

Town of Wallingford, Connecticut

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 1ST, 2020

SATURDAY, MARCH 20, 2021 9 AM to 12 PM

Link to meeting from your computer, tablet, or smartphone https://global.gotomeeting.com/join/348057669

> You can also dial in from your phone United States (toll free) 1 877 309 2073 United States +1 (571) 317-3129 Access Code 348-057-669

- 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

			March 20, 2021 9:00 AM - 10:00 AM 2020-000
		AM 2020-002 RESIDENTIAL	March 20, 20219:00 AM - 10:00 AM
	II K0441000 KURYLO LINDA M		Watur 20, 206 10.00
		AM 2020-021 RESIDENTIAL	March 20 2021 9:00 AM - 10:00 AM
IPRINCESS AMEES PALA			March 20, 20219:00 AM - 10:00 AM 2020-017
	I D0052501 DELLASELVA JOSEPH + EILEEN		IVIGIUI 20, 202 1 1 200
		PM 2020-037 RESIDENTIAL	March 20 2021 11:00 AM - 12:00 PM 2020-037
			March 20, 2021 10:00 AM - 11:00 AM 2020-000
		AM DOOD DES DESIDENTIAI	
			March 20, 2021[10:00 AM - 11:00 AM 2020-000
	20010243IGAGLIARDI MARY E + ROSS JAMES P +		
ICH VINC VATUI CEN M		AM 2020-031 RESIDENTIAL	March 20 2021 10:00 AM - 11:00 AM 2020-031
			Watch 20, 202 if 10.00 mint 1 1.00
		AM 2020-039 RESIDENTIAL	11-1-1 2020-039
		HEAKING NO	Date
Co-Owner Ht			

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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>-039

APPLICATION

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

HEARING DATE: ___

TO LEB, ST WATT: ST MEED WERE RODS

Property Owner: Jonathan Monasoft	Appellant (if other than owner):
Name of property Owner	Name of Owner's Agent
Mailing Address Maling Lord CT 06492	Mailing Address
City, State Zip 203 - 314 - 85 (0	City, State, Zip
Phone	Phone
Appellant's Capacity of Owner of Owner of Attorney. Origin	Owner's Agent nal agency document must be submitted at hearing.)
Print applicant name and date	Applicant signature
Fill out <u>only</u> the section for	r the property type under appeal.
Motor Vehicle: Year Make /Model:	Plate#Mileage
Real Estate: 28 FRAWLLIN ST- (Address and/or Assessor's Map/Block/I	
Personal Property: Unique ID: DBA	A:
If you are submitting an appraisal or other similar e application.	
What MARKET VALUE does the applicant place on the prop	perty?: \$ <u>100.000</u>
Briefly state the basis of the Appeal: THE PROBERTY	IS COMPLETELY Gutted
Roof Has No lecattadivadiational characterization	tion of applaisal & neodor moders line in State 21/2
	was apprendent myldery uninnebivable.
DO NOT WRITE BELOW THIS LINE - BAA Use Only	
DOINN TO THE STUDS. ELECTRICAL Roof the No lecate administrational physical providences of the State of the S	I am about to give is true and accurate to the best of

Signature(s) of Owner(s) or Agent: _____ (Must be signed in the presence of the Board) _____ Date: ___

1040 02-19-2021 11:17:21	6148 WALLINGFORD, CT VISION	Code Assessed 1-1 65,900 1-3 69,800 1-4 2,900	Total 138600 or or Assessor	114,100 5,100 88,100	207,300 C	207,300 <u> </u>	ruposervesur Measured No change Permit - Measure Only Appointment - no-show Measured Field Review	Adj Unit P Land Value	.0000 13.15 88,100
State Use Print Date	Assessed 61,700 83,500	145,200 55,900 2018 65,900 2018 69,800 2,900	Total 138600 100 wiedges a visit by a Data Collector or Asse			cel Value VISIT / CHANGE HISTORY	IS COM COM COM COM COM COM COM COM	Location Adjustment	1.0000 1.0000
of 1	SMENT A alsed A 88,100 119,200	(300 SSSMENTS de Asses de Asses de 6 4 6 6	Fotal 1 odges a visit by	LE Card) Le (Card) Le (Bidg) alue (Bidg) Le (Bidg)	cel Value	cel Value <u>VISIT//CH</u>	33 33 37 27 27 27 27 27 27 27 27 27 27 27 27 27	Location	
Card # 1	CURRENT ASSESSMENT Code Appraised 1-1 88,100 1-3 119,200	Total 207,300 145,200 PREVIOUS ASSESSMENTS (HISTORY) 64,500 2018 essed Year Code Assessed Year 61,700 2019 1-1 65,900 2018 83,500 1-4 2,900 14 2,900	145200 Total 138600 Total This signature acknowledges a visit by a Data Collector or Assessol A 2000 arc CO VALUE SUMMADOV	Appraised Bidg. Value (Card) Appraised Xf (B) Value (Bidg) Appraised Ob (B) Value (Bidg) Appraised Land Value (Bidg)	spectal Land value Fotal Appraised Parcel Value Valuation Method	raised Pa	Date Id 12-09-2020 HH 12-09-2020 HH 12-09-2020 HH 00-30-2020 GV 07-31-2020 PB 04-07-2020 PB 01-06-2015 V 07-30-2010 SR	Notes	
Bldg Name Seć#≧1 of 1.,		Tota Code Assessed 1-1 61,70 1-3 83,50	Total 14	Batch Api					
· · · · · · · · · · · · · · · · · · ·		PRICE VC 130,000 14 Year 0 29 2020 197,000 14 0	SSMENTS				Comments DORMER BATHIKITCHEN/INTERIOR ROOF	EAND LINE VALUATION SECTION Adj Site Index Cond. Nbhd. Nbhd. Adj	40 1.000
/ 378/ / Bidg # _1		Association 70 VII SALE PRICE 1 1 130,000 1 1 197,000	OTHER ASSESSMENTS	Tracing		195	np Date Comp	ND EINE VALUA	5 1.00000 5 1.00 Parcel Total Land Area 0.1538
Map ID 133/ / 3	STRT 11Pavee 11Pavee 110 110 110	SALE DATE QUI 09-03-2019 U 08-06-2018 U 06-01-1955 U	Code Descript	HBORHOOD		IT RECORD	Insp Date % Con 0 93.20-2020 50 10-05-2006 100	LA Unit Price Size Adj	13.15 1.00000 Parcel Tota
M0710000	22103	44 <i>L/PAGE</i> 0233 0359 1062 0575		ASSESSING NEIGHBORHOOD B NOTES		BUILDING PERMIT RECORD	Amount In 5,000 09 20,000 09 2,100 10	Land Units Unit	6,700 SF 0.154 AC
Account # M07			SN u	Total A			Description Residential Residential	Land Typ	Land Units
28 FRANKLIN ST	NER 06492	RECORD OF OWNERSHIP ITTI JONATHAN PROPERTIES ACQUISITIO K IEY CATHERINE (ESTATE)	EXEMPTIONS Description		D, 1B, K, LR D, 1B, K, LR STAIRS STAIRS		Type RS RS RS	Description Zone	
Location 6244	DE S K	GIS RECORD OF OWNERSHIP MORASUTTI JONATHAN RANDOM PROPERTIES ACQUISITION COR CIT BANK MULRONEY CATHERINE (ESTATE)	Code	A0			Permit Id Issue Date 1131 01-26-2021 4688 07-07-2020 1026 09-15-2006	lise Code Des	M_
Property Vision ID	31 WP WALL	MORASU RANDOM CIT BANK MULRONE	Year		1ST=2 BE 2ND=2 BE WALK UP	GUTTED	Perrr 42131 34688 21026	а 1	

	Code		Code Descriptio FGR1 Garage-Avg FOP Open Porch		Fireplaces	Bath Style: Kitchen Style: Whirloool Tub	Total Half Baths	AC Type: Total Bedrooms	Heat Fuel Heat Type:	Interior Flr 1 Interior Flr 2	Interior Wall 1 Interior Wall 2	Roof Structure:	Occupancy Exterior Wall 1	Grade: Stories:	Style: Model	Element
First Floor Porch, Open Upper Story, Finished Attic, Unfinished Basement, Unfinished	Desc		3			<u>0</u> 00			228	14	03	38	07	2.25	01	
inished inished	Description		<u>JB Units U</u> L 216 L 160	UILDING & Y		Old Style Below Average		4 Bedrooms	Oil Forced Air-Duc	Carpet	Plastered	Gable Asphalt	Asbest Shingle	2 Stories	Multi Family Residential	CONSTRUCTION DETAIL
 832 0 0	BUILDING SUB-AREA SUMMARY SECTION n Living Area Floor Area Eff Area		16.00 1990	BUILDING & YARD ITEMS(L)		age		U,	Ouc .				ìgle		1	TAIL Description
 832 832	A SUMMAF	<u> </u>		151	Condition % Percent Good RCNLD Dep % Ovr	Functional Obsol External Obsol Trend Factor	Remodel Rating Year Remodele Depreciation %	Effective	Year Built	Building	Condo Unit	Adjust Type Condo Fir	Parcel Id			Eler
	AY SECTIO		50 50 60	Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment XF - BUILDING EXTRA FEATURES(B)	Ovr Good	Functional Obsol External Obsol Trend Factor	Remodel Rating Year Remodeled Depreciation %	Effective Year Built Depreciation Code	₽	Building Value New	COST/M	Type Code				CONSTRUCTION DETAIL (CONTINUED) Element Cd Description
 0.01 10 10 10	V V Unit Cost			nent omment RA FEATL							OST / MARKET VALUATION					
	M		1.00 1.00	IRES(B)	65 65 114,100	5	2020 6	m	1890	175,565	LUATION		BO			Descripti
 69,430 2,420 69,430 10,431 13,853	Undeprec Value		3,800 1,300									Factor%	Owne S			on
					24	×				22					9	604



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

RE:	28 Franklin St
CC:	
From:	Ian Fuller
To:	Shelby Jackson
Date:	2/26/21

Current Market Value: \$207,300

Current Assessed Value: \$145,200

Appellant's estimate of Market Value: \$ 100,000

Notes:

- This property is currently undergoing interior renovations.
- The building is being factored at 65% to accurately account for the level of completion as of October 1st, 2020

Recommendation:

No change

FinalValue: 260,400	loo % Complete Value	Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	VALUE SUMMARY	Site Index Condition Factor Total Appraised Land	LAND A TTRIBUTES	Total Appraised Extra Feat Total Appraised Outbldg	Grade: Style Desc Appraised Bidg Value	Year Built Total Bedrooms: Area Effective Prc Assno Dist	BUILDING ATTRIBUTES	ES	2020-029
				5 1.00 88,100		5,100	C Multi Family 165,000	1890 04 1984 40		SUBJECT PARCEL 133///378/// 28 FRANKLIN ST 40 1040 258,200	
				5 87,800		100	C Multi Family 129,300	1910.00 4 1906.00 40	Ac	COMPARABLE #1 118///372/// 52 MEADOW ST 1040 217,200 01-28-2020 225,000 225,000 00	
		41,000 41,000 24.64 130.53				5,000	35,700		Adjustments	ARABLE #1 118////SZ/// 52 MEADOW ST 1040 217,200 01-28-2020 225,000 00	
				5 90,700		4,900	C Multi Family 167,400	1900.00 4 2430.00 40		COMPARABLE #2 118///38 90 MEADOW S 263,0 04-23-20 260,7	WALLINGFORD. CT
		-4,800 -02.88 158.05		-2,600		200	-2,400		Adjustments	ARABLE #2 118///381/// 90 MEADOW ST 90 MEADOW ST 1040 263,000 04-23-2020 260,750 00 00	ORD. CT
				5 1.00 89,800		13,300	C Multi Family 166,000	1890.00 6 2561.00 40		COMPAR	
		-10,900 -10,900 -06.55 161.72		-1,700		-8,200	-1,000		Adjustments	COMPARABLE #3 118////28/// 38 LEE AVE 40 1050 269,100 03-05-2019 279,000 279,000	
				90,800 1.00		4,200	C Multi Family 137,300		-	COMPARABLE #4 133///168 93 FRANKLIN \$ 10 232,3 11-21-20 230,0 230,0	
		25,900 25,900 15.56 139.6		-2,700		900	27,700		Adjustments	PARABLE #4 133///168/// 93 FRANKLIN ST 40 11-21-2019 230,000 00 230,000 00	
				5 1.00 86,100		88	C+ Multi Family 171,600	1910.00 4 2455.00 40		COMPAR	
		500 500 154.87		2,000		00 5,100	-6,600		Adjustments	COMPARABLE #5 104///90/// 16 HIGH ST 40 10-02-2019 259,900 259,900 00	

The second s	Wallingford, Connectio	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 - 1	031 APPLICATION	assessore walling fordet.
HEARING DATE:		ATION
Property Owner: Mike S Name of property Owner Mike Mailing Address 751 C City, State, Zip Well, mile Phone 203 915-	<u>estar</u> St <u>mailing</u> <u>mailing</u> <u>Mailing</u> <u>City</u> , star <u>Phone</u>	nt (if other than owner): f Owner's Agent Address ate, Zíp
	Owner o Owner's Age at or Power of Attorney. Original agency docume P-C 2 M - 2 (ent ent must be submitted at bearing) It signature
	out <u>only</u> the section for the property	
Real Estate: <u>2.2.</u> (Address and/or	IV Cherry St Assessor's Map/Block/Lot/Unit Number	
Real Estate: 2.2.2. (Address and/or Personal Property: Unique ID: If you are submitting an apprai application. What MARKET VALUE does the ap Briefly state the basis of the Appeal: higher	$\frac{ V \ Cherry \ St}{Assessor's Map/Block/Lot/Unit Number} DBA:$	er) u <u>must</u> submit a copy along with your <u>260 k</u> <u>Significantly</u> <u>in the downtown area</u>
Real Estate: 2.2.2. (Address and/or Personal Property: Unique ID: If you are submitting an apprai application. What MARKET VALUE does the ap Briefly state the basis of the Appeal: higher the GS ull	IV <u>Cherry</u> St Assessor's Map/Block/Lot/Unit Number DBA: DA:	er) u <u>must</u> submit a copy along with your <u>260 k</u> <u>Glaed sign. ficantly</u> in the down town area
Real Estate: 2.2.2. (Address and/or Personal Property: Unique ID: If you are submitting an apprai application. What MARKET VALUE does the ap Briefly state the basis of the Appeal: higher	IV <u>Cherry</u> St Assessor's Map/Block/Lot/Unit Number DBA:	er) u <u>must</u> submit a copy along with your <u>260 k</u> <u>Significantly</u> <u>in the downtown area</u>
Real Estate: 2.2.2. (Address and/or Personal Property: Unique ID: If you are submitting an apprai application. What MARKET VALUE does the application. Briefly state the basis of the Appeal: higher 1 QS We U 1 DO NOT WRITE BELOW THIS LINK I hereby solemnly sweat knowledge and bellef.	IV <u>Cherry</u> St Assessor's Map/Block/Lot/Unit Number DBA:	er) u <u>must</u> submit a copy along with your <u>260 k</u> <u>Significantly</u> <u>in the downtown area</u>
Real Estate: 2.2.2. (Address and/or Personal Property: Unique ID: If you are submitting an apprai application. What MARKET VALUE does the ap Briefly state the basis of the Appeal:	IV <u>Cherry</u> St Assessor's Map/Block/Lot/Unit Number DBA:	er) u <u>must</u> submit a copy along with your <u>260 k</u> <u>alued sign.fica.tly</u> <u>in the downtown area</u> <u>on the block of</u> o give is true and accurate to the best of my
Real Estate: 2.2.2. (Address and/or Personal Property: Unique ID: If you are submitting an apprai application. What MARKET VALUE does the ap Briefly state the basis of the Appeal:	IV <u>Cherry</u> St Assessor's Map/Block/Lot/Unit Number DBA:	er) u <u>must</u> submit a copy along with your <u>260 k</u> <u>Significantly</u> <u>in the downtown area</u> <u>on the block of</u> o give is true and accurate to the best of my
Real Estate: 2.2.2. (Address and/or Personal Property: Unique ID: If you are submitting an apprai application. What MARKET VALUE does the ap Briefly state the basis of the Appeal: higher the GS well IV Chercy DO NOT WRITE BELOW THIS LING I hereby solemnly sweat knowledge and bellef. Signature(s) of Owner(s) or Agent: Print Name	IV <u>Cherry</u> St Assessor's Map/Block/Lot/Unit Number DBA:	er) u <u>must</u> submit a copy along with your <u>260 k</u> <u>(almed Sign.fica.fly</u>) <u>in the downtown area</u> <u>on the block of</u> o give is true and accurate to the best of my <u>Date:</u> <u>n Record Initials</u>
Real Estate: 2.2.2. (Address and/or Personal Property: Unique ID: If you are submitting an apprai application. What MARKET VALUE does the ap Briefly state the basis of the Appeal: higher the GS well IV Chercy DO NOT WRITE BELOW THIS LING I hereby solemnly sweat knowledge and bellef. Signature(s) of Owner(s) or Agent: Print Name	IV Cherry St Assessor's Map/Block/Lot/Unit Number DBA: isal or other similar evidence, yo plicant place on the property?: Struptcty Property Y Struptcty Assessor's Map/Block/Lot/Unit Number DBA: DBA: isal or other similar evidence, yo plicant place on the property?: Struptcty Struptcty Struptcty E-BAA Use Only r that the testimony I am about to signed in the presence of the Board) Voting	er) u must submit a copy along with your

Subject From	Board of Assessment Appeal Mike S <mswlfd@gmail.com></mswlfd@gmail.com>
То	<assessor@wallingfordct.gov></assessor@wallingfordct.gov>
Date	2021-02-19 18:53



- 222 N Cherry St Neighbors.pdf (~71 KB)
- Appeal.pdf (~1.2 MB)
- Comps.pdf (~1.6 MB)
- 222 N Cherry St Neighbor Appraisals.pdf (~1.4 MB)
- 222 N Cherry St Comps Appraisals.pdf (~60 KB)

HI, attached please find my appeal for 222 N Cherry St along with supporting documents containing comps and the other neighborhood properties showing my property was over appraised based on all recent (6 mo leading to Oct 1, 2020) downtown sales as well as appraisals of neighboring homes.

