



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

MONDAY, MARCH 15, 2021 6PM to 9PM

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

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

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

| Date | Time | HEARING NO | TYPE | Account Number | Owner Full Name | Co-Owner F |
|----------------|-------------------|------------|------------------------|----------------|-----------------------------------|----------------------|
| March 15, 2021 | 6:00 PM - 7:00 PM | 2020-180 | 2020 PERSONAL PROPERTY | 2013046 | DELTA ARSENAL LLC | DOUGLAS ODISHOO |
| March 15, 2021 | 6:00 PM - 7:00 PM | 2020-184 | 2020 PERSONAL PROPERTY | 2014147 | TECHNICAL METAL FINISHING | |
| March 15, 2021 | 6:00 PM - 7:00 PM | 2020-167 | 2020 PERSONAL PROPERTY | 2004007 | STONE SAND & GRAVEL LLC | |
| March 15, 2021 | 6:00 PM - 7:00 PM | 2020-166 | 2020 PERSONAL PROPERTY | 20190062 | ANNETTURI PROPERTY MANAGEMENT | OWEN STONE |
| March 15, 2021 | 7:00 PM - 8:00 PM | 2020-122 | COMMERCIAL | G0428400 | SOUTH TURNPIKE LLC | SALVATORE NICOTRO |
| March 15, 2021 | 7:00 PM - 8:00 PM | 2020-121 | COMMERCIAL | G0428410 | SOUTH TURNPIKE LLC | C/O PETER A. DINARDO |
| March 15, 2021 | 7:00 PM - 8:00 PM | 2020-120 | COMMERCIAL | G0428420 | SOUTH TURNPIKE LLC | C/O PETER A. DINARDO |
| March 15, 2021 | 7:00 PM - 8:00 PM | 2020-119 | COMMERCIAL | G0428430 | SOUTH TURNPIKE LLC | C/O PETER A. DINARDO |
| March 15, 2021 | 7:00 PM - 8:00 PM | 2020-117 | COMMERCIAL | 2019005 | SOUTH TURNPIKE II LLC | C/O PETER A. DINARDO |
| March 15, 2021 | 8:00 PM - 9:00 PM | 2020-170 | 2020 PERSONAL PROPERTY | 20200095 | LISAS SOAPS NAKED AND NATURAL LLC | LISA REILLY MCMURRAY |
| March 15, 2021 | 8:00 PM - 9:00 PM | 2020-001 | RESIDENTIAL | A0016100 | LIU JARED S + KRISTIN A | |
| March 15, 2021 | 8:00 PM - 9:00 PM | 2020-003 | RESIDENTIAL | G0435000 | MAGUDER ROBERT S | |
| March 15, 2021 | 8:00 PM - 9:00 PM | 2020-025 | RESIDENTIAL | A0121000 | LEBEL DIANE | |
| March 15, 2021 | 8:00 PM - 9:00 PM | 2020-020 | RESIDENTIAL | H0458000 | VECSEY ERIN J + MATTHEW L | |



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

REC'D ASSESSOR
19 FEB 21 11:23:59

Hearing No. 2020-180 APPLICATION

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

HEARING DATE: March 2021

Property Owner: DELTA ARSENAL LLC
Name of property Owner DOUGLAS ODISHOO
Mailing Address 342 QUINNIPIAC STREET, BLDG 8
City, State, Zip WALLINGFORD, CT 06492
Phone 203-265-0121

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity [X] Owner [] Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Douglas Odishoo
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: (Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 2020 grand list MFG Equipment DBA: Delta Arsenal LLC 2013046

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property? \$

Briefly state the basis of the Appeal: Pandemic Impacts: Accounting Staff working remotely. Operations opening/closing without certainty of time. Called Town Assessors Office and was told just to submit it by end of month November- was told on 12/4/21 upon filing that our MFG Exemption was revoked. Not sure why there is no consideration for late-filers during a Pandemic and unsure why an exemption would affect the Town budget. Seems unreasonable.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of Owner(s) or Agent: (Must be signed in the presence of the Board) Date: 2/18/21

Print Name

Motion:

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.

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

2020 SUMMARY REPORT

2013 046

LIST # : 0040599
UNIQUE ID:
NAME: DELTA ARSENAL LLC
ADDRESS: 342 QUINNIPIAC ST UNIT 8
WALLINGFORD, CT 06492-0000
DBA : DELTA ARSENAL LLC
IN CARE OF : MARIE MAJEWSKI
PROP LOC: 342 QUINNIPIAC ST
EXTRA PROP LOC: UNIT 8
PHONE: 203-265-0121

STATUS : FILED
RECORD DATE : 12/04/2020
PRINTED DATE : 02/19/2021
PRINTED TIME : 03:28:11 PM

| <u>ITEM CODE</u> | <u>DESCRIPTION</u> | <u>DEPRECIATED</u> | <u>ASSESSMENT</u> |
|------------------|--------------------|--------------------|-------------------|
| <hr/> | | | |
| TOTAL GROSS | | | 143,650 |
| TOTAL EXEMPTION | | | 0 |
| TOTAL NET | | | <u>143,650</u> |



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

BOARD OF ASSESSMENT APPEALS
11 FEB 21 PM 3:04

Hearing No. 2020-184 APPLICATION

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

HEARING DATE:

Property Owner: Technical Metal Finishing
Name of property Owner: 29 Capital Dr.
Mailing Address: Wallingford CT 06492.
City, State, Zip:
Phone: 203-284-7825

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: Owner (), Owner's Agent (X)
(Print applicant name and date)

Anthony J. Curtin (Print name), [Signature] (Applicant signature), Controller

Fill out only the section for the property type under appeal.

Motor Vehicle: Year, Make /Model, Plate#, Mileage

Real Estate: (Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 2014147 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? \$ 1,183,007

Briefly state the basis of the Appeal: The personal property declaration was mailed via USPS on 1/1/20 from 150 Orchard St in Grandledge, NJ. On 2/7/20 I received a phone call stating the forms had not been received.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

Print Name

Motion:

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.



Town of Wallingford
 Assessor's Office
 45 South Main Street
 Wallingford, CT 06492

Return Service Requested



2 0 1 4 1 4 7

UID#: 2014147

T1 P83 *****SNGLP 060
 TECHNICAL METAL FINISHING INC
 TECHNICAL METAL FINISHING INC
 29 CAPITAL DR
 WALLINGFORD, CT 06492-5818-



Wallingford, Connecticut 2020 Declaration of Personal Property

Filing Requirement – This declaration must be filed with the Assessor of the town where the personal property is located. Declarations of personal property shall be made annually.

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

AFFIDAVIT OF BUSINESS TERMINATION OR MOVE OR SALE OF BUSINESS OR PROPERTY

I _____ of _____ at _____
 Business or property owners name Business Name (if applicable) Street location

With regards to said business or property I do so certify that on _____ Said business or property was (indicate which one by circling):
 Date

SOLD TO: _____
 Name Address

MOVED TO: _____
 City/Town and State to where business or property was moved Address

TERMINATED: Attach Bill of Sale or Letter of dissolution to this form and return it with this affidavit to the Assessor's office

The signer is made aware that the penalty for making a false affidavit is a \$500.00 fine or imprisonment for one year or both.

Signature _____ Print name _____

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

Monday, November 2, 2020
Wallingford Assessor's Office

2020 PERSONAL PROPERTY DECLARATION

Commercial and financial information is not open to public inspection



List or Account #: 2014147
 Owner's Name: TECHNICAL METAL FINISHING INC
 DBA: TECHNICAL METAL FINISHING INC
 Location (street & number) 29 CAPITAL DR

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

BUSINESS DATA For businesses, occupations, professions, farmers, lessors *Answer all questions 1 through 12, writing N/A on lines that are not applicable.*

1. Direct questions concerning return to -
 Name Jessica Bennett
 Address 150 Orchard St
 City/State/Zip Grand Ledge MI
 Phone / Fax (517) 371-2460 / ()

2. Location of accounting records -
29 Capital Dr
Wallingford, CT 06492
(203) 284-7825 / (203) 284-7826

3. Description of Business Metal Finishing
 4. How many employees work in your facilities in this town only? 23
 5. Date your business began in this town? 6/1/14
 6. How many square feet does your firm occupy at your location(s) in this town? 28,250 Sq. ft. Own Lease
 7. Type of ownership: Corporation Partnership LLC Sole proprietor Other-Describe _____
 8. Type of business: Manufacturer Wholesale Service Profession Retail/Mercantile Tradesman Lessor
 Other-Describe _____ IRS Business Activity Code _____

9. In the last 12 months was any of the property included in this declaration located in another Connecticut town for at least 3 months? If yes, identify by specific months, code, cost, and location(s). Yes No
10. Are there any other business operations that are operating from your address here in this town? If yes give name and mailing address. Yes No
11. Do you own tangible personal property that is leased or consigned to others in this town? If yes, complete **Lessor's Listing Report** (below) Yes No
12. Did you have in your possession on October 1st any borrowed, consigned, stored or rented property? If yes, complete **Lessee's Listing Report** (page 4) Yes No

LESSOR'S LISTING REPORT In order to avoid duplication of assessments related to leased personal property the following must be completed by Lessors: (Please note that property under conditional sales agreements must be reported by the lessor.) Computerized filings are acceptable as long as all information is reported in prescribed format.

| | Lessee #1 | Lessee #2 | Lessee #3 |
|--|---|--|--|
| Name of Lessee | | | |
| Lessee's address | | | |
| Physical location of equipment | | | |
| Full equipment description | | | |
| Is equipment self manufactured? | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Acquisition date | | | |
| Current commercial list price new | | | |
| Has this lease ever been purchased, assumed or assigned? | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If yes, specify from whom | | | |
| Date of such purchase, etc. | | | |
| If original asset cost was changed by this transaction, give details. | | | |
| Type of lease | <input type="checkbox"/> Operating <input type="checkbox"/> Capital <input type="checkbox"/> Conditional Sale | <input type="checkbox"/> Operating <input type="checkbox"/> Capital <input type="checkbox"/> Conditional Sale | <input type="checkbox"/> Operating <input type="checkbox"/> Capital <input type="checkbox"/> Conditional Sale |
| Lease Term - Begin and end dates | | | |
| Monthly contract rent | | | |
| Monthly maintenance costs if included in monthly payment above. | | | |
| Is equipment declared on the Lessor's or the Lessee's manufacturing exemption application? | Yes <input type="checkbox"/> No <input type="checkbox"/> Lessor or Lessee <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> Lessor <input type="checkbox"/> Lessee <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> Lessor <input type="checkbox"/> Lessee <input type="checkbox"/> |

List or Account#: 2014147

Owner's Name: TECHNICAL METAL FINISHING INC

Assessment date October 1, 2019
Required return date November 1, 2019

LESSEE'S LISTING REPORT Pursuant to Connecticut General Statutes §12-57a all leased, borrowed, consigned, loaned, rented, or stored personal property not owned by you but in your possession as of the assessment date must be included on this form. Failure to declare, in the form and manner as herein prescribed, shall result in the presumption of ownership and subsequent tax liability plus penalties. Property you do not lease that may be in your possession and must be reported includes (but is not limited to) dumpsters, gas/propane tanks, vending machines, water coolers, coffee machines.

- Yes No Did you dispose of any leased items that were in your possession on October 1, 2018? If yes, enter a description of the property and the date of disposition in the space to the right.
- Did you acquire any of the leased items that were in your possession on October 1, 2018? If yes, indicate previous lessor, item(s) and date(s) acquired in the space to the right.
- Is the cost of any of the equipment listed below declared anywhere else on this declaration? If yes, note year in the 'Year Included' row and list cost in the 'Acquisition Cost' row.

| | Lease #1 | Lease #2 | Lease #3 |
|----------------------------|--|--|--|
| Name of Lessor | | | |
| Lessor's address | | | |
| Phone Number | | | |
| Lease Number | | | |
| Item description / Model # | | | |
| Serial # | | | |
| Year of manufacture | | | |
| Capital Lease | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Lease Term - Beginning/End | | | |
| Monthly rent | | | |
| Acquisition Cost | | | |
| Year Included | | | |

DISPOSAL, SALE OR TRANSFER OF PROPERTY REPORT

Disposal, sale or transfer of property - If you disposed of, sold or transferred a portion of the property included in last year's filing, complete the Detailed Listing Of Disposed Assets Report And Reconciliation Of Fixed Assets on page 6. If you no longer own the business noted on the cover sheet you do not need to complete this declaration. You must, however, return to the Assessor this declaration along with the complete AFFIDAVIT OF BUSINESS CLOSING OR MOVE OF BUSINESS OR SALE OF BUSINESS found in this return. DO NOT INCLUDE DISPOSALS IN TAXABLE PROPERTY REPORTING SECTION.

DETAILED LISTING OF DISPOSED ASSETS COPY AND ATTACH ADDITIONAL SHEETS IF NEEDED

| Date Removed | Code # | Description of Item | Date Acquired | Acquisition Cost |
|--------------|--------|---------------------|---------------|------------------|
| | | See attached form | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DETAILED LISTING OF ASSETS ORIGINALLY ACQUIRED

Pursuant to CGS 12-81(79) - Listing of assets purchased prior to 10/1/09 with an original cost ≤ \$250

| Description of Item | Date Acquired | Acquisition Cost |
|---------------------|---------------|------------------|
| | | |
| | | |

TAXABLE PROPERTY INFORMATION

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

List or Account#: 2014147

Owner's Name: TECHNICAL METAL FINISHING INC

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

#9 - Motor Vehicles Unregistered motor vehicles & vehicles garaged in Connecticut but registered in another state

| | VEHICLE 1 | VEHICLE 2 | VEHICLE 3 |
|-------------|-----------|-----------|-----------|
| Year | | | |
| Make | | | |
| Model | | | |
| VIN | | | |
| Length | | | |
| Weight | | | |
| Purchase \$ | | | |
| Date | | | |
| Value | | | |

#10 - Manufacturing machinery & equipment not eligible under CGS 12-81 (76) for exemption

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|-------------|--|--------|-------------------|
| 10-1-20 | | 95% | |
| 10-1-19 | | 90% | |
| 10-1-18 | | 80% | |
| 10-1-17 | | 70% | |
| 10-1-16 | | 60% | |
| 10-1-15 | | 50% | |
| 10-1-14 | 24,878 | 40% | 9,951 |
| Prior Yrs | | 30% | |
| Total | 24,878 | Total | 9,951 |

Assessor's Use Only

#9
#10 9,951

#11 - Horses and Ponies

| | #1 | #2 | #3 |
|------------|----|----|----|
| Breed | | | |
| Registered | | | |
| Age | | | |
| Sex | | | |
| Quality | | | |
| Breeding | | | |
| Show | | | |
| Pleasure | | | |
| Racing | | | |
| Value | | | |

#12 - Commercial Fishing Apparatus

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|-------------|--|--------|-------------------|
| 10-1-20 | | 95% | |
| 10-1-19 | | 90% | |
| 10-1-18 | | 80% | |
| 10-1-17 | | 70% | |
| 10-1-16 | | 60% | |
| 10-1-15 | | 50% | |
| 10-1-14 | | 40% | |
| Prior Yrs | | 30% | |
| Total | | Total | |

#11
#12

#13 - Manufacturing machinery & equipment eligible under CGS 12-81(76) for exemption - must complete exempt claim.

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|-------------|--|--------|-------------------|
| 10-1-20 | 121,083 | 95% | 115,029 |
| 10-1-19 | 0 | 90% | 0 |
| 10-1-18 | 606,661 | 80% | 53,329 |
| 10-1-17 | 826,170 | 70% | 578,319 |
| 10-1-16 | 17,345 | 60% | 10,407 |
| 10-1-15 | 85,930 | 50% | 42,965 |
| 10-1-14 | 893,976 | 40% | 357,590 |
| Prior Yrs | | 30% | |
| Total | 2,011,165 | Total | 1,157,639 |

#14 - Mobile Manufactured Homes if not currently assessed as real estate

| | #1 | #2 | #3 |
|-----------|----|----|----|
| Year | | | |
| Make | | | |
| Model | | | |
| ID Number | | | |
| Length | | | |
| Width | | | |
| Bedrooms | | | |
| Baths | | | |
| Value | | | |

#13 1,157,639
#14

#16 - Furniture, fixtures and equipment

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|-------------|--|--------|-------------------|
| 10-1-20 | | 95% | |
| 10-1-19 | | 90% | |
| 10-1-18 | | 80% | |
| 10-1-17 | | 70% | |
| 10-1-16 | | 60% | |
| 10-1-15 | | 50% | |
| 10-1-14 | 10,539 | 40% | 4,216 |
| Prior Yrs | | 30% | |
| Total | 10,539 | Total | 4,216 |

#16 4,216

#17 - Farm Machinery

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|-------------|--|--------|-------------------|
| 10-1-20 | | 95% | |
| 10-1-19 | | 90% | |
| 10-1-18 | | 80% | |
| 10-1-17 | | 70% | |
| 10-1-16 | | 60% | |
| 10-1-15 | | 50% | |
| 10-1-14 | | 40% | |
| Prior Yrs | | 30% | |
| Total | | Total | |

#18 - Farm Tools

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|-------------|--|--------|-------------------|
| 10-1-20 | | 95% | |
| 10-1-19 | | 90% | |
| 10-1-18 | | 80% | |
| 10-1-17 | | 70% | |
| 10-1-16 | | 60% | |
| 10-1-15 | | 50% | |
| 10-1-14 | | 40% | |
| Prior Yrs | | 30% | |
| Total | | Total | |

#17
#18

List or Account#: 2014147
 Owner's Name: TECHNICAL METAL FINISHING INC

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

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|--------------|--|--------------|-------------------|
| 10-1-20 | | 95% | |
| 10-1-19 | | 90% | |
| 10-1-18 | | 80% | |
| 10-1-17 | | 70% | |
| 10-1-16 | | 60% | |
| 10-1-15 | | 50% | |
| 10-1-14 | | 40% | |
| Prior Yrs | | 30% | |
| Total | | Total | |

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|--------------|--|--------------|-------------------|
| 10-1-20 | 0 | 95% | |
| 10-1-19 | 5,800 | 80% | 4,640 |
| 10-1-18 | 0 | 60% | |
| 10-1-17 | 0 | 40% | |
| Prior Yrs | 29,862 | 20% | 5,972 |
| Total | 35,662 | Total | 10,612 |

#19
#20 10,612

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|--------------|--|--------------|-------------------|
| 10-1-20 | | 95% | |
| 10-1-19 | | 90% | |
| 10-1-18 | | 80% | |
| 10-1-17 | | 70% | |
| 10-1-16 | | 60% | |
| 10-1-15 | | 50% | |
| 10-1-14 | | 40% | |
| Prior Yrs | | 30% | |
| Total | | Total | |

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|--------------|--|--------------|-------------------|
| 10-1-20 | | 95% | |
| 10-1-19 | | 80% | |
| 10-1-18 | | 60% | |
| 10-1-17 | | 40% | |
| Prior Yrs | | 20% | |
| Total | | Total | |

21a and 21b Total

#21

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|--------------|--|--------------|-------------------|
| 10-1-20 | | | |
| 10-1-19 | | | |
| 10-1-18 | | | |
| 10-1-17 | | | |
| 10-1-16 | | | |
| 10-1-15 | | | |
| 10-1-14 | | | |
| Prior Yrs | | | |
| Total | | Total | |

| Year Ending | Total Expended | # of Months | Average Monthly |
|-------------|----------------|-------------|-----------------|
| 10-1-20 | | | |

#22
#23

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|--------------|--|--------------|-------------------|
| 10-1-20 | | 95% | |
| 10-1-19 | | 90% | |
| 10-1-18 | | 80% | |
| 10-1-17 | | 70% | |
| 10-1-16 | | 60% | |
| 10-1-15 | | 50% | |
| 10-1-14 | | 40% | |
| Prior Yrs | | 30% | |
| Total | | Total | |

| Year Ending | Original cost, transportation & installation | % Good | Depreciated Value |
|--------------|--|--------------|-------------------|
| 10-1-20 | | 95% | |
| 10-1-19 | | 80% | |
| 10-1-18 | | 60% | |
| 10-1-17 | | 40% | |
| Prior Yrs | | 20% | |
| Total | | Total | |

of video tapes _____ # of DVD movies _____
 # of music CD's _____ # of video games _____

24a and 24b Total

#24

RECONCILIATION OF FIXED ASSETS

| | |
|---|----------|
| Assets declared last October 1, 2019 | 1919132 |
| Assets disposed of since last October 1, 2019 | - 29050 |
| Assets added since last October 1, 2019 | + 121083 |
| Assets originally Cost ≤ \$250 & over 10 years old ** | - 0 |
| Assets declared this year October 1, 2020 | 2011165 |
| Amount of expensed equipment last year | 0 |
| Capitalization Threshold | 2,000 |

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

2020 PERSONAL PROPERTY DECLARATION – SUMMARY SHEET

Commercial and financial information is not open to public inspection.

List or Account#: 2014147
 Owner's Name: TECHNICAL METAL FINISHING INC
 DBA: TECHNICAL METAL FINISHING INC
 Mailing address: 29 CAPITAL DR
 City/State/Zip: WALLINGFORD, CT 06492-5818

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

This Personal Property Declaration must be signed
 and delivered or postmarked by
Monday, November 2, 2020 to:
Wallingford Assessor's Office
45 South Main Street
Wallingford, CT 06492

Location (street & number) 29 CAPITAL DR

| Property Code and Description | Net Depreciated Value pages 5 & 6 | ASSESSOR'S USE ONLY | |
|---|---|---------------------|------------------|
| | | Code | ASSESSMENTS |
| #9 Motor Vehicles UNREGISTERED motor vehicles (e.g. campers, RV's, snowmobiles, trailers, trucks, passenger cars, tractors, off-road construction vehicles, etc.) including any vehicle garaged in Connecticut but registered in another state, or any such vehicle not registered at all. If you are a farmer eligible for the exemption under Sec. 12-91, list tractors in Code 17. | | #9 | |
| #10 - Machinery & Equipment Industrial manufacturing machinery and equipment (e.g., tools, dies, jigs, patterns, etc.). Include air and water pollution control equipment. | 9,951 | #10 | |
| #11 Horses And Ponies Describe your horses and ponies. A \$1,000 assessment exemption per animal will be applied. If you are a farmer, the exemption may be 100% provided Form M-28 is filed with and approved by the Assessor. | | #11 | |
| #12 - Commercial Fishing Apparatus All fishing apparatus exclusively used by a commercial fisherman in his business (e.g., fishing poles, nets, lobster pots, fish finders, etc.). A \$500 value exemption will be applied. | | #12 | |
| #13 -Manufacturing machinery & equipment Manufacturing machinery and equipment used in manufacturing; used in research or engineering devoted to manufacturing; or used for the significant servicing or overhauling of industrial machinery or factory products and eligible for exemption under CGS 12-81 (76). (Formerly property Codes 13 & 15) | 1,157,639 | #13 | |
| #14 Mobile Manufactured Homes if not currently assessed as real estate | | #14 | |
| #16 - Furniture & Fixtures Furniture, fixtures and equipment of all commercial, industrial, manufacturing, mercantile, trading and all other businesses, occupations and professions. Examples: desks, chairs, tables, file cabinets, typewriters, calculators, copy machines, telephones (including mobile telephones), telephone answering machines, facsimile machines, postage meters, cash registers, moveable air conditioners, partitions, shelving display racks, refrigerators, freezers, kitchen equipment, etc. | 4,210 | #16 | |
| #17 - Farm Machinery Farm machinery (e.g., tractors, harrows, bush hogs, hay bines, hay rakes, balers, corn choppers, milking machines, milk tanks, coolers, chuck wagons, dozers, back hoes, hydroponic farm equipment, aquaculture equipment, etc.) used in the operation of a farm. | | #17 | |
| #18 - Farming Tools Farm tools, (e.g., hoes, rakes, pitch forks, shovels, hoses, brooms, etc.) | | #18 | |
| #19 - Mechanics Tools Mechanics tools (e.g., wrenches, air hammers, jacks, sockets, etc.) | | #19 | |
| #20 - Electronic Data Processing Equipment Electronic data processing equipment (e.g., computers, printers, peripheral computer equipment, and any computer based equipment acting as a computer as defined under Section 168 of the IRS Code of 1986, etc.). Bundled software is taxable and must be included. | 10,612 | #20 | |
| #21 - Telecommunications Equipment Excluding furniture, fixtures, and computers, #21a includes cables, conduits, antennae, batteries, generators or any equipment not deemed technologically advanced by the Assessor. #21b includes controllers, control frames, relays switching and processing equipment or other equipment deemed technologically advanced by the Assessor. | | #21 | |
| #22 - Cables, conduits, pipes, poles, towers (if not currently assessed as real estate), underground mains, wires, turbines, etc. , of gas, heating, or energy producing companies, telephone companies, water and water power companies. Include items annexed to the ground (e.g., hydraulic car lifts, gasoline holding tanks, pumps, truck scales, etc.), as well as property used for the purpose of creating or furnishing a supply of water (e.g., pumping stations). | | #22 | |
| #23 - Expensed Supplies The average monthly quantity of supplies normally consumed in the course of business (e.g., stationery, post-it notes, toner, computer disks, computer paper, pens, pencils, rulers, staplers, paper clips, medical and dental supplies and maintenance supplies, etc.). | 589 | #23 | |
| #24 - Other All Other Goods, Chattels and Effects Any other taxable personal property not previously mentioned or which does not appear to fit into any of the other categories. (e.g. video tapes, vending machines, pinball games, video games, signs, billboards, coffee makers, water coolers, leasehold improvements. | | #24 | |
| Total Assessment – all codes #9 through #24 | Subtotal > | | 1,183,007 |
| #25 - Penalty for failure to file as required by statute – 25% of assessment | | #25 | |
| Exemption - Check box adjacent to the exemption you are claiming: | | | |
| <input type="checkbox"/> I - Mechanic's Tools - \$500 value <input type="checkbox"/> M - Commercial Fishing Apparatus - \$500 value <input type="checkbox"/> I - Farming Tools - \$500 value <input type="checkbox"/> I - Horses/ponies \$1000 assessment per animal <input type="checkbox"/> K - Municipal Leased <input type="checkbox"/> K - Assets Orig. Cost ≤ \$250 & over 10 years old | | | |
| All of the following exemptions require a separate application and/or certificate to be filed with the Assessor by the required return date | | | |
| <input type="checkbox"/> J - Water Pollution or Air Pollution control equipment - Connecticut DEEP certificate required - provide copy | | | |
| <input type="checkbox"/> I - Farm Machinery \$100,000 assessment - Exemption application M-28 required annually | | | |
| <input type="checkbox"/> G & H - Distressed Municipality/Enterprise Zone/Enterprise Corridor Zone - Exemption application M-55 required annually | | | |
| <input type="checkbox"/> U - Manufacturing Machinery & Equipment - Exemption claim required annually | | | |
| Total Net Assessment | Assessor's Final Assessment Total > | | |

List or Account#: 2014147
Owner's Name: TECHNICAL METAL FINISHING INC

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

DECLARATION OF PERSONAL PROPERTY AFFIDAVIT
THIS FORM MUST BE SIGNED (AND IN SOME CASES WITNESSED) BEFORE IT MAY BE FILED WITH THE ASSESSOR.
AVOID PENALTY - IMPROPERLY SIGNED DECLARATIONS REQUIRE A 25% PENALTY
COMPLETE SECTION A OR SECTION B

Section A

OWNER I DO HEREBY declare under penalty of false statement that all sections of this declaration have been completed according to the best of my knowledge, remembrance, and belief; that it is a true statement of all my personal property liable to taxation; and that I have not conveyed or temporarily disposed of any estate for the purpose of evading the laws relating to the assessment and collection of taxes as per Connecticut General Statutes §12-49.

