	TBUILDING & YARD ITEMS		357,700 ATURES(B) Grade Adi	
	8.00 0.00 3400 3400  3400  OB OUTBUILDING & YARD ITEMS(L) Cription L/B Units Unit Price Yr Bit Asphalt L 15,000 3.00 2001	Dep % Ovr Dep % Ovr Dep Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment Cost to Cure Ovr Cos	# FEATURES(B) le Grade Adj Appr. Value 1.00 22,500	
Paving	TBUILDING & YARD ITEMS  LB Units Unit Price You  L 15,000 3.00 20		Grade Adj Appr.  1.00  Unit Cost Undepred	
Des Paving Paving Porc	TBUILDING & YARD ITEMS L/B Units Unit Price Yr L 15,000 3.00 20  BUILDING SUB-AL Description Liv		ATURES(B) Grade Adj Appr.  1.00  Onit Cost Undepred 82.88 20.72  1.00	



# **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

# Hearing No. <u>2020 - | |</u> **APPLICATION**

APPEAL OF ASSESSED VALUATION

HEARING DATE: _	BOARD OF ASSESS GRAND LIST OF OC		
Mailing Address City, State, Zip Phone	th Ave of CT awas 33-0206	Appellant (if other than owner Name of Owner's Agent Mailing Address City, State, Zip Phone	r):
Appellant's Capaci If Agent, attach a copy of Peter A Print applicant name	Agency Agreement or Power of Attorney, Original	Owner's Agent agency document must be submitted at her applicant signature	aring.)
	Fill out only the section for t	he property type under appeal.	
Motor Vehicle: Year Real Estate: PI		thTumpike	Rd .
Personal Property:	Jnique ID: DBA:		
application.	ing an appraisal or other similar ev UE does the applicant place on the proper s of the Appeal:		py along with your
I hereby so knowledge and be Signature(s) of Dwner(s) or Agent:	(Must be signed in the presence of the		_
	Print Name	Voting Record	Initials
		Thomas Vitali	
		Carl Bonamico	
		Robert Aveny	



January 27, 2021

Board of Assessment Appeals Tom Vitali – Chairman Town Hall Room 101 45 South Main Street Wallingford, CT 06492

Please find enclosed the Board of Appeals Application for the following properties:

PID# 139571 - South Turnpike Rd.

PID# 16056 - 76-90 South Turnpike Rd.

PID# 16055 - 94-96 South Turnpike Rd.

PID# 16054 – 98 South Turnpike Rd.

PID# 16053 - 100 South Turnpike Rd.

PID# 16052 - 102-104 South Turnpike Rd.

We will wait your response for the date and time of the Appeals Hearing. Thank you in advacne for your help in this matter.

Donna Skurja

Administrative Assistant

Property Location SOUTH TURNPIKE RD Map ID 146//20// Bldg Name Vision ID 139571 Account # 2019005 Sec # 1 of	ame State Use 3900 of 1 Card # 1 of 1 Print Date 02-03-2021 12:09;49
TOWNER         TOPO         UTILITIES         STRT / ROL           II LLC         4 Rolling         2 Public Water         1 Paved           3 Below Street         1 Paved         1 Paved	CURRENT ASSESSMENT         Assessed         6148           n         Code         Appraised         Assessed           5-2         203,200         142,200
323 NORTH AVE  SUPPLEMENTAL DATA  Alt Prcl ID  Census: 1755  Census: 1755  Cond MBLU  Easement  TC MAP # 5443  IND PARK	WALLINGFORD, CT
GIS ID 139571 Ass	Total 203,200 142,200
Year Co 2021 5	Asse
Year         Code         Description         Amount         Code         Description         Amount         Code	Comm int
	Appraised Blda. Value (Card)
Total         0.00           ASSESSING NEIGHBORHOOD         Fracing         Batch           C2         NOTES	0) 203,20
NEW PARCEL FOR 2019 GL. SPLIT FROM 146/17 2020 - FOR LEASE/203-333-0206	Total Appraised Parcel Value  Valuation Method  C
ABUTTS HWY COURT STIP 2019 GL=\$134,000 ASSESSED	Total Appraised Parcel Value 203,200
BUILDING PERMIT RECORD   Date Comp   Community   Comp   Community   Comp   Community   C	Id Type Is Cd
	12-10-2020         JW1         41         Change           10-30-2020         KC         71         Court Decision           09-14-2020         KC         09         7         42         Land Change           03-17-2020         IF         05         6         51         BAA No Change           03-10-2020         LS         03         99         Vacant Lot linsp           11-18-2019         KC         09         7         43         New Account
B Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbhd. Nbhd. Adj	Location Adjustment Adj Unit P Lan
1 3900 DEVELLAND M CA4 43,560 SF 2.76 1.00000 C 0.70 C30 1.650 FL 1 3900 DEVELLAND M CA4 0.648 AC 120,200 1.00000 0 0.50 C30 1.650 FL	FLOOD ZONE/NEED SPECIAL 1.0000 3.19 138,900 FLOOD ZONE 64,300
Total Card Land Units 1.648 AC Parcel Total Land Area 1.6480	Total Land Value 203, 200

Total Card Land Units	1 3900 DEVEL LAND M CA4 1 3900 DEVEL LAND M CA4	de Description			Permit Id   Issue Date   Type   Description	COURT STIP 2019 GL=\$134,000 ASSESSED	2020 - FOR LEASE/203-333-0206 ABUTTS HWY	NEW PARCELFOR 2019 GL. SPLIT FROM 146/17			Nbhd Nbhd Name			Year Code Description	EXEMPTIONS		RECORD OF OWNERSHIP	BRIDGEPORT CT 06606 TC MAP # TC MAP # Record Lot	323 NORTH AVE	SOUTH TURNPIKE II LLC  4 Rolling 3 Below Street
1.648 AC Parcel	43,560 SF 2.76 1.00000 0.648 AC 120,200 1.00000	nits Unit Price			Amount Insp Date   %					NOTES	В	ASSESSING NEIGHBORHOOD	) ) )	Amount Code De		06-30-2017	139571 RK-VOL/PAGE SALEDATE O	1/55 5443 5460 t	SUPPLEMENTAL DATA	2 Public Water
Parcel Total Land Area 1.6480	000 C 0.70 C30 000 0 0.50 C30	Site Index Cond. Nbhd.	HAND LINE VALUATION SECTION		6 Comp   Date Comp						Tracing	200		Description Number Amo	OTHER ASSESSMENT	0	Assoc Pid#	ENG MAP Easement Town Line IND PARK	L DATA P/Z MAP # 17-15	STRT / ROAD LOCATION 1 Paved 4 Bus. District
	1.650 FLOOD ZONE/NEED SPECIAL 1.650 FLOOD ZONE	==:	TION	12- 10- 09- 03- 11-	Comments Date	Total Apprai		Valuation Method	Total Appraised Par	Appraised La	Batch Appraised O	1.	Appraised Bl	unt Comm int	Total	Year Code Asses 2021 5-2 14			- T. 7: 1	Description Code Appraised VAC CM LN 5-2 203,200
Total	1.0000 1.0000	Location Adjust		JW1 41 KC 71 KC 09 7 42 IF 05 6 51 LS 03 99 KC 09 7 43	id Type is Cd Pu	Total Appraised Parcel Value		Valuation Mathox	value	Appraised Land Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Xf (B) Value (Bldg)	Appraised Bldg. Value (Card)	SOUTHWISHERS SEASON OF THE COLLEGE	142200 Total 170000 Total This signature acknowledges a visit by a Data Collector or Assessor	ar Code AssessedV Yea	Total 203,200 142,200			SSESSMENT Appraised Assessed 203,200 142,200
Total Land Value 203,200	3.19 3.19 3.165 64,300	Adj Unit P Land		Change Court Decision Land Change BAA No Change Vacant Lot Insp New Account	Purpose/Result	203,200		500,500	202 200	203,200	0	0	MMARY 0	and or Magazago	Total 154600	r Code Assessed	3	VISION	WALLINGFORD, CT	6148

Model Kitchen Style: Whirlpool Tub Interior Wall 2 Exterior Wall 2 Exterior Wall 1 Grade: Style: Property Location SOUTH TURNPIKE RD Vision ID 139571 Account Interior Flr 1 Interior Wall 1 Roof Cover Roof Structure: Occupancy Stories: Code Bath Style: AC Type: Heat Type: Interior Flr 2 Total Rooms: Total Half Baths Total Bthrms: Heat Fuel Total Xtra Fixtrs otal Bedrooms Code Element Description OB OUTBUILDING & YARD ITEMS(L) / XF BUILDING EXTRA FEATURES(B) scription UB Units Unit Price Yr Bit Cond. Cd % Gd Grade Grade Adj. CONSTRUCTION DETAIL Ttl Gross Liv / Lease Area 00 66 Description Vacant Land Vacant BUILDING SUB-AREA SUMMARY SECTION Description Account # Living Area 2019005 Percent Good RCNLD Condition % Building Value New Adjust Type Condo Fir Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr External Obsol Effective Year Built Depreciation Code Depreciation % Remodel Rating Condo Unit Dep Ovr Comment Dep % Ovr Functional Obsol Year Built arcel ld Cost to Cure Ovr Comment Frend Factor Year Remodeled CONSTRUCTION DETAIL (CONTINUED) 0 COST/MARKET VALUATION Code Map ID 146/ / 20/ / Unit Cost Description C Undeprec Value Bldg# 1 ₿ Appr. Value Owne Factor% S Bldg Name Sec# 1 of 1000 Card # No Sketch 으 State Use 3900 Print Date 02-17-2021 1:24:07 P

ered files
The mark
me
Мď
ZM
N





Town of Wallingford, Connecticut

# **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. <u>2020 - 1</u>70

# **APPLICATION**

HEARING DATE:	APPEAL OF ASSESSI BOARD OF ASSESSIN GRAND LIST OF OCT	MENT APPEALS		
Property Owner: Licas Scaps Natrod Nat Name of property Owner Crent pr	ural LLC operty)	Appellant (if other than o	owner):	
Mailing Address  26 North Colony Rd City, State, Zip Walling Ford Ct Phone  203-219-4480	72	Mailing Address  City, State, Zip  Phone		
Appellant's Capacity o Owner (If Agent, attach a copy of Agency Agreement or Poly Really Feb 17, 2009)  Print applicant name and date	er o Ow ower of Attorney. Original ag えし	rner's Agent ency document must be submitted  Applicant signature	at hearing.) Feb 17, 2021	
Fill out <u>o</u>	nly the section for the	property type under appe	eal.	
Motor Vehicle: Year Make /Mod	el:	Plate#	Mileage	
Real Estate: 28 North Co (Address and/or Asse	oldny Rd essor's Mab/Block/Lot/I	Walling Ford Jnit Number)		_
Personal Property: Unique ID: 2820	0095 DBA: h	sas Soaps No	Kedand Natural 1	<u> </u>
If you are submitting an appraisal ( application.	or other similar evid	lence, you <u>must</u> submit	a copy along with your	
What <u>MARKET VALUE</u> does the applicar	nt place on the property	9: \$ <u>500,00</u>	<u> </u>	
Briefly state the basis of the Appeal: $\underline{\mathbb{S}}$	ent in my c	<u>leclaration</u>	of property	

# Appeals to the Wallingford Board of Assessment Appeals

# **General Instructions**

Anyone claiming to be aggrieved by the actions of the assessor has the right to an appeal before the Board of Assessment Appeals.

Appeals must be presented to the Board of Assessment Appeals (BAA) at one of its March or September meetings. The BAA meets in September each year to hear **ONLY** Motor Vehicle Appeals. All other matters must be taken up at meetings held during the month of March.

**September Meetings:** The BAA will advertise the date of its September meeting in a local newspaper (Record-Journal). The September meeting is for Motor Vehicles Only. Taxpayers should appear with their vehicle and/or any evidence or documentation to support their claim. Appeals are handled on a first-come, first-serve basis.

**March Meetings:** In order to be heard by the BAA at its March Session, you must file a written application no later than February 20<sup>th</sup>. The BAA will receive all applications and schedule their meetings accordingly. **If you are submitting an appraisal or other similar evidence, you <u>must</u> submit a copy along with your application. Once you have made application to the BAA, you will be notified in writing where and when to appear for your hearing.** 

# **APPEALS PROCEDURE**

- ✓ Appear at the time and place prescribed by the BAA (Please be on time)
- You MUST complete a separate form for each property you wish to appeal
- ✓ If you cannot or do not wish to appear, have your attorney or agent appear as your representative (Written authorization is required)
- ✓ The BAA may reschedule an appointment for good cause if another time is available
- ✓ NOTE: Unless you receive written confirmation of a rescheduled appointment, you or your agent must appear
  at the time and place first prescribed by the BAA
- ✓ FAILURE TO APPEAR MAY RESULT IN A DEFAULT Denial of your claim
- You will be sworn under oath to be truthful in answering questions concerning your property
- ✓ You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
   ✓ You will be allowed to question the assessor regarding the assessment of your property
- ✓ Remember It is your responsibility to prove your claim
- ✓ An appraisal by a qualified Appraiser is not required, but is recommended
- You must pay your taxes as they come due or interest and penalties will be applied
- ✓ Consult with the Tax Collector for payment instructions while your appeal is pending
- ✓ Notice of the Board's Decision will be mailed to the <u>property owner</u> unless otherwise requested in writing by appellant

For further information you may wish to review the Connecticut General Statutes, as amended, relative to appeal rights. Below is a list of just some of those laws for your convenience. **NOTE: We do not provide legal advice, however we want you to be well informed of your appeal rights.** For a complete listing of applicable laws and competent, proper legal advice, we urge you to consult with an attorney.

Section	Connecticut General Statutes	
12-110 12-111	Sessions of the board of assessment appeals.  Appeals to the board of assessment appeals.	

# PERSONAL PROPERTY RECORD TOWN OF WALLINGFORD

GENERAL DATA: DATE: 02/17/2021 Unique ID: 20200095 List No.: 41303 Record Status: ACTIVE Assessment Year: 2020 BUSINESS ADDRESS Street Code: Owner Name: LISAS SOAPS NAKED AND NATURAL LLC Delinquent: Doing Bus. As: LISAS SOAPS NAKED AND NATURAL LLC Last Visited: \_\_/\_\_/\_\_\_ Care Of: LISA REILLY MCMURRAY By whom: Street: 29 WALLACE ROW Last Audited: \_\_/\_\_/\_\_\_ City: WALLINGFORD District: By whom: State: CT Zip: 06492-0000 Phone: 203 269-4480 EXT: 0000 Last Changed: 12/30/2020 Property Loc: 28 NORTH COLONY ST Bus.Start: \_\_/\_\_/ Type: Change Reason: Bus. Sq. Ft.: VALUES AND EXEMPTIONS: ASSESSMENT EXEMPTIONS CODES QUANTITY DEPR. VALUE ASSMT DESCRIPTION EX. CODE APP. DATE EX. AMT. 24 7,143 5,000 MISC TAX PROP.. 25 1,250 25% PENALTY Penalty: Not Filed Total Value: 7,143 Old Gross Assmt: New Gross Assmt: 6250 Total Exempt: Net Assmt: 6250 **HISTORY:** YEAR CODE ASSESS CODE ASSESS CODE ASSESS CODE ASSESS TOTAL

6250

2020

24

5000

25

1250



# Town of Wallingford, Connecticut

# **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Garl D. Bonamico, Member Robert Avery, Member Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

> Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2020-001

# **APPLICATION**

HEARING DATE:	APPEAL OF ASSESSED BOARD OF ASSESSME GRAND LIST OF OCTO	NT APPEALS	
Property Owner: Jared + Krist	in Liu	Appellant (if other tha	n owner):
Name of property Owner		Name of Owner's Age	nt
Mailing Address 59 Cutis A	venue	Mailing Address	
City, State, Zip Wallingford,	CT 06497_	City, State, Zip	
Phone 203-626-20	>25	Phone	
Appellant's Capacity Ov (If Agent, attach a copy of Agency Agreement of Tared Liu 2/10/21 Print applicant name and date	r Power of Attorney. Original ager	ner's Agent ncy document must be submit Applicant signature	tted at hearing.)
Fill ou	t <u>onl</u> y the section for the p	property type under a	ppeal.
Motor Vehicle: Year Make /M	odel:	Plate#	Mileage
Real Estate: 59 Curtis Aven (Address and/or A	ነ <u>⊮</u> ssessor's Map/Block/Lot/Ur	nit Number)	
Personal Property: Unique ID:PID	<u> Ч148</u> рва:	Map/Lot: 134/1	57
If you are submitting an appraisa application.		1 '	
What MARKET VALUE does the application	cant place on the property?	: \$ 159,200	
Briefly state the basis of the Appeal:	please see attached	)	
(Attach additio	nal page, documentation o	r appraisal if needed)	
DO NOT WRITE BELOW THIS LINE -			
knowledge and belief.	nat the testimony I am a	about to give is true	and accurate to the best of my

Signature(s) of Owner(s) or Agent: \_

(Must be signed in the presence of the Board)

Date:

February 10, 2021

Board of Assessment Appeals Town Hall, Room 101 45 South Main Street Wallingford, CT 06492-4285

Re:

Property Location: 00059 Curtis Avenue

Map/Block/Lot: 1340157 Account: A0016100

PID 4148

To Whom It May Concern:

I am appealing the current assessment of our property. As you are no doubt aware, the national economic picture continues to be uncertain as the response to the COVID pandemic has wavered. Although we are fortunate to still be employed, we are also anxiously aware that the national unemployment rate of 6.7% is nearly twice the 3.5% it was in February 2020 pre-pandemic, and that one lost job combined with steep taxes could leave us in a tenuous housing situation.

As such, we are particularly sensitive to the recent valuation of our property being **9% more** than the last assessment (an increase of \$29,100) and out of alignment with both recent sales and the condition of the property.

We are appealing to you on grounds that the recent assessment is:

- 1. Far above area comps, and
- 2. Doesn't take into account the poor quality of the property.
- 1. Although real estate agents may be saying that this is a seller's market, that is either not holding up for Wallingford or at least not for houses in Wallingford similar to ours. You can see below that similar houses in our neighborhood that sold last quarter closed at an average of \$255,200.

Address	Bed	Bath	Sq. Ft.	Sold Date	Sold Price
59 Curtis	4	1.5	2,368	Assessed Market Value	343,100
4 East	5	2	2,596	Jan- 2021	230,000
67 Carriage	4	2.5	1,675	Dec- 2020	240,000
10 Valley	5	3	1,790	Dec- 2020	250,000
53 Fair	7	2.5	2,951	Nov- 2020	281,000
46 N. Whittlesey	4	2	2,216	Dec- 2020	275.000
Average					255,200

So, as a starting point, we are appealing that the market value for a house similar to ours in excellent condition is \$255,200.

We understand the challenge that no two houses are really that similar. For example, our 1.5 bathrooms are very small and not the kind of master bathrooms that many buyers are looking for, our kitchen is outdated and doesn't have the upgraded appliances common in higher sales, the basement and attic are unfinished, and the driveway is too narrow for an SUV to pull in further than the first few feet. However, we are not debating on any of these grounds. Our secondary concern with this assessment is more immediate and centers on the below average condition of our house.

2. While some of the damage detailed here was inherited when we purchased the house, I have listed those as future repairs, and you will see that much of the emergency work needed in 2021 is the result of damage suffered this past year. I have included pictures to support all of this.

Items to Repair	Expected Date	Cost
Roof	2021	33,000
The shingles have been punctured in several places and the slats need to be torn off		00,000
to the studs and replaced with plywood. Drip basins are setup to catch water now.		
Siding & Shutters	2021	20,000
Sections have been blown off and need to be fully replaced.		20,000
Sewer Lines	2021	5,000
We have been changing out lead pipes and supply lines that were held in places with		5,000
epoxy. We now need to replace the return lines which are cast iron and rusting.		
Chimney 1 & Fireplace	2021	6,000
When we moved in, an inspector said that cracks in the flue rendered the fireplace		0,000
inoperable without a liner (assessment attached).		
Chimney 2	2021	9,000
This chimney is cracked and has disintegrating bricks.		3,000
Gutters & Bulkhead	2021	3,000
During rain storms, water seeps down the basement walls and through the bulkhead.	1	3,000
Foundation	2021	5,000
Most of the interior foundation has now been shored up, but areas of the exterior		-,000
foundation still need to be repointed.		
Landscaping	2021	15,000
Two mature trees were damaged in the fall and are being removed. Following that,		20,000
the yard will be regraded, re-seeded, and re-landscaped.		
2021 Subtotal	2021	96,000

Attic	2022	40,000
The attic is unfinished. There is no plumbing, insulation, ceiling, or partition walls, the		,,,,,,,
trusses are bowed, and the floors are simply subflooring.		
Walls	2022	10,000
Some of the interior walls are plaster and likely filled with vermiculite.		
Retaining Wall	2022	10,000
The retaining wall has been buckling and needs to be replaced.		
Shed	2022	1,000
Holes in the shingles and plywood have resulted in water damage. We have patched		
the roof temporarily, but it needs to be replaced.		
Porch	2022	3,000
The floorboards of the porch are rotting in several places. From the picture included,		1
you can see where we replaced a section that was stepped through.		
Flooring	2023	10,000
The 2 <sup>nd</sup> floor only has subflooring and needs an actual floor.		,
Fence	2023	- 5,000
Sections of the fence were knocked down during the fall storm, and we expect to		, , , , ,
replace them for privacy.		
Windows	2023	20,000
We have sash windows that are leaky, atypically sized, and some literally cracked and		
unable to open.		
2022-23 Subtotal	2022-23	99,000

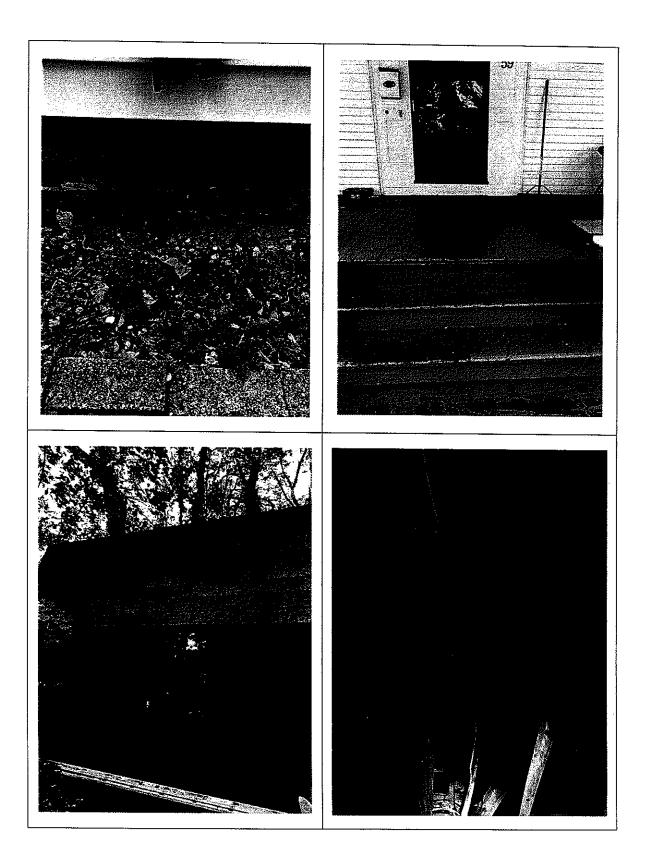
As you can see, these are not "nice to have" features, but rather nearly \$100,000 in repairs needed immediately this year and another \$100,000 in repairs that any buyer would ask to be remediated. As such, we ask that you assess our property by starting with the area comps average of \$255,200 and subtracting the \$96,000 in immediate work that must happen this year for a **Market Value of \$159,200**.

We have included pictures in support of our case. Note that all of the exterior pictures included here were taken on the day the assessor came to the house, because wanted to document exactly what he saw. Obviously, he couldn't see the inside of the house, but we explained all of this to the in-person assessor and to Vision via phone during the December appeal.

Sincerely,

Jared Liu 59 Curtis Avenue Wallingford, CT 06492









# Connecticut Chimney www.cf-chimney.com

81 Hogsback Road, Oxford, CT 06478 (203) 881-2256 Oxford (866) 881-2256 Toll Free (866) 903-8542 Fax CT H.VA.C. License S1-385602 Registration # HIC. 0674209

Customer Nome Secret Char	Date # 15 - 16	√ Truck # / √		
Address 578 50 A 4 4	Service Tech			
City Stale Zip	Dispatch Time			At Scotter Flexible Section
Phone 300 - 10, 7966 E-mail	Arrived	Departed		
Account#	Wo	ork Performed		
Service	Chimney	Duct C	Other 🔲	
Requested	There to	2 > 14	7.%	
Ref   \frac{\sqrt{2}}{2}   \frac{\sqrt{2}}{2}	1,11	j		
Ref. Solistoote Report Solistoote	1500	rices C	. It	
	Chen	_ hall of		
Chimney	5.77	in terret		
Height &	A. t. s. lee	- 1 lo 1	1 1	
Cap Type?	60		, 'ambel,	
Crown/Wash	- Commission			
Brickwork/Mortar	The state of the s	100 JASA	7 7.	
Flashing <b>52 52</b>		a - 6 - 63 - 50		
Flue Liner		6 183	- time till	
Moisture resistance		nments		
Fireplace EE	A	major Care	últáro Iras	
Smoke Chamber	and the second	Sec. 2. 1		
Damper			4 . 92	
Firebox B.	Rece	elpt/Invoice	کا دی بود ا	ne in
Ash Pit	Description			Price
Other F53				FIICE
	Live is	<u> </u>	****	10/12/20
Heating Equipment				
Stack Pipe Condition		×		7
Flue Connection		ė		, a second
Timbal Condition/Locations		;	Subtotal/	y
Distances to Combustables	1000	10057	Tax	177
Other	7.70	7	Total	14980
Job Complete I In Progress	Custome	r Signature	<u> </u>	
Due no the distributions of the policy of the property of the property of the property of the policy	I certify that all worl	was performed with my p	nia abbiona, a	nd in a sofferactory

	_	В С	29960 25372 34666 24666	Per	BAA	410	1ST				Year	AB.		<b>\{</b>	59	E
	1010	Use Code	00000	Permit Id	2ND=4 BED, 1		1ST=.5B, K,	100			ar Code	LIU JARED S + KRISTIN A ABT STEPHEN J & JOAN M	R	WALLINGFORD	59 CURTIS AVE	CURRENT OWN
	Single Family	Des	10-06-2015 03-30-2011 06-01-2010 06-01-2010	Issue Date	ä ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ±		K, LR, DR,	0 3			de l	市NJ&	RECORD OF OWNERSHIP		AVE	CURRENT OWNER DS+KRISTINA
		Description	015 011 RS 010 RS 010 RS									STIN A JOAN M	OF OW	CT		STIN A
otal Caro	R6	Zone		уре			2000	ND		Cost Priori	EXEMPTIONS Description		NERSHI	06492		R
Total Card Land Units		Land Typ	Remodel Residential Residential Residential	Description				Nohd Name	8		SWC			a Ridos	<b>⊋</b>	1 Leve
П									Total A		 -	Q 75		Old MBLU TC MAP # TC MAP # Record Lot	Alt Prol ID	
0.173 /	7,542 8	Land Units	ე ე ე	BUILDING PERMIT RECORD Amount Insp Date   %					0.00 ASSESSING NEIGHBORHOOD	Zinogrit		1524 0392 0456 0682	BK-VOL/PAGE	41	04400212	
AC	<u>κ</u>		10,000 04 5,200 09 3,000 06 3,000	G PERM			NOTES	8	0.00 NG NEI		-		GE SJ		\[	UTILITIES 2 Public Water
Par	14.95	Unit Price	04-19-2016 09-28-2011 06-28-2010	IIT REC			S		SHBOR.	Code		09-02-2015 08-01-1977	SALE DATE	r	SUPPLEMENTAL DATA	TIES Water
Parcel Total Land Area	1.00000	Size Adj		% C					HOOD	Description	<b>,</b>    -	77 Q	ຄ	2 2 2 1 1 1	NTALL	STR 1 Pave
Land A	თ	Adj Site Index Cond. Nbhd. Nbhd. A	0000	Comp D				Tracing		ption	011		ASSOC Pid#	Easement Town Line IND PARK	DATA PIZ MAP #	STRT/ROAD
rea 0.1731	1.00	dex Cond.		Date Comp			Service Co.	ing		Number	IER AS		* SALE PRICE	* / * / ·	**	N .
731	00 100	nd Nbhd	SHEE ROOF REPAI	(F.S)						ĕ	OTHER ASSESSMENTS	288,000	RICE			LOCATION Suburban
		d Nbh	SHEETROCK/INSULATE ROOF REPAIR PORCH REPAIRS TO FRONT PO	ဂ				:		Amount	ENTS	2 7	8			56561
	1.270	Nbhd. Adj	VINSUL RCH ) FRON	mments				Batch				ear 021			DWELLING	Description
			SHEETROCK/INSULATE ROOF REPAIR PORCH REPAIRS TO FRONT PORCH				HI A CONTRACTOR OF THE PARTY OF			Comm Int	Total	1-1 1-3			ี้ ดิ	일   -
		Notes		lot	Vali	Tota	App	App :	App		32	Assessed 80,100 142,600	5 <del>7</del>		<u></u>	200
		8	12-10-2020 03-19-2020 03-19-2021 02-02-2018 03-08-2017 03-07-2017 04-19-2016 09-10-2015	al Apprai	Valuation Method	Apprai	Appraised Land Val	raised O	raised B		222700 This signature	ad Ye 100 20 600	REVIO			ENT AS
			~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	l otal Appraised Parcel Value    Date   Id   I vne	ethod	Total Appraised Parcel Value	Appraised Land Value (Bldg) Special Land Value	Appraised Ob (B) Value (Bldg)	Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)	2	acknowle	Year Co 2020 1 1	Total 318,100 222,700		20	CODE Appraised
		Location	88888	cel Valu		æl Value	ie (Bldg)	llue (Bid	Je (Card	DDAIC	Total edges a vis	1-1 1-3	8,100 ESSME		203,700	or -
		Location Adjustment	6	e CHANG		w	Ŭ	(g)		EO VAI	240200 sit by a Data	sessed V 85,300 134,100 400	N TO SE			Asse
Total L	1.0000	stment	41 Ch 07 Me 19 Ma 50 BA 54 He 08 Me 29 Fie	E HIST					or so	AE CIT	00 ata Collec	V Year 00 2019 00	222,700		142,600	Assessed
Total Land Value		Adj Unit P	Change Measur/Info at Door Map Correction-No Value BAA Change Hearing/BAA - Measur & In Meas/Int Refusal-No Info G Field Review	VISIT CHANGE HISTORY  USIT TO HANGE HISTORY  DIFFERENCE HISTORY					Value (Rido)		Total   240200   Total   Total   Total   Total   This signature acknowledges a visit by a Data Collector or Assessor	9 1-1 1-3	721	-		Print Date 02-17-2021 11:25:40 <u>sssed</u> 80 100 6148
ue		<u> </u>	o at Doc ction-No ge A - Mea efusal-N	ose/Res							Total			NOISIA	WALLINGFORD, CT	6148
114,400	114,400	Land Value	) Value sur & Ir lo Info G	318,100	C	318,100	114,400	400	200,600	2000 C	219800	Assessed 85,300 134,100 400		ON I	ORD, C	3 B

Kitchen Style: Whirlpool Tub AC Type: Total Bedrooms Total Bthrms: Grade: Model SHD1 EAU FOP FUS PTO S Interior Wall 2 Roof Cover Roof Structure: Exterior Wall 2 Exterior Wall 1 Occupancy Stories: Fireplaces Bath Style: Heat Fuel Interior FIr 2 Interior Fir 1 Interior Wall 1 Property Location Vision ID 4148 Total Xtra Fixtrs Total Half Baths Total Rooms: feat Type: Shed Frame Air Condition Description Porch, Open Upper Story, Finished Basement, Unfinished Attic, Expansion, Unfinished First Floor Cost to Cure Ovr
Cost to Cure Ovr Comment
CONSTRUCTION DETAIL Ttl Gross Liv / Lease Area ខ្លួខ∞ 2828233338382 59 CURTIS AVE Description ם ו 댦 Average Average Asphalt Plastered 8 Rooms Partial Pine/Soft Wood Hardwood Vinyl Siding Residential Colonial 1 Half Bath 4 Bedrooms Forced Air-Duc Drywaii 1, 184 1, 184 Units | Unit Price | Yr Bit BUILDING SUB-AREA SUMMARY SECTION
| Living Area | Floor Area | Eff Area Account # A0016100 13.00 3.50 Living Area 1983 1980 2,368 1,184 1,184 0 0 Floor Area External Obsol Trend Factor **Building Value New** Depreciation Code Condo Unit Misc Imp Ovr Comment Misc Imp Ovr Dep % Ovr Percent Good Condition % Condition Depreciation % Remodel Rating Year Remodeled Effective Year Built Dep Ovr Comment RCNLD Functional Obsol Parcel Id ear Built Adjust Type 5,382 1,184 1,140 1,140 354 1,184 1,184 1,184 CONSTRUCTION DETAIL (CONTINUED)

Element Cd Description % G COST/MARKET VALUATION සු ස Code Map ID 134/ / 157/ / 1,184 285 71 1,184 1,184 237 995 Grade | Grade Adj. O Description 99.03 24.76 19.86 99.03 10.02 19.82 Cost 0.00 URES(B) 65 200,600 35 1900 308,570 Undeprec Value 117,254 3 28,224 5 7,031 117,254 Bldg # 1 В Appr. Factor% 296,601 3,367 23,471 Value 400 S 2,700 Bldg Name Sec # 1 of BAS BAS ş Card # ES S 70 앜 ő State Use 1010 Print Date 02-17-2021 1:01:09 P



lan Fuller Property Appraiser

Department of Finance Assessing Division

203-294-2000 Phone 203-294-2003 Fax

# **MEMORANDUM**

Date:

3/1/2020

To:

Shelby Jackson

From:

Ian Fuller

CC:

RE:

59 Curtis Ave

Current Market Value: \$318,100

Current Assessed Value: \$ 222,700

Appellant's estimate of Market Value: \$ 159,200

# Notes:

- During the informal appeal process the condition of the subject property was reduced from Good to Average.
- This changed the market value from 343,200 to 318,100

# **Recommendation:**

No Change

2020-001

Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	Site Index Condition Factor Total Appraised Land	Total Appraised Extra Feat Total Appraised Outbldg	Year Built Area Effective Prc Assng Dist Grade: Style Desc Appraised Bidg Value	Mblu Location Prc Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price
	5 1.00 114,400	2,700 400	1900 2995 100 B- Colonial 200,600	SUBJECT PARCEL 134///157/// 134///157/// 59 CURTIS AVE 100 1010 318,100
16,300 16,300 06.88 127.45	1.00 114,100	00 2,700 2,100 -1,700	1920.00 2483.00 100 C+ Colonial 185,600 15,000	COMPARABLE #1  149///129/// 29 POMEROY AVE 100 1010 301,800 09-24-2019 290,000 00
56,000 56,000 23.65 45	1.00 113,600	000	1932.00 2192.00 100 C+ Colonial 0 148,500 52,100	WALLINGFORD, CT  COMPARABLE #2  134///18  46 NORTH ELM  10  262,1  04-29-20 299,5
	1.00 122,300 -7	88	1931.00 2000.00 100 C+ Colonial 201,000	COMPAR. 71 SI
-5,200 -5,200 -02.2 136.53	-7,900 106,700	2,700 00 400 6,200 -	1930.00 1968.00 100 C+ Colonial 157,200	50
48,000 48,000 20.27 114.06	7,700 111,400	2,700 00 -5,800 500	1980.00 2248.00 100 C+ Colonial 196,700	## COMPARI
9,500 9,500 04.01 130.32	3,000	2,700 -100	3,900	134///164/// 62 ACADEMY ST 100 100 100 308,600 06-17-2019 325,000 00

FinalValue: 327,900



#### **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

TA EEB .ST WIS:ST MFED NESESZOK

# Hearing No. 2020-603 APPLICATION

<b>1</b> 5.	APPEAL OF ASSES			
Umanua Dania	BOARD OF ASSESS			
HEARING DATE: _	GRAND LIST OF O	CTOBER 1, 2020		
Property Owner: Robert S Maguder		Appellant (if other ti	han owner):	
Name of property	Owner	Name of Owner's Ag	gent	<del></del>
Mailing Address		Mailing Address		
City, State, Zip 203-641-9697	****	City, State, Zip		
Phone		Phone	**************************************	
Appellant's Capaci (If Agent, attach a copy of	ty Owner o ( Agency Agreement or Power of Attorney, Original	Owner's Agent agency document/must be sub	, mitted at hearing.)	
Robert S Magude	er	MMM/km	/	
Print applicant name		Appliçant signature		
	Fill out <u>onl</u> y the section for	the property type under	appeal.	
Motor Vehicle: Year	Make /Model:	Plate#	Mileage	
Real Estate:	(Address and/or Assessor's Map/Block/Lo			
•	(Address and/or Assessor's Map/Block/Lo	ot/Unit Number)		
Personal Property:	Unique ID; DBA:	·		<del> </del>
If you are submitt application.	ting an appraisal or other similar e	vidence, you <u>must</u> sul	bmit a copy alon	g with your
What MARKET VAL	UE does the applicant place on the prope	erty?: \$ 297,00	00.00	
Briefly state the basi	s of the Appeal: The Current Market	Value placed on my	home is not	
-	current price of similar homes sold			Also my home
has been valued	d at a much higher rate as compar	ed to my neighbors c	omparably sized	homes. In speaking
	ernment Solutions no explanation			1
<del>-</del>				
•,•••	olemnly swear that the testimony l	am about to give is tr	rue and accurate	to the best of my
Signature(s) of Owner(s) or Agent:	(Must be signed in the presence of the	he Board) <b>Date</b> :		
				_
	Print Name	. ,		
Motion:		Voting Record		<u>Initials</u>
		Thomas Vitali		
		Carl Bonamico	<del></del>	
	·	Robert Avery		

# Appeals to the Wallingford Board of Assessment Appeals

# **General Instructions**

Anyone claiming to be aggrieved by the actions of the assessor has the right to an appeal before the Board of Assessment Appeals.