Thanks, Mike Scarpa 751 Center St Wallingford, CT 06492







Data compiled from Vision GIS 2020 data

MLS most recent downtown sale comps within 6 months of Oct 1, 2020

Address 2020 Appraised Value 27771 Anoralised Value without garage	222 N Cheny St 5325,700.00 \$318,700.00	90 Meadow St \$263,000.00 \$263,000.00	103 Meadow St \$317,500.00 \$283,500.00	220 S Whittlesey Ave \$275,800.00 \$271,800.00
Sale Price Sale Arice Sale date	\$113,000,00 12/28/2017	\$260,750,00 4/3/2020	\$320,000.00 7 <i>1622</i> 020	\$255,000.00 541/2020
cere care Year Built Living area Living area % change to 222 N Cherry	1910 2,288 100:00%	1900 2,172 94,333%	9.46 60) 9.612 9.75	1920 2,226 97,29%
Building area % good Occupancy Stories	88 25	78 2 2	0.03	65 205
Exterior Interior Floor	Aluminum Carpet	Viny Hardened	Abrid Handbood	Aluminum Harðurod
Total Full Baths Total Haif Baths Kitchen Style	2 Alove Manage	2 Average	2 Average	Average
Bath Style	Noen .	Average	Average	Average
Diveway Basement Floor Neighbarhood	Shared Dirthnick Train station/moise	Ounted	Over Corese	Consid Unknown Nice
Garage Value Square Ft Condition	58,000 00 574 An 100	58,000.00 7 Has garage 574	798 798 Average	\$4,000.00 378 Poor
	S IN provident			

Data compiled from Vision GIS 2020 data and MLS

I believe that the value of \$290,000 placed in 2019 was too high but I did not appeal because I know this revaluation was confing and figured the value would be reset to market value I believe that each of these three comps is in better neighborhoods, better condition, and more destrable than 222 N Cherry St

90 Meadow and 220 S Whittlessy are comparable in size, but are located in nicer areas of town, and are better in many of the categories above, therefore command higher values and rents 103 Meadow St is definitely the nicest of the comparables and corres out ahead in nearly all categories above, it is also 10% larger and is in better condition and has better finishes

I removed the value of the garage from the appraised value to get all the properties on a level field You can see the properties sold for similar to their appraised value in most cases

The train station towers the value of the property, the majority of people that enquire for rent are no longer interested after learning of the train station and the train horns that go off from early morning into the night As you can see the value of my property is significantly higher than that of all the other houses on the block, and does not stand out as being any nicet, or significantly larger than others. I also do not believe my two famity would be worth \$102, 100 more than the 3 family next door that assumably would look better than my house with a \$10k siding job. 1 do not believe my property to be more valuable than the comparables or as significantly more valuable than other homes on the block of N Cherry St I have had to lower rents from market value to compensate for the train homs and train station.

Thank you for your consideration.



Attics and root pitch seem similar in nature and of the time period

All comps have hardwood floor vs carpet 2 of 3 comps have vinyl siding

Disagree - kitchens were budget cabinets less than \$3,000 total to do both kitchens, couniertops were scraps less than \$2,000 to do both Disagree - First floor bath is from 1960 era, would consider below average, (photo attached) Second floor bath was updated with budget fiberglass tub, would consider average Kachens similar in style to both Meadow St properties - photos attached from MLS listing

Note shared driveway

Note this garage is a nice 3 car garage and is significantly reflected in the property appraised value

Disagree, garage has holes in it and rot, sheathing needs to be removed and garage resided at some point



Occupancy	3	2	0	-	6	2		8	2	
Living area	1,83,1	1,684	10/1	1,393	1 344	2,268	2,251	1,680	1,052	Others
2020 Valuation Li	\$153,900	\$199,300	\$242,500	\$185,100	\$191,700	5255 700 F	\$223,600	\$210,200	\$166,400	Most suntar
Address	202	206	210	214	218	and the second second	228 3him next door	230	234	Subject Property

Data compiled from Vision GIS 2020 data





222 NORTH CHERRY ST

Location	222 NORTH CHERRY ST	Mblu	104/ / 60/ /
Acct#	P0537010	Owner	SCARPA MICHAEL
PBN		Assessment	\$228,000
Appraisal	\$325,700	PID	15543

Building Count 1

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2020	\$237,600	\$88,100			
	Assessment	andalani yang alayan ang kanang kang kang kang kang kang k	An Danaman dara dar dar dar de Sander, Perstal III dar de Martin de Landon and de Landon de Carlos de Landon a		
Valuation Year	Improvements	Land	Total		
2020	\$166,300	\$61,700	\$228,000		

Owner of Record

Owner	SCARPA MICHAEL	Sale Price	\$113,000
Co-Owner		Certificate	
Address	751 CENTER ST	Book & Page	1577/0332
	WALLINGFORD, CT 06492	Sale Date	12/29/2017
		instrument	25

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
SCARPA MICHAEL	\$113,000		1577/0332	25	12/29/2017	
PUZONE MILDRED	\$0		1004/1142	10	10/23/2001	
PUZONE EMMA, (ESTATE) & MILDRED	\$0		0818/0383		08/16/1995	
PUZONE EMMA, MILDRED & HELEN (ESTATE)	\$0	ł	0758/0456		06/29/1993	
PUZONE PETER G ET AL	\$0		0592/0873		05/01/1968	

Building Information

Year Built:	1910	
Living Area:	2,288	
Replacement Cost:	\$269,3	54
Building Percent Good:	86	
Replacement Cost	* -*4 *	
Less Depreciation:	\$231,6	
	Building /	Attributes
Field		Description
Style:		Multi Family
Model		Residential
Grade:		C+
Stories:		2.5
Occupancy		2
and the second many many second and the second s	,,	Aluminum Sidng
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		Gable
Roof Cover		Asphalt
 Second and an experimental and the second secon		Plywood Panel
Interior Wall 1		and see the second s
Interior Wall 2		Plastered
Interior FIr 1		Carpet
Interior Fir 2		
Heat Fuel		Gas
		Hot Water
Heat Type:		
AC Type:		Central
Total Bedrooms:		2 Bedrooms
Total 8thrms:	1	2
Total Half Baths:		0
Total Xtra Fixtrs:	· · · · · ·	<u></u>
Total Rooms:		9 Rooms
Bath Style:		Modern
Kitchen Style:		Above Average
Num Kitchens		· · · · · · · · · · · · · · · · · · ·
Cndin		
Misidopol Tub		······································
Electron and a second		
· · · · · · · · · · · · · · · · · · ·	· · ···· · · · ·	
Num Park		· · · · · · · · · · · · · · · · · · ·
Fireplaces		·····
Fndin Cndin		an 19 Anno 19 Anno
Basement		
		e en

Building Photo



(http://images.vgsi.com/photos/WallingfordCTPhotos//\02\03\23\35.jpg)

Building Layout



(ParcelSketch.ashx?pid=15543&bid=15919)

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	1,300	1,300
FUS	Upper Story, Finished	988	988
FOP	Porch, Open	104	0
UBM	Basement, Unfinished	1,300	0
UHS	Half Story, Unfinished	986	0
		4,680	2,288

Extra Features Legend	- 1
No Data for Extra Features	

Land

Land Use		Land Line Valuation		
Use Code	1040	Size (Acres)	0.15	
Description	Two Family	Frontage		
Zone	R6DA	Assessed Value	\$61,700	
Neighborhood	30	Appraised Value	\$88,100	
Ait Land Appr	No			
Category				

Outbuildings

	Outbuildings Legend						
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bidg #
FGR1	Garage-Avg			574.00 S.F.	\$6,000	\$4,200	1

Valuation History

Appraisal					
Valuation Year Improvements Land Total					
2019	\$203,400	\$86,600	\$290,000		
2018	\$159,600	\$86,600	\$246,200		
2017	\$155,000	\$86,600	\$241,600		

Assessment					
Valuation Year Improvements Land Total					
2019	\$142,300	\$60,600	\$202,900		
2018	\$111,700	\$60,600	\$172,300		
	\$108,500	\$60,600	\$169,100		
2017					

_____·

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Comps

220 SOUTH WHITTLESEY AVE

Location	220 SOUTH WHITTLESEY AVE	Mblu	148/ / 132/ /
Acct#	W0429550	Öwner	RUSSELL KYLE
PBN		Assessment	\$193,000
Appraisal	\$275,800	PID	5980

Building Count 1

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2020	\$153,200	\$122,600			
ระสมของและ และมายและสมของสมของสมของและสมของสมของสมของสมของสมของสมของสมของสมของ	Assessment	n inn mang ainn a bhailt air an da ann a' sheegar gar a' garai le shearai le shearai garai an san ann an san a	абланаранын консстаны жанат 1, ка тар тоотоор канар консур болоонун тоор ал 4, 42		
Valuation Year	Improvements	Land	Total		
2020	\$107,20	9 \$85,800	\$193,000		

Owner of Record

Owner	RUSSELL KYLE	Sale Price	\$255,200
Co-Owner		Certificate	
Address	220 SOUTH WHITTLESEY AVE	Book & Page	1624/0747
	WALLINGFORD, CT 06492	Sale Date	05/01/2020
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RUSSELL KYLE	\$255,200		1624/0747	00	05/01/2020
WRIGHT SUZANNE D	\$0		0595/0651		02/03/1987

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	2,226
Replacement Cost:	\$235,728

Building Percent Good: 65

Replacement Cost

Less Depreciation:

1:		\$1	53,:	200		
					1.1	
	1	Ruidi	na	Attribut		

Building	Attributes
Field	Description
Style;	Multi Family
Modei	Residential
Grade:	1
Stories:	2.25
Occupancy	2
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	1
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	~
Heat Fuel	
Heat Type:	Hot Water
АС Туре:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	
Total Half Baths:	0
Total Xtra Fixtrs:	······································
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Whiripool Tub	
Fireplaces	
Num Park	······································
Fireplaces	
Fndth Cndtn	
Basement	ан Алиан Алар Арар Солон Солон Алиан Алиан Солон С

Building Photo



(http://images.vgsi.com/photos/WallingfordCTPhotos/A02\01\69\47.jpg)

Building Layout



:		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	966	966

FUS	Upper Story, Finished	900	900
EAF	Attic, Expansion, Finished	:900	360
CRL	Crawl Space	66	0
FEP	Porch, Enclosed	72	0
FOP	Porch, Open	372	0
FSP	Porch, Screen	300	0
UBM	Basement, Unfinished	900	0
WDK	Deck, Wood	96	0
		4,572	2,228

Extra Features	Legend
No Data for Extra Features	·

Land

Land Use

Land Line Valuation

Use Code	1040	Size (Acres)	0.25
Description	Two Family	Frontage	
Zone	R11	Assessed Value	\$85,800
Neighborhood	100	Appraised Value	\$122,600
Alt Land Appr	Nó		
Category			

Outbulldings

Γ	Outbuildings Legend	
	No Data faz Outkuldinga	
	No Data for Outbuildings	
I		2

Valuation History

Appraisal Valuation Year Improvements Land Total				
2018	\$126,200	\$130,700	\$256,900	
2017	\$126,200	\$130,700	\$256,900	

Assessment						
Valuation Year	Improvements	Land	Total			
2019	\$88,300	\$91,500	\$179,800			
2018	\$88,300	\$91,500	\$179,800			
2017	\$88,300	\$91,500	\$179,800			

90 MEADOW ST

Location	90 MEADOW ST	Mblu	118/ / 381/ /
Acct#	V0058900	Owner	WHITTIER JARED
PBN		Assessment	\$184,100
Appraisal	\$263,000	PID	6733

Building Count 1

Current Value

Appraisal							
Valuation Year improvements Land Totai							
2020	\$172,300 \$90,700						
n an	Assessment						
Valuation Year	Improvements	Land	Total				
2020	\$120,600	\$63,500	\$184,100				

Owner of Record

Owner	WHITTIER JARED	Sale Price	\$260,750
Co-Owner		Certificate	
Address	90 MEADOW ST	Book & Page	1624/0110
		Sale Date	04/23/2020
	WALLINGFORD, CT 06492	Instrument	00

Ownership History

Ownership History							
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date		
WHITTIER JARED	\$260,750	y daga kan ga manga kan kan kan kan kan ga gana kan dan ya kan kan kan kan kan kan kan kan kan ka	1624/0110	00	04/23/2020		
CESARE MARC	\$135,000		1016/0100	00	01/04/2002		
VAZQUEZ HAYDEE	50		1016/0099	08	01/04/2002		
VAZQUEZ CIPRIAN ET AL	SO		0525/0189		10/07/1983		

Building Information

Building 1 : Section 1

Model	Residential
Style:	Multi Family
Field	Descriptior
	uilding Attributes
Less Depreclation:	\$167,400
Replacement Cost	10
Building Percent Good:	78
Replacement Cost:	\$214,589
Living Area:	2,172
Year Built:	1900

Style:	Multi Family
Model	Residential
Grade:	n en
Stories:	2,25
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	2 · · · · · · · · · · · · · · · · · · ·
Interior Wall 2	Drywali
· · · · · · · · · · · · · · · · · · ·	· ·
Interior Fir 1	Herdwood
Interior Fir 2	
Heat Fuel	Oil
Heat Type:	Steam
АС Тура:	None
Total Bedrooms:	4 Bedrooms
Total Sthrms:	2
Total Half Baths: ,	1 Half Bath
Total Xtra Fixtrs:	······································
Total Rooms:	3 8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	· · · · · · · · · · · · · · · · · · ·
Cndtn	· · · · · · · · · · · · · · · · · · ·
Whirlpool Tub	· · · · · · · · · · · · · · · · · · ·
Fireplaces	· · · · · · ·
Num Park	
Fireplaces	
Fndth Chdin	
ter an	: •
Basement	1 ·

Building Photo



(http://images.vgsi.com/photos/WallingfordCTPhotos//\02\00\69\57.jpg)

Building Layout



(ParcelSketch.ashx?pid=6733&bid=6721)

	Building Sub-Areas (sq ft)		Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	909	909
FUS	Upper Story, Finished	909	909
EAF	Attic, Expansion, Finished	884	354
FEP	Porch. Enclosed	24	° 0
FOP	Porch, Open	288	0

UAT	Attic, Unfinished	25	0
UBM	Basement, Unfinished	909	0
		3,948	2,172

;		-
	Extra Features Legend	
	No Data for Extra Features	-

Land

Land Use		Land Line Valuation		
Use Code	1040	Size (Acres)	0.18	
Description	Two Family	Frontage		
Zone	R6	Assessed Value	\$63,500	
Neighborhood	40	Appraised Value	\$90,700	
Alt Land Appr	No			
Category				

Outbuildings

Outbuildings Lege							
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bidg #
FGR3	Garage-Poor			378.00 S.F.	\$4,900	\$3,490	1

Valuation History

Appraisal					
Valuation Year	Improvements	Land	Total		
2019	\$142,700	\$96,700	\$239,400		
2018	\$142,700	\$96,700	\$239,400		
2017	\$142,700	\$96,700	\$239,400		

Assessment					
Veluation Year	Improvéments	Land	Total		
2019	\$99,900	\$67,700	\$167,600		
2018	\$99,900	\$67,700	\$167,600		
2017	\$99,900	\$67,700	\$167,600		

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Photos



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103 MEADOW ST

Location	103 MEADOW ST	Mblu	118/ / 344/ /
Acct#	P0301000	Owner	MEADOW STREET LLC
PBN		Assessment	\$222,200
Appraisal	\$317,500	PID	6736

Building Count 1

Current Value

	Appraisai		
Valuation Year	improvements	Land	Total
2020	\$231,300		\$317,500
an 1999 - Allen Miller (1999) - Allen Alamat I Mill Margare annal (1998) 19 maine air annan Anna (1999) (2004 - Alamat (1997) 1999 - Allen Miller (1999) - Allen Alamat I Mill Margare annal (1998) 1999 - Alamat (1999)	Assessment		a a a fair an
Valuation Year	Improvements	Land	Totsi
2020	\$161,900	\$60,300	\$222,200

Owner of Record

Owner	MEADOW STREET LLC	Sale Price	\$0
Co-Owner		Certificate	
Address	565 SAYBROOK ROAD	Book & Page	1629/0383
	HADDEM, CT 06438	Sale Date	07/06/2020
		Instrument	29

Ownership History

		Ownership Histo		THE MAN WE STATE TO MANY AN ADVANCEMENT AND ADVANCED AND ADDA.	
Ôwner	Sale Price	Certificate	Book & Page	instrument	Sale Date
MEADOW STREET LLC	\$0		1629/0383	29	07/06/2020
RAGOZZINO JOSEPH	\$320,000		1629/0381	00	07/06/2020
PINTO BRIAN	\$223,500		1458/0714	00	12/17/2012
	\$310,000		1168/1108	00	08/06/2004
CARBUTTI JONATHAN	\$160,000		1156/0630	00	05/12/2004

Building Information

ſ

Year Built:	1925
Living Area:	2,516
Replacement Cost:	\$283,649
Building Percent Good:	73
Replacement Cost	
Less Depreciation:	\$207,100
	Building Attributes
Field	Description
Style:	Multi Family

Style:	Multi Family
Model	Residential
Grade:	C+
Stories:	2 Stories
Occupancy	· 2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	1 1
Roof Structure:	Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	Plastered
Interior Fir 1	Hardwood
Interior Fir 2	
	Gas
Heat Fuel	
Heat Type:	Hot Water
АС Туре:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	· 2
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Fireplaces	
Num Park	
Fireplaces	- <u></u>
Fndin Cndin	. <u></u>
Basement	
	and the second