SEE PAGE TWO (2) FOR SIGNATURE REQUIREMENTS.

CHECK ONE OWNER PARTNER
 CORPORATE OFFICER MEMBER

Signature

J. Bennett Accountant
Signature/Title
Jessica Bennett
Print or type name

Dated

11/1/20

Section B

AGENT I DO HEREBY declare under oath that I have been duly appointed agent for the owner of the property listed herein and that I have full authority and knowledge sufficient to file a proper declaration for him in accord with the provisions of §12-50 C.G.S.

Agent's
Signature

Agent's Signature /Title

Print or type agent's name

Dated

AGENT SIGNATURE MUST BE WITNESSED

Witness of agent's sworn statement

Subscribed and sworn to before me -

Dated

Circle one: Assessor or staff member, Town Clerk, Justice of the Peace, Notary or Commissioner of Superior Court.

Direct questions concerning declaration to the Assessor's Office at:
Phone: 203-294-2001 Fax: 203-294-2003
Hand deliver declaration to: Mail declaration to:
Town of Wallingford Town of Wallingford
Assessor's Office Assessor's Office
45 South Main Street 45 South Main Street
Wallingford, CT 06492 Wallingford, CT 06492

Check Off List:

- Read instructions on page 2
- Complete appropriate sections
- Complete exemption applications
- Sign & date as required on page 8
- Make a copy for your records
- Return by November 2, 2020

Notes:

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

Assessor's Use Only

List # _____
 Town Code _____
 District Code _____

**2020 GRAND LIST
 MANUFACTURING MACHINERY AND EQUIPMENT EXEMPTION CLAIM**

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

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

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

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

| | | | |
|---|---|---|-----------------|
| Manufacturer Information: (Lessor: provide Lessee information) | | Lessor Information: | |
| Name | Technical Metal Finishing | Name | |
| Business Address | 29 Capital Dr | Business Address | |
| City/State/Zip | Wallingford, CT 06492 | City/State/Zip | |
| Person to be contacted if there are any questions: | | Required Identification Numbers | |
| Name | Jessica Bennett | Connecticut State Tax ID No. | 62690151-001 |
| Title | Accountant | Federal Taxpayer ID No. | 46-5495145 |
| Address | 150 Orchard St | NAICS / SIC Code | |
| Address | Grand Ledge MI 48837 | Benefits and Exempt Status Questions | |
| Phone/Fax | 517-371-2460 / 517-371-2469 | Are you currently receiving benefits under CGS. §12-81 (60) OR (70) Distressed Municipality Program? | Yes or No NO |
| E-mail | Jessica.Bennett@SintoAmerica.com | Is the machinery and equipment for which you are seeking exempt status depreciable on your books for IRS purposes? | YES |
| Property Location (Number, street, and town where machinery and equipment is installed.) | | If no, on whose books are these assets depreciated? | |
| 29 Capital Dr, Wallingford Ct | | | |
| Check which description best applies and complete the detail description below: | | | |
| 1 <input type="checkbox"/> manufacturing, processing or fabricating | 2 <input type="checkbox"/> measuring or testing | 3 <input checked="" type="checkbox"/> metal finishing | |
| 4 <input type="checkbox"/> the significant overhauling or rebuilding of other products on a factory basis | 5 <input type="checkbox"/> used in the production of motion pictures, video and sound recordings | 6 <input type="checkbox"/> used in connection with biotechnology | |
| 7 <input type="checkbox"/> research and development, including experimental or laboratory research and development, design or engineering directly related to manufacturing | 8 <input type="checkbox"/> the significant servicing, overhauling or rebuilding of machinery and equipment for industrial use | 9 <input type="checkbox"/> used in connection with recycling, as defined in C.G.S. §22a-260, if acquired and installed on or after July 1, 2006 | |
| Describe the business activity (in specific terms), which conforms to the above definition of manufacturing. Indicate the product manufactured: | | | |



INSTRUCTIONS

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

Code # 10:

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

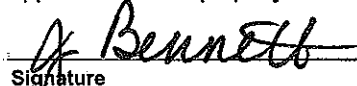
Code # 13:

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

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

| #13 – Manufacturing machinery & equipment Eligible for exemption | | | | | |
|--|--|---------|--------------------------|--------------------------------------|---|
| Year Ending | Original Cost Transportation & Installation | % Value | Net Depreciated Value | Assessor's Approved Total Cost | Assessor's Approved Depreciated Value |
| 10-1-2020 | 121083.00 | 95% | 115029 | | |
| 10-1-2019 | 0.00 | 90% | 0 | | |
| 10-1-2018 | 66661.00 | 80% | 53329 | | |
| 10-1-2017 | 826170.00 | 70% | 578319 | | |
| 10-1-2016 | 17345.00 | 60% | 10407 | | |
| 10-1-2015 | 85930.00 | 50% | 42965 | | |
| 10-1-2014 | 923026.00 | 40% | 369210 | | |
| Prior Yrs | | 30% | | | |
| | | Total | | | |

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


11/1/20
 Signature Date
 Print or type name of signer and title Jessica Bennett Accountant

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

| | | | | | | |
|---|---|------------|---|----|--------|--------|
| Mr. Deburr Finishing Tub, 3 CU | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 1,000 | 1,000 |
| Mr. Deburr Finishing Tub, 3 CU | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 1,000 | 1,000 |
| Mr. Deburr Finishing Tub, 3 CU | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 1,000 | 1,000 |
| Mr. Deburr Finishing Tub, 3 CU | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 1,000 | 1,000 |
| Mr. Deburr Finishing Tub, 3 CU | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 1,000 | 1,000 |
| Mr. Deburr Finishing Tub, 6 CU | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 1,500 | 1,500 |
| Mr. Deburr Finishing Tub, 6 CU | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 1,500 | 1,500 |
| C & M Finishing Tubs | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 14,776 | 14,776 |
| Peening Machine, PM 30472, with reclaimer and dust coil | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 87,000 | 87,000 |
| Ingersoll Rand Compressor, SSR-EP100, NoF1756109 | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 6,400 | 6,400 |
| Kaeser Compressor, Sigma C5D75T, No1139 | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 21,700 | 21,700 |
| Kaeser Compressor, Sigma | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 77,000 | 77,000 |
| Profilometer, Mitutoyo, SJ401 | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 9,200 | 9,200 |
| Boroscope, Machida, PF18-600A, No9J0069 | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 1,800 | 1,800 |
| Rotap, WS Tyler, RX29 | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 500 | 500 |
| Bridgeport Drill Press, NoJ62900 | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 3,000 | 3,000 |
| Compressed Air Dryer | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 500 | 500 |
| Peening Machine, Empire, 6 Nozzle with dust collector | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 67,000 | 67,000 |
| Cabinet, PM30472 | 1 | 6/1/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 80,000 | 80,000 |
| Machine #23 for Blades | 1 | 10/31/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 6,602 | 6,602 |
| Blast Cabinet | 1 | 10/31/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 9,350 | 9,350 |
| Walther Trowal Vibrating Machine | 1 | 12/31/2014 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 41,500 | 41,500 |
| Jet 414600 6x48 Industrial Sander | 1 | 1/1/2015 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 1,199 | 1,199 |
| Blast Cabinet 42w x 24d, 14CFM, 110V | 1 | 1/1/2015 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 872 | 872 |
| Media Storage Hopper | 1 | 6/30/2015 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 7,000 | 7,000 |
| Tapwater DI System | 1 | 10/31/2015 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 8,075 | 8,075 |
| Media Storage Hopper | 1 | 10/31/2015 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 6,532 | 6,532 |
| Yale Forklift | 1 | 4/27/2016 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 10,500 | 10,500 |
| DimensionAir Modular Hip System Air Gauge | 1 | 8/21/2016 | Technical Metal Finishing 29 Capital Drive Wallinford CT | 37 | 11,645 | 11,645 |

| | | | | | | |
|--|---|------------|------------------------------|----|---------|---------|
| Walther Trowal Waste Water Management Sytem | 1 | 12/31/2016 | Capital Drive Wallinford CT | 37 | 132,621 | 132,621 |
| | | | Techncial Metal Finishing 29 | | | |
| CNC & Axis Robotic Shot Peening System | 1 | 12/31/2016 | Capital Drive Wallinford CT | 37 | 455,065 | 455,065 |
| | | | Techncial Metal Finishing 29 | | | |
| Walther Trowal Vibrating Macine MV32/3 | 1 | 12/31/2016 | Capital Drive Wallinford CT | 37 | 96,400 | 96,400 |
| | | | Techncial Metal Finishing 29 | | | |
| JRI Parts Washer w/ Liquid Level Controll System | 1 | 12/31/2016 | Capital Drive Wallinford CT | 37 | 60,418 | 60,418 |
| | | | Techncial Metal Finishing 29 | | | |
| Surface Analyzer | 1 | 12/31/2016 | Capital Drive Wallinford CT | 37 | 81,666 | 81,666 |
| | | | Techncial Metal Finishing 29 | | | |
| Industrial Mixer | 1 | 12/31/2017 | Capital Drive Wallinford CT | 37 | 1,000 | 1,000 |
| | | | Techncial Metal Finishing 29 | | | |
| Gunsmithing Lathe w/ Stand | 1 | 2/17/2017 | Capital Drive Wallinford CT | 37 | 3,690 | 3,690 |
| | | | Techncial Metal Finishing 29 | | | |
| Aquas Waste Water System - Additional | 1 | 11/30/2017 | Capital Drive Wallinford CT | 37 | 23,365 | 23,365 |
| | | | Techncial Metal Finishing 29 | | | |
| Robotic Shot Peening Machine | 1 | 11/30/2017 | Capital Drive Wallinford CT | 37 | 43,296 | 43,296 |
| | | | Techncial Metal Finishing 29 | | | |
| Super Finishing Poloshing Equipment | 1 | 9/1/2018 | Capital Drive Wallinford CT | 37 | 66,661 | 66,661 |
| | | | Techncial Metal Finishing 29 | | | |
| Cat MH/C5000 Fork Truck | 1 | 3/1/2020 | Capital Drive Wallinford CT | 37 | 15,325 | 15,325 |
| | | | Techncial Metal Finishing 29 | | | |
| Willrich Air Guage | 1 | 6/1/2020 | Capital Drive Wallinford CT | 37 | 2,800 | 2,800 |
| | | | Techncial Metal Finishing 29 | | | |
| Vibrator Polishing Machine | 1 | 6/1/2020 | Capital Drive Wallinford CT | 37 | 102,958 | 102,958 |

| | |
|--------------------|-------------------------|
| Total 10/1/14 | 889,176 |
| Total 10/1/15 | 85,930 |
| Total 10/1/16 | 17,345 |
| Total 10/1/17 | 826,170 |
| Total 10/1/18 | 66,661 |
| Total 10/1/19 | 0 |
| Total 10/1/20 | 121,083 |
| Grand Total | <u>2,006,365</u> |



Town of Wallingford, CT

RE: 2020 Personal Property Declaration for Technical Metal Finishing

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

A handwritten signature in black ink that reads "J. Bennett". The signature is fluid and cursive, with a large loop at the end.

Jessica Bennett

Accountant for Technical Metal Finishing

PH: 517-371-2460 ext 1108

Email: Jessica.Bennett@SintoAmerica.com



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

T3 P1383 *****SCH 5-DIGIT 06492
TECHNICAL METAL FINISHING INC
TECHNICAL METAL FINISHING INC
29 CAPITAL DR
WALLINGFORD CT 06492-5818

Date of Issue: 2/5/2021

Unique ID: 2014147

District: IN



Property Location: 00029 CAPITAL DR

IMPORTANT INFORMATION -- NOTICE OF CHANGE

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

| | Gross Assessment Includes the below penalty | Exemptions | Net Assessment |
|--|---|-------------------|-----------------------|
| CURRENT ASSESSMENT FOR 2020 GRAND LIST: | 1,117,340 | 0 | 1,117,340 |
| LAST YEAR'S ASSESSMENT FOR 2019 GRAND LIST | 893,870 | 862,790 | 31,080 |
| Penalty for Late or not Filing: | 223,470 | | |

THIS IS NOT A BILL

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

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

PERSONAL PROPERTY DECLARATION DETAILS REPORT - NONFILED RECORD

ASSM YEAR: 2020
 UNIQUE ID: 2014147
 LIST NO: 0042018
 RECEIVED:
 STATUS: ACTIVE
 DISTRICT: IN

TECHNICAL METAL FINISHING INC
 29 CAPITAL DR
 WALLINGFORD CT 06492

Record Details

Prop Loc: 29 CAPITAL DR
 BUS. TYPE 1625
 STREET CODE M
 PHONE # 203-284-7825

| <u>ITEM CODE</u> | | <u>100% ASSM</u> | <u>70% ASSM</u> |
|------------------|------|------------------|-----------------|
| 10 | 0.00 | 23,143 | 16,200 |
| 16 | 0.00 | 5,271 | 3,690 |
| 20 | 0.00 | 15,314 | 10,720 |
| 23 | 0.00 | 671 | 470 |
| 24 | 0.00 | 1,232,557 | 862,790 |
| 25 | 0.00 | 319,243 | 223,470 |

TOTAL GROSS 1,117,340
 TOTAL EXEMPT
 TOTAL GROSS 1,117,340



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. 2020-167 APPLICATION

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

17 FEB 21 AM 10:56
MFLD ASSESSOR

HEARING DATE: _____

Property Owner: OWEN D STONE
Name of property Owner: 42 Vincent Ave
Mailing Address: New Britain Conn
City, State, Zip: Conn 06053
Phone: 203-537-2299

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: [X] Owner [] Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

OWEN D STONE
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 20 No Plains Highway
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 2004007 DBA: STONE SAND & GRAVEL

If you are submitting an appraisal or other similar evidence, you must submit a copy along with your application.

What MARKET VALUE does the applicant place on the property?: \$ 150000

Briefly state the basis of the Appeal: To Adjust Valued Amt of Property

(Attach additional page, documentation or appraisal if 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: _____ (Must be signed in the presence of the Board) Date: _____

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

2020 SUMMARY REPORT

LIST # : 0041960
 UNIQUE ID: 2004007
 NAME: STONE SAND & GRAVEL LLC
 ADDRESS: 1 LONE PLACE RD
 WALLINGFORD, CT 06492-0000
 DBA : STONE SAND & GRAVEL LLC
 IN CARE OF :
 PROP LOC: 1 LONE PLACE RD
 PHONE: 203-537-2299

STATUS : FILED
 RECORD DATE : 10/27/2020
 PRINTED DATE : 02/17/2021
 PRINTED TIME : 10:54:07 AM

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



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. 2020-166

APPLICATION

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

HEARING DATE: _____

Property Owner:

Name of property Owner
SALVATORE NICOTRA

Mailing Address
PO 963

City, State, Zip
Wallingford CT 06492

Phone
203-507-3720

Appellant (if other than owner):

Name of Owner's Agent _____

Mailing Address _____

City, State, Zip _____

Phone _____

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Salvatore Nicotra
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: _____
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 20190052 DBA: REAL ESTATE SUPPORT SERVICES

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? : \$ -0-

Briefly state the basis of the Appeal: _____
The Company does not have any assets
(Attach additional page, documentation or appraisal if 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 _____

PERSONAL PROPERTY DECLARATION DETAILS REPORT - NONFILED RECORD

ASSM YEAR: 2020
UNIQUE ID: 20190052
LIST NO: 0043206
RECEIVED:
STATUS: ACTIVE

ANNETURI PROPERTY MANAGEMENT
SALVATORE NICOTRO
PO BOX 963
WALLINGFORD CT 06492

Record Details

Prop Loc: 1 LILY LN
C/O SALVATORE NICOTRO
BUS. TYPE 3160
SOURCE TYPE 03
STREET CODE S
PHONE # 203-507-3720

| <u>ITEM CODE</u> | | <u>100% ASSM</u> | <u>70% ASSM</u> |
|------------------|------|------------------|-----------------|
| 24 | 0.00 | 1,429 | 1,000 |
| 25 | 0.00 | 357 | 250 |
| TOTAL GROSS | | 1,250 | |
| TOTAL EXEMPT | | | |
| TOTAL GROSS | | 1,250 | |



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

WALPO 069550R
25 JAN 21 AM 10:21

Hearing No. 2020-122 APPLICATION

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

HEARING DATE:

Property Owner: South Tumpike LLC
Name of property Owner: Peter DiNardo
Mailing Address: 323 North Ave.
City, State, Zip: Bridgeport, CT 06606
Phone: 203-333-0200

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: Owner
Peter A. DiNardo
1-20-21
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate#: Mileage
Real Estate: 102-104 South Tumpike Rd PID# 16052
Personal Property: Unique ID: 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?: \$ 720,000
Briefly state the basis of the Appeal: property is over assessed

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: Date:

Print Name

Motion:

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.



PETER DINARDO
ENTERPRISES

January 27, 2021

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

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

PID# 139571 – South Turnpike Rd.

PID# 16056 – 76-90 South Turnpike Rd.

PID# 16055 – 94-96 South Turnpike Rd.

PID# 16054 – 98 South Turnpike Rd.

PID# 16053 – 100 South Turnpike Rd.

PID# 16052 – 102-104 South Turnpike Rd.

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

Donna Skurja
Administrative Assistant

| CURRENT OWNER | | TOPO | UTILITIES | STRT/ROAD | LOCATION | CURRENT ASSESSMENT | | PREVIOUS ASSESSMENTS (HISTORY) | | | |
|--|----------------|--|-----------------|--|----------|--------------------------|----------|--------------------------------|------|--------------------------|--|
| 1 Level | 2 Public Water | 1 Paved | 4 Bus. District | Description | Code | Appraised | Assessed | Year | Code | Assessed | |
| SOUTH TURNPIKE LLC | | | | | COM LAND | 2-1 | 408,600 | 2020 | 2-1 | 260,000 | |
| 323 NORTH AVE | | | | | COM BLDG | 2-2 | 999,200 | 2020 | 2-2 | 1,108,600 | |
| BRIDGEPORT CT 06606 | | | | | | | 699,500 | 2019 | 2-5 | 31,400 | |
| At Pctd ID 075001007 Census: 1755 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 16052 | | SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK Record Lot | | Description Code Appraised Assessed | | Year Code Assessed | | Year Code Assessed | | Year Code Assessed | |
| Total 1,407,800 | | Total 985,500 | | Total 1,407,800 | | Total 985,500 | | Total 1,407,800 | | Total 1,400,000 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | QU | VI | SALE PRICE | VC | Year | Code | Assessed | Year | Code | Assessed |
|--------------------------------|------|-------------|------------|----|----|------------|----|-------|------|----------|------|-------|-----------|
| SOUTH TURNPIKE LLC | 1544 | 1112 | 08-01-2016 | U | I | 0 | 03 | 2021 | 2-1 | 286,000 | 2020 | 2-1 | 260,000 |
| ICHIBAN PROPERTIES LLC | 1015 | 0315 | 12-28-2001 | U | I | 2,150,000 | 25 | | 2-2 | 699,500 | | 2-2 | 1,108,600 |
| GREAT OAK LLC | 0854 | 0041 | 01-22-1997 | | | 2,900,000 | 0 | | 2-5 | 31,400 | | 2-5 | 31,400 |
| ITW REAL ESTATE LLC | 0854 | 0031 | 01-22-1997 | | | 0 | 0 | | | | | | |
| ITW MORTGAGE INVESTMENTS I INC | 0854 | 0026 | 01-22-1997 | | | 0 | 0 | | | | | | |
| Total | | 0.00 | | | | 985,500 | | Total | | 985,500 | | Total | |

| EXEMPTIONS | | Amount | Code | Description | Number | Amount | Comm Int |
|------------|-------------|--------|------|-------------|--------|--------|----------|
| Year | Description | Amount | Code | Description | Number | Amount | Comm Int |
| | | 0.00 | | | | | |
| Total | | 0.00 | | | | | |

| ASSESSING NEIGHBORHOOD | | Nbhd | Nbhd Name | Tracing | Batch |
|------------------------|--|------|-----------|---------|-------|
| C2 | | B | | | |

| NOTES | |
|---------------------------------|--|
| DOCKET#HHB-CV-16-6035535-S | |
| 3/2020 - FOR LEASE/203-333-0206 | |
| INT EST - UNOCCUPIED | |
| ROOF FAIR COND | |

| BUILDING PERMIT RECORD | | Permit ID | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|------------------------|------------|-----------|--------------|---------|-------------|--------|-----------|------------|-----------|-----------------------|
| 29125 | 10-29-2015 | CA | C - Approval | 120,000 | 08-20-2015 | 100 | | | | INT OFFICE RENOVATION |
| 29125 | 10-27-2014 | CM | Commercial | 120,000 | 08-20-2015 | 100 | | | | INT OFFICE RENOVATION |
| 6004-1 | 11-30-1993 | | | 63,000 | | 100 | | 08-24-2012 | | CLOSED |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | |
|-----------------------------|----------|---------------|------|-----------------------|------------|------------|-----------|------------|-------|--------------------------------|----------|-------|---------------------|--------------------------|------------|
| B | Use Code | Description | Zone | Land Type | Land Units | Unit Price | I. Factor | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustment | Adj Unit Pric | Land Value |
| 1 | 3400 | OFFICE BLD M9 | CB4 | | 43,560 | 2.76 | 1.00000 | C | 1.00 | C30 | 1.650 | | 0 | 4.55 | 198,400 |
| 1 | 3400 | OFFICE BLD M9 | CB4 | | 1,060 | 120,200 | 1.00000 | 0 | 1.00 | C30 | 1.650 | | 0 | 198,330 | 210,200 |
| | | | | Total Card Land Units | | 2.060 | | AC | | Parcel Total Land Area: 2.0600 | | | | Total Land Value 408,600 | |



CONSTRUCTION DETAIL (CONTINUED)