Appeals must be presented to the Board of Assessment Appeals (BAA) at one of its March or September meetings. The BAA meets in September each year to hear **ONLY** Motor Vehicle Appeals. All other matters must be taken up at meetings held during the month of March.

September Meetings: The BAA will advertise the date of its September meeting in a local newspaper (Record-Journal). The September meeting is for Motor Vehicles Only. Taxpayers should appear with their vehicle and/or any evidence or documentation to support their claim. Appeals are handled on a first-come, first-serve basis.

March Meetings: In order to be heard by the BAA at its March Session, you must file a written application no later than February 20th. The BAA will receive all applications and schedule their meetings accordingly. If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application. Once you have made application to the BAA, you will be notified in writing where and when to appear for your hearing.

#### **APPEALS PROCEDURE**

- ✓ Appear at the time and place prescribed by the BAA (Please be on time).
- ✓ You MUST complete a separate form for each property you wish to appeal
- If you cannot or do not wish to appear, have your attorney or agent appear as your representative (Written authorization is required)
- The BAA may reschedule an appointment for good cause if another time is available
- ✓ NOTE: Unless you receive written confirmation of a rescheduled appointment, you or your agent must appear
  at the time and place first prescribed by the BAA
- √ FAILURE TO APPEAR MAY RESULT IN A DEFAULT Denial of your claim
- You will be swom under oath to be truthful in answering questions concerning your property
- ✓ You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- ✓ You will be allowed to question the assessor regarding the assessment of your property
- ✓ Remember It is your responsibility to prove your claim.
- An appraisal by a qualified Appraiser is not required, but is recommended
- ✓ You must pay your taxes as they come due or interest and penalties will be applied
- ✓ Consult with the Tax Collector for payment instructions while your appeal is pending.
- Notice of the Board's Decision will be mailed to the <u>property owner</u> unless otherwise requested in writing by appellant

For further information you may wish to review the Connecticut General Statutes, as amended, relative to appeal rights. Below is a list of just some of those laws for your convenience. **NOTE: We do not provide legal advice, however we want you to be well informed of your appeal rights.** For a complete listing of applicable laws and competent, proper legal advice, we urge you to consult with an attorney.

Section	Connecticut General Statutes				
12-110	Sessions of the board of assessment appeals.				
12-111	Appeals to the board of assessment appeals.				
12-112	Limit of time for appeals.				
12-113 (as amended)	When board of assessment appeals may reduce lists.				
12-114 (as amended)	Board of assessment appeals to impose a penalty if reducing the assessment of A taxpayer who did not file a personal property declaration.				
12-115 (as amended)	Board of assessment appeals may make supplemental additions to grand lists.				
12-117a	Appeals from boards of tax review or boards of assessment appeals.				
12-119	Remedy when property wrongfully assessed.				

All information and correspondence with the BAA should be directed to:

Board of Assessment Appeals Tom Vitali, Chairman Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

1-203-294-2001 - Telephone<>1-203-294-2003 Fax

# 327 NORTH ELM ST

152//

TSLEER, SI WIS:SI MILD HEREZZOK

Location 327 NORTH E

Acct# C0435000

MAGUDER ROBERT S + KELLY

Α

PBN

**Assessment** \$234,200

**Appraisal** \$334,600

PID 2740

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$192,200	\$142,400	\$334,600
	Assessment		
Valuation Year	Improvements	Land	Total
2020	\$134,500	\$99,700	\$234,200

# Owner of Record

Owner

MAGUDER ROBERTS + KELLY A

Sale Price

\$272,500

Co-Owner **Address** 

327 NORTH ELM ST

Certificate

Book & Page 1499/0611

WALLINGFORD, CT 06492

Sale Date

07/18/2014

Instrument

# **Ownership History**

Ownership History							
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date		
MAGUDER ROBERT S + KELLY A	\$272,500		1499/0611	00	07/18/2014		
MIK KARI B	\$0		1377/0843	40	01/19/2010		
MENARD KARI B	\$260,000		1250/0087	00	04/25/2006		
GIALELIS DAWN L	\$0		1250/0086	40	04/25/2006		
BRASSELL DAWN L	\$0		0998/1023	04	08/27/2001		

# **Building Information**

**Building 1: Section 1** 

Year Built:

1952

Living Area:

1,224

87

Replacement Cost:

\$204,511

**Building Percent Good:** Replacement Cost

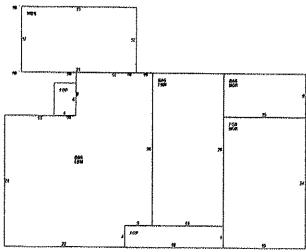
Interior Wall 1 Interior Wall 2 Interior Wall 2 Interior Fir 1 Interior Fir 1 Interior Fir 2 Interior Fir 3 Interior Fir 4 Interior Fir 5 Interior Fir 6 Interior Fir 7 Interior Fir 8 Interior Fir 9 Int	Less Depreciation: \$177,900				
Style:   Ranch   Residential	Build	ling Attributes			
Model Grade: Stories: 1 Story Occupancy 1 Exterior Wall 1 Exterior Wall 2 Stone Veneer Roof Structure: Gable Roof Cover Asphalt Interior Wall 1 Interior Wall 2 Plastered Interior Fir 1 Hardwood Interior Fir 2 Heat Fuel Heat Type: AC Type: None Total Bedrooms: 2 Bedrooms Total Baths: 0 Total Half Baths: 0 Total Rooms: Bath Style: Average Kitchen Style: Num Park Fireplaces Fndtn Codtn  Num Park Fireplaces Fndtn Codtn	Field	Description			
Grade: Stories: 1 Story Occupancy 1 Exterior Wall 1 Exterior Wall 2 Stone Veneer Roof Structure: Gable Roof Cover Asphalt Interior Wall 1 Interior Wall 2 Plastered Interior Fir 1 Hardwood Interior Fir 2 Heat Fuel Heat Type: Hot Water AC Type: None Total Bedrooms: 2 Bedrooms Total Haff Baths: 0 Total Haff Baths: Total Rooms: Bath Style: Kritchen Style: Num Kritchens Cndtn Whirlpool Tub Fireplaces Fndtn Cndtn	Style:	Ranch			
Stories: 1 Story Occupancy 1 Exterior Wall 1 Vinyl Siding Exterior Wall 2 Stone Veneer Roof Structure: Gable Roof Cover Asphalt Interior Wall 1 Drywalf Interior Wall 2 Plastered Interior Fir 1 Hardwood Interior Fir 2 Hot Water AC Type: None Total Bedrooms: 2 Bedrooms Total Bthms: 0 Total Atra Fixtrs: Total Rooms: 6 Rooms Bath Style: Average Kitchen Style: Average Num Kitchens Cndtn Whirlpool Tub Fireplaces Fndtn Cndtn	Model	Residential			
Occupancy 1 Exterior Wall 1 Vinyl Siding Exterior Wall 2 Stone Veneer Roof Structure: Gable Roof Cover Asphalt Interior Wall 1 Drywalf Interior Wall 2 Plastered Interior Fir 1 Hardwood Interior Fir 2 Hot Water AC Type: None Total Bedrooms: 2 Bedrooms Total Half Baths: 0 Total Half Baths: 0 Total Xtra Fixtrs: Total Rooms: 6 Rooms Bath Style: Average Num Kitchens Cndtin Whirlpool Tub Fireplaces Findth Cndtin	Grade:				
Exterior Wall 1 Exterior Wall 2 Stone Veneer  Roof Structure: Gable Roof Cover Asphalt Interior Wall 1 Interior Wall 2 Plastered Interior Fir 1 Hardwood Interior Fir 2 Heat Fuel Oil Heat Type: Hot Water  AC Type: None Total Bedrooms: 2 Bedrooms Total Half Baths: 0 Total Attra Fixtrs: Total Rooms: Bath Style: Average Num Kitchens Cndtin Whirlpool Tub Fireplaces Findtn Cndtin	Stories:	1 Story			
Exterior Wall 2 Stone Veneer  Roof Structure: Gable  Roof Cover Asphalt Interior Wall 1 Drywalf Interior Wall 2 Plastered Interior Fir 1 Hardwood Interior Fir 2 Hot Water  AC Type: None Total Bedrooms: 2 Bedrooms Total Bthms: 2 Total Half Baths: 0 Total Xtra Fixtrs: Total Rooms: 6 Rooms Bath Style: Average  Kitchen Style: Average  Num Kitchens Cndtn Whirlpool Tub Fireplaces Findtn Cndtn	Occupancy	1			
Roof Structure:  Roof Cover  Roof Cover  Asphalt  Interior Wall 1  Interior Wall 2  Plastered  Interior Fir 1  Hardwood  Interior Fir 2  Heat Fuel  Heat Type:  Hot Water  AC Type:  None  Total Bedrooms:  2 Bedrooms  Total Baths:  0  Total Atra Fixtrs:  Total Rooms:  Bath Style:  Kritchen Style:  Num Kritchens  Cndtn  Whirlpool Tub  Fireplaces  Findtn Cndtn	Exterior Wall 1	Vinyl Siding			
Roof Cover Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Interior Fir 3 Interior Fir 4 Interior	Exterior Wall 2	Stone Veneer			
Interior Wall 1 Interior Wall 2 Interior Wall 2 Interior Fir 1 Interior Fir 1 Interior Fir 2 Interior Fir 3 Interior Fir 4 Interior Fir 5 Interior Fir 6 Interior Fir 7 Interior Fir 8 Interior Fir 9 Int	Roof Structure:	Gable			
Interior Wall 2 Interior Fir 1 Interior Fir 2 Interior Fir 2 Heat Fuel Heat Type: Hot Water AC Type: None Total Bedrooms: 2 Bedrooms Total Bthrms: 2 Total Half Baths: 0 Total Xtra Fixtrs: Total Rooms: 6 Rooms Bath Style: Average Num Kritchens Cndtn Whirlpool Tub Fireplaces Findin Cndtn	Roof Cover	Asphalt			
Interior Fir 1 Hardwood  Interior Fir 2  Heat Fuel Oil  Heat Type: Hot Water  AC Type: None  Total Bedrooms: 2 Bedrooms  Total Bthms: 2  Total Half Baths: 0  Total Xtra Fixtrs:   Total Rooms: 6 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub  Fireplaces 1  Num Park  Fireplaces Findtn Cndtn	Interior Wall 1	Drywall			
Interior FIr 2  Heat Fuel  Heat Type:  Hot Water  AC Type:  None  Total Bedrooms:  2 Bedrooms  Total Bthrms:  2  Total Half Baths:  0  Total Xtra Fixtrs:  Total Rooms:  Bath Style:  Kitchen Style:  Num Kitchens  Cndtn  Whirlpool Tub  Fireplaces  Findtn Cndtn	Interior Wall 2	Plastered			
Heat Fuel Oil Heat Type: Hot Water AC Type: None Total Bedrooms: 2 Bedrooms Total Bthrms: 2 Total Half Baths: 0 Total Xtra Fixtrs: 6 Rooms Bath Style: Average Kitchen Style: Average Num Kitchens Cndtn Whirlpool Tub Fireplaces 1 Num Park Fireplaces Fndtn Cndtn	Interior Flr 1	Hardwood			
Heat Type: Hot Water  AC Type: None  Total Bedrooms: 2 Bedrooms  Total Bthrms: 2  Total Half Baths: 0  Total Xtra Fixtrs:  Total Rooms: 6 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub  Fireplaces 1  Num Park  Fireplaces  Fndtn Cndtn	Interior Flr 2				
AC Type: None Total Bedrooms: 2 Bedrooms Total Bthrms: 2 Total Half Baths: 0 Total Xtra Fixtrs: Total Rooms: 6 Rooms Bath Style: Average Kitchen Style: Average Num Kitchens Cndtn Whirlpool Tub Fireplaces 1 Num Park Fireplaces Fnotin Cndtn	Heat Fuel	Oil			
Total Bedrooms:  Total Bthrms:  2  Total Half Baths:  0  Total Xtra Fixtrs:  Total Rooms:  6 Rooms  Bath Style:  Average  Kitchen Style:  Num Kitchens  Cndtn  Whirlpool Tub  Fireplaces  I  Num Park  Fireplaces  Fndth Cndtn	Heat Type:	Hot Water			
Total Bthrms: 2  Total Half Baths: 0  Total Xtra Fixtrs: 5  Total Rooms: 6 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub  Fireplaces 1  Num Park  Fireplaces  Fndtn Cndtn	АС Туре:	None			
Total Half Baths: 0  Total Xtra Fixtrs: 6  Total Rooms: 6 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub  Fireplaces 1  Num Park  Fireplaces  Fnotin Cndtn	Total Bedrooms:	2 Bedrooms			
Total Xtra Fixtrs:  Total Rooms:  Bath Style:  Average  Kitchen Style:  Average  Num Kitchens  Cndtin  Whirlpool Tub  Fireplaces  1  Num Park  Fireplaces  Fndth Cndtin	Total Bthrms:	2			
Total Rooms:  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub  Fireplaces 1  Num Park  Fireplaces Fndtn Cndtn	Total Half Baths:	0			
Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub  Fireplaces 1  Num Park  Fireplaces  Fndtn Cndtn	Total Xtra Fixtrs:				
Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub  Fireplaces 1  Num Park  Fireplaces  Fndtn Cndtn	Total Rooms:	6 Rooms			
Num Kitchens  Cndtn  Whirlpool Tub  Fireplaces 1  Num Park  Fireplaces  Fndtn Cndtn	Bath Style:	Average			
Cndtn  Whirlpool Tub  Fireplaces 1  Num Park  Fireplaces  Fnoth Cndtn	Kitchen Style:	Average			
Whirlpool Tub  Fireplaces 1  Num Park  Fireplaces  Fnotin Cndin	Num Kitchens				
Fireplaces 1  Num Park  Fireplaces  Fnotin Cndtn	Cndtn	hat,			
Num Park  Fireplaces  Fndtn Cndtn	Whirlpool Tub				
Fireplaces Fnotin Cnotin	Fireplaces	1			
Fndtin Cndtin	Num Park				
	Fireplaces				
Basement	Fndin Cndin				
	Basement				

# **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\02\65\14.jpg)

# **Building Layout**



(ParcelSketch.ashx?pid=2740&bid=2715)

	Building Sub-Areas (sq ft)		
Code	Description	Gross Area	Living Area
BAS	First Floor	1,224	1,224
FBM	Basement, Finished	1,104	0
FGR	Garage	360	0
FOP	Porch, Open	96	0
UGR	Garage Under	480	0
WOK	Deck, Wood	252	0
		3,516	1,224

#### **Extra Features**

# No Data for Extra Features

#### Land

# **Land Use**

**Use Code** 

1010

Description Single Family

Zone

R11 Neighborhood 100 Alt Land Appr No

Category

# **Land Line Valuation**

Size (Acres)

0.70

Frontage

Assessed Value \$99,700 Appraised Value \$142,400

# **Outbuildings**

	Outbuildings <u>Legend</u>							
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg#	
FGR1	Garage-Avg			336.00 S.F.	\$14,300	\$10,000	1	

# **Valuation History**

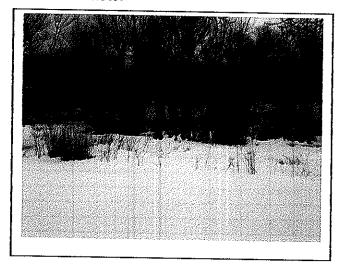
Appraisal					
Valuation Year	Improvements	Land	Total		
2020	\$148,243	\$148,900	\$297,143		
2019	\$148,243	\$148,900	\$297,143		
2018	\$148,243	\$148,900	\$297,143		

Assessment				
Valuation Year	Improvements	Land	Total	
2020	\$103,800	\$104,200	\$208,000	
2019	\$103,800	\$104,200	\$208,000	
2018	\$103,800	\$104,200	\$208,000	

(c) 2020 Vision Government Solutions, Inc. All rights reserved.

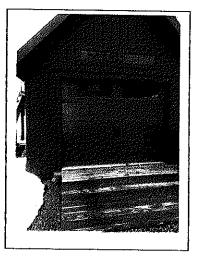
327 N Elm St Wallingford, CT 06492

25% of Property is unusable wet lands. See Photo.



Garage/Shed non foundation prebuilt on stone. 14'X24' See photo.





Value 142,400	Total Land Value							0.7009	Parcel Total Land Area 0.7009	arcel Total	, p	0.701 AC	Г	otal Card Land Units	Total		
			_										Γ				
															·-		
4.66 142,400	1.0000					 	100 1.270	1.00	ທ	1.00000	3.67	30,532 SF	<del>-</del> ය	 		Single Family	1010
Lan	'	Location Adjustment			Notes	Adj	z	Cond.	Site Index	Size Adj	Unit Price	Land Units	Land Typ Lar	1.0	3		Use Code
	27						I SECTION	LAND LINE VALUATION SECTION	ND LINE V	- LA							OTALES INC. SE
No change Measured Map Correction-No Value Permit - Measure Only BAA Change Measur+Listed Hear-Decr	40 No change 01 Measured 19 Map Correctior 61 Permit - Measu 50 BAA Change 00 Measur+Listed 32 Hear-Decr	08 7 02 6	E S S E S A A	12-19-2020 06-02-2020 04-20-2018 04-20-2016 08-04-2016 03-14-2016 12-16-2015 12-12-2015		AG GRG 2 BDR, 2 BTH, KIT IT/REC RM	ROOF/SIDING DETACHED GRG REMODEL 2 BDR, 2 BT FINISH BSMT/REC RM	ROO REN			0000	15,000 14,000 12,000 1,000	<u> </u>	7 7 7 R	ממגק	04-26-2016 02-15-2016 09-17-2014 06-18-2014	30444 30271 29000 28719
Purpose/Result	d Type is Cd Pu	ype is	Id Vi	Date	0	ments	င်ရှ	Date Comp	2	e   % Comp	Amount Insp Date   %	Amount	Description Description		52.3	Issue Date	Permit Id
334,600	PE LIISTOBY	Value	Total Appraised Parcel Value	hppraised	Total £					, , ,	COMPOS						
																	⋝
c			8	Valuation Method	Valuat												OTHER-1
334,600		/alue	Total Appraised Parcel Value	ppraised	Total A										-	B,LR,DR,K	1ST=2BED,1B,LR,DR,K
0			alue	Special Land Value	Specia				and the second second					18	E #2015-C	IG CHANG	BAA HEARING CHANGE #2015-018
142,400		3ldg)	Appraised Land Value (Bldg)	sed Land	Apprais						NOTES	2	_				001
14,300		(Bldg)	Appraised Ob (B) Value (Bldg)	sed Ob (I	Apprais	Batch	1 10		Tracing		В			Nbhd Name		) ਰ	Nbhd
0		Bida)	Appraised Xf (B) Value (Bldg)	sed Xf (B	Apprais					COOH	ASSESSING NEIGHBORHOOD	ESSING NI	otal	19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	(C) (S) (S) (S)		
177.900		ard)	Appraised Bldg, Value (Card)	sed Blda	Apprais	<del></del>					śl		-				
Y	APPRAISED VAI-LIESTIMMARY	NISED VA	agga	6						<u> </u>							
	Collector or A	a visit by a D	nowledges	nature ack	200	Comm Int	ENTS Amount	OTHER ASSESSMENTS	tion N	Description	Code (	Amount		EXEMPTIONS Description	EXEMI Desc	de	Year   Code
Total 208000		234200	Total	0	234200	Total				- <u>-</u>							
1-1 104,200 1-3 95,300 1-4 8,500	-	104,200 95,300 8,500	±	2020	99,700 134,500	021 1-1	0404	260,000 0 0		2885 CCQC	01-19-2010 04-25-2006 04-25-2006 08-27-2001		1377 1250 1250 0998			ARI B AWN L DAWN L	MIK KARI B MENARD KARI B GIALELIS DAWN L BRASSELL DAWN L
Code Assessed	- 357	PREVIOUS ASSESSMENTS (HISTORY)   ISSESSED   See   Assessed V   Year	Code	Year	Assessed	ear Code	3 K	SALE PRICE 272 500	- SA	-227	SALE DATE 07-18-2014	1499 0611	1499	A A	+ KELLY A	R ROBERT S + KELLY A	MAGUDER ROBERT S
	234,200	0	334,60		Total				햪			2740	₽	GIS			
VISION	_						<u></u>		Town Line IND PARK	INC Tov		1132	TC MAP # TC MAP # 1: Record Lot		06492	ORD CT	WALLINGFORD
									ENG MAP	E S		035001014 1758		2			
WALLINGFORD, CT			192,200		 	WELLING	DW			NTALD	SUPPLEMENTAL DATA	1,765	334			ELM ST	327 NORTH ELM ST
6148	Assessed 99,700		raised 142,400	App	Code 1-1	Description ES LAND	R R	2 Suburban	1 Paved	1 Paved	2 Public Water	2 Pu	4 Rolling		+ KELLY	ROBERT S	MAGUDER ROBERT S + KELLY A
			SSMENT	ASSE	CURRENT ASSESSMENT		NO	LOCATIO		STRT	TILITIES	U S. III	9		WNER	CURRENT OWNER	
State Use 1010 Print Date 2/17/2021 1:52:01 PM	State Use 101 Print Date 2/17		로 그	Card #		Bldg Name Sec # 1 of		#	105/ / 152/ / Bldg #		Map ID	C0435000		ELM ST Account #	327 NORTH ELM ST Ac		Property Location Vision ID 2740

BAS First Floor FBM Basement, Finished FGR Garage FOP Porch, Open UGR Garage Under WDK Deck, Wood		emer  s: s: s: s: r Fir 2 ype: obot Tri Style: serios Gara	
	18	TONSTRUCTION DETAIL CO435000  TO CONSTRUCTION DETAIL (CONSTRUCTION DETAI	327 NORTH ELM ST
	1,224 1,224 0 1,104 0 360 0 96 0 480	Count # C0435000  No Detail  Description  Story  Parcel Id  Condo Unit  Conde Condo Unit  Condo	
	4774	Element COND. Parcel Id  Adjust Type Code Condo Fir Condo Fir Condo Fir Condo Unit  Element Code Condo Unit  Parcel Id  Adjust Type Code Condo Fir Condo Fir Condo Fir Condo Unit  Effective Year Built Effective Year Built Depreciation Code Remodeled Depreciation % Functional Obsol External Obsol External Obsol External Condition % Functional Obsol External Fercent Good RCNLD Dep % Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr Comment Cost	Man I
	93.04 113,881 41.88 46,241 37.22 13,398 18.41 1,768 27.91 13,398 9.23 2,326	Appro 0	105//159//
	881 881 241 398 398 398	80 90 WOK	ב כ
		Sec# 1 of 1  For Bass FEBRIS FEBRIS	- Nama
		FOP 18 1 Of 1	
		Print Date 2/17/ Print Date 2/17/  9AS UGR UGR 1	Otato Ilea 10:
		2/17/2021 1:52:04 PM	5

## 325 NORTH ELM ST

Location 325 NOF

05//153//

Acct#

S0613100

SPITERI JOSEPH C & LAURA M

PBN

Assessment \$194,500

**Appraisal** 

\$277,900

PID 2742

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$146,900	\$131,000	\$277,900
	Assessment	And the second s	B. California and an extension of the CFO+BMM belonds to a common of the conference
Valuation Year	Improvements	Land	Total
2020	\$102,800	\$91,700	\$194,500

#### **Owner of Record**

Owner

SPITERI JOSEPH C & LAURA M

Sale Price

\$145,000

Co-Owner Address

325 N ELM ST

Certificate

Book & Page 0674/0814

WALLINGFORD, CT 06492

Sale Date

12/08/1989

## **Ownership History**

	Ownership Hist	ory		
Owner	Sale Price	Certificate	Book & Page	Sale Date
SPITERI JOSEPH C & LAURA M	\$145,000		0674/0814	

## **Building Information**

**Building 1: Section 1** 

Year Built:

1949

Living Area:

1,646

Replacement Cost:

\$222,513

**Building Percent Good:** 

66

## Replacement Cost

Less Depreciation:

\$146,900

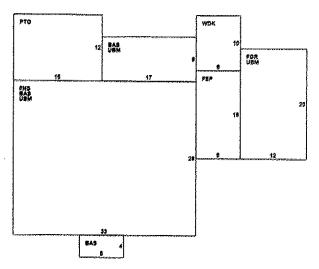
Bu	ilding Attributes
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	C+
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Vinyl Siding
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	Plastered
Interior Fir 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Fireplaces	1
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

## **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos//02/02/79/93.jpg)

## **Building Layout**



## (ParcelSketch.ashx?pid=2742&bid=2717)

	Building Sub-Areas (s	q ft)	<u>Legend</u>
Code	Description	Gross Area	Living Area
BAŞ	First Floor	1,092	1,092
FHS	Half Story, Finished	924	554
FEP	Porch, Enclosed	128	0
FGR	Garage	240	0
РТО	Patio	192	0
UBM	Basement, Unfinished	1,300	0
WDK	Deck, Wood	80	0
		3,956	1,646

## Extra Features

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

#### Land

#### Land Use

Use Code

1010

Description

Single Family

Zone

R11

Neighborhood 100

Alt Land Appr N

Category

#### **Land Line Valuation**

Size (Acres)

0.44

Frontage

Assessed Value

\$91,700

Appraised Value \$131,000

## Outbuildings

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

## **Valuation History**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$138,600	\$142,800	\$281,400
2019	\$138,600	\$142,800	\$281,400
2018	\$138,600	\$142,800	\$281,400

	Assessment		
Valuation Year	Improvements	Land	Total
2020	\$97,000	\$100,000	\$197,000
2019	\$97,000	\$100,000	\$197,000
2018	\$97,000	\$100,000	\$197,000

(c) 2020 Vision Government Solutions, Inc. All rights reserved.

1

## 319 NORTH ELM ST

Location 319 NORTH ELM ST

Mblu 105//154//

Acct# H0141410

Owner SCHOCK LOIS E

**PBN** 

Assessment \$202,100

Appraisal \$288,700

PID 2744

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$155,300	\$133,400	\$288,700
	Assessment	200 Marrowy y por 20,000 CO Million y ar 2000 CO Million and a property of the far armany y party of the column armany	7799/11/20 and an analysty (1779-17/17) and an analysty (17/17/17) and an analysty (17/17/17)
Valuation Year	Improvements	Land	Total
2020	\$108,700	\$93,400	\$202,100

## Owner of Record

Owner

SCHOCK LOIS E

Sale Price

\$220,000

Co-Owner Address

319 NORTH ELM ST

Certificate

WALLINGFORD, CT 06492

Book & Page 1010/1174

Sale Date

Instrument

12/04/2001 00

## **Ownership History**

	Ownership ł	listory			
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SCHOCK LOIS E	\$220,000		1010/1174	00	12/04/2001
HARTENSTEIN KEITH A	\$166,000		0914/0102	7	12/18/1998
UNIVERSAL ENTERPRISES INC	\$50,000		0878/0276		12/05/1997
ARDAS MATTHEW & FLORENCE(ESTATE)	\$0		0000/0000		

## **Building Information**

**Building 1: Section 1** 

Year Built:

1998

Living Area:

1,331

82

Replacement Cost:

\$188,888

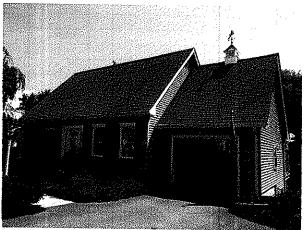
**Building Percent Good:** Replacement Cost

Less Depreciation:

\$154 900

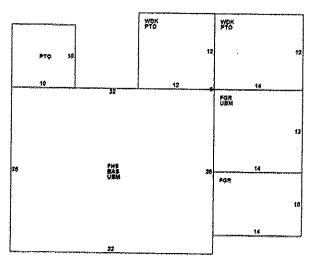
Less Depreciation: \$154,900				
Building Attributes				
Field	Description			
Style:	Cape Cod			
Model	Residential			
Grade:				
Stories:	1 1/2 Stories			
Occupancy	1			
Exterior Wall 1	Vinyl Siding			
Exterior Wall 2				
Roof Structure:	Gable			
Roof Cover	Asphalt			
Interior Wall 1	Drywall			
Interior Wall 2				
Interior Fir 1	Hardwood			
Interior FIr 2				
Heat Fuel	Gas			
Heat Type:	Hot Water			
AC Type:	Central			
Total Bedrooms:	3 Bedrooms			
Total Bthrms:	1			
Total Half Baths:	1 Half Bath			
Total Xtra Fixtrs:				
Total Rooms:	6 Rooms			
Bath Style:	Average			
Kitchen Style:	Average			
Num Kitchens				
Cndtn				
Whirlpool Tub				
Fireplaces				
Num Park				
Fireplaces				
Fndtn Cndtn				
Basement				

## **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos/A02\03\19\76.jpg)

## **Building Layout**



## (ParcelSketch.ashx?pid=2744&bid=2719)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	832	832
FHS	Half Story, Finished	832	499
FGR	Garage	322	0
РТО	Patio	412	0
UBM	Basement, Unfinished	1,014	0
WDK	Deck, Wood	312	0
		3,724	1,331

#### **Extra Features**

## No Data for Extra Features

#### Land

## Land Use

**Land Line Valuation** 

**Use Code** 

1010

Description

Single Family

Zone

R11 100

Neighborhood

Alt Land Appr No

Category

Size (Acres)

0.49

Frontage

**Assessed Value** \$93,400

Appraised Value \$133,400

## **Outbuildings**

	Outbuildings Legend						
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bidg#
GAZ	Gazebo			41.00 S.F.	\$400	\$300	1

## **Valuation History**

Appraisal					
Valuation Year Improvements Land					
2020	\$141,400	\$143,900	\$285,300		
2019	\$141,400	\$143,900	\$285,300		
2018	\$141,400	\$143,900	\$285,300		

Assessment				
Valuation Year	Improvements	Land	Total	
2020	\$99,000	\$100,700	\$199,700	
2019	\$99,000	\$100,700	\$199,700	
2018	\$99,000	\$100,700	\$199,700	

(c) 2020 Vision Government Solutions, Inc. All rights reserved.

## **59 HILLHOUSE AVE**

Location **59 HILLHOUSE AVE**  Mbłu 106//20//

Acct# X1038380

**CHOATE ROSEMARY HALL** Owner

**FOUNDATION INC** 

**PBN** 

Assessment \$200,200

**Appraisal** \$286,000 PID 14759

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$138,600	\$147,400	\$286,000
	Assessment		
Valuation Year	Improvements	Land	Total
2020	\$97,000	\$103,200	\$200,200

#### Owner of Record

Owner

**CHOATE ROSEMARY HALL FOUNDATION INC** 

Sale Price

Co-Owner

**MASSIE HOUSE** 

Certificate

Address C/O CHIEF FINANCIAL OFFICER Book & Page 0426/0590

\$0

333 CHRISTIAN ST

WALLINGFORD, CT 06492

Sale Date

03/18/1975

## **Ownership History**

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Sale Date		
CHOATE ROSEMARY HALL FOUNDATION INC	\$0		0426/0590	03/18/1975		

## **Building Information**

**Building 1 : Section 1** 

Year Built:

1950

Living Area:

1,751 \$195,240

Replacement Cost: **Building Percent Good:** 

71

Real Estate Comps Sales

## 29 SUMMIT DR

Location

136//124// Mblu

Acct# T0098260

Owner

**WALKER KEVIN + PORTER** 

KATE

**PBN** 

Assessment \$182,500

**Appraisal** 

\$260,700

PID 865

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$140,200	\$120,500	\$260,700
The state of the s	Assessment		
Valuation Year	Improvements	Land	Total
2020	\$98,100	\$84,400	\$182,500

## **Owner of Record**

Owner

**WALKER KEVIN + PORTER KATE** 

Sale Price

\$285,500

Co-Owner Address

29 SUMMIT DR

Certificate

1629/0332 Book & Page

WALLINGFORD, CT 06492

Sale Date

07/02/2020

Instrument

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WALKER KEVIN + PORTER KATE	\$285,500		1629/0332	00	07/02/2020
GUTOWSKI AIMEE L CONRADI + MARK E	\$0		1581/0175	29	03/23/2018
GUTOWSKI AIMEE L. CONRADI	\$0		1544/1117	08	08/01/2016
CONRADI DONALD +GUTOWSKI AIMEE L CONRADI	\$250,000		1538/0812	00	05/04/2016
CONRADI DONALD + JUNE	\$280,000		1376/0534	00	12/30/2009

## **Building Information**

**Building 1: Section 1** 

## **Building 1: Section 1**

Year Built:

1975

Living Area:

1,353

Replacement Cost:

\$197,143

**Building Percent Good:** 

71

Replacement Cost

Less Depreciation:

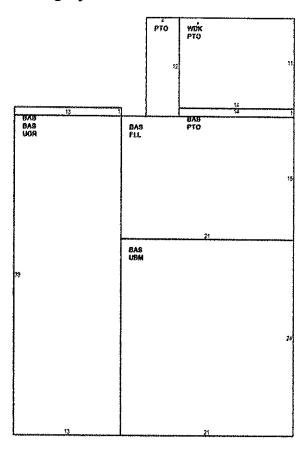
Less Depreciation: \$140,000			
Build	ling Attributes		
Field	Description		
Style:	Ranch		
Model	Residential		
Grade:			
Stories:	1 Story		
Occupancy	1		
Exterior Wall 1	Vinyl Siding		
Exterior Wall 2			
Roof Structure:	Gable		
Roof Cover	Asphalt		
Interior Wall 1	Drywali		
Interior Wall 2			
Interior Fir 1	Carpet		
Interior Flr 2	Laminate .		
Heat Fuel	Gas		
Heat Type:	Hot Water		
AC Type:	Central		
Total Bedrooms:	3 Bedrooms		
Total Bthrms:	2		
Total Half Baths:	1 Half Bath		
Total Xtra Fixtrs:	:		
Total Rooms:	7		
Bath Style:	Average		
Kitchen Style:	Average		
Num Kitchens			
Cndtn			
Whiripool Tub			
Fireplaces	1		
Num Park			
Fireplaces			
Fndtn Cndtn			
Basement			

## **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\02\56\00.jpg)

## **Building Layout**



#### (ParcelSketch.ashx?pid=5492&bid=5477)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,353	1,353
FLL	Finished Lower Level	315	0
РТО	Patio	216	0

**UN	Deck, VVOX	3,049	0 1,353
UGR WDK	Garage Under  Deck, Wood	507	0
UBM	Basement, Unfinished	504	0

## **Extra Features**

Extra Features Legend

No Data for Extra Features

#### Land

#### Land Use

Use Code

1010

Description

Single Family

Zone

R11

Neighborhood 100

Ait Land Appr

Category

## **Land Line Valuation**

Size (Acres)

0.33

Frontage Assessed Value

\$88,300

Appraised Value \$126,100

## Outbuildings

	***		Outbuildings				Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
SHD1	Shed Frame			96.00 S.F.	\$600	\$400	1
SHD1	Shed Frame			64.00 S.F.	\$400	\$300	
WDK	Wood Deck			120.00 S.F.	\$1,400	\$1,000	

## **Valuation History**

	Appraisal		
Valuation Year	Improvements	Land	Total
2019	\$124,100	\$133,400	\$257,500
2018	\$124,100	\$133,400	\$257,500
2017	\$124,100	\$133,400	\$257,500

	Assessment		
Valuation Year	Improvements	Land	Total
2019	\$86,900	\$93,400	\$180,300
2018	\$86,900	\$93,400	\$180,300
2017	\$86,900	\$93,400	\$180,300

## **1058 NEW ROCK HILL RD**

Location 1058 NEW ROCK HILL RD

Mblu 137//61//

Acct# C0075000

CHAPPELL JONATHAN R + Owner

STACEY K

PBN

Assessment \$205,900

Appraisal \$294,100

**PID** 70

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$151,500	\$142,600	\$294,100
	Assessment		
Valuation Year	Improvements	<b>Land</b>	Totał
2020	\$106,100	\$99,800	\$205,900

#### **Owner of Record**

Owner

CHAPPELL JONATHAN R + STACEY K

Sale Price

\$290,999

Co-Owner Address

1058 NEW ROCK HILL RD

Certificate

Book & Page 1634/0072

WALLINGFORD, CT 06492

Sale Date

09/01/2020

instrument

00

#### **Ownership History**

	Ownership H	listory			
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHAPPELL JONATHAN R + STACEY K	\$290,999		1634/0072	00	09/01/2020
BUY OR SELL REALTY LLC	\$144,333		1623/0477	14	04/13/2020
FEDERAL HOME LOAN MORTGAGE CORP	\$0		1615/0879	29	11/25/2019
SELENE FINANCE LP	\$0		1614/0976	14	11/12/2019
COSGROVE DANIEL	\$250,000		1372/0299	00	11/05/2009

## **Building Information**

**Building 1: Section 1** 

#### No Data for Extra Features

## Land

#### Land Use

**Use Code** 

Description

1010

Single Family

Zone

**RU40** 125

Neighborhood Nο

Alt Land Appr Category

**Land Line Valuation** 

Size (Acres)

0.69

Frontage

**Assessed Value** \$99,800

Appraised Value \$142,600

## Outbuildings

#### Outbuildings

<u>Legend</u>

No Data for Outbuildings

## **Valuation History**

	Appraisal		
Valuation Year	Improvements	Land	Total
2019	\$100,600	\$137,600	\$238,200
2018	\$100,600	\$137,600	\$238,200
2017	\$100,600	· · ·	\$238,200

	Assessment		
Valuation Year	Improvements	Land	Total
2019	\$70,400	\$96,300	\$166,700
2018	\$70,400	\$96,300	\$166,700
2017	\$70,400	\$96,300	\$166,700

(c) 2021 Vision Government Solutions, Inc. All rights reserved.



lan Fuller Property Appraiser

Department of Finance Assessing Division

203-294-2000 Phone 203-294-2003 Fax

# **MEMORANDUM**

Date:

3./1/2020

To:

Shelby Jackson

From:

lan Fuller

CC:

RE:

327 North Elm St

Current Market Value: \$334,600

Current Assessed Value: \$ 234,200

Appellant's estimate of Market Value: \$ 297,000

#### Notes:

The subject property was purchased for \$272,500 July of 2014

The current owner has done over \$40,000 worth of improvements to the property

The detached garage/shed is prefab without a permanent foundation

## **Recommendation:**

Adjust the overall condition of the home and change the quality grade of the detached garage resulting in a new market value of \$316,900

Net Adjustments
Adjusted Price
Adjusted Price/SF
Appraised Price/SF Site Index Condition Factor Total Appraised Land Effective Year Built Area Effective Prc Assng Dist Location
Prc Assng Dist
Primary Use
Parcel Value
Sale Date
Sale Price Total Appraised Extra Feat Total Appraised Outbidg Grade: Mblu Style Desc Appraised Bldg Value Adjusted Price BUILDING ATTRIBUTES PROPERTIES LAND ATTRIBUTES VALUE SUMMARY SUBJECT PARCEL 105///152/// 327 NORTH ELM ST 100 1010 316,900 5 1.00 142,400 Ranch 165,700 8,800 8,800 2001 2053 100 C 5 1.00 122,700 1996.00 2070.00 100 C+ Ranch 174,900 COMPARABLE#1 163///147/// 127 GRANDVIEW AVE 88 Adjustments 1010 297,600 01-02-2020 300,000 00 19,300 19,300 15.77 243.14 19,700 8,800 -9,200 5 1.00 113,600 1987.00 2056.00 100 C+ Ranch 145,200 WALLINGFORD, CT COMPARABLE #2 88 Adjustments 258,800 07-06-2020 265,000 00 134///40/// 93 FAIR ST 28,800 58,100 58,100 47.47 211.44 8,800 8,800 20,500 1010 8 5 1.00 133,200 1992.00 2192.00 100 C+ Ranch 179,800 COMPARABLE #3 106///6/// 419 NORTH ELM ST 88 Adjustments 100 1010 313,000 10-30-2019 307,000 3,900 3,900 03.19 255.72 -14,100 9,200 8,800 000 8,800 5 1.00 126,100 1991.00 1879.00 100 C Ranch 140,000 COMPARABLE #4 2,400 2,400 148///247/// 244 SOUTH ELM ST **Adjustments** 100 1010 268,500 05-05-2020 264,000 48,400 48,400 39.54 219.36 16,300 25,700 6,400 1994.00 1811.00 100 C Ranch 139,100 5 1.00 121,200 COMPARABLE #5 88 163///133/// 1 WILSON AVE Adjustments 1010 260,600 09-25-2019 252,350 00 46 212.91 56,300 56,300 21,200 26,600 8,500



Town of Wallingford, Connecticut

## **BOARD OF ASSESSMENT APPE**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing	No.2020-	025

## **APPLICATION**

HEARING DATE: GRAND LIST OF OCT	MENT APPEALS
Property Owner:	Appellant (if other than owner):
Name of property Owner  Mailing Address	Name of Owner's Agent
Mailing Address CT.	Mailing Address
City, State, Zip 3 (N) (N)	City, State, Zip
Phone 203-640-0174 (c)	Phone
Appellant's Capacity • Owner o Ow (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original age	/ner's Agent ency document must be submitted at hearing.)
Print applicant name and date	Applicant signature  Applicant signature
Fill out only the section for the	property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 7 Chimney HIII R.() (Address and/or Assessor's Map/Block/Lot/L	33 132 Jnit Number)
Personal Property: Unique ID:DBA:	, 
lf you are submitting an appraisal or other similar evid application.	ence, you <u>must</u> submit a copy along with your
What MARKET VALUE does the applicant place on the property	?: \$ 214,900
Briefly state the basis of the Appeal: Land Value	
.35 (acres) too high in	
Value & of (Atarhyandironal phonodochaindann)	
acceptant of the Den	nfair assessment
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
I hereby solemnly swear that the testimony I am	shout to give in two and

out to give is true and accurate to the best of my knowledge and belief.