Building Photo



(http://images.vgsi.com/photos/WallingfordCTPhotos/A02\01\58\56.jpg)

Building Layout



(ParcelSketch.ashx?pid=6736&bid=6724)

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	1,298	1,298
FUS	Upper Story, Finished	1,218	1,218
FEP	Porch, Enclosed	190	.0
FOP	Porch, Open	110	C
UAT	Attic, Unfinished	1,296	
UBM	Basement, Unfinished	1.218	(
		5,330	2,511

	Extra Features L	egend
	No Data for Extra Features	
Ĺ		

Land Line Valuation

Land

Land Use

Use Code	1040	Size (Acres)	0.14
Description	Two Family	Frontage	
Zone	R6	Assessed Value	\$60,300
Neighborhood	40	Appraised Value	\$86,200
Alt Land Appr	No		
Category			

Outbuildings

[Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bidg #
FGR1	Garage-Avg			768.00 S.F.	\$24,200	\$16,900	1

Valuation History

Appraisal				
Valuation Year	Improvements	Land	Total	
2019	\$182,200	\$92,200	\$274,400	
2018	\$182,200	\$92,200	\$274,400	
2017	\$182,200	\$92,200	\$274,400	

Assessment				
Valuation Year	Improvements	Land	Totai	
2019	\$127,600	\$64,500	\$192,100	
2018	\$127,600	\$64,500	\$192,100	
2017	\$127,600	\$64,500	\$192,100	

Photos



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Neighbor 3 family

228 NORTH CHERRY ST

228 NORTH CHERRY ST	Mblu	104//61//
H0284800	Owner	AVILA MARTIN X + GARCIA MILAGROS
	Assessment	\$156,600
\$223,600	PID	6703
	H0284800	H0284800 Owner Assessment

Building Count 1

Current Value

Appraisal				
Valuation Year	improvements	Land	Total	
2020	\$137,800	\$85,800	\$223,600	
Assessment				
Valuation Year	Improvements	Land	Totai	
2020	\$96,500	\$60,100	\$156,600	

Owner of Record

Owner	AVILA MARTIN X + GARCIA MILAGROS	Sale Price	\$300,000
Co-Owner		Certificate	
Address	P O BOX 585	Book & Page	1183/0018
	WALLINGFORD, CT 06492	Sale Date	11/19/2004
		Instrument	001

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
AVILA MARTIN X + GARCIA MILAGROS	\$300,000		1183/0018	001	11/19/2004
HIRD ERIK B	\$0		0517/0842		02/09/1983

Building Information

Building 1 : Section 1

Year Built:	1890
Living Area:	2,251

Replacement Cost:	\$211,399
Building Percent Good:	65
Replacement Cost	
Less Depreciation:	\$137,400

Building A	ttributes
Field	Description
Style:	Multi Family
Model	Residential
Grade:	
Stories:	2.25
	3
Occupancy Exterior Wall 1	
· · · · · · · · · · · · · · · · · · ·	Asbest Shingle
Exterior Wall 2	Asphalt
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywali
Interior Wall 2	Plastered
Interior Fir 1	Carpet
Interior FIr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Hot Water
АС Туре:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	11
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtr	ing and a second construction of the second cons
Whirlpool Tub	
Fireplaces	· · · · · · · · · · · · · · · · · · ·
Fireplaces	
· · · · · · · · · · · · · · · · · · ·	
Fndin Cndin	
Basement	n 1917 - Angeler Maria

Building Photo



(http://images.vgsi.com/photos/WallingfordCTPhotos//\02\03\26\49.jpg)

Building Layout



(ParcelSketch.ashx?pid=6703&bid=5691)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	938	938
FUS Upper Story, Finished		938	938
EAF			375

FOP	Porch, Open	20	0
PTO	Patio	96	0
UBM	Basement, Unfinished	938	0
		3,868	2,251

Extra	a reatures	
	Extra Features Legend	
	No Data for Extra Features	

Land

Land Use		Land Line Valuation		
Use Code	1050	Size (Acres)	0.13	
Description	Three Family	Frontage		
Zone	R6DA	Assessed Value	\$60,100	
Neighborhood	30	Appraised Value	\$85,800	
Ait Land Appr	No			

Outbuildings

Category

Vutuunigo						Legend	
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bidg #
SHD1	Shed Frame			100.00 S.F.	\$400	\$300	1

Valuation History

Appraisal					
Valuation Year Improvements Land					
\$114,300	\$84,500	\$198,800			
\$114,300	\$84,500	\$198,800			
\$114,300					
The second	improvements \$114,300 \$114,300	Improvements Land \$114,300 \$84,500 \$114,300 \$84,500 \$114,300 \$84,500 \$114,300 \$84,500			

Assessment					
Valuation Year	Total				
2019	\$80,100	\$59,200	\$139,300		
2018	\$80,100	\$59,200	\$139,300		
2017	\$80,100	1	\$139,300		

Neighbor

202 NORTH CHERRY ST

Location	202 NORTH CHERRY ST	Mblu	104/ / 55/ /
Acct#	A0014000	Owner	RHODES LOGAN T + CALEB T
PBN		Assessment	\$135,800
Appraisal	\$193,900	PID	6698

Building Count 1

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2020	\$114,200	\$79,700	\$193,900		
Assessment					
Valuation Year	Improvements	Lend	Totai		
2020	\$80,000	\$55,800	\$135,800		

Owner of Record

Owner	RHODES LOGAN T + CALEB T	Sale Price	\$310,000
Co-Owner		Certificate	
Address	202 NORTH CHERRY ST	Book & Page	1257/0662
	WALLINGFORD, CT 06492	Sale Date	06/21/2006
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RHODES LOGAN T + CALEB T	\$310,000		1257/0662	00	06/21/2006
HORNING CHAD + ERICA C	\$101,000		1235/0683	08	12/15/2005
HORNING CHAD + DOMINGUE GREGORY	\$142,000		1184/1035	7	12/02/2004
ABBATE ROSE CASELLA	\$0		0535/0551	an a mar a mar a company a second a se	08/06/1984

Building Information

Building 1 : Section 1

/ear Bulit:	1910
rear Built: Living Area:	1,831
Replacement Cost:	\$175,018
Building Percent Good:	65
Replacement Cost	
Less Depreclation:	\$113,800
	Building Attributes
Field	Description
Style:	Multi Family
Model	Residential
Grade:	
Stories:	2.25
Occupancy	2
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphait
Interior Wall 1	Plastered
Interior Wall 2	
Interior Fir 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Gas
	Floor Fumace
Heat Type:	
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
a Sana yang bertakan sebagai seba Sebagai sebagai	Average
Baih Style:	and the second
Kitchen Style:	
Num Kitchens	
Cndtn	<u>:</u>
Whirlpool Tub	:
Fireplaces	, menening and the second s
Num Park	
Fireplaces	and the second
Fndtn Cndtn	······································
Basement	· · · · · · · · · · · · · · · · · · ·

Building Photo



(http://images.vgsi.com/photos/WallingfordCTPhotos//\02\00\69\61.jpg)

Building Layout



(ParcelSketch,ashx?pid=6698&bid=6686)

	Building Sub-Areas (sq ft)		Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	806	806
FUS	Upper Story, Finished	771	771
EAF	Attic, Expansion, Finished	634	254
CRL	Crawl Space	42	0
FOP	Porch, Open	216	0
UBM	Basement, Unfinished	764	0

		;
	3,233	1.831
1	3,233	1,031

ł						
	Extra Features					
		4				
Ì						
1						
	No Data for Extra Features					
		÷.				
		_				

Land

Land Use		Land Line Valuation		
Use Code	1040	Size (Acres)	0.10	
Description	Two Family	Frontage		
Zone	R6DA	Assessed Value	\$55,800	
Neighborhood	30	Appraised Value	\$79,700	
Ait Land Appr	No			
Category				

Outbuildings

Outbuildings					<u>Legend</u>		
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bidg #
SHD1	Shed Frame			64,00 S,F.	\$400	\$300	1

Valuation History

Appraisal					
Valuation Year	Improvements	Lend	Total		
2019	\$105,400	\$78,400	\$183,800		
2018	\$105,400	\$78,400	\$183,800		
2017	\$105,400	\$78,400	\$183,800		

Assessment						
Valuation Year Improvements Land Total						
2019	\$73,800	\$54,900	\$128,700			
2018	\$73,800	\$54,900	\$128,700			
2017	\$73,800	\$54,900	\$128,700			

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Veighbor

210 NORTH CHERRY ST

Location	210 NORTH CHERRY ST	Mblu	104/ / 57/ /
Acct#	B0431500	Owner	DEMARTINO PROPERTIES LLC
PBN		Assessment	\$169,800
Appraisal	\$242,500	PID	6700

Building Count 1

Current Value

Appraisal						
Valuation Year Improvements Land Total						
2020	\$162,800	\$79,700	\$242,500			
Valuation Year	improvements	Land	Total			
2020	\$114,000	\$55,800	\$169,800			

Owner of Record

Owner	DEMARTINO PROPERTIES LLC	Sale Price	\$0
Co-Owner		Certificate	
Address	47 AGEROLA RD	Book & Page	1495/0760
	DURHAM, CT 06422	Sale Date	05/14/2014
		Instrument	29

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
DEMARTINO PROPERTIES LLC	\$0		1495/0760	29	05/14/2014	
DEMARTINO STEVEN A	\$230,000		1491/0403	00	02/14/2014	
CRISTINI JOHN + BETTIANNE	\$0		1452/0233	40	10/05/2012	
CRISTINI JOHN + GRAVINO BETTIANNE	\$0		1226/0493	29	10/05/2005	
CRISTINI JOHN	\$270,000		1226/0470	00	10/05/2005	

Building Information
Building 1 : Section 1

Year Built:	1890
Living Area:	1,701
Replacement Cost:	\$192,735
Building Percent Good:	82
Replacement Cost Less Depreciation:	\$158,000
in the second	and a second
	Building Attributes
Field	Description
Style:	Multi Family
Model	Residential
Grade:	•
Stories:	2.5
Occupancy	2
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	n na marana na mangana na kana kana kana kana kana kana
Roof Structure:	Gabie
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	······································
Interior FIr 1	Carpet
Interior Fir 2	······
Heat Fuel	Oil
Heat Type:	⁵ Hot Water
АС Туре:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2 2
Total Half Baths:	0 · · · · · · · · · · · · · · · · · · ·
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	
Kitchen Style:	Average
Num Kitchens	· · · · · · · · · · · · · · · · · · ·
Cndtn	· · · · · · · · · · · · · · · · · · ·
Whirlpool Tub	
Fireplaces	
Num Park	
Fireplaces	
Fndin Cndin	
Basement	

Building Photo



(http://images.vgsi.com/photos/WallingfordCTPhotos/\02\03\26\50.jpg)

Building Layout



(ParcelSketch.ashx?pid=6700&bid=6688)

	Building Sub-Areas (sq	ft)	Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	861	861
FUS	Upper Story, Finished	840	840
FOP	Porch, Open	125	0

РТО	Patio	100	0
UBM	Basement, Unfinished	861	0
UHS	Half Story, Unfinished	689	0
		3,476	1,701

Extra Features

	Extra Features Legenc	- í
Server raws		
	No Data for Extra Features	
-		

Land

Land Use		Land Line Valua	tion
Use Code	1040	Size (Acres)	0.10
Description	Two Family	Frontage	
Zone	R6DA	Assessed Value	\$55,800
Neighborhood	30	Appraised Value	\$79,700
Ait Land Appr	Νο		

Outbuildings

Category

			Outbuildings				<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
FGR1	Garage-Avg	anne an fhair ann a a an Aonaichte an Ann an Aonaichte an Aonaichte an Aonaichte an Aonaichte an Aonaichte an A		275.00 S.F.	\$4,800	\$3,400	1

Valuation History

	Appraisal		
Valuation Year	Improvements	Land	Total
2019	\$138.400	\$78.400	\$216.800
2018	\$138,400	\$78,400	\$216,800
2017	\$134,300		\$212,700

	Assessment		
Valuation Year	Improvements	Land	Total
2019	\$96,800	\$54,900	\$151,700
2018	\$96,800	\$54,900	\$151,700
2017	\$94,100	\$54,900	\$149,000

MLS most recent downtown sale comps within 6 months of Oct 1, 2020

Address 2020 Appraised Value	222 N Cherry St \$325,700.00	90 Meadow St \$263,000.00	103 Meadow St \$317,500.00	220 S Whittlesey Ave \$275,800.00
2020 Appraised Value without garage			\$293,500.00	\$271,800.00
Sate Price Sate date	\$113,000.00 12/29/2017	\$260,750.00 4/3/2020	\$320,000.00 7/6/2020	\$255,000.00 5/1/2020
Year Built Living area Living area % change to 222 N Cherry	1910 2,288 4 100.00%	1900 2,172 94.93%	1925 2.516 109.97%	1920 2,226 97.29%
Building area % good Occupancy Stories	86 2 2010 - 2010 - 2010 2010 - 2010 - 2010 2010 - 2010 - 2010 - 2010 2010 - 2010 - 2010 - 2010 - 2010 - 2010 - 2010	78 2 2 2 2 2 2 2 2 2 2 2 2 2 2	500	65 2
Exterior Interior Floor	Aluminum Carpet	Vinyl Hardwood	Vity Hardwood	Aluminum Mardwood
Total Full Baths Total Haif Baths Kitchen Style	2 Above Average	2 Average	2 Average	Average
Bath Style	Model Strategy	Average	Average	Average
Driveway Basement Floor Neighborhood	Shared Dir/Unick Train station/noise	Owfood	Owned 1, 11, 11, 12, 12, 12, 12, 12, 12, 12,	Owned Unknown Nicor
Garage Value Square Ft Condition	\$6,000.00 574 (V) [2059, 10] 2014	\$6,000.00 7 Has garage 574	768 768 Average	\$4,000.00 378 Poor
Data compiled from Vision GiS 2020 data and MLS	data and MLS			

I believe that the value of \$290,000 placed in 2019 was too high but I did not appeal because I knew this revaluation was coming and figured the value would be reset to market value I believe that each of these three comps is in better reighborhoods, better condition, and more desirable than 222 N Cherry St

90 Meadow and 220 S Whittlesey are comparable in size, but are located in nicer areas of town, and are better in many of the categories above, therefore command higher values and rents 103 Meadow St is definitely the nicest of the comparables and comes out ahead in nearly all categories above. it is also 10% larger and is in better condition and has better finishes

I removed the value of the garage from the appraised value to get all the properties on a level field You can see the properties sold for similar to their appraised value in most cases

The train station lowers the value of the property, the majority of people that enquire for rent are no longer interested after learning of the train station and the train horns that go off from early morning into the night As you can see the value of my property is significantly higher than that of all the other houses on the block, and does not stand out as being any nicer, or significantly larger than others. i also do not believe my two family would be worth \$102,100 more than the 3 family next door that assumably would look better than my house with a \$10k sicing job. I do not believe my property to be more valuable than the comparables or as significantly more valuable than other homes on the block of N Cherry St t have had to lower rents from market value to compensate for the train homs and train station.

Thank you for your consideration



Attics and roof pitch seem similar in nature and of the time period

All comps have hardwood floor vs carpet 2 of 3 comps have vinyl siding

Disagree - kitchens were budget cabinets less than \$3,000 total to do both kitchens, countertops were scraps less than \$2,000 to do both Disagree - First floor bath is from 1960 era, would consider below average, (photo attached) Second floor bath was updated with budget fiberglass tub, would consider average Kitchens similar in style to both Meadow St properties - photos attached from MLS listing Note shared driveway

Note this garage is a nice 3 car garage and is significantly reflected in the property appraised value

Disagree, garage has holes in it and rot, sheathing needs to be removed and garage resided at some point

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2020-031



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

3./5/2020
Shelby Jackson
lan Fuller
222 North Cherry St

Current Market Value: \$325,700

Current Assessed Value: \$228,000

Appellant's estimate of Market Value: \$ 260,000

Notes:

- In 2018 permits were pulled to renovate the interior of the subject property.
- Two door hangers were left at the property requesting an interior inspection between 2018 and 2019
- During the informal process corrections were made to the property changing the market value from \$ 328,400 to 325,700

Recommendation:

No Change

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A A A A A A A A A A A A A A A A A A A	Town of Wallingford, Con	Town Hall, Room 101 45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001	17FE 455E550R
	Hearing No. 2020-065 APPLICAT	Fax 203-294-2003	Lag arta
	Hearing No. <u>4060</u> – <u>0</u> 60 <u>APPLICA</u> APPEAL OF ASSESSI	· · · · · · · · · · · · · · · · · · ·	
	HEARING DATE: GRAND LIST OF OCT	IENT APPEALS	
	Property Owner: Kathleen Filkins	Appellant (if other than owner):	
	Name of property Owner Kathleen Fillins/Mary Gagliardi	Name of Owner's Agent	
	Mailing Address James 57 Hintz Dr James	Mailing Address	
1.	City, State, Zip Walling ford, CT 06492	City, State, Zip	
	Phone 203-1741-0878	Phone	
	Appellant's Capacity of Agency Agreement or Power of Attorney. Original ag	wher's Agent	
	Kgthlzen Filkins 2/12/21		
	Rathizen f) (Kin) di //Li Print applicant name and date	Applicant signature	
	Fill out <u>onl</u> y the section for th		
	Motor Vehicle: Year Make /Model:	Plate#Mileage	
	Real Estate: 230 Main 5+ #- 4 (Address and/or Assessor's Map/Block/Lot	Jallingtord Cl /Unit Number	
	Personal Property: Unique ID:DBA:DBA:DBA:		
	If you are submitting an appraisal or other similar evi application.	dence, you <u>must</u> submit a copy along with your	
	What MARKET VALUE does the applicant place on the proper		8 59 ft) Built 2003
		perty in 2017 tor 159,000 (100	B.: H 2008
		9 for \$60.000 - 512e 1,176 59Ft.	- 11 0.000
	Un: + # 46 (1, Col Si On Signification do culorente to	A or appraised in neglicity 19 for \$ 62,000	
	Newer, larger units selling	for \$ 37,000 to \$39,000 les	s than the Report
	DO NOT WRITE BELOW THIS LINE - BAA Use Only		
	I hereby solemnly swear that the testimony I a knowledge and belief.	nm 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:	
	Print Namé		
•	Motion:	Voting Record Initials	
		Thomas Vitali	
- -		Carl Bonamico	
۹,	²	Robert Avery	
r -			