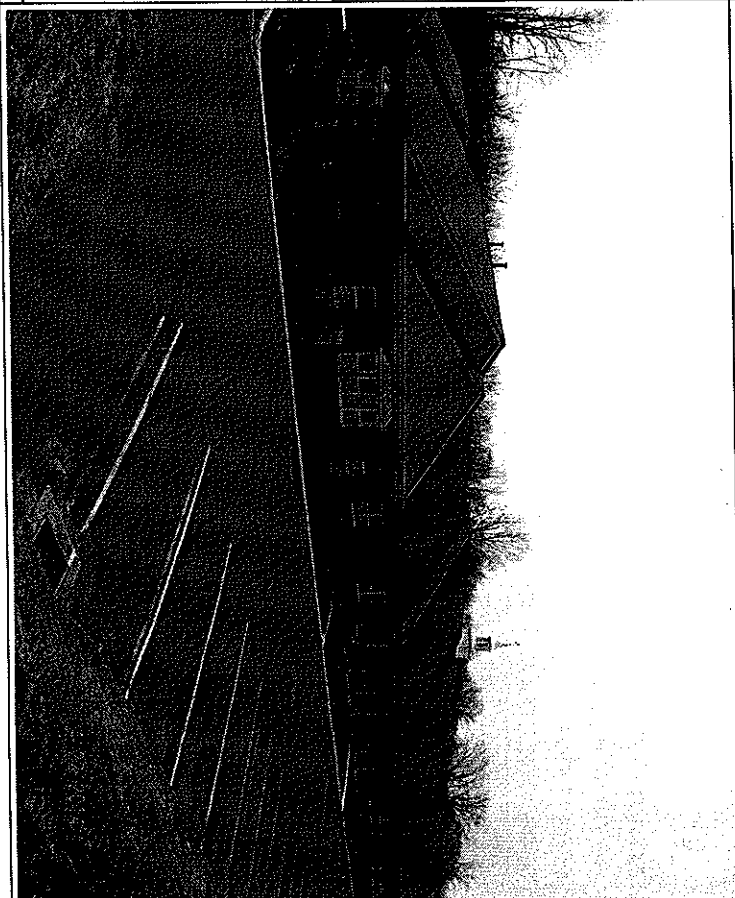
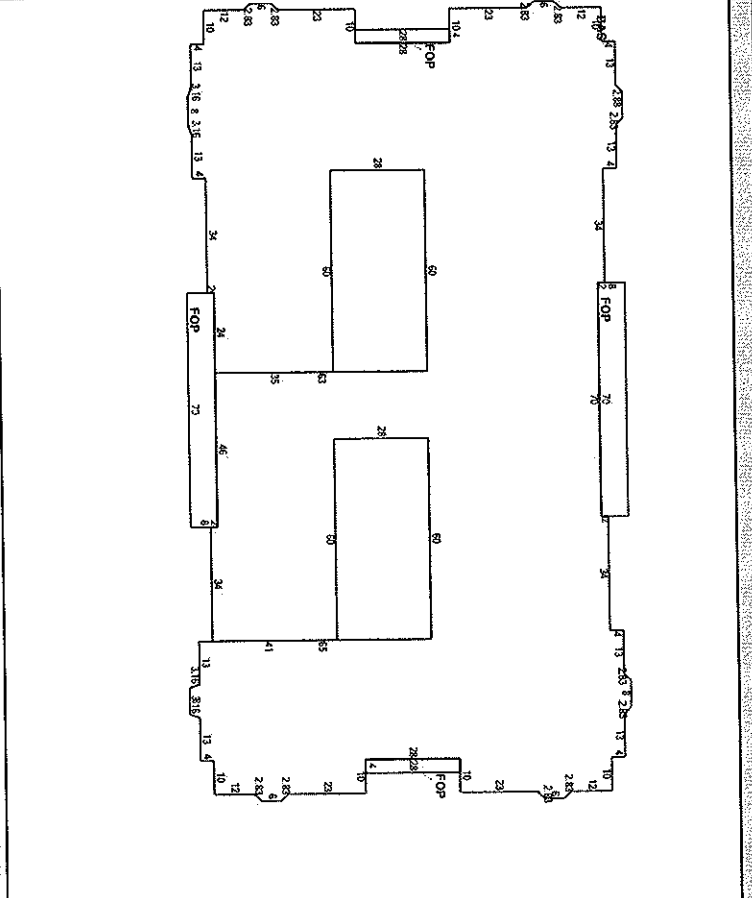
| Element | Cd | Description | Element | Cd | Description |
|----------------------|----|-------------------|---------|----|-------------|
| Style: 500 | | Office Commercial | | | |
| Model Grade: 94 | C+ | | | | |
| Stories: 1 | | | | | |
| Occupancy: 1.00 | | | | | |
| Exterior Wall 1: 19 | | Brick Veneer | | | |
| Exterior Wall 2: 03 | | Gable | | | |
| Roof Structure: 03 | | Asphalt Drywall | | | |
| Interior Wall 1: 05 | | | | | |
| Interior Wall 2: 14 | | Carpet | | | |
| Interior Floor 1: 03 | | Gas | | | |
| Interior Floor 2: 04 | | Forced Air-Duc | | | |
| Heating Fuel: 02 | | Heat Pump | | | |
| Heating Type: 02 | | OFFICE BLD M94 | | | |
| AC Type: 3400 | | | | | |
| Bldg Use: 00 | | | | | |
| Total Rooms: 01 | | Heat/AC Pkgs | | | |
| Total Bedrms: 02 | | Wood Frame | | | |
| Total Baths: 02 | | Average | | | |
| Heat/AC: 05 | | Sus-Cell & WL | | | |
| Frame Type: 02 | | Average | | | |
| Baths/Plumbing: 02 | | | | | |
| Ceiling/Wall: 02 | | | | | |
| Rooms/Prtms: 02 | | | | | |
| Wall Height: 9.00 | | | | | |
| % Conn Wall: 0.00 | | | | | |
| 1st Floor Use: 3400 | | | | | |

| MIXED USE | | COST / MARKET VALUATION | |
|-----------|----------------|-------------------------|------------|
| Code | Description | RCN | Percentage |
| 3400 | OFFICE BLD M94 | 2,447,273 | 100 |

| Year Built | Effective Year Built | Depreciation Code | Remodel Rating | Year Remodeled | Depreciation % | Functional Obsol | Trend Factor | Condition | Condition % | Percent Good | RCNLD | Dep % Ovr | Dep Ovr Comment | Misc Imp Ovr | Cost to Cure Ovr | Cost to Cure Ovr Comment |
|------------|----------------------|-------------------|----------------|----------------|----------------|------------------|--------------|-----------|-------------|--------------|-------|-----------|-----------------|--------------|------------------|--------------------------|
| | | | | | | | | | | | | | | | | |

| OB - OUTBUILDING & YARD ITEMS (L) / XE - BUILDING EXTRA FEATURES (B) | | | | | | | | | | | |
|--|----------------|----|--------|------------|--------|------|----|--------|-------|-----------|-------------|
| Code | Description | LB | Units | Unit Price | Yr Bit | Cond | Cd | % Good | Grade | Grade Adj | Appr. Value |
| PAV1 | Paving-Asphalt | L | 29,000 | 3.00 | 2001 | A | | 50 | C | 1.00 | 43,500 |
| LT1 | Lights-in w/PL | L | 3 | 860.00 | 2001 | A | | 50 | C | 1.00 | 1,300 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------|-------------|------------|----------|-----------|---------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprc Value |
| BAS | First Floor | 30,882 | 30,882 | 30,882 | 78.39 | 2,420,933 |
| FOP | Porch, Open | 0 | 1,344 | 336 | 19.60 | 26,340 |
| TI Gross Liv / Lease Area | | 30,882 | 32,226 | 31,218 | | 2,447,273 |





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

MEFD ASSESSOR
29 JAN '21 AM 10:31

Hearing No. 2020-121 APPLICATION

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

HEARING DATE:

Property Owner: South Turnpike LLC
Name of property Owner: Peter DiNardo
Mailing Address: 323 North Ave.
City, State, Zip: Bridgeport, CT 06606
Phone: 203-333-0200

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: [X] Owner [] Owner's Agent
(Print name and date, attach agency agreement if applicable)

Peter A. DiNardo
1-26-21

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 100 South Turnpike Rd PID# 16053
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 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?: \$ 360,000

Briefly state the basis of the Appeal: Property is over assessed.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

Print Name

Motion:

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.



PETER DINARDO
ENTERPRISES

January 27, 2021

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

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

PID# 139571 – South Turnpike Rd.

PID# 16056 – 76-90 South Turnpike Rd.

PID# 16055 – 94-96 South Turnpike Rd.

PID# 16054 – 98 South Turnpike Rd.

PID# 16053 – 100 South Turnpike Rd.

PID# 16052 – 102-104 South Turnpike Rd.

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

Donna Skurja
Administrative Assistant

| CURRENT OWNER | | TOPO | UTILITIES | STRT/ROAD | LOCATION | CURRENT ASSESSMENT | |
|--------------------|--|-------------------|----------------|-----------|-----------------|--------------------|----------|
| SOUTH TURNPIKE LLC | | 1 Level | 2 Public Water | 1 Paved | 4 Bus. District | Description | Assessed |
| 323 NORTH AVE | | SUPPLEMENTAL DATA | | | | COM LAND | 168,500 |
| BRIDGEPORT Q 06606 | | P/Z MAP # | | | | COM BLDG | 277,900 |
| | | Assoc Pld# | | | | | |
| | | GIS ID 16053 | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | QU | VI | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|--------------------------------|--|-------------|------------|----|----|------------|----|--------------------------------|-------|----------|------|-------|----------|
| SOUTH TURNPIKE LLC | | 1544 1112 | 08-01-2016 | U | I | 0 | 03 | Year | Code | Assessed | Year | Code | Assessed |
| ICHIBAN PROPERTIES LLC | | 1015 0315 | 12-28-2001 | U | I | 2,150,000 | 25 | 2021 | 2-1 | 168,500 | 2020 | 2-1 | 154,700 |
| GREAT OAK LLC | | 0854 0041 | 01-22-1997 | | | 2,900,000 | | | 2-2 | 366,300 | | 2-2 | 366,300 |
| ITW REAL ESTATE LLC | | 0854 0031 | 01-22-1997 | | | 0 | | | 2-5 | 39,000 | | 2-5 | 39,000 |
| ITW MORTGAGE INVESTMENTS I INC | | 0854 0026 | 01-22-1997 | | | 0 | | | Total | 446,400 | | Total | 560,000 |

| EXEMPTIONS | | Amount | Description | Number | Amount | Comm Int |
|------------|--|--------|-------------|--------|--------|----------|
| Total | | 0.00 | | | | |

| ASSESSING NEIGHBORHOOD | | Code | Description | Batch |
|------------------------|--|------|-------------|-------|
| C2 | | B | Tracing | |

3/2020 - WALLINGFORD BOARD OF EDUCATION
 STAIRS > UAT - NV - AIR HANDLERS
 ROOF FAIR COND
 2020 - IA
 ECO=INC
NOTES

| BUILDING PERMIT RECORD | | | | VISIT / CHANGE HISTORY | | | | | | | | | |
|------------------------|------------|------|-------------|------------------------|------------|--------|------------|------------|-----|------|----|----|--------------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Date | Id | Type | Is | Cd | Purpose/Result |
| 30563 | 06-03-2016 | CM | Commercial | 500 | 08-04-2016 | 100 | 07-07-2006 | 12-10-2020 | JW1 | 03 | | 40 | No change |
| 19837 | 10-10-2005 | CM | Commercial | 2,000 | 07-07-2006 | 100 | 10-05-2005 | 03-10-2020 | LS | 03 | | 00 | Measur+Listed |
| 19649 | 09-07-2005 | CM | Commercial | 2,500 | 10-05-2005 | 100 | | 06-12-2017 | KC | 02 | | 71 | Court Decision |
| 11943-1 | 07-26-1999 | | RENOVATIONS | 11,000 | | 100 | | 08-04-2016 | KC | 05 | 6 | 63 | Permit Check - No Measur |
| 11227-2 | 01-08-1999 | | FITUP-ASPEN | 19,000 | | 100 | | 03-21-2016 | RMC | 03 | | 40 | BAA No Change |
| 5669-3 | 07-23-1993 | | | 10,000 | | 100 | 08-24-2012 | 01-05-2016 | DT | 03 | | 29 | Field Review |

| LAND LINE VALUATION SECTION | | | | OTHER ASSESSMENTS | | | | | | | | | | | | |
|-----------------------------|---------------|------|-----------|-------------------|------------|-----------|------------|-------|-------|----------|-------|---------------------|----------------|--------------------------------|------------------|---------|
| B Use Code | Description | Zone | Land Type | Land Units | Unit Price | I. Factor | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustment | Adj Unit Price | Land Value | | |
| 1 | OFFICE BLD M9 | CB4 | | 43,560 SF | 2.76 | 1.00000 | C | 1.00 | C30 | 1.650 | | 0 | 4.55 | 198,400 | | |
| 1 | OFFICE BLD M9 | CB4 | | 0.180 AC | 120,200 | 1.00000 | 0 | 1.00 | C30 | 1.650 | | 0 | 198,330 | 35,700 | | |
| 1 | OFFICE BLD M9 | | | 0.810 AC | 8,000 | 1.00000 | 0 | 1.00 | | 1,000 | | 0 | 8,000 | 6,500 | | |
| Total Card Land Units | | | | | | | | | | | | | 1.990 AC | Parcel Total Land Area: 1.9900 | Total Land Value | 240,600 |

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 362,900
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 34,100
 Appraised Land Value (Bldg) 240,600
 Special Land Value 0
 Total Appraised Parcel Value 637,600
 Valuation Method C

This signature acknowledges a visit by a Data Collector or Assessor

| CURRENT OWNER | | TOPO | UTILITIES | STRT/ROAD | LOCATION | CURRENT ASSESSMENT | | PREVIOUS ASSESSMENTS (HISTORY) | | | | |
|--|----------------|---------|-----------------|-------------|---|--------------------|----------|--------------------------------|---------|----------|---------|--|
| 1 Level | 2 Public Water | 1 Paved | 4 Bus. District | Description | Code | Appraised | Assessed | Year | Code | Assessed | | |
| SOUTH TURNPIKE LLC | | | | | COM LAND | 2-1 | 240,600 | 168,500 | 2020 | 2-1 | 154,700 | |
| 323 NORTH AVE | | | | | COM BLDG | 2-2 | 397,000 | 277,900 | 2021 | 2-2 | 366,300 | |
| BRIDGEPORT Q 06606 | | | | | | | | | | 2-5 | 39,000 | |
| Supplemental Data: Alt Pcd ID 075001008 Census: 1755 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 16053 | | | | | P/Z MAP # ENG MAP Easement Town Line IND PARK | | Total | | 637,600 | | 446,400 | |

| RECORD OF OWNERSHIP | | BK/VOL/PAGE | SALE DATE | QU | VI | SALE PRICE | VC | Year | Code | Assessed | Year | Code | Assessed |
|--------------------------------|--|-------------|------------|----|----|------------|-------|------|------|----------|-------|---------|----------|
| SOUTH TURNPIKE LLC | | 1544 | 08-01-2016 | U | I | 0 | 03 | 2021 | 2-1 | 168,500 | 2020 | 2-1 | 154,700 |
| ICHIBAN PROPERTIES LLC | | 1015 | 12-28-2001 | U | I | 2,150,000 | 25 | | 2-2 | 277,900 | | 2-2 | 366,300 |
| GREAT OAK LLC | | 0854 | 01-22-1997 | | | 2,900,000 | | | | | | | |
| ITW REAL ESTATE LLC | | 0854 | 01-22-1997 | | | 0 | | | | | | | |
| ITW MORTGAGE INVESTMENTS I INC | | 0854 | 01-22-1997 | | | 0 | | | | | | | |
| Total | | | | | | 446,400 | Total | | | 446,400 | Total | 560,000 | |

| EXEMPTIONS | | Amount | Code | Description | Number | Amount | Comm Int |
|------------|-------------|--------|------|-------------|--------|--------|----------|
| Year | Description | | | | | | |
| Total | | 0.00 | | | | | |

| ASSESSING NEIGHBORHOOD | | Nbhd | Nbhd Name | Tracing | Batch |
|------------------------|--|------|-----------|---------|-------|
| C2 | | | B | | |

3/2020 - WALLINGFORD BOARD OF EDUCATION
 STAIRS > UAT - NV - AIR HANDLERS
 ROOF FAIR COND
 2020 - IA

NOTES
 ECO=INC

| BUILDING PERMIT RECORD | | | | | | | | | |
|------------------------|------------|------|-------------|--------|------------|--------|------------|----------------------------|------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date |
| 30563 | 06-03-2016 | CM | Commercial | 500 | 08-04-2016 | 100 | 07-07-2006 | REMODEL BD OF ED OFFIC | 12-10-2020 |
| 19837 | 10-10-2005 | CM | Commercial | 2,000 | 07-07-2006 | 100 | 10-05-2005 | Interior Partitions-Fitout | 03-10-2020 |
| 19649 | 09-07-2005 | CM | Commercial | 2,500 | 10-05-2005 | 100 | | PARTITIONS/FITOUT | 06-12-2017 |
| 11943-1 | 07-26-1999 | | RENOVATIONS | 11,000 | | 100 | | | 08-04-2016 |
| 11227-2 | 01-08-1999 | | FTUP-ASPEN | 19,000 | | 100 | | | 03-21-2016 |
| 5669-3 | 07-23-1993 | | | 10,000 | | 100 | | | 01-05-2016 |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | |
|-----------------------------|----------|---------------|------|-----------------------|------------|------------|-------------------------|------------|--------|------------------|----------|---------|---------------------|----------------|------------|
| B | Use Code | Description | Zone | Land Type | Land Units | Unit Price | I. Factor | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustment | Adj Unit Price | Land Value |
| 1 | 3400 | OFFICE BLD M9 | CB4 | | 43,560 | 2.76 | 1.00000 | C | 1.00 | C30 | 1.650 | 4X LB | 0 | 4.55 | 198,400 |
| 1 | 3400 | OFFICE BLD M9 | CB4 | | 0.180 | 120,200 | 1.00000 | 0 | 1.00 | C30 | 1.650 | | 0 | 198,330 | 35,700 |
| 1 | 3400 | OFFICE BLD M9 | CB4 | | 0.810 | 8,000 | 1.00000 | 0 | 1.00 | C30 | 1.650 | | 0 | 8,000 | 6,500 |
| | | | | Total Card Land Units | 1.990 | AC | Parcel Total Land Area: | | 1.9900 | Total Land Value | | 240,600 | | | |





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

MEMORANDUM
2020/10/21 AM 10:51

Hearing No. 2020-120 APPLICATION

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

HEARING DATE:

Property Owner: South Tumpike LLC
Name of property Owner: Peter DiNardo
Mailing Address: 323 North Ave.
City, State, Zip: Bridgeport, CT 06606
Phone: 203-333-0200

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: [X] Owner [] Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Peter A. DiNardo
Print applicant name and date 1-26-21

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 98 South Tumpike Rd - PID# 16054
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 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?: \$ 360,000
Briefly state the basis of the Appeal: Property is over assessed.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

Print Name

Motion:

Table with 3 columns: Name, Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.



PETER DINARDO
ENTERPRISES

January 27, 2021

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

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

PID# 139571 – South Turnpike Rd.

PID# 16056 – 76-90 South Turnpike Rd.

PID# 16055 – 94-96 South Turnpike Rd.

PID# 16054 – 98 South Turnpike Rd.

PID# 16053 – 100 South Turnpike Rd.

PID# 16052 – 102-104 South Turnpike Rd.

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

Donna Skurja
Administrative Assistant

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description | Element | Cd | Description |
|--------------------|------|-----------------------|---------|----|-------------|
| Style: Model Grade | 500 | Office Commercial | | | |
| Stories: 1 | 94 | | | | |
| Occupancy | C+ | | | | |
| Exterior Wall 1 | 1 | | | | |
| Exterior Wall 2 | 5.00 | Brick Veneer | | | |
| Roof Structure | 19 | | | | |
| Interior Wall 1 | 03 | Gable Asphalt Drywall | | | |
| Interior Wall 2 | 03 | | | | |
| Interior Floor 1 | 05 | Carpet Laminate | | | |
| Interior Floor 2 | 14 | | | | |
| Heating Fuel | 20 | Gas | | | |
| Heating Type | 03 | Forced Air-Duc | | | |
| AC Type | 04 | Heat Pump | | | |
| Bldg Use | 02 | OFFICE BLD M94 | | | |
| Total Rooms | 3400 | | | | |
| Total Bedrms | 00 | | | | |
| Total Baths | 0 | | | | |
| Heat/AC | 01 | Heat/AC Pkgs | | | |
| Frame Type | 02 | Wood Frame | | | |
| Baths/Plumbing | 02 | Average | | | |
| Ceiling/Wall | 05 | Sus-Cell & WL | | | |
| Rooms/Prtns | 02 | Average | | | |
| Wall Height | 02 | | | | |
| % Conn Wall | 8.00 | | | | |
| 1st Floor Use: | 0.00 | | | | |
| | 3400 | | | | |

MIXED USE

| Code | Description | Percentage |
|------|----------------|------------|
| 3400 | OFFICE BLD M94 | 100 |
| | | 0 |
| | | 0 |

COST/MARKET VALUATION

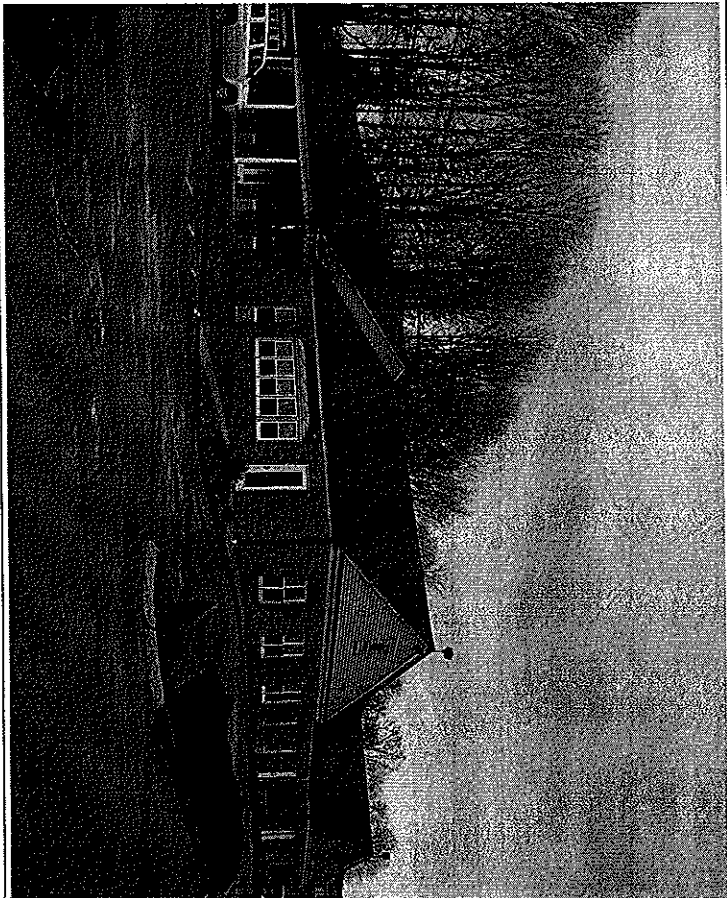
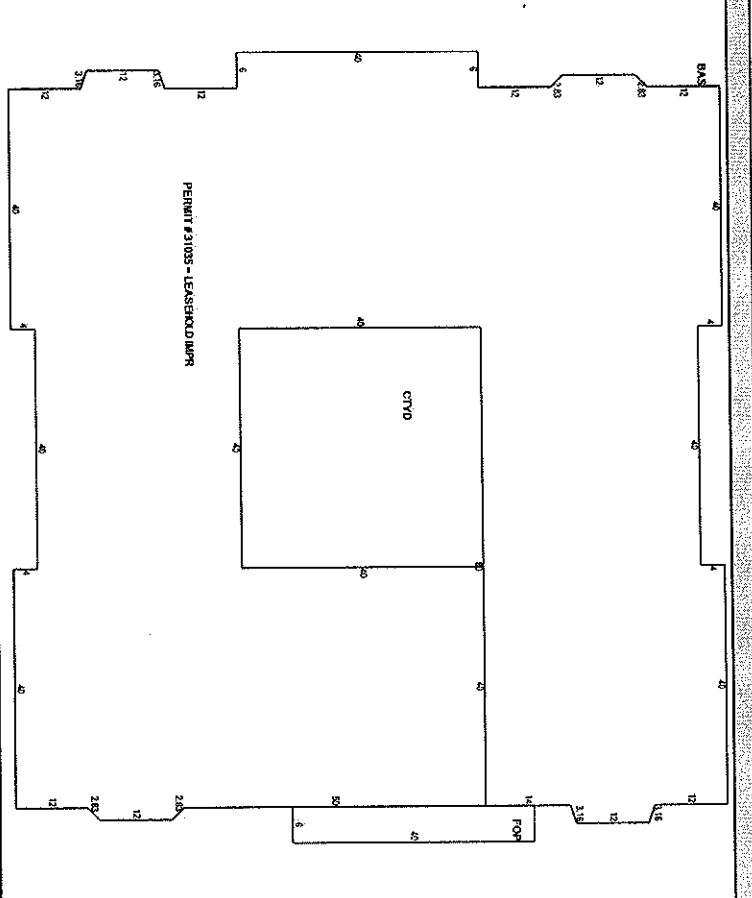
| RCN | Year Built | Effective Year Built | Depreciation Code | Remodel Rating | Year Remodeled | Depreciation % | Functional Obsol | External Obsol | Trend Factor | Condition | Condition % | Percent Good | RCNLD | Dep % Ovr | Dep Ovr Comment | Misc Imp Ovr | Misc Imp Ovr Comment | Cost to Cure Ovr | Cost to Cure Ovr Comment | |
|-----|------------|----------------------|-------------------|----------------|----------------|----------------|------------------|----------------|--------------|-----------|-------------|--------------|-------|-----------|-----------------|--------------|----------------------|------------------|--------------------------|--|
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |

OB - OUTBUILDING & YARD ITEMS (L) / XE - BUILDING EXTRA FEATURES (B)

| Code | Description | LB | Units | Unit Price | Yr Bld | Cond. | Cd | % Good | Grade | Grade Adj | Appr. Value |
|------|----------------|----|--------|------------|--------|-------|----|--------|-------|-----------|-------------|
| PAV1 | Paving-Asphalt | L | 16,000 | 3.00 | 2001 | A | | 50 | C | 1.00 | 24,000 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Underprec Value |
|----------------------------|-------------|-------------|------------|----------|-----------|-----------------|
| BAS | First Floor | 12,614 | 12,614 | 12,614 | 82.15 | 1,036,265 |
| FOP | Porch, Open | 0 | 240 | 60 | 20.54 | 4,929 |
| Tot Gross Liv / Lease Area | | 12,614 | 12,854 | 12,674 | | 1,041,194 |





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

WFD ASSESSOR
29 JAN 21 AM 10:51

Hearing No. 2020-119 APPLICATION

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

Property Owner: South Turnpike II, LLC
Name of property Owner: Peter DiNardo
Mailing Address: 323 North Ave.
City, State, Zip: Bridgeport, CT 06606
Phone: 203-333-0200

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: [X] Owner [] Owner's Agent
(Print applicant name and date) (Applicant signature)

Peter A. DiNardo
1-26-21

[Handwritten Signature]

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 94-96 South Turnpike Rd - PID# 16055
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 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?: \$ 360,000

Briefly state the basis of the Appeal: Property is over assessed

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

Print Name

Motion:

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.



PETER DINARDO
ENTERPRISES

January 27, 2021

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

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

PID# 139571 – South Turnpike Rd.

PID# 16056 – 76-90 South Turnpike Rd.

PID# 16055 – 94-96 South Turnpike Rd.

PID# 16054 – 98 South Turnpike Rd.

PID# 16053 – 100 South Turnpike Rd.

PID# 16052 – 102-104 South Turnpike Rd.