Signature(s) of

	ne of 1 Card# 1 of 1	State Use 1010 Print Date 02-10-2021 1:08:04 P
1 Level 2 Public Water 1 Paved 2		Assessed 6148 ?
SUPPLEMENTAL DATA 061001028 PIZ MAP # 1757 Easement Town Line IND PARK	000,601	WALLINGFORD, CT
ssoc Pid#	Total 214,900	<u>)</u>
BK-VOL/PAGE SALE DATE   Q/U VII   SALE PRICE   1213   1015   07-13-2005   U   I   60,000	VIOUS AS	HSTORY) dVI Year   Code   Assessed
_	76,900 2020 1-1 76,200 73,400 1-3 61,500 1-4 3,200	- - - - - - - - - - - - - - - - - - -
- 132	150300 Total 158800 Total	800 Total 140900
Amount Code Description Number Amount	Comm Int	data Collected of Assessed
Total 0.00	Appraised Bldg. Value (Card)	009'66
Nbhd Name B Tracing Batch	Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg)	0 0 0 0 0
	Appraised Land Value (Bldg)	109,900
12/09 1ST=2 BED,LR,K,1B	Special Land Value	0
2ND=1 BED, 1B-1RM	Total Appraised Parcel Value	214,900
TO KEAK DOKMEK	Valuation Method	O
	Total Appraised Parcel Value	214,900
Type Description Amount Insp Date % Comp Date Comp	Date Id Type Is Cd P	SE HISTORY Cd   Purpose/Result
09-26-1991 NS NSSIDERINAL 09-26-1991	≥>₹8.4>8	
LAND LINE VALUAT	7 1 80 1 80 1 7 1 27 1 20 1	19. Map Correction-No Value
Use Code Description Zone Land typ Land Units Unit Price Size Adj Site Index Cond. Nbhd. Ni	Notes Location Adjustment	stment Adj Unit P Land Value
ongie ramily X18	,	1.0000 7.3 109,900
Total Card Land Units 0.346 AC Parcel Total Land Area 0.3455		Total Land Value 109,900

	1010	Ö	Permit Id 20840 0 4271-1 0		2ND=1 BED,1B-1RM 10' REAR DORMER	12/09 1ST=2 BED,LR,K,1B	25		Year Code		LEBEL DIANE RUSBARSKY ALBUQUERQI	2E0	WALLINGFORD	LEBEL DIANE 7 CHIMNEY HILL RD	Vision ID 7415
To	Single Family	Description	Issue Date T-07-28-2006 RS 09-26-1991		RMER	3ED,LR,K,1B				200 C	LEBEL DIANE RUSBARSKY NOREEN + LEBEL DIANE ALBUQUERQUE NOREEN & DIANE LEBEL	RECORD OF OWNERSHIP	잌	HILL RD	Z
otal Card Land Units		Zone Land Typ	Type Description S Residential				Nond Name	18704 - 4	Description	EXEMPTIONS	3EL DIANE DIANE LEBEL	GIS ID	Census: Census: Old MBL TC MAP TC MAP Record I		Account #
nits  0.346  AC		Land Ur	ion	2.00 2.00 2.00				Total ASSESSIN	Amount		1213   1015 1168   0460 0670   0997	ID 7415	2##⊏	1   Level     2   Pu	A0121000
	6.64	Unit Price	Amount Insp Date % 5,000 06-26-2007 2,000	PERMITRECOI		NOTES	σ	0.00 ASSESSING NEIGHBORHOOD	Code			FSAFDATE	č	iblic Water 1	i i
Parcel Total Land Area 0.3455	1.00000 5	Size Adj Site Index					Iracing	<b>300</b>	Description Number Amor	 		Assoc Pid#		Paved Paved	Bldg #
1 0.3455	1.00 25	Adj Site Index Cond. Nbhd. Nbhd. A	Date Comp SIDING						Number A	RASSESSMEN	60,000 08 0 40 0	V E DDIOE SINO		2 Suburban	3# 1
	1.100	Nbhd. Adj	Comments				Batch		Int	Total	Year Code 5 2021 1-1 1-3		·	Description RES LAND DWELLING	Sec# 1 of
		Notes	Date 12-07-2020 08-31-2020 08-24-2020 04-08-2020 07-27-2015 03-25-2015	Total App	Total Appraised P Valuation Method	Appraised Land Value	Appraised	Appraised Appraised	Comm Int		Assessed 76,900 73,400	Total			:1
		Loca		Total Appraised Parcel Value  VISIT / C	Total Appraised Parcel Value Valuation Method	Appraised Land Value (Bidg) Special Land Value	Appraised Ob (B) Value (Bldg)	APPRAISE Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)	•	Total re acknowledges a v	Year Code A 2020 1-1 1-3 1-4	214,900		CORRENT ASSESSMENT Code Appraised 1-1 109,900 1-3 105,000	Card # 1 of 1
Total	1.0000	Location Adjustment	Is Cd 41 76 29 07 29 29 76 719	ue CHANGE HIST	ue	9)	dg)	APPRAISED VALUE SUMMARY Value (Card) Value (Bldg)		150300 Total 158800 Total This signature acknowledges a visit by a Data Collector or Assessor	Seed Year Code Assessed V Year (6,900 2020 1-1 76,200 2019 3,400 1-4 3,200	150,300		Assessed 76,900 73,400	Print Dai
Total Land Value	7.3	Adj Unit P	Purpose/Result Change DM - Change Field Review Measur/Info at Door Field Review 2015 DM - Change 2015 DM - Change	ORY				MMARY		Total ctor or Assessor	1-3-1-1 Code	70	NOISIA	6148 WALLINGFORD, CT	Print Date 02-17-2021 1:01:34 P
109,900	109,900	Land Value	sult or Value	214,900	214,900 C	006'601	5,400	99,600		140900	Assessed 76,200 61,500 3,200		NON NO	3 DRD, CT	:01:34 P

n ID 7415 CONSTRUC Lement Cd 104	#	A0121000 Bldg # 1  CONSTRUCTION DETAIL (CONTINUED)  Element Cd Description	TAIL (CONTINUED)	EAR
Style:         04         Cap           Model         01         Res           Grade:         C         C	Cape Cod Residential	·		
ncy 1 1 Wall 1 25	Vinyl Siding	Parcel Id CONDO DATA	Own	W NAME
888	halt	Adjust Type Code Condo Fir Condo Unit	Description Factor%	ω
2 -	Plastered	COST / MARKET VALUATION	VALUATION	
12	Hardwood	Building Value New	150,905	
88	Gas Hot Water	Year Built	1949	Personal Personal Advisory Control Personal Pers
	None 3 Bedrooms	Effective Year Built	1949	
200		Remodel Rating	>	
Total Xtra Fixtrs 1 6 Rooms	oms	Depreciation %	34	•
380	age age	Functional Obsol External Obsol Trend Factor	<b></b>	
Fireplaces		Condition %		
		Percent Good Cns Sect Rcnld Dep % Ovr	66	
		Dep Ovr Comment	99,600	
		Misc Imp Our Comment	99,600	
OB - OUTBUILDING & YARD ITEMS(L) Code   Description   L/B   Units   Unit Price   Yr Bit		MISC Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment	99,600	
<u> </u>		MISC Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment F-BUILDING EXTRA FEA	99,600  TURES(B)  Approveding	
	-	Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Cost to Cure Ovr Comment XF: BUILDING EXTRA FEATURES(B) Cond. Cd % Gd Grade Grade Adj. A 50 C 1.00 A 50 C 1.00	99,600 TURES(B) Tade Adj. Appr. Value 1.00 1,200 1,200	
		Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment F: BUILDING EXTRA FEA DIA. Cd % Gd Grade G A 50 C A 50 C A 50 C	Appr.	
Descrip	UILDING SUB-AREA S	Misc Imp Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure	Appr	
le Descrip le First Floor Attic, Expansion, F Porch, Open Basement, Unfinis	UILDING SUB-AREAS Living Area Fi 870 870 948 0	Misc Imp Ovr  Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment F-BUILDING EXTRA FEATUR  A 50 C 1.0 A 50 C 1.0 C	Appr.	
First Floor Attic, Expansion, F Porch, Open Basement, Unfinis Deck, Wood	### BUILDING SUB-AREA SUMMARY SECTION   Eff Area   Eff Area   R70   870   870   348   870   348   60   60   10   60   174   60   80   80   80   80   80   80   80	Misc Imp Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Comment F: BUILDING EXTRA FEA and. Cd % Gd Grade GA 50 C A 50 C A 50 C A 50 C C C C C C C C C C C C C C C C C C	Appr. Appr. 1	

sro- acob

Location
Prc Assng Dist
Primary Use
Parcel Value
Sale Date
Sale Price Area Effective Prc Assng Dist Net Adjustments Adjusted Price Adjusted Price/SF Site Index Condition Factor Total Appraised Land Mblu Adjusted Price Style Desc Appraised Bldg Value Total Appraised Extra Feat Total Appraised Outbldg Grade: Year Built BUILDING ATTRIBUTES Appraised Price/SF LAND ATTRIBUTES PROPERTIES VALUE SUMMARY SUBJECT PARCEL 23///132/// 7 CHIMNEY HILL RD 25 1010 214,900 1949 1410 25 C Cape Cod 99,600 5 1.00 109,900 5,400 1953.00 1392.00 25 C Cape Cod 99,100 COMPARABLE #1 5 1.00 124,200 5,900 36///220/// 16 GROVE ST Adjustments 25 1010 229,200 02-20-2019 201,000 00 -14,300 -14,300 -11.74 188.18 -14,300 900 35////10/// 546 CHURCH ST YALESV 1947.00 1487.00 25 C Cape Cod 139,000 COMPARABLE #2 1.00 138,400 00 14,500 Adjustments 291,900 08-12-2020 300,900 00 -77,000 -77,000 -63.22 239.66 -28,500 -39,400 -9,100 25 1010 1962.00 1725.00 25 C Cape Cod 118,700 COMPARABLE#3 5 1.00 113,100 2,000 23///43/// 35 FRITZ CT **Adjustments** 25 1010 233,800 02-22-2019 258,500 -19,100 -18,900 -18,900 -15.52 191.95 -3,200 3,400 1949.00 2323.00 25 25 C+ Cape Cod 176,500 COMPARABLE #4 5 1.00 126,700 4,800 36///26/// 389 HOPE HILL RD Adjustments 25 1010 308,000 08-26-2019 290,000 -76,900 -16,800 -93,100 -93,100 -76.44 252.87 88 887 CHURCH ST YALESV 1987.00 2117.00 25 C+ Cape Cod 169,700 COMPARABLE #5 5 1.00 101,400 88 Adjustments 271,700 06-12-2019 34////33/// 287,000 00 -70,100 -56,800 -56,800 -46.63 223.07 8,500 4,800 1010

FinalValue: 223,900

WALLINGFORD, CT



# Town of Wallingford, Connecticut

## **BOARD OF ASSESSMENT APPEALS**

Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member

Town Hall, Room 101 45 South Main Street Wallingford, CT 06492

Phone - 203-294-2001 Fax - 203-294-2003

Hearing No. 2026 - 620

HEARING DATE: BOARD OF ASSESS GRAND LIST OF OC		
Property Owner: # ERIN VECSEY	Appellant (if other than owner):	
Name of property Owner  PENN DRIVE	Name of Owner's Agent	
Mailing Address	Mailing Address	
Malling Address WALLINGFORD, CT 06492 City, State, Zip 203-889-6096	City, State, Zip	
Phone	Phone	
Appellant's Capacity Owner of Attorney. Original	Owner's Agent // agency document must be submitted at hearing.)	
MATT + ERIN VECSEY Z/Z/Z/	Molly bunnerse	
Print applicant name and date	Applicant signature	3
Fill out <u>onl</u> y the section for t	the property type under appeal.	
Motor Vehicle: Year Make /Model:	Plate#Mileage	
	GFORD, CT 0649Z VUnit Number)	
If you are submitting an appraisal or other similar evapplication.		
What MARKET VALUE does the applicant place on the prope	erty?: \$ 230,000	
Briefly state the basis of the Appeal: BASEP ON A	A RECENT ADDRAISM. (ATTACHED)	
Also, the fireplace done it	have a change of is	160
also he was a 1967	A RECENT AppRAISAL (ATTACHED), have a Chimney & is unusable. Windows interest IS IN "FAIR" CONDITI	<i>frouse</i>
	Wandadddin nettled W 15 IN 1-AUG" CONDIT	ichs-
DO NOT WRITE BELOW THIS LINE - BAA Use Only		
I hereby solemnly swear that the testimony I a knowledge and belief.	am about to give is true and accurate to the best of my	
Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the	e Board) Date:	
Print Name		
Motion:	Voting Record Initials	
	Thomas Vitali	ro U
	Carl Bonamico	Hå Es

Robert Avery

Account # H0458000	라 □	lame State Use 1010 1 of 1 Card # 1 of 1 Print Date 02-03-2021 12-03-23
VECSEY ERIN J + MATTHEW I 1   Level 2   UTILITIES	UTILITIES STRT / ROAD LOCATION   Description   Description	CURRENT ASSESSMENT
	RE	<u> </u>
054002036 1753		}
WALLINGFORD CT 06492 Old MBLU TC MAP # TC MAP # 409 Record Lot	Easement Town Line IND PARK	NOISIA
GIS ID 5368	Assoc Pic	Total 258,700 181,100
1616 0601	U 1 217.500	Assessed   Year   Code   Assessed V
HURLBURT RAYMOND W (ESTATE) 1616 0613 HURLBURT RAYMOND W & PHYLLIS 0272 0134		1-1 83,300 2019 1-1 1-3 84,500 1-3
The state of the s	Total	
Year Code Description Amount	Code Description Number Amount Con	Collector or Assessor
		APPRAISED VALUE SUMMARY
Total 0.00		Appraised Bldg. Value (Card) 139,900
Nobd Name B HANDOD		Appraised Xf (B) Value (Bidg) 2,500
	Batch	Appraised Ob (B) Value (Bldg)
NOTES		Appraised Land Value (Bidg)
10/09 1ST=LR, K/DR=1RM, 3 BD, 2 BTH	(ONLY UBM ENT)-WB, FPL ORNAMENTAL=FUNC	<del></del>
	NO FLUE, BLOCKED OFF	Total Appraised Parcel Value 258,700
	iA	
FBM HAS 1/2 B=LQ (NO UPDATES, DEF MAINT)		
= NV; A/C IN MAIN HOUSE ONLY WAIK OUT BASEMENT EDOM HOE'S BASHIBM		
		Total Appraised Parcel Value 258,700
Permit Id Issue Date Type Description Amount	Amount Insp Date   % Comp   Date Comp   Comments	HANGE HISTOR
		320 LS lype IS
		WH 01 02 WH 02 V 02 V 19 V 19 C 19 C 19 C 19 C 19 C 19 C 19
	LAND INE VALUATION SECTION	V 75
Use Code Description Zone Land Type Land Units	Size Adj Site Index Cond. Nbhd. N	Notes Location Adjustment Adj Unit P Land Value
1010 Single Family R18 22,166 SF	4.77 1.00000 5 1.00 110 1.100	1.0000 5.25 116,300
Total Card Land Units 0.509 AC	Parcel Total Land Area 0.5089	Total Land Value 116,300

# APPRAISAL OF REAL PROPERTY



#### LOCATED AT

4 Penn Drive Wallingford, CT 06492 Volume Page

#### FOR

Allied Mortgage Group (Retail) 225 E City Avenue, Suite 102 Bala Cynwyd, PA 19004

#### AS OF

11/12/2019

#### BY

Wayne Wright
G. W. Real Property Analysts
PO Box 67
Wallingford, CT 06492-0067
203-623-2666
gwrealproperty@reagan.com