Total Card Land Units 0 SF	1 103U Mobile Hom MD DD4	Zone Land Type Land Units		Permit Id Issue Date Type Description Amount 17109 10-08-2003 NC New Construct 32,400		HOME 10-1-03	K,LR,DR,2BD,2BTH	SER# 19-04-573-09751A/B	MODEL BW573-T	2004 TITAN BRENTWOOD		Nbhd Name			Year Code Description Amount		GAGLIARDI MARY E + ROSS JAMES P + 15/5 101/ FONTAINE DENNIS 1537 0668 0420 FARINA JENNIFER 1537 0668 0 BUCCINI DENNIS 1490 1189 0 BIRAL JUDIE 1490 1188 0	FOWNERSHIP BK-VOL/PAGE	GIS ID 134343	A (* * * *	FILKINS KATHLEEN M	
Parcel Total Land Area 0.0000	3	Size Adj Site Index (ND LINE VALUATION SECTION	Buil Ding Perkmit Recovery Comp Date Comp Comments Amount Insp Date % Comp Date Comp NEW MOBILE HOME W/SHE 32,400 100 100						2020 REMOVED OVERIDE		Tracing Batch			Code Description Number Amount Comm Int	OTHER ASSESSMENTS	T-6	QU VI SALEPRICE VC	vid#	ENG MAP Easement Town Line IND PARK	SUPPLEMENTAL DATA	MFG DWELL
	and Valu		and of the state o	Date Id 12-19-2020 HI 03-13-2020 F3 03-13-2017 K0 03-02-2017 K0 08-17-2015 K1 07-16-2010 SF 04-07-2010 DX	HANGE HISTOR	Total Appraised Parcel Value 99,800		Valuation Method		Special Land Value 99 800	ue (Bidg))7 71	Appraised Xig. value (Caru)	APPRAISED VALUE SUMMARY		This signature acknowledges a visit by a Data Collector or Assessor	0 2020 1-6 69,900 2020 1-4 1-6 1-6 10 Total 69900 Total	Assessed Year Code Assessed Year Code Assessed	Total 99,800 69,900	VISION	WALLINGFORD, CT	1-6 99,800 69,900

	BAS First Floor FOP Porch, Open WDK Deck, Wood	Code	Code Description SHD1 Shed Frame	Fireplaces	tyle:	AC Type: 03 Ttl Bedrms: 02 Ttl Bathrms: 2 Ttl Half Bths: 0		ncy Wall 1: Wall 2:	Style: 20 Model 07 Grade B Stories: 1	Vision ID 134343 CONS
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Total	B Use Code Description Z 1 103U Mobile Hom MD D		Permit Id Issue Date Type 22291 10-19-2007 NC		NEW ACCT FOR 2008 GL	K, LR, 28D, 2 8TH	SER #PFS1026243		Nppd		Year Code Desc		LAPOIN LE PAOCHEN GINDEL PATRICIA GINDEL JAMES V (ESTATE OF) + PATRICIA YALESVILLE SQUARE LLC	RECORD OF OWNERSHIP		WALLINGFORD CT 06492	230 MAIN STIDT 51	Vision ID 137752 CURRENT OWNER LAPOINTE PAOCHEN
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Parcel Total Land Area 0.0000	Size Adj Site Index Cond. 1.00000 5 1.00		Comp Date Comp 100 03-12-2008						00 Tracing		Description Number Amou		U 1 60,000 U 1 98,000 U 1,955,000	U VII SALE F	IND PARK Assoc Pid#	P/Z MAP # ENG MAP Easement Town Line		Bldg # 1 STRT/ROAD LOCATIO
	M 1.000	TION SECTION	Comments 24 X 52 MOBILE HOME						Batch		Int House		2021	, K				1 Sec # 1 of LOCATION Description Suburban MEC DWFII
	Notes	07-16-2010 04-08-2010 03-16-2009	Date 09-01-2020 02-21-2020 02-21-2020 08-17-2015	Total Appraise		Valuation Method	Special Land Value	Appraised Land Value (Bidg)	Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg)		Comm Int	otal 80200	80,200 2020	Δοορο	Totot			on Code Assessed
Tot	Location Adjustment 0.0000	- 03 1 29 05 6 51	Type Is Cd 01 02 29	Total Appraised Parcel Value		od	alue	Appraised Co (b) value (blog) Appraised Land Value (Blog)). Value (Card) 3) Value (Bldg)	APPRAISED VALUE SUMMARY	This signature acknowledges a visit by a Data Collector or Assessor	Total 80200	1-6 80,200	ASSESSMENTS (HISTO	444 600 			Asse
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T	Code Dee BAS First Floor FOP Porch, Open		Code Description	Fireplaces	tyle:				<u> </u>		Interior Wall 1:		ement	Property Location Vision ID 137752
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2020-065



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

MEMORANDUM

Date:	3./5/2020
To:	Shelby Jackson
From:	ian Fuller
CC:	

RE: 1 Yalesville Square

Current Market Value: \$99,800

Current Assessed Value: \$69,900

Appellant's estimate of Market Value: \$ 60,000

Notes:

- The subject mobile home was purchased in 2017 for \$ 59,000
- Two similar mobile homes, 46 and 51 Yalesville Square, sold in 2019 for \$60,000 each.

Recommendation:

Reduce the market value to \$79,000

	Town of Wallingfo	Town Hall, Room
NOTES-	n an an an Arran an A Arran an Arran an Arr Arran an Arran an Arr	45 South Main Str Wallingford, CT 06 Phone - 203-294-2 Fax - 203-294-20
Hearing No	2020-037	APPLICATION
HEARING DATE:	12.19.70 BOARD C	OF ASSESSED VALUATION DF ASSESSMENT APPEALS LIST OF OCTOBER 1, 2019
Property Owner ENID	STANLEY + SANT	Appellant (if other than owner):
I maine or proper	Ly Owner	Name of Owner's Agent
Mailing Address	T CCH92	Mailing Address
203	<u>CT 06492</u> 265 6740	City, State, Zip
Phone		Phone
(If Agent, attach a copy Print applicant nam		o Owner's Agent ney. Original agency document must be submitted at hearing.)
		Applicant signature
Motor Vehicles V-	r m out <u>onl</u> y the se	ection for the property type under appealPlate#Mileage
motor venicie. Tea		Dioto#
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18FFB BOARD OF ABSESSMENT APPEALS ROCHOSOR 971 H10:02 Thomas Vitali, Chainman Carl D. Bonamico, Member Robert Avery, Member Town of Nallingford, Connecticut Toen Hall, Room 151 45 South Main Street Wallingford, CT 05452 Phone - 203-204-2001 Fax - 203-294-2003 Hearing No. 2020-037 APPLICATION APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS HEARING DATE: 12 19.20 GRAND LIST OF OCTOBER 1, 2019 STANLEY + KEITH Property Own Appellant (if other than owner): Name of property Corner G2 EDGE HILL RD Mailing Address CT CC+192 WLED CT CC+192 City, State 21p 265 6740 Name of Owner's Agont Malling Address City, State, Zip Phone Phone Appellant's Capacity If Agent, stach a copy of Age o Ov o Owner's Agent E. STANLEY TK Print explicient name and date Applicant signs Fill out only the section for the property type under appeal. Malec Vehicle, Year Make (Model: . Market 296 PILORING HOR Real Estate (PID: 3194 (Address and/or Assessor's Map/Block/Lot/Unit Number) Personal Proceety: Unique ID: OBA if you are submitting an appreisal or other similar evidence, you <u>must</u> submit a copy along with your application. What MARKET VALUE does the applicant place on the property? : 178 000 Breely some the basis of the Appense Based on fike units sold within the <u> Pila. Hbr. community: taking into consideration higher-priced</u> - \$24.000 special assessment pic-paid units. into consideration this units lack of a garage. Sellers · taking 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 Busid) Print Name Initials Voting Record Motion: Thomas V298 Cert Bonamico Robert Avery

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TtlG	Code De BAS First Floor FLL Finished Lov FUS Upper Story, PTO Patio UBM Basement, L WDK Deck, Wood	Code Description	Fireplaces	Xtra Fixtres Total Rooms: 5 Bath Style: 02 Kitchen Style: 02 Whirlpool 02	Heat Fuel: 04 Heat Type: 07 AC Type: 03 Ttl Bedrms: 02 Ttl Bathrms: 1	or 2 1:	ID 3194 ament <u>CON</u> 05
Ttl Gross Liv / Lease Area	<u>scription</u> Finisher Finisher	 OB - OUTBUILDING & YARD ITEMS(L)			Electric Electr Basebrd Central 2 Bedrooms 1 Full Bath 2 Half Baths		TRUCTION DETA
966 1,594	BUILDING SUB-AREA SUMMARY SECTION n Living Area Floor Area Eff Area 1 482 482 482 4 0 288 173 4 484 484 484 4 0 168 484 4 0 168 34 4 0 112 11	Dep 7% C Dep 0% Misc Imp Misc Imp Misc Imp Cost to 1 Cost to 1 Cos	Functional Obso External Obsol Trend Factor Condition Percent Good Cns Sect Rcnld	Year Built Effective Year B Depreciation Co Remodel Rating Year Remodeled Depreciation %	Building	Parcel Id Adjust Type Condo Fir Condo Unit	n \$20665810
4 1,190		Dep 0vr Comment Misc Imp Ovr Misc Imp Ovr Cost to Cure Ovr Cost to Cure Ovr Cost to Cure Ovr Cost to Cure Ovr Comment I Cond. Cd % Gd Grade Grade Adj. A	Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good Cons Sect Rcnld	Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation %	Building Value New 272,370	CONDO 137169 Pilgrims Hari r 5 5 Cun) Bldg # 1 <u>CONSTRUCTION DETAIL (CONTINUED)</u> <u>Element</u> Cd Description
257,472	Cost Undeprec Value 216.36 104,287 129.97 37,431 216.36 1,298 43.79 7,356 21.25 2,380	de Adj. Appr. Value	1 71 193,400	29 A 19/4 29		DATA O(16 Or Description Iss 100	Bldg # 1 ETAIL (CONTINUED)
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WALLINGFORD, CT

VALUE SUMMARY Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	Site Index Condition Factor Total Appraised Land	Total Appraised Extra Feat Total Appraised Outbidg	Ttl Bedrms: Description Effective Area Effective Year Built Model Desc Appraised Bldg Value	BUILDING ATTRIBUTES	Mblu Location Pric Assing Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price
	1.05 00	88	02 Pilgrims Harbr 1190 Res Condo 193,400		SUBJECT PARCEL 200////6//29B/ 29B PILGRIMS HARBOR 0001 1020 193,400
	00 5	88	2 1358.00 1991.00 Res Condo 187,000	A	COMPARABLE #1 200////6//34D/ 34D PILGRIMS HARBOR 1020 187,000 10/22/2018 220,000 00
6,400 6,400 193.58	8	88	6,400	Adjustments	3LE#1 0////6//34D/ S HARBOR 1001 187,000 187,000 10/22/2018 220,000 00
	2855	88	2 Pilgrims Har 1105.00 Res Condo 161,600		COMPARABLE #2 200////6//128/ 128 PILGRIMS HARBOR 1020 5/21/2020 161,600 5/21/2020 164,000 00
31,800 31,800 32.92 167.29	8	88	31,800	Adjustments	ABLE #2 200////6//12B/ MS HARBOR 1020 161,600 5/21/2020 164,000 00
	885 m	88	2 Pilgrims Har 1427.00 Res Condo 196,600		348 PILGRI
-3,200 -3,200 -03.31 203.52	8	88	-3 ,200	Adjustments	COMPARABLE #3 200////6//34B/ 34B PILGRIMS HARBOR 1020 196,600 3/12/2020 2/15,000 00
	1.00 00	88	2 Pilgrims Har 1045.00 Res Condo 155,100		10C PILGRI
38,300 38,300 39,65 160,56	8	88	38,300	Adjustments	COMPARABLE #4 200////6//10C/ 10C PILGRIMS HARBOR 0001 1020 155,100 8/5/2020 169,900 00
	1.00 00	88	2 Pilgrims Har 1572.00 Res Condo 200,000		288 PILGR
-6,600 -6,600 -06.83 207.04	8	88	-6. 600	Adjustments	COMPARABLE #5 200////6//288/ 28B PILGRIMS HARBOR 0001 1020 200,000 3/2/2020 207,500 00

FinalValue: 208,200





• 2021 PH appraisal.pdf (~2.4 MB)

RE: Hearing NO. 2020-037 Unique ID S066510 PID 3194 29B Pilgrims Harbor

Normal

Good Morning.

Priority

We submitted out request for an assessment appeal and now have the results from the appraisal performed in February.

We did not have the results by the deadline for requesting the appeal and would like to submit the now.

We estimated the market value but could not do so accurately without the report.

Please attach/include the appraisal to our request for appeal and note that the the market value on the form states "\$178,000" when it should have stated "\$168,000"

Thank You and Sincerely,

Enid Stanley and Keith Santora owners 29 b Pilgrims Hbr 203-927-6745 enidstanley@comcast.net

e purpose of this summary app		and the state of a second and add	anustaly surroad	and aninion of the	mortest using .	t the cubiect o	reports	
One a set of the set o					marketvalue			06492
Property Address 29 Pilgrin Borrower Ycaza, Dina		Unit # B wher of Public Record Stantes	City Wal y, Enid & San			State CT County New	Zip Code Haven	00492
		mier of Fabric Record Stanley	y, Enia & San	iora, Neitri		county them	Haven	
Legal Description Volume 1	000200-000000-000006-00	00298	Tax Year	2020		R.E. Taxes \$	3,687	
Project Name Pilgrims Harb		Phase # 1		rence 35300		Census Tract		
Occupant Owner X T	and the second sec	Special Assessments \$ 0	nup rola	00000	н	DA\$ 320		🗶 per mont
Property Pinhts Appraised	Fee Simple Leasehold							
Assignment Type X Purcha	se Transaction	Transaction Other (describ))					
Lender/Client LoanDepot.		Address 2600 Mid		Suite 1400 Irvi	ne. CA 926	12		
Is the subject property currently	offered for sale or has it been offe	ered for sale in the twelve months	s prior to the effe	ctive date of this a	ppraisal?		s 🗌 No	
Report data source(s) used, offic	ering price(s), and date(s).							
DOM 0;The home is selling p	nivately for \$164,000 per Reat E	Estate Contract dated 01/27/20/	21					
	-							
I 🗶 did 🔲 did not analyze th	ne contract for sale for the subject	purchase transaction. Explain the	e results of the a	nalysis of the cont	ract for sale or	why the analy	sis was not perto	rmed.
Arms length sale;The contract	ct was provided and no unusual	conditions noted.						
						a Causaa (a)	Tax Records	
Contract Price \$ 164,000	e (loan charges, sale concessions	021 Is the property seller the ow	mer or public rec	ord? 🗶 Yes		ta Source(s)	Yes	K No
Is there any financial assistance If Ves, report the total dollar arr	e tioan charges, sale concessions yount and describe the items to be	s, gia or cowinpayment assistance, a naid	<u>, eic.) io de paiu</u>	by any party on b				
\$0;;	ound and adjoined the Real to to	, paio.						
30,,								
	mposition of the neighborhood	are not appraisal factors. Condominium Unit I	loucies Tran	and the second second	Condenas	ium Unercina	Drocant	Land Lice W
Neighborhood Ch								
		perty Values 🔲 Increasing		Dectining	PRICE	AGE	One-Unit	75
Built-Up 🗋 Over 75% 🛣 2		nand/Supply 🔲 Shortage	🗶 in Balance		\$(000)	(yrs)	2-4 Unit	
Growth 🛄 Rapid 🕱 S	Stable 🗌 Slow 🛛 Mar	keting Time 🔲 Under 3 mths	🗶 3-6 mths	Over 6 mths	132	.0w 0	Multi-Family	
Neighborhood Boundaries					252	High 60	Commercial	
The subject property is bour	ided north by Pond Hill Rd, sout	th by Brewster Lane, east by I-9	91 and west by	Puntan Rd.	185	Pred. 35	Other	2
Neighborhood Description					L			
	d consists of single family attac	had being of similar styles mai	intained in aver	ace/good manne	r Schools s	unnort service	s and shonoing	are proximat
of the subject. Access to I-9	1 is proximate for convenience	to employment centers and city	y conveniences.	. The 25% of pr	esent land us	e represents	vacant land.	
••••••••••••••••••••••••••••••••••••••								
Market Conditions (including s	upport for the above conclusions)							
Based on the CTMLS for the	e Wallingford area, values have nomes in this area is estimated a	been stabilizing over the past 1	12 months. This	s is common in th nd there is suffici	is area of Co ont funds ave	inecticut. The	e average mark	ating time for
single family condominium f	iomes in this area is estimated a	at 3-6 montris. Interest rates ar	16 16920119019 9		cill tonios ave			
Topography Rolling		Size Average		Density Appea	ars Adequa	e View	N;Res;	
Specific Zoning Classification		Zoning Description	n Single Fa	mily Residentia				
Zoning Compliance	gal Legal Nonconforming	Do the zoning regulations permit				No		
No Zoning Illegal (3.3	¥					
Is the highest and hest use of	subject property as improved (or a	as proposed pay plans and specifi	lastions) the eres				lo, describe	
15 the highest the best doe of			cations) the pre-	sentuse?	🗶 Ye	S LIND III		
I	Superi property co improvos (ci.	as proposed per plans and specifi	cations) the pre-	sent use?	X Ye			
								c Prinate
Utilities Public Other (d	escribe)	Public Other (d			Off-site Impro	vements-Type		
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Electricity 🗶 🗌 Gas 🗌 🗌	escribe)	Public Other (di Water 🔀 🗌 Sanitary Sewer 🗶 🗍	escribe)	(Off-site Impro Street Pav Alley Nor	vements-Type ed Asphalt ie	Publi	
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Electricity Electricity Gas Gas FEMA Special Flood Hazard / Are the utilities and off-site im Are there any adverse site co: There were no apparent ad Data source(s) for project info Project Description f of Stories 2 f of Elevators 0 Certeral Description f of Stories 2 f of Elevators 0 Existing Proposed Under Construction Year Built 1974 Effective Age 15 Project Primary Occupancy Is the developer/builder in co Management Group- White & Katzman Manager Does any single entity (the s Was the project created by the	escribe)	Public Other (d Water Senitary Sewer A Flood Zone X area? Water area? Water area? Senitary Sewer area? Senitary Sewer area? Senitary Sewer Senitary Set Set Senitary A Flood Zone X area? Set Senitary Set Senitary A Flood Zone X area? Senitary Set Senitary A Flood Zone X area? Second Home or Recreation (HOA)? Second Home or	ESCRIBE) FEMA Ma No, describe. Intel conditions, sely affect the r Rise 193 4 193 4 193 4 193 4 193 4 193 4 193 4 19 7 19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Control of the second sec	Off-site Impro Street Pax Uley Nor 312.J property. Other (descrit Completed 1 1 1 9 1 1 ed Units 1 1 anagement cc ibe the origina ksion)?	vements-Type ed Asphalt ie FEMA () Yes K () # of P 3 # of P 3 # of P 3 # of C 3 # of C 4 # of C 4 # of C 4 # of C 14 # of C 15 K 14 # of C 15 K 15 K 15 K 15 K 15 K 15 K 15 K 15 K	Publi Map Date 05 No If Yes, descri- Varianed Units Inits for Sale Inits for Sale	X X
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Fannie Mae Form 1073 March 2005