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

Donna Skurja
Administrative Assistant

| CURRENT OWNER | | TOPO | UTILITIES | STRT/ROAD | LOCATION | CURRENT ASSESSMENT | | VISION |
|----------------------|--|---|----------------|-----------|-----------------|--------------------|------|-----------------|
| SOUTH TURNPIKE LLC | | 3 Below Street 1 Level | 2 Public Water | 1 Paved | 4 Bus. District | Description | Code | |
| 323 NORTH AVE | | SUPPLEMENTAL DATA | | | | COM LAND | 2-1 | 6148 |
| BRIDGEPORT CT 06606 | | P/Z MAP # ENG MAP Easement Town Line IND PARK | | | | COM BLDG | 2-2 | WALLINGFORD, CT |
| GIS ID 16055 | | Assoc Pld# | | | | | | |
| Alt Pcl ID 075001012 | | Census: 1755 | | | | | | |
| Old MBLU | | TC MAP # | | | | | | |
| Record Lot | | Record Lot | | | | | | |
| Total | | 432,600 | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | O/U | VI | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | |
|---------------------|------|-------------|-----------|------|-------------|------------|--------|--------------------------------|------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Year | Code | Assessed |
| | | | | | | | | 2019 | 2-1 | 153,000 |
| | | | | | | | | 2020 | 2-2 | 251,200 |
| | | | | | | | | 2021 | 2-2 | 15,800 |
| | | | | | | | | 2021 | 2-5 | 15,800 |
| | | | | | | | | Total | | 432,600 |
| | | | | | | | | Total | | 432,600 |

| EXEMPTIONS | | Amount | Code | Description | Number | Amount | Comm Int |
|------------|--|--------|------|-------------|--------|--------|----------|
| | | 0.00 | | | | | |
| | | Total | | | | 0.00 | |

| ASSESSING NEIGHBORHOOD | | Nbhd | Nbhd Name | Batch |
|------------------------|--|------|-----------|---------|
| | | C2 | B | Tracing |

3/2020
 OSTERER CNTR FOR DISCOVERY (50%)
 (DIVISION OF CEREBRAL PALSY OF WEST.)
 50% OCC, ROOF FAIR COND 2020 - 1A
 INC ON 100 S TURNPIKE
 ECO=INCMAC

| BUILDING PERMIT RECORD | | Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|------------------------|--|-----------|------------|------|-------------|---------|------------|--------|------------|--------------|
| | | 13142 | 07-24-2000 | CM | Commercial | 25,000 | 02-17-2001 | 100 | 08-24-2012 | OFFICE RENOV |
| | | 6686-1 | 08-26-1994 | | | 120,000 | | | | CLOSED |

LAND LINE VALUATION SECTION

| B | Use Code | Description | Zone | Land Type | Land Units | Unit Price | I. Factor | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustment | Adj Unit Price | Land Value | | | |
|-----------------------|----------|---------------|------|-----------|------------|------------|-----------|------------|-------|-------|----------|-------|---------------------|----------------|------------|--------------------------------|------------------|---------|
| 1 | 3400 | OFFICE BLD M9 | CB4 | SF | 43.560 | 2,761 | 1.000000 | 0 | 1.00 | C30 | 1,650 | 4X LB | 0 | 4,551 | 198,400 | | | |
| 1 | 3400 | OFFICE BLD M9 | CB4 | AC | 0.160 | 120,200 | 1.000000 | 0 | 1.00 | C30 | 1,650 | | 0 | 198,330 | 31,700 | | | |
| 1 | 3400 | OFFICE BLD M9 | | AC | 0.940 | 8,000 | 1.000000 | 0 | 1.00 | | 1,000 | | 0 | 8,000 | 7,500 | | | |
| Total Card Land Units | | | | | | | | | | | | | | 2.100 | AC | Parcel Total Land Area: 2.1000 | Total Land Value | 237,600 |

| APPRAISED VALUE SUMMARY | | Appraised Bldg. Value (Card) | Appraised X1 (B) Value (Bldg) | Appraised Ob (B) Value (Bldg) | Appraised Land Value (Bldg) | Special Land Value | Total Appraised Parcel Value |
|-------------------------|--|------------------------------|-------------------------------|-------------------------------|-----------------------------|--------------------|------------------------------|
| | | 357,700 | 0 | 22,500 | 237,600 | 0 | 617,800 |
| | | | | | | | Valuation Method |
| | | | | | | | Total Appraised Parcel Value |

| VISIT/CHANGE HISTORY | | Date | Id | Type | Is | Cd | Purpose/Result |
|----------------------|--|------------|------|------|----|----|----------------|
| | | 12-10-2020 | JW1 | 03 | | 40 | No change |
| | | 03-10-2020 | LS | 03 | | 00 | Measur+Listed |
| | | 06-12-2017 | KC | | | 71 | Court Decision |
| | | 03-21-2016 | KC | 05 | 6 | 51 | BAA No Change |
| | | 01-05-2016 | RM/C | 03 | | 40 | No change |
| | | 05-07-2010 | DT | 03 | | 29 | Field Review |
| | | 05-05-2010 | DT | 03 | | 29 | Field Review |

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description | Element | Cd | Description |
|------------------|------|-------------------|---------|----|-------------|
| Style: 500 | 94 | Office Commercial | | | |
| Model Grade: C+ | 1 | | | | |
| Stories: 3.00 | | | | | |
| Occupancy: 19 | | Brick Veneer | | | |
| Exterior Wall 1 | 03 | Gable | | | |
| Exterior Wall 2 | 03 | Asphalt Drywall | | | |
| Roof Structure | 05 | | | | |
| Roof Cover | 14 | Carpet | | | |
| Interior Wall 1 | 11 | Ceram Clay Ttl | | | |
| Interior Wall 2 | 03 | Gas | | | |
| Interior Floor 1 | 04 | Forced Air-Duc | | | |
| Interior Floor 2 | 02 | Heat Pump | | | |
| Heating Fuel | 3400 | OFFICE BLD M94 | | | |
| Heating Type | | | | | |
| AC Type | | | | | |
| Bldg Use | | | | | |
| Total Rooms | 00 | | | | |
| Total Bedrms | 0 | | | | |
| Total Baths | 01 | Heat/AC Pkgs | | | |
| Heat/AC | 02 | Wood Frame | | | |
| Frame Type | 02 | Average | | | |
| Baths/Plumbing | 06 | Ceil & Walls | | | |
| Ceiling/Wall | 02 | Average | | | |
| Rooms/Ptns | 8.00 | | | | |
| Wall Height | 0.00 | | | | |
| % Comm Wall | 0.00 | | | | |
| 1st Floor Use: | 3400 | | | | |

| MIXED USE | | COST/MARKET VALUATION | |
|-----------|----------------|-----------------------|--|
| Code | Description | Percentage | |
| 3400 | OFFICE BLD M94 | 100 | |
| | | 0 | |
| | | 0 | |

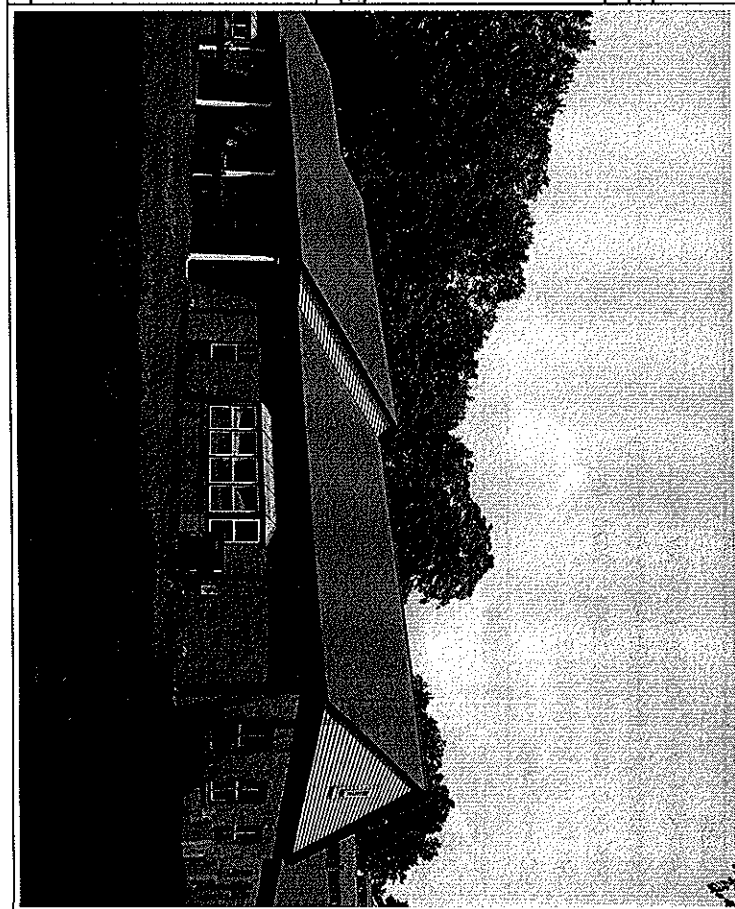
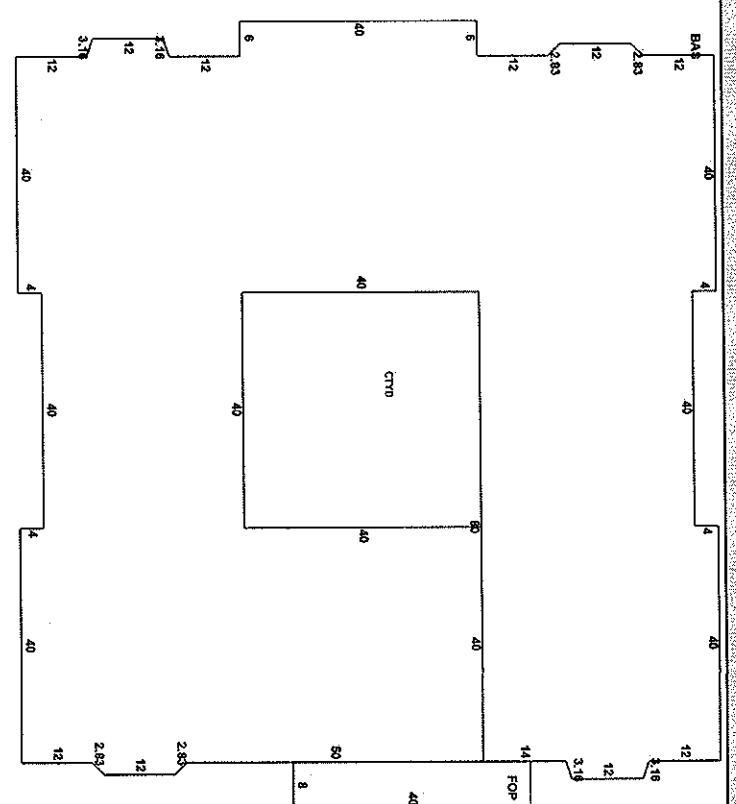
| RCN | Year Built | Effective Year Built | Depreciation Code | Year Remodeled | Depreciation % | Functional Obsol | External Obsol | Trend Factor | Condition | Condition % | Percent Good | RCNLD | Dep % Ovr | Dep Ovr Comment | Misc Imp Ovr | Misc Imp Ovr Comment | Cost to Cure Ovr | Cost to Cure Ovr Comment | |
|-----|------------|----------------------|-------------------|----------------|----------------|------------------|----------------|--------------|-----------|-------------|--------------|-------|-----------|-----------------|--------------|----------------------|------------------|--------------------------|--|
| | | | | | | | | | | | | | | | | | | | |

OB - OUTBUILDING & YARD ITEMS/L/ XF - BUILDING EXTRA FEATURES/B

| Code | Description | LB | Units | Unit Price | Yr Bld | Cond | Cd | % Good | Grade | Grade Adj | Appr. Value |
|------|----------------|----|--------|------------|--------|------|----|--------|-------|-----------|-------------|
| PAV1 | Paving-Asphalt | L | 15,000 | 3.00 | 2001 | A | | 50 | C | 1.00 | 22,500 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprc Value |
|----------------------------|-------------|-------------|------------|----------|-----------|---------------|
| BAS | First Floor | 12,614 | 12,614 | 12,614 | 82.88 | 1,045,404 |
| FOP | Porch, Open | 0 | 320 | 80 | 20.72 | 6,630 |
| Ttl Gross Liv / Lease Area | | 12,614 | 12,934 | 12,694 | | 1,052,034 |





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

FILED ASSESSOR
2020M10A10:31

Hearing No. 2020-117 APPLICATION

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

HEARING DATE: _____

Property Owner: South Turnpike II, LLC
Name of property Owner: Peter DiNardo
Mailing Address: 323 North Ave.
City, State, Zip: Bridgeport, CT 06600
Phone: 203-333-0206

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: [X] Owner [] Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Peter A. DiNardo 1-26-21
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: PID# 139571 - South Turnpike Rd.
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: _____ 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?: \$ 50,000

Briefly state the basis of the Appeal: Property is over assessed

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

Print Name

Motion: _____

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.



PETER DINARDO
ENTERPRISES

January 27, 2021

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

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

PID# 139571 – South Turnpike Rd.

PID# 16056 – 76-90 South Turnpike Rd.

PID# 16055 – 94-96 South Turnpike Rd.

PID# 16054 – 98 South Turnpike Rd.

PID# 16053 – 100 South Turnpike Rd.

PID# 16052 – 102-104 South Turnpike Rd.

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

Donna Skurja
Administrative Assistant

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT/ROAD | | LOCATION | | CURRENT ASSESSMENT | | Assessed | |
|-----------------------|--|-------------------|----------------|------------|-----------------|-----------|--|-----------------|--|--------------------------------|-----------|----------|-----------------|
| SOUTH TURNPIKE II LLC | | 4 Rolling | 2 Public Water | 1 Paved | 4 Bus. District | | | 4 Bus. District | | Code | Appraised | Assessed | 6148 |
| 323 NORTH AVE | | 3 Below Street | | | | | | | | 5-2 | 203,200 | 142,200 | WALLINGFORD, CT |
| BRIDGEPORT CT 06606 | | SUPPLEMENTAL DATA | | SALE PRICE | | VC | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | VISION | |
| Record Lot | | P/Z MAP # 17-15 | | 0 29 | | 0 29 | | 0 29 | | Year | | Code | |
| GIS ID 139571 | | ENG MAP | | U 1 | | U 1 | | U 1 | | 2021 | | Year | |
| Census: 1755 | | Easement | | 0 29 | | 0 29 | | 0 29 | | Total | | Total | |
| Old MBLU 5443 | | Town Line | | 0 29 | | 0 29 | | 0 29 | | 142,200 | | 142,200 | |
| TC MAP # 5460 | | IND PARK | | 0 29 | | 0 29 | | 0 29 | | Total | | Total | |
| Record Lot | | Assoc Pld# | | 0 29 | | 0 29 | | 0 29 | | 142,200 | | 142,200 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U | | VI | | SALE PRICE | | VC | |
|-----------------------|--|-------------|------|------------|---|-----|---|----|---|------------|---|----|---|
| SOUTH TURNPIKE II LLC | | 1565 | 0883 | 06-30-2017 | U | 1 | 0 | 29 | 0 | 29 | 0 | 29 | 0 |
| Total | | 0.00 | | | | | | | | | | | |

| EXEMPTIONS | | OTHER ASSESSMENTS | |
|------------|------|-------------------|----------|
| Year | Code | Description | Amount |
| | | | Comm Int |
| | | | Amount |
| | | | Number |
| | | | Batch |
| | | | Tracing |
| | | | Notes |

NEW PARCEL FOR 2019 GL. SPLIT FROM 146/17

2020 - FOR LEASE/203-333-0206

ABUTTS HWY

COURT STIP 2019 GL=\$134,000 ASSESSED

| BUILDING PERMIT RECORD | | VISIT/CHANGE HISTORY | |
|------------------------|------------|----------------------|-----------------|
| Permit Id | Issue Date | Type | Description |
| | | Amount | Insp Date |
| | | % Comp | Date Comp |
| | | Comments | |
| | | Id | Type |
| | | Is | Cd |
| | | Purpose/Result | |
| | | 41 | Change |
| | | 71 | Court Decision |
| | | 42 | Land Change |
| | | 51 | BAA No Change |
| | | 99 | Vacant Lot Insp |
| | | 43 | New Account |

| LAND LINE VALUATION SECTION | | BUILDING PERMIT RECORD | | LAND LINE VALUATION SECTION | |
|-----------------------------|-------------|------------------------|-----------|-----------------------------|-------------------------|
| B Use Code | Description | Zone | Land Type | Land Units | Unit Price |
| 1 | 3900 | DEVEL LAND M | CA4 | 43,560 SF | 2.76 |
| 1 | 3900 | DEVEL LAND M | CA4 | 0.648 AC | 120,200 |
| | | | | | 1,000,000 |
| | | | | | 1,000,000 |
| | | | | | 0 |
| | | | | | C |
| | | | | | 0.70 |
| | | | | | 0.50 |
| | | | | | C30 |
| | | | | | 1.650 |
| | | | | | 1.650 |
| | | | | | FLOOD ZONE/NEED SPECIAL |
| | | | | | FLOOD ZONE |
| | | | | | 1.0000 |
| | | | | | 1.0000 |
| | | | | | 3.19 |
| | | | | | 99,165 |
| | | | | | 138,900 |
| | | | | | 64,300 |
| | | | | | Total Land Value |
| | | | | | 203,200 |

This signature acknowledges a visit by a Data Collector or Assessor

| | | | | | | | | | | | | |
|-----------------------|--|------------------------|--|-----------------------|--|------------------|--|-----------------|--|---|--|---------------|
| CURRENT OWNER | | TOPO | | UTILITIES | | STRT/ROAD | | LOCATION | | CURRENT ASSESSMENT | | VISION |
| SOUTH TURNPIKE II LLC | | 4 Rolling Street | | 2 Public Water | | 1 Paved | | 4 Bus District | | Description: VAC CM LN Code: 5-2 Appraised: 203,200 Assessed: 142,200 | | |
| 323 NORTH AVE | | At Prol ID: 1755 | | P/Z MAP # 17-15 | | ENG MAP | | Easement | | Town Line | | |
| BRIDGEPORT CT 06606 | | Old MBLU: 5443 | | TC MAP # 5460 | | IND PARK | | Record Lot | | Assoc Pld# | | |
| GIS ID: 139571 | | Bk-Vol/Page: 1565/0883 | | Sale Date: 06-30-2017 | | QU: U VI: I | | SALE PRICE: 0 | | VC: 29 | | |

| RECORD OF OWNERSHIP | | EXEMPTIONS | | OTHER ASSESSMENTS | | PREVIOUS ASSESSMENTS/HISTORY | | APPRaised VALUE SUMMARY | | | | | |
|---------------------|------|-------------|--------|-------------------|-------------|------------------------------|--------|-------------------------|------|----------|------|-------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Year | Code | Assessed | Year | Code | Assessed |
| Total | | 0.00 | | Total | | 142,200 | | Total | | 170,000 | | Total | |
| Total | | 142,200 | | Total | | 170,000 | | Total | | 154,600 | | Total | |

| ASSESSING NEIGHBORHOOD | | NOTES | |
|------------------------|----|-----------|-------|
| Nbhd | C2 | Nbhd Name | B |
| | | Tracing | Batch |

NEW PARCEL FOR 2019 GL. SPLIT FROM 146/17
 2020 - FOR LEASE/203-333-0206
 ABUTTS HWY
 COURT STIP 2019 GL=\$134,000 ASSESSED

| BUILDING PERMIT RECORD | | VISIT/CHANGE HISTORY | |
|------------------------|------------|----------------------|-------------|
| Permit ID | Issue Date | Type | Description |
| | | Amount | Insp Date |
| | | % Comp | Date Comp |
| | | | Comments |

LANDLINE VALUATION SECTION

| B | Use Code | Description | Zone | Land Type | Land Units | SF | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustment | Adj Unit P | Land Value |
|---|----------|--------------|------|-----------------------|------------|-------|------------|------------------------|------------|--------|------------------|-----------|-------------------------|---------------------|------------|------------|
| 1 | 3900 | DEVEL LAND M | CAA | CAA | 43,560 | 0.648 | 2.76 | 1.00000 | C | 0.70 | C30 | 1,650 | FLOOD ZONE/NEED SPECIAL | 1,0000 | 3.19 | 138,900 |
| 1 | 3900 | DEVEL LAND M | CAA | CAA | 0.648 | AC | 120,200 | 1.00000 | 0 | 0.50 | C30 | 1,650 | FLOOD ZONE | 1,0000 | 99.165 | 64,300 |
| | | | | Total Card Land Units | | 1,648 | AC | Parcel Total Land Area | | 1,6480 | Total Land Value | | 203,200 | | | |

WFD ASSESSOR
17 FEB 21 AM 9:22

Entered



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. 2020-170

APPLICATION

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

HEARING DATE: _____

Property Owner:
Hiscas Soaps Naked Natural LLC
Name of property Owner (rent property)

Mailing Address
28 North Colony Rd
City, State, Zip
Wallingford Ct 06492
Phone
203-269-4480

Appellant (if other than owner):

Name of Owner's Agent

Mailing Address

City, State, Zip

Phone

Appellant's Capacity Owner Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Lisa Reilly Feb 17, 2021
Print applicant name and date

Lisa Reilly Feb 17, 2021
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 28 North Colony Rd Wallingford
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 28200095 DBA: Hiscas Soaps Naked and Natural LLC

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?: \$ 500,000 ^{Tables}

Briefly state the basis of the Appeal: sent in my declaration of property

On my business Hiscas Soaps Naked and Natural LLC

Appeals to the Wallingford Board of Assessment Appeals

General Instructions

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

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

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

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

APPEALS PROCEDURE

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

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

Connecticut General Statutes

Section

- | | |
|--------|--|
| 12-110 | Sessions of the board of assessment appeals. |
| 12-111 | Appeals to the board of assessment appeals. |

**PERSONAL PROPERTY RECORD
TOWN OF WALLINGFORD**

GENERAL DATA:

| | | | | |
|-------------------------|-----------------------------------|-----------------------|-------------------------------|--------------------------|
| Unique ID: 20200095 | List No.: 41303 | Assessment Year: 2020 | DATE: 02/17/2021 | Record Status: ACTIVE |
| BUSINESS ADDRESS | | | Street Code: | |
| Owner Name: | LISAS SOAPS NAKED AND NATURAL LLC | | Delinquent: | |
| Doing Bus. As: | LISAS SOAPS NAKED AND NATURAL LLC | | Last Visited: | ___/___/___ |
| Care Of: | LISA REILLY MCMURRAY | | By whom: | |
| Street: | 29 WALLACE ROW | | Last Audited: | ___/___/___ |
| City: | WALLINGFORD | District: | By whom: | |
| State: | CT | Zip: 06492-0000 | Phone: 203 269-4480 EXT: 0000 | Last Changed: 12/30/2020 |
| Property Loc: | 28 NORTH COLONY ST | | Change Reason: | |
| Bus.Start: | ___/___/___ | Type: | | |
| Bus. Sq. Ft.: | | | | |

VALUES AND EXEMPTIONS:

ASSESSMENT

| CODES | QUANTITY | DEPR. VALUE | ASSMT | DESCRIPTION |
|----------|----------|-------------|-------|-----------------|
| 24 | | 7,143 | 5,000 | MISC TAX PROP.. |
| 25 | | | 1,250 | 25% PENALTY |
| Penalty: | | Not Filed | | |

EXEMPTIONS

| EX. CODE | APP. DATE | EX. AMT. |
|----------|-----------|----------|
| | | |

| | | | | |
|------------------|-------|----------------------|---------------|----------------|
| Total Value: | 7,143 | | | |
| Old Gross Assmt: | | New Gross Assmt:6250 | Total Exempt: | Net Assmt:6250 |

HISTORY:

| YEAR | CODE | ASSESS | CODE | ASSESS | CODE | ASSESS | CODE | ASSESS | TOTAL |
|------|------|--------|------|--------|------|--------|------|--------|-------|
| 2020 | 24 | 5000 | 25 | 1250 | | | | | 6250 |



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. 2020-001

APPLICATION

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

HEARING DATE: _____

Property Owner: Jared + Kristin Liu
 Name of property Owner _____
 Mailing Address 59 Curtis Avenue
 City, State, Zip Wallingford, CT 06492
 Phone 203-626-2025

Appellant (if other than owner): _____
 Name of Owner's Agent _____
 Mailing Address _____
 City, State, Zip _____
 Phone _____

Appellant's Capacity Owner Owner's Agent
 (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Jared Liu, 2/10/21
 Print applicant name and date

[Signature]
 Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 59 Curtis Avenue
 (Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: PID 4148 DBA: Map/Lot: 134/157

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? : \$ 159,200

Briefly state the basis of the Appeal: please see attached

(Attach additional page, documentation or appraisal if 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: _____ (Must be signed in the presence of the Board) Date: _____

February 10, 2021

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

Re:

Property Location: 00059 Curtis Avenue
Map/Block/Lot: 1340157
Account: A0016100
PID 4148

To Whom It May Concern:

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

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

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

1. **Far above area comps**, and
2. Doesn't take into account the **poor quality of the property**.