## Uniform Residential Appraisal Report

203519060287

The pa	arpoise of the	is :	summary appraisal	report is to			uai Appiaisa	· · · · · · · · · · · · · · · · · · ·		THE # 20:	351906028	37
Property	Address	_	enn Drive	report as to	A CHICE USE RETUGE!	client with a	03.		pinion of		value of the	subject property.
Bostowe			thew Vecsey	<del></del>	Owner	of Public Record	City Walling			State CT	Zip Code	06492
	escription		lume 1466 Pa	ge 895			Estate of R	aymond Hurlbu	t-Linda N	At County No	ew Haven	
	r's Parcel #		Map 176 Lot 78	PID 5368		<del></del>	Tax Year 201	0		R.E. Taxes \$		
S Occupan	thood Name		east side			<del></del>	Map Reference	35300		Census Tract	4,898	
	Rights Appraise			Vacant		Assessments 5	0		UD HOA		1753.00 per year	
Assignm			Furchase Transaction	Leaseh		describe)				. 0	po Jean	per month
Lender/C	<del> </del>				ance Transaction		(describe)					·····
		ueop	Mortgage Gro	ip (Retail)	Add	<sup>355</sup> 225	E City Avenue, S tive date of this appraisal?	uite 102, Bala C	ynwyd. F	A 19004		
Report da	ala source(s) us	d, off	ering price(s), and date(	s).	SE EI BIE (WEYE MONOS	been so no suid	ove case of this abouts 33.				Yes 🗌	No
			List price belo		DOM 16;N	LS, public	records, Listed for	or \$209,000 and	is under	agreemen	for \$219.0	000 after 16
1 🗙	se did	ol and	alyze the contract for sal	s for the subject our	Seo on nistorio	BI CREA.	the analysis of the contract					
performed	d. Esta	e s	ale;Purchase p	rice is \$219.	200 with a mor	tanaa ma	une analysis of the contract	for sale or why the analy:	sis was not			
merke	t based or	his	torical data.		- se war a maji	ragado redr	est of \$208,050 t	utilizing convent	ional fina	ncing, Purc	hase price	is below
Contract I		7,9	OO Date of Co	ntract 10/2	8/2019 Is the p	roporty seller the	owner oil public record?	X Yes	∏ No	Data Source(s)		
IS INCIG AT	ny mancial assi:	tance	(loan charges, sale con	cessions, gat or dov	mpayment assistance,	etc.) to be paid b	y any party on behalf of the	borrower?		DALA SOUIDE(S)	<u>public re</u>	
# TES, 180	on the total dos	e armo	ount and describe the ite	ms to be paid.			lier to pay up to S		locina on			⊈Yes ☐ No
<b></b>	~~							VOICOG TOMAIU C	iosiiid co	sis and pre	paigs.	
Note: Rac	and the racio	com	position of the neighbo								<del></del> -	
55 V.N . 25			hood Characteristics	rnood are not appr	alsal factors.				·			
Location	Ukban			7 0 mm			nit Housing Trends		One	Unit Housing	Pros	nt Land Use %
Built-Up	Over 75	%	25-75% [	Rural	Property Values	Increasing	Stable Stable	Declining	PRICE	AGE	One-Unit	From the particular
€ Growth	Rapid	-	Stable	Linder 25% Slow	Demand/Supply	Shortage	⊠ in βaiance	Over Supply	\$ (000)	(yrs)	2-4 Unit	58 <sup>1</sup>
·	ood Boundaries			-	Marketing Time	Under 3 m		Over 6 mths	150	Low O	Multi-Family	
~	y South C	nio.	THOITH BY E	est Center S	reet, East by I	nterstate 9	5, South by North	Haven,	500	<sup>19gh</sup> 250	<del></del>	20 9
Heighborho	od Description	ايرد	<u></u>	_						0		
of vario	ous ages a	nd:	styles Accese	to echooic	ingiora, outsid	e the centr	al business distri	ct. The area is o	omprise	d of primari	y residenti	al homes
through	out the r	eial	borhood		stopping and i	nghways is	al business distri s via Pond Hill Ro	ad and South E	Im Stree	as well as	other street	ets
Market Con	ditions (includin	j stip	port for the above conci	(sions)	Marka	4		<del> </del>				
which i	s included	in t	his appraisal a	s an exhibit	No over suppl	v in subject	s in neighborhood	d appear to be s	table bas	ed on the r	nedian prio	e history
that are	priced co	rrec	tly and profess	ionally expo	sed to market	Sales & fi	rs neighborhood nancing concessi	. Marketing time	is are les	s than six r	nonths for I	homes
Ulmensions	118ff x	29(			Area	22216 sf	Sha	PRECTANG	n but dor			
Zoning Com	ing Classificatio		Residential		Zoning D	Pescription	R-18, 18,000sf, 5	- NEO IMIO	ULAR	VAUN	V;Res;Cty	Str
		1		conforming (Grandia	thered Usej	No Zonin	4 Mari Charles					
use for	Dropode i	N SUD	act property as improve	(or as proposed p	or plans and specification	ons) the present :	ise?	X	Yes 🗌	No If No. des	criba on	he namethi-
USBlice	Public	8 1	esidential singl	e family				77.77			Uti	ly possible
		- 001										
Electricity		- OG1	er (describe)	· ·	Publ		scribe)	Off-site Improved	sents - Type	<del></del>	Public	Private
	X				ster X		scribe)	Street ASP	ents - Type HALT		Public X	Private
Electricity  Gas  FEMA Specia	X X al Flood Hazard	Vea	Yes	Sa INO FEM	nitary Sewer			Street ASP Alley none	HALT			Private
Electricity  Gas  FEMA Specia  Are the utilities	al Flood Hazard :	Vea Oprovi	Yes ements typical for the m	Sa No FEM	ster X nitary Sewer X A Rood Zone X		FEMA Map # 09	Street ASP	HALT	FEMA Map I	X	Privata
Electricity Gas FEMA Specia Are the utility Are there any	al Flood Hazard : es and off-site is y adverse site co	vea oprovi	Yes ements typical for the mass or automal factors (e.g.	No FEM. wheel area? sements, encroachy	ster Sitary Sewer A Flood Zone X	Yes onditions, land us	FEMA Map # 09-	Street ASP Aley none 009C0312J	HALT		Date 05/1	16/2017
Electricity Gas FEMA Specia Are the utility Are there any	al Flood Hazard : es and off-site is y adverse site co	vea oprovi	Yes ements typical for the mass or automal factors (e.g.	No FEM. wheel area? sements, encroachy	ster Sitary Sewer A Flood Zone X	Yes onditions, land us	FEMA Map # 09-	Street ASP Aley none 009C0312J	HALT		X	16/2017
Electricity Gas FEMA Specia Are the utility Are there any	al Flood Hazard : es and off-site is y adverse site co	vea oprovi	Yes ements typical for the mass or automal factors (e.g.	No FEM. wheel area? sements, encroach	ster Sitary Sewer A Flood Zone X	Yes onditions, land us	FEMA Map # 09	Street ASP Aley none 009C0312J	HALT		Date 05/1	16/2017
Electricity Gas FEMA Specia Are the utility Are there any	Al Flood Hazard : es and off-site in a diverse site or is located	vea oprove edition	ements typical for the mins or attend factors (exiting the east side of	No FEM. wheel area? sements, encroach	ater A Rood Zone X A Rood Zone X X X X X X X X X X X X X X X X X X X	Yes onditions, land us	FEMA Map # 09- No fi No, describe es, etc.)? Ography are simil	Street ASP Aley none 009C0312J	HALT		Date 05/1	16/2017
Electricity Gas FEMA Special Are the utility Are there any The site	al Flood Hazard : es and off-site in adverse site co	vea oprove ori	Yes ements typical for the m ns or attenual factors (ex the east side o	Sa No FEM whet area? sements, encroach f Penn Drive	atter A relative A Rood Zone X A Rood Zone X A Rood Zone X Root Sone X Root So	Yes Donations, iand us	FEMA Map # 09- No fi No, describe es, etc.)? Ography are simil	Street ASP Aley none 009C0312J	HALT		Date 05/1	16/2017
Electricity Gas FEMA Special Are the utility Are there any The site	al Flood Hazard ; es and off-site la valverse site co is located General 5 One One One	vea oprove odition on	Yes ements typical for the m ns or attenual factors (ex the east side o	Sa No FEM wket area? sements, encroache f Penn Drive	atter A rotatery Server A Rood Zone X Rood Z	Yes Inditions, tand us per and top	FEMA Map # 09  to it No, describe es, etc.)?  Dgraphy are simil  Exterior Description  Foundation Walts	Street ASP Aley none 009C0312J	HALT  the street		Date 05/1	[6/2017
Electricity  Gas  FEMA Specia  Are the utility  Are there any  The site	al Flood Hazard : es and off-site is or adverse site or is located  General Cone 000 000 11	vea oprove odition on	Yes  Imments typical for the mans or attenual factors feat  the east side of the east side	Somets, encreach f Penn Drive Concrete Stat	A Rood Zone X  A Rood Zone X  Ments, environmental of the size, share the size, share the size of the	Yes onditions, land us pe and top	FEMA Map # 09  No if No, describe es, etc.)?  Ography are simil  Exterior Description  Foundation Wats  Exterior Wats	Street ASP Alter none 009C0312J  ar to others on	HALT  the street	es No	Date 05/1 If Yes, describe	16/2017
Electricity  Gas  FEMA Special  Are the utility  Are there any  The site  Units  # of Stories	al Flood Hazard : es and off-site is or adverse site or is located  General Cone 000 000 11	on with	Yes ements typical for the m ns or attenual factors (ex the east side o	Sometis, encreach f Penn Drive Concrete Slat full Basement Area	A Rood Zone X  A Rood Zone X  Ments, environmental of the size, share the size, share the size of the	Yes	FEMA Map # 09 to it No, describe es, etc.)?  Digraphy are simil  Exterior Description Foundation Walls Exterior Walls Rood Surface	Street ASP Aley none 009C0312J  far to others on the second of the secon	HALT  Yhe street	Interior Roors Walts Trim/Finish	Date 05/1	16/2017
FEMA Specie Are the utility Are the utility Are the site  Units  # of Stories Type  Existing Design (Style)	al Flood Hazard or and off-site is adverse site or is located on the site of t	province of the control of the contr	Yes aments typical for the mans or attenual factors (ea the east side o attenual fact	Sa No FEM	nitary Server A Rood Zone X A Rood Zone X  ments, environmental c . Its size, shar  Foundation  Partial I	Yes	FEMA Map # 09 No fi No, describe es, etc.)? Ography are simil Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts	Street ASP Aley none 009C0312J  far to others on the second of the secon	the street	Interior Roors Walls Trim/Finish Bath Roor	Date 05/1 If Yes, describe  Ww,hw,c drywail/a  wood/av	16/2017
FEMA Special Are the utility Are the utility Are the site  Units	al Flood Hazard : es and off-site in and off-site in a state of site o	on with	Yes aments typical for the mans or attenual factors (ea the east side o attenual fact	Sometis, encreach f Penn Drive Concrete Slat full Basement Area	nitary Server A Rood Zone X A Rood Zone X  ments, environmental c . Its size, shar  Foundation  Partial I	Yes	FEMA Map # 09- No fi No, describe es, etc.)? Ography are simil  Extentor Description Foundation Walls Extentor Walls Roof Surface Gutters & Downspouls Window Type	Street ASP Aley none 009C0312J  far to others on the second of the secon	the street	Interfer Roors Walts Interfer Bath Roor Bath Wainsoot	Ww.hw.c drywail/a wood/av. ceramic/	16/2017
FEMA Special Are the utility Are the site  Units	al Flood Hazard : es and off-site in and off-site in a state of site o	vea provindition on with 5	Yes aments typical for the mans or attenual factors (ea the east side o attenual fact	Sa  No FEM  Investage and The Concrete State  Concrete State  Rull Basement Area  Basement Area  Basement Area  Cotside Entry  Outside Entry	A Rood Zone X A Rood Zone X  A Rood Zone X  Canada Santonmental of the size, share Santonmenta	Yes	FEMA Map # 09- No ft No, describe es, etc.)? Ography are simil  Extentor Description Foundation Walts Extentor Walts Root Surface Gutters & Downspouts Window Type Storm SastWinsdated	Street ASP Aley none 009C0312J  ar to others on concrete/avg vinyl/Avg asphatt/AVG ALUMINUM/ DBL HUNG// thermopane/	HALT  Yhe street  Instruction  AVG  AVG  AVG  AVG	Interior Roors Walts Trim/Finish Bath Roor Bath Wainscot Car Storage	Date 05/1  If Yes, describe  Wwi,hw,c drywall/av wood/av ceramic/ ceramic/	16/2017
Electricity  Gas  FEMA Specia Are the utelli Are there any The site  Units  Units  Units  Design (Style) Year Built  Effective Age  Azik	Sal Flood Hazard as and off-size is and off-size is and off-size is and off-size is occupant.  General Det. Alt. Proposition of the property of the proposition of the property of the propert	viea uprovindition on with	Ves sments typical for the mns or atternal factors (es the east side of th	Sa No FEM	initary Server  A Rood Zone  X Pood Zone  X Pood Zone  X Poor X X X X X X X X X X X X X X X X X X	Yes	FEMA Map # 09- No fi No, describe es, etc.)? Ography are simil  Extentor Description Foundation Walls Extentor Walls Roof Surface Gutters & Downspouls Window Type	Street ASP Aley none 009C0312J  far to others on the concrete/avg vinyl/Avg asphatt/AVG ALUMINUM/, bBL HUNG// thermopane// aluminum /av	HALT  The street  AVG  AVG  AVG  AVG	Interior Roors Roors Trim/Finish Bath Roor Bath Wainscot Car Storage Driveway	Ww.hw.c drywail/a wood/av ceramic/   None # of Cars	16/2017  16/2017  16/2017  16/2017  16/2017  16/2017  16/2017  16/2017  16/2017  16/2017  16/2017  16/2017
Electricity Gas FEMA Specta Are the utility Are there are The Silte  Units # of Stories Type Design (Style) Year Bull Effective Age Attic Drop Sta	Sal Flood Hazard as and off-size is and off-size is and off-size is and off-size is occupant.  General Det. Alt. Proposition of the property of the proposition of the property of the propert	provinciation on with the period of the peri	Yes  Imments typical for the m  Ins or atternal factors (ex  Ithe east side of  Stion  S-Det/End Unit  Under Const.  None  Stairs	Sa No FEM Average No FEM NO FE	initary Server  A Rood Zone  X Pood Zone  X Pood Zone  X Poor X X X X X X X X X X X X X X X X X X	yes monotions, and us pe and top peace assert 1,184 sq.ft. 25 % to Phamp	FEMA Map # 09- No fi No, describe es, etc.)? Ography are simil  Exterior Description Foundation Visits Exterior Walts Roof Surface Gutters & Downspouts Window Type Storm Sashvinsulated Screens	Street ASP Aley none 009C0312J  ar to others on concrete/avg vinyl/Avg asphatt/AVG ALUMINUM/ DBL HUNG// thermopane// aluminum /av	HALT  Yhe street  AVG  AVG  AVG  AVG  AVG  AVG  AVG  AV	Interior Roors Roors Floor Bath Roor Bath Wainscot Car Storage Driveway Driveway Driveway Driveway Driveway	Ww.hw.c drywait/a wood/av.ceramic, Ceramic, I None	16/2017  16/
Electricity Gas FEMA Specta Are the utilitie Are there are The site  Units # of Stortes Type Design (Style) Year Built Effective Age Asic Drop Sta Floor	Sal Flood Hazard as and off-size is and off-size is and off-size is and off-size is occupant.  General Det. Alt. Proposition of the property of the proposition of the property of the propert	vea proving on on with the period of the per	Yes  Imments typical for the m  Ins or ademai factors (ex  Ithe east side of  Stion  S-Det/End Unit  Under Const.  None  Stairs  Scuttle	Sa No FEM No FEM Note that area? Sements, encroache State of Concrete State of Full Basement Area Ba	initary Server A Rood Zone X Poord Sone X  The service of the serv	yes monotions, and us pe and top peace assert 1,184 sq.ft. 25 % to Phamp	FEMA Map # 09- No fi No, describe es, etc.)? Ography are simil  Exterior Description Foundation Visits Exterior Wats Roof Surface Gutters & Downspouts Window Type Storm Sastvinsulated Screens Amerities  Frephace(s) #	Street ASP Aley none 009C0312J  ar to others on the street of the street	HALT  The street  AVG  AVG  avg  g  one	Interior Roors Walls Trim/Finish Bath Roor Bath Wainscot Gar Storage Driveway Driveway Oneway Surface	MW.hw.c drywall/a wood/av.ceramic, ceramic, wo Gass # of Cars	16/2017  16/
Electricity Gas FEMA Specta Are the utilitie And there any The site  Units # of Stories Type Eckstring Design (Style) Year Built Effective Age Asic Drop Sta	General E  Det. Att. Propos  G: (Yrs) 1!	on with 5	Yes  Imments typical for the m  Ins or ademai factors fer  Ithe east side of  S-Det/End Unit  Under Const.  None  Stains  Scuttle  Heated	Saments, encroache f Penn Drive  Concrete Stat  Full Basement Area Basement Area Basement Risch  Outside Entry  Evidence of  Dampness Heating Other Cooling Individual	A Rood Zone  A Rood Zone  A Rood Zone  X  Therks, environmental of  Its size, sha  Foundation  Partial  Foundation  Settlement  A HWBB  Fuel Oil	yes monotions, and us pe and top peace assert 1,184 sq.ft. 25 % to Phamp	FEMA Map # 09  No if No, describe es, etc.)?  Ography are simil  Exterior Description  Foundation Walls Exterior Walls Exterio	Street ASP Aley none 009C0312J  ar to others on concrete/avg vinyl/Avg asphalt/AVG ALUMINUM/ bBL HUMG/ thermopane/ aluminum /a   Woodstore(s 1   Fence no	HALT  The street  AVG  AVG  AVG  AVG  AVG  AVG  AVG	Interior Roors Walts Trim/Finish Bath Roor Bath Wainscol Car Storage Driveway Driveway Carge Cargor	Ww.hw.c drywait/a wood/av/ ceramic/ p None # of Cars # of Cars	le/2017 le/2017 le/2017 le/2017 le/2017 le/2017 le/2012 le/2017 le/2012 le/2017 le/2012 le/2017 le/201
Gas FEMA Spects FEMA Spects Are the utilitie And there are The site  Units	All Flood Hazard es and off-site is a adverse site oc is located.  General Det. Att. Propos  11  Det. Att. Propos  11  (Yrs) 11	provincial on the provincial o	Tyes  aments typical for the mass or autematifactors (ea  the east side of  accessory Unit  S-Det/End Unit  Under Const.  None  Stairs  Scuttle  Heated	Sa No FEM No FEM Note to a read of the control of Penn Drive Concrete State Teles Basement Area Basement Area Basement Area Danpness Heating Drive Cooling FM Other Cooling M Obshwasher	ster  A Rood Zone  A Rood Zone  X  Therks, environmental of  Its size, sha  Foundation  Partial  Foundation  Settlement  A HWBB  Fuel ON  Entire Air Conditioning	yes monotions, and us pe and top peace assert 1,184 sq.ft. 25 % to Phamp	FEMA Map # 09  to it No, describe es, etc.)?  Ography are simil  Enterfor Description Foundation Walls Exterior	Street ASP Aley none 009C0312J  far to others on the street of the stree	HALT  The street  AVG  AVG  AVG  AVG  AVG  AVG  AVG	Interior Roors Walls Trim/Finish Bath Roor Bath Wainscot Gar Storage Driveway Driveway Oneway Surface	MW.hw.c drywall/a wood/av.ceramic, ceramic, wo Gass # of Cars	16/2017  16/
Electricity Gas FEMA Specta Are the utilitie And there any The sitte  Units # of Stories Type  Edisting Design (Storie) Vear Built Effective Age Altic Phorp Sta Findshed Applances Finished area a	al Flood Hazard : es and oft-site is adverse site or is located.  General E One Att.  Propos  11  (Yrs) 11  Refrigers shows grade core	or tains:	we we will be the measure of the east side of the east si	Samulation of FEM No FE	A Rood Zone X  A Rood Zone X  A Rood Zone X  Marks, environmental of Cravit Size, share Si	Ves	FEMA Map # 09  No it No, describe es, etc.)?  Ography are simil  Exterior Description Foundation Walls Exterior Walls Window Type Storm Sast/insulated Screens Amenities  Palaciteck wd Pool none ve Washer/Dype 2.0 Esth(s)	Street ASP Aley none 009C0312J  San to others on the san to others on the san	HALT  The street  AVG  AVG  AVG  AVG  THE  THE  THE  THE  THE  THE  THE  TH	Interfer Roors Walts Trim/Finish Bath Roor Bath Wainsoot Gar Sorage Driveway Surface Garage Carport Alt.	Ww.hw.c drywall/a wood/av/ ceramic/ None # of Cars # of Cars Det.	le/2017 le/2017 le/2017 le/2017 le/2017 le/2017 le/2012 le/2017 le/2012 le/2017 le/2012 le/2017 le/201
Electricity Gas FEMA Specta Are the utilitie And there any The sitte  Units # of Stories Type  Edisting Design (Storie) Vear Built Effective Age Altic Phorp Sta Findshed Applances Finished area a	al Flood Hazard : es and oft-site is adverse site or is located.  General E One Att.  Propos  11  (Yrs) 11  Refrigers shows grade core	or tains:	Tyes  aments typical for the mass or autematifactors (ea  the east side of  accessory Unit  S-Det/End Unit  Under Const.  None  Stairs  Scuttle  Heated	Samulation of FEM No FE	ster  A Rood Zone  A Rood Zone  X  B Rood Zone	Ves	FEMA Map # 09  No it No, describe es, etc.)?  Ography are simil  Exterior Description Foundation Walls Exterior Walls Window Type Storm Sast/insulated Screens Amenities  Palaciteck wd Pool none ve Washer/Dype 2.0 Esth(s)	Street ASP Aley none 009C0312J  ar to others on concrete/avg vinyt/Avg asphalt/AVG ALUMINUM/ DBL HUNG// thermopane/ aluminum /a	HALT  The street  AVG  AVG  AVG  AVG  THE  THE  THE  THE  THE  THE  THE  TH	Interior Roors Walts Trim/Finish Bath Roor Bath Wainscol Car Storage Driveway Driveway Carge Cargor	Ww.hw.c drywall/a wood/av/ ceramic/ None # of Cars # of Cars Det.	le/2017 le/201
Finances Felicity Gas FEMA Specie Are the utilitie And there any The site  Units # of Stories Type Existing Design (Style) Year Built Effectore Age Attic Drop Sta Applicances Finished Applicances Additional feath	Al Flood Hazard : es and dri-site is es and dri-site is es and dri-site is of adverse site or is located.  General E One	province on the control of the contr	Tickent items, etc.).	Same No FEM No FEM Note area? Sements, encroach f Penn Drive Concrete State Full Basement Area Basement Area Basement Area Dampness Heating Fill Dampness Heating Fill Dishvasher Q Rooms fin	A Rood Zone X  A Rood Zone X  Therks, environmental of the size, shall be considered as a settlement of the size o	yes	FEMA Map # 09  No it No, describe es, etc.)?  Ography are simil  Exterior Description Foundation Walls Exterior Walls Window Type Storm Sast/insulated Screens Amenities  Palaciteck wd Pool none ve Washer/Dype 2.0 Esth(s)	Street ASP Aley none 009C0312J  San to others on the san to others on the san	HALT  The street  AVG  AVG  AVG  AVG  THE  THE  THE  THE  THE  THE  THE  TH	Interfer Roors Walts Trim/Finish Bath Roor Bath Wainsoot Gar Sorage Driveway Surface Garage Carport Alt.	Ww.hw.c drywall/a wood/av/ ceramic/ None # of Cars # of Cars Det.	le/2017 le/2017 le/2017 le/2017 le/2017 le/2017 le/2012 le/2017 le/2012 le/2017 le/2012 le/2017 le/201
Finances Felicity Gas FEMA Specie Are the utilitie And there any The site  Units	All Flood Histard : es and off-side is es and off-side is a diverse side of the located of the located of the located off-side is off-side in the located off-side in the loca	provincial on the state of the	Typical for the mins or atternal factors (extended to the mins or atternal factors (extended to the east side of the east of the eas	Sa  No FEM  rivet area?  sements, encroache  f Penn Drive  Concrete Stat  full Basement Area  Basement Area  Basement Area  Outside Entry  Evidence of  Dampness  Heating  Philiphidual  Dishwasher  9 Rooms  fin  irs, deterioration, re	ster  A Rood Zone  Bottoman  Bottom	yes	FEMA Map # 09  to it No, describe es, etc.)?  Ography are simil  Exterior Description Foundation Wals Exterior Wal	Street ASP Aley none 009C0312J  far to others on the street of the stree	HALT  The street  AVG  AVG  avg  G  ne  Re  Square Feet	Interfer Roors Walls Trim/Finish Bath Roor Bath Wainscot Car Storage Driveway Driveway Driveway Carage Carage Alt. of Gross Living Al	Ww.hw.c drywail/a wood/av. ceramic, None # of Cars of Gars Det.	l6/2017  l6/2017  lefamilo seramic/avg avg vinyi/avg avg 2 asphalt 1 0   Buit-in
Finances Felicity Gas FEMA Specie Are the utilitie And there any The site  Units	All Flood Histard : es and off-side is es and off-side is a diverse side of the located of the located of the located off-side is off-side in the located off-side in the loca	provincial on the state of the	Typical for the mins or atternal factors (extended to the mins or atternal factors (extended to the east side of the east of the eas	Sa  No FEM  rivet area?  sements, encroache  f Penn Drive  Concrete Stat  full Basement Area  Basement Area  Basement Area  Outside Entry  Evidence of  Dampness  Heating  Philiphidual  Dishwasher  9 Rooms  fin  irs, deterioration, re	ster  A Rood Zone  Bottoman  Bottom	yes	FEMA Map # 09  No it No, describe es, etc.)?  Ography are simil  Exterior Description Foundation Walls Exterior Walls Window Type Storm Sast/insulated Screens Amenities  Palaciteck wd Pool none ve Washer/Dype 2.0 Esth(s)	Street ASP Aley none 009C0312J  far to others on the street of the stree	HALT  The street  AVG  AVG  avg  G  ne  Re  Square Feet	Interfer Roors Walls Trim/Finish Bath Roor Bath Wainscot Car Storage Driveway Driveway Driveway Carage Carage Alt. of Gross Living Al	Ww.hw.c drywail/a wood/av. ceramic, None # of Cars of Gars Det.	l6/2017  l6/2017  lefamilo seramic/avg avg vinyi/avg avg 2 asphalt 1 0   Buit-in
Finances Felicity Gas FEMA Specie Are the utilitie And there any The site  Units	All Flood Histard : es and off-side is es and off-side is a diverse side of the located of the located of the located off-side is off-side in the located off-side in the loca	provincial on the state of the	Typical for the mins or atternal factors (extended to the mins or atternal factors (extended to the east side of the east of the eas	Sa  No FEM  rivet area?  sements, encroache  f Penn Drive  Concrete Stat  full Basement Area  Basement Area  Basement Area  Outside Entry  Evidence of  Dampness  Heating  Philiphidual  Dishwasher  9 Rooms  fin  irs, deterioration, re	ster  A Rood Zone  Bottoman  Bottom	yes	FEMA Map # 09  to it No, describe es, etc.)?  Ography are simil  Exterior Description Foundation Wals Exterior Wal	Street ASP Aley none 009C0312J  far to others on the street of the stree	HALT  The street  AVG  AVG  avg  G  ne  Re  Square Feet	Interfer Roors Walls Trim/Finish Bath Roor Bath Wainscot Car Storage Driveway Driveway Driveway Carage Carage Alt. of Gross Living Al	Ww.hw.c drywail/a wood/av. ceramic, Sof Cars of Cars of Cars of Cars Tea Above Grade	l6/2017  l6/2017  lefamilo seramic/avg avg vinyi/avg avg 2 asphalt 1 0   Buit-in
Electricity  Gas  FEMA Specta Are the utilitie And there any The site  Units	al Flood Hazard es and off-site is adverse site or is located.  General Det. Att. Propos  11  Det. Att. Propos  11  (Yrs) 11  Art. Att. Att. Att. Att. Att. Att. Att.	province on the second of the	we seements typical for the miss or atternal factors (east the east side of the east of the eas	Sa No FEM	A Rood Zone X  A Rood Zone X  Its size, sha  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Partial I  Other  Settlement  A I HWEB  Fluet Oil  Central At Conditioning  Obspossal  State Oil  State Oil  Settlement  A Dispossal  Shed Dascement  Sovations, remodeling,  enance. No ne	yes	FEMA Map # 09  No if No, describe es, etc.)?  Ography are simil  Exterior Description  Foundation Walls Exterior Walls Screens Amerities  Preplace(s) #  Pado/Deck wd Proof none  ve Washer/Drye 2.0 Sath(s) bathroom	Street ASP Aley none 009C0312J  far to others on the street of the stree	HALT  The street  AVG  AVG  avg  G  ne  Re  Square Feet	Interfer Roors Walls Trim/Finish Bath Roor Bath Wainscot Car Storage Driveway Driveway Driveway Carage Carage Alt. of Gross Living Al	Ww.hw.c drywail/a wood/av. ceramic, Sof Cars of Cars of Cars of Cars Tea Above Grade	l6/2017  l6/2017  lefamilo seramic/avg avg vinyi/avg avg 2 asphalt 1 0   Buit-in
Electricity  Gas  FEMA Specta Are the utilitie And there any The site  Units	al Flood Hazard es and off-site is adverse site or is located.  General Det. Att. Propos  11  Det. Att. Propos  11  (Yrs) 11  Art. Att. Att. Att. Att. Att. Att. Att.	province on the second of the	we seements typical for the miss or atternal factors (east the east side of the east of the eas	Sa No FEM	A Rood Zone X  A Rood Zone X  Its size, sha  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Partial I  Other  Settlement  A I HWEB  Fluet Oil  Central At Conditioning  Obspossal  State Oil  State Oil  Settlement  A Dispossal  Shed Dascement  Sovations, remodeling,  enance. No ne	yes	FEMA Map # 09  No if No, describe es, etc.)?  Ography are simil  Exterior Description  Foundation Walls Exterior Walls Screens Amerities  Preplace(s) #  Pado/Deck wd Proof none  ve Washer/Drye 2.0 Sath(s) bathroom	Street ASP Aley none 009C0312J  far to others on the street of the stree	HALT  The street  AVG  AVG  avg  G  ne  Re  Square Feet	Interfer Roors Walts Trim/Finish Bath Roor Bath Wainscot Gar Sorage Driveway Driveway Surface Garage Carport Alt. Of Gross Living Al	Ww.hw.c drywait/a wood/av/ ceramic/ p None # of Cars f of Cars Det.  rea Above Grade	le/2017 le/2017 le/2017 leramic/avg lerami
Electricity  Gas  FEMA Specta Are the utilitie And there any The site  Units	al Flood Hazard es and off-site is adverse site or is located.  General Det. Att. Propos  11  Det. Att. Propos  11  (Yrs) 11  Art. Att. Att. Att. Att. Att. Att. Att.	province on the second of the	Typical for the mins or atternal factors (extended to the mins or atternal factors (extended to the east side of the east of the eas	Sa No FEM	A Rood Zone X  A Rood Zone X  Its size, sha  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Partial I  Other  Settlement  A I HWEB  Fluet Oil  Central At Conditioning  Obspossal  State Oil  State Oil  Settlement  A Dispossal  Shed Dascement  Sovations, remodeling,  enance. No ne	yes	FEMA Map # 09  No if No, describe es, etc.)?  Ography are simil  Exterior Description  Foundation Walls Exterior Walls Screens Amerities  Preplace(s) #  Pado/Deck wd Proof none  ve Washer/Drye 2.0 Sath(s) bathroom	Street ASP Aley none 009C0312J  far to others on the street of the stree	HALT  The street  AVG  AVG  avg  G  ne  Re  Square Feet	Interfer Roors Walls Trim/Finish Bath Roor Bath Wainscot Car Storage Driveway Driveway Driveway Carage Carage Alt. of Gross Living Al	Ww.hw.c drywait/a wood/av/ ceramic/ p None # of Cars f of Cars Det.  rea Above Grade	le/2017 le/2017 le/2017 leramic/avg lerami
Electricity  Gas  FEMA Specta Are the utilitie And there any The site  Units	al Flood Hazard es and off-site is adverse site or is located.  General Det. Att. Propos  11  Det. Att. Propos  11  (Yrs) 11  Art. Att. Att. Att. Att. Att. Att. Att.	province on the second of the	we seements typical for the miss or atternal factors (east the east side of the east of the eas	Sa No FEM	A Rood Zone X  A Rood Zone X  Its size, sha  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Foundation  Partial I  Other  Settlement  A I HWEB  Fluet Oil  Central At Conditioning  Obspossal  State Oil  State Oil  Settlement  A Dispossal  Shed basemeen  Sovations, remodeling,  enance. No ne	yes	FEMA Map # 09  No if No, describe es, etc.)?  Ography are simil  Exterior Description  Foundation Walls Exterior Walls Screens Amerities  Preplace(s) #  Pado/Deck wd Proof none  ve Washer/Drye 2.0 Sath(s) bathroom	Street ASP Aley none 009C0312J  far to others on the street of the stree	HALT  The street  AVG  AVG  avg  G  ne  Re  Square Feet	Interfer Roors Walts Trim/Finish Bath Roor Bath Wainscot Gar Sorage Driveway Driveway Surface Garage Carport Alt. Of Gross Living Al	Ww.hw.c drywait/a wood/av/ ceramic/ p None # of Cars f of Cars Det.  rea Above Grade	le/2017 le/2017 le/2017 leramic/avg lerami
Electricity Gas FEMA Specti Are the utility Are there are The site  Units	All Flood Hazard : es and off-size is es and off-size is es and off-size is es and off-size is off-size is occupant.  General Det. All All Propose is 11 (Yrs) 11 (Yr	provided on the provided on th	Tyes  Imments typical for the mins or ademai factors (exiting a stide of the east side of t	Sa No FEM No FEM Note that area? Sements, encroached Fenn Drive Concrete State Full Basement Area Basement Area Basement Area Basement Area Basement Area Dampness Heating Professor Cooling Other Cooling Note Professor Sin Other Sement Area Dampness Heating Professor Sin Other Cooling Note Professor Sin Other Sement Sin Other Sement Area Sem	A Rood Zone X  A Rood Zone X  Its size, shall Craw S  Partial Sur Partial  Exit Sur Sur Partial  Infestation Settlement  A WBB Fuel Oil  Entire At Conditioning  Other States on Structure  Sovations, remodeling, en ance. No ne	Ves	FEMA Map # 09  No if No, describe es, etc.)?  Ography are simil  Exterior Description  Foundation Walls Exterior Walls Screens Amerities  Preplace(s) #  Pado/Deck wd Proof none  ve Washer/Drye 2.0 Sath(s) bathroom	Street ASP Aley none 009C0312J  far to others on the street of the stree	HALT  The street  AVG  AVG  avg  G  ne  Re  Square Feet	Interfer Roors Walts Trim/Finish Bath Roor Bath Wainscot Gar Sorage Driveway Driveway Surface Garage Carport Alt. Of Gross Living Al	Ww.hw.c drywait/a wood/av/ ceramic/ p None # of Cars f of Cars Det.  rea Above Grade	le/2017 le/2017 le/2017 leramic/avg lerami
Electricity Gas FEMA Specti Are the utility Are there are The site  Units	All Flood Hazard : es and off-size is es and off-size is es and off-size is es and off-size is off-size is occupant.  General Det. All All Propose is 11 (Yrs) 11 (Yr	provided on the provided on th	we seements typical for the miss or atternal factors (east the east side of the east of the eas	Sa No FEM No FEM Note that area? Sements, encroached Fenn Drive Concrete State Full Basement Area Basement Area Basement Area Basement Area Basement Area Dampness Heating Professor Cooling Other Cooling Note Professor Sin Other Sement Area Dampness Heating Professor Sin Other Cooling Note Professor Sin Other Sement Sin Other Sement Area Sem	A Rood Zone X  A Rood Zone X  Its size, shall Craw S  Partial Sur Partial  Exit Sur Sur Partial  Exit Sur	Ves	FEMA Map # 09  No if No, describe es, etc.)?  Ography are simil  Exterior Description  Foundation Walls Exterior Walls Screens Amerities  Preplace(s) #  Pado/Deck wd Proof none  ve Washer/Drye 2.0 Sath(s) bathroom	Street ASP Aley none 009C0312J  ar to others on the street of the street	HALT  the street  also/condition  AVG  AVG  avg  GI  F  One  Square Feet	Interfer Roors Walls Trim/Finish Bath Roor Bath Wainscot Car Storage Driveway Driveway Driveway Driveway Alt. of Gross Living Al	Ww.hw.c drywait/a wood/av/ ceramic/ p None # of Cars f of Cars Det.  rea Above Grade	le/2017 le/2017 leramic/avg le
Electricity Gas FEMA Specti Are the utility Are there are The site  Units	All Flood Hazard : es and off-size is es and off-size is es and off-size is es and off-size is off-size is occupant.  General Det. All All Propose is 11 (Yrs) 11 (Yr	provided on the provided on th	Tyes  Imments typical for the mins or ademai factors (exiting a stide of the east side of t	Sa No FEM No FEM Note that area? Sements, encroached Fenn Drive Concrete State Full Basement Area Basement Area Basement Area Basement Area Basement Area Dampness Heating Professor Cooling Other Cooling Note Professor Sin Other Sement Area Dampness Heating Professor Sin Other Cooling Note Professor Sin Other Sement Sin Other Sement Area Sem	A Rood Zone X  A Rood Zone X  Its size, shall Craw S  Partial Sur Partial  Exit Sur Sur Partial  Exit Sur	Ves	FEMA Map # 09  No if No, describe es, etc.)?  Ography are simil  Exterior Description  Foundation Walls Exterior Walls Screens Amerities  Preplace(s) #  Pado/Deck wd Proof none  ve Washer/Drye 2.0 Sath(s) bathroom	Street ASP Aley none 009C0312J  far to others on the street of the stree	HALT  the street  also/condition  AVG  AVG  avg  GI  F  One  Square Feet	Interfer Roors Walts Trim/Finish Bath Roor Bath Wainscot Gar Sorage Driveway Driveway Surface Garage Carport Alt. Of Gross Living Al	Ww.hw.c drywait/a wood/av/ ceramic/ p None # of Cars f of Cars Det.  rea Above Grade	le/2017 le/2017 leramic/avg le

# Uniform Residential Appraisal Report

203519060287 Fle# 203519060287

				ottered	for sale	: ka	the subject neighbort	ood n	nglag in		from \$ 204 900		10.0	60287
There are 65 compara		en In		ci nelçh			the past twelve mon				from \$ 204,900 price from \$ 200,0		10 S 2	290,000
Address A Pann Orivo	L	SUBJE	CT		CO	MPARA	BLE SALE # 1	T			BLE SALE # 2	100		300,000 ABLE SALE #3
41 0111 01146				26 H	iamisor	n Ros	ad	40	Madiso			19 6	Reskin Driv	
Wallingford, C Proximity to Subject	T 06492			Wal	lingford	<u>I, CT</u>	06492				06492		lingford, C	•
Sake Price			1 2/2		MILES	SE	· · · · · · · · · · · · · · · · · · ·		6 MILE				MILES N	
Sale Price/Gross Liv. Area			17,90			, N	\$ 245,00	0		$x \in \mathbb{R}$	s 240.00			s 215.000
Data Source(s)	V	<u> IZ/.</u>	73 sq.1	_	124,48			1	150.3			3	167.97 %	
Verification Source(s)				Sme	ITIMES	¥1701	104262;DOM 130				179352:DOM 31	Sma	rtMLS#170	0141903;DOM 8
VALUE ADJUSTMENTS	DE	SCRIP	TION	VOIU	me 155 Descriptio	M pa	ge 1046				ge 608		me page	
Sales or Financing				Armi			+ (-) \$ Adjustment	+	DESCRIPT	IUN	+(-) \$ Adjustment	!	DESCRIPTION	+(-) \$ Adjustment
Concessions	1.2			Casi			İ	Arm			1	Am		
Date of Sale/Time		17.5	1 - 10		18;c11/	18	<del>                                     </del>	Con		2/40	<del> </del>	Con		<u> </u>
Location	N:Res	:Re	\$		s:Res				<u>/19;c05</u> es;Res		<del></del>		19;c08/19	
Leasehold/Fee Simple Site	Fee Ş		e	Fee	Simple				Simple		<del> </del>	1	s;Res	
View	22216			3005	i6 sf		-1,88				+3.24	1 1873	Simple	
Design (Style)	N;Res				s;CtyS			N;R	es;Cty	Str	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1	s:CtyStr	+836
Quality of Construction	DT1.5	;cap	е		colonia	<u> </u>		DT1	5;cap	Ð			5;cape	-t
Actual Age	Q4 61			Q4				Q4				Q4		
Condition	C4			34 C4			<u></u>	66				62		0
Above Grade		Boltus.	Batts	Total	Bdms.	Baths		C4	l n:		<u> </u>	C4		
Room Count	9	5	2.0	7		2.1	0.70	Total	Barns.	Battes	<del> </del>	Total	Boloms. Baths	
Gross Living Area		.70		1-	1.968	<b>∠.</b> 1	-2,500 -5,240	<del>,</del>	4 505	1.1	+2,500		3 1.0	V.000
Basement & Finished	1184s			768st	Osfwu		-5,240 +1,480		1,596	_	+2,200		1,280 sq.f	+8,520
Rooms Below Grade	1m0brt	-		L			+2,500						f0sfwu	+1,480
Functional Utility	Averag	9		Avera	age			Aver		UU	+2,500			+2,500
Heating/Cooling Energy Efficient Rems	fwa/ce			r—	/none		+1,000				11 000	Avera	b/central	<del> </del>
Garage/Carport	None			None				none			¥1,000.	None		0
Porch/Patio/Deck	1ga2dv			2ga2g			-2,000		~		····	2ga2		2 000
Fireplace(s)	wd 104		<del></del>	wd 25			-1,480	op 10	)8 sf		-40	none		-2,000 +1,040
op.ep.sp.wd.patio	1 Firep				place				place		· · · · · · · · · · · · · · · · · · ·		eplace	+1,000
oo,wd, sp. patio, shed	none	<u> </u>		none			+800	ep 45			-8,200			-4,960
Net Adjustment (Total)	Thomas .			none	+ 🔯		\$ 7.000		268 sf		-1,340	patio	216 sf	-1,080
Adjusted Sale Price	100 000	9.44	10.00	Net Acq.		.0%	-7,322	Net Acti.		1:	1,361	X		s 12,336
of Comparables    X did   did not research the				Gross Adi		7%	237,678		G	0.6 % 9.0 %	s 241,361	Net Acij.	5.7 % 13.2 %	1
Un response of the College														
PUBLIC R	ECORD	S/MI	.5				for the three years prior to							
Data Source(s) PUBLIC R My research Old Solid a	ECORD: not reveal any	S/MI prior sa	LS eles or tra				for the three years prior to							
Data Source(s) PUBLIC R My research ☐ did ☑ did a Data Source(s) PUBLIC R	ECORD:	S/MI prior sa	LS eles or tra	nslere of t	he compara	stie sale	s for the year prior to the da	ate of sale	of the cor	mparable	sale.			
Data Source(s) PUBLIC R My research Old Solid a	ECORD:	S/MI prior sa	S eles or tra S or transfe	nsfere of ( er history	he compara	stie sale	s for the year prior to the de sty and comparable sales (	ite of sal	of the cor	mparable or sales o	sale.	-		
Data Source(s) PUBLIC R My research od od od od Data Source(s) PUBLIC R Report the results of the research and and	ECORD:	S/MI prior sa	S eles or tra S or transfe	nslere of t	he compara	stie sale	s for the year prior to the da	ite of sal	of the cor	mparable or sales o	sale.		COMPA	NRABLE SALE #3
Data Source(s) PUBLIC R My research of of of of of of of of of of of of of	ECORD:	S/MI prior sa	S eles or tra S or transfe	nsfere of ( er history	he compara	stie sale	s for the year prior to the de sty and comparable sales (	ite of sal	of the cor	mparable or sales o	sale.		07/29/2009	
Data Source(s) PUBLIC R My research of od of od of od of od or Data Source(s) PUBLIC R Report the results of the research and and ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ECORD: ECORD: Bysis of the pri	S/MI prior sa S/MI or sale	Sales or transfer or transfer SUE	nsfere of ( er history	he compara	ct prope	s for the year prior to the di my and comparable sales ( COMPARABLE SAL	ite of sal	of the con	mparable v sales o	sale.  n page 3).  COMPARABLE SALE #2		07/29/2009 \$260,000	
Data Source(s)  My research  I did  Add did  Data Source(s)  PUBLIC R  Report the results of the research and and  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)	ECORD: ECORD: ECORD: EVALUATION OF THE PROPERTY OF THE PROPERT	S/MI prior sa S/MI or sale	Substitution of the substi	nsfers of t er history BJECT	he compara	ct prope	s for the year prior to the de sty and comparable sales ( COMPARABLE SAL ODE LOGIC	ite of sal	of the cor	r sales o	Sale.  n page 3). COMPARABLE SALE #2		07/29/2009 \$260,000 CoreLogic	
Data Source(s) PUBLIC R My research of od of od of od of od or Data Source(s) PUBLIC R Report the results of the research and and ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ECORD: ECORD: ECORD: EVALUATION OF THE PROPERTY OF THE PROPERT	S/MI prior sa S/MI or sale	Substitution of the substi	nsfers of t er history BJECT	he compara	ct prope	is for the year polor to the di inty and comparable sales (i COMPARABLE SAL DOELOGIC 1/12/2019	eport add	of the consistent prior	r sales o	sale.  11 page 3). COMPARABLE SALE #2  POLIC 2019		07/29/2009 \$260,000 CoreLogic 11/12/2019	
Data Source(s)  My research  I did  Add did  Data Source(s)  PUBLIC R  Report the results of the research and and  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)	ECORD: ECORD: ECORD: EVALUATION OF THE PROPERTY OF THE PROPERT	S/MI prior sa S/MI or sale	Substitution of the substi	nsfers of t er history BJECT	he compara	ct prope	is for the year polor to the di inty and comparable sales (i COMPARABLE SAL DOELOGIC 1/12/2019	eport add	of the consistent prior	r sales o	Sale.  n page 3). COMPARABLE SALE #2		07/29/2009 \$260,000 CoreLogic 11/12/2019	
Data Source(s) PUBLIC R My research odd odd odd odd Data Source(s) PUBLIC R Report the results of the research and are ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	ECORD: ECORD: ECORD: EVALUATION OF THE PROPERTY OF THE PROPERT	S/MI prior sa S/MI or sale	Substitution of the substi	nsfers of t er history BJECT	he compara	ct prope	is for the year polor to the di inty and comparable sales (i COMPARABLE SAL DOELOGIC 1/12/2019	eport add	of the consistent prior	r sales o	sale.  11 page 3). COMPARABLE SALE #2  POLIC 2019		07/29/2009 \$260,000 CoreLogic 11/12/2019	
Data Source(s) PUBLIC R My research old of old old old old old old old old old old	ECORD: ECORD: ECORD: EVALUATION OF THE PROPERTY OF THE PROPERT	S/MI prior sa S/MI or sale	Substitution of the substi	nsfers of t er history BJECT	he compara	ct prope	is for the year polor to the di inty and comparable sales (i COMPARABLE SAL DOELOGIC 1/12/2019	eport add	of the consistent prior	r sales o	sale.  11 page 3). COMPARABLE SALE #2  POLIC 2019		07/29/2009 \$260,000 CoreLogic 11/12/2019	
Data Source(s) PUBLIC R My research odd odd odd odd Data Source(s) PUBLIC R Report the results of the research and are ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of	ECORD: ECORD: ECORD: EVALUATION OF THE PROPERTY OF THE PROPERT	S/MI prior sa S/MI or sale	Substitution of the substi	nsfers of t er history BJECT	he compara	ct prope	is for the year polor to the di inty and comparable sales (i COMPARABLE SAL DOELOGIC 1/12/2019	eport add	of the consistent prior	r sales o	sale.  11 page 3). COMPARABLE SALE #2  POLIC 2019		07/29/2009 \$260,000 CoreLogic 11/12/2019	
Data Source(s)  PUBLIC R My research old od od od Data Source(s)  PUBLIC R Report the results of the research and and TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)  Effective Date of Data Source(s) Analysis of prior sale or transfer history of Lindisclosed sum	ECORD: ECORD: ECORD: EVALUATION OF THE PROPERTY OF THE PROPERT	S/MI prior s S/MI or sale eLo 12/20	LS ales or transit SUI  CIIC 019 and comp	er history BJECT	of the subjection	ct prope	is for the year polor to the de rry and comparable sales ( COMPARABLE SAL DITELOGIC 1/12/2019	eport adi E #1	of the consideration of the co	r sales o	sale.  In page 3).  COMPARABLE SALE #2  Popic 2019  Uired the property	/ on 3/	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for	ran
Data Source(s)  My research  Odd odd odd  Data Source(s)  PUBLIC R  Report the results of the research and and  TEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Analysis of prior sale or transfer history of  Lindisclosed sum  ummany of Sales Companson Approach	ECORD: of reveal any ECORD bysis of the pri Cor 11/ the subject pr	S/MI prior sale S/MI or sale 9Lo/2 12/2	LS ales or transfe SUE  GIC 019 and comp	er history of the his	of the subjects	ct prope	s for the year prior to the de ent) and comparable sales ( COMPARABLE SAL OTELOGIC 1/12/2019 The	eport add	of the consideration of the co	coreLc 1/12/2	sale.  In page 3).  COMPARABLE SALE #2  Orgic  2019  Uired the property	/ on 3/	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for	ran
Data Source(s)  PUBLIC R My research  Old Source(s)  PUBLIC R Report the results of the research and and  ITEM  Date of Prior Sale/Transfer  Price of Prior	ECORD: of reveal any ECORD: bysis of the pri Cor 11/ the subject pri ind compressional	S/MI prior sale S/MI prior sal	Seles or transfer SUI SUI SUI SUI SUI SUI SUI SUI SUI SUI	raiser at sold	the compared to the subject to the s	Co 111	s for the year prior to the de- enty and comparable sales ( COMPARABLE SAL  OTELOGIC  1/12/2019  The  sleevant data inclusives of the date of	currer	of the constitution of the	mparable or sales o	sale.  In page 3).  COMPARABLE SALE #2  Oxic  2019  uired the property  public records all  omparables selec	on 3/	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia	r an
Data Source(s)  PUBLIC R My research  I dd	ECORD: of reveal any ECORD: shysis of the pri Cor 11/ the subject pri ind compre availat on of the	S/MI prior sa S/MI eLor sale eLor 12/2/ operty The rarat pole a	LS also or training and composition of the composit	raiser at solution	the comparation of the subjection of the subject	ed re	s for the year prior to the de- enty and comparable sales ( COMPARABLE SAL  oreLogic //12/2019  The  ellevant data inclu- avs of the date	ting the of sale	c of the consistency price of the consistency	CoreLo	sale.  In page 3).  COMPARABLE SALE #2  Oxic  2019  uired the property  public records as omparables selectomponents of the	on 3/	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for	r an
Data Source(s)  My research  My research  Joe do 1	ECORD: of reveal any : ECORD: bysis of the pr  Cor 11/ the subject pr  ind compg  re availation of the more than	S/Mi prior sa S/Mi or sale eLoo 12/22 The arrat bole a Con	LS Subs or transfer Su Subs or transfer Su Subs or transfer Subs or transf	er Nstery of the	search d within clients	ed re	s for the year polor to the derivand comparable sales (in COMPARABLE SALE)  One Logic  1/12/2019  The sale want data inclurance of the date of the date of the date of the company sale want data the client set and the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in the company in the company in the company in the company in the company in the company in the company in the client party is company in the company in the client party in the client party is company in the client party in	eport and E #1  currer  ding tif the r g of a	CC 11 of the core	r sales or s	public records all omparables selecting is not all	on 3/	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia and used in t	r an  Il record.  this report pted  The use of
Data Source(s)  PUBLIC R My research  Old Source(s)  PUBLIC R Report the results of the research and and  ITEM  Data Source(s)  Data Source(s)  Data of Prior Sade/Transfer  Price of Prio	ECORD: of reveal any increase any increase any increase any increase any increase and increase any increase and increase any increase any increase any increase any increase any increase any increase any increase any increase and increase any increase any increase any increase any increase any increase any increase any increase any increase and increase any increase any increase any increase any increase and increase any increase any increase and increase any increase and increase any increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase any increase and increase any increase and increase and increase any increase and increase and increase any increase and increase and increase and increase any increase any increase and increase any increase and increase and increase a	S/Mi prior sa S/Mi or sale eLoo 12/22 The arrat bole a Con	LS Subs or transfer Su Subs or transfer Su Subs or transfer Subs or transf	er Nstery of the	search d within clients	ed re	s for the year polor to the derivand comparable sales (in COMPARABLE SALE)  One Logic  1/12/2019  The sale want data inclurance of the date of the date of the date of the company sale want data the client set and the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in the company in the company in the company in the company in the company in the company in the company in the client party is company in the company in the client party in the client party is company in the client party in	eport and E #1  currer  ding tif the r g of a	CC 11 of the core	r sales or s	public records all omparables selecting is not all	on 3/	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia and used in t	r an  Il record.  this report pted  The use of
Data Source(s)  PUBLIC R My research  Old Source(s)  PUBLIC R Report the results of the research and and  ITEM  Date of Prior Sale/Transfer  Price of Prior	ECORD: of reveal any increase any increase any increase any increase any increase and increase any increase and increase any increase any increase any increase any increase any increase any increase any increase any increase and increase any increase any increase any increase any increase any increase any increase any increase any increase and increase any increase any increase any increase any increase and increase any increase any increase and increase any increase and increase any increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase and increase any increase any increase and increase any increase and increase and increase any increase and increase and increase any increase and increase and increase and increase any increase any increase and increase any increase and increase and increase a	S/Mi prior sa S/Mi or sale eLoo 12/22 The arrat bole a Con	LS Substantian SU Substantian Substantian Substantian Substantian Substantian Substantian Substantian Substantian Substantian Substantian Substantian Substantian Substantian Substantian Substantian Substantian Substantian	er Nstery of the	search d within clients	ed re	s for the year polor to the derivand comparable sales (in COMPARABLE SALE)  One Logic  1/12/2019  The sale want data inclurance of the date of the date of the date of the company sale want data the client set and the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in the company in the company in the company in the company in the company in the company in the company in the client party is company in the company in the client party in the client party is company in the client party in	eport and E #1  currer  ding tif the r g of a	CC 11 of the core	r sales or s	public records all omparables selecting is not all	on 3/	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia and used in t	r an  Il record. this report pted The use of
Data Source(s)  PUBLIC R My research  Old Gold  Data Source(s)  PUBLIC R Report the results of the research and and  ITEM  Date of Prior Sate/Transfer  Data Source(s)  Data S	ECORD: of reveal any increase any increase any increase any increase any increase and increase any increase a	S/Mi prior sa S/Mi or sale eLoo 12/22 The arrat bole a Con	LS  Sles or transfer  Suites or transfer  Suites or transfer  Suites	resident of the resident of th	search d within clients	ed re	s for the year polor to the derivand comparable sales (in COMPARABLE SALE)  One Logic  1/12/2019  The sale want data inclurance of the date of the date of the date of the company sale want data the client set and the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in sale want data on the client party is company in the company in the company in the company in the company in the company in the company in the company in the client party is company in the company in the client party in the client party is company in the client party in	eport and E #1  currer  ding tif the r g of a	CC 11 of the core	r sales or s	public records all omparables selecting is not all	on 3/	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia and used in t	r an  Il record. this report pted The use of
Data Source(s)  PUBLIC R My research  If did did  Data Source(s)  PUBLIC R Report the results of the research and and  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Intertive Date of Data Source(s)  Institute Date of Data Source(s)  Institute Date of Data Source(s)  Institute Date of Data Source(s)  Indisclosed sum  Unmarry of Sales Companson Approach  Every effort was made to force the most similar that and  Intertive Date of Data Source(s)  Indisclosed sum  Unmarry of Sales Companson Approach  Every effort was made to force the most similar that and  Intertive Date of Data Source(s)  Indisclosed sum  Output  Data Source(s)  Indisclosed sum  Output  Data Source(s)  Indisclosed sum  Output  Data Source(s)  Intertive Date of Data Source(s)  Indisclosed sum  Output  Data Source(s)  Intertive Date of Data Source(	ECORD: of reveal any ECORD: bysis of the pri  correct ind compre availation of the more than copulation il.	S/Mi prior sa S/Mi or sale eLoo 12/22 The arrat bole a Con	LS  Sles or transfer  Suites or transfer  Suites or transfer  Suites	resident of the state of the st	search d within clients subject	Co 111  Co 111	s for the year prior to the de- rhy and comparable sales (in COMPARABLE SALE)  one Logic in 12/2019  The in the date of the date of the date of the date of the client perty is common lies in good mark	currer  currer  f the r  of a  in Co  ets to	CC 11 of the core	r sales or s	public records all omparables selections of the acketing is not all the average size and secondary m	on 3/ on 3/ ond the cted ar home ways a town i	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia and used in t was attemplachievable, is just over	r an  Il record.  this report pted  The use of
Data Source(s) PUBLIC R My research did did did Data Source(s) PUBLIC R Report the results of the research and and ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Effect	ECORD: of reveal any increase any increase any increase any increase any increase and increase and increase any increase and increase a	S/Mi prior s S/Mi S/Mi or sale eLoo 12/2 toperly  The arrat Die a Con 1 1 n rs re	LS LS or transfer Substantial	raiser at the same arable sale	search dithing clients lesses	Cot 111	s for the year prior to the de- rhy and comparable sales ( COMPARABLE SAL  OTELOGIC  1/12/2019  The  Elevant data inclu- avs of the date o elines. Bracketin ket and the client perty is common lies in good mark	currer  ding ti f the r g of a 's reg in Co	C 1 1 1 covered to the core of	coreLc coreLc imis, imis, The cant conts bi	public records a comparables select mponents of the acketing is not all the average size and secondary means a comparable size and secondary means	y on 3/	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commerciand used in twas attempatical used	r an  al record, his report pted The use of 20,000+- in the
Data Source(s)  PUBLIC R My research  If old of old old old  Data Source(s)  PUBLIC R Report the results of the research and and  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Effective Date of Data Source(s)  Institute Date of Data Source(s)  Institute Date of Data Source(s)  Institute Date of Data Source(s)  Indisclosed surm  Unmarry of Sales Companson Approach  Every effort was made to for the most similar that and  Every effort was most similar that and  Every effort was most similar that and  Every effort was most similar that and  Every effort was most similar that and  Every effort was most simila	ECORD: of reveal any ECORD: bysis of the pri  cor 11/ the subject pr  ind comp re availat on of the more than oppulation il. pach \$ provech \$ T DEVEL	S/Mi prior sa S/MI prior sale  BLoor sale  BLoor sale  Con 12/21  Con 11 nns re	LS LS also or transfer Suites or transfer Suites or transfer Suites Suit	raiser at the sale of the sale	search d within clients l estate e enous	ed re 90 d quid man to progh sa	s for the year prior to the de- rhy and comparable sales ( COMPARABLE SAL  OTELOGIC  1/12/2019  The  Elevant data inclu- avs of the date of the determines. Bracketin ket and the client perty is common the in good mark  Approach (If developed):	currer  ding ti f the r g of a s reg in Co	CC 1 1 1 towns are local a	coreLcc 1/12/2 and control of the co	public records a comparables selection acketing is not at the average size and secondary means to the average size and seconda	y on 3/ on 3/ on the ted ar home ways a town i	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commerciand used in twas attempachic situations in suitable situations in twas attempachic situations.	r an  al record, his report pted The use of 20,000+- in the
Data Source(s)  PUBLIC R My research  If old  old  old  old old  Data Source(s)  PUBLIC R Report the results of the research and and  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Data Source(s)  Interview Date of Data Source(s)  Interview Date of Data Source(s)  Interview Date of Data Source(s)  Indisclosed surm  Unmarray of Sales Companson Approach  Every effort was made to for the most similar that and  Income of Prior Sales Companson Approach  Interview Date of Data Source(s)  Indisclosed surm  Unmarray of Sales Companson Approach  Interview Date of Data Source(s)  Indisclosed surm  Unmarray of Sales Companson Approach  Interview Date of Sales Companson Approach  Interview Date of Sales Companson Approach  Companson Approach  Interview Date of Sales Companson Approach  Interview D	ECORD: of reveal any ECORD: bysis of the pri  cor 11/ the subject pr  ind comp re availat on of the more than oppulation il. pach \$ provech \$ T DEVEL	S/Mi prior sa S/MI prior sale  BLoor sale  BLoor sale  Con 12/21  Con 11 nns re	LS LS also or transfer Suites or transfer Suites or transfer Suites Suit	raiser at the sale of the sale	search d within clients l estate e enous	ed re 90 d quid man to progh sa	s for the year prior to the de- rhy and comparable sales ( COMPARABLE SAL  OTELOGIC  1/12/2019  The  Elevant data inclu- avs of the date of the determines. Bracketin ket and the client perty is common the in good mark  Approach (If developed):	currer  ding ti f the r g of a s reg in Co	CC 1 1 1 towns are local a	coreLcc 1/12/2 and control of the co	public records a comparables selection acketing is not at the average size and secondary means to the average size and seconda	y on 3/ on 3/ on the ted ar home ways a town i	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commerciand used in twas attempachic situations in suitable situations in twas attempachic situations.	r an  al record, this report pted The use of 20,000+- in the
Data Source(s)  PUBLIC R My research  Old Source(s)  PUBLIC R Report the results of the research and and  ITEM  Data Source(s)  PUBLIC R Report the results of the research and and  ITEM  Date of Prior Sate/Transfer  Price of Prior Sate/Transfer	ECORD: of reveal any income any income any income availation of the more than coopulation in the process of the	S/Mi prior sa S/MI prior sale  BLOO 12/20 pperly  The parallel a Connection of the prior sale  Connection of the prior sale  OPP  Welletter the prior sale  OPP  Welletter the prior sale  OPP  Welletter the prior sale  OPP	LS Siles or transfer SU SU SU SU SU SU SU SU SU SU SU SU SU	refere of the restory	search d within clients subject e enough	ed re 90 d quid man d proof proper Cost	s for the year prior to the de- chy and comparable sales (in COMPARABLE SALE COMPARABLE COMPARABLE SALE COMPARABLE SALE COMPAR	current ding ting ting to sale of sale	CC 1 1 at owner to our meet of the core of	coreLc coreLc coreLc 1/12/2 1 mls, The c ant cc onts bi cut as client	public records an omparables selection and secondary multiple and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing acke	y on 3/  of the sted ar home town i arket of the sted ar ATE A CH IS	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia and used in t was attemple achievable is just over quidelines,	r an  al record. this report pted The use of 20,000+ in the
Data Source(s) PUBLIC R My research  de  de  de  de  de  de  de  de  de  d	ECORD.  IECORD.  IECORD.  IECORD.  In the subject properties of the properties of th	S/Mi prior sale  S/MI or sale  eLog eLog ellog arat pole a Con ns re	LS LS or transfer LS or transfer Substantial LS or transfer Substantial LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer	raiser at the same same same same same same same sam	search d within clients subject e enough	ed re go d quid	s for the year polor to the de- thy and comparable sales (in COMPARABLE SALE C	currer  currer	CC 1 1 1 towns and local approximate the loc	coreLc  i mls, The c ant conts by tut as Client  5,880  APPR HE M/	public records an omparables select acketing is not at the average size and secondary memory	y on 3/  of the sted ar home town i arket of the sted ar ATE A CH IS	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia and used in t was attemple achievable is just over quidelines,	r an  Il record.  this report pted  The use of 20,000+- in the
Data Source(s)  PUBLIC R My research  And research  And source(s)  PUBLIC R  Report the results of the research and and  ITEM  Date of Prior Saler/Transfer  Mate of Prior Saler/Transfer	ECORD.  IECORD.  IECORD.  IECORD.  In the subject properties of the properties of th	S/Mi prior sale  S/MI or sale  eLog eLog ellog arat pole a Con ns re	LS LS or transfer LS or transfer Substantial LS or transfer Substantial LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer LS or transfer	raiser at the same same same same same same same sam	search d within clients subject e enough	ed re go d quid	s for the year polor to the de- thy and comparable sales (in COMPARABLE SALE C	currer  currer	CC 1 1 1 towns and local approximate the loc	coreLc  i mls, The c ant conts by tut as Client  5,880  APPR HE M/	public records an omparables select acketing is not at the average size and secondary memory	y on 3/  of the sted ar home town i arket of the sted ar ATE A CH IS	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia and used in t was attemple achievable is just over quidelines,	r an  al record. this report pted The use of 20,000+- in the
rata Source(s)  PUBLIC R fy research of of of del state Source(s)  PUBLIC R fy research of of of del state Source(s)  PUBLIC R eport the results of the research and and ITEM  ate of Prior Sale/Transfer rice of Prior Sale/Transfer rice of Prior Sale of Data Source(s)  flective Date of Data Source(s)  raths source(s)  flective Date of Data Source(s)  raths source(s)  flective Date of Data Source(s)  raths of prior sale or transfer history of  raths of prior sa	ECORD.  of reveal any incomposition of the property in the subject property in	S/Mi prior sa S/MI eLoo 12/20 poperty  The arrate of the control o	LS  Seles on transfer  SU  Grant Transfer  Grant Transfer  Grant Transfer  Le app  Deles th  And me  arety p  230  ED DL  ES IN  to co or after  to or or after  to or or after	raiser of the state of the stat	search d within clients subject e enough	ed re 90 d quid man cost proper cost state cost in cost state cost in cost state cost in cost state cost in cost state cost in cost state cost in cost state cost in cost state	s for the year polor to the de- chy and comparable sales (in COMPARABLE SALE C	the of sale eport and the property of the region of a sale in Co.  D MAI CLAT the baddison does	CC 11 Int owner  and o	coret.c. 20 coret.c. 21/12/2 21 acq 21 mls, The cant conts bout as client 25.880 APPR 4E M/ 2 hyper repars units a hyper and a hyper a hyper and a hyper and a hyper and a hyper and a hyp	public records an omparables select acketing is not at the average size and secondary memory	y on 3/  of the sted ar home town i arket of the sted ar ATE A CH IS	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia and used in t was attemple achievable is just over quidelines,	r an  al record. this report pted The use of 20,000+- in the
Data Source(s)  PUBLIC R My research  My research  John Source(s)  PUBLIC R Report the results of the research and and  ITEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  P	ECORD: of reveal any increase any increase any increase any increase any increase and increase a	S/Mi prior sa S/Mi el Lor 12/2/ poperty  The arrat Die a Con n 1 n ns re corpairs edraon	LS Siles or transfer SUE SUE SUE SUE SUE SUE SUE SUE SUE SUE	reference of the state of the s	search d within clients lestate e enous  LACK NT IN I  per ph that nd exter	ed re 90 d guid marris ar passis the c cost are cost of the cost o	s for the year polor to the de- cry and comparable sales (in- comp	currer  currer  ding til f the r g of a in Co ets to  D MAI CIAT the ba ddion does	of the constitutional prior of	coreLc coreLc 1/12/2 er acq ii mis, The c ant cc ents b; cut as client 5,880 APPF HE M/ repairs uire at	public records an omparables selection or repair:  public records an omparables selection of the acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size and secondary multiple acketing is not at the average size acketing in a start of the average size acketing in a start of the acketing is not a start of the acketing in a start of the acketing is not a start of the acketing in a start of the acketing is not a start of the acketing in a start of the acketing is not a start of the acketing in a start of the acketing is not a st	y on 3/ y on 3/ y on 3/ y on 3/ the atted are home ways town i arket of the arket o	07/29/2009 \$260,000 CoreLogic 11/12/2019 20/2013 for commercia and used in t was attemplachievable, is just over quidelines, Oped)\$ SIMILAR \ GIVEN MC	r an  al record. his report pted The use of 20,000+- in the  VALUE, DST  ave been subject to the