<u> </u>	Describe the condition of the project and quality of construction.									
P.	The condition of this project is average based on its quality of construction, unit mix and appeal in this market.									
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Ĭ_						****				
≥~	Describe the common elements and recrea	tional facilities.								
U T	Club House, Pool, Tennis Court									
<u>1</u> -	Are any common elements leased to or by	the Homeowners' Association?		Yes 🗴 No If Yes, desc	ribe the rental terms and option	ns.				
					······					
0										
R_					((4))					
<u>M</u> -	Is the project subject to ground rent?	Yes 🗶 No If Yes, \$		per year (describe terms	and conditions)					
A T										
Ŀ.						•				
<u>o</u> -	Are the parking facilities adequate for the p	roject size and type? 🔀 Yes		No If No. describe and comn	nent on the effect on value and	marketability.				
N-		<i>n</i>		·	******	•				
		ninium project budget for the current	year. E	Explain the results of the analys	is of the budget (adequacy of f	ees, reserves, etc.), or why				
P	the analysis was not performed.									
R	There was no condominium budget prov	rided for the current year to review								
Y										
É	Are there any other fees (other than regula	r HOA charges) for the use of the pro	piect fac	;ilities? 🗌 Yes 🗶	No If Yes, report the charges	and describe.				
G-			·							
IJ										
Á-					·	46 111-L 1				
N_	Compared to other competitive projects of	similar quality and design, the subject	x unit ci	harge appears 🔄 Hig	jh 🗶 Average 🗌 Lov	w 1f High or Low, describe.				
A										
Š.	Are there any special or unusual character	istics of the project (based on the co	ndomini	um documents, HOA meetings	, or other information) known to	the appraiser?				
ŝ	Yes X No If Yes, describe and exp	alain the effect on value and marketal	bility.							
Ľ,										
S.										
1										
	Unit Charge \$ 320 per mon	th X 12 ≈ \$ 3,840.00 per ye	ar	Annual assessment charge pe	r year per square feet of gross					
	Utilities included in the unit monthly assess	sment 🛄 None 🛄 Heat 🔲 .	Air Con	ditioning 🔲 Electricity	🗌 Gas 🛄 Water 🛄 S	Sewer 🔲 Cable 🔀 Other (describe)				
	Exterior Maintenance, Roads, Trash									
	General Description 2	Interior and materials/conditu	on I	Amenities	Appliances	Car Storage				
ă,	Floor # Average	Floors HW/C3		K Fireplace(s) # 1	Refrigerator	🛄 None				
Đ.	# of Levels 2	Walls Sheetrock/C3		Woodstove(s) # 0	K Range/Oven	Garage Covered 🔀 Open				
¥.	Heating Type ELBB Fuel Elec	Trim/Finish Wood/C3		X Deck/Patio Deck	Diso Microwave	# of Cars 2				
	Central AC Individual AC	Bath Wainscot Certile/C3		Porch/Balcony None	Dishwasher	X Assigned Owned				
515						¥				
ł		Doors Hol-core/C3		Other None	Washer/Drver	Parking Space # 29B				
して近く	Other (describe)	Doors Hol-core/C3		Other None	K Washer/Dryer Bath(s) 988 Sou	Parking Space # 29B are Feet of Gross Living Area Above Grade				
し T が D F	Other (describe) Finished area above grade contains:	4 Rooms	2	Bedrooms 1.2	Bath(s) 988 Squ	are Feet of Gross Living Area Above Grade				
UT OES	Other (describe)	4 Rooms		Bedrooms 1.2	Bath(s) 988 Squ					
OF DESC	Other (describe) Finished area above grade contains: Are the heating and cooling for the individe	4 Rooms Jal units separately metered?	2	Bedrooms 1.2	Bath(s) 988 Squ	are Feet of Gross Living Area Above Grade				
UT DESCR	Other (describe) Finished area above grade contains: Are the heating and cooling for the individe Additional features (special energy efficient	4 Rooms Jal units separately metered?	2	Bedrooms 1.2	Bath(s) 988 Squ	are Feet of Gross Living Area Above Grade				
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This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 cooperative project.

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

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) 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.

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this 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.

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

 I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) as predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's cartification.

2. Laccept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

APPRAISER	
	7,
Yorn the	[

Signature
Name Joanne Lehning
Company Name JLAppraisal
Company Address 44 Cannon Ridge Drive
Watertown , CT 06795
Telephone Number 203-586-9625
Email Address jlappraisal3@gmail.com
Date of Signature and Report 02/22/2021
Effective Date of Appraisal 02/16/2021
State Certification # RCR.0001758
or State License #
or Other State #
State CT
Expiration Date of Certification or License 04/30/2021
ADDRESS OF PROPERTY APPRAISED
29 Pilgrim Hbr B, Wallingford CT 06492
APPRAISED VALUE OF SUBJECT PROPERTY \$ 165,000
LENDER/CLIENT
Name Fastapp Appraisal Management Co.
Company Name LoanDepot.com
Company Address 2600 Michelson Drive Suite 1400 Irvine, CA 92612

Company Address 2600 Michelson Drive Suite 1400 Irvine, CA 92612
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature	
Vame	
Company Name	
Company Address	
Felephone Number	
Email Address	
Date of Signature	
State Certification #	
or State License #	
State	
Expiration Date of Certification or License	
SUBJECT PROPERTY	
Did not inspect subject property	
Did inspect exterior of subject property from street	
Date of Inspection	
Did inspect interior and exterior of subject property	
Date of Inspection	
COMPARABLE SALES	
Did not inspect exterior of comparable sales from street	
Did inspect exterior of comparable sales from street	

Date of Inspection

	<u> </u>												Report		File # R		
	FEATURE	S	UBJECT				RABLE S	ALE #	4		COMPA	RABLE	SALE # 5		COMPA	RABLE S	ALE#6
ALC: NO	Address 29 Pilgrim Hbr Unit # B, Wallingford,	CT 064	92			grim Hb /allingfo)6492									
SA	Project Name and Pilgrims Phase 1					Harbor											
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S	Sale Price/Gross Liv. Area	S	165.99	P	\$	196.94	sa. ft.	100		\$			1. S. A. M. M. A. C.	s S		so, ft.	
e	Data Source(s)	1 344	$M_{\rm eff} = 0$		Smart	/ILS#17		5:DO	M 39								
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M	VALUE ADJUSTMENTS	DES	SCRIPTIC)N	DES	CRIPTIC	N	+ (-) \$	Adjustment	DE	SCRIPTIC	ON	+ (-) \$ Adjustment	DE	SCRIPTIC	DN	+ (-) \$ Adjustment
P A D	Sale or Financing Concessions				Listing LP/SP				-10,000								
ì	Date of Sale/Time	i gertage	X		Active		-										
S	Location	N;Res;		1	N;Res	;											
Ð	Leasehold/Fee Simple	Fee Sir	nple		Fee Si	imple											
N	HOA Mo. Assessment	320			320												
AP	Common Elements and Rec. Facilities	Clubho Tennis			Clubhe	ouse s, Pooi											
P	Floor Location	Averag	e		Avera	ge							1				
R	View	N;Res;			N;Res	;											
U A	Design (Style)	RT2L;1	wnnse		RT2L;	Twnhse	•										
C	Quality of Construction	Q4			Q4												
H	Actual Age	47			48				0								
25.5	Condition	C3			C3									1			
100	Above Grade	Total	Bdrms.	Baths	Total	Bdrms,	Baths	ľ		Total	Bdrms.	Baths	1	Total	Borms.	Baths	
ŝ.	Room Count	4	2	1.2	4	2	1,2	1									
	Gross Living Area	988		sq.ft.	914	*	sq. ft.		0			sq. ft.			··	sq. ft.	
153,000	Basement & Finished Rooms Below Grade		00sfwu),0ba0o			900sfw. 0.0ba0¢			0								
	Functional Utility	Averag	je		Avera	ge							1				
	Heating/Cooling	ELBB/			HtPm	- p/CAC			0								
	Energy Efficient Items	None			None												
6	Garage/Carport	2op;O	wned		2op;C	wned											
	Porch/Patio/Deck	Deck			Deck			1									
Ĩ	Fireplace(s)	1 Firep	lace		1 Fire	place											
Í.													<u> </u>				
															_		1
	Net Adjustment (Total)	10024		dite		+ 🗶	j.	\$	-10,000]+ [].	\$]+ [<u> </u>	\$
	Adjusted Sale Price of Comparables				Net Adj. Gross A		5.6 % 5.6 %	\$	170,000	Net Ad Gross		% %		Net.Adj Gross /		% %	\$
	ITEM	Providence of the second se	1	SUB	JECT			COMP	ARABLE SA	LE#4		COMP	ARABLE SALE # 5	; [COY	APARAB	LE SALE #6
10.00	Date of Prior Sale/Transfer	i					· ··		••••••								
ľ	Price of Prior Sale/Transfer																
	Data Source(s)		Public	Record	5		Core	Logic	;								
	Effective Date of Data Source	:e(s)	02/16/	2021			02/2	2/202	1								
	Summary of Sales Compari	son Appro	bach														

* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" *

ANALYSISICOMMENTS

ADDITIONAL FIELD TEXT

Borrower/Client Ycaza, Dina			
Property Address 29 Pilgrim Hbr			
City Wallingford	County New Haven	State CT	Zip Code 06492
Lender LoanDepot.com			

COMMENT SALES COMPARE COMPS 4-6

Analysis of prior sale or transfer history of the subject property and compareable sales: Analysis and Comments: Comparable #4 is a current listings on the MLS. The asking price was adjusted downward by 5% (95% is the approximate list-price-to-selling-price ratio reported on the 1004MC addendum for the past 90 days) in order to arrive at a hypothetical selling price for this property. The comparable listing was subsequently adjusted in accordance with the three closed comparable sales. Listing information, while considered, is included primarily for illustrative purposes to demonstrate current competition for the subject property.

Borrower/Client Ycaza, Dina				
Property Address 29 Pilgrim Hbr				
City Wallingford	County New Haven	State CT	Zip Code 06492	
Lender LoanDepot.com				

Supplemental Addendum [Multi-page] On March 15, 2020, the Governor of Ct. declared a 'State of Emergency', due to the corona virus outbreak in the United States. At this time there has been no effect to the current market due to this virus outbreak. Markets continue to remain stable.

No value is placed on non real estate items

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Practice of the Appraisal Foundation.

The Intended User of this appraisal report is LoanDepot.com. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

The income approach was considered and is not supplied in this analysis because single family homes are not typically purchased for their income potential. Furthermore, there is a lack of available rental data of single family homes in this area. For these reasons, the income approach was not applied.

Within the guidelines of the appraisal industry, the following serves as legal testament to the signature of the individual appraiser of the aforesaid representation of JLAppraisal. The signature provided on all agreed upon appraisals with the report is original. The software encrypts the individual appraisers signatures in order to deliver the appraisal work.

The appraiser's comparable search began within the described neighborhood boundaries for current comparable data that has closed within the prior 3-12 months and within 5% of subject GLA. Every effort was made to use the most current and comparable data (sales and listings) from within the boundaries that were similar in style, utility and to bracket data.

PRIVATE ROAD: The subject is located on a private road and maintained through a private neighborhood association . The road can be accessed 365 days a year for emergency vehicles. The road is in comparable condition to the town public roads. No evidence of disrepair.

COMMENT ON CLOSING DATES OF COMPARABLE SALES:

The comparable sales properties utilized within this report that have closed more than six months prior to the effective date of this appraisal are presented as the most current closed sales of competitive real estate available for analysis. The market is considered stable over the last 12 months and therefore no time adjustments were warranted.

APPRAISER INDEPENDENCE

No employee, director, officer, or agent of the Seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Seller has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

The sales & listings in this analysis represent the best and most recent comparable data this area in the past 12 months. It should be noted that the information in both the MLS and town / public records may differ from what has been reported. While completing this appraisal, the appraiser attempted to verify information regarding the sales and listings analyzed or included. Adjustments have been derived using matched pair analysis attempted to verify information regarding the sales and instings analyzed of includer. Adjustments rules been due to be the other duality of the sales of the the sales of the sales of the the sales of the sales of the the s be judged as reasonable substitute data for the property being appraised. Based upon the data presented, a well supported estimate of value is indicated.

FINAL RECONCILIATION: The lender should recognize that it is not always possible to adequately single out one comparable in every case. This sometimes can be difficult to obtain; which is the case with the subject property. I performed a through search of active listings and closed sales to try and provide the most comparable sales and make the appropriate adjustments. These adjustments are considered market accept. All of the comparables with the appropriate adjustments applied adequately establish parameters of value within which the subject would fall and support the attendent of the subject would fall and support the estimated market value for the subject.

The appraiser has been working in the New Haven County area for over 16 years. The appraiser is very familiar with this area and surrounding towns. The appraiser is well informed of all data, MLS and media information for the area

This appraiser has prepared this appraisal in full compliance the Appraisal Independence Requirements from FannieMae's announcement SEL-2010-14, FreddieMac's Announcement Number 2010-23, the Dodd-Frank Act, or the updated Interagency Appraisal & Evaluation Guidelines.

I have performed no other services, as an appraiser regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

EXPOSURE TIME: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The estimated exposure time for the subject is 3-6 months, similar to the neighborhood marketing time.

The subject is a legally permissible use based on its current zoning. Also, the shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family condominium.

License#RCR000.1758 Joanne Lehning FHA Certified

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

Borrower/Client Ycaza, Dina				
Property Address 29 Pilgrim Hbr				
City Wallingford	County New Haven	State CT	Zip Code 06492	
Lender LoanDepot.com				

Appraiser's Fee \$300.00

A plat map is not available on condominiums. An ariel and location map have been provided in the report.

Operating Income Statement

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

 Property Address
 29 Pilgrim Hbr

 City
 Wallingford
 County
 New Haven
 State
 CT
 Zip Code
 06492

 General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lenders underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.