1. Although real estate agents may be saying that this is a seller's market, that is either not holding up for Wallingford or at least not for houses in Wallingford similar to ours. You can see below that similar houses in our neighborhood that sold last quarter closed at an average of \$255,200.

| Address | Bed | Bath | Sq. Ft. | Sold Date | Sold Price |
|------------------|-----|------|---------|-----------------------|----------------|
| 59 Curtis | 4 | 1.5 | 2,368 | Assessed Market Value | 343,100 |
| 4 East | 5 | 2 | 2,596 | Jan- 2021 | 230,000 |
| 67 Carriage | 4 | 2.5 | 1,675 | Dec- 2020 | 240,000 |
| 10 Valley | 5 | 3 | 1,790 | Dec- 2020 | 250,000 |
| 53 Fair | 7 | 2.5 | 2,951 | Nov- 2020 | 281,000 |
| 46 N. Whittlesey | 4 | 2 | 2,216 | Dec- 2020 | 275,000 |
| Average | | | | | 255,200 |

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

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

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

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

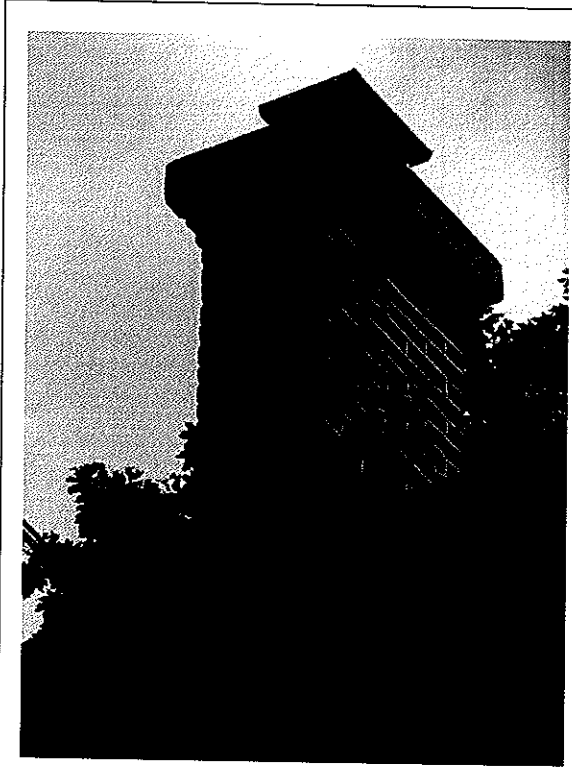
| | | |
|--|----------------|---------------|
| Attic The attic is unfinished. There is no plumbing, insulation, ceiling, or partition walls, the trusses are bowed, and the floors are simply subflooring. | 2022 | 40,000 |
| Walls Some of the interior walls are plaster and likely filled with vermiculite.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

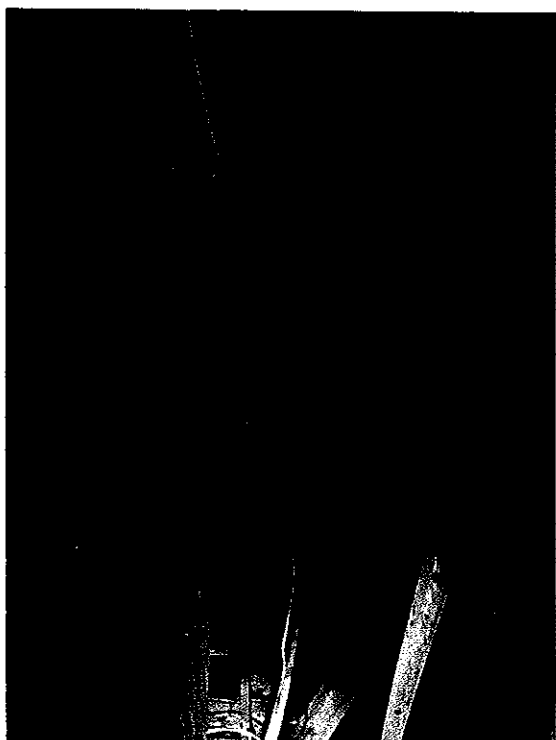
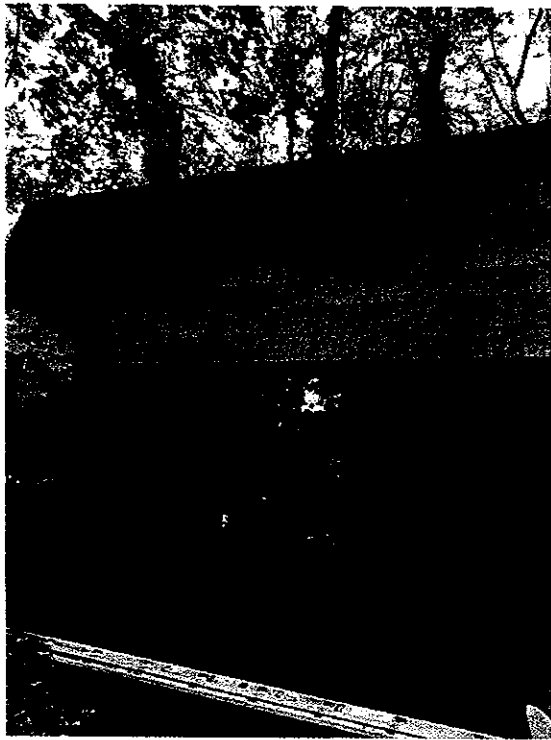
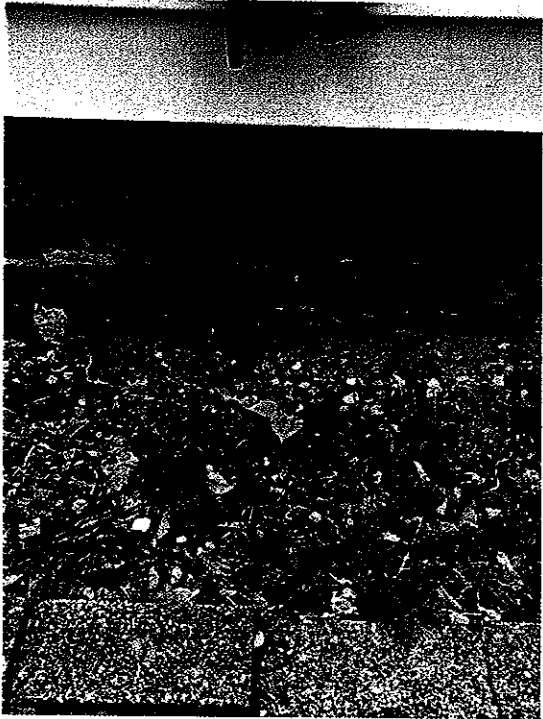
As you can see, these are not "nice to have" features, but rather nearly \$100,000 in repairs needed immediately this year and another \$100,000 in repairs that any buyer would ask to be remediated. As such, we ask that you assess our property by starting with the area comps average of \$255,200 and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

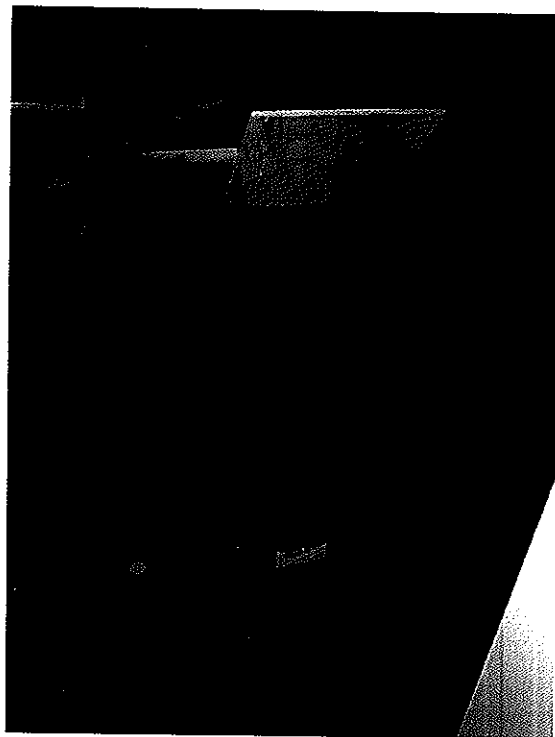
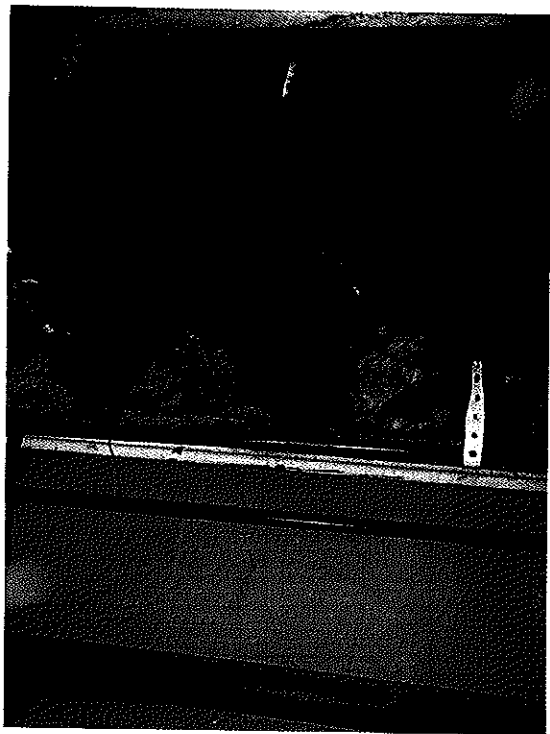
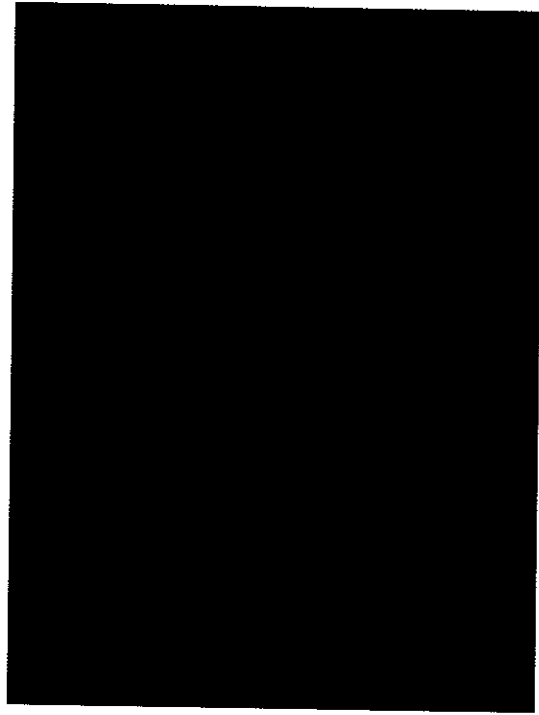
We have included pictures in support of our case. Note that all of the exterior pictures included here were taken on the day the assessor came to the house, because we wanted to document exactly what he saw. Obviously, he couldn't see the inside of the house, but we explained all of this to the in-person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

Sincerely,

Jared Liu
59 Curtis Avenue
Wallingford, CT 06492









Customer Name Faced Elm
Address 574 Maple St
City Meriden State CT Zip _____
Phone 307-557-7466 E-mail _____
Account # _____
Service Requested _____

Date of Service 1/10/11 Truck # 6
Service Tech S
Dispatch Time _____
Arrived _____ Departed _____

Ref. _____

Condition Report

| Chimney | | Satisfactory | Needs Improvement | Not Applicable |
|----------------------------|-------------------------------------|--------------|--------------------------|----------------|
| Height | | | | |
| Cap Type? | | | | |
| Crown/Wash | | | | |
| Brickwork/Mortar | | | | |
| Flashing | | | | |
| Flue Liner | | | | |
| Moisture resistance | | | | |
| Fireplace | | | | |
| Smoke Chamber | | | | |
| Damper | | | | |
| Firebox | | | | |
| Ash Pit | | | | |
| Other | | | | |
| Heating Equipment | | | | |
| Stack Pipe Condition | | | | |
| Flue Connection | | | | |
| Timbal Condition/Locations | | | | |
| Distances to Combustibles | | | | |
| Other | | | | |
| Job Complete | <input checked="" type="checkbox"/> | In Progress | <input type="checkbox"/> | |

Work Performed
Chimney Duct Other
Insulated 2 chimneys
with mineral wool

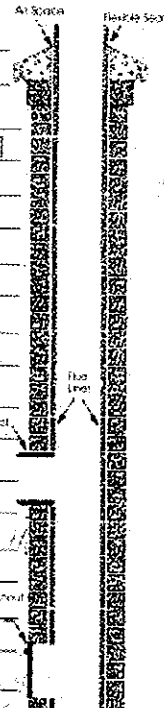
1500 sq ft of
Chimney insulation was
200 sq ft of mineral wool
insulation was removed
from the chimney
and the new insulation
was installed in the
chimney.

Comments
Chimney was inspected
and found to be in
good condition.

Receipt/Invoice

| Description | Price |
|---------------------|----------------|
| <u>Insulation</u> | <u>1100.00</u> |
| <u>Mineral Wool</u> | <u>100.00</u> |
| Subtotal | 1200.00 |
| Tax | 100.00 |
| Total | 1300.00 |

Customer Signature
I certify that all work was performed with my prior approval and in a satisfactory



| CURRENT OWNER | | TOPO | UTILITIES | STRT/ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|---|--|----------------|-----------|------------|--------------------|------|-----------|----------|
| 1 | 2 | 1 Level | 2 Public Water | 1 Paved | 2 Suburban | Description | Code | Appraised | Assessed |
| LIU JARED S + KRISTINA A | | | | | | RES LAND DWELLING | 1-1 | 114,400 | 80,100 |
| 59 CURTIS AVE | | | | | | | 1-3 | 203,700 | 142,600 |
| WALLINGFORD CT 06492 | | | | | | | | | |
| Alt Prcd ID 044002121 Census: Old MBLU 1751 TC MAP # TC MAP # Record Lot GIS ID 4148 | | SUPPLEMENTAL DATA PIZ MAP # ENG MAP Easement Town Line IND PARK Record Lot Assoc Pld# | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | VI | SALE PRICE | VC | PREVIOUS ASSESSMENTS/HISTORY | | | | | |
|---------------------|------|-------------|-----------|------|-------------|------------|---------|------------------------------|------|------------|------|-------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Year | Code | Assessed V | Year | Code | Assessed |
| | | | 1524 0392 | | | | 288,000 | 2021 | 1-1 | 80,100 | 2020 | 1-1 | 85,300 |
| | | | 0456 0682 | | | | 0 | | 1-3 | 142,600 | | 1-3 | 134,100 |
| Total | | | 0.000 | | | | | Total | | 222,700 | | Total | 219,800 |

| EXEMPTIONS | | OTHER ASSESSMENTS | |
|------------|------|-------------------|--------|
| Year | Code | Description | Amount |
| | | | |
| Total | | | 0.000 |

| ASSESSING NEIGHBORHOOD | | NOTES | |
|--|-----------|---------|-------|
| Nbhd | Nbhd Name | Tracing | Batch |
| 100 | B | | |
| 1ST=5B, K, LR, DR, OTHER-1 2ND=4 BED, 1B BAA 2016-003 | | | |

| BUILDING PERMIT RECORD | | APPROVED VALUE SUMMARY | |
|------------------------|------------|------------------------|-------------|
| Permit Id | Issue Date | Type | Description |
| 29960 | 10-06-2015 | RE | Remodel |
| 25372 | 03-30-2011 | RS | Residential |
| 34666 | 06-01-2010 | RS | Residential |
| 24666 | 06-01-2010 | RS | Residential |

| LAND LINE VALUATION SECTION | | VISIT/CHANGE HISTORY | |
|-----------------------------|-----|----------------------|----|
| Date | Id | Type | Is |
| 12-10-2020 | JW1 | 03 | 41 |
| 03-19-2020 | ID | 08 | 07 |
| 02-02-2018 | IF | 08 | 19 |
| 03-08-2017 | KC | 05 | 6 |
| 03-07-2017 | RM | 05 | 54 |
| 04-19-2016 | RSO | 02 | 08 |
| 09-10-2015 | V | 02 | 29 |

| LAND LINE VALUATION SECTION | | APPROVED VALUE SUMMARY | |
|------------------------------|--------------------|------------------------|----------|
| Use Code | Description | Zone | Land Typ |
| B | 1010 Single Family | R6 | |
| Total Card Land Units | | 0.173 | AC |
| Parcel Total Land Area | | 0.1731 | |
| Total Appraised Parcel Value | | 318,100 | |
| Total Land Value | | 114,400 | |



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description | Element | Cd | Description |
|---------------------|----|----------------|---------|----|-------------|
| Style: 03 | | Colonial | | | |
| Model: 01 | | Residential | | | |
| Grade: B- | | | | | |
| Stories: 2-25 | | | | | |
| Occupancy: 1 | | Vinyl Siding | | | |
| Exterior Wall 1: 25 | | Gable | | | |
| Exterior Wall 2: 03 | | Asphalt | | | |
| Roof Structure: 03 | | Plastered | | | |
| Roof Cover: 03 | | Drywall | | | |
| Interior Wall 1: 05 | | Hardwood | | | |
| Interior Wall 2: 12 | | Pine/Soft Wood | | | |
| Interior Fir 1: 09 | | Oil | | | |
| Interior Fir 2: 02 | | Forced Air-Duc | | | |
| Heat Fuel: 04 | | Partial | | | |
| Heat Type: 04 | | 4 Bedrooms | | | |
| AC Type: 06 | | 1 Half Bath | | | |
| Total Bedrooms: 04 | | 8 Rooms | | | |
| Total Bathrms: 1 | | Average | | | |
| Total Half Baths: 1 | | Average | | | |
| Total Xtra Fixts: 8 | | | | | |
| Total Rooms: 02 | | | | | |
| Bath Style: 02 | | | | | |
| Kitchen Style: 02 | | | | | |
| Whirlpool Tub | | | | | |
| Fireplaces: 1 | | | | | |

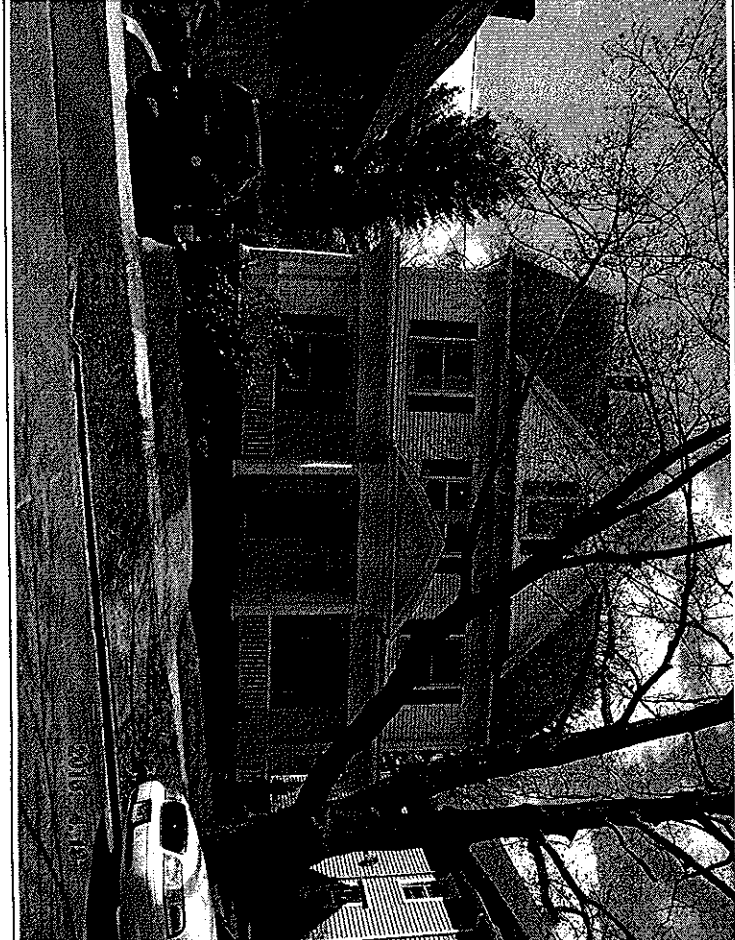
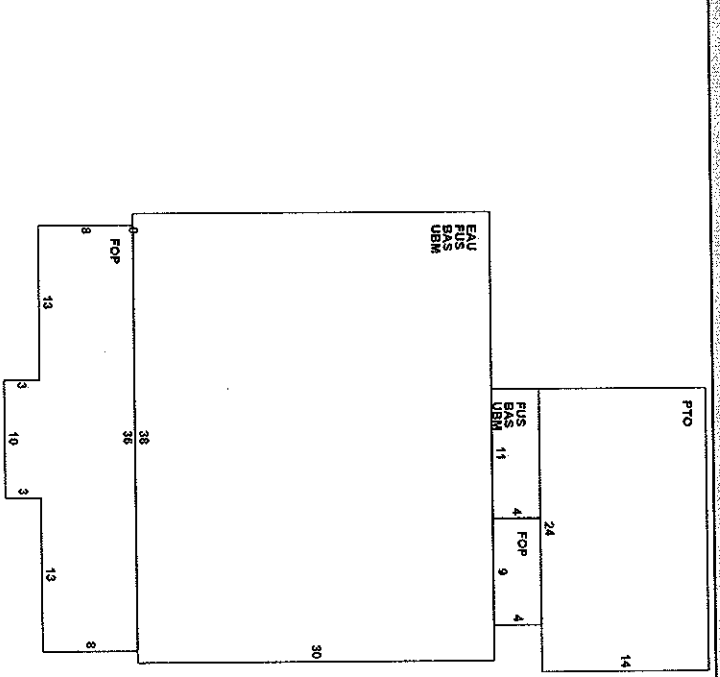
| CONDO DATA | | | |
|--------------------------|---------|-------------|---------|
| Parcel Id | C | B | S |
| Adjust Type | Code | Description | Factor% |
| Condo Fir | | | |
| Condo Unit | | | |
| COST/MARKET VALUATION | | | |
| Building Value New | 308,570 | | |
| Year Built | 1900 | | |
| Effective Year Built | | | |
| Depreciation Code | A | | |
| Remodel Rating | | | |
| Year Remodeled | | | |
| Depreciation % | 35 | | |
| Functional Obsol | | | |
| External Obsol | | | |
| Trend Factor | 1 | | |
| Condition | | | |
| Condition % | | | |
| Percent Good | 65 | | |
| RCNLD | 200,600 | | |
| Dep % Ovr | | | |
| Dep Ovr Comment | | | |
| Misc Imp Ovr | | | |
| Misc Imp Ovr Comment | | | |
| Cost to Cure Ovr | | | |
| Cost to Cure Ovr Comment | | | |

OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)

| Code | Description | VB | Units | Unit Price | Yr Bit | Cond. | Cd | % Cd | Grade | Grade Adj. | Appr. Value |
|------|---------------|----|-------|------------|--------|-------|----|------|-------|------------|-------------|
| SHD1 | Shed Frame | L | 96 | 13,001 | 1983 | F | | 30 | C | 1.00 | 400 |
| A/C | Air Condition | B | 1,184 | 3,501 | 1980 | | | 65 | | 0.00 | 2,700 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Underprec Value |
|-----------------------------|------------------------------|-------------|------------|----------|-----------|-----------------|
| BAS | First Floor | 1,184 | 1,184 | 1,184 | 99.03 | 117,254 |
| EAU | Attic, Expansion, Unfinished | 0 | 1,140 | 285 | 24.76 | 28,224 |
| FOP | Porch, Open | 0 | 354 | 71 | 19.86 | 7,031 |
| FUS | Upper Story, Finished | 1,184 | 1,184 | 1,184 | 99.03 | 117,254 |
| PTO | Patio | 0 | 336 | 34 | 10.02 | 3,367 |
| UBM | Basement, Unfinished | 1,184 | 1,184 | 237 | 19.82 | 23,471 |
| Ttl Gross Livr / Lease Area | | 2,368 | 5,382 | 2,995 | | 296,601 |



2020-001



Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: 3/1/2020
To: Shelby Jackson
From: Ian Fuller
CC:
RE: 59 Curtis Ave

Current Market Value: \$ 318,100

Current Assessed Value: \$ 222,700

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

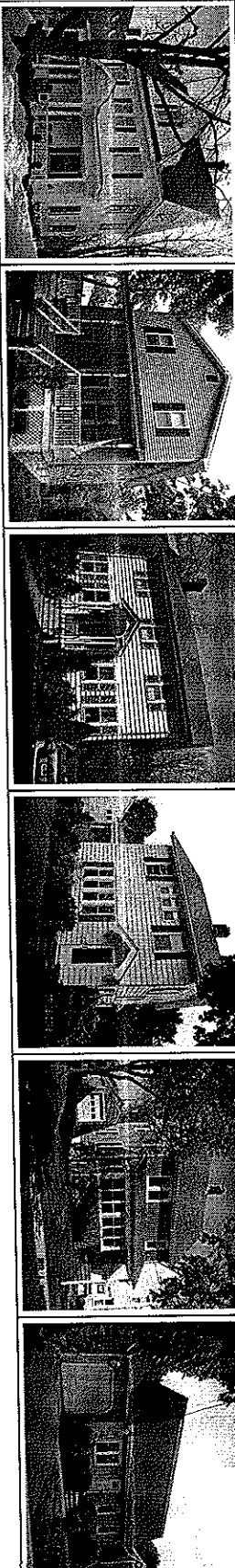
Notes:

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

Recommendation:

No Change

| PROPERTIES | SUBJECT PARCEL | COMPARABLE #1 | COMPARABLE #2 | COMPARABLE #3 | COMPARABLE #4 | COMPARABLE #5 |
|--|--|---|--|---|---|--|
| Mblu Location Prc Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price | 1341115711 59 CURTIS AVE 100 1010 318,100 09-24-2019 290,000 00 | 1491112911 29 POMEROY AVE 100 1010 301,800 09-24-2019 290,000 00 | 1341118411 46 NORTH ELM ST 100 1010 262,100 04-29-2019 299,900 00 | 1491117611 71 SIMPSON AVE 100 1010 323,300 04-29-2019 303,000 00 | 1051110711 50 DUTTON ST 100 1010 270,100 06-04-2019 279,900 00 | 1341116411 62 ACADEMY ST 100 1010 308,600 06-17-2019 325,000 00 |
| BUILDING ATTRIBUTES | 1900 2483.00 100 B- Colonial 200,600 | 1920.00 2483.00 100 C+ Colonial 185,600 | 1932.00 2192.00 100 C+ Colonial 148,500 | 1931.00 2000.00 100 C+ Colonial 201,000 | 1930.00 1968.00 100 C+ Colonial 157,200 | 1980.00 2248.00 100 C+ Colonial 196,700 |
| Total Appraised Extra Feat | 2,700 | 00 | 00 | 00 | 00 | 00 |
| Total Appraised Outldg | 400 | 2,100 | 00 | 400 | 6,200 | 500 |
| | | 2,700 | 2,700 | 2,700 | 2,700 | 2,700 |
| | | -1,700 | 00 | 400 | 00 | -100 |
| LAND ATTRIBUTES | 5 1.00 114,400 | 5 1.00 114,100 | 5 1.00 113,600 | 5 1.00 122,300 | 5 1.00 106,700 | 5 1.00 111,400 |
| Site Index | 5 | 5 | 5 | 5 | 5 | 5 |
| Condition Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Total Appraised Land | 114,400 | 114,100 | 113,600 | 122,300 | 106,700 | 111,400 |
| VALUE SUMMARY | | | | | | |
| Net Adjustments | | 16,300 | 56,000 | -5,200 | 48,000 | 9,500 |
| Adjusted Price | | 16,300 | 23,65 | -02.2 | 20,27 | 04.01 |
| Adjusted Price/SF | | 06.88 | 110.68 | 136.53 | 114.06 | 130.32 |
| Appraised Price/SF | | 127.45 | | | | |





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

17 FEB 21 PM 12:21
WLF0 ASSESSOR

Hearing No. 2020-003 APPLICATION

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

HEARING DATE:

Property Owner: Robert S Maguder
Name of property Owner: 327 N Elm St
Mailing Address: Wallingford, CT 06492
City, State, Zip: 203-641-9697
Phone:

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: [X] Owner [] Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Robert S Maguder
Print applicant name and date

[Signature]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: (Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 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?: \$ 297,000.00

Briefly state the basis of the Appeal: The Current Market Value placed on my home is not reflective of the current price of similar homes sold in Wallingford in the past 18 months. Also my home has been valued at a much higher rate as compared to my neighbors comparably sized homes. In speaking with Vision Government Solutions no explanation was provided as to how the current value was reached.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

Print Name

Motion:

Table with 3 columns: Name, Voting Record, Initials. Rows for 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
- ✓ **FAILURE TO APPEAR MAY RESULT IN A DEFAULT - Denial of your claim**
- ✓ You will be sworn under oath to be truthful in answering questions concerning your property
- ✓ You will have the opportunity to present evidence (appraisals, photographs, reports, etc.)
- ✓ You will be allowed to question the assessor regarding the assessment of your property
- ✓ **Remember** - It is your responsibility to prove your claim
- ✓ An appraisal by a qualified Appraiser is not required, but is recommended
- ✓ You must pay your taxes as they come due or interest and penalties will be applied
- ✓ Consult with the Tax Collector for payment instructions while your appeal is pending
- ✓ Notice of the Board's Decision will be mailed to the property owner unless otherwise requested in writing by appellant

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

Connecticut General Statutes

Section

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

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

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

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

My Home

327 NORTH ELM ST

17 FEB 21 PM 12:21
FIELD ASSESSOR

Location 327 NORTH E

152//

Acct# C0435000

Owner MAGUDER ROBERT S + KELLY
A

PBN

Assessment \$234,200

Appraisal \$334,600

PID 2740

Building Count 1

Current Value

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

Owner of Record

Owner MAGUDER ROBERT S + KELLY A
Co-Owner
Address 327 NORTH ELM ST
WALLINGFORD, CT 06492

Sale Price \$272,500
Certificate
Book & Page 1499/0611
Sale Date 07/18/2014
Instrument 00