# Uniform Residential Appraisal Report

203519060287 Flat# 203519060287

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LEND THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MORTGAGE.	ER/CLIENT THE IN	ITEMPED HET IC	TO D (4) 114 7	15000207	
THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MORTGAGE F PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF	INANCE TRANSACT	TICH SUBJECT T	O THE OTATE	HE PR	OPERTY
PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF VALUE, NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY	THIS APPRAISAL DI	EDORT CORM	U THE STATE	D SCOPE	OF WORK
VALUE, NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY T	HE ADDDAISED	CPURT FURM, AP	AN DEFINITION	N OF MAR	RKET
	HE AFPRAISER.	<del></del>			
AIR:					
	<del></del>				
The Approiser has present this &					
The Appraiser has prepared this Appraisal in full compliance with applic participated in, or been associated with any activity in violation of these	able Appraiser Indepr	endence Requirem	ents and has n	ot perform	ned
participated in, or been associated with any activity in violation of those	requirements				1041
I have performed no services, as an appraiser on in any other capacity, year period immediately preceding acceptance of this assignment.	regarding the property	v that is the subject	t of this read.	. /11.1 11 .	
year period immediately preceding acceptance of this assignment.	- Asia - A a la propert	A maria me ampleo	t of this report v	within the i	ihree
	<del></del>	· · · · · · · · · · · · · · · · · · ·	<del></del>		
Exposure Time:					
Exposure time for the publical	<del></del>				
Exposure time for the subject property represents the length of time the of the subject property on the effective date of the engreled. The exposure	subject would likely ha	ave been listed for	sale prior to a	hynothetic	al sale
of the subject property on the effective date of the appraisal. The exposu	ure time for the subjec	t property is appro	ximately 3-6 m	onthe	41 0010
Marketing time is the length of time properties in the subject's neighborh	and would be expect	od to be an the			
	Sea weeks no expecte	an to be oil the tha	rket prior to a s	ales agree	ement.
Highest and Best Use:	<del></del>	<del></del>			
	<del></del>	·	<del></del>		
The reasonably probable and least use of waret to de			·····		
The reasonably probable and legal use of vacant land or an improved pr feasible, and that results in the highest value. The four criteria the bishood	operty that is physical	lly possible, approp	riately support	ed, financi	ally
		ved property - sne	cific with resea	et to the	tor and
timing of the use - that is adequately supported and results in the highes	t present value		with 1 Cohel	or to nic fit	ei gild
		<del></del>			
A single family home is the only legally permissible use which will bring to	ha highast rature to the				
to the training to	ia uiduest tatotu to tu	ie jang			
COMMERCIAL INFLUENCE:		<del></del>			
The commercial influence is the	<del></del>				
The commercial influence in the area consists of retail and office space is streets scattered throughout the neighborhood. This influence does not be	ocated along Routes 1	16 and 85, Norwick	Avenue as we	all as vario	118
	egatively impact the s	subject property or	0		
sufficiently buffered from the residential areas			IDO DOIGHNAIDA		
	TARREST TO SERVICE SER	sastact property of	ine neighborho	oo as it is	
		<del></del>		oo as it is	
The "other" area in the present land use consists of schools parks and land		<del></del>		oo as it is	
The "other" area in the present land use consists of schools, parks and is		<del></del>		oo as r is	
The "other" area in the present land use consists of schools, parks and la		<del></del>		oo as rris	
The "other" area in the present land use consists of schools, parks and la		<del></del>		oc as it is	
The "other" area in the present land use consists of schools, parks and la		<del></del>		oc as it is	
COST APPROACH TO VAL	and which is not avalla	able for developme	nt.	oc as it is	
COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost ligures and calculations		able for developme		oo as it is	
COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost ligures and calculations	and which is not avalla	able for developme	nt.		
COST APPROACH TO VALI  Provide adequate information for the lesder/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)	and which is not avalla	able for developme	nt.		×20 20.
COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost ligures and calculations	and which is not avalla	able for developme	nt.		×20 20.
COST APPROACH TO VALI  Provide adequate information for the lesder/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)	and which is not avalla	able for developme	nt.		
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallingford market over the last few years.	and which is not avalla	able for developme	nt.		×20 20.
COST APPROACH TO VAL  Provide adequate information for the leader/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)  Wallfingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	and which is not avalla	able for developme	nt.	on sales in	
COST APPROACH TO VALI  Provide adequate information for the lesder/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)  Walllingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS	And which is not available (not required by Fannis Mae)	able for developme	nt. imated based (	on sales in	×20 20.
COST APPROACH TO VAL  Provide adequate information for the lender/sient 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)  Wallingford market over the last few years,  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Duality ration from cost sender.	and which is not availa	Land value est	nt.	on sales in	
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallfungford market over the last few years.  SHIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Dustity rating from cost service 03 Effective date of cost data 10/14/2010.	OPINION OF SITE VALUE	able for developme	nt. imated based (	on sales in	50,000
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallflingford market over the last few years.  SHIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Quality raiking from cost service Q3 Enective date of cost data 10/11/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)	OPTIMON OF SITE VALUE  DWELLING  Ep 110 sf	Land value est	imated based o	on sales in	50,000 170,600 11,840
COST APPROACH TO VALI  Provide adequate information for the lesder/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)  Wallflingford market over the last few years.  SINATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Quality rating from cost sentire Q3 Encoding data 10/11/2019  Cost estimates were derived from local contractors. Site value was	OPINION OF SITE VALUE	Land value est	nt. imated based o	=\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000
COST APPROACH TO VALI  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)  Wallingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Quality rating from cost senter q3 Energies date of cost data 10/11/2019  Comments on Cost Approach (gross firing area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's	OPTIMON OF SITE VALUE  DWELLING  Ep 110 sf	Land value est	imated based o	= \$ = \$ = \$ = \$	50,000 170,600 11,840 30,000 15,400
COST APPROACH TO VALI  Provide adequate information for the lesder/client to replicate the below cost figures and calculations.  Support for the opinion of sile value (summary of comparable land sales or other methods for estimating site value)  Wallingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Dustily rating from cost service 93 Effective date of cost data 10/11/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from	OPTIMON OF SITE VALUE DWELLING  OPTIMON OF SITE VALUE DWELLING  OPTIMON OF SITE VALUE DWELLING  OPTIMON OF SITE VALUE TO STEED TO	Land value est  1,706 SqR @s 1,184 SqR @s 308 SqR @s	imated based o	=\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000
COST APPROACH TO VALI  Provide adequate information for the lesder/client to replicate the below cost figures and calculations.  Support for the opinion of sile value (summary of comparable land sales or other methods for estimating site value)  Wallingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Dustily rating from cost service 93 Effective date of cost data 10/11/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from	OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OWELLING  Ep 110 sf  Garage/Carport  Total Estimate of Cost-New  Less Physical	Land value est  1,706 SqR @s 1,184 SqR @s 308 SqR @s	nt. imated based o	=5 == 5 == 4	50,000 170,600 11,840 30,000 15,400
COST APPROACH TO VALI  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)  Wallingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Quality rating from cost senter q3 Energies date of cost data 10/11/2019  Comments on Cost Approach (gross firing area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's	OPINION OF SITE VALUE  OPPELING  OP 110 sf  Garage/Carport  Total Estimate of Cost-New  Less Physical  Depreciation 5	Land value est  1,706 SqR.@S 1,184 SqR.@S 308 SqR.@S Functional 56,960	imated based o	=\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400
COST APPROACH TO VALI  Provide adequate information for the lesder/client to replicate the below cost figures and calculations.  Support for the opinion of sile value (summary of comparable land sales or other methods for estimating site value)  Wallingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Dustily rating from cost service 93 Effective date of cost data 10/11/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from	OPINION OF SITE VALUE DWELLING  OP 110 Sf Garage/Carport Total Estimate of Cost-New Less Physical Depreciation 5 Depreciation Cost of Improvement	Land value est  1,706 SqR@S 1,184 SqR@S 308 SqR@S Functional	imated based o	=5 == 5 == 4	50,000 170,600 11,840 30,000 15,400 227,840
COST APPROACH TO VALI  Provide adequate information for the lesder/client to replicate the below cost figures and calculations.  Support for the opinion of sile value (summary of comparable land sales or other methods for estimating site value)  Wallingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Dustily rating from cost service 93 Effective date of cost data 10/11/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from	OPINION OF SITE VALUE  OPPELING  OP 110 sf  Garage/Carport  Total Estimate of Cost-New  Less Physical  Depreciation 5	Land value est  1,706 SqR@S 1,184 SqR@S 308 SqR@S Functional	imated based o	=\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 56,960 <sup>1</sup> 170,880
COST APPROACH TO VALI  Provide adequate information for the lesder/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)  Wallfingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Duality rating from cost service q3 Effective date of cost data 10/11/2019  Comments on Gost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.	OPTIMON OF SITE VALUE  DWELLING  Exp 110 sf  Garage/Carport  Total Estimate of Cost-Hew  Less Physical  Depreciation Cost of Improvement  "As-is" Value of Site Improvement	Land value est  1,706 SqR @s 1,184 SqR @s 1,184 SqR @s  References	imated based o	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 56,960
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallfingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Dustify rating from cost service q3 Effective date of cost data 10/11/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.	OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  OPINION OP	Land value est  1,706 SqR @s 1,184 SqR @s 1,184 SqR @s Functional 66,960	imated based o	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 56,960 170,880 25,000
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallfungford market over the last few years.  SSHIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Dastly rating from cost service q3 Encode date of cost data 10/11/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from neasurements taken by the appraiser at the site.  INCOME APPROACH TO VALI  INC	OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  OPINION OP	Land value est  1,706 SqR @s 1,184 SqR @s 1,184 SqR @s Functional 66,960	imated based o	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 56,960 170,880
COST APPROACH TO VALI  Provide adequate information for the lesder/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)  Wallflingford market over the last few years.  SINATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Quality rating from cost sentre Q3 Encode date of cost data 10/11/2019  Contracts on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Remaining Economic Life (HIR) and VA only)  45 Years  NECOME APPROACH TO VALI  Stimated Monthly Market Rent \$ X Gross Rent Medicider	OPTIMON OF SITE VALUE  DWELLING  Exp 110 sf  Garage/Carport  Total Estimate of Cost-Hew  Less Physical  Depreciation Cost of Improvement  "As-is" Value of Site Improvement	Land value est  1,706 SqR @s 1,184 SqR @s 1,184 SqR @s Functional 66,960	100.00 10,00 External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	50,000 170,600 11,840 30,000 15,490 227,840 56,960 170,880 25,000 245,880
COST APPROACH TO VALI  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)  Wallfingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Destify rating from cost sentite q3 Enectine date of cost data 10/11/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was settimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Market Rent 5 X Gross Rent Multiplier	OPTIMON OF SITE VALUE  DWELLING  OPTIMON OF SITE VALUE  DWELLING  OPTIMON OF SITE VALUE  DWELLING  App 110 sf  Garage/Carport  Total Estimate of Cost-New  Less Physical  Depreciation Depreciation  "As-is" Value of Site Improvement  "As-is" Value of Site Improve	Land value est  1,706 SqR @s 1,184 SqR @s 1,184 SqR @s  functional 56,960 mis	imated based of 100,00	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	50,000 170,600 11,840 30,000 15,400 227,840 56,960 170,880 25,000 245,880
COST APPROACH TO VALI  Provide adequate information for the lesder/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)  Wallflingford market over the last few years.  SIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Quality rating from cost sentite Q3 Encoding data 10/11/2019  Cost estimates on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Remaining Economic Life (HID) and VA only)  45 Years  NECOME APPROACH TO VALI  Stimated Monthly Market Rent \$ X Gross Rent Middiplier  INCOME APPROACH TO VALI  Stimated Monthly Market Rent \$ X Gross Rent Middiplier	OPINION OF SITE VALUE  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  OPINI	Land value est  1,706 SqR@S  1,184 SqR@S  308 SqR@S  Functional ints ints	imated based of 100,00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallflingford market over the last few years.  SSHIAATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Dastly rating from cost senter q3 Encoding data 10/11/2019  Const estimates on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Remaining Economic Life (HID) and VA only)  45 Years  Stimated Monthly Market Rent 5 X Gross Rant Middiplete  unmary of income Approach (notwing support for market rent and GRM) INCOIL  A SINGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCEI	OPINION OF SITE VALUE  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  OPINI	Land value est  1,706 SqR@S  1,184 SqR@S  308 SqR@S  Functional ints ints	imated based of 100,00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  Provide adequate information for the leotericisent 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)  Walltingford market over the last few years.  SIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Dustily rating from cost sentite q3 Encoding data 10/11/2019  Cost estimates on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Remaining Economic Life (HLID and VA only)  45 Year  INCOME APPROACH TO VALI  Stimated Monthly Market Rent 3 X Gross Rent Middipler  A SINGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCEI	OPINION OF SITE VALUE  OPINION OF SITE VALUE  DWELLING  OPINION OF SITE VALUE  OPINI	Land value est  1,706 SqR@S  1,184 SqR@S  308 SqR@S  Functional ints ints	imated based of 100,00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  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)  Wallfingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Duality rating from cost service q3 Effective date of cost data 10/11/2019  Contracts on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Remaining Economic Life (HID) and VA only)  45 Year Stimated Monthly Market Rent S X Gross Rent Midlighter  STIMATED REPROACH TO VALUE (HID) and VA only) INCOIL  A SINGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCETT  PROJECT INFORMATION  The developer/builder in control of the Homeowners' Association (HOA)?	OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OWELING  OPTIMON OF SITE VALUE  OPTIMON O	Land value est  1,706 SqR @s 1,184 SqR @s 1,184 SqR @s  functional 56,960 mts mrs PROACH	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  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)  Wallfingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Duality rating from cost service q3 Effective date of cost data 10/11/2019  Contracts on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Remaining Economic Life (HID) and VA only)  45 Year Stimated Monthly Market Rent S X Gross Rent Midlighter  STIMATED REPROACH TO VALUE (HID) and VA only) INCOIL  A SINGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCETT  PROJECT INFORMATION  The developer/builder in control of the Homeowners' Association (HOA)?	OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OWELING  OPTIMON OF SITE VALUE  OPTIMON O	Land value est  1,706 SqR@S  1,184 SqR@S  308 SqR@S  Functional ints ints	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallfungford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Destity rating from cost service q3 Encodine date of cost data 10/11/2019  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from neasurements taken by the appraiser at the site.  Stimated Remaining Economic Life (HID) and VA only)  45 Years  Stimated Monthly Market Rent S X Gross Rate Meltiplier  stimated Monthly Market Rent S X Gross Rate Meltiplier  NECOME APPROACH TO VALI  STIMATED REPRODUCTION OR SITE OF TO CONCERT  PROJECT INFORMATION  In COIL	OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OWELING  OPTIMON OF SITE VALUE  OPTIMON O	Land value est  1,706 SqR @s 1,184 SqR @s 1,184 SqR @s  functional 56,960 mts mrs PROACH	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  Provide adequate information for the lesder/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)  Wallfingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Duality rating from cost service q3 Effective date of cost data 10/11/2019  Contractors on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Remaining Economic Life (HIX) and VA only)  45 Year Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Remaining Economic Life (HIX) and VA only)  A SINGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCE!  PROJECT INFORMATION  The developer/builder in control of the Homeowners' Association (HOA)?  The developer/builder in control of the Homeowners' Association (HOA)?  The developer/builder is control of the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HOA and the subject proper to the HO	OPTIVION OF SITE VALUE  OPTIVION OF SITE VALUE  DWELLING  EQ 110 sf Garage-Carport  Total Estimate of Cost-New Less Physical  Depreciation 5 Depreciation 5 Depreciation 5 Indicated Value by Cost App  WE (not required by Famile Mae)  = \$  ME APPROACH NOT  RNED WITH THE INC  NO Unit type(s) 1  No Unit type(s) 1	Land value est  1,706 SqR @s 1,184 SqR @s 1,184 SqR @s  functional 56,960 mts mrs PROACH	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  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)  Wallfingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Destity rating from cost sentite q3 Enective date of cost data 10/11/2019  Contractors on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was sestimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Market Rent 8 X Gross Rent Multiplier  WICOME APPROACH TO VALUE STIMATED APPROACH TO VALUE AS INGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCET PROJECT INFORMATION  If the developer/builder in control of the Homeowners' Association (HOA)?  To vice the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper goal Name of Project  Watching information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper goal Name of Project  Watching information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper goal Name of Project  Watching information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper goal Name of Project	OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OWELING  OPTIMON OF SITE VALUE  NOW THAT SITE VALUE  OPTIMON OF VALUE BY COST APPIMON O	Land value est  1,706 SqR @s 1,184 SqR @s 1,184 SqR @s  functional 56,960 mts mrs PROACH	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  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)  Wallfingford market over the last few years.  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Destify rating from cost sentite q3 Enectine date of cost data 10/11/2019  Contractors on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was settimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Market Rent S X Gross Rent Multiplier  WICOME APPROACH TO VALUE STIMATED (Inc.)  Stimated Monthly Market Rent S X Gross Rent Multiplier  WICOME APPROACH TO VALUE STIMATED (Inc.)  Stimated Monthly Market Rent S X Gross Rent Multiplier  WICOME APPROACH TO VALUE STIMATED (Inc.)  Stimated Monthly Market Rent S X Gross Rent Multiplier  WICOME APPROACH TO VALUE STIMATED (Inc.)  Stimated Monthly Market Rent S X Gross Rent Multiplier  WICOME APPROACH TO VALUE STIMATED (Inc.)  Stimated Monthly Market Rent S X Gross Rent Multiplier  WICOME APPROACH TO VALUE STIMATED (Inc.)  Stimated Monthly Market Rent S X Gross Rent Multiplier  WICOME APPROACH TO VALUE STIMATED (Inc.)  Stimated Monthly Market Rent S X Gross Rent Multiplier  WICOME APPROACH TO VALUE STIMATED (Inc.)  Stimated Monthly Market Rent S X Gross Rent Multiplier  WICOME APPROACH TO VALUE STIMATED (Inc.)  PROJECT INFORMATION  PROJECT INF	OPTIVION OF SITE VALUE  OPTIVION OF SITE VALUE  DWELLING  EQ 110 sf Garage-Carport  Total Estimate of Cost-New Less Physical  Depreciation 5 Depreciation 5 Depreciation 5 Indicated Value by Cost App  WE (not required by Famile Mae)  = \$  ME APPROACH NOT  RNED WITH THE INC  NO Unit type(s) 1  No Unit type(s) 1	Land value est  1,706 SqR @s 1,184 SqR @s 1,184 SqR @s  functional 56,960 mts mrs PROACH	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallfungford market over the last few years.  SHIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Dustify rating from cost service q3 Encoding data 10/11/2019  Cost estimates more derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  Stimated Monthly Market Rent S X Gross Rant Middipler  The developer/builder in control of the Homeowners' Association (HOA)?  The developer/builder in control of the Homeowners' Association (HOA)?  The developer/builder in control of the Homeowners' Association (HOA)?  The developer/builder in control of the Homeowners' Association (HOA)?  The developer/builder in control of the Homeowners' Association (HOA)?  The developer/builder in control of the Homeowners' Association (HOA)?  The developer builder in control of the Homeowners' Association (HOA)?  The developer builder in control of the Homeowners' Association (HOA)?  The developer builder in control of the Homeowners' Association (HOA)?  The de	OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OWELING  OPTIMON OF SITE VALUE  NOW THAT SITE VALUE  OPTIMON OF VALUE BY COST APPIMON O	Land value est  1,706 SqR @s  1,184 SqR @s  1,184 SqR @s  Segol  Functional  56,960  mis  ris  PROACH  DEVELOPED AS  COME STREAM TO  Detached Attached	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  Provide adequate information for the lesder/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)  Wallflingford market over the last few years.  SIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Quality rating from cost service Q3 Enective date of cost data 10/11/2019  Contractors on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was astimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Remaining Economic Life (HID) and VA only)  45 Years  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  Stimated Monthly Market Rent \$ X Gross Rent Midlighter  INCOI  A SINGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCET  PROJECT INFORMATION  The developer/builder in control of the Homeowners' Association (HOA)? Yes  Stimated Monthly Market Rent \$ Note The Midlighter of Units Tented  Total number of units  Total number of units  Total number of units  The Developer Divided The Contract of Units  The Divided The Contract of Units Tented  Total number of Units  The Divided The C	OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OWELLING  OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  TOTAL THE INC  NEW OWELLING  OPTIMON OF SITE VALUE  OPTIMON OF S	Land value est  1,706 SqR @s  1,184 SqR @s  1,184 SqR @s  Segol  Functional  56,960  mis  ris  PROACH  DEVELOPED AS  COME STREAM TO  Detached Attached	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallfingford market over the last few years.  SSHATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Desity rating from cost service 93 Encore date of cost data 10/11/2019  Contractors on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Market Rent \$ X Gross Rent Methipfier  Astimated Monthly Market Rent \$ X Gross Rent Methipfier  Stimated Monthly Market Rent \$ X Gross Rent Methipfier  ASTINGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCEPTION.  The developer/builder in control of the Homeowners' Association (HOA)? No.   Yes   Yes   Yes   Yes   No.   Data Source   Yes   Yes   No.   Data Source   Yes	OPINION OF SITE VALUE  OPINION OF SITE VALUE  DWELLING  Depreciation OF Site improvement  "As-is" Value of Site improvement  "As-is" Valu	Land value est  1,706 Sq.R.@S  1,184 Sq.R.@S  1,184 Sq.R.@S  Sq.R.@S  Functional 56,960 Ints Ints  PROACH  DEVELOPED AS  COME STREAM To  Detached Attached	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallfingford market over the last few years.  SSHATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Desity rating from cost service 93 Encore date of cost data 10/11/2019  Contractors on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Market Rent \$ X Gross Rent Methipfier  Astimated Monthly Market Rent \$ X Gross Rent Methipfier  Stimated Monthly Market Rent \$ X Gross Rent Methipfier  ASTINGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCEPTION.  The developer/builder in control of the Homeowners' Association (HOA)? No.   Yes   Yes   Yes   Yes   No.   Data Source   Yes   Yes   No.   Data Source   Yes	OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OWELLING  OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  OPTIMON OF SITE VALUE  TOTAL THE INC  NEW OWELLING  OPTIMON OF SITE VALUE  OPTIMON OF S	Land value est  1,706 Sq.R.@S  1,184 Sq.R.@S  1,184 Sq.R.@S  Sq.R.@S  Functional 56,960 Ints Ints  PROACH  DEVELOPED AS  COME STREAM To  Detached Attached	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI  Provide adequate information for the leader/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)  Wallfingford market over the last few years.  SSHATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Desity rating from cost service 93 Encore date of cost data 10/11/2019  Contractors on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Market Rent \$ X Gross Rent Methipfier  Astimated Monthly Market Rent \$ X Gross Rent Methipfier  Stimated Monthly Market Rent \$ X Gross Rent Methipfier  ASTINGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCEPTION.  The developer/builder in control of the Homeowners' Association (HOA)? No.   Yes   Yes   Yes   Yes   No.   Data Source   Yes   Yes   No.   Data Source   Yes	OPINION OF SITE VALUE  OPINION OF SITE VALUE  DWELLING  Depreciation OF Site improvement  "As-is" Value of Site improvement  "As-is" Valu	Land value est  1,706 Sq.R.@S  1,184 Sq.R.@S  1,184 Sq.R.@S  Sq.R.@S  Functional 56,960 Ints Ints  PROACH  DEVELOPED AS  COME STREAM To  Detached Attached	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI Provide adequate information for the lesdes/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)  Wallflingford market over the last few years.  SIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Classify rating from cost service q3 Enective date of cost data 10/11/2019  Contractors on Cost Approach (gross firing area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Market Rent \$ X Gross Rent Middipler  Stimated	OPINION OF SITE VALUE  OPINION OF SITE VALUE  DWELLING  OP 1:10 Sf  Garage/Carport  Total Estimate of Cost-New Less Physical  Depreciated Cost of Improvemer  "As-is" Value of Site Improvemer  "As-is" Value of S	Land value est  1,706 SqR@S  1,184 SqR@S  1,184 SqR@S    Functional	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 170,880 25,000 245,880
COST APPROACH TO VALI Provide adequate information for the lesdes/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)  Wallflingford market over the last few years.  SIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Classify rating from cost service q3 Enective date of cost data 10/11/2019  Contractors on Cost Approach (gross firing area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Market Rent \$ X Gross Rent Middipler  Stimated	OPINION OF SITE VALUE  OPINION OF SITE VALUE  DWELLING  Depreciation OF Site improvement  "As-is" Value of Site improvement  "As-is" Valu	Land value est  1,706 SqR@S  1,184 SqR@S  1,184 SqR@S    Functional	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 56,960 170,880 25,000 245,880
COST APPROACH TO VALIBRITISE OF PROJECT APPROACH TO VALIBRITISE OF COST APPROACH (pross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Markt Rent \$ X Gross Rent Methipfier and Approach (probably support for market rent and GRM) INCOME APPROACH TO VALIBRITISE OF AMILY HOME IN THIS MARKET SEGMENT ISN'T CONCEPTION of income Approach (probably support for market rent and GRM) INCOME APPROACH TO VALIBRITISE OF AMILY HOME IN THIS MARKET SEGMENT ISN'T CONCEPTION of income Approach (probably support for market rent and GRM) INCOME TRANSPORTATION OF THE CONCEPTION OF THE OFFICE OF	OPINION OF SITE VALUE  OPINION OF SITE VALUE  DWELLING  OP 1:10 Sf  Garage/Carport  Total Estimate of Cost-New Less Physical  Depreciated Cost of Improvemer  "As-is" Value of Site Improvemer  "As-is" Value of S	Land value est  1,706 SqR@S  1,184 SqR@S  1,184 SqR@S    Functional   S6,960     Functional   Signature   Signatur	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 56,960 170,880 25,000 245,880
COST APPROACH TO VALI Provide adequate information for the lesdes/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)  Wallflingford market over the last few years.  SIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Classify rating from cost service q3 Enective date of cost data 10/11/2019  Contractors on Cost Approach (gross firing area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.  Stimated Monthly Market Rent \$ X Gross Rent Middipler  Stimated	OPINION OF SITE VALUE  OPINION OF SITE VALUE  DWELLING  OP 1:10 Sf  Garage/Carport  Total Estimate of Cost-New Less Physical  Depreciated Cost of Improvemer  "As-is" Value of Site Improvemer  "As-is" Value of S	Land value est  1,706 SqR@S  1,184 SqR@S  1,184 SqR@S    Functional   S6,960     Functional   Signature   Signatur	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 56,960 170,880 25,000 245,880
COST APPROACH TO VALIDATION OF The design of the lesser/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)  Wallfingford market over the last few years.  SIMATED REPRODUCTION OR REPLACEMENT COST NEW  Source of cost data CONTRACTORS/BUILDERS  Bushly rating from cost service q3 Effective date of cost data 10/11/2019  Connects on Cost Approach (gross living area calculations, depreciation, etc.)  Cost estimates were derived from local contractors. Site value was sestimated based on comparable sales data from the subject's community, square footage calculations were derived from neasurements taken by the appraiser at the site.  Stimated Monthly Market Rent S X Gross Rent Methipfier  Astimated Monthly Market Rent S X Gross Rent Methipfier  Stimated Monthly Market Rent S X Gross Rent Methipfier  STIMATED REPROACH TO VALUE OF THE APPROACH	OPINION OF SITE VALUE  OPINION OF SITE VALUE  DWELLING  OP 1:10 Sf  Garage/Carport  Total Estimate of Cost-New Less Physical  Depreciated Cost of Improvemer  "As-is" Value of Site Improvemer  "As-is" Value of S	Land value est  1,706 SqR@S  1,184 SqR@S  1,184 SqR@S    Functional   S6,960     Functional   Signature   Signatur	imated based of 100,00 10,00 50,00 External for the TYPICAL HE PROPERTY	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	50,000 170,600 11,840 30,000 15,400 227,840 56,960 170,880 25,000 245,880

Freddie Mac Form 70 March 2005

UAD Version 9/2011

Page 3 of 6

" Form 1004 March 2005

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 use, intended use, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended use, intended use, definition of market value, or assumptions and limiting conditions, are not permitted. The appraisal may assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do constitute material alterations to this appraisal report, such as those required by law or those related to the appraisar's conficient 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 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 fair 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 taw in a market area; these costs are 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 concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: subject to the following assumptions and limiting conditions:

The appraiser's certification in this report is

- 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
- 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 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.