	Currently Rented	Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1 Unit No. 2 Unit No. 3 Unit No. 4 Total	Yes X No Yes No No Yes No No Yes No No Mo		\$ <u>1,745</u> \$ \$ \$ \$ <u>1,745</u>	\$ <u>1,700</u> \$ \$ \$ \$ <u>1,700</u>	Electricity Gas Fuel Oli Fuel (Other) Water/Sewer Trash Removal		

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (for new properties the applicant's projected income and expenses must be provided). This Operating Income Statement and any previous operating statements the applicant's projected income and expenses must be provided). This Operating Income Statement and any previous operating statements the applicant's projected income and expenses must be provided). This Operating Income Statement and any previous operating statements the applicant sprovides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (e.g., Applicant Appraiser 2881300). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant is underwriter should carefully review the applicant's / appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. (Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item.) Income should be based on current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

Annual Income and Expense Projection for Next 12 months		<u> </u>
Income (Do not include income for owner- occupied units)	By Applicant/Appraiser	Adjustments by Lender's Underwriter
Gross Annual Rental (from unit(s) to be rented)	\$ 20,940	\$
Other Income (include sources)	+	+
Total	\$	\$
Less Vacancy/Rent Loss	- <u>628</u> (<u>3</u> %)	(%)
Effective Gross Income	\$ 20,312	\$
Expenses (Do not include expenses for owner-occupied units)		
Electricity		······································
Gas		
Fuel Oil		<u> </u>
Fuel (Type)		
Water/Sewer		
Trash Removal		
Pest Control		
Other Taxes or Licenses		· · · · · ·
Casual Labor This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services		
Interior Paint/Decorating This includes the costs of contract labor and materials that are required to maintain the interiors of the living units.	500	. <u></u>
General Repairs/Maintenance This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.	500	
Management Expenses	250	
These are the customary expenses that a professional management company would charge to manage the property.		
Supplies	500	
This includes the costs of items like light bulbs, janitorial supplies, etc.		
Total Replacement Reserves - See Schedule оп Pg. 2	239	
Miscellaneous		
		<u></u>
		· · ·
Total Operating Expenses	\$ 1,989	\$

Replacement Reserve Schedule

Adequate replacement reserves must be calculated regardless of whether actual reserves are provided for on the owners operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year-such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc. - should be expensed on a replacement cost basis -

Equipment	Replacement Cost	Remaini Life	ng			By Applican Appraiser	
Stoves/Ranges	@ \$ _500	_ ea. / <u>15</u>	Yrs, x 1		Units = \$	33	\$
Refrigerator	@ \$ 800	_ ea. / <u>15</u>	Yrs. x 1		Units = \$	53	\$
Dishwashers	@\$_500	ea. / <u>15</u>	Yrs. x 1		Units = \$	33	
A/C Units	@\$	_ ea. /	_ Yrs. x		Units = \$		\$
C. Washer/Dryers	@\$						
HW Heaters	@\$_3,000	_ ea. / <u>25</u>	_ Yrs. x <u>1</u>		Units = \$	120	\$
Fumace(s)	@\$	_ ea. /	_ Yrs. x		Units = \$		\$
(Other)	_ @\$	_ ea. /	_ Yrs. x		Units ≃ \$		\$
Roof	@\$	_ ea. /	_ Yrs. x One	Bidg. =	\$		\$
Carpeting (Wall to V	Vall)			aining fe			
(Units	Total Sq. Yds. Q S	\$ Pe	r Sq. Yd. /	Yrs	≖ \$		\$
(Public Areas)	Total Sq. Yds. Q	\$ Per	r Sq. Yd. /	Yrs	۳ S	i	\$
Total Replacement F	Reserves. (Enter on Pg.	1)			:	\$ <u>239</u>	
Operating Income	Reconciliation						
\$ 20,312		,989		=\$ 1	8,323	/12 =	\$ <u>1,527</u>
	Gross Income	Total Operatin	g Expenses		Operating In	come	Monthly Operating
\$ 1.527	\$			=\$			Income
Monthly Op	perating Income	Monthly Housin	ng Expense		Net Cash F	low	

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.

The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrowers stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.

The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrowers stable monthly income.

Appraiser's Comments (Including sources for data and rational	e for the projections)	
	Your they	
Joanne Lehning		02/22/2021
Appraiser Name	Appraiser Signature	Date
Underwriter's Comments and Rationale for Adjustments		

Date

Market Conditions Addendum to the Appraisal Report 580 # R21.000016

The purpose of this addendum is to provide the lender/clien							
This is a required addendum for all appraisal reports with a	n effective date on or after		Illeafaed		Shale CT	710 Cod	06402
Property Address 29 Pilgrim Hbr	•··	City Wa	llingtord		State CT	ZIP COO	e 06492
Borrower Ycaza, Dina Instructions: The appraiser must use the information requ	ired on this form as the bar	sis for his/her conclusions	ind must provide support fo	y thos	e conclusions	regarding housi	no trends and
overall market conditions as reported in the Neighborhood	section of the appraisal rep	ort form. The appraiser mu	st fill in all the information to	o the o	extent it is ava	ilable and reliable	e and must provide
analysis as indicated below. If any required data is unavail							
provide data for the shaded areas below; if it is available, h the median, the appraiser should report the available figure							
criteria that would be used by a prospective buyer of the su	bject property. The apprai	ser must explain any anoma	lies in the data, such as se	asona	al markets, ner	w construction, fo	reclosures, etc.
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months			Overall Trend	
Total # of Comparable Sales (Settled)	7	4	8		Increasing	✗ Stable	Declining
Absorption Rate (Total Sales/Months)	1.17	1.33	2.67		Increasing	× Stable	Declining
Total # of Comparable Active Listings	N/A	N/A	9	8 8 8	Declining	🗶 Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A*	3.4		Declining	🗶 Stable	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4-6 Months	Current – 3 Months			Overall Trend	
Median Comparable Sale Price	201,684	177,968	180,833		Increasing	🗶 Stable	Declining
Median Comparable Sales Days on Market	67	89	70		Declining	× Stable	Increasing
Median Comparable List Price	248,450	237,500	240,500	<u>※</u>	Increasing	🗴 Stable	Declining
Median Comparable Listings Days on Market	N/A	N/A	70		Declining	🗶 Stable	locreasing **
Median Sale Price as % of List Price	98%	97.5%	98%		Increasing	× Stable	Declining
Seller-(developer, builder, etc.) paid financial assistance p	evalent? 🗌 Yes 🕨	No			Declining	X Stable	Increasing
Explain in detail the seller concessions trends for the past		ributions increased from 3%	s to 5%, increasing use of b	xuydo	wns, closing o	osts, condo fees,	options, etc.).
Based on a review of the comparable sales in the ML							
concessions.							
Are foreclosure sales (REO sales) a factor in the market?	Yes 🗶 No If ve	es, explain (including the tre	nds in listings and sales of	forecl	losed propertie	 s).	
This appraiser has reviewed closed sales over the pa							s activity are not
considered prevelant in this market at this time.				-			·
Cite data sources for above information.	corcore media realtors	and the appraisers experi	ence in this market and T	he W	arren Group.		
Cite data sources for above information. Analysis of sales, speaking with area professionals-a:							
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ADDITIONAL FIELD TEXT

Borrower/Client Ycaza, Dina		
Property Address 29 Pilgrim Hbr		
City Wallingford	County New Haven State	CT Zip Code 06492
Lender		

REVIEWER COMMENTS

The appraiser researched statistics in the subjects immediate market area for homes of similar age and size and found that homes in this area appear to be stabilizing over the last 6 months due to lower asking prices and listings.

ITEM	5	UBJEC	:т		COMPA	RABL	E No	.1		COMPARABLE No. 2 COMPARABL			E No	3				
Address 29 Pilgrim Hb	r			550 Pil	grim Hb	r			24 Put	er Dr				3 Whi	te Tail Ln			*****
Wallingford		CT 08	5492	Wailing	ford		ст	06492	Walling	gford			CT 06492	Wallin	gford		ст	06492
Proximity to Subject				0.06 m	iles NW	1			1.60 m	iles N	E			0.90 i	niles S			
Date Lease Begins	6/2020)		10/202	0				10/202	0				04/20	20			
Date Lease Expires	6/2021	l –		10/202	1				10/202	1				04/20	21			
Monthly Rental	If Curre	ntly																
	Rented	:\$ 1,7	45	\$ 2,1	50				\$ 1,4	50				\$ 1,6	300			
Less Utilities																		
Furniture	\$			\$					\$					\$				
Adjusted																		
Monthly Rent	\$ 1,74	45		\$ 2,1	50				\$ 1,4	50				\$ 1,I	300			
Data Source	inspe	Tenan tion	t	CTMLS				CTMLS			CTMLS							
RENT ADJUSTMENTS	DE	SCRIP	TION	DES	DESCRIPTION +(-) \$Adj DESCRI		SCRIP	TION		+(-) \$Adj DESCRIPTION		+{	-) \$Adj					
Rent	7.433		. Task											1				
Concessions																		
Location/ View	N;Res	;		N;Res;					N;Res	s;				N;Re	s;			
	N;Res	;		N;Res;					N;Res	:				N;Re	\$;			
Design and Appeal	RT2L;	Twnhse	3	RT2L;1	withse				RT1L	Ranci	h		+100	RT2L	;Twnhse			
Age/Condition	47			37				.	37					37				
	C3			C3					C3					C3				
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths			Total	Bđm	n Ba	ths		Total	Bdrms	Baths		
Room Count	4	2	1.2	5	2	1.1	0		3	2	2		0	4	2	1.1	٥	
	988		Sq Ft	1,576		Sq Ft	-100)	1,026		Sq	Ft		1,024		Sq Ft.		
Other (e.g., basement,	Fuli			Full					None			_	+100	Full				
etc)	1000	10.0ba0	0	Finishe	d									Unfin	ished		+10	0
Other																		
Net Adj (total)	1.025	<i>1</i>		1+	K.		<u> </u> -100		X ·	a second starts	-	\$	200	X			100	
Indicated Monthly			t. Statest	4,7	% N				13.8		Net			6.3		· •		_
Market Rent		1973	6.401	4.7	% G	rs \$	2,05	0	13.8	3 %	Grs	\$	1,650	6.3	, % Gr	s \$	1,70	0

This form is intended to provide the appraiser with a familiar format to estimate the market rent of the subject property. Adjustments should be made only for items of significant difference between the comparables and the subject property.

and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property)

The range of rents for this area are \$1200.00 - \$2200.00. The vacancy rate is 3% which is typical for the market.

Final Reconciliation of Market Rent.

The market rent for the subject property based on property rental search is \$1700.00

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 02/16/2021

Report Signed 02/22/2021

0	· ~
APPRAISER:	Ú,
Signature	any

Date Property Inspected 02/16/2021

State Certification # RCR.0001758

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

	Signature Name		Did Did not Inspect property			
021	Date Property Inspec	cted	Report Signed			
State CT	State Certification #			State		
State	or State License #	-		State		

TO BE \$ 1,700

or State License # Freddie Mac Form 1000 (8/88)

Name Joanne Lehning

Fannie Mae Form 1007 (8/88)

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

Ç1 The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective ege is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

The improvements feature some minor deferred maintenance and physical detenoration due to normal wear and tear. The dweiling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The inprovements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

01

C1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high tevel of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior omamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

03

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from *stock* standards.

we Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

up Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the teft of the period and the half bath count is represented to the right of the period.

Example: 3.2 indicates three full baths and two half baths.
Abbreviations Used in Data Standardization Text

File #	R21-00	0016

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArraLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
8	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
C	Contracted Date	
Cash	Cash	Date of Sale/Time
		Sale or Financing Concessions
Comm.	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
ср	Carport	.Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
		View
CtyStr	City Street View	
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
ç	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
-		
GifCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
1.1	Öther	Basement & Finished Rooms Below Grade
0		
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View:	View
PwrLn	Power Lines	View
PubTm	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
		Sale or Financing Concessions
RH	USDA –Rural Housing	
11	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
	Short Sale	Sale or Financing Concessions
Short		Area; Site, Basement
sf	Square Feet	
sam	Square Meters	Area,Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sate/Time
 W0	Walk Out Basement	Basement & Finished Rooms Below Grade
		View
Woods	Woods View	
Wtr	Water View	View
WtrFr	Water Frontage	Location
WU	Walk Up Basement	Basement & Finished Rooms Below Grade
	· · · · · · · · · · · · · · · · · · ·	

SUBJECT PHOTOGRAPH ADDENDUM

County New Haven State CT Zip Code 06492

Borrower/Client	Ycaza, Dina	
Property Address	29 Pilgrim Hbr	

City Wallingford

Lender LoanDepot.com



FRONT OF SUBJECT PROPERTY

Subject Front

29 Pilgrim Hbr	
164,000	



REAR OF SUBJECT PROPERTY

Subject Rear	
29 Pilgrim Hbr	
164,000	



STREET SCENE

Subject Street	
29 Pilgrim Hbr	
164,000	

ADDITIONAL PHOTOGRAPH ADDENDUM

File # R21-000016

Borrower/Client Ycaza, Dina			
Property Address 29 Pilgrim Hbr			
City Wallingford	County New Haven	State CT	Zip Code 06492
Lender LoanDepot.com			



Rental Comparable 1	
Rental Addr: 550 Pilgrim Hbr	
Subject Proximity: 0.06 miles NW	
Gross Building Area: 1,576	
Age: 37	



Rental Comparable 2
Rental Addr: 24 Putter Dr
Subject Proximity: 1.60 miles NE
Gross Building Area: 1,026
Age: 37



Rental Comparable 3
Rental Addr: 3 White Tail Ln
Subject Proximity: 0.90 miles S
Gross Building Area: 1,024
Age: 37

ADDITIONAL PHOTOGRAPH ADDENDUM

File # R21-000016

Borrower/Client Ycaza, Dina				
Property Address 29 Pilgrim Hbr				
City Wallingford	County New Haven	State CT	Zip Code 06492	
Lender LoanDepot.com				



.5 Bathroom		
	 ···-	
	 ••••••	
	 	 ··· · ·



Kitchen	 	
_	 	



Living Room

ADDITIONAL PHOTOGRAPH ADDENDUM

File # R21-000016

Borrower/Client Ycaza, Dina			
Property Address 29 Pilgrim Hbr			
City Wallingford	County New Haven	State CT	Zip Code 06492
Lender LoanDepot.com			



Full Bathroom



.5 Ba	throom	1		



Bedroom	····-	 	
			·

ADDITIONAL PHOTOGRAPH ADDENDUM File # R21-000016

Borrower/Client Ycaza, Dina			
Property Address 29 Pilgrim Hbr			
City Wallingford	County New Haven	State CT	Zip Code 06492
Lender LoanDepot.com			



Lower Level Family Room

_____

> _____

 	 	1
		1
		1
		[
		-

COMPARABLES PHOTOGRAPH ADDENDUM

File # R21-000016

Borrower/Client Ycaza, Dina		
Property Address 29 Pilgrim Hbr		-
City Wallingford	County New Haven State CT Zip Code 06492	-
Lender LoanDepot.com		-



Comparable Sale 1 25 Pilgrim Hbr

25 Plignm Hb	<u>г</u>	
Wallingford	Ст	06492
Date of Sale:	s12/20;c12	/20
Sale Price:	161,000	
Sq. Ft.;	849	
\$ / Sq. Ft.:	189.63	



Comparable Sale 2

20 Pilgrim Hb	r	
Wallingford	ст	06492
Date of Sale:	s01/21;c12	2/20
Sale Price:	169,500	
Sq. Ft.:	896	
\$ / Sq. Ft.:	189.17	

Comparable Sale 3

22 Pilgrim Hbr						
Wallingford		СT	06492			
Date of Sale:	s03/	20;c03	3/20			
Sale Price:	170,	000				
Sq. Ft.:	914					
\$ / Sq. Ft.:	186.	00				

COMPARABLES PHOTOGRAPH ADDENDUM

File # R21-000016

Borrower/Client Ycaza, Dina				
Property Address 29 Pilgrim Hbr				
City Wallingford	County New Haven	State CT	Zip Code 06492	
Lender LoanDepot.com				



Comparable Sale 4

403 Pilgrim H	br		
Wallingford		ст	06492
Date of Sale:	Activ	e	
Sale Price:	180,0	000	
Sq. Ft.:	914		
\$ / Sq. Ft.:	196.9	94	

Comparable Sale 5

Date of Sale:		
Sale Price;		
Sq. Ft.:		
\$ / Sq. Ft.:	 	

Comparable Sale 6

~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
Date of Sale:	
Sale Price:	
Sq. Ft.:	
\$ / Sq. Ft.:	



#### LOCATION MAP ADDENDUM





### LOCATION MAP ADDENDUM





#### SKETCH ADDENDUM











#### Property Card Pg. 1

- Borrower/Client <u>Ycaza, Dina</u> Property Address 29 Pilgrim Hbr
- City Wallingford

County New Haven

wankigioro

State CT Zip Code 06492

Lender LoanDepot.com - 0 VIEWS Property Location Vision ID 3222 Permit Id W/O BSMT 1ST=1BED.1BA,LR,K PERONE LOUIS J + SHARON R CROSSLEY SHARON B ESTATE CROSSLEY SHARON B TRAVERS RICHARD J + DIGUGLIELMO ROS DEL SOLE DOMINIC P & JEANNE MARIE HIGHWAY NOISE = EXT PERONE LOUIS J + SHARON R WALLINGFORD 408 PILGRIMS HARBOR Year Code Use Code 1020 CURRENT OWNER RECORD OF OWNERSHIP issue Dale Condo Description ទ 406 PILGRIMS HARBOR Account # D0151100 EXEMPTIONS Description 1YB6 06492 **Total Card Land Units** RMI Zone Nohd Name Description Land Type All Prol ID Census: Old MBLU TC MAP # TC MAP # Record Lot CIS ID Delot BK-VOL/PAGE 1376 1376 1376 1376 041001002406 Land Units BUILDING PERMIT RECORD 0.00 ASSESSING NEIGHBOI B 1760 040001002083 Amount 3222 Amount 0853 0851 0939 c 2 Public Water ş Ŷ NOTES Unit Price SALEDATE 03-30-2017 03-01-2017 12-31-2009 08-29-2008 09-25-1998 Code Description Map ID Parcel Total Land Area 0.0000 c Size Adj 1.00000 STRI TROAD 200//6/406/ Bidg# % Comp DDCCC OU VI SALE PRICE VO P/2 MAP # P/2 MAP # ENG MAP Essement Town Line IND PARK Assoc Pid# LAND LINE VALUATION SECTION Site Index Tracing σ Date Comp Cond 1.00 185,000 0 235,000 277,500 160,000 LOCATION -Nohd. ¢ 88885 Amount Nohd, Adj Description RES CONDO 1.000 Comments Year 2019 Batch Bidg Name Sec # 1 of ភ្លំខ្ល Comm Int 013 Total 209,700 14 PREVIOUS ASSESSMENTS (HIST Assessed Year Code Assessed Y of 1 Card # 1 of 1 CURRENT ASSESSMENT Code Appraised 1-5 209,700 146,800 Appraised Bidg. Value (Card) Appraised XI (B) Value (Bidg) Notes 12-30-2015 10-06-2015 07-08-2015 09-01-2010 08-18-2010 05-24-2010 08-231-2009 Valuation Method **Total Appraised Parcel Value** Special Land Value Appraised Ob (B) Value (Bldg) 146600 Total 146800 Total This signature acknowledges a visit by a Data Collector or Assessor **Total Appraised Parcel Value** oppraised Land Value (Bidg) Date 2018 ä <ଞ୍ଚଳୁନନ୍ଦ APPRAISED VALUE SUMMARY 5 Ę //SIT/CHANGE/HSTORY Location Adjustment b ន 146,800 Assessed 146,800 State Use 1020 Print Date 06-25-2020 3:19:08 P 0.0000 8588588 146,800 2 Hear-Decr 9 Flati Review 1 Measured 2 Ist Callback 8 Sates Review 8 Sates Review 0 Lecter Sent - No Response 1 Measured Year 2017 013 Land Value Adj Unit P Code WALLINGFORD, CT 5 VISION urpose/Result Assessed 146,800 6148 Ϋ. Land Value 209,700 209,700 146800 209,700 Ó 0000 ÷