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1952
Living Area: 1,224
Replacement Cost: \$204,511
Building Percent Good: 87
Replacement Cost Less Depreciation: \$177,900

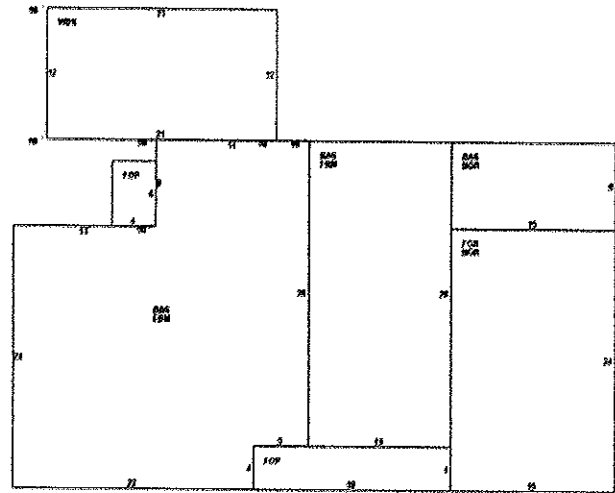
Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02102165\14.jpg>)

| Building Attributes | |
|---------------------|--------------|
| Field | Description |
| Style: | Ranch |
| Model | Residential |
| Grade: | |
| Stories: | 1 Story |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | Stone Veneer |
| Roof Structure: | Gable |
| Roof Cover | Asphalt |
| Interior Wall 1 | Drywall |
| Interior Wall 2 | Plastered |
| Interior Flr 1 | Hardwood |
| Interior Flr 2 | |
| Heat Fuel | Oil |
| Heat Type: | Hot Water |
| AC Type: | None |
| Total Bedrooms: | 2 Bedrooms |
| Total Bthms: | 2 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 6 Rooms |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Num Kitchens | |
| Cndtn | |
| Whirlpool Tub | |
| Fireplaces | 1 |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Layout



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

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

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1010
 Description Single Family
 Zone R11
 Neighborhood 100
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.70
 Frontage
 Assessed Value \$99,700
 Appraised Value \$142,400

Outbuildings

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

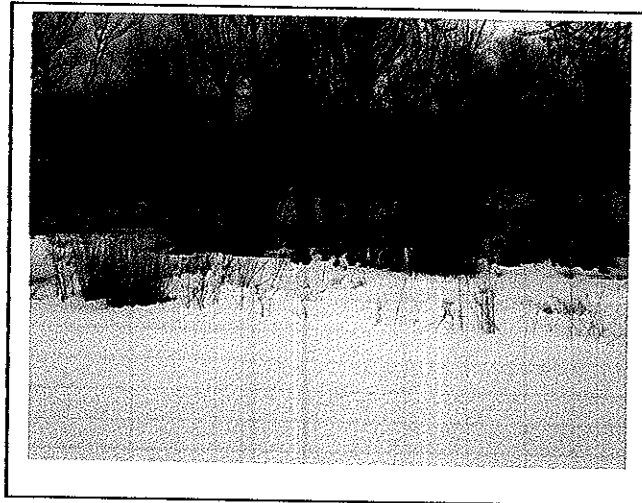
Valuation History

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

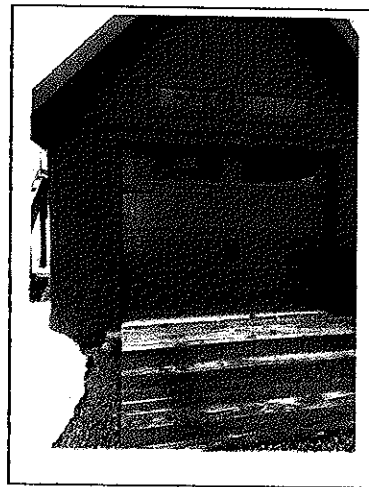
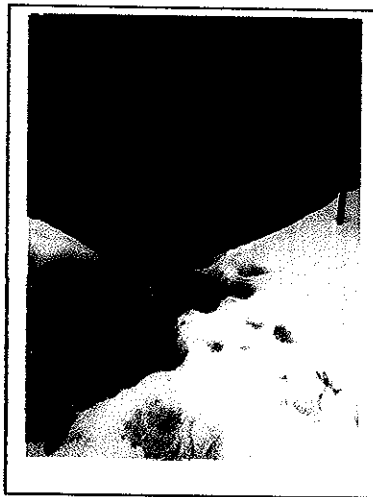
| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$103,800 | \$104,200 | \$208,000 |
| 2019 | \$103,800 | \$104,200 | \$208,000 |
| 2018 | \$103,800 | \$104,200 | \$208,000 |

327 N Elm St
Wallingford, CT 06492

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



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



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

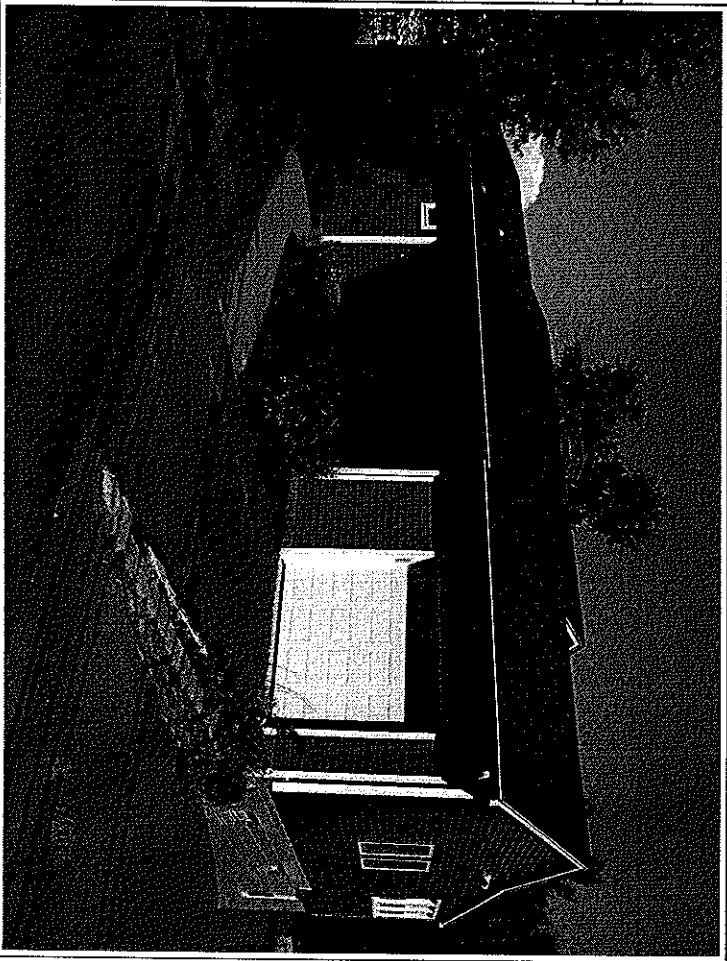
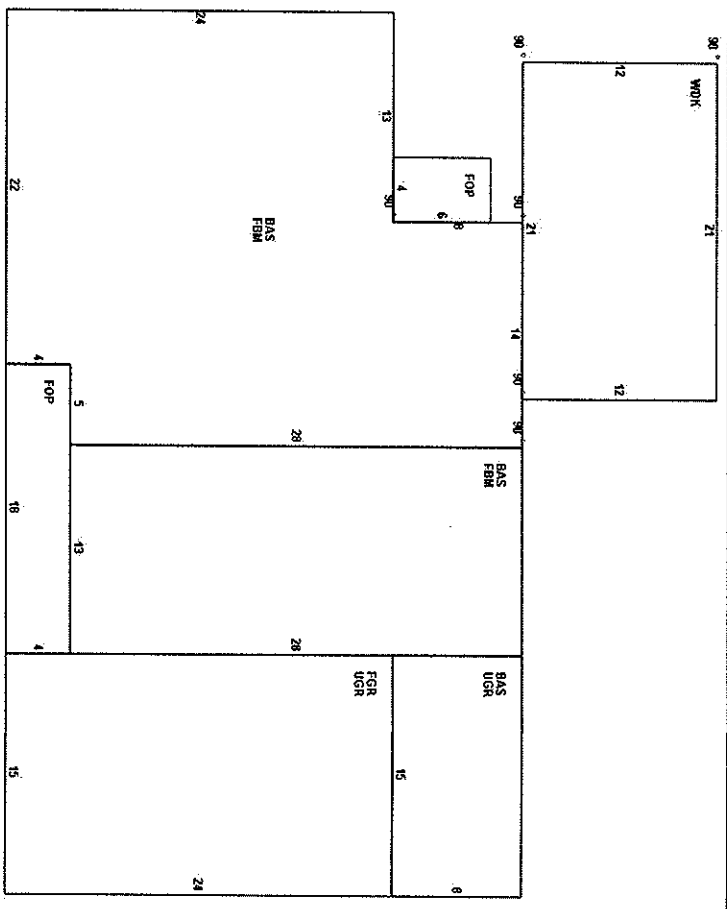
| Element | Cd | Description | Element | Cd | Description |
|---------------------|----|-------------------|---------|----|-------------|
| Style: 01 | 01 | Ranch Residential | | | |
| Model: 01 | 01 | Residential | | | |
| Grade: C | | | | | |
| Stories: 1 | 1 | 1 Story | | | |
| Occupancy: 1 | | | | | |
| Exterior Wall 1: 25 | | Vinyl Siding | | | |
| Exterior Wall 2: 30 | | Stone Veneer | | | |
| Roof Structure: 03 | | Gable | | | |
| Roof Cover: 03 | | Asphalt | | | |
| Interior Wall 1: 05 | | Drywall | | | |
| Interior Wall 2: 03 | | Plastered | | | |
| Interior Fir-1: 12 | | Hardwood | | | |
| Interior Fir-2: 02 | | Oil | | | |
| Heat Fuel: 05 | | Hot Water | | | |
| Heat Type: 01 | | None | | | |
| AC Type: 01 | | 2 Bedrooms | | | |
| Total Bedrooms: 02 | | | | | |
| Total Baths: 2 | | | | | |
| Total Half Baths: 0 | | | | | |
| Total Xtra Fixts: 6 | | 6 Rooms | | | |
| Total Rooms: 02 | | Average | | | |
| Bath Style: 02 | | Average | | | |
| Kitchen Style: 02 | | | | | |
| Whirlpool Tub: 1 | | | | | |
| Fireplaces: 1 | | | | | |

OB - OUTBUILDING & YARD ITEMS/ XE - BUILDING EXTRA FEATURES/B

| Code | Description | U/B | Units | Unit Price | Yr Bilt | Cond. | Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|-------------|-----|-------|------------|---------|-------|----|------|-------|------------|-------------|
| FGR1 | Garage Avg | L | 336 | 35.00 | 2016 | E | | 90 | B | 1.35 | 14,300 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,224 | 1,224 | 1,224 | 93.04 | 113,881 |
| FBM | Basement, Finished | 0 | 1,104 | 497 | 41.88 | 46,241 |
| FGR | Garage | 0 | 360 | 144 | 37.22 | 13,398 |
| FOP | Porch, Open | 0 | 96 | 19 | 18.41 | 1,768 |
| UGR | Garage Under Deck, Wood | 0 | 480 | 144 | 27.91 | 13,398 |
| WDK | | 0 | 252 | 25 | 9.23 | 2,326 |
| TTI Gross Liv/ Lease Area | | 1,224 | 3,516 | 2,053 | | 191,012 |



Neighbors

325 NORTH ELM ST

Location 325 NOF

05 / 153 / 1

Acct# S0613100

Owner SPITERI JOSEPH C & LAURA M

PBN

Assessment \$194,500

Appraisal \$277,900

PID 2742

Building Count 1

Current Value

| Appraisal | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$146,900 | \$131,000 | \$277,900 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2020 | \$102,800 | \$91,700 | \$194,500 |

Owner of Record

Owner SPITERI JOSEPH C & LAURA M
Co-Owner
Address 325 N ELM ST
 WALLINGFORD, CT 06492

Sale Price \$145,000
Certificate
Book & Page 0674/0814
Sale Date 12/08/1989

Ownership History

| Ownership History | | | | |
|----------------------------|-------------------|--------------------|------------------------|------------------|
| Owner | Sale Price | Certificate | Book & Page | Sale Date |
| SPITERI JOSEPH C & LAURA M | \$145,000 | | 0674/0814 | 12/08/1989 |

Building Information

Building 1 : Section 1

Year Built: 1949
Living Area: 1,646
Replacement Cost: \$222,513
Building Percent Good: 66

Replacement Cost

Less Depreciation: \$146,900

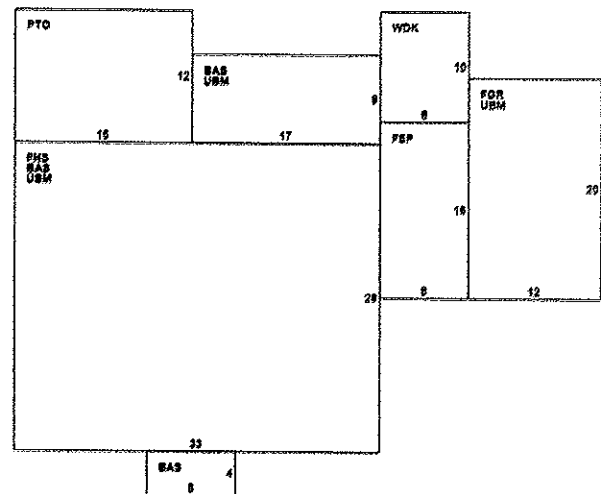
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style: | Cape Cod |
| Model | Residential |
| Grade: | C+ |
| Stories: | 1 1/2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Brick/Masonry |
| Exterior Wall 2 | Vinyl Siding |
| Roof Structure: | Gable |
|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

Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A0202179193.jpg>)

Building Layout



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

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,092 | 1,092 |
| FHS | Half Story, Finished | 924 | 554 |
| FEP | Porch, Enclosed | 128 | 0 |
| FGR | Garage | 240 | 0 |
| PTO | Patio | 192 | 0 |
| UBM | Basement, Unfinished | 1,300 | 0 |
| WDK | Deck, Wood | 80 | 0 |
| | | 3,956 | 1,646 |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

Land Use

Use Code 1010
Description Single Family
Zone R11
Neighborhood 100
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.44
Frontage
Assessed Value \$91,700
Appraised Value \$131,000

Outbuildings

| Outbuildings | | Legend |
|--------------------------|--|--------|
| No Data for Outbuildings | | |

Valuation History

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

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

319 NORTH ELM ST

Location 319 NORTH ELM ST

Mblu 105 / 154 / 1

Acct# H0141410

Owner SCHOCK LOIS E

PBN

Assessment \$202,100

Appraisal \$288,700

PID 2744

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$155,300 | \$133,400 | \$288,700 |

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$108,700 | \$93,400 | \$202,100 |

Owner of Record

Owner SCHOCK LOIS E
Co-Owner
Address 319 NORTH ELM ST
WALLINGFORD, CT 06492

Sale Price \$220,000
Certificate
Book & Page 1010/1174
Sale Date 12/04/2001
Instrument 00

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1998
Living Area: 1,331
Replacement Cost: \$188,888
Building Percent Good: 82
Replacement Cost Less Depreciation: \$154,900

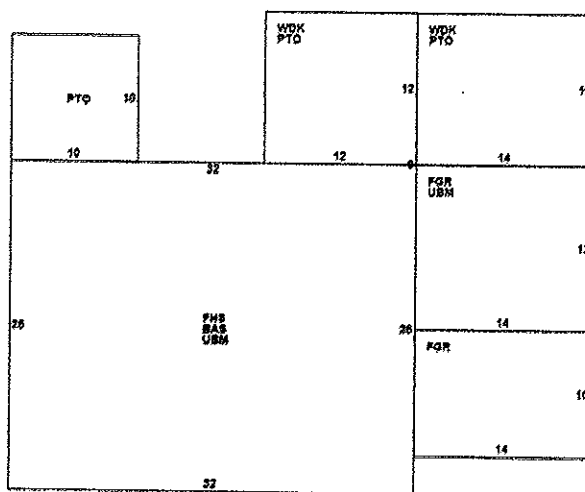
Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A0203119176.jpg>)

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

Building Layout



(ParcelSketch.aspx?pid=2744&bid=2719)

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

Extra Features

| Extra Features | Legend |
|----------------|--------|
| | |

No Data for Extra Features

Land

Land Use

Use Code 1010
Description Single Family
Zone R11
Neighborhood 100
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.49
Frontage
Assessed Value \$93,400
Appraised Value \$133,400

Outbuildings

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

Valuation History

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

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

59 HILLHOUSE AVE

Location 59 HILLHOUSE AVE

Mblu 106 / 20 / 1

Acct# X1038380

Owner CHOATE ROSEMARY HALL
FOUNDATION INC

PBN

Assessment \$200,200

Appraisal \$286,000

PID 14759

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$138,600 | \$147,400 | \$286,000 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$97,000 | \$103,200 | \$200,200 |

Owner of Record

| | | | |
|-----------------|--|------------------------|------------|
| Owner | CHOATE ROSEMARY HALL FOUNDATION INC | Sale Price | \$0 |
| Co-Owner | MASSIE HOUSE | Certificate | |
| Address | C/O CHIEF FINANCIAL OFFICER 333 CHRISTIAN ST WALLINGFORD, CT 06492 | Book & Page | 0426/0590 |
| | | Sale Date | 03/18/1975 |

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1950
Living Area: 1,751
Replacement Cost: \$195,240
Building Percent Good: 71

Real Estate Camps
Sales

29 SUMMIT DR

Location _____ Mblu 136 / 124 / /
 Acct# T0098260 Owner WALKER KEVIN + PORTER KATE
 PBN Assessment \$182,500
 Appraisal \$260,700 PID 865
 Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$140,200 | \$120,500 | \$260,700 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2020 | \$98,100 | \$84,400 | \$182,500 |

Owner of Record

Owner WALKER KEVIN + PORTER KATE Sale Price \$285,500
 Co-Owner Certificate
 Address 29 SUMMIT DR Book & Page 1629/0332
 WALLINGFORD, CT 06492 Sale Date 07/02/2020
 Instrument 00

Ownership History

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

Building Information

Building 1 : Section 1

Building 1 : Section 1

Year Built: 1975
Living Area: 1,353
Replacement Cost: \$197,143
Building Percent Good: 71
**Replacement Cost
 Less Depreciation:** \$140,000

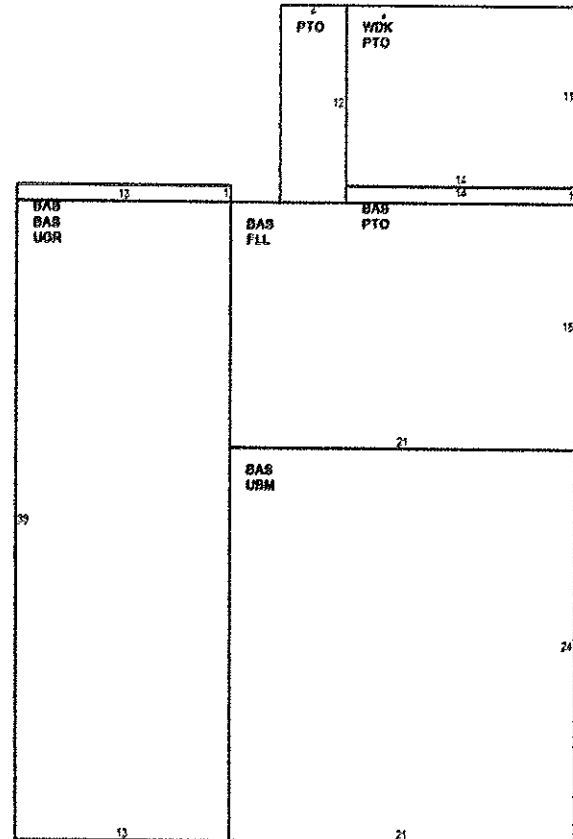
| Building Attributes | |
|---------------------|--------------|
| Field | Description |
| Style: | Ranch |
| Model | Residential |
| Grade: | |
| Stories: | 1 Story |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable |
| Roof Cover | Asphalt |
| Interior Wall 1 | Drywall |
| Interior Wall 2 | |
| Interior Fir 1 | Carpet |
| Interior Fir 2 | Laminate |
| Heat Fuel | Gas |
| Heat Type: | Hot Water |
| AC Type: | Central |
| Total Bedrooms: | 3 Bedrooms |
| Total Bthrms: | 2 |
| Total Half Baths: | 1 Half Bath |
| Total Xtra Fixtrs: | |
| Total Rooms: | 7 |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Num Kitchens | |
| Cndtn | |
| Whirlpool Tub | |
| Fireplaces | 1 |
| Num Park | |
| Fireplaces | |
| Fndtn Cndtn | |
| Basement | |

Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02102156100.jpg>)

Building Layout



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

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

| | | | |
|-----|----------------------|-------|-------|
| UBM | Basement, Unfinished | 504 | 0 |
| UGR | Garage Under | 507 | 0 |
| WDK | Deck, Wood | 154 | 0 |
| | | 3,049 | 1,353 |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

Land Use

Use Code 1010
Description Single Family
Zone R11
Neighborhood 100
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.33
Frontage
Assessed Value \$88,300
Appraised Value \$126,100

Outbuildings

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

Valuation History

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

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

1058 NEW ROCK HILL RD

Location 1058 NEW ROCK HILL RD

Mblu 1371 / 6111

Acct# C0075000

Owner CHAPPELL JONATHAN R + STACEY K

PBN

Assessment \$205,900

Appraisal \$294,100

PID 70

Building Count 1

Current Value

| Appraisal | | | |
|-----------------------|---------------------|-------------|--------------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$151,500 | \$142,600 | \$294,100 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2020 | \$106,100 | \$99,800 | \$205,900 |

Owner of Record

Owner CHAPPELL JONATHAN R + STACEY K
Co-Owner
Address 1058 NEW ROCK HILL RD
 WALLINGFORD, CT 06492

Sale Price \$290,999
Certificate
Book & Page 1634/0072
Sale Date 09/01/2020
Instrument 00

Ownership History

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

Building Information

Building 1 : Section 1

Extra Features**Legend**

No Data for Extra Features

Land**Land Use**

Use Code 1010
Description Single Family
Zone RU40
Neighborhood 125
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.69
Frontage
Assessed Value \$99,800
Appraised Value \$142,600

Outbuildings**Outbuildings****Legend**

No Data for Outbuildings

Valuation History**Appraisal**

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

Assessment

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



Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: 3/1/2020
To: Shelby Jackson
From: Ian Fuller
CC:
RE: 327 North Elm St

Current Market Value: \$ 334,600

Current Assessed Value: \$ 234,200

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

Notes:

- The subject property was purchased for \$272,500 July of 2014
- The current owner has done over \$40,000 worth of improvements to the property
- The detached garage/shed is prefab without a permanent foundation

Recommendation:

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



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

TOWN ASSESSOR
 10 FEB 21 PM 16

Hearing No. 2020-025

APPLICATION

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

HEARING DATE: _____

Property Owner: Diane Lebel
 Name of property Owner: _____
7 Chimney Hill Rd
 Mailing Address: _____
Wallingford, CT.
 City, State, Zip: _____
203-2165-1606 (H)
 Phone: _____
203-640-0174 (C)

Appellant (if other than owner): _____
 Name of Owner's Agent: _____
 Mailing Address: _____
 City, State, Zip: _____
 Phone: _____

Appellant's Capacity Owner Owner's Agent
 (If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

Diane M. Lebel
 Print applicant name and date

Diane M. Lebel
 Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year _____ Make /Model: _____ Plate# _____ Mileage _____

Real Estate: 7 Chimney Hill Rd 23/132
 (Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: ~~_____~~ 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? : \$ 214,900

Briefly state the basis of the Appeal: Land Value \$109,900

.35 (acres) too high, improporitioned Zoning
Value of home too high. Dispute my revised
assessment \$150,300. unfair assessment!