Freddie Mac Form 70 March 2005

#### APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

- t. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in
- 2. I performed a complete visual inspection of the Interior and exterior areas of the subject property. I reported the condition from the improvements in factual, specific terms, I identified and reported the physical deficiencies that could affect the
- 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 comparation approach to value. I have adequate comparable market data to develop a reliable sales comparison approach 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.
- 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 focated.
- 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 adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and
- 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.
- 18. 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 property or 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 montgage 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
- 20. I Identified the lender/client in this appraisal report, who is the individual, organization, or agent for the organization that

Uniform Residen	tial Appraisal Report	203519060287 File# 203519060287
secondary market participants; data collection or reporting agency, or instrumentality of the United States; and any state, obtain the appraiser's or supervisory appraiser's (if applicable)	services; professional appraisal or the District of Columbia, or other	or at the request of the ored enterprises; other ganizations; any department, jurisdictions; without having to obtained before this appraisal
22. I am aware that any disclosure or distribution of this appr laws and regulations. Further, I am also subject to the prov that pertain to disclosure or distribution by me.	aisal report by me or the tender/clier islons of the Unlform Standards of	nt may be subject to certain Professional Appraisal Practice
of any mortance discount the secondary	rer, the mortgagee or its successors market participants may rely on nore of these parties.	and assigns, mortgage this appraisal report as part
appraisal report containing a copy or representation of my signal valid as if a paper version of this appraisal report were discontinuous appraisal report appr	and video recordings), or a facsimi gnature, the appraisal report shall be elivered containing my original hand	ature," as those terms are ille transmission of this as effective, enforceable and written signature.
<ol> <li>Any intentional or negligent misrepresentation(s) contained in criminal penalties including, but not limited to, fine or imprison Code, Section 1001, et seq., or similar state laws.</li> </ol>	this appraisal report may result ment or both under the provisions	in civil liability and/or of Title 18, United States
SUPERVISORY APPRAISER'S CERTIFICATION: The Supervis	ory Appraiser certifies and agrees	that:
I directly supervised the appraiser for this appraisal assignmen analysis, opinions, statements, conclusions, and the appraise.	t, have read the appraisal report, an	
I accept full responsibility for the contents of this appraisal statements, conclusions, and the appraiser's certification.	report including, but not limited to, t	he appraiser's analysis, opinions,
The appraiser identified in this appraisal report is either a sappralsal firm), is qualified to perform this appraisal, and is accompanied.	ub-contractor or an employee of the eptable to perform this appraisal unde	supervisory appraiser (or the er the applicable state law.
This appraisal report complies with the Uniform Standards promulgated by the Appraisal Standards Board of The Appraisal report was prepared.	of Professional Appraisal Practice tha Foundation and that were in place	
5. If this appraisal report was transmitted as an "electronic re defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my signal valid as if a paper version of this appraisal report were de	and video recordings), or a facsimi	lle transmission of this as effective enforceable and
APPRAISER	***	
***	SUPERVISORY APPRAISER (ONLY IF REQUI	RED)
Signature NameWigh	Signature	
Name Wayne Wright	Name	
Company Address  G. W. Real Property Analysts  PO Roy 67	Сотралу Нате	
10000	Company Address	
Wallingford, CT 06492-0067 Telephone Number 203-623-2666	Talashara Musak	
Email Address <u>gwrealproperty@reagan.com</u>	Telephone Number Email Address	
Date of Signature and Report 11/18/2019	Date of Signature	
Effective Date of Appraisal 11/12/2019	State Certification #	
State Certification # rcr.0000578	or State License #	
or State License #	State	
or Other (describe) State #	Expiration Date of Certification or License	
State CT Expiration Date of Certification or License 04/30/2020	SUBJECT PROPERTY	
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property	
4 Penn Drive	Did inspect exterior of subject property from	m street
Wallingford, CT 06492	Date of inspection	
APPRAISED VALUE OF SUBJECT PROPERTY \$ 230,000	Did inspect interior and exterior of subject	property

Freddie Mac Form 70 March 2005

Name Olde City Lending Solutions
Company Name Allied Mortgage C

Allied Mortgage Group (Retall)

PA 19004

225 E City Avenue, Suite 102, Bala Cynwyd,

LENDERVCLIENT

Company Address

Email Address

UAD Version 9/2011

230,000

Page 6 of 6

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street

Date of Inspection

Date of Inspection

COMPARABLE SALES

Form 1004 March 2005

Uniform Residential Appraisal Report 203519060287 203519060287 FEATURE COMPARABLE SALE # 4 SUBJECT COMPARABLE SALE # COMPARABLE SALE # 6 4 Penn Drive 91 Pond Hill Road Wallingford, CT 06492 Wallingford, CT 06492 0.20 MILES E Sate Price 217,900 127.73 <sup>sq.ft.</sup> \$ 239,591 Sale Price/Gross Llv. Area 157.32 sq.ft. 50.1L sq.ft. Data Source(s) SmartMLS#170216201;DOM 87 Verification Source(s) under deposit
DESCRIPTION VALUE ADJUSTMENTS DESCRIPTION +(-) \$ Adjustment DESCRIPTION + (-) \$ Adjustment +{-} \$ Adjustment Listing Concessions Date of Sale/Time Active Location N;Res;Res N;Res;Res Leasehold/Fee Simple Fee Simple Fee Simple 22216 sf 24829 sf -627 N;Res;CtyStr N;Res;CtyStr Design (Style) DT1.5;cape DT1.5;cape **Quality of Construction** Q4 Q4 Actual Age 61 72 Condition C4 C4 Above Grade Total Borms. Bazns Total Odms. Batis Total Borns Battes 8क्षणाइ. Baths Room Count 9 5 2.0 7 4 1.0 +5,000 Gross Living Area 1,706 sq.n. 1,523 sq.ft. +3,660 sq.ft. sq.ft. Basement & Finished 1184sf296sfwu 740sf0sfwu +1,480 Rooms Below Grade 1m0br0.1ba0o +2,500 Functional Utility Average Average Heating/Cooling fwa/central fwa/none +1,000 Energy Efficient items None none Garage/Carport 1ga2dw 1gd2dw Porch/Patio Deck wd 104 sf wd 256 sf -1,520 Fireplace(s) 1 Fireplace 1 fireplace op.ep.sp.wd.patio ep 40 sf none +800 op,wd, sp. patio, shed none patio 168 sf -840 Net Adjustment (Total)  $\Box$ 11,453 Adjusted Sale Price 4.8 % Net Adi. of Comparables Gross Adj. 7.3 % \$ 251,044 Gross Adj Gross Adj. 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). SUBJECT COMPARABLE SALE # 4 COMPARABLE SALE # 5 COMPARABLE SALE # 6 Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) CoreLogic CoreLogic Effective Date of Data Source(s) 11/12/2019 11/12/2019 Analysis of prior sale or transfer history of the subject property and comparable sales Analysis/Comments

Freddie Mac Form 70 March 2005

UAD Version 9/2011

Fannie Mae Form 1004 March 2005

#### Supplemental Addendum

Porrouser	F.4. P.44	Cappionicital Audengull	Fia No. 203519060287
Borrower	Erin & Matthew Vecsey		
Proporty Address	4 Penn Drive		
City	Wallingford	County New Haven	State CT To Code 00400
Lender/Client	Allied Mortgage Group (Re	' New naven	State CT Zp Code 06492
			1

Title XI FIRREA Compliance Statement:- Appraiser to include a statement such as "Appraiser certifies that the appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq), and any implementing regulations."

## **Strapped Hot Water Heaters:**

Water heaters are not required to be strapped as Connecticut does not have an earthquake or hurricane issue.

#### Mechanicais/Appliances:

The heating system, electrical and plumbing systems were tested during the inspection, water was run in the sinks, toilets flushed and lights were turned on and off. The appliances were working as well, refrigerator and stove were in use.

#### **Utilities:**

Utilities were on and functioning at time of inspection.

## Smoke Detectors/Carbon Monoxide Detectors:

Smoke detectors are present. Carbon Monoxide detectors are not present and not required by State law.

#### SALES COMPARISON APPROACH:

Wallingford is a community of 45,779+- people spread out over 39 square miles. The median household income is \$69,216 versus the statewide median household income of \$69,243.

The following valuation issues were encountered when developing an estimate of market value, 1. subject is a cape which has addition that pushed its gla beyond most homes in the subdivision. The subject is not over-improved as there are other homes in the neighborhood as large or larger. 2. Few sales of any style home in this value range and location over the last 12 months. 2. lack of capes sales required the use of dissimilar styles, colonials and capes have similar appeal and are considered to be purchase alternatives. 3. scarcity of comparables required the use of sales which closed more than 6 months ago.

Comparable 1 has the following MLS comments: Beautifully maintained 7 room colonial with character, updated and ready to move into. Follow the stunning brownstone up the driveway to your new home. Newer roof, windows, driveway. Sun room with wood stove, open kitchen and dining on first floor. Second floor has Master bedroom with full bath and walk in closet, 2 bedrooms and another full bath. \*\*\*Wallingford Electric\*\*\* Close to shopping and highways. Come see this lovingly maintained home (26 Harrison Rd)

Comparable 2 has the following MLS comments: Well maintained Cape that lives like a ranch. Lot backs up to Kendrick Park & has direct access to park from backyard. Finished basement with electric heat & a 1/2 bath adds additional clean living space. Attractive stone exterior front. All hardwood floors, fireplace in living room, eat-in kitchen. 1140 square feet on 1st floor, upstairs finished attic space adds 456 sq.ft. Beautiful spacious 3 season porch overlooks private backyard & measures 28 x 14 with a woodstove & a tiled floor! House has a one year old Generac generator run by propane. Breezeway between house & garage. Central air! Furnace is only 5 years old. (40 Madison Ave)

Comparable 3 has the following MLS comments: Location Location! Convenient and easy access to Route 5 and I-91. 3 Bedroom home is located in a quiet neighborhood with a level lot and convenient to shopping, schools, medical, shopping and restaurants! Hardwood floors are throughout the home. The walkout lower level has a workshop area and another large room. In the evening sit out on your patio and listen to the babbling stream and enjoy your new home (18 Reskin Dr)

Comparable 4 has the following MLS comments: Location is Everything! Near schools, church, & shopping. beautiful gardens surrounding the property, family sized deck Recently stained. Storage shed for mower, garden & snow equipment. Fencing & shade trees complete the footprint of the yard. 4 bedroom, 1 bath modified cape features a large carpeted living room, new windows, pellet stove which will warm your tootsies on those cold snowy nights. Incl are window AC units to help cool in the summer months. kitchen w a center island, tile floor, newer cabinets. City water, sewers, 4 yr old roof, furnace with 2 zones & new windows thruout, blown in insulation on upper level which keeps the second level toasty warm in the winter months & with the help of window AC units keep the house cooler in the summer months. Unfinished basement - lots of storage- working with the sale (91 Pond Hill Rd)

#### Supplemental Addendum

 Re No. 2035	19060287	·

Borrower	Erin & Matthew Vecsey			·	20351	060287	
Property Address	4 Penn Drive						
City	Wallingford	County New Haven	State			<del></del>	
Lender/Client	Allied Mortgage Group (Retail)	- New Haven	342	СТ	Zp Code	06492	
	Harry Creating	<del></del>					

No declining values in this market segment is based on the median price history. The median price for a single family home in Wallingford peaked in 2006 at \$295,000. The current median price is greater than it was in 2003. The median price has been trading in a narrow range for the last few years which is an indication the market has stabilized. Time adjustments were not applied to the closed sales to reflect current market conditions.

No over-supply in this market segment based on the 1004 MC which indicates an 2.66 month supply of homes in the subject's neighborhood market segment. A supply over 6 months is considered to be an over-supply.

The absorption rate for the first 9 months of 2019 increased in relation to 2018. The 2018 single family market absorbed 34.08 houses per month. In 2019 the velocity increased to 36 houses per month.

Most weight given to sale 3 due to location and style.

Appliances are considered personal property and given no value in this appraisal.

## Market Conditions Addendum to the Appraisal Report

203519060287

Sale   Deciming   Sable   Deciming   Stable	Property Address 4 Penn Drive  Borrower Erin & Matthew Vecsey  Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide nearly ties and reliable and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered und explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below, it it is available, in in the analysis. It data sources provide the required information as an average instead of the median, the appraiser should report average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that is subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosus inventory fundysts  Total of Comparable Sales (Settled)  Absorption Raits (Total Sales/Nomths)  Total of Comparable Active Listings  Total of of Comparable Active Listings  Total of Occupanable Active Listings  Hostins of Housing Supply (Total Listings/Ab Rate)  Median Comparable Sales Days on Market  Median Comparable Sales Days on Market  Median Comparable List Price  Median Comparable List Price  Price A 294.  On 5004	ingford  ide support for those conclusions, regardin er must fill in all the Information to the exte ellable, the appraiser must provide an everer, the appraiser must include the data t the available figure and Identify à as an evoid be used by a prospective buyer of th est, etc.  Current - 3 Months  20  6.67  25  3.75  Current - 3 Months \$250,250	in increasis	9	Overali Trend	549	2
Someway Fine M. Affirm Very Very Service on the special or this provide support for those conclusions, regarding housing transform and used fine information regulated on this form as the basis for his ther conclusions, and must provide support for those conclusions, regarding housing transform and concilions are reported in the Religheborod section of the appraisal report from. The appraiser must transform and market conditions are reported on the Religheborod section of the appraisal report from. The appraiser must transform the required information as an arrange instead of the medium, the appraiser should report the available forms understay it as an arrange instead of the medium, the appraiser should report the available forms understay it as an arrange instead of the medium, the appraiser should report the available forms understay it as an arrange instead of the medium, the appraiser should report the available forms understay it as an arrange instead of the medium, the appraiser should report the available forms understay it as an arrange instead of the medium, the appraiser should report the available forms understay it as an arrange instead of the medium, the appraiser should report the available forms understay it as an arrange instead of the medium forms and the appraiser of the appraiser must provide the dedical and arrange of the appraiser must provide the dedical and arrange of the appraiser of the appraiser of the appraiser of the state of the appraiser of the appraiser of the appraiser of the state of the appraiser of the state of the appraiser o	Borrower Erin & Matthew Veccsey instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraisal it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unaverage appraisance in the analysis. It data sources provide the required information as an average instead of the median, the appraisar should report average. Sales and istings must be properties that compete with the subject property, determined by applying the criteria that is subject property. The appraisar must explain any anomalies in the data, such as seasonal markets, new construction, foreclosus inventery Analysis.  Inventery Analysis  Total of Comparable Sales (Settled)  Absorption Raits (Total Sales/Months)  Total of Comparable Sales (Settled)  Months of Housing Supply (Total Listings/Ab Rate)  4,43  1,91  Median Sale Price, DOM, Seleviule %  Prior 7–12 Months  Prior 7–12 Months  Prior 4–6 Months  Median Comparable Sales Price  \$245,000  \$255,745  Median Comparable List Price  Median Comparable Listings Days on Market  Median Comparable Listings Days on Market  Median Sale Price as % of List Price  On 1004	ide support for those conclusions, regardin er must fill in all the Information to the exte slable, the appraiser must provide an neverer, the appraiser must include the data to the available figure and identity à as an void be used by a prospective buyer of the res, etc.  Current - 3 Month's 20 6.67 25 3.75 Current - 3 Month's \$250,250	in increasis	9	Overali Trend	549	2
Set property. The special information required on this form as the basis for his/her conclusions, and most provide support for those conclusions, regarding housing trends and cereal market conditions as reported in the Relightanced section of the appreciate provides and cereal market conditions as a product in the Relightanced section of the appreciate market in the section of the sources with the section of the sources with the section of the sources with the section of the sources with the section of the sources with the stable and the section of the section of the section of the sources with the section of the sources with the stable and the section of th	instructions: The appraiser must use the information required on this form as the basis for his/fier conclusions, and must provide instructions: The appraisar must use the information required on this form as the basis for his/fier conclusions, and must provide in the Neighborhood section of the appraisal report form. The appraisal it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered und explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, it in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report average. Sales and istings must be properties that complete with the subject property, determined by applying the criteria that it subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosus inventory Analysis.  Total of Comparable Sales (Settled)  Alternative of Comparable Sales (Settled)  Alternative of Comparable Active Listings  Total of of Comparable Active Listings  Total of of Comparable Active Listings  Total of of Comparable Active Listings  Total of of Comparable Sales Price  Median Comparable Sales Price  Sales Days on Market  Sales Days on Market  Median Comparable Listings Days on Market  Median Comparable Listings Days on Market  Median Comparable Listings Days on Market  Median Comparable List Price  Median Sale Price as % of List Price  On 1004	ide support for those conclusions, regardin er must fill in all the Information to the exte slable, the appraiser must provide an neverer, the appraiser must include the data to the available figure and identity à as an void be used by a prospective buyer of the res, etc.  Current - 3 Month's 20 6.67 25 3.75 Current - 3 Month's \$250,250	in increasis	9	Overali Trend	>49,	
It is available and relable and must provide analysis as indicated below. If any appetid served data is surraisible, the topratiser must time all the information to the extent is a replaced to the median of the provided data in the analysis. In federal data sources will be all by provided data from the analysis as indicated below. If any appetid shapped data is not as an average. Sides and lottings must be properties that compared to the median, the approximation that have all interests in the analysis. In float a sources provide the required information as an average instead of the median, the approximation that the analysis is a floating must be properties that compared with the subject property. The expenses must time and identify a as an average. Sides and lottings must be properties that compared with the subject property. The expenses must opinion and identify a san average. Sides and lottings must opinion as an average instead of the median, the approximation for the availability from a median formation of the subject property. The expenses must opinion are should be used by a prospective buyer of the subject property. The expenses must opinion and identify a san average. Sides and lottings must be data, such as sessoral markets, new conduction, foreclosures, etc.  The approximation for the availability of the properties from a subject of the availability of a prospective buyer of the subject property. The expenses must of the properties in the subject property. The expenses must of the properties of the availability of a prospective buyer of the subject properties. The properties of the subject properties is the subject property of the subject properties. The properties of the subject properties of the subject properties. The properties of the subject properties. The properties of the subject properties. The properties of the subject properties. The properties of the subject properties. The subject properties. The subject properties. The subject properties. The subject properties. The subject properties	It is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unavailable on the appraisal report form. The appraisal report form. The appraisal report form is a recognized that not all data sources will be able to provide data for the shaded areas below, it is available, in in the analysis. It data sources provide the required information as an average instead of the median, the appraiser should report average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that is subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new constructions intended and applying the criteria that is subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new constructions intended and for Comparable Sales (Settled)  23 Prior 7-12 Months  Prior 7-12 Months  Total of of Comparable Sales (Settled)  23 22  Absorption Rate (Total Sales/Months)  3.8.3 7.33  Total of of Comparable Active Listings  17 14  Months of Housing Supply (Total Listings)  17 14  Median Sale Rule Price, DOM, Seleviulat % Prior 7-12 Months Prior 4-6 Months  Median Comparable Sales Days on Market  50 27  Median Comparable Listings Days on Market  50 27  Median Comparable Listings Days on Market  Median Sale Price as % of List Price	er must fill in all the Information to the exterior must provide an inverer, the appraiser must include the data it the available figure and identity it as an roudd be used by a prospective buyer of thins, etc.  Current - 3 Months  20  6.67  25  3.75  Current - 3 Months  \$250,250	increasir  Increasir  Increasir  Deckeling	9	Stable	i	
explanation. It is recognized that not all data sources will be able to provide data for the shaded was before it all be standed for the provide that one shaded was before it all be smaller, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser shaded report the available flyors and identify as an average. Sales and iskings must be properties that compete with the subject property. The appraiser must be properties that compete which is subject property. The appraiser must be properties that compete which is subject property. The appraiser must be properties that accorded to the subject property. The appraiser must be properties before the subject property. The appraiser must be properties that would be used by a prospective buyer of the subject property. The appraiser must be properties buyer of the subject property. The appraiser must be properties buyer of the subject property. The appraiser must be properties buyer of the subject property. The appraiser must be proposed to the subject property in the appraiser must be properties to the subject property in the subject property desired by appraiser must include the desired properties to the subject property. The appraiser must include the desired properties to the subject property desired by appraiser must include the desired properties to the subject property. The appraiser must include the desired properties to the support of the subject properties. The comparise state the properties of the subject properties and properties. The comparise facility and the subject properties and the properties of the	explanation. R is recognized that not all data sources will be able to provide data for the shaded areas below, if all sandalite, he in the analysis. It data sources provide the required information as an average instead of the median, the appraiser should report average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that is subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosus inventory Analysia.  Total of of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total of of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total of of Comparable Active Listings  17  14  Median Sale a List Price, DOM, SelevList %  Median Comparable Sales Price  \$245,000  \$258,743  Median Comparable Sales Days on Market  Median Comparable Sales Days on Market  Median Comparable Listings Days on Market  Median Comparable Listings Days on Market  Median Comparable Sales Days on Market  Median Comparable Listings Days on Market  Median Sale Price as % of List Price  Median Sale Price as % of List Price  On 1004	Hable, the appraiser must provide an increar, the appraiser must include the data to the available figure and Identity it as an incoded be used by a prospective buyer of thins, etc.  Current - 3 Months  20  6.67  25  3.75  Current - 3 Months  \$250,250	increasir  Increasir  Deciding	9	Stable	ic	<del></del>
in the unalysis. If class sources provide the foregoted information as an average reads of the median, the appraiser should report the available figure and blendy as an average. Sales and lictoring must be properties that compete with the subject properly, determined by applying the criteria has odd be used by a prospective buyer of the subject properly. The appraiser must be properties that compete with the subject properly, determined by applying the criteria has odd be used by a prospective buyer of the subject properly. The appraiser must be properties that compete with the subject properly. The appraiser must be properties that compete with the subject properly. The appraiser must be properties that compete with the subject properly. The appraisance and a subject properly foreign and a subj	in the analysis. It data sources provide the required information as an average instead of the shaded areas below; it it is available, for in the analysis. It data sources provide the required information as an average instead of the median, the appraiser should report average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, forecloss linventiony Analysis.  Total of of Comparable Sales (Settled)  Absorption Rats (Total Sales/Months)  Total of of Comparable Active Listings  17. 14  Months of Housing Supply (Total Listings/Ab Rate)  4.43  1.91  Needian Comparable Sales Price  \$245,000  \$258,743  Median Comparable Sales Days on Market  50  27  Median Comparable Sales Days on Market  \$460  \$65  Median Comparable Listings Days on Market  \$66  \$7,876  Median Sale Price as % of List Price  \$7,876  \$	nverver, the appraiser must include the data t the available figure and Identity it as an round be used by a prospective buyer of th res, etc.  Current - 3 Months  20  6.67  25  3.75  Current - 3 Months  \$250,250	increasir Deckelog Deckelog	9	Stable	· · ·	
average. Sees and istinge must be properties that complete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the satisfact property. The appraisant properties that complete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the satisfact property. The appraisant properties that the properties that complete with the subject property. The appraisant property is as as a seasonal markets, new constitution, textoclessures, etc.    Investigation   Prior 4-12 Months   Prior 4-5 Months   Durism's All Months of Household   Stable   Durism's All Prior   Stable   Durism's A	average. Sales and listings must be properties that compete with the subject property, determined by applying the criteris that is subject property. The appraiser invist explain any anomalies in the data, such as seasonal markets, new construction, foreclosus inventory Amelysia.  Total of of Comparable Sales (Settled)  Absorption Raits (Total Sales/Months)  Total of of Comparable Active Listings  Total of of Comparable Active Listings  Total of of Comparable Active Listings  17  14  Months of Housing Supply (Total Listings/Ab Rate)  Median Bote & Lies Price, DOM, Selar List  Median Comparable Sales Days on Market  Median Comparable Sales Object on Market  Median Comparable Sales Object on Market  Median Comparable Sales Object on Market  Median Comparable Sales Object on Market  Median Comparable Sales Object on Market  Median Comparable Sales Object on Market  Median Sale Price as % of List Price  Object Object Sales  O	t the available figure and Identify it as an around be used by a prospective buyer of these etc.  Current - 3 Months  20 6.67 25 3.75 Current - 3 Months  \$250,250	increasir Deckelog Deckelog	9	Stable	ic	
subject property. The appraiser may aromalise in the data, such as seasonal markets, new construction. fonctiosurs, etc.    Prior 7-12 Months   Prior 8-12 Months   Pr	subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosus inventiony Analysis.  Total of of Comparable Sales (Settled)  Absorption Ratis (Total Sales/Months)  Total of of Comparable Active Listings  Total of of Comparable List Price  Median Comparable List Price  Median Comparable List Price  Median Comparable Listings Days on Market  Total of Compar	rould be used by a prospective buyer of the ris, etc.    Current - 3 Months   20   6.67   25   3.75   Current - 3 Months   \$250,250	Increase Increase Declining	9	Stable		
Prof.   Prof	Investion y Analysis  Total of of Comparable Sales (Settled)  Altsorption Rate (Total Sales/Months)  Total of of Comparable Sales (Settled)  Altsorption Rate (Total Sales/Months)  Total of of Comparable Active Listings  Total of Comparable Active Listings  Total of Comparable Active Listings  Total of Comparable List Price  Median Comparable List Price  Median Comparable List Price  Median Comparable Listings Days on Market  Active Comparable Comparable Listings Days on Market  Active C	105, etc.  Current - 3 Months  20 6.67 25 3.75 Current - 3 Months \$250,250	Increase Increase Declining	9	Stable		
Total # of Comparable Sales (Settined)  23  22  20  3.83  7.33  6.67  Increasing  Stable  Deciding  Total # of Comparable Sales (Settined)  3.83  7.33  6.67  Increasing  Stable  Deciding  Stable  Increasing  Stable  Deciding  Stable  Increasing  Incr	Total # of Comparable Sales (Settled)   23   22	20 6,67 25 3,75 Current - 3 Months \$250,250	Declining  Declining	9	Stable		
Absorption Rate (Total Sales/Memiths)  3.83  7.33  6.67  10 pecked of Comparable Curre Listings  17  14  25  Deckeding Stable Decked of Comparable Curre Listings  17  14  25  Decked of Comparable Curre Listings  19  Median Comparable Sale Price DOB. Sales Needlan Comparable Sale Price Sales Needlan Comparable Sales Days on Market  50  27  45  Decked of Comparable Sales Days on Market  50  27  45  Decked of Comparable Sales Days on Market  50  27  45  Decked of Comparable Sales Days on Market  50  27  45  Decked of Comparable Sales Days on Market  50  27  45  Decked of Comparable Sales Days on Market  50  27  45  Decked of Comparable Sales Days on Market  50  27  45  Decked of Comparable Sales Days on Market  50  27  45  Decked of Comparable Sales Days on Market  50  27  45  Decked of Comparable Sales Days on Market  36  65  60  Decked of Comparable Sales Days on Market  36  65  60  Decked of Comparable Sales Days on Market  36  65  60  Decked of Comparable Sales Days on Market  36  65  60  Decked of Comparable Sales Days on Market  36  65  Both of Comparable Sales Days on Market  36  65  Both of Comparable Sales Days on Market  36  65  Both of Comparable Sales Days on Market  36  Both of Sales (Geredoper, builder, etc.) paid financial assistance prevalent?  By Yes  Both of Sales (Geredoper, builder, etc.) paid financial assistance prevalent?  By Yes  Both of Sales (Geredoper, builder, etc.) paid financial assistance prevalent?  By Yes  Both of Sales (Geredoper, builder, etc.) paid financial assistance prevalent?  By Yes  Both of Sales (Geredoper, builder, etc.) paid financial assistance prevalent?  By Yes  Both of Sales (Geredoper, builder, etc.) paid financial assistance prevalent?  By Yes  Both of Sales (Geredoper, builder, etc.) paid financial assistance prevalent?  By Yes  Both of Sales (Geredoper, builder, etc.) paid financial assistance prevalent?  By Yes  Both of Sales (Geredoper, builder, etc.) paid financial assistance prevalent?  By Yes  Both of Sales (Geredoper, builder, etc.) paid financial assistan	Altsorption Ratis (Total Sales/Months)   23   22     Total # of Comparable Active Listings   17   14     Months of Housing Supply (Total Listings/Ab Rate)   4,43   1,91     Median Sale & List Price, DOM, Sale/List %   Prior 7-12 Months   Prior 4-6 Months     Median Comparable Sale Price   \$245,000   \$258,743     Median Comparable Sales Days on Market   50   27     Median Comparable List Price   \$245,000   \$252,450     Median Sale Price as % of List Price   \$7,876.	6.67 25 3.75 Current - 3 Months \$250,250	Declining  Declining	9		10	
Identify of Comparable Active Listings   17	Iotal # of Comparable Active Listings	25 3.75 Gurrent - 3 Months \$250,250	Declaring Declaring		Stable	ΙL	Declaring
Months of Housing Supply (Total Listings/Albritate)	Months of Housing Supply (Total Listings/Ab Rate)   4,43   1,91	3.75 Current – 3 Months \$250,250	Declining			Ĺ	Declining
Median Comparable Sale Price   Sale Sale   Sale	Median Sale & Liet Price, DOM, Sele/Liet %   Prior 7-12 Months   Prior 4-6 Months	Current - 3 Months \$250,250				2	Increasing
Median Comparable Sales Days on Market   \$245,000   \$258,743   \$250,250	Median Comparable Sales Days on Market         \$249,000         \$258,743           Median Comparable List Price         \$245,000         \$252,450           Median Comparable Listings Days on Market         36         \$5           Median Sale Price as % of Ust Price         97,876         09,400	\$250,250	<del></del>				increasing
Median Comparable List Frice \$245,000 \$252,450 \$235,900 bornsaing \$3able frices \$245,000 \$252,450 \$235,900 bornsaing \$3able frices \$245,000 \$252,450 \$235,900 bornsaing \$3able frices \$36 65 60 bornsaing \$3able frices \$360 \$252,450 \$360 \$235,900 bornsaing \$3able frices \$360 \$252,450 \$360 \$260 \$260 \$260 \$260 \$260 \$260 \$260 \$2	Median Comparable List Price         \$245,000         \$252,450           Median Comparable Listings Days on Market         36         36           Median Sale Price as % of Ust Price         97,8794         09,1004		i Increasin	15		т-	] Davibina
Median Comparable Listings Days on Market  36  85  60  Declining Stable Nortes Needen Sale Price as % of Ust Price  97.87%  98.19%  98.19%  98.44%  Increasing Stable Nortes Seler-(developer, builder, etc.) paid financial assistance prevalent?  Yes  No  10  Declining Stable Nortes Seler-(developer, builder, etc.) paid financial assistance prevalent?  Nortes Stable	Median Comparable Listings Days on Market 36 65  Median Sale Price as % of Uist Price 97, 97%		<del> </del>	<u> </u>		╬	Increasing
Median Sale Price as % of Ust Price  97.87%  98.19%  98.44%    Increasing   Stable   Declining   Declining   Stable   Declining   Decli	Median Sale Price as % of List Price 97.87% 09.400%	\$235,900	increasion	, 15	Stable	恄	Deciring
Seller (fereloper, builder, etc.) paid financial assistance prevalent?    Seller (fereloper, builder, etc.) paid financial assistance prevalent?   Yes   No		60	Declining Declining		Stable	×	Increasing
Explain in detail the seler concessions trends for the past 12 months (e.g., seter contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo  The SmartMLS MLS indicated 7 of 65 (10.8%) of the closed sales in the market area between 11/12/2018 and 11/12/2019  contained seller concessions. Concessions ranged between \$5,000 and \$10,000, and the median concession was \$5,000. For 7-12 months prior, 1 of 23 transactions (4.3%) had concessions. For 4-6 months prior, no transactions had concessions reported. For the 3 months prior to the effective date, 6 of 20 transactions (30.0%) had concessions.  Are foreclosure sales (RE0 sales) a factor in the market?  Ves No It yes, explain (including the trends in listings and sales of foreclosure or short sale. Out of 69 closed sales the past 12 months, 1 (1.54%) were foreclosures or short sales. In the prior 7-12 months, 0 of 23 sales (0.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active listings (16.00%) are foreclosures or short sales.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Rephotohood section of the appraisal month from the unused are additional before the conditions.		98.44%	<del> </del>			I	Declining
The SmartMLS MLS indicated 7 of 65 (10.8%) of the closed sales in the market area between 11/12/2018 and 11/12/2018  contained seller concessions. Concessions ranged between \$5,000 and \$10,000, and the median concession was \$5,000. For 7-12 months prior, 1 of 23 transactions (4.3%) had concessions. For 4-6 months prior, no transactions had concessions reported. For the 3 months prior to the effective date, 6 of 20 transactions (30.0%) had concessions.  Are foreclosure sales (RE0 sales) a factor in the market?  Yes Mo It yes, explain (including the trends in listings and sales of foreclosure or short sales).  As reported in the SmartMLS MLS, out of 79 properties either listed or sold, 4 (5.06%) were indicated as a foreclosure or short sale. Out of 60 closed sales the past 12 months, 1 (1.54%) were foreclosures or short sales. In the prior 7-12 months, 0 of 23 sales (0.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active listings (16.00%) are foreclosures or short sales.  Case data sources for above information.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Rephotohood section of the appraisal report from it was underlined as a defined to the sales.	Explain in detail the selfer concessions trends for the past 12 months (e.g., selfer contributions increased from 3% to 5% increased	sing use of handowns closing costs con-	Decilning	<u>D</u>	Stable	JC	increasing
prior, 1 of 23 transactions (4.3%) had concessions. For 4-6 months prior, no transactions had concession was \$5,000. For 7-12 months prior to the effective date, 6 of 20 transactions (30.0%) had concessions.  As forecours size (RE0 sales) a factor in the marker?  Yes Mo If yes, explain (including the trends in listings and sales of foreclosure or short sale.)  As reported in the SmartMLS MLS, out of 79 properties either listed or sold, 4 (5.06%) were indicated as a foreclosure or short sale. Out of 60 closed sales the past 12 months, 1 (1.54%) were foreclosures or short sales. In the prior 7-12 months, 0 of 23 sales (0.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active listings (16.00%) are foreclosures or short sales.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Neohothood section of the appraisal month from the sum that the prior the sales in the past 12 months.	The SmartMLS MLS indicated 7 of 65 (10.8%) of the classes	l color in the area are		11404	0040		
the effective date, 6 of 20 transactions (30.0%) had concessions.  As foreclosure sets (RE0 sales) a factor in the market?  Wes the first listings and sales of foreclosure or short sales. In the prior 7-12 months, 0 of 23 sales (0.00%) were foreclosures or short sales. In the prior 3-12 months, 1 (1.54%) were foreclosures or short sales. In the prior 7-12 months, 0 of 23 sales (0.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active listings (16.00%) are foreclosures or short sales.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Neohborhood section of the appraisal month from the summarize the above information as support for your conclusions in the Neohborhood section of the appraisal month from the sum that the conditions are support for your conclusions in the Neohborhood section of the appraisal month from the sum that the conditions are support for your conclusions in the Neohborhood section of the appraisal month from the sum that the conditions are support for your conclusions in the Neohborhood section of the appraisal month from the sum that the conditions are support for your conclusions in the Neohborhood section of the appraisal month from the sum that the conditions are support for your conclusions in the Neohborhood section of the appraisal month from the sum that the sum							
As reported in the SmartMLS MLS, out of 79 properties either listed or sold, 4 (5.06%) were indicated as a foreclosure or short sale. Out of 60 closed sales the past 12 months, 1 (1.54%) were foreclosures or short sales. In the prior 7-12 months, 0 of 23 sales (0.00%) were foreclosures or short sales. In the prior 4-6 months, 0 of 22 sales (0.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active listings (16.00%) are foreclosures or short sales.  Case data sources for above information.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report from it was underly and the conditions and the past 1 months.		nsactions had concession	reported	For	he 3 mont	<u>t.⊞</u> her	viiuis prior to
As reported in the SmartMLS MLS, out of 79 properties either listed or sold, 4 (5.06%) were indicated as a foreclosure or short sale. Out of 60 closed sales the past 12 months, 1 (1.54%) were foreclosures or short sales. In the prior 7-12 months, 0 of 23 sales (0.00%) were foreclosures or short sales. In the prior 4-6 months, 0 of 22 sales (0.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active listings (16.00%) are foreclosures or short sales.  Case data sources for above information.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the state of the sales are supported by the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from its unused as a support for your conclusions in the Neighborhood section of the appraisal report from its unused as a support for your conclusions in the Neighborhood section of the appraisal report from its properties.	the effective date, 6 of 20 transactions (30.0%) had concessions.				alo o mone	119 1	MIOI TO
As reported in the SmartMLS MLS, out of 79 properties either listed or sold, 4 (5.06%) were indicated as a foreclosure or short sale. Out of 60 closed sales the past 12 months, 1 (1.54%) were foreclosures or short sales. In the prior 7-12 months, 0 of 23 sales (0.00%) were foreclosures or short sales. In the prior 4-6 months, 0 of 22 sales (0.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active listings (16.00%) are foreclosures or short sales.  Case data sources for above information.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the state of the sales are supported by the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from it was underlying the control of the support for your conclusions in the Neighborhood section of the appraisal report from its unused as a support for your conclusions in the Neighborhood section of the appraisal report from its unused as a support for your conclusions in the Neighborhood section of the appraisal report from its properties.	Are foreclosure sales (REO sales) a factor in the market?	don the bands !- !!-					
foreclosures or short sales. In the prior 4-6 months, 0 of 22 sales (0.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active listings (16.00%) are foreclosures or short sales.  Cas data sources for above information.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Nechborhood section of the appraisal report form. If you lived any additional blooming and the conditions and the sales.		and the trends in listings and sales of fore	closed properties	).			
sales (5.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active listings (16.00%) are foreclosures or short sales.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you need they additional before the sales and the sales are additional before the sales and the sales are additional before the sales.	the page to page to the month of the contract	the prior 7 10 months A -	£ 00t		04.5	-	
Cas data sources for above information.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used the above information as support for your conclusions in the Neighborhood section of the appraisal report form.	13. Value of Short Sales, in the phot 4-6 months, thorax sales () they twent	**************************************	1 . 44			4 20	
Cite data sources for above information.  The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.  Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used they additional information as support for your conclusions in the Neighborhood section of the appraisal report form.	sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active	listings (16.00%) are forer	closures or	sho	t sales.	<u> </u>	<u>,                                     </u>
11/12/2019.  Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information are support for your conclusions in the Neighborhood section of the appraisal report form.							
Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information with the contract of the cont	The Warket Conditions Addenda was come	eted with data from Smart	MLS MLS	with	an effectiv	e d	ate of
Summarize the above information as support for your conclusions in the Heighborhood section of the appraisal report form. If you used any additional information, such as							
2) 3/3/VSB of Settling styles and/or employ employed and military to take the settle of the settle o	Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you	used any additional information, such as					
Total and support for your conclusions.	an arraysts or pericang sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation an	d support for your conclusions.					
Total sales are stable  Months supply is in over-supply	Months supply is in over supply						
Median sale price is stable.	Median sale price is stable						
Median sale DOM is stable	Median sale DOM is stable						
Median list price is stable.							
Median list DOM is stable							
Median sale list percent is stable. This analysis may be of limited use due to lack of additional data.	This analysis may be of limited use that to lock of additional to	·- ·- ·- ·- ·- ·- ·- ·- ·- ·- ·- ·- ·- ·					
This structure may be of limited use due to lack of additional data.	The calary are that be of limited use due to tack of additional data.						
If the subject is a unit in a condominion or cooperative project, complete the following:  Project Name:	and the contract of the contra	Project Name					
Subject Project Data Prior 7–12 Honths Prior 4–6 Months Current – 3 Months	TIM 4-0 BRABIS				Overall Trend		
	Total # of Comparable Sales (Settled)		increasing		Stable	П	Declining
ICA # G COMPARINE Sales (Seried)			Increasing		Stable		Declining
Absorption Rate (Total Sales/Months) Increasing Stable Deckling    Deckling			Declining		Stable		increasing
Cota # or Comparable Listings   Stable   Declining   Stable   Increasing   Increasing   Stable   Increasing   Increasing   Increasing   I		Tiber of REO Referee and purchase as a second	Declining		Stable		Increasing
Increasing   Stable   Declining   Declining   Stable   Declining   Declining   Stable   Declining   Stable   Declining   Declining   Stable   Declining   Stable   Declining   Stable   Declining   Declining   Stable   Declining   Stable   Declining   Declining   Stable   Declining		tong at the country one probabilists notices	an nomino ano s	ane2 OI			
Increasing   Stable   Declining   Stable   Declin	L. J. T. I Just a Just a Modern of the						
Increasing   Stable   Declining	L. J 1 1.00 ii ) to 3 ii Annothe ii Ann					_	
Increasing   Stable   Declining	L. J 1 1.00 ii ) to 3 ii Annothe ii Ann					_	
Increasing   Stable   Declining	L. J 1 1.00 ii ) to 3 ii Annothe ii Ann						
Increasing   Stable   Declining	L. J. T. I Just a Just a Modern of the						
Increasing   Stable   Declining	L. J. T. I Just a Just a Modern of the					_	
Increasing   Stable   Declining	foreclosed properties.			-			
Increasing   Stable   Declaring   Increasing   Declaring   Decla	foreclosed properties.						
Increasing   Stable   Declaring   Declaring   Stable   Increasing   St	foreclosed properfies.  Summarize the above treads and address the impact on the subject unit and project.						
Increasing   Stable   Declaring   Increasing   Declaring   Decla	foreclosed properties.  Summarize the above trends and address the impact on the subject and and project.						
Increasing   Stable   Declaring   Declaring   Stable   Increasing   St	foreclosed properties.  Summarize the above trends and address the impact on the subject and and project.						
Increasing   Stable   Declaring   Declaring   Stable   Increasing   St	foreclosed properties.  Summarize the above trends and address the impact on the subject and and project.						
Increasing   Stable   Declining   Declining   Stable   Increasing   Stable   Declining   Stable   Increasing   Increasing   Stable   Increasing   Incr	foreclosed properfies.  Summarize the above trends and address the impact on the subject unit and project.						
Declaring   Decl	Summarize the above trends and address the impact on the subject unit and project.  Sometimes Summarize the above trends and address the impact on the subject unit and project.  Sometimes Summarize the above trends and address the impact on the subject unit and project.  Sometimes Summarize the above trends and address the impact on the subject unit and project.						
Color of Comparable State   Declaring   Stable   Increasing   Increasing   Stable   Increasing   Increasin	Summarize the above trends and address the impact on the subject unit and project.  Sometical address the impact on the subject unit and project.  Sometical address the impact on the subject unit and project.  Sometical address the impact on the subject unit and project.  Sometical address the impact on the subject unit and project.  Sometical address the impact on the subject unit and project.  Sometical address the impact on the subject unit and project.						
Total # of Lomparable Sales (Setted)   Increasing   Stable   Declaring	Summarize the above trends and address the impact on the subject unit and project.  Signature  Signature  Signature  Wayne Wright  Company Name  G. W. Real Property Analysts  Company Name  Company N	TIE .					
Document   Document	Summarize the above trends and address the impact on the subject unit and project.  Signature  Signature  Signature  Wayne Wright  Company Name  G. W. Real Property Analysts  Company Name  Company N	ne dress			State		
Docesting   Stable   Declining   Stable   Declining   Stable   Declining   Docesting   Stable   Declining   Declining   Stable   Declining   Declining   Stable   Declining   Stable   Declining   Declining   Stable   Declining   Declining   Stable   Declining   Decl	Summarize the above trends and address the impact on the subject unit and project.  Signature  Signature  Signature  Wayne Wright  Company Name  G. W. Real Property Analysts  Company Address  PO Box 67, Wallingford, CT 06492-0067  State License/Dettilication # rcr.0000578  State CT  State License	ne fress (Certification #			State		