 Borrower/Client
 Ycaza, Dina

 Property Address
 29 Pilgrim Hbr

 City
 Wallingford

 County
 New Haven

 State
 CT

 Zip Code
 06492



License
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		File #	R21-000016
Borrower/Client Ycaza, Dina		116.5	
Property Address 29 Pilgrim Hbr			
City Wallingford	County New Haven State CT Zip Code 06492		
Lender LoanDepot.com			



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Hearing	No.	20	20	-01	
i cuang	1101	· · · ·		~	

2

### **APPLICATION**

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

8 EEB 137 6Hq:33 NOSSESSY CLIM

HEARING DATE:	GRAND LIST OF (	OCTOBER 1, 2020		
Property Owner:	Dellesolut	Appellant (if other t	han owner):	
Property Owner: <u>WSeph + Alen</u> Name of property Owner	IACIIA DELOS	Name of Owner's A	gent	
Mailing Address	· · · · · · · · · · · · · · · · · · ·	Mailing Address		
City, State, Zip		City, State, Zip		
Mailing Address <u>274</u> (vok [4.1] Ad City, State, Zip <u>Walling ford</u> (4 Phone 203-265-1551		Phone	······································	4
Appellant's Capacity (If Agent, attach a copy of Agency Agree	o Owner o	Owner's Agent nal agency document must be sub	mitted at hearing.)	
Print applicant name and date	<u>Ι</u> <u>β</u>	Applicant signature	lle	
	fill out <u>onl</u> y the section fo		••	<u> </u>
Motor Vehicle: Year Ma	ike /Model:	Plate#	Mileage	· · · · · · · · · · · · · · · · · · ·
Real Estate: SI Wushi (Address an	ngten St d/of Assessor's Map/Block/	Lot/Unit Number)		
Personal Property: Unique ID: _	DB/	A:		······································
If you are submitting an app application.	praisal or other similar	evidence, you <u>must</u> sul	bmit a copy along	with your
What MARKET VALUE does the	applicant place on the pro	perty?: \$_250	000	
Briefly state the basis of the App	eal:	·	·····	
	· · · · · · · · · · · · · · · · · · ·			
Alaysia.	aladin dalam an	Hunor appealant instant		· · · · · · · · · · · · · · · · · · ·
		an a		
DO NOT WRITE BELOW THIS	LINE - BAA Use Only			· · · · · · · · · · · · · · · · · · ·
I hereby solemnly sw knowledge and belief.	vear 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:	t Asold bibloresence of	the Board) Date:	1-5-21	
<u>Ele</u> Print Name	en Pellasel	J G		
Motion:		Voting Record		Initials
	2 K	l d'anne ann an thairte		

t:37:33 PM	61.18	WALLINGFORD, CT	VISION	and devices of the constraints of the constraints	Assessed	60,800 106,100 6,300	173200	······		183,100	0	10,500	88,300	0	0		281,900	Result	No change Measured Field Review Hear-Decr Field Review BAA Change Permit - Interior Insp Only		Land Value	88,300	88,300
State Use 1040 Print Date 2/8/2021 4:37:33 PM		_	<b>VIS</b>		Code		Total	i his signature acknowledges a visit by a uata Collector or Assesso	MARY									Purpose/Result	No change Measured Field Review Hear-Decr Field Review BAA Change Permit - Interic		Adj Unit P	13	Total Land Value
State Use Print Date	Assessed	61,800 135,600		197,400	d V Year	60,800 2019 06,100 6,300	197400	Lata Collect	APPRAISED VALUE SUMMARY								cel Value		40 No 01 Me 29 Fie 29 Fie 50 BA 62 Per	Ϋ́ς Ϋ́ς	justment	1.0000	Total L
<b>-</b>				00	Assessed V	60,800 106,100 6,300	197	s a visit by a	AISED VI	(Card)	(Bldg)	(Bldg)	Bldg)	Voluo			Value	Tvpe Is			Location Adjustment		
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Card #	CURRENT ASSESSMENT Code Appraised			Total 281,900 197,400	PKEVIOUS sed Year	88	197400	lis signature a		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Valuation Method		Total Appraised	Date	12-30-2020 05-21-2020 12-08-2015 12-08-2015 12-08-2015 03-14-2013 09-26-2012		Notes		
					T Asset			Comm Int	(44) (53)	Ā	No. 1	<u>₹</u>	A	5	<u> </u>		μ.		· · · · · · · · · · · · · · · · · · ·		~		
Bldg Name Sec # 1 of	Description	RES LAND DWELLING			Year   Code		Total					Batch	and the state of the					Comments	RENOVATIONS GUT INTERIOR & RENOVATE	NIGHTER	Nbhd. Adj	1.000	
	NOI			A\$4.5	S 5	1 1 1 1		Amount										Co	GUT INTERIONS GUT INTERION	<b>EAND EINE VALUATION SECTION</b>	Nbhd. Nbh	30	-
	LOCATION 2   Suburban				SALE PRICE	153,000 123,000 0 0		OI HER ASSESSMENTS on Number Amo							UBM.			Date Comp	20	VALUATIC	Cond.	1.00	a 0.1559
/ 15/ / Bldg #	/ROAD	NATA	ENG MAP Easement Town Line IND PARK	Ð	WI SA			DI HEF				Tracing			UST = ENTRY TO ZND FL & UBM		1	omo I Date	2.2	IND LINE	Site Index	ۍ ۲	Parcel Total Land Area 0.1559
133/	1 Paved							Descrip			RHOOD				ENIRY 10				122 100	· · · · · · · · · · · · · · · · · · ·		1.00000	arcel Tota
Map ID	UTILITIES 21Public Water	SUPPLEM			SALE DAITE (0/U	02-17-2009 02-17-2009 06-04-2001 04-26-2000 01-26-1993		Code			VEIGHBOI	~	NOTES		UST = E			I Insp Date	09-26-2012		Unit Price	13	
2501	121Pub	SUPPLEMENTAL D	4838		L/PAGE	0921 0525 0088 1050		Amount		000	ASSESSING NEIGHBORHOOD		N						21,635		Land Units	6,792 SF	0.156 AC
tt # D0052501	<u>TOPO</u> Level				BK-VC	1349 1349 0989 0957 0747				Total	- 18 A								-	のないなないないない	Land Typ Lai	ω 	
ON ST Account #				GIS ID		TATE)		rionS otion				Nbhd Name		IES	IES	010-010	4	T Description	C - Approval Remodel		Zone Land	82 N	Total Card Land Units
81 WASHINGTON ST Ac	WER		06492		DWNERSI	FEILEEN FACEY A ANICE (ES		EXEMPTIONS Description				z				UNG NO. 2	3 #2012-0(	TVDA	<u>0</u> 2				Total
	CURRENT OWNER	DELLASELVA JOSEPH +EILEEN 14 AUTUMN LEAVES RD	ZD CT		RECORD OF OWNERSHIP	DELLASELVA JUSEPH FEILEEN WACHOVIA BANK VOSS CHARLES R & STACEY A DARIN CRECENZO DARIN CRECENZO & JANICE (ESTATE)						7		1ST: K,L,2BED,B-\$800 W/O UTILITIES	2ND:K,L,2BED,B-\$800 W/O UTILITIES	03/09/2011 BAA HEARING NO. 2010-010	3/14/2013 BAA HEARING #2012-004	leene Date	02-24-2010		Description	Two Family	
Property Location Vision ID 8106	CUF CUF	LLASELVA	WALLINGFORD		REC	CHOVIA B CHOVIA B SS CHARL RIN CREC		ar Code				PHQN	30	: K,L,2BEI	0:K,L,2BEI	09/2011 1	4/2013 BA	Darmit Id	2		Use Code	1040	
Proj Visi			MA			A S S S S		Year			RESS			1ST	2NC	03/C	3/14	ľ	24392		m	~	-

112 Washington Street, Wallingford, CT 06492 County: New Haven MLS#: 170303572 Two Family For Sale

Status:	Closed	Closed Price:	\$241,550
Closed:	08/07/2020	List Price:	\$240,000
Tax Parcel#:	2048920	Days On Marke	et: 3



Walkscore is: - - 67

Very Walkable - Most errands can be accomplished on foot.

Potential Short Sale: No

Total # of Units: <b>2</b> Square Footage:	Estimated heat Public records	<b>ts on different Floor</b> and above grade Sq.Ft lists total living Sq.Ft.	. is <b>1,628;</b> to	tal <b>1,628</b>	ooms: <b>0</b> ross basem	Bedrooms: : ent area	Fireplaces	rooms: <b>2 Full</b> : rranty Offered: <b>No</b>
New Construction: Dir. Waterfront: Property Tax:	information. No/Resale No \$4,145	Year Built: Acres: Mil Rate:		Public Re Public Re Asses	cords)	\$142,000	Color: Zoning: Tax Year:	green R July 2020-June 2021
<u>Unit Est. SqFt.</u> 1	<u>Rooms Beds Fi</u> <b>1</b>	ull Baths Part Baths 1	 <u>Rent/Month</u> <b>\$900</b>	<u>Leased</u> Monthly	Lease Exp			es Included ange, Refrigerator, Dryer
2	1	1	\$1,100	Monthly		Tenant	Oven/Ra Washer,	ange, Refrigerator, Dryer
Laundry Facilities: Exterior Siding: Construction Info.: Attic: Basement Desc.: Garage & Parking: Lot Description: Waterfront Feat.: In Flood Zone: Nearby Amenities: Oil Tank Location:	Vinyl Siding Frame No Attic Full, Unfinishe 1 Car, Off Stre Corner Lot, Le Not Applicable No	ed eet Parking Drivev evel Lot e Has Flood Ele II, Walk to Bus Lines	on: <b>Masonry</b> way Type: <b>Pay</b> evation Certifi	ved			Roof: Asp	halt Shingle
Hot Water System	Domesti	c, Natural Gas, Tanl	kless Hotwa	ter		st. Annual Hea	ting Cost:	
Heat Type:	Baseboa Gas	ard, Gas on Gas, Hot	Water, Fuel	ed By: Na	<b>tural</b> Fu	uel Tank Locati	on:	Non Applicable
Cooling: Water & Sewer Ser	None	Vater Connected, Se	wage System	: Public S	ewer Con	nected		
Gross Income:		Gross Operati	ng Expense:			NET	INCOME:	
Elem: <b>Pboe</b>	]	Interm: Per Board o	of Ed	Middle:	Per Boar	d of Ed	High:	Pboe

Have you ever thought about living on the first floor and renting the second to help with costs. Then this is the home for you. Updated in 2013 by the current owner and ready for a new proprietor. Gas heat and hot water, private laundry on each floor. First floor is large and in great condition. Second floor has an additional loft space for a playroom or sitting room. Pictures are before tenants moved in.

This home would be perfect for an extended family or Owner occupant. Completely updated. Recently converted to all gas. Pictures are from before tenants moved in.Only the agent and the principal buyer are allowed in at the same time. Please do not open any unopened cabinets or doors.First Showing is for 1st floor only. Second showing can be for second floor. DO NOT DISTURB THE SECOND FLOOR TENANTS.

Eligible Financing:	FHA, VA, CHI	FA				Related MLS #:	
Current List Price: Previous List Price: Original List Price: Sold Price:	1	Last Updated: Entered in MLS: Listing Date: Closed Date:	08/10/20 06/09/20 06/09/20 08/07/20	Deposit Date: Contract Date: Proposed Closing Date: Sale Financing:	08/04/20 06/12/20 08/07/20 Conventior	Expiration Date:	3 3
List Price as % of 169	Assessed Value	Closed Price as o	% of Assessed Valu 70%	e Closed Price as % of L 100.65%			
Lockbox: C	2nd fioor. Only Covid-19 showi Combo/Side Do Of Record	the agent and the ng disclosure pri-	e principal buyer or to showing the	is for 1st floor and base are allowed in at the sa property. Date Available: Nego Owners Phone:	ment only. 2 me time. Sig tiable	2nd Showing car in and return the Bank Owned: Occupied By:	e attacheo No
Listing Contract Ty Buyer's Agent Con		Right to Sell/Lea sale price	ase	Service Type: I	full Service	Sign:	Yes
The List Office has	authorized distr	ibution to: RPR, H ibution to: Homes	 omesnap, IDX Si .com, Homesnap	tes, Realtor.com, immov	iewer		
The List Agent has							
The List Agent has				authorized by BOTH the List Office AN		ĸ	
The List Agent has List Agent: <u>Er</u>	** ic T Radziunas		appear on those locations	authorized by BOTH the List Office AN	D the List Agent. ** (203) 530-9		

Sale Agent:	Bria N Durant (DURANTBR) ALic. #: RES.0796752 Website:	Phone: <b>(203) 228-0816</b> Email: <u>briadurant@yahoo.com</u>
Sale Office:	REMAX Alliance (RMAA50) Website: http://www.cthomepros.com/	Phone: (203) 488-1641

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		B Use Code		24392 24392	Permit Id	3/14/2013	03/09/2011	2ND:K,L,2	1ST: K,L,2					Year (		DARIN CRECENZO	WACHOVIA BANK	DELLASE		WALLINGFORD	14 AUTUN	DELLASE
		de Description		02-24-2010	Issue Date	3/14/2013 BAA HEARING #2012-004	03/09/2011 BAA HEARING NO. 2010-010	2ND:K,L,2BED,B-\$800 W/O UTILITIES	2BED,B-\$800 W/O UTILITIES	30	Nbhd			Code		DARIN CRECENZO & JANICE (ESTATE)	WACHOVIA BANK VOSS CHARLES R & STACEY A	DELLASELVA JOSEPH +EILEEN		FORD CT	14 AUTUMN LEAVES RD	DELLASELVA JOSEPH +EILEEN
l ota		v ption				G #2012	NNG NO			<b> </b>				Des	EXEM	IANICE (	TACEY /	+EILEEI		06	õ	I +EILEE
otal Card Land Units		Zone Land Typ		C - Approva Remodel	1000	-004	. 2010-010	LITIES	LITIES		Nbhd Name	Tota		Description	EXEMPTIONS	(ESTATE)	₽	SHIR	gis id	06492 TC MAP # Record Lot	Alt Prcl	
0.156 AC		Land Units   6.792  SF		21,635	Amount						B			Amount				1354 0812	-		ID 066003039	2
Paro	č	Unit Price S		09-26-2012	Insp Date			UST = ENT	NULES					Code		04-26-2000 01-26-1993	02-17-2009 06-04-2001	04-16-2009			SUPPLEMEN	Public Water 1
Parcel Total Land Area 0.1559		Size Adj Site Index	LAND LI	100	Comp			UST = ENTRY TO 2ND FL & UBM.		an grante get a the second second	Tracing			Description	07		ос 	⊂ <b>0/0</b> Wi		ENG MAP Easement Town Line IND PARK	P/Z MAP	Paved
Area 0.1559	į	L Cond.	LAND LINE VALUATION SECTION		Date Comp			<del>"</del> l & UBM.		1	cing			Number	OTHER ASSESSMENTS		153,200 123,000	SALE PRICE 125,000	Ŧ		*	2 Suburban
		30 1.000	ION SECTIO	GUT INTERIOR	Cor									Amount	SMENTS			0 14			U	
-		bhd. Adj 1.000	NARTHER BRACK STOC	GUT INTERIOR & RENOVATE	Comments						Batch			Comm Int	Total		21 1-1 1-3	Year Code A			DWELLING	RES LAND
		Notes		E 05-21-2020 12-08-2015 12-08-2015 12-08-2015 10-01-2015 03-14-2013 09-26-2012	La so so	Total App	Valuation Method	Total Appraised Parcel Value	Special Land Value	Appraised Land Value (Bldd)	Appraised Oh (B) Value (Bldo)	Appraised			197400 This signatu		61,800 135,600	Assessed	Total		-1 -2	Code Appraised
				12 12 13 13 15 15 15 15 15 15 15 15 15 15 15 15 15	100	Total Appraised Parcel Value	Method	aised Par	ind Value	Land Valu		Appraised Bldg, Value (Card)			re acknowle		2020 1	Year Co	28		19	Apprais:
		Locatio	A CONTRACTOR OF CONTRACTOR	88	1 Type	cel Value		cel Value	ç	re (Blda) الم	iline (Rida)	ue (Card)	PRAISE		「otal∣ ⊳dges a vísit			de Ass	281,900		193,600	88,300
I otal I		Location Adjustment		6 50 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		UNICE LICT				~	-		APPRAISED VALUE SUMMARY		197400 Total 197400 Total Total 197400 Total	6,300	60,800 2019 106,100	sed Year Code Assessed V Year	197,400		135,600	Assessed 61,800
lotal Land Value		Adj Unit P		Measured Field Review Hear-Decr Field Review BAA Change BAA Change	Purpose/Result	) DC							MARY		Total tor or Assessor	4	1-3	Code		VISION	WALLINGFORD, CT	6148
88,300		Land Value 88.300		nsp Only	esult	281,900	0	281,900	0	88,300	10 500	183,100 0			173200	6,300	60,800 106,100	Assessed	1	0 N	ORD, CT	8