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 _____

| CURRENT OWNER | | UTILITIES | | STRT/ROAD | | LOCATION | |
|---|-------|-----------|--------------|-----------|-------|----------|----------|
| 1 | Level | 2 | Public Water | 1 | Paved | 2 | Suburban |
| SUPPLEMENTAL DATA Alt Prcl ID 061001028 Census: 1757 Old MBLU TC MAP # 06492 TC MAP # Record Lot GIS ID 7415 Assoc Pid# | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | VII | SALE PRICE | VC |
|----------------------------------|------|-------------|------------|-----|-----|------------|----|
| LEBEL DIANE | 1213 | 1015 | 07-13-2005 | U | I | 60,000 | 08 |
| RUSBARSKY NOREEN + LEBEL DIANE | 1168 | 0460 | 08-02-2004 | U | I | 0 | 40 |
| ALBUQUERQUE NOREEN & DIANE LEBEL | 0670 | 0997 | 10-16-1989 | | | 0 | |
| Total | | | | | | | |

| EXEMPTIONS | | OTHER ASSESSMENTS | |
|------------|------|-------------------|--------|
| Year | Code | Description | Amount |
| | | | |
| Total | | | 0.00 |

| ASSESSING NEIGHBORHOOD | | NOTES | |
|------------------------|-----------|---------|-------|
| Nbhd | Nbhd Name | Tracing | Batch |
| 25 | | | |

12/09 1ST=2 BED,LR,K,1B
 2ND=1 BED,1B-1RM
 10' REAR DORMER

| BUILDING PERMIT RECORD | | VISIT / CHANGE HISTORY | |
|------------------------|------------|------------------------|-------------|
| Permit Id | Issue Date | Type | Description |
| 20840 | 07-28-2006 | RS | Residential |
| 4271-1 | 09-26-1991 | | |

| LAND LINE VALUATION SECTION | | LAND VALUE | |
|-----------------------------|--------------------|------------|------------|
| B Use Code | Description | Zone | Land Value |
| 1 | 1010 Single Family | R18 | 109,900 |

| CURRENT OWNER | | TOPO | UTILITIES | STRT./ROAD | LOCATION | CURRENT ASSESSMENT | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------|----------------|---------|------------|-------------|----------|--------------------|----------|--------------------------------|-------|------------|------|-------|----------|
| 1 Level | 2 Public Water | 1 Paved | 2 Suburban | Description | Code | Appraised | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
| | | | | RES LAND | 1-1 | 109,900 | 76,900 | 2020 | 1-1 | 76,200 | 2019 | 1-1 | 76,200 |
| | | | | DWELLING | 1-3 | 105,000 | 73,400 | 2021 | 1-3 | 61,500 | 2019 | 1-3 | 61,500 |
| | | | | | | | | | 1-4 | 3,200 | | 1-4 | 3,200 |
| Total | | | | | | 214,900 | 150,300 | | Total | 158,800 | | Total | 140,900 |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | QU | VI | SALE PRICE | VC | Year | Code | Assessed | Year | Code | Assessed | | |
|----------------------------------|------|-------------|------------|----|----|------------|----|------|------|----------|---------|-------|----------|-------|---------|
| LEBEL DIANE | 1213 | 1015 | 07-13-2005 | U | I | 60,000 | 08 | 2021 | 1-1 | 76,900 | 2020 | 1-1 | 76,200 | | |
| RUSBARSKY NOREEN + LEBEL DIANE | 1168 | 0460 | 08-02-2004 | U | I | 0 | 40 | | 1-3 | 73,400 | | 1-3 | 61,500 | | |
| ALBUQUERQUE NOREEN & DIANE LEBEL | 0670 | 0997 | 10-16-1989 | | | | | | | | | | 3,200 | | |
| Total | | | | | | | | | | | 150,300 | Total | 158,800 | Total | 140,900 |

| EXEMPTIONS | | Amount | Code | Description | Number | Amount | Comm Int | |
|------------|--|--------|------|-------------|--------|--------|----------|------|
| Total | | | | | | | | 0.00 |

| ASSESSING NEIGHBORHOOD | | Nbhd Name | Tracing | Batch |
|--------------------------|--|-----------|---------|-------|
| 12/09 1ST=2 BED,L.R,K,1B | | 25 | B | |

| NOTES | | Total Appraised Parcel Value |
|------------------|--|------------------------------|
| 2ND=1 BED,1B-1RM | | 214,900 |
| 10' REAR DORMER | | |

| BUILDING PERMIT RECORD | | Amount | Issp Date | % Comp | Date Comp | Comments | | |
|------------------------|------------|--------|-------------|--------|------------|----------|-----------|----------|
| Permit Id | Issue Date | Type | Description | Amount | Issp Date | % Comp | Date Comp | Comments |
| 20840 | 07-28-2006 | RS | Residential | 5,000 | 06-26-2007 | 100 | | SIDING |
| 4271-1 | 09-26-1991 | | | 2,000 | | | | |

| LANDLINE VALUATION SECTION | | Notes | Location Adjustment | Adj Unit P | Land Value | | | | | | |
|----------------------------|-------------|---------------|---------------------|------------|------------|----------|------------|-------|-------|-----------|-------|
| B Use Code | Description | Zone | Land Typ | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | |
| 1 | 1010 | Single Family | R18 | 15,052 | SF | 6.64 | 1.00000 | 5 | 1.00 | 25 | 1.100 |

| VISIT/CHANGE HISTORY | | Date | Id | Type | Is | Cd | Purpose/Result |
|------------------------------|--|------------|----|------|----|----|---------------------|
| Total Appraised Parcel Value | | | | | | | 214,900 |
| Total Appraised Parcel Value | | 12-07-2020 | JW | V | | 41 | Change |
| Valuation Method | | 08-31-2020 | V | | | 76 | DM - Change |
| Total Appraised Parcel Value | | 08-24-2020 | MK | | | 29 | Field Review |
| Valuation Method | | 04-08-2020 | FS | | | 07 | Measur/Info at Door |
| Total Appraised Parcel Value | | 07-27-2015 | KL | V | | 29 | Field Review |
| Valuation Method | | 03-25-2015 | V | | | 76 | 2015 DM - Change |
| Total Appraised Parcel Value | | 05-17-2012 | DS | | | 08 | Map Correction |
| Valuation Method | | | | | | 19 | Map Correction |



Total Card Land Units 0.346 AC
 Parcel Total Land Area 0.3455
 Total Land Value 109,900

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description | Element | Cd | Description |
|---------------------|----|---------------|---------|----|-------------|
| Style: 04 | | Cape Cod | | | |
| Model: 01 | | Residential | | | |
| Grade: C | | | | | |
| Stories: 1.25 | | 1 1/4 Stories | | | |
| Occupancy: 1 | | Vinyl Siding | | | |
| Exterior Wall 1: 25 | | Gable | | | |
| Exterior Wall 2: 03 | | Asphalt | | | |
| Roof Structure: 03 | | Plastered | | | |
| Interior Wall 1: 03 | | Hardwood | | | |
| Interior Wall 2: 12 | | Gas | | | |
| Interior Fir 1: 03 | | Hot Water | | | |
| Interior Fir 2: 05 | | None | | | |
| Heat Type: 01 | | 3 Bedrooms | | | |
| AC Type: 03 | | | | | |
| Total Bedrooms: 03 | | | | | |
| Total Baths: 2 | | | | | |
| Total Half Baths: 0 | | | | | |
| Total Xtra Fixts: 1 | | | | | |
| Total Rooms: 6 | | 6 Rooms | | | |
| Bath Style: 02 | | Average | | | |
| Kitchen Style: 02 | | Average | | | |
| Whirlpool Tub: 02 | | | | | |
| Fireplaces: 02 | | | | | |

CONDO DATA

| | | | |
|-------------|------|-------------|---------|
| Parcel Id | C | Owne | S |
| Adjust Type | Code | Description | Factor% |
| Condo Fir | | | |
| Condo Unit | | | |

COST/MARKET VALUATION

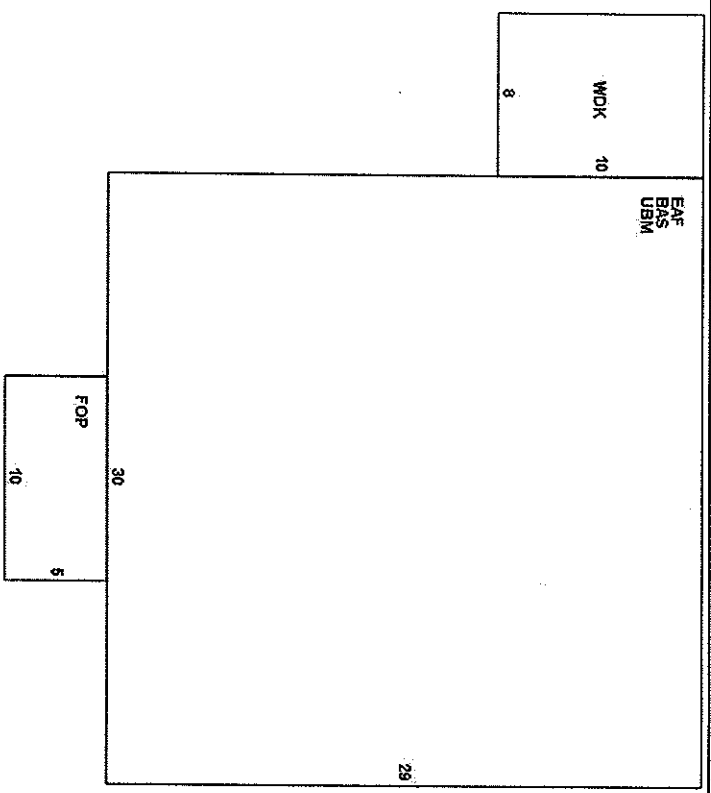
| | |
|--------------------------|---------|
| Building Value New | 150,905 |
| Year Built | |
| Effective Year Built | 1949 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 34 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 66 |
| Cns Sect Rchld | 99,600 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |

OB - OUTBUILDING & YARD ITEMS(D) /XF - BUILDING EXTRA FEATURES(B)

| Code | Description | LB | Units | Unit Price | Yr Bld | Cond. Cd | % Gd | Grade | Grade Adj | Appr. Value |
|------|-------------|----|-------|------------|--------|----------|------|-------|-----------|-------------|
| FGRI | Garage-Avg | L | 240 | 35.00 | 1952 | A | 50 | C | 1.00 | 4,200 |
| SHD1 | Shed Frame | L | 192 | 13.00 | 1984 | A | 50 | C | 1.00 | 1,200 |

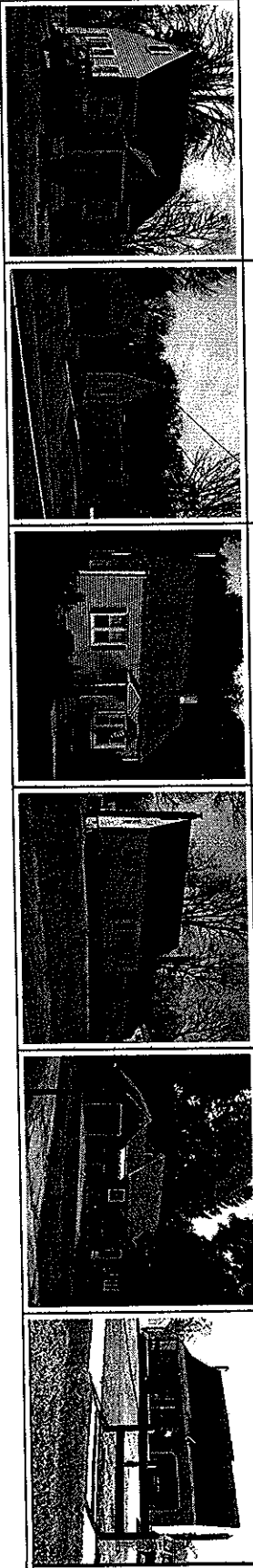
BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eft Area | Unit Cost | Undeprec Value |
|--------------------------|----------------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 870 | 870 | 870 | 99.72 | 86,756 |
| EAF | Attic, Expansion, Finished | 348 | 870 | 348 | 39.89 | 34,703 |
| FOP | Porch, Open | 0 | 50 | 10 | 19.94 | 997 |
| UBM | Basement, Unfinished | 0 | 870 | 174 | 19.94 | 17,351 |
| WDK | Deck, Wood | 0 | 80 | 8 | 9.97 | 798 |
| TTI Gross Liv/Lease Area | | 1,218 | 2,740 | 1,410 | | 140,505 |



02/05/2019

| PROPERTIES | SUBJECT PARCEL | COMPARABLE #1 | COMPARABLE #2 | COMPARABLE #3 | COMPARABLE #4 | COMPARABLE #5 |
|---|---|---|---|--|---|---|
| Mblu Location Pr Assng Dist Primary Use Parcel Value Sale Date Adjusted Price | 23///132/// 7 CHIMNEY HILL RD 25 1010 214,900 02-20-2019 201,000 | 36///1220/// 16 GROVE ST 25 1010 229,200 08-12-2020 300,900 | 35///110/// 546 CHURCH ST VALESV 25 1010 291,900 08-12-2020 300,900 | 23///143/// 35 FRITZ CT 25 1010 233,800 02-22-2019 258,500 | 36///126/// 389 HOPE HILL RD 25 1010 308,000 08-26-2019 290,000 | 34///133/// 887 CHURCH ST VALESV 25 1010 271,700 06-12-2019 287,000 |
| BUILDING ATTRIBUTES | 1949 Area Effective 1410 Pr Assng Dist 25 Grade: C Style Desc Cape Cod Appraised Bldg Value 99,600 | 1953.00 1392.00 25 C Cape Cod 99,100 | 1947.00 1487.00 25 C Cape Cod 139,000 | 1962.00 1725.00 25 C Cape Cod 118,700 | 1949.00 2323.00 25 C+ Cape Cod 176,500 | 1987.00 2117.00 25 C+ Cape Cod 169,700 |
| Total Appraised Extra Feat | 00 | 00 | 00 | 00 | 00 | 00 |
| Total Appraised Outbldg | 5,400 | 5,900 | 14,500 | 2,000 | 4,800 | 600 |
| LAND ATTRIBUTES | 5 Site Index 1.00 Condition Factor 109,900 | 5 1.00 124,200 | 5 1.00 138,400 | 5 1.00 113,100 | 5 1.00 126,700 | 5 1.00 101,400 |
| VALUE SUMMARY | | | | | | |
| Net Adjustments | | -14,300 | -28,500 | -3,200 | -16,800 | 8,500 |
| Adjusted Price | | -14,300 | -77,000 | -18,900 | -93,100 | -56,800 |
| Adjusted Price/SF | | -11.74 | -63.22 | -15.52 | -76.44 | -46.63 |
| Appraised Price/SF | | 188.18 | 239.66 | 191.95 | 252.87 | 223.07 |





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. 2020-020

APPLICATION

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

HEARING DATE:

Property Owner: MATTHEW + ERIN VECSEY
Name of property Owner: 4 PENN DRIVE
Mailing Address: WALLINGFORD, CT 06492
City, State, Zip: 203-889-6096
Phone:

Appellant (if other than owner):
Name of Owner's Agent
Mailing Address
City, State, Zip
Phone

Appellant's Capacity: [X] Owner [] Owner's Agent
(If Agent, attach a copy of Agency Agreement or Power of Attorney. Original agency document must be submitted at hearing.)

MATT + ERIN VECSEY 2/2/21
Print applicant name and date

[Signatures]
Applicant signature

Fill out only the section for the property type under appeal.

Motor Vehicle: Year Make /Model: Plate# Mileage

Real Estate: 4 PENN DRIVE, WALLINGFORD, CT 06492
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: 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?: \$ 230,000

Briefly state the basis of the Appeal: BASED ON A RECENT APPRAISAL (ATTACHED).
Also, the fireplace doesn't have a chimney + is unusable. House also has original 1957 windows + it is in "FAIR" condition.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

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

Print Name

Motion:

Table with 2 columns: Voting Record, Initials. Rows for Thomas Vitali, Carl Bonamico, Robert Avery.

WALLINGFORD ASSESSOR
2 FEB 21 PM 4:19

| CURRENT OWNER | | TOPO | UTILITIES | STRT./ROAD | LOCATION | CURRENT ASSESSMENT | |
|---------------------------|--|---------|----------------|------------|------------|--------------------|----------|
| VECSEY ERIN J + MATTHEW L | | 1 Level | 2 Public Water | 1 Paved | 2 Suburban | Description | Assessed |
| 4 PENN DR | | | | | | RES LAND | 81,400 |
| WALLINGFORD CT 06492 | | | | | | DWELLING | 99,700 |
| | | | | | | | 116,300 |
| | | | | | | | 142,400 |
| | | | | | | | 181,100 |
| | | | | | | | 258,700 |
| | | | | | | | 181,100 |
| | | | | | | | 181,100 |
| | | | | | | | 167,800 |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | |
|---------------------|------|-------------|-------------|--------|---------|------------|------|--------------------------------|----------|------|------|----------|
| Year | Code | Amount | Description | Number | Amount | Comm Int | Year | Code | Assessed | Year | Code | Assessed |
| 12-09-2019 | U | 1616 0601 | | 10 | 217,500 | 10 | 2021 | 1-1 | 81,400 | 2020 | 1-1 | 83,300 |
| 12-08-2019 | U | 1616 0613 | | 08 | 0 | 08 | | 1-3 | 99,700 | | 1-3 | 84,500 |
| 03-20-2013 | U | 1466 0895 | | 0 | 0 | 08 | | | | | | |
| 0272 0134 | | | | 0 | | | | | | | | |
| Total | | 0.00 | | | | | | | | | | |

| EXEMPTIONS | | OTHER ASSESSMENTS | |
|--|--------|-------------------|--------|
| Description | Amount | Code | Amount |
| 10/09 1ST=LR, K/DR=1RM, 3 BD, 2 BTH | | | |
| 2ND=2 BED | | | |
| PTO REMOVED=NV | | | |
| FBM HAS 1/2 B=LQ (NO UPDATES, DEF MAINT) | | | |
| = NV; A/C IN MAIN HOUSE ONLY | | | |
| WALK OUT BASEMENT FROM HSE & BAS/UBM | | | |

| ASSESSING NEIGHBORHOOD | | NOTES | |
|------------------------|-----------|---------|-------|
| Nbhd | Nbhd Name | Tracing | Batch |
| 110 | | | |

| BUILDING PERMIT RECORD | | LAND LINE VALUATION SECTION | |
|------------------------|------------|-----------------------------|-----------|
| Permit Id | Issue Date | Amount | Insp Date |
| | | | |

| BUILDING PERMIT RECORD | | LAND LINE VALUATION SECTION | |
|------------------------|------------|-----------------------------|-----------|
| Permit Id | Issue Date | Amount | Insp Date |
| | | | |

| VISIT/CHANGE HISTORY | | LAND LINE VALUATION SECTION | |
|----------------------|----|-----------------------------|----|
| Date | Id | Type | Is |
| 08-15-2020 | LS | | |
| 10-21-2019 | WH | | |
| 10-21-2019 | WH | | |
| 05-21-2019 | KC | 08 | 7 |
| 09-10-2015 | V | | |
| 05-15-2015 | V | | |
| 10-12-2010 | DM | | |

| APPROXIMATE PARCEL VALUE | | LAND LINE VALUATION SECTION | |
|------------------------------|-------------------------------|-------------------------------|-----------------------------|
| Appraised Bldg. Value (Card) | Appraised Xf (B) Value (Bldg) | Appraised Ob (B) Value (Bldg) | Appraised Land Value (Bldg) |
| 139,900 | 2,500 | 0 | 116,300 |
| 258,700 | | | |

This signature acknowledges a visit by a Data Collector or Assessor
 Total Appraised Parcel Value 258,700
 Location Adjustment 1.0000
 Adj Unit P 5.25
 Land Value 116,300

APPRAISAL OF REAL PROPERTY



LOCATED AT

4 Penn Drive
Wallingford, CT 06492
Volume Page

FOR

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

AS OF

11/12/2019

BY

Wayne Wright
G. W. Real Property Analysts
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Uniform Residential Appraisal Report

203519060287
File # 203519060287

The purpose of this summary appraisal report is to provide the lender/client with an accurate and adequately supported opinion of the market value of the subject property.
Property Address: 4 Penn Drive, Wallingford, CT 06492
Borrower: Erin & Matthew Vecsey
Assessor's Parcel #: Map 176 Lot 78 PID 5368
Neighborhood Name: east side
Occupant: Vacant
Assignment Type: Purchase Transaction
Lender/Client: Allied Mortgage Group (Retail)
Contract Price: \$217,900
Date of Contract: 10/28/2019
Market Conditions: Market conditions in neighborhood appear to be stable based on the median price history which is included in this appraisal as an exhibit.
Zoning Classification: Residential R-18
Use for property is a residential single family
General Description: 1.5 units, concrete slab foundation, vinyl/avg exterior walls, asphalt/avg roof surface, aluminum/avg gutters and downspouts, DBL HUNG/avg window type, aluminum/avg screens, driveway, asphalt driveway surface, 1 fireplace, none fence, 1 garage, asphalt carpet, 0 alt, 0 det, 0 built-in.
Additional features: finished basement with 1/2 bathroom.

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| | | | | | |
|--|---------------------------------------|---|--|--|--------------------|
| There are 25 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 204,900 to \$ 290,000 | | There are 65 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 200,000 to \$ 300,000 | | | |
| FEATURE | SUBJECT | COMPARABLE SALE # 1 | COMPARABLE SALE # 2 | COMPARABLE SALE # 3 | |
| Address | 4 Penn Drive Wallingford, CT 06492 | 26 Harrison Road Wallingford, CT 06492 | 40 Madison Avenue Wallingford, CT 06492 | 18 Reskin Drive Wallingford, CT 06492 | |
| Proximity to Subject | | 0.66 MILES SE | 0.36 MILES NW | 0.09 MILES NW | |
| Sale Price | \$ 217,900 | \$ 245,000 | \$ 240,000 | \$ 215,000 | |
| Sale Price/Gross Liv. Area | \$ 127.73 sq.ft. | \$ 124.49 sq.ft. | \$ 150.38 sq.ft. | \$ 167.97 sq.ft. | |
| Data Source(s) | | SmartMLS#170104262;DOM 130 | SmartMLS#170179352;DOM 31 | SmartMLS#170141903;DOM 8 | |
| Verification Source(s) | | volume 1594 page 1046 | volume 1603 page 608 | volume page | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTION | +(-) \$ Adjustment |
| Sales or Financing | | | | | |
| Concessions | | ArmLth Cash:0 | | ArmLth Conv:0 | |
| Date of Sale/Time | | s11/18;c11/18 | | s05/19;c05/19 | |
| Location | N;Res;Res | N;Res;Res | | N;Res;Res | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | |
| Site | 22216 sf | 30056 sf | -1,882 | 8712 sf | +3,241 |
| View | N;Res;CityStr | N;Res;CityStr | | N;Res;CityStr | +836 |
| Design (Style) | DT1.5:cape | DT2:colonial | 0 | DT1.5:cape | |
| Quality of Construction | Q4 | Q4 | | Q4 | |
| Actual Age | 61 | 34 | | 62 | 0 |
| Condition | C4 | C4 | | C4 | 0 |
| Above Grade | Total Bdrms. Baths | Total Bdrms. Baths | | Total Bdrms. Baths | |
| Room Count | 9 5 2.0 | 7 3 2.1 | -2,500 | 5 3 1.1 | +2,500 |
| Gross Living Area | 1,706 sq.ft. | 1,968 sq.ft. | -5,240 | 1,596 sq.ft. | +2,200 |
| Basement & Finished | 1184sf296sfwu | 768sf0sfwu | +1,480 | 1140sf396sfwu | -500 |
| Rooms Below Grade | 1rr0br0.1ba0o | | +2,500 | 1rr0br0.0ba0o | +2,500 |
| Functional Utility | Average | Average | | Average | |
| Heating/Cooling | fwa/central | hwbb/none | +1,000 | hwbb/none | +1,000 |
| Energy Efficient Items | None | None | | None | 0 |
| Garage/Carport | 1qa2dw | 2qa2dw | -2,000 | 1qa2dw | |
| Porch/Patio/Deck | wd 104 sf | wd 252 sf | -1,480 | op 108 sf | -40 |
| Fireplace(s) | 1 Fireplace | 1 Fireplace | | 1 fireplace | +1,040 |
| Op.ep.sp.wd.patio | ep 40 sf | none | +800 | ep 450 sf | -8,200 |
| Op.wd.sp.patio_shed | none | none | | patio 268 sf | -1,340 |
| Net Adjustment (Total) | | | \$ -7,322 | | \$ 1,361 |
| Adjusted Sale Price | | Net Adj. 3.0% Gross Adj. 7.7% | \$ 237,678 | Net Adj. 0.6% Gross Adj. 9.0% | \$ 241,361 |
| | | | | Net Adj. 5.7% Gross Adj. 13.2% | \$ 227,336 |

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

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) PUBLIC RECORDS/MLS

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) PUBLIC RECORDS/MLS

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

| ITEM | SUBJECT | COMPARABLE SALE #1 | COMPARABLE SALE #2 | COMPARABLE SALE #3 |
|----------------------------------|------------|--------------------|--------------------|--------------------|
| Date of Prior Sale/Transfer | | | | 07/29/2009 |
| Price of Prior Sale/Transfer | | | | \$260,000 |
| Data Source(s) | CoreLogic | CoreLogic | CoreLogic | CoreLogic |
| Effective Date of Data Source(s) | 11/12/2019 | 11/12/2019 | 11/12/2019 | 11/12/2019 |

Analysis of prior sale or transfer history of the subject property and comparable sales: **undisclosed sum** The current owner acquired the property on 3/20/2013 for an undisclosed sum

Summary of Sales Comparison Approach: The appraiser searched relevant data including the local mls, public records and the commercial record. Every effort was made to find comparables that sold within 90 days of the date of the report. The comparables selected and used in this report are the most similar that are available and meet the clients guidelines. Bracketing of all relevant components of the home was attempted however, given the condition of the Connecticut real estate market and the client's requirements bracketing is not always achievable. The use of sales and listings located more than 1 mile from the subject property is common in Connecticut as the average size town is just over 20,000+ people. Towns with small populations rarely produce enough sales in good markets to meet client and secondary market guidelines, in the current market it is unusual.

Indicated Value by Sales Comparison Approach \$ 230,000

Indicated Value by: Sales Comparison Approach \$ 230,000 Cost Approach (if developed) \$ 245,880 Income Approach (if developed) \$

INCOME APPROACH NOT DEVELOPED DUE TO LACK OF DATA. COST AND MARKET APPROACHES INDICATE A SIMILAR VALUE, HOWEVER, DUE TO THE DIFFICULTIES INHERENT IN ESTIMATING DEPRECIATION THE MARKET APPROACH IS GIVEN MOST CONSIDERATION.

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 230,000 as of 11/12/2019, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

203519060287

File # 203519060287

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. 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.

AJR:

The Appraiser has prepared this Appraisal in full compliance with applicable Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of those requirements

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

Exposure Time:

Exposure time for the subject property represents the length of time the subject would likely have been listed for sale prior to a hypothetical sale of the subject property on the effective date of the appraisal. The exposure time for the subject property is approximately 3-6 months.

Marketing time is the length of time properties in the subject's neighborhood would be expected to be on the market prior to a sales agreement.

Highest and Best Use:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property - specific with respect to the user and timing of the use - that is adequately supported and results in the highest present value.

A single family home is the only legally permissible use which will bring the highest return to the land

COMMERCIAL INFLUENCE:

The commercial influence in the area consists of retail and office space located along Routes 16 and 85, Norwich Avenue as well as various streets scattered throughout the neighborhood. This influence does not negatively impact the subject property or the neighborhood as it is sufficiently buffered from the residential areas

The "other" area in the present land use consists of schools, parks and land which is not available for development.

COST APPROACH TO VALUE (not required by Freddie Mac)

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

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

Wallingford market over the last few years.