in alie

# Comps considered in analysis - Page 1

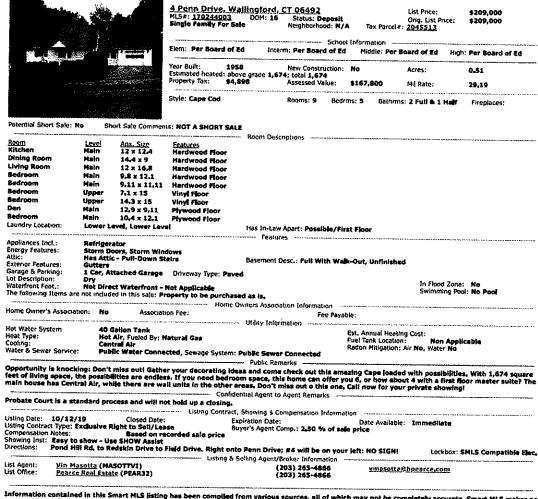
ı	M-S # 170043712	Sten	19 Stalus Dute 2 10/18/19	ድረር ቤ: Sf	re inviciosed Pine LP: \$204,900	Address	City	Acres	Soft Taral	SqFt Abrig	Style or Heet Type	Roger	s tree
2	126729391	P+ 120		5F	LP: \$204,900 .	4'-1 World Street Fac.	Wallingford	0.71	1,800	1,800	Colonial	7	3
3	\$78247b36	acti	10/27/19	S.	LP: \$219,000	61 Supposes Ave.	Wallingford Wallingford	0.31	1,130	1,130	Colonial	6	3
4	170235044 120366122	ALM		SF	LP: \$219,900	12 timus St.	Wattingford	0,2t 0,11	1,254 1,231	1,254 1,231	Cape Cod	6	4
6	176140363	400 NEX		\$⊁ S⊁	LP: \$270,000	18.5 meson Ave.	Waltingford	0.16	960	960	Cape Cod Ranch	6 5	3
7	170237621	RECO		5F	LP: \$225,900 N LP: \$227,500 #	145 S. Command St. 41 West St.	Wallingford	0.12	1,286	1,256	Caph Cod	6	3
8	120247164	#1.DR		SF	U: \$235,000 4	4 '0 5, Man 51.	Wallingford Wallingford	0.19 0.31	1,093	1,093	Cape Cod	5	3
9	170220043	ACTI	411 217 20	SF	LP: \$235,900	54 Morrings de Touace	Wallingford	0.36	1,346 1,383	1,166	Split Level	;	3
11	170197934 170197354	97.00 20.14		SF	LP: \$239,900 4	\$76 George Court	Wallingford	0.34	2,221	1,721	Cape Cod	7 5	3
15		ACT.		SF SF	LP: \$239,900 # LP: \$269,500	136 Shares \$4.	Walkingford	5,15	1,896	1,898	Colonial	ě	4
13	176751702	ろだが	11/11/19	SF	LP: \$279,900 N	182 Como: 52, 11 Statuson Ra.	Wilkingford Willingford	0.34	1.156	1,156	Cape Cod, Ranch	6	2
14 15	140713036	ACTV		SF	LP: \$289,000	A Mercy Carbi	Waltingford	0.4; 0.42	2,000 2,190	1,600 2,190	Colonisi Split Level	7	4
16	120236691 120225342	acity SHOW		Sr Sr	LP: \$290,000	Mildonith.	Watingford	0.64	956	956	Sobi Level	62 6	6 3
1/	1752,76580	SHOV		SF	LP: \$219,900 LP: \$219,999	AT Bloto-fre Rd.	Walkingford	0.41	1,726	1,726	Solt Level	6	3
18	176242092	SHOW		\$F	UP: \$264,900	SS Dispersion in	Walkingford Walkingford	0.22 0.41	1.470 1.464	1,470 1,164	Cape Cod	7	4
19 20	170233779	DE₽	09/20/19 11/05/19	SF SF	LP: \$204,900	36 tecompus eve.	Wallingtord	0.25	1,142	1,142	Raised Ranch Cape Cod	6 6	2
21	120215201	DEP	10/14/19	SF	LP: \$209,000 LP: \$239,591	4 form to. 31 Sect 6-2 no.	Walkingford	0.91	1,674	1.674	Cape Cod	9	5
52	1/0225247	DEP	11/13/19	SF	LP: \$219,900	55 Manas Carle	Wallingford Wallingford	0.57 0.71	1,523	1,523	Cape Cod	7	4
23 24	1/21/21/36	DEP	11/14/19	SF	LP: \$239,900 &	5 Harrier A.c.	Waltingtord	0.44	1,628 1,648	1,354 924	Split Level Ranco	8	3
75	170246184 170211317	DEP DEP	10/28/19 10/26/19	S.F S.F	LP: \$259,900	34 Cardioni To-	Walkingford	0.76	1,489		Ranch	5 7	4
26	120205633	CLSD			LP: \$265,000 LP: \$209,900	27 Kondrocki i ang	Wallingford	0.44	1,866		Ranch	7	4
•••		CLSU	10/01/19	SF	CP: 5200,000	36 Brocevote Dr.	Wallingford	0.41	1,142	1.142	Cape Cod	5	3
27	1.03.2759	CLSD	04/10/19	Sê	EP: \$215,500 CP: \$201,000	11 South Street, Acc.	Wallingford	0.20	1,266	1,266	ee.		
28	26158934	CLSD	05/16/19	SF	LP: \$214,900			0.20	1,400	1,200	Cope Cod	6	3
				34	CP: \$204,000	241.1600.11.R.Ed.	ShotSvilleza	0.46	1,063	1,063	Cape Cod	5	2
29	179233779	CLSO	10/11/19	SF	LP: \$205,000 CP: \$205,000	\$ 000g x 0s.	Wallinglord	0.26	1,280	1,290	Cape Cod	6	4
30	170203817	CLSD	10/28/19	55	LP: \$225,000	25 Levels Ave.	100-06 2 4					۰	~
31	176113500	~ ~			EP: \$205,000 LP: \$216,900		Walkingford	0,18	1,154	7,154	Cape Cod	6	3
21	170127529	CLŚD	12/20/18	55	CP. \$208,500	54 S. White Serv Ave.	Waltingford	0.08	1.360	1,360	Cofonial	6	3
32	1201112516	にいっ	12/21/18	5F	LP: \$209,900 CP: \$209,900	199 Courtly Chip Labe	Wallingford	0.32	1,512	1.003	W		
33	120213819	CLSD	08/27/19	SF	LP: \$224,900				1,512	1,092	Ranch	ě	3
					CP: \$210,000	LI Alorenti ane	Wallingford	0.22	1,104	1,104	Solt Level	6	3
54	176100912	CLSD	05/21/19	5F	LP: \$219,000 CP: \$210,000	Bu Pesa Hill Re.	Waltingford	0.46	1,128	1,128	Ranch	6	3
35	175192214	CLSD	09/25/19	SF	LP: \$724,900	24 B 34 01 Cr.	Waterators						-
	1201 12325	cico			CP. \$215,000 LP: \$274,900		Walfungford	0.45	1,780	1,280	Cape Cod	5	3
30		CLSO	03/07/19	5.5	CP \$216,300	31 5000 00	Wallingford	0.40	1,409	1,409	Ranch	5	3
37	175199301	CLSD	DR/23/19	SF	LP: \$229,900 CP: \$229,600	15 Saucuse Court	Walkingford	0.66	1,600	076		-	
38	170125004	CLSO	06/28/19	SF	LP: \$229,900		-	2,00	1,000	976 1	Raised Ranch	5	2
			00/20/19	3r	CP \$220,000	431 S. 7 lm St.	Waltingford	0.78	1,448	1,176	Split Level	7	3
39	1 (6357504)	CLSD	04/01/19	SF	LP: \$229,000 CP: \$220,000	des f. Cepter St.	WallingTord	0,44	1,638	936 !	Split Level	6	3
40	1.702.49594	CLSD	01/18/19	SF	LP: \$215,000	93 Franko St.					opic cores	•	,
41	3.74.15****			-	CP \$220,000 LP. \$229,900	221.25.251.16	Waltengford	0.14	1.331	1.331 1	Bungalow	8	3
41	17015555	CLSO	05/01/19	58	CP: 5225,600	377 S. 19m (5-	Wallingford	0.74	1,092	1,092 5	işkt Level -	2	3
47	170151643	CLSO	06/10/19	SF	LP: \$229,900	State of Ann.	Wallingford	0,18				-	
43	1/0175157	CLSD	06/01/19	\$F	10: 0274 000			0,14	1,634	1,434 (	Cape Cod	6	4
			VW01/19	3,	CP 1235,000	130 S. Conura St.	Walfingtord	0,17	1,495	1,495 (	Cotonial	7	3
44	170192239	CLSO	06/29/19	5F	LP: \$239,900 CP: \$236,000	64 Extrema Ave.	Wallingford	0.11	1,294	1,294	Tape Cod	5	2
45	170230351	CLSD	11/06/19	5F	UF: 5239,999	A kar St						,	4
				_	1 P : 3.230 (SA)	/1.tac.St.	Wallingtond	0.15	1,488	1,488 (	Colonial	,	3
	1.151.257.22	CLSD	11/29/18	4,	CP 5238,500	<u> </u>	Wallingtord	0.62	1,276	1,276 R	tanich	5	3
47	170179357	CLSD	05/15/19	\$5	LP: \$249,900 CP: \$240,000	40 Mad-105 Ave.	Wallinglard	0,20	1506				
48	78164097	cuso	05/01/19	SE	LP: 6249,900					,596 C	Cape Cod	5	3
				эr	CP 9240,000	NO Vinustracto Camp	Wellengford	0.28	1,731 1	,166 R	tench	5	3
49	170 <u>116456</u>	CLSD	05/13/19		IP: \$265,000 CP: \$740,000	135 S. Physic 51,	Wallingford	0.23	2,534 2	!,134 C	olonial, Victorian	7	3
50	70125809	CLSD	01/31/19	CE	LP: \$250,000	ill Graphics Ave.			-			•	,
					I D+ 6245 AAA		Wallingford	0.28	1,068	,068 R	anch	4	2
2)	L/C180241	CLSO	11/05/19		CP: \$242,000	<u>19 000 1300</u>	Wallingford	0.43	1.525 1	.152 S	olt Level	7	4
52 .	7/17/27/214	CLSD	10/01/19	56	LP: \$244,900	65 <u>Prod el II Re</u> ,	Walkingford	0.53					
51 :	V6176165	cien	nt cox no		10- 6245 non		Wallangiord	0.53	1,132 1	.152 A	anch	6	3
	SALTERO	CCSO	09/06/19			177 S. Windlinson Ares.	Walkroford	0.17	,548 I	.545 C	ape Cod	7	3
\$4 ;	79254231	CLSD	94/11/19	SF	LP: \$249,900 CP: \$245,000	11 (Prov. 5).	Wallingford	0.21	.00L 1	.521 В	ungatow	7	3
55 3	70104252	CLSD	11/16/18	er .	LP: \$279,900								-
				<b>3</b> 4	CP 9745,000	76 Heinson Rd.	Wallingford	0.69	,968 )	,961 C	(sionial	7	3
56	70220041	CLSD	11/08/19		LP: \$249,008 CP: \$248,000	Adopt ass	Waltingford	0.38	,320 1	.004 \$	plit Level	6	3
5/ ;	70329767	CLSD	05/06/19		LP: \$249,750	LYGIOT Ave.	Waltingford	0.36					
	<u> 101868) 2</u>			1	D 4754 900			0,36	***** }	.212 R	anch	5	2
	ATTEMENT OF	CLSO	06/25/19	٠,	CP: \$249,000	Li Shen Dr.	Wallingford	0.35	.148	,148 R	anch	5	3
59 3	ZEX12899	CLSO	12/05/18		LP: \$259,000 CP: \$250,000	CONGRESS.	WaltingFord	0.42 1	,452 ı	.052 S	plt tevel	5	2
60 1	70127585	CLSD	08/21/19	<- 1	LP: \$254,900								-
					CP: \$252,500	122 3, Oresid 51,	Wallingford	0.20	,474 1,	.474 C	olonial	ō	3

# Comps considered in analysis - Page 2

•	51 <u>1.0</u>	142.11	CLSD	07/16/19	SF	LP: \$259,900 CP: \$252,600	STRANSPALSTON FAL	Watenglord	0.31	1,536	1,536	Colonial	,	
ē	iz iii	9290430	CLSD	09/74/19	SF	LP: \$259,900 CP: \$253,500	1 Velyages	Walkingford		1,508	1.508	Ranch	,	3
6	3 <u>12</u>	2233030	CLSO	11/08/19	SF	LP: \$254,900 CP: \$254,900	PARTNERS OF	Wallingford	0.33		1.136	Ranch		3
6	4 LI	<u>0.140090</u>	CLSO	08/01/19	SF	UF: \$266,900 CP: \$257,485	an Succession	Wallingford	0.41	•	1,288	Raised Ranch	5	2
6	\$ 110	02(412)	C120	61/91/80	5F	LP: \$259,000 CP: \$259,000	140 Weedbeuge Ave.	Wallingford	0.23		1,140	Ranch	6	3
6	6 :1	0157814	CLSD	07/23/19	SF	LP: \$250,000 CP: 5260,000	Hi Faton D.	Wallingford	0,43		1,080	Raised Ranch	5	3
6	7 :	01/2051	CLSD	05/01/19	32	LP: \$765,000 CP: \$260,000	2 Com St.	Wattingford	0,29	1,676	3,176	Split (evel	6	3
6	8 <u>)/(</u>	0.080	CLSD	05/30/19	56	LP: \$264,500 CP: \$760,000	215 S. Or bary St.	Walkingford	0.13		1,760	Colonial	9	4
6	9 170	0141603	CLSO	12/29/18	SF	LP: \$262,500 CP: \$262,000	55 57705 Co. \$10.	Wattingford	0.49	1,495	988	Ranch	5	2
71	0 170	5231255	CIZO	10/24/19	SF	EP: \$268,000 CP: \$263,000	El tentordany (tr.	Wellingford	0.41	1,080	1.680	Raised Ranch	6	3
7	1 1/0	CUZNAM	CLSO	10/15/19	SF	LP: \$265,000 CP \$265,003	All Barbers Dr.	Walkingford	0.36	1.354	1,100	Split Lovel	7	3
72	2 130	1154414	CLSD	12/11/18	SF	LP: \$269,900 CP: \$265,000	155 C Flor Ct.	Wallingtord	1.60	1,485	1,485	Cape Cod	6	3
7;	3 :25	220055	CLSD	09/05/19	SF	LP: \$279,500 CP: \$267,000	11 Anna De	Wallingford	0,41	1,356	1,356	Ranch	5	3
74	: 0	1127054	CLSD	07/15/19	5#	EP: \$269,900 CP: \$279,000	215, Orchard St.	Wathingford	0.26	1,705	1,705	Colonial	2	4
75	176	13/554	CLSO	12/28/18	SF	LP: \$299,960 CP: \$275,000	49 F. Dan St.	Walkingford	0.53	2,310	2.310	Ranch	10	5
76	1.704	523632	CLSO	12/13/18	SF	LP: \$299,000 CP: \$276,000	ZII Center St.	Wallingford	0.33	1,568	1.568	Colonial	8	3
77	22.	212391	CLSD	08/26/19	SF	LP: \$279,900 CP: \$285,000	Bullary and Aven	Wallingford	0.11	1,485	1,485	Cape Cod	,	
76	170	159847	CLSD	06/07/19	5F	LP: \$288,000 CP: \$287,000	241.S. rachard S.	Wallingtood	0.37	3,666	2,346	Cape Cod	10	4
79	7917	70979)	CUSO	09/30/19	SF	LP: \$399,000 CP: \$290,000	al patter Dr	Waltingford	0.48	2,264	2,264	Colonial	,	4
80		203593	CLSD	09/23/19	SF	LP: \$299,500 CP: \$290,000	29 Portuge Ave.	Wallingford	0.17	2,240	2,240	Colonial	10	4
31	129)	1,14791	CLSD	01/09/19	SF	LP: \$269,900 CP: \$290,300	4 Grandway Ayes	Walkingford	0.17	1,660	1,660	Cape Cod	6	3
		128568	CLSD	01/18/19	\$F	LP: \$310,000 CP: \$292,000	6 Okto Village Circle, Unit 26	Wallingford	0,00	2,150	1,552	Colonial	6	4
83	1.61	123531	CLSD	07/12/19	SF	LP: \$300,000 CP: \$295,600	30 Padisos Ave.	Walkingford	0.70	1,369	1,369	Cape Cod	6	3
		131311	CLSD	06/28/19	SF	LP: \$295,000 CP: \$295,000	47 Pepter S.r.	Waltingford	0.68	1,994	1,984	Colonial	7	3
85	1.701	197449	CLSD	07/10/19	5#	LP: \$299,000 CP: \$296,000	16 Yekethod Dr.	Wallingford	0,41	1,680	1.080	Raised Ranch	,	3
86	1701	1.175.44	CLSO	05/29/19	SF	IP: \$309,500 CP: \$297,500	<u>24 Воличе Совет</u>	Walkingford	0.34	2,460	2,100	Colonial	9	4
		181630	CLSD	06/13/19	58	LP: \$299,900 CP: \$299,500	12 Benefore Lone	Walkepford	18.6	1,728	1.728	Colonial	6	3
88	7707	165734	CLSU	07/30/19	S#	3300, day	319 S. France St.	Walkngford	0.26	1,796	1,796	Raised Rench	7	3
			CLSD	06/05/19	SF		25 Baisan Rd.	Wallingtord	0.52	1,892	1,532	Ranch	,	3
90	1701	<u>(5324)</u>	CLSO ·	03/16/19	\$F	LP: \$300,000 CP: \$300,000	12 Martison Aves	Waltingford	0.20	1,468	1,465	Cape Cod	6	4

#### **MLS Listina**

#### 🙊 Listing

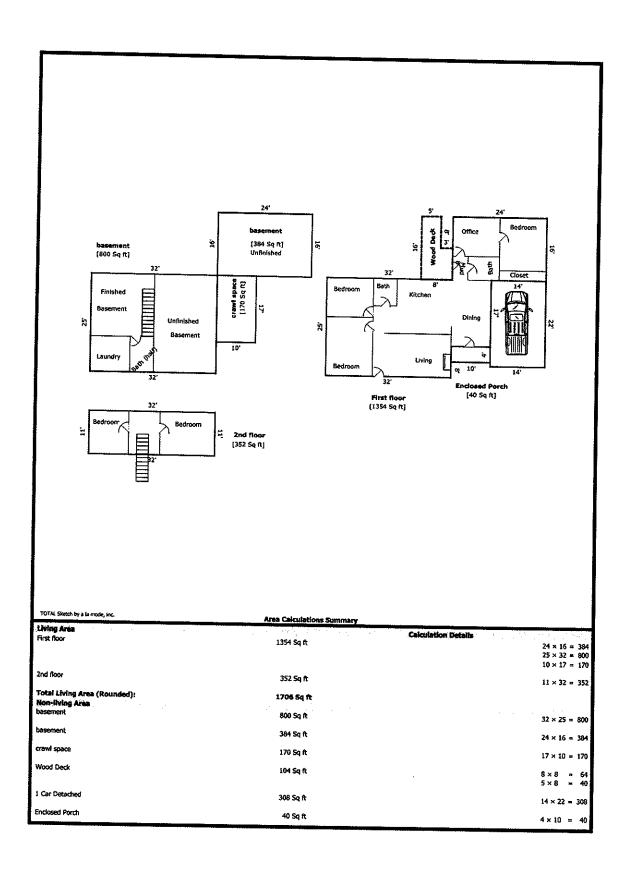


Information contained in this Smart MLS listing has been compiled from various sources, all of which may not be completely accurate. Smart MLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser, Report Generated on 11/14/2019 1:28:08 PM, Copyright 2019 Smart MLS, Inc. All rights reserved.

SmartMLS 2019

#### **Building Sketch**

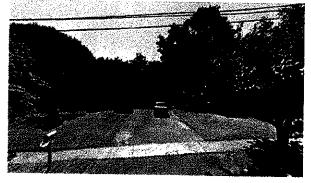
Borrower Erin & Matthew Vecsey	
Property Appares 4 Penn Drive	<b>_i</b>
City Wallingford County New Haven State CT #0 Code 06402	4
Lender/Client Allied Mortgage Group (Retail)	-1



# Google Maps 4 Penn Dr



imagery @2019 Google, Imagery @2019 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data @2019 200 ft



4 Penn Dr Wallingford, CT 06492















Directions

Nearby

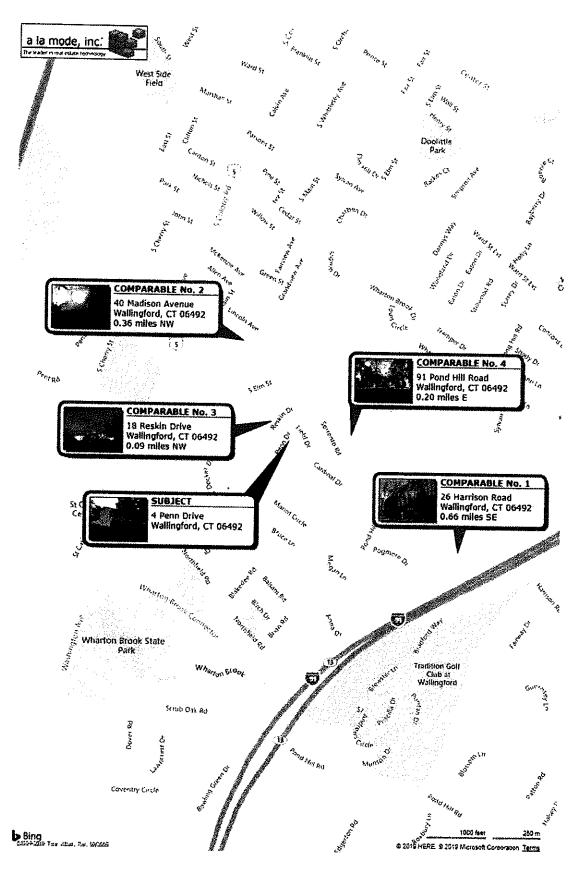
phone

Send to your

**Photos** 

#### **Location Map**

Borrower	Erin & Matthew Vecsey			
Property Address	4 Penn Drive			
City	Wallingford	County New Haven	State CT	To Code DE 402
Lender/Client	Allied Mortgage Group (Retail)	INCW HAVE!!	State C1	др C000 06492



### Subject Photo Page

Property Address 4 Penn Drive  City Wallingford County New Haven State CT Jio Code Oct 100		<del></del>			·	Erin & Matthew Vecsey	Borrower
Valingiord County New Haven Sate CT To Code 06400							Property Address
	——	in Code on Ann	CT Zo Code	State	County New Haven	Wallingford	
Landar/Client Allled Mortgage Group (Retail)		00492	CI CF STATE			Allied Mortgage Group (Retail)	Lender/Client

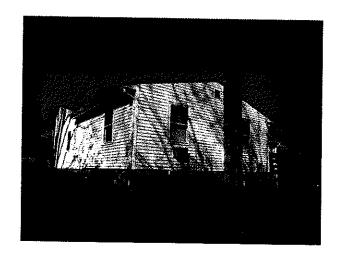


# **Subject Front**

4 Penn Drive Sales Price 217,900 Gross Living Area 1,706 Total Rooms 9 Total Bedrooms 5 Total Bathrooms 2.0 N;Res;Res N;Res;CtyStr 22216 sf Q4 Location View Site Quality

61

Age



#### Subject Rear



#### **Subject Street**

# Photograph Addendum

Borrower	Erin & Matthew Vecsey		
Property Address	4 Penn Drive		
City	Wallingford	County New Haven	State CT Zio Code DE 402
Lender/Cilent	Allied Mortgage Group (Retail)		State CT Ap Code 06492

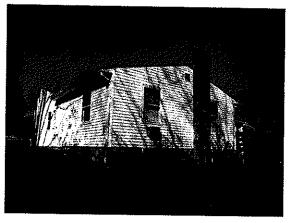


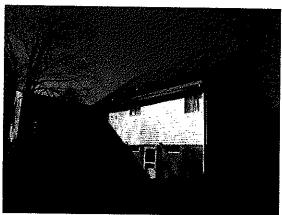


Front

Comments:

Front



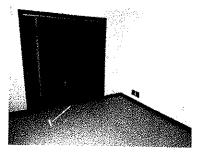


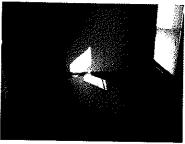
Rear

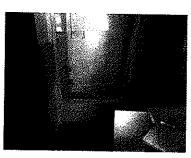
Rear

#### **Interior Photos**

Borrower	Erin & Matthew Vecsey			<del></del>	
Property Address	4 Penn Drive				
City	Wallingford	County New Haven	State CT	Zip Code ORAGO	
Lender/Client	Allied Mortgage Group (Retail)			<sup>20 Code</sup> 06492	



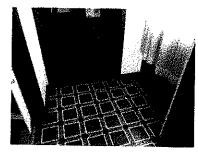




Bedroom

Office

full bathroom



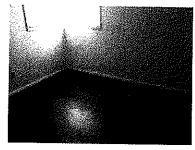


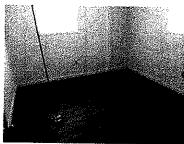


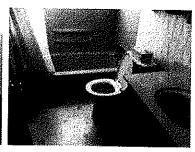
**Mud Room** 

**Dining Room** 

**Kitchen** 



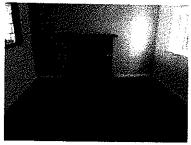


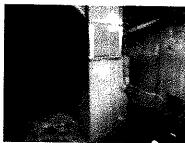


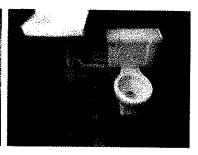
Bedroom

Bedroom

full bathroom



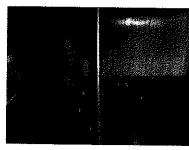




Living Room

Furnace

basement 1/2 bathroom







Finished basement

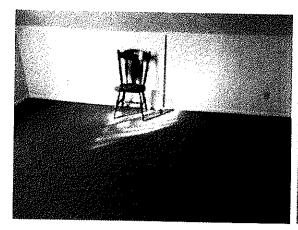
**Bedroom** 

Intel Serial CECDSE13

Form PICINT15 - "TOTAL" appraisal software by a fa mode, inc. - 1-800-ALAMODE

#### **Interior Photos**

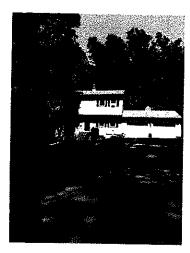
Borrower Erin &	Matthew Vecsey					
	n Drive				<del></del>	
City Wallin	gford County New Haven	State	CT	Zip Code	00400	
Lender/Client Allied	Mortgage Group (Retail)			zip oode	06492	





Bedroom

enclosed porch



26 Harrison Road, Wallingford MLS Photo

#### **Comparable Photo Page**

Borrower	Erin & Matthew Vecsey			······································
Property Address	4 Penn Drive			
City	Wallingford	County New Haven	State CT	Zio Code ORAQ2
Lender/Citent	Allied Mortgage Group (Retail)			Tip Code 06492



#### Comparable 1

26 Harrison Road

Prox. to Subject 0.66 MILES SE Sales Price 245,000 Gross Living Area 1,968 Total Rooms Total Bedrooms 3 **Total Bathrooms** 2.1 Location N;Res;Res N;Res;CtyStr 30056 sf View Site Q4 34 Quality Age



#### Comparable 2

40 Madison Avenue Prox. to Subject 0.36 MILES NW Sales Price 240,000 Gross Living Area 1,596 Total Rooms 5 Total Bedrooms 3 Total Bathrooms 1.1 Location N;Res;Res View N;Res;CtyStr Site 8712 sf Quality Q4 Age 66



#### Comparable 3

18 Reskin Drive

Prox. to Subject 0.09 MILES NW Sales Price 215,000 1,280 Gross Living Area Total Rooms 5 Total Bedrooms 3 Total Bathrooms 1.0 Location N;Res;Res N;Res;CtyStr 18731 sf View Site Quality Q4 Aga 62

#### **Comparable Photo Page**

Borrower	Erin & Matthew Vecsey				
Property Address	4 Penn Drive			<del></del>	<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>
City	Wallingford	County New Haven	State (	CT Zip Code	06492
Lender/Client	Allied Mortgage Group (Retail)			20000	00492



#### Comparable 4

91 Pond Hill Road

Age

Prox. to Subject 0.20 MILES E Sale Price 239,591 Gross Living Area 1,523 Total Rooms Total Bedrooms 4 Total Bathrooms 1.0 N;Res;Res N;Res;CtyStr Location View Site 24829 sf Quality Q4

72

#### Comparable 5

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

#### Comparable 6

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

Client: Oldo City Landing Calvet	
Olde City Lending Solutions	Client File #:
Subject Property: 4 Penn Drive, Wallingford, CT 06492	Approject City 4:
	Appraisal File #: 203519060287

# STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, we have 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 have assumed that there are no such conditions and make no guarantees or warranties, express or implied. We 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 I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them 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 other media.
- A true and complete copy of this report contains pages including exhibits which are considered an integral part of the report. The appraisal report may not be properly understood without access to the entire report.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

#### VALUE DEFINITION

#### Market Value Definition (below)

Afternate Value Definition (attached)

MARKET VALUE is defined as 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.