		Code I	FGR1 Garage-Avg				rub		Total Half Baths Total Xtra Fixtrs	ns	<u>.</u>		Interior Wall 1	ll 2	ncy Wall 1	¥		Vision ID 8106	Property Location
ftl Gross Liv / Lease Area	ce en , Vnfinisher rage, Unfin	Description		OB: OUTBUILDING & VARD ITEMS(L) //XF: BUILDING EXTRA FEATURES(B)			02 Average	8 02 Average	0 Ñ	01 None 04 4 Bedrooms		14 Carpet 12 Hardwood 03 Gas	05 Drywall		2 25 Vinyl Siding		09 Multi Family 01 Residential	NSTRUCTION DET	81 WASHINGTON ST
2,146	1,129 0 1,017 1 0	BUILDING SUB-AREA SUMMARY SECTION	35.00 1915 A	Cost	Dep Misc Cost	Percent RCNLD Dep % 0	Trend Fac Condition	Funct Exter	Remo Year Depro	Effect		Buildi	Condo Unit	Adjust	Parcel Id			ount # D0052501	
3,693 2,434	1,129 156 0 328 1,017 973 1,017 90 27 27 27	IARY SECTION	50 C	to Cure Ovr Comment UILDING EXTRA FEX Cd 1 % Gd 1 Grade ( C		Percent Good RCNLD Dep % Ovr	Trend Factor Condition	Functional Obsol External Obsol	Remodel Rating Year Remodeled Depreciation %	Effective Year Built Depreciation Code	Built	Building Value New	COSTI/MARKET VALUATION	Gode				Bidg # 1 CONSTRUCTION DETAIL (CONTINUED) Element Cd Description	Map ID 133
202,922	83.37 0.00 16.78 83.37 16.71 16.71 16.71 25.01 25.01 2.251 25.01 2.251	Cost Undepred		TURES(B) Srade Adj.   Appr. Value		86 183,100	<b>.</b>		2012 14	G	1915	212,923	VALUATION	Description Factor%	B			Bldg # 1 <u>AIL (CONTINUED)</u> Description	133//15//
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2020-017



Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

# **MEMORANDUM**

Date:	3./5/2020
To:	Shelby Jackson
From:	lan Fuller
CC:	
RE:	81 Washington St

Current Market Value: \$281,900

Current Assessed Value: \$197,400

Appellant's estimate of Market Value: \$250,000

#### Notes:

- The subject is a 2 family that was completely renovated in 2012
- Sales of similar homes in the neighborhood range from 240k-310k
- Most of these sales were smaller less updated 2 families

#### **Recommendation:**

Reduce the overall condition of property for a market value of \$271,300

	Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	VALUESUMMARY	Site Index Condition Factor Total Appraised Land	LAND ATTRIBUTES	Total Appraised Extra Feat Total Appraised Outbldg	 Year Built Area Effective Prc Assng Dist Grade: Style Desc Appraised Bldg Value	BUILDING ATTRIBUTES	Adjusted Price	Primary Use	Mblu Location	PROPERTIES	0-0101
			5 1.00 88,300		10,500	1915 2434 30 C Multi Family 183,100	404 n		1040 281 900	133/1/15/1/ 81 WASHINGTON ST	SUBJECT PARCEL	017
			5 90,100		3,900	 2281.00 2281.00 30 C+ Multi Family 194,000		1		133///106/// 170 SOUTH CHERRY ST	COMPARABLE #1	
	-6,100 -6,100 -02.84 134.2		-1,800		6,600	-10,900	Adjustments	12/16/2019 300,000 00	1050 288.000	133///106/// 2012 2013	E#1	
			5 80,000		88	1892.000 1892.00 C Multi Family 127,400				13	COMPARABLE #2	WALLINGFORD, CT
	74,500 74,500 96.64		8,300		00 10,500	55,700	Adjustments	2/20/2019 239,900 00	1040 207,400	118////146/// 139 HALL AVE 30	BLE #2	ORD, CT
			5 1.00 87,000		88	1900.00 30 C Multi Family 129,000	1900 00			23	COMPARABLE#3	
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	14,900 14,900 06.94 124.42		5,800		9000,e		Adjustments	978/2020 275,000 00	267,000	202 EAST ST 30	COMPARABLE #5	

FinalValue: 295,600

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Hearing No. 2020-021       APPLICATION         Barbon or Assessed Valuation Board or Assessed Valuation Mailing Address Mailing Addr	official and a second	BOARD OF ASSESSMENT APPEALS Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member Town Half, Room 101 45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003	Wallingford, Com	Town of
HEARING DATE:			APPEAL OF ASSESSE	learing No. 2020 -
Marke S. Parlace LLC         Name of property Carter         Sack East Street         Mailing Address         Prove         Prove         Appellant's Capacity         Xowner's Agent         Appellant's Capacity         Xowner's Agent         Appellant's Capacity         Yowner's Agent         Edit Dund         Mailing Address         Magent Reader         Apple Address         Mailing Address <th></th> <th></th> <th></th> <th>IEARING DATE:</th>				IEARING DATE:
Edmund Marcantonio		A marcantonio r's Agent ast Street	Pajace LLC t OW492	Name of property Owner 236 EQST Stree Malling Address Wallingford CT City, State, 249 (203) 949 - 932
Edmund Marcantonio		bo subartina and solar a	Cowner - o Own	Appellant's Capacity
Fill out only the section for the property type under appeal.         Mileage		- Alexandre		Edmund Marcant
Real Estate:       22b EQST Street Walling Ford CT 0/1492         (Address and/or Assessor's Map/Bloek/Lot/Unit Number)         Personal Property:       Unique ID:         'MALTINE'       DBA:         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?:       \$ 169,200       Assessment Value \$ 118         Briefly state the basis of the Appeal:       The new appraisal of this property.         (does not reflect the Current Value due to the extensive arround         (of work needed.         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:				
Real Estate:       246 Each Street Walling of C C Oli 492         (Address and/or Assessor's Map/Block/Lot/Unit Number)         Personal Property:       Unique ID:         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?:       \$ 169,200         Assessment Value \$ II8         Briefly state the basis of the Appeal:       The new appraisal of this property.         dblS not reflect the current value due to the extensive amount         of work needed.         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) of Agent:       Date:		Mileage	ake /Model:	Motor Vehicle: Year_ <u>n A_</u> M
application.         What MARKET VALUE does the applicant place on the property?:       \$ 169,200       Assessment Value \$ 118         Briefly state the basis of the Appeal:       The new appraisal of this property.         does not reflect the current value due to the extensive amount.         of work needed.         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:			DBA:	(Address al Personal Property: Unique ID:
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		_Date:		-
Motion: Voting Record Initials		- acord Initials		
Thomas Vitali		ali		
Carl Bonamico				
Robert Avery				

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Edmund Marcantonio 226 East Street Wallingford, Ct 06492 Home: 203 949 9328 Cell: 203 804 5629 February 5, 2021

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I have a packet of photo evidence I will bring to the hearing.

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Fotal Land Value 82,000	Total						3361			 					-	
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						<u> </u>			FF <b>Q</b>			State Use 1040 Print Date 02-17-2021 1:02:40 P

Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	VALUE SUMMARY	Site Index Condition Factor Total Appraised Land	LAND ATTRIBUTES	Total Appraised Extra Feat Total Appraised Outbidg	 Grade: Style Desc Appraised Bldg Value	Year Built Area Effective Prc Assng Dist	BUILDING ATTRIBUTES	Acdc - Od Mu PROPERTIES Mblu Location Prc Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price
		5 0.95 82,000		9,600	Multi Family 96,200	1926 1727 30 C		SUBJECT PARCEL 147///17/// 226 EAST ST 30 1040 187,800
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-51,000 -34.62 162.12	-51,000	-12,700		3,100	-41,400		Adjustments	COMPARABLE#5 104////52/// 273 WASHINGTON ST 1040 238,800 12/18/2019 259,000 00



226 East Street

Wallingford, Ct 06492 Hearing No: 2020-021 PID: 7878

Enclosed are interior photos of 226 East Street. Photos are showing a great deal of renovations needed to bring this house to current property value. Generic property values were used in the 2020 re-evaluation which do not reflect the true value. No in person inspection was performed by Vision Government Solutions in 2020. In person inspection is available at your convenience.

**Edmund Marcantonio** 





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1st Kitchen



2020-021

212 Floor Bath No Shower

17 Kithon 2 wd floor bath 2020-021 . !



1 St Kitchen


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Town of ?	Vallingford, Connecticut	BOARD OF ASSESSMENT APPEALS Thomas Vitali, Chairman Carl D. Bonamico, Member Robert Avery, Member Town Hall, Room 101	n E E Na
		45 South Main Street Wallingford, CT 06492 Phone - 203-294-2001 Fax - 203-294-2003	
Hearing No	APPLICATION		
HEARING DATE:	APPEAL OF ASSESSED VALUATION BOARD OF ASSESSMENT APPEALS GRAND LIST OF OCTOBER 1, 2020		
Property Owner: And A M. Kuck Name of property Owner A = 10 Morth $E/133Mailing AddressA = 10$ Morth $E/133Mailing AddressA = 10$ Morth $E/133City, State, Zip203 - 269 - 63Phone$	Street Name of Owner 06492 Mailing Addres	55	
Appellant's Capacity of W (If Agent, attach a copy of Agency Agreement or Linda M. Kury/6 Print applicant name and date	Power of Attorney. Original agency document must	a M. Kerry Pa	
Fill out	only the section for the property type u	nder appeal.	
Motor Vehicle: YearMake /M Real Estate: 1/75 North	odel:Plate#	Mileage	02082
Personal Property: Unique ID:	DBA:		
If you are submitting an appraisa application.	l or other similar evidence, you <u>mus</u>	t submit a copy along with your	
What MARKET VALUE does the applic	ant place on the property? : $\frac{2/0}{2}$	000	1. 1200
marked increase in la their appraised val	te 2020, however many, we , and others are not p	<u>DOD</u> <u>with Vision</u> representative <u>and detailed information</u> <del>refumes over-assessed</del> de eason assessment should, <u>seemestousing proses</u> haw howes presently are selling perly assessed for additions?	e M DIllopuso mthe above we to out dated not be reduced " re only seen a g for less than remodeling being obne
DO NOT WRITE BELOW THIS LINE - I	BAA Use Only	······································	0.0
I hereby solemnly swear th knowledge and belief.	at the testimony I am about to give i	is true and accurate to the best of my	
Signature(s) of Owner(s) or Agent: <u>(Must be sign</u>	ed in the presence of the Board) Da	ate:	
Print Name			
Motion:	Voting Reco	rdInitials	
•······	Thomas Vitali		
	Carl Bonamico		
	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

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- 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.) 1
- You will be allowed to question the assessor regarding the assessment of your property Remember - It is your responsibility to prove your claim 1
- 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  $\checkmark$
- Notice of the Board's Decision will be mailed to the property owner unless otherwise requested in writing by appeilant

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 <i>(as amended)</i>	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

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Town of Wallingford, Connecticut

Kevin Coons Chief Appraiser

Department of Finance Assessing Division

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

# **MEMORANDUM**

Date: March 16, 2021

To: Shelby P. Jackson III, Assessor

From: Kevin Coons, Chief Appraiser

**RE:** 675 North Elm St. 2020-002

Current Market Value: \$242,100 Current Assessed Value: \$169,400

## Appellant's estimate of Market Value: \$210,000

# Informal Hearing with Vision Appraisal: Yes - No Change

### Notes:

The appellant spoke with Ian Fuller at length before her informal hearing with Vision.

The appellant contacted the Mayor's office when she received a no change letter from the informal hearing process.

I spoke with the appellant several times at length after she contacted the Mayor's office. She stated the hearing officer told her he would change the assessed value but did not. She indicated to me that she has 50 or more properties she has compared hers to. The current market value of \$242,100 is already based on the house being in fair condition and having original kitchen and bath. She told me she will bring in photos to our office to verify the original kitchen and bath.

No supporting documentation was provided to the BAA to support a value of \$210,000. Upon a field review for the BAA hearing I discovered the house has central air conditioning which was not indicated on the property record card.

## **Recommendation:**

Increase assessment to reflect added value of central air conditioning.

\$244,100 Market value (\$170,900 Assessed value)



Toun of Wallingford, Connecticut

# 2554

**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 - 035

# **APPLICATION**

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

HEARING DATE:

Property Owner: Leslie Kynik Name of property Owner 47 L Chy Hill Road Mailing Address Walling Ford, CT 06.49 City, State, Zip (203) 430-2196 Phone	Appellant (if other than owner):         Name of Owner's Agent         Mailing Address         City, State, Zip         Phone						
Appellant's Capacity       X 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.)       Image: Comparison of Agency Agreement or Power of Attorney.         US/iC       Vin Nicolarity       Image: Comparison of Agency Agreement or Power of Attorney.       Original agency document must be submitted at hearing.)         Print applicant name and date       Image: Comparison of Agency Agreement or Power of Attorney.       Image: Comparison of Agency Agreement or Power of Attorney.							
Fill out <u>only</u> the section for the property type under appeal.							
Motor Vehicle: YearMake /Model:	Piate#Mileage						
Real Estate: 48 LONG HILL ROAD (Address and/or Assessor's Map/Block/L	WALLINGTORN, CT 06492						
Personal Property: Unique ID: DBA							
If you are submitting an appraisal or other similar evidence, you <u>must</u> submit a copy along with your application.							
What MARKET VALUE does the applicant place on the property? : \$ 191,000							
Briefly state the basis of the Appeal							
Please refer to my to	ped document, attached.						
(Attach additional page, documental	-						
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### 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			
	(Must be signed in the presence of the Board)	Date:	

# APPEAL OF ASSESSED VALUATION 2/19/2021

I am first addressing the incompetency of a representative from Vision Government Solutions. During my Residential Phone Hearing with said official on Wednesday, December 9, 2020 at 10:15 AM, I voiced ALL my reasons for a lower assessment. One of the many areas of concern that I brought to his attention was the removal of, both, the inground pool and the massive 9' high stone wall that surrounded poolside area, which was structurally flawed at the base causing hazardous conditions per Engineer's report.

Unfortunately, my ingress and egress to my backyard is very limited for bringing in equipment. In order to accomplish this momentous task, all material had to be brought in and out manually thereby escalating my costs. The representative asked to physically see the backyard to verify my statement so that he can make the appropriate changes at the Assessor's Office. I agreed with the understanding that he first call me prior to entering my yard. He called me on the same day at 1:27 PM, went to the backyard, then left. After receiving notice of no change to my assessment, I went to the Assessor's Office to check my field card to see if said appropriate changes were noted. To my dismay, the inground pool was still listed. It's very disconcerting to find out that a town representative came onto my property and was not impeccable with his word. This leaves me feeling very wary and uncomfortable.

The following are further reasons for me requesting lowering my assessment:

- Bought this home as foreclosed property in March 2018
- Addressed roof leaks and repointing chimney. Damage to walls, ceilings, and floors still in need
  of repairs.
- New drainage system to be looked into to prevent any further ground water penetration into basement
- Dated bathrooms, occasional plumbing issues still arise
- New picture windows defective and problem areas still occurring since install of 2018.
- Kitchen half finished, issues with contractor
- Electrical problems; panel maintenance to be performed by licensed electrician. Working with Mr. Maritzio at Wallingford Electric.

Thank you for your consideration,

Leslie Kynik

hny

Mail

Subject	Appeal - Board of Assessment Appeals - PID#14619 - 600 Northrop Road
From	Stephanie Kehm <stephanie.kehm@altusgroup.com></stephanie.kehm@altusgroup.com>
То	Assessor@wallingfordct.gov <assessor@wallingfordct.gov></assessor@wallingfordct.gov>
Cc	Hannah Waldrop <hannah.waldrop@altusgroup.com></hannah.waldrop@altusgroup.com>
Date	2021-02-19 16:26



Clarion_Wallingford CY_2020 FINAL BOE Appeal Evidence.pdf (~3.9 MB)

### Good afternoon,

Please find attached a Board of Assessment appeal for real estate PID#14619, the Courtyard Wallingford, located at 600 Northrop Road. Attached is our supporting documentation along with the appropriate Board application and letter of authorization.

Please respond and confirm receipt of this timely filing for our records.

Thank you and please let me know if you have any questions.

Best Regards, Stephanie

#### Stephanie Kehm

Senior Manager, Property Tax *Altus Expert Services*, Altus Group <u>stephanie.kehm@altusgroup.com | www.altusgroup.com/salt</u> D: 410.568.0739 | T: 410.568.0800 ext 3739 | M: 443.677.2727 | F: 410.568.0801 20 Wight Ave, Suite 200 Hunt Valley, MD 21030





Altus Group is a leading provider of commercial real estate advisory services, software and data solutions.

This message, and the documents attached hereto, are intended only for the addressee and may contain privileged or confidential information. Any unauthorized disclosure is strictly prohibited. If you have received this message in error, please notify us immediately so that we may correct our internal records. Please then delete the original message. Thank you.

11-18-2019     GD     03     02     1s       08-27-2018     IF     02     63     Pe       10-06-2015     V     29     Fill       04-29-2011     KC     08     7     19       M     12-13-2010     DC     04     14       1< Adj     Notes     Location Adjustment       1< Adj     10-06     14     14
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Comm Int
Total
Code Assessed 1-1 94,400 1-3 119,500
<u>.</u> .
COXINENT ASSESSMENT Description Code Appraised STAND 1-1 134.800

Code Description BAS First Floor FGR Porch, Open UBM Basement, Unfinished WDK Deck, Wood	Code     Description       SPL2     Ingr Pool-Vinyl       SHD1     Shed Frame		Fireplaces			rooms		••	Stories: Occupancy Exterior Wall 1 Exterior Wall 2		VISION ID 2004
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Town of Wallingford, Connecticut

lan Fuller Property Appraiser

Department of Finance Assessing Division

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

# **MEMORANDUM**

Date:	3./5/2020
To:	Shelby Jackson
From:	lan Fuller
CC:	

Current Market Value: \$305,500

48 Long Hill Rd

Current Assessed Value: \$213,900

Appellant's estimate of Market Value: \$191,000

### Notes:

RE:

- During the informal appeal process an exterior inspection was done to verify the inground pool had been removed.
- Due to a clerical error the pool was not removed from the record

### **Recommendation:**

Remove pool from record for a new market value of \$ 300,800