Source: The Dictionary of Real Estate Appraisal, 4th ed., Appraisal Institute

\* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and analysis or any other work product provided by the individual appraiser(s). Al Reports® Al-900.03 Assumptions and Limiting Conditions/Certification @ Appraisal Institute 2008, All Rights Reserved

appraiser may need sibility for the data.

Client:	T					· <u> </u>				
Subject Property:	Olde City Lending Sol				100	lient File #:				
	4 Penn Drive, Walling	ford, CT Uc	5492		A	ppraisal File #:	203519060287			
APPRAISER CERTIFICA										
E	of my knowledge and be									
The reported analysis  The reported analysis	act contained in this repo	irt are true a	and correct.							
y por contai, disbias	is, opinions, and conclus ed professional analysis									
(a.mass apaomod bol	nless specified below) or low) personal interest wi									
I have no bias with re	espect to any property th	rat is the sui	bject of this re	port or to the	parties involve	ed with this assignmer	ıt.			
<ul> <li>I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.</li> <li>My engagement in this assignment was not contingent upon the developing or reporting predetermined results.</li> </ul>										
<ul> <li>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 use of this appraisal.</li> </ul>										
<ul> <li>My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.</li> </ul>										
<ul> <li>Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.</li> </ul>										
XX None □ N	lame(s)		·							
As previously identific property that is the se	ed in the Scope Of Work ubject of this report as fo	section of t	this report, the	signer(s) of t	his report cert	ify to the inspection of	the			
Property inspected by			□ No							
Property inspected by	Co-Appraiser		☐ No							
ADDITIONAL CERTIFICA	JUM FOR ADDRAISSE	MCTHILITE	A MACO		•					
Appraisal Institute Memb		NOTH OF	MEMBERS							
The reported analyses requirements of the C	s, opinions, and conclusi ode of Professional Ethic tandards of Professional	cs & Standa	this report ha ional Apprais	s been prepar al Practice of t	red, in conformity with the Appraisal Institute,	the which				
<ul> <li>The use of this report representatives.</li> </ul>	is subject to the requirer	ments of the	e Appraisal Ins	titute relating	to review by it	ts duly authorized				
Designated Appraisa ins  As of the date of the	titute Member Certifus	s, Social	CCCDCC 13	Designated	Appraisal Ins	titute Member Certify:				
<ul> <li>As of the date of the the continuing educati</li> </ul>	s report, ( 🔀 nave) [ ion program of the Appra	_ nave not aisal Institut	completed e.	<ul> <li>As of th</li> </ul>	e date of this		☐ have not completed			
APPRAISER:	11.	· ,,		CO-APPRAI						
Signature	ye hust			Signature						
Name Wayne Wright	0			Name						
Report Date <u>11/18/201</u>	9			Report Date						
Trainee 🔲 Licensed 🗀	Certified Residential 5	Certifie	d General 🔲	Trainee 🗀	Licensed 🗌	Certified Residential	☐ Certified General ☐			
License # <u>rcr.0000578</u>		State <u>CT</u>		License #			State			
Expiration Date <u>04/30/2</u>	020	<del></del>		Expiration Da	ite					

# Appraisal and Valuation Professional Liability Insurance Policy



Named Insured: G.W. REAL PROPERTY ANALYSTS, INC.

Wayne Wright

Policy Number: AAI002936-05 Effective Date: 09/30/2019 Customer ID: 123185

# THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

# -ADDITIONAL COVERED APPRAISERS ENDORSEMENT

In consideration of the premium charged, it is agreed that Section IV, DEFINITIONS (I) "Insured" is amended to include:

"Insured" means:

The persons identified below, but only while acting on behalf of the Named Insured:

Name

Coverage Effective Date Principal/Owner, Appraiser or Trainee

Wayne Wright

09/30/2019

Principal/Owner

All other terms, conditions, and exclusions of this Policy remain unchanged.

Aspen American Insurance Company LJA012 (12/14)

Page 1 of 1

Card # 1	Total Card Land Units 0.509 AC Parcel Total Land Area 0.5089	1 1010 Single Family R18 22,166 SF 4.77 1.00000 5 1.00 110 1.100	B Use Code Description Zone Land Typ Land Units Unit Price Size Adj Site Index Cond. Nbhd. Nbhd. Adj	Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments	= NV; A/C IN MAIN HOUSE ONLY  WALK OUT BASEMENT FROM HSE & BAS/UBM	FBM HAS 1/2 B=LQ (NO UPDATES, DEF MAINT)	VED=N/V	NO FLUE, BLOCKED OFF	KD0-40M		Nibhd Nbhd Name B Tracing Batch	Total 0.00		Year         Code         Description         Amount         Code         Description         Number         Amount         Comm Int	Total	VECSEY ERIN J + MATTHEW L       1616       0601       12-09-2019       U       I       217,500       10       real       Code         HURLBURT RAYMOND W       1616       0813       12-08-2019       U       I       0       08       2021       1-1         HURLBURT RAYMOND W       8 PHYLLIS       0272       0134       03-20-2013       U       I       0       08       1-3	ASSOC FIGH  SALE DATE   Q/U   V/I   SALE PRICE   VC	P# P# 409 Lot	054002036 1753	SUPPLEMENTAL DATA	3
Assessed   181,100   181,400   99,700   99,700   181,400   99,700   181,500				a	Total Appraised Parcel		Valuation Method	Total Appraised Parcel \	Special Land Value	Appraised Land Value (E	Appraised Ob (B) Value	Appraised Bldg. Value (	APPR		181100 Total	81,400 2020 1-1 99,700 1-3	Total 258,70 PREVIOUS ASSESS				Code Appra

Bath Style: Kitchen Style: Whirlpool Tub Model EAR FOR FOR WORK გ Interior Wall 1 Exterior Wall 1 Grade: Style: Property Location 4 PENN DR Vision ID 5368 Code Heat Type: Interior Flr 1 Interior Wall 2 Roof Cover Roof Structure: Exterior Wall 2 Occupancy Stories: AC Type: fotal Rooms: Total Half Baths Fotal Bthrms: feat Fuel nterior FIr 2 otal Xtra Fixtrs Total Bedrooms Element Air Condition Description Unfin Porch Deck, Wood Basement, Unfinished Porch, Open Garage Attic, Expansion, Finished Crawl Space First Floor OB - OUTBUILDING & YARD ITEMS(L) / XE BUILDING EXTRA FEATURES(B) scription | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | CONSTRUCTION DETAIL Itl Gross Liv / Lease Area ន្ធនួន 25 1.25 88 Description σ Carpet Drywall Asphalt Gable Partial Gas Hardwood 1 1/4 Stories Residential 5 Bedrooms Forced Air-Duc Vinyl Siding Cape Cod Average Average 1 Half Bath 1,120 Rooms BUILDING SUB-AREA SUMMARY SECTION Description Account # 3.50 1983 ,674 00000 H0458000 **Building Value New** Adjust Type Condo Fir Misc Imp Ovr Misc Imp Ovr Comment Percent Good Condition % Functional Obsol Depreciation Code Dep % Ovr Dep Ovr Comment Condition Depreciation % Remodel Rating Condo Unit Parcel Id RCNLD External Obsol Effective Year Built Cost to Cure Ovr Comment Cost to Cure Ovr Trend Factor Year Remodeled ear Built 3,980 Element CONSTRUCTION DETAIL (CONTINUED)
Element Cd Description ,354 170 800 308 20 1,184 COST / MARKET VALUATION 2 Code Map ID 2,068 ,354 320 123 4 237 20 10 CONDO DATA 176/ / 78/ / Description Cost 97.60 0.00 39.04 38.98 19.52 19.54 48.80 9.38 0.00 64 139,900 ယယ္ယ A 1958 218,576 Undeprec Value Bldg # 1 В Appr. Value Owne Factor% 132,150 390 23,131 1,952 976 31,232 12,005 2,500 BAS BAS Bldg Name Sec # 1 of 1 Q Card# ě 으 CHE BAS GB4 SAS 뜐 State Use 1010 Print Date 02-17-2021 1:01:18 P န်ရှာ 02/27/2019



lan Fuller Property Appraiser

Department of Finance Assessing Division

203-294-2000 Phone 203-294-2003 Fax

# <u>MEMORANDUM</u>

Date:

3/1/2020

To:

Shelby Jackson

From:

Ian Fuller

CC:

RE:

4 Penn Dr

Current Market Value: \$ 258,700

**Current Assessed Value:** \$ 181,100

Appellant's estimate of Market Value: \$ 230,000

#### Notes:

- Original windows, kitchen, and bathrooms
- Purchased 12/9/2019 for \$217,500 as an estate sale
- Submitted appraisal dated 11/12/2019 with a value of \$230,000

#### Recommendation:

Change overall condition of property to fair resulting in a market value of \$247,800

#### 2 FIELD DR

2020-020 Appellants submission of Comps

Location 2 FIELD DR

Mblu 176/ / 79/ /

B00387 Acct#

Owner **BAKER DAVID R & JUDY ANN** 

**PBN** 

Assessment \$151,500

Appraisal \$216,400 PID 5367

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$109,000	\$107,400	\$216,400
	Assessment		
Valuation Year	Improvements	Land	Total
2020	\$76,300	\$75,200	\$151,500

#### Owner of Record

Owner

BAKER DAVID R & JUDY ANN

Sale Price \$0

Co-Owner

Certificate

2 PENN DR

Address WALLINGFORD, CT 06492 Book & Page 0523/0700

Sale Date

08/26/1983

#### Ownership History

1.11

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Sale Date	
BAKER DAVID R & JUDY ANN	\$0		0523/0700	08/26/1983	

#### **Building Information**

Building 1 : Section 1

Year Built:

1957

Living Area:

1,164

\$158,156

Building Percent Good:

13.

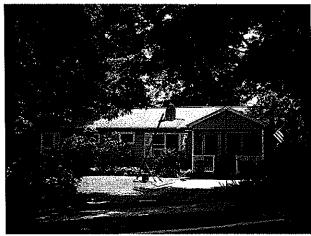
#### Replacement Cost

Less Depreciation:

\$106,000

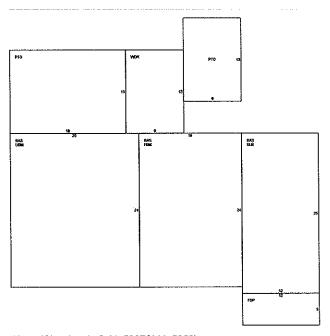
Building Attributes				
Field	Description			
Style:	Ranch			
Model	Residential			
Grade:	С			
Stories:	1 Story			
Occupancy	1			
Exterior Wall 1	Vinyl Siding			
Exterior Wall 2				
Roof Structure:	Gable			
Roof Cover	Asphalt			
Interior Wall 1	Drywall			
Interior Wall 2				
Interior FIr 1	Carpet			
Interior Flr 2				
Heat Fuel	Gas			
Heat Type:	Forced Air-Duc			
AC Type:	None			
Total Bedrooms:	3 Bedrooms			
Total Bthrms:	2			
Total Half Baths:	1 Half Bath			
Total Xtra Fixtrs:				
Total Rooms:	6 Rooms			
Bath Style:	Average			
Kitchen Style:	Average			
Num Kitchens				
Cndtn				
Whirlpool Tub				
Fireplaces				
Num Park				
Fireplaces				
Fndtn Cndtn				
Basement				

#### **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\02\23\16.jpg)

#### **Building Layout**



(ParcelSketch.ashx?pid=5367&bid=5352)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,164	1,164
FBM	Basement, Finished	384	0
FOP	Porch, Open	60	0
РТО	Patio	351	0
SLB	Slab	300	0
UBM	Basement, Unfinished	480	0
WDK	Deck, Wood	117	0
		2,856	1,164

#### No Data for Extra Features

#### Land

Land Use

**Land Line Valuation** 

**Use Code** 

1010

Size (Acres)

0.42

Description Zone

Single Family

Frontage

Neighborhood

R18 110

**Assessed Value** 

\$75,200

**Alt Land Appr** 

No

Appraised Value \$107,400

Category

#### Outbuildings

Outbuildings Leg						Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
SHD1	Shed Frame			80.00 S.F.	\$500	\$400	1
WDK	Wood Deck			160.00 S.F.	\$1,300	\$900	1
SHD1	Shed Frame			192.00 S.F.	\$1,200	\$800	1

#### Valuation History

Appraisal					
Valuation Year	Improvements	Land	Total		
2019	\$99,400	\$110,800	\$210,200		
2018	\$99,400	\$110,800	\$210,200		
2017	\$99,400	\$110,800	\$210,200		

Assessment					
Valuation Year	Improvements	Land	Total		
2019	\$69,600	\$77,600	\$147,200		
2018	\$69,600	\$77,600	\$147,200		
2017	\$69,600	\$77,600	\$147,200		

#### **6 RESKIN DR**

Location 6 RESKIN DR

Mblu 176/ / 47/ /

Acct# 00060010

Owner CARON GEOFFREY T

**PBN** 

\$169,400 Assessment

Appraisal \$242,000

PID 5349

**Building Count** 1

#### **Current Value**

Appraisal						
Valuation Year	Improvements	Land	Total			
2020	\$128,800	\$113,200	\$242,000			
	Assessment					
Valuation Year	Improvements	Land	Total			
2020	\$90,200	\$79,200	\$169,400			

#### **Owner of Record**

Owner

**CARON GEOFFREY T** 

Sale Price

\$213,000

Co-Owner Address

54 HILLFIELD RD

Certificate

Book & Page 1384/1159

HAMDEN, CT 06518-1810

Sale Date

Instrument

05/06/2010

001

#### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CARON GEOFFREY T	\$213,000		1384/1159	001	05/06/2010
GARIEPY CHERYL A + MEGAN J	\$0		1335/0586	29	07/03/2008
GARIEPY CHERYL A	\$215,900		1317/0750	00	12/10/2007
WELLS FARGO BANK MINNESOTA NA	\$0		1307/0401	14	08/22/2007
AMES CHRISTOPHER E & ROXANN	\$174,000		0977/0137	00	01/26/2001

#### **Building Information**

Building 1 : Section 1

Year Built:

1956

Living Area:

1,580

Replacement Cost:

\$192,170

**Building Percent Good:** 

67

Replacement Cost

Less Depreciation:

\$128,800

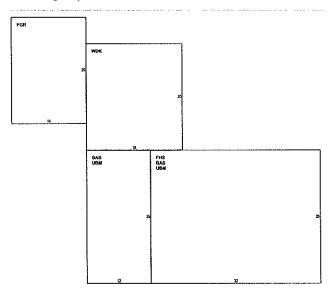
Building Attributes				
Field	Description			
Style:	Cape Cod			
Model	Residential			
Grade:				
Stories:	1 1/2 Stories			
Occupancy	1			
Exterior Wall 1	Vinyl Siding			
Exterior Wall 2				
Roof Structure:	Gable			
Roof Cover	Asphalt			
Interior Wall 1	Drywall			
Interior Wall 2				
Interior Fir 1	Carpet			
Interior FIr 2	Hardwood			
Heat Fuel	Gas			
Heat Type:	Forced Air-Duc			
AC Type:	Central			
Total Bedrooms:	4 Bedrooms			
Total Bthrms:	1			
Total Half Baths:	1 Half Bath			
Total Xtra Fixtrs:				
Total Rooms:	7 Rooms			
Bath Style:	Average			
Kitchen Style:	Average			
Num Kitchens				
Cndtn				
Whirlpool Tub				
Fireplaces	1			
Num Park				
Fireplaces				
Fndtn Cndtn				
Basement				

#### **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\03\36\94.jpg)

#### **Building Layout**



(ParcelSketch.ashx?pid=5349&bid=5334)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	1,100	1,100
FHS	Half Story, Finished	800	480
FGR	Garage	280	0
UBM	Basement, Unfinished	1,100	. 0
WDK	Deck, Wood	360	0
		3,640	1,580

#### **Extra Features**

#### **Extra Features**

#### No Data for Extra Features

#### Land

Land Use

Land Line Valuation

**Use Code** Description 1010

Single Family

R18 Zone Neighborhood 110 Alt Land Appr Νo

Category

Size (Acres)

0.43

Frontage

Assessed Value \$79,200 Appraised Value \$113,200

Outbuildings

Outbuildings

<u>Legend</u>

No Data for Outbuildings

#### Valuation History

Appraisal					
Valuation Year	Improvements	Land	Total		
2019	\$115,200	\$116,800	\$232,000		
2018	\$115,200	\$116,800	\$232,000		
2017	\$115,200	\$116,800	\$232,000		

Assessment				
Valuation Year	Improvements	Land	Total	
2019	\$80,600	\$81,800	\$162,400	
2018	\$80,600	\$81,800	\$162,400	
2017	\$80,600	\$81,800	\$162,400	

#### **18 RESKIN DR**

Location 18 RESKIN DR Mblu 176//53//

D0447000 Acct#

Owner XIAO JING H

**PBN** 

Assessment \$164,500

Appraisal \$235,000 PID 5343

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$121,700	\$113,300	\$235,000
	Assessment		
Valuation Year	Improvements	Land	Total
2020	\$85,200	\$79,300	\$164,500

#### **Owner of Record**

Owner

XIAO JING H

Sale Price

\$215,000

Co-Owner Address

18 RESKIN DR

Certificate

Book & Page 1611/0780

WALLINGFORD, CT 06492

Sale Date

09/27/2019

Instrument 00

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
XIAO JING H	\$215,000		1611/0780	00	09/27/2019
DOUGLASS FAMILY IRREVOCABLE TRUST +	\$0		1558/0695	29	02/27/2017
DOUGLASS GERALD W	\$0		1178/0338	08	10/15/2004
DOUGLASS GERALD W & MELANIE	\$0		0954/0464	04	03/22/2000
DOUGLASS GERALD W	\$0		0525/0589	04	

#### **Building Information**

Year Built:

1957

Living Area:

1,280

Replacement Cost:

\$176,218

**Building Percent Good:** 

67

Replacement Cost

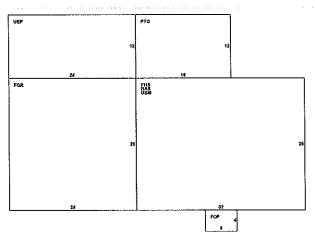
Bui	lding Attributes
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	С
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	Plywood Panel
Interior Fir 1	Carpet
Interior Fir 2	Vinyl/Asphalt
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Average
Kitchen Style:	Below Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Fireplaces	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

#### **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\00\97\44.jpg)

#### **Building Layout**



(ParcelSketch.ashx?pid=5343&bid=5328)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	800	800
FHS	Half Story, Finished	800	480
FGR	Garage	600	0
FOP	Porch, Open	24	0
РТО	Patio	216	0
UBM	Basement, Unfinished	800	0
UEP	Unfin Porch	288	0
		3,528	1,280

# Extra Features Legend No Data for Extra Features

#### Land

**Land Use** 

**Land Line Valuation** 

Use Code

1010

Size (Acres)

0.43

Description

Single Family

Frontage

\$79,300

Zone

R18

Assessed Value

Neighborhood 110

Appraised Value \$113,300

Alt Land Appr No

Category

#### Outbuildings

	Outbuildings <u>L</u>						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg#
SHD1	Shed Frame			96,00 S.F.	\$600	\$400	1
SHP1	Work Shop Avg			288.00 S.F.	\$3,000	\$2,100	1

#### **Valuation History**

Appraisal					
Valuation Year	Improvements	Land	Total		
2019	\$124,900	\$117,200	\$242,100		
2018	\$124,900	\$117,200	\$242,100		
2017	\$124,900	\$117,200	\$242,100		

Assessment					
Valuation Year	Improvements	Land	Total		
2019	\$87,500	\$82,000	\$169,500		
2018	\$87,500	\$82,000	\$169,500		
2017	\$87,500	\$82,000	\$169,500		

#### 20 CARDINAL DR

Location 20 CARDINAL DR

Mblu 188/ / 153/ /

Acct# M0405000 Owner MACMILLAN KATE A

PBN

Assessment \$167,500

**Appraisal** \$239,300 PID 5326

**Building Count** 1

#### **Current Value**

		Appraisal		
Valu	ation Year	improvements	Land	Total
2020		\$132,000	\$107,300	\$239,300
		Assessment		
Valu	uation Year	Improvements	Land	Total
2020		\$92,400	\$75,100	\$167,500

#### **Owner of Record**

Owner

MACMILLAN KATE A

Sale Price

\$203,000

Co-Owner Address

20 CARDINAL DR

Certificate

Book & Page 1578/0640

WALLINGFORD, CT 06492

Sale Date

01/24/2018

Instrument

10

#### **Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MACMILLAN KATE A	\$203,000		1578/0640	10	01/24/2018
MELLO CHARLES M (ESTATE)	\$0		1578/0639	08	01/24/2018
MELLO CHARLES M	\$0		1578/0638	08	01/24/2018
MELLO CHARLES M & FRANCES R (ESTATE)	\$0		0308/0581		08/01/1963

#### **Building Information**

#### **Building 1 : Section 1**

Year Built:

1957

Living Area:

1,700

Replacement Cost:

\$206,173

**Building Percent Good:** 

64

**Replacement Cost** 

Less Depreciation:

\$132,000

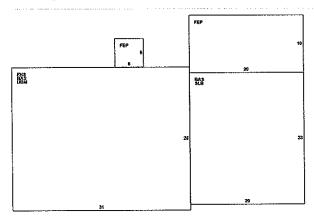
Style:   Cape Cod	Less Depreciation: \$132,000				
Style:         Cape Cod           Model         Residential           Grade:	Building A	ttributes			
Model         Residential           Grade:         1           Stories:         1 1/2 Stories           Occupancy         1           Exterior Wall 1         Vinyl Siding           Exterior Wall 2         Gable           Roof Structure:         Gable           Roof Cover         Asphalt           Interior Wall 1         Drywall           Interior Wall 2         Carpet           Interior Fir 1         Carpet           Interior Fir 2         Forced Air-Duc           AC Type:         Forced Air-Duc           AC Type:         Central           Total Bedrooms:         4 Bedrooms           Total Bedrooms:         1           Total Bedrooms:         1           Total Half Baths:         1 Half Bath           Total Xtra Fixtrs:         Total Rooms:           Total Rooms:         7 Rooms           Bath Style:         Average           Kitchen Style:         Average           Num Kitchens         Average           Num Kitchens         Interior Fir 2           Num Park         Interior Fir 2           Fireplaces         Interior Fir 2           Rooms:         Interior Fir 2	Field	Description			
Grade: Stories: 1 1/2 Stories Occupancy 1 Exterior Wall 1 Vinyl Siding Exterior Wall 2 Roof Structure: Gable Roof Cover Asphalt Interior Wall 1 Drywall Interior Wall 2 Interior Fir 1 Carpet Interior Fir 2 Heat Fuel Gas Heat Type: Forced Air-Duc AC Type: Central Total Bedrooms: 4 Bedrooms Total Bthrms: 1 Total Half Baths: 1 Half Bath Total Xtra Fixtrs: Total Rooms: 7 Rooms Bath Style: Average Kitchen Style: Average Num Kitchens Cndtn Whirlpool Tub 1 Fireplaces Num Park Fireplaces Fireplaces Fireplaces Fireplaces Fireplaces Fireplaces Fireplaces Fireplaces Fireplaces Fireplaces	Style:	Cape Cod			
Stories:         1 1/2 Stories           Occupancy         1           Exterior Wall 1         Vinyl Siding           Exterior Wall 2	Model	Residential			
Occupancy 1 Exterior Wall 1 Exterior Wall 2 Roof Structure: Gable Roof Cover Asphalt Interior Wall 1 Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel Gas Heat Type: Forced Air-Duc AC Type: Central Total Bedrooms: 1 Total Bethrms: 1 Total Half Baths: 1 Total Xtra Fixtrs: Total Rooms: 7 Rooms Bath Style: Average Kitchen Style: Average Num Kitchens Cndtn Whirlpool Tub 1 Fireplaces Fundth Cndtn	Grade:				
Exterior Wall 1 Exterior Wall 2 Roof Structure: Gable Roof Cover Asphalt Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Type: Heat Type: Central Total Bedrooms: Total Bthrms: 1 Total Half Baths: Total Xtra Fixtrs: Total Rooms: Forein Average Kitchen Style: Num Kitchens Cndtn Whirlpool Tub Fireplaces Fundtn Cndtn Fireplaces Fndtn Cndtn  Vinyl Siding Stinging Gable  Gable Captel  Gable  Gas Heat Orywall  Daywall  Drywall   Stories:	1 1/2 Stories				
Exterior Wall 2  Roof Structure: Gable  Roof Cover Asphalt Interior Wall 1 Interior Wall 2 Interior Fir 1 Carpet Interior Fir 2 Heat Fuel Gas Heat Type: Forced Air-Duc AC Type: Central Total Bedrooms: 4 Bedrooms Total Bthrms: 1 Total Half Baths: 1 Half Bath Total Xtra Fixtrs: Total Rooms: 7 Rooms Bath Style: Average Kitchen Style: Average Num Kitchens Cndtn Whirlpool Tub 1 Fireplaces Findtn Cndtn	Occupancy	1			
Roof Structure:  Roof Cover Asphalt Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel Gas Heat Type: Forced Air-Duc AC Type: Central Total Bedrooms: 1 Total Bthrms: 1 Total Half Baths: 1 Half Bath Total Xtra Fixtrs: Total Rooms: 7 Rooms Bath Style: Average Kitchen Style: Num Kitchens Cndtn Whirlpool Tub 1 Fireplaces Findtn Cndtn	Exterior Wall 1	Vinyl Siding			
Roof Cover   Asphalt   Interior Wall 1   Drywall   Interior Wall 2   Interior Fir 1   Carpet   Interior Fir 2   Heat Fuel   Gas   Heat Type: Forced Air-Duc   AC Type: Central   Total Bedrooms: 4 Bedrooms   Total Bthrms: 1   Total Half Baths: 1 Half Bath   Total Xtra Fixtrs:   Total Rooms: 7 Rooms   Bath Style: Average   Kitchen Style: Average   Num Kitchens   Cndtn   Whirlpool Tub   1   Fireplaces   Num Park   Fireplaces   Findtn Cndtn	Exterior Wall 2				
Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel Heat Type: Forced Air-Duc AC Type: Central Total Bedrooms: 1 Total Bthrms: 1 Total Half Baths: 1 Half Bath Total Xtra Fixtrs: Total Rooms: Forced Air-Duc Average Kitchen Style: Average Num Kitchens Cndtn Whirlpool Tub 1 Fireplaces Findtn Cndtn	Roof Structure:	Gable			
Interior Wall 2  Interior Fir 1  Interior Fir 2  Heat Fuel  Heat Type:  AC Type:  Central  Total Bedrooms:  Total Bthrms:  Total Haif Baths:  Total Xtra Fixtrs:  Total Rooms:  7 Rooms  Bath Style:  Average  Kitchen Style:  Num Kitchens  Cndtn  Whirtpool Tub  Fireplaces  Findtn Cndtn  Carpet  Carpet  Interior Fir 2  Gas  Heat Carpet  Interior Fir 2  Gas  Heat Fuel  Gas  Heat Fuel  Gas  Heat Fuel  Gas  Horced Air-Duc  Central  1  1  Total Bedrooms  1  Total Bedrooms  1  Total Haif Bath  Total Haif Bath  Total Xtra Fixtrs:  Total Rooms:  7 Rooms  Average  Num Kitchens  Cndtn  Whirtpool Tub  1  Fireplaces  Num Park  Fireplaces  Findtn Cndtn	Roof Cover	Asphalt			
Interior Fir 1 Interior Fir 2 Heat Fuel Heat Type: Forced Air-Duc Central Total Bedrooms: 4 Bedrooms Total Bthrms: 1 Total Half Baths: 1 Half Bath Total Xtra Fixtrs: Total Rooms: Fitchen Style: Num Kitchens Cndtn Whiripool Tub 1 Fireplaces Findth Cndtn	Interior Wall 1	Drywall			
Interior Fir 2  Heat Fuel  Heat Type: Forced Air-Duc  AC Type: Central  Total Bedrooms: 4 Bedrooms  Total Bthrms: 1  Total Half Baths: 1 Half Bath  Total Xtra Fixtrs:  Total Rooms: 7 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub 1  Fireplaces  Findtn Cndtn	Interior Wali 2				
Heat Fuel Gas  Heat Type: Forced Air-Duc  AC Type: Central  Total Bedrooms: 4 Bedrooms  Total Bthrms: 1  Total Half Baths: 1 Half Bath  Total Xtra Fixtrs: 7 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub 1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Interior Flr 1	Carpet			
Heat Type: Forced Air-Duc  AC Type: Central  Total Bedrooms: 4 Bedrooms  Total Bthrms: 1  Total Half Baths: 1 Half Bath  Total Xtra Fixtrs: 7 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub 1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Interior Fir 2				
AC Type: Central  Total Bedrooms: 4 Bedrooms  Total Bthrms: 1  Total Half Baths: 1 Half Bath  Total Xtra Fixtrs: 7 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirtpool Tub 1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Heat Fuel	Gas			
Total Bedrooms:  1	Heat Type:	Forced Air-Duc			
Total Bthrms: 1  Total Half Baths: 1 Half Bath  Total Xtra Fixtrs: 7 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirtpool Tub 1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	AC Type:	Central			
Total Half Baths: 1 Half Bath  Total Xtra Fixtrs: 7 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirtpool Tub 1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Total Bedrooms:	4 Bedrooms			
Total Xtra Fixtrs:  Total Rooms:  Bath Style:  Kitchen Style:  Num Kitchens  Cndtn  Whirtpool Tub  1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Total Bthrms:	1			
Total Rooms: 7 Rooms  Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub 1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Total Half Baths:	1 Half Bath			
Bath Style: Average  Kitchen Style: Average  Num Kitchens  Cndtn  Whirlpool Tub 1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Total Xtra Fixtrs:				
Kitchen Style: Average  Num Kitchens  Cndtn  Whirtpool Tub 1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Total Rooms:	7 Rooms			
Num Kitchens  Cndtn  Whirlpool Tub  1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Bath Style:	Average			
Cndtn  Whirlpool Tub  1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Kitchen Style:	Average			
Whirlpool Tub 1  Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Num Kitchens				
Fireplaces  Num Park  Fireplaces  Fndtn Cndtn	Cndtn				
Num Park Fireplaces Fndtn Cndtn	Whirtpool Tub	1			
Fireplaces Fndtn Cndtn	Fireplaces				
Fndtn Cndtn	Num Park				
	Fireplaces				
Basement	Fndtn Cndtn				
	Basement				

#### **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\03\35\05.jpg)

#### **Building Layout**



(ParcelSketch.ashx?pid=5326&bid=5311)

	Building Sub-Areas (sq ft)		Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,235	1,235
FHS	Half Story, Finished	775	465
FEP	Porch, Enclosed	225	0
SLB	Slab	460	0
UBM	Basement, Unfinished	775	0
<u> </u>		3,470	1,700

#### No Data for Extra Features

#### Land

**Land Use** 

**Land Line Valuation** 

Use Code

1010

R18

Description

Single Family

Zone Neighborhood 110

Alt Land Appr No

Category

Size (Acres)

0.42

Frontage

Assessed Value \$75,100

Appraised Value \$107,300

#### Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

#### **Valuation History**

Appraisal					
Valuation Year Improvements Land T					
2019	\$118,500	\$112,900	\$231,400		
2018	\$118,500	\$112,900	\$231,400		
2017	\$118,500	\$112,900	\$231,400		

Assessment				
Valuation Year	Improvements	Land	Total	
2019	\$83,000	\$79,000	\$162,000	
2018	\$83,000	\$79,000	\$162,000	
2017	\$83,000	\$79,000	\$162,000	

(c) 2021 Vision Government Solutions, Inc. All rights reserved.

#### 91 POND HILL RD

Location 91 POND HILL RD

Mblu 176/ / 127/ /

Acct# G0020550

Owner REMUS DANIEL + CAMMINATI

MARISSA CHONG SHING

**PBN** 

Assessment \$165,600

Appraisal \$236,300

PID 5404

**Building Count** 1

#### **Current Value**

	Appraisal		
Valuation Year	Improvements	Land	Total
2020	\$117,500	\$118,800	\$236,300
	Assessment		
Valuation Year	Improvements	Land	Total
2020	\$82,400	\$83,200	\$165,600

#### **Owner of Record**

Owner

REMUS DANIEL + CAMMINATI MARISSA CHONG SHING

Sale Price

\$228,000

Co-Owner Address

91 POND HILL RD

Certificate

Book & Page 1616/0407

Sale Date

12/05/2019

WALLINGFORD, CT 06492

Instrument

00

#### **Ownership History**

	Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
REMUS DANIEL + CAMMINATI MARISSA CHONG SHING	\$228,000		1616/0407	00	12/05/2019
GAGNE JOSEPH C N & MYRNA L	\$0		0493/0489		12/03/1979

#### **Building Information**

Building 1 : Section 1

Year Built:

1947

Living Area:

1,389

Replacement Cost:

\$164,446

**Building Percent Good:** 

66

Replacement Cost

Less Depreciation:

\$108,500

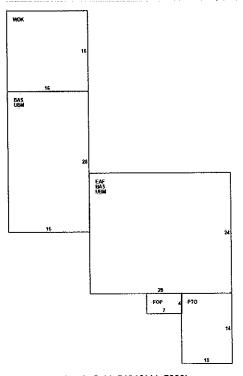
Building Attributes				
Field	Description  Cape Cod			
Style:	Residential			
Model	Residential			
	1.25			
Stories:	1.20			
Occupancy				
Exterior Wall 1	Vinyl Siding			
Exterior Wall 2				
Roof Structure:	Gable			
Roof Cover	Asphalt			
Interior Wall 1	Drywall			
Interior Wall 2				
Interior Fir 1	Carpet			
Interior FIr 2				
Heat Fuel	Oil			
Heat Type:	Forced Air-Duc			
AC Type:	None			
Total Bedrooms:	4 Bedrooms			
Total Bthrms:	1			
Total Haif Baths:	0			
Total Xtra Fixtrs:				
Total Rooms:	7 Rooms			
Bath Style:	Average			
Kitchen Style:	Average			
Num Kitchens				
Cndtn				
Whirlpool Tub				
Fireplaces	1			
Num Park				
Fireplaces				
Fndtn Cndtn				
Basement				

#### **Building Photo**



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\02\82\42.jpg)

#### **Building Layout**



(ParcelSketch.ashx?pid=5404&bid=5389)

	Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,120	1,120	
EAF	Attic, Expansion, Finished	672	269	
FOP	Porch, Open	28	0	
PTO	Patio	140	0	
UBM	Basement, Unfinished	1,120	0	
WDK	Deck, Wood	256	0	
		3,336	1,389	

Extra Features	<u>Legend</u>

#### No Data for Extra Features

#### Land

**Land Use** 

**Land Line Valuation** 

**Use Code** 

1010

Size (Acres)

0.57

Description

Single Family R18

Frontage

\$83,200

Zone Neighborhood 110 Assessed Value

Alt Land Appr

Appraised Value \$118,800

Category

#### Outbuildings

	Outbuildings					Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg#
FGR1	Garage-Avg			384.00 S.F.	\$6,700	\$4,700	1
SHD1	Shed Frame			228.00 S.F.	\$1,500	\$1,100	1
WDK	Wood Deck			96.00 S.F.	\$800	\$600	1

#### **Valuation History**

Appraisal				
Valuation Year	Improvements	Land	Total	
2019	\$111,000	\$121,300	\$232,300	
2018	\$111,000	\$121,300	\$232,300	
2017	\$111,000	\$121,300	\$232,300	

Assessment				
Valuation Year	Improvements	Land	Total	
2019	\$77,700	\$84,900	\$162,600	
2018	\$77,700	\$84,900	\$162,600	
2017	\$77,700	\$84,900	\$162,600	