Land value estimated based on sales in

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|------------|-------------------|---------------|-----|---------|----------------|-------------------|-------|-----|--------|-----------|--|--|-----|--------|----------------|-----------------|-------|-----|--------|----------------------------|--|--|--|-------------|------|----------|------------|----------|--|--------------|--------|--|--|---------------|----------------------------------|--|--|--|-------------|------------------------------------|--|--|--|------------|
| <p>ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW</p> <p>Source of cost data CONTRACTORS/BUILDERS</p> <p>Quality rating from cost service q3 Effective date of cost data 10/11/2019</p> <p>Comments on Cost Approach (gross living area calculations, depreciation, etc.)</p> <p>Cost estimates were derived from local contractors. Site value was estimated based on comparable sales data from the subject's community, square footage calculations were derived from measurements taken by the appraiser at the site.</p> | <p>OPINION OF SITE VALUE</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>DWELLING</td> <td style="text-align: right;">1,706 Sq.Ft. @ \$</td> <td style="text-align: right;">100.00</td> <td style="text-align: right;">=\$</td> <td style="text-align: right;">170,600</td> </tr> <tr> <td>Garage/Carport</td> <td style="text-align: right;">1,184 Sq.Ft. @ \$</td> <td style="text-align: right;">10.00</td> <td style="text-align: right;">=\$</td> <td style="text-align: right;">11,840</td> </tr> <tr> <td>ep 110 sf</td> <td></td> <td></td> <td style="text-align: right;">=\$</td> <td style="text-align: right;">30,000</td> </tr> <tr> <td>Garage/Carport</td> <td style="text-align: right;">308 Sq.Ft. @ \$</td> <td style="text-align: right;">50.00</td> <td style="text-align: right;">=\$</td> <td style="text-align: right;">15,400</td> </tr> <tr> <td colspan="4">Total Estimate of Cost-New</td> <td style="text-align: right;">=\$ 227,840</td> </tr> <tr> <td>Less</td> <td>Physical</td> <td>Functional</td> <td>External</td> <td></td> </tr> <tr> <td>Depreciation</td> <td style="text-align: right;">56,960</td> <td></td> <td></td> <td style="text-align: right;">=\$ (56,960)</td> </tr> <tr> <td colspan="4">Depreciated Cost of Improvements</td> <td style="text-align: right;">=\$ 170,880</td> </tr> <tr> <td colspan="4">*As-is* Value of Site Improvements</td> <td style="text-align: right;">=\$ 25,000</td> </tr> </table> | DWELLING | 1,706 Sq.Ft. @ \$ | 100.00 | =\$ | 170,600 | Garage/Carport | 1,184 Sq.Ft. @ \$ | 10.00 | =\$ | 11,840 | ep 110 sf | | | =\$ | 30,000 | Garage/Carport | 308 Sq.Ft. @ \$ | 50.00 | =\$ | 15,400 | Total Estimate of Cost-New | | | | =\$ 227,840 | Less | Physical | Functional | External | | Depreciation | 56,960 | | | =\$ (56,960) | Depreciated Cost of Improvements | | | | =\$ 170,880 | *As-is* Value of Site Improvements | | | | =\$ 25,000 |
| DWELLING | 1,706 Sq.Ft. @ \$ | 100.00 | =\$ | 170,600 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Garage/Carport | 1,184 Sq.Ft. @ \$ | 10.00 | =\$ | 11,840 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ep 110 sf | | | =\$ | 30,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Garage/Carport | 308 Sq.Ft. @ \$ | 50.00 | =\$ | 15,400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Estimate of Cost-New | | | | =\$ 227,840 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Less | Physical | Functional | External | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciation | 56,960 | | | =\$ (56,960) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciated Cost of Improvements | | | | =\$ 170,880 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *As-is* Value of Site Improvements | | | | =\$ 25,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Estimated Remaining Economic Life (HJ) and VA only

45 Years

INDICATED VALUE BY COST APPROACH

=\$ 245,880

INCOME APPROACH TO VALUE (not required by Freddie Mac)

Estimated Monthly Market Rent \$

X Gross Rent Multiplier

= \$

Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

INCOME APPROACH NOT DEVELOPED AS THE TYPICAL PURCHASER OF

A SINGLE FAMILY HOME IN THIS MARKET SEGMENT ISN'T CONCERNED WITH THE INCOME STREAM THE PROPERTY CAN PRODUCE.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?

Yes No Unit type(s) Detached Attached

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

Legal Name of Project

Total number of phases

Total number of units

Total number of units sold

Total number of units rented

Total number of units for sale

Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?

Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units?

Yes No Data Source

Are the units, common elements, and recreation facilities complete?

Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?

Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

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

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

Signature Wayne Wright
 Name Wayne Wright
 Company Name G. W. Real Property Analysts
 Company Address PO Box 67
Wallingford, CT 06492-0067
 Telephone Number 203-623-2666
 Email Address gwrealproperty@reagan.com
 Date of Signature and Report 11/18/2019
 Effective Date of Appraisal 11/12/2019
 State Certification # rcr.0000578
 or State License # _____
 or Other (describe) _____ State # _____
 State CT
 Expiration Date of Certification or License 04/30/2020

ADDRESS OF PROPERTY APPRAISED
4 Penn Drive
Wallingford, CT 06492
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 230,000

LENDER/CLIENT
 Name Olde City Lending Solutions
 Company Name Allied Mortgage Group (Retail)
 Company Address 225 E City Avenue, Suite 102, Bala Cynwyd,
PA 19004
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone 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 _____

Supplemental Addendum

File No. 203519060287

| | | | |
|------------------|--------------------------------|----------|-----------|
| Borrower | Erin & Matthew Vecsey | | |
| Property Address | 4 Penn Drive | | |
| City | Wallingford | County | New Haven |
| Lender/Client | Allied Mortgage Group (Retail) | State | CT |
| | | Zip Code | 06492 |

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

Strapped Hot Water Heaters:

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

Mechanicals/Appliances:

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

Utilities:

Utilities were on and functioning at time of inspection.

Smoke Detectors/Carbon Monoxide Detectors:

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

SALES COMPARISON APPROACH:

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

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

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

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

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

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

Supplemental Addendum

File No. 203519060287

| | | | | | |
|------------------|--------------------------------|--------|-----------|----------|-------|
| Borrower | Erin & Matthew Vecsey | | | | |
| Property Address | 4 Penn Drive | | | | |
| City | Wallingford | County | New Haven | State | CT |
| Lender/Client | Allied Mortgage Group (Retail) | | | | |
| | | | | Zip Code | 06492 |

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

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

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

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

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

Market Conditions Addendum to the Appraisal Report

203519060287
File No. 203519060287

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **4 Penn Drive** City **Wallingtonford** State **CT** ZIP Code **06492**
 Borrower **Erin & Matthew Vecsey**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

| Inventory Analysis | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend | | |
|---|-------------------|------------------|--------------------|--|--|--|
| Total # of Comparable Sales (Settled) | 23 | 22 | 20 | <input checked="" type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Absorption Rate (Total Sales/Months) | 3.83 | 7.33 | 6.67 | <input checked="" type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Total # of Comparable Active Listings | 17 | 14 | 25 | <input type="checkbox"/> Declining | <input type="checkbox"/> Stable | <input checked="" type="checkbox"/> Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate) | 4.43 | 1.91 | 3.75 | <input checked="" type="checkbox"/> Declining | <input type="checkbox"/> Stable | <input type="checkbox"/> 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 | \$245,000 | \$258,743 | \$250,250 | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Median Comparable Sales Days on Market | 50 | 27 | 45 | <input checked="" type="checkbox"/> Declining | <input type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Median Comparable List Price | \$245,000 | \$252,450 | \$235,900 | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Median Comparable Listings Days on Market | 36 | 65 | 60 | <input type="checkbox"/> Declining | <input type="checkbox"/> Stable | <input checked="" type="checkbox"/> Increasing |
| Median Sale Price as % of List Price | 97.87% | 98.19% | 98.44% | <input type="checkbox"/> Increasing | <input checked="" type="checkbox"/> Stable | <input type="checkbox"/> Declining |

Seller (developer, builder, etc.) paid financial assistance prevalent? Yes No
 Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

The SmartMLS MLS indicated 7 of 65 (10.8%) of the closed sales in the market area between 11/12/2018 and 11/12/2019 contained seller concessions. Concessions ranged between \$5,000 and \$10,000, and the median concession was \$5,000. For 7-12 months prior, 1 of 23 transactions (4.3%) had concessions. For 4-6 months prior, no transactions had concessions reported. For the 3 months prior to the effective date, 6 of 20 transactions (30.0%) had concessions.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

As reported in the SmartMLS MLS, out of 79 properties either listed or sold, 4 (5.06%) were indicated as a foreclosure or short sale. Out of 65 closed sales the past 12 months, 1 (1.54%) were foreclosures or short sales. In the prior 7-12 months, 0 of 23 sales (0.00%) were foreclosures or short sales. In the prior 4-6 months, 0 of 22 sales (0.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 11/12/2019, 4 of 25 active listings (16.00%) are foreclosures or short sales.

Cite data sources for above information. The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 11/12/2019.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

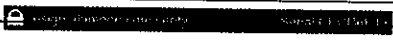
Total sales are stable
 Months supply is in over-supply
 Median sale price is stable.
 Median sale DOM is stable
 Median list price is stable.
 Median list DOM is stable
 Median sale list percent is stable.
 This analysis may be of limited use due to lack of additional data.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

| Subject Project Data | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend | | |
|--|-------------------|------------------|--------------------|-------------------------------------|---------------------------------|-------------------------------------|
| Total # of Comparable Sales (Settled) | | | | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Absorption Rate (Total Sales/Months) | | | | <input type="checkbox"/> Increasing | <input type="checkbox"/> Stable | <input type="checkbox"/> Declining |
| Total # of Active Comparable Listings | | | | <input type="checkbox"/> Declining | <input type="checkbox"/> Stable | <input type="checkbox"/> Increasing |
| Months of Unit Supply (Total Listings/Ab.Rate) | | | | <input type="checkbox"/> Declining | <input type="checkbox"/> Stable | <input type="checkbox"/> Increasing |

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.



Signature *Wayne Wright*
 Appraiser Name **Wayne Wright** Supervisory Appraiser Name
 Company Name **G. W. Real Property Analysts** Company Name
 Company Address **PO Box 67, Wallingtonford, CT 06492-0067** Company Address
 State License/Certification # **rcr.0000578** State **CT** State License/Certification #
 Email Address **gwrealproperty@reagan.com** Email Address

Comps considered in analysis - Page 1

| Row | MSRP | SRVY | Status | Date | Prop. Type | Inv/Closed Price | Address | City | Acres | Soft Parcel | Soft Adj-G | Style or Rent Type | Rooms | Urb |
|-----|-----------|------|--------|----------|------------|--------------------------------|--------------------------|-------------|-------|-------------|------------|---------------------|-------|-----|
| 1 | 120112211 | ACTV | | 10/18/19 | SF | LP: \$204,900 | 31 Kestrelhatch Dr. | Wallingford | 0.21 | 1,800 | 1,800 | Colonial | 7 | 3 |
| 2 | 120222201 | PHIK | | 08/15/19 | SF | LP: \$204,900 | 464 Wind Street Est. | Wallingford | 0.21 | 1,130 | 1,130 | Colonial | 6 | 3 |
| 3 | 120222206 | ACTV | | 10/27/19 | SF | LP: \$219,000 | 61 Sunrise Ave. | Wallingford | 0.21 | 1,254 | 1,254 | Colonial | 6 | 4 |
| 4 | 120222204 | ACTV | | 09/15/19 | SF | LP: \$219,900 | 120 S. Elm St. | Wallingford | 0.11 | 1,231 | 1,231 | Cape Cod | 6 | 4 |
| 5 | 120106122 | ACTV | | 03/01/19 | SF | LP: \$270,000 | 18 S. Myrtle Ave. | Wallingford | 0.16 | 960 | 960 | Cape Cod | 6 | 3 |
| 6 | 120222202 | NEA | | 10/31/19 | SF | LP: \$225,500 | 145 S. Central St. | Wallingford | 0.12 | 1,286 | 1,286 | Ranch | 5 | 3 |
| 7 | 120222201 | REDC | | 10/24/19 | SF | LP: \$227,500 | 41 Wolf St. | Wallingford | 0.18 | 1,093 | 1,093 | Cape Cod | 6 | 3 |
| 8 | 120222204 | REDC | | 10/24/19 | SF | LP: \$235,000 | 410 S. Main St. | Wallingford | 0.31 | 1,346 | 1,166 | Cape Cod | 5 | 3 |
| 9 | 120222204 | ACTV | | 07/31/19 | SF | LP: \$235,900 | 52 Montpelier Terrace | Wallingford | 0.36 | 1,383 | 1,383 | Split Level | 7 | 3 |
| 10 | 120222204 | REDC | | 10/08/19 | SF | LP: \$239,900 | 216 Chestnut Street | Wallingford | 0.34 | 2,221 | 1,721 | Cape Cod | 7 | 3 |
| 11 | 120222204 | REDC | | 10/27/19 | SF | LP: \$239,900 | 218 Sunrise St. | Wallingford | 0.15 | 1,898 | 1,898 | Cape Cod | 5 | 5 |
| 12 | 120222202 | ACTV | | 02/10/19 | SF | LP: \$269,500 | 282 Center St. | Wallingford | 0.34 | 1,156 | 1,156 | Colonial | 8 | 4 |
| 13 | 120222202 | NEA | | 11/11/19 | SF | LP: \$279,900 | 31 Stratford Rd. | Wallingford | 0.41 | 2,000 | 1,600 | Cape Cod, Ranch | 6 | 2 |
| 14 | 120222204 | ACTV | | 07/26/19 | SF | LP: \$289,000 | 11 Marine Circle | Wallingford | 0.42 | 2,190 | 2,190 | Colonial | 7 | 4 |
| 15 | 120222201 | ACTV | | 09/03/19 | SF | LP: \$290,000 | 21 North St. | Wallingford | 0.84 | 956 | 956 | Split Level | 12 | 6 |
| 16 | 120222201 | SHOW | | 10/02/19 | SF | LP: \$219,900 | 47 Blakeley Rd. | Wallingford | 0.41 | 1,726 | 1,726 | Split Level | 6 | 3 |
| 17 | 120222201 | SHOW | | 10/14/19 | SF | LP: \$219,999 | 422 South Main St. | Wallingford | 0.22 | 1,470 | 1,470 | Split Level | 6 | 3 |
| 18 | 120222201 | DEP | | 09/20/19 | SF | LP: \$204,900 | 55 Bayberry Dr. | Wallingford | 0.41 | 1,464 | 1,164 | Raised Ranch | 6 | 2 |
| 19 | 120222201 | DEP | | 11/05/19 | SF | LP: \$209,000 | 25 Tremont Dr. | Wallingford | 0.25 | 1,142 | 1,142 | Cape Cod | 6 | 2 |
| 20 | 120222201 | DEP | | 10/14/19 | SF | LP: \$239,591 | 4 Green St. | Wallingford | 0.51 | 1,674 | 1,674 | Cape Cod | 9 | 5 |
| 21 | 120222201 | DEP | | 11/13/19 | SF | LP: \$239,900 | 31 Bay Point Dr. | Wallingford | 0.57 | 1,523 | 1,523 | Cape Cod | 7 | 4 |
| 22 | 120222201 | DEP | | 11/14/19 | SF | LP: \$239,900 | 46 Marine Circle | Wallingford | 0.71 | 1,628 | 1,364 | Split Level | 8 | 3 |
| 23 | 120222201 | DEP | | 10/20/19 | SF | LP: \$259,900 | 24 Harbor Ave. | Wallingford | 0.44 | 1,648 | 924 | Ranch | 5 | 4 |
| 24 | 120222201 | DEP | | 10/28/19 | SF | LP: \$265,000 | 24 Central Dr. | Wallingford | 0.76 | 1,488 | 1,152 | Ranch | 7 | 3 |
| 25 | 120222201 | DEP | | 10/26/19 | SF | LP: \$265,000 | 27 Westcott Ave. | Wallingford | 0.44 | 1,466 | 1,066 | Ranch | 7 | 4 |
| 26 | 120222201 | CLSD | | 10/01/19 | SF | LP: \$209,900 CP: \$200,000 | 25 Brewster Dr. | Wallingford | 0.41 | 1,142 | 1,142 | Cape Cod | 6 | 3 |
| 27 | 120222201 | CLSD | | 04/10/19 | SF | LP: \$215,500 CP: \$201,000 | 77 South West Union Ave. | Wallingford | 0.20 | 1,266 | 1,266 | Cape Cod | 6 | 3 |
| 28 | 120222201 | CLSD | | 05/16/19 | SF | LP: \$214,000 CP: \$204,000 | 241 Ocean St. | Wallingford | 0.46 | 1,063 | 1,063 | Cape Cod | 5 | 2 |
| 29 | 120222201 | CLSD | | 10/11/19 | SF | LP: \$205,000 CP: \$205,000 | 5 Sunset Dr. | Wallingford | 0.26 | 1,280 | 1,280 | Cape Cod | 6 | 4 |
| 30 | 120222201 | CLSD | | 10/28/19 | SF | LP: \$225,000 CP: \$205,000 | 254 South Ave. | Wallingford | 0.18 | 1,154 | 1,154 | Cape Cod | 6 | 3 |
| 31 | 120222201 | CLSD | | 12/20/18 | SF | LP: \$218,900 CP: \$208,500 | 59 S. Waterbury Ave. | Wallingford | 0.08 | 1,360 | 1,360 | Colonial | 6 | 3 |
| 32 | 120222201 | CLSD | | 12/21/18 | SF | LP: \$209,900 CP: \$209,900 | 100 County Club Lane | Wallingford | 0.32 | 1,512 | 1,092 | Ranch | 6 | 3 |
| 33 | 120222201 | CLSD | | 08/27/19 | SF | LP: \$224,900 CP: \$210,000 | 140 Jerome Lane | Wallingford | 0.22 | 1,104 | 1,104 | Split Level | 6 | 3 |
| 34 | 120222201 | CLSD | | 06/21/19 | SF | LP: \$219,900 CP: \$210,000 | 84 Dana Hill Rd. | Wallingford | 0.46 | 1,128 | 1,128 | Ranch | 6 | 3 |
| 35 | 120222201 | CLSD | | 09/25/19 | SF | LP: \$274,900 CP: \$215,000 | 24 Bayview Dr. | Wallingford | 0.45 | 1,280 | 1,280 | Cape Cod | 5 | 3 |
| 36 | 120222201 | CLSD | | 03/07/19 | SF | LP: \$274,900 CP: \$216,300 | 21 Seaside Dr. | Wallingford | 0.40 | 1,409 | 1,409 | Ranch | 5 | 3 |
| 37 | 120222201 | CLSD | | 08/23/19 | SF | LP: \$229,900 CP: \$220,000 | 15 Seaside Court | Wallingford | 0.66 | 1,660 | 976 | Raised Ranch | 5 | 2 |
| 38 | 120222201 | CLSD | | 06/28/19 | SF | LP: \$229,900 CP: \$230,000 | 411 S. Elm St. | Wallingford | 0.38 | 1,448 | 1,176 | Split Level | 7 | 3 |
| 39 | 120222201 | CLSD | | 04/01/19 | SF | LP: \$229,000 CP: \$220,000 | 444 E. Center St. | Wallingford | 0.44 | 1,638 | 936 | Split Level | 6 | 3 |
| 40 | 120222201 | CLSD | | 01/18/19 | SF | LP: \$215,000 CP: \$220,000 | 51 Franklin St. | Wallingford | 0.14 | 1,331 | 1,331 | Bungalow | 8 | 3 |
| 41 | 120222201 | CLSD | | 05/01/19 | SF | LP: \$228,900 CP: \$225,000 | 120 S. Elm St. | Wallingford | 0.74 | 1,092 | 1,092 | Split Level | 7 | 3 |
| 42 | 120222201 | CLSD | | 06/10/19 | SF | LP: \$229,900 CP: \$225,000 | 2 Sunset Ave. | Wallingford | 0.18 | 1,834 | 1,434 | Cape Cod | 6 | 4 |
| 43 | 120222201 | CLSD | | 06/01/19 | SF | LP: \$234,900 CP: \$235,000 | 130 S. Central St. | Wallingford | 0.17 | 1,495 | 1,495 | Colonial | 7 | 3 |
| 44 | 120222201 | CLSD | | 06/29/19 | SF | LP: \$239,900 CP: \$236,000 | 61 Seaside Ave. | Wallingford | 0.11 | 1,294 | 1,294 | Cape Cod | 5 | 2 |
| 45 | 120222201 | CLSD | | 11/06/19 | SF | LP: \$239,999 CP: \$237,000 | 71 Bay St. | Wallingford | 0.15 | 1,488 | 1,488 | Colonial | 7 | 3 |
| 46 | 120222201 | CLSD | | 11/29/18 | SF | LP: \$239,900 CP: \$238,900 | 430 S. Elm St. | Wallingford | 0.62 | 1,276 | 1,276 | Ranch | 5 | 3 |
| 47 | 120222201 | CLSD | | 05/15/19 | SF | LP: \$249,900 CP: \$240,000 | 40 Marine Ave. | Wallingford | 0.20 | 1,596 | 1,596 | Cape Cod | 5 | 3 |
| 48 | 120222201 | CLSD | | 05/01/19 | SF | LP: \$249,900 CP: \$240,000 | 60 Woodstock Lane | Wallingford | 0.28 | 1,731 | 1,166 | Ranch | 5 | 3 |
| 49 | 120222201 | CLSD | | 05/13/19 | SF | LP: \$265,000 CP: \$240,000 | 135 S. Elm St. | Wallingford | 0.23 | 2,134 | 2,134 | Colonial, Victorian | 7 | 3 |
| 50 | 120222201 | CLSD | | 01/31/19 | SF | LP: \$250,000 CP: \$240,000 | 115 Green Neck Ave. | Wallingford | 0.28 | 1,068 | 1,068 | Ranch | 4 | 2 |
| 51 | 120222201 | CLSD | | 11/05/19 | SF | LP: \$245,000 CP: \$242,000 | 19 North Lane | Wallingford | 0.43 | 1,525 | 1,152 | Split Level | 7 | 4 |
| 52 | 120222201 | CLSD | | 10/01/19 | SF | LP: \$244,900 CP: \$245,000 | 65 Franklin St. | Wallingford | 0.53 | 1,152 | 1,152 | Ranch | 6 | 3 |
| 53 | 120222201 | CLSD | | 05/06/19 | SF | LP: \$245,000 CP: \$245,000 | 122 S. Southview Ave. | Wallingford | 0.17 | 1,548 | 1,548 | Cape Cod | 7 | 3 |
| 54 | 120222201 | CLSD | | 04/11/19 | SF | LP: \$249,900 CP: \$245,000 | 11 Union St. | Wallingford | 0.21 | 2,001 | 1,521 | Bungalow | 7 | 3 |
| 55 | 120222201 | CLSD | | 11/16/18 | SF | LP: \$279,900 CP: \$245,000 | 26 Niagara Rd. | Wallingford | 0.68 | 1,968 | 1,968 | Colonial | 7 | 3 |
| 56 | 120222201 | CLSD | | 11/08/19 | SF | LP: \$249,000 CP: \$248,000 | 3 North Lane | Wallingford | 0.38 | 1,320 | 1,004 | Split Level | 6 | 3 |
| 57 | 120222201 | CLSD | | 05/06/19 | SF | LP: \$249,750 CP: \$248,700 | 3 Wood Ave. | Wallingford | 0.36 | 1,549 | 1,212 | Ranch | 5 | 2 |
| 58 | 120222201 | CLSD | | 06/25/19 | SF | LP: \$254,900 CP: \$249,000 | 11 Seaside Dr. | Wallingford | 0.38 | 1,148 | 1,148 | Ranch | 5 | 3 |
| 59 | 120222201 | CLSD | | 12/05/18 | SF | LP: \$259,000 CP: \$250,000 | 11 Ducker Dr. | Wallingford | 0.47 | 1,452 | 1,052 | Split Level | 5 | 2 |
| 60 | 120222201 | CLSD | | 08/21/19 | SF | LP: \$254,900 CP: \$252,500 | 122 S. Orchard St. | Wallingford | 0.20 | 1,474 | 1,474 | Colonial | 6 | 3 |

Comps considered in analysis - Page 2

| | | | | | | | | | | | | | |
|----|----------|------|----------|----|--------------------------------|-------------------------------|-------------|------|-------|-------|--------------|----|---|
| 61 | 17012211 | CLSD | 07/16/19 | SF | LP: \$259,900 CP: \$252,600 | 420 W. Walnut St. | Wallingford | 0.31 | 1,536 | 1,536 | Colonial | 7 | 3 |
| 62 | 17023017 | CLSD | 09/24/19 | SF | LP: \$259,900 CP: \$253,500 | 1 W. Main St. | Wallingford | 0.22 | 1,508 | 1,508 | Ranch | 7 | 3 |
| 63 | 17022703 | CLSD | 11/08/19 | SF | LP: \$254,900 CP: \$254,900 | 14 Bayberry St. | Wallingford | 0.33 | 1,136 | 1,136 | Ranch | 5 | 2 |
| 64 | 17012020 | CLSD | 08/01/19 | SF | LP: \$266,900 CP: \$257,485 | 41 Sutter St. | Wallingford | 0.41 | 1,888 | 1,288 | Raised Ranch | 7 | 3 |
| 65 | 17021413 | CLSD | 08/16/19 | SF | LP: \$259,000 CP: \$259,000 | 140 Woodhouse Ave. | Wallingford | 0.23 | 1,390 | 1,140 | Ranch | 6 | 3 |
| 66 | 17015814 | CLSD | 07/21/19 | SF | LP: \$250,000 CP: \$260,000 | 13 Eaton Pl. | Wallingford | 0.43 | 1,560 | 1,080 | Raised Ranch | 6 | 3 |
| 67 | 17012305 | CLSD | 05/01/19 | SF | LP: \$264,000 CP: \$260,000 | 1 Kent St. | Wallingford | 0.29 | 1,676 | 1,176 | SpH Level | 6 | 3 |
| 68 | 17014304 | CLSD | 05/30/19 | SF | LP: \$264,500 CP: \$260,000 | 115 S. Walnut St. | Wallingford | 0.13 | 1,760 | 1,760 | Colonial | 9 | 4 |
| 69 | 17014103 | CLSD | 12/29/18 | SF | LP: \$262,500 CP: \$267,000 | 66 Greenbush Ave. | Wallingford | 0.49 | 1,495 | 988 | Ranch | 5 | 2 |
| 70 | 17021104 | CLSD | 10/24/19 | SF | LP: \$269,000 CP: \$263,000 | 21 Woodberry St. | Wallingford | 0.41 | 1,080 | 1,080 | Raised Ranch | 6 | 3 |
| 71 | 17012011 | CLSD | 10/15/19 | SF | LP: \$265,900 CP: \$265,000 | 10 Bayberry St. | Wallingford | 0.36 | 1,364 | 1,100 | SpH Level | 7 | 3 |
| 72 | 17012316 | CLSD | 12/11/18 | SF | LP: \$269,900 CP: \$265,000 | 155 S. Elm St. | Wallingford | 1.60 | 1,485 | 1,485 | Cape Cod | 6 | 3 |
| 73 | 17022005 | CLSD | 09/05/19 | SF | LP: \$279,500 CP: \$267,000 | 11 Anna Dr. | Wallingford | 0.41 | 1,356 | 1,356 | Ranch | 5 | 3 |
| 74 | 17012705 | CLSD | 07/15/19 | SF | LP: \$269,900 CP: \$275,000 | 21 S. Orchard St. | Wallingford | 0.26 | 1,705 | 1,705 | Colonial | 7 | 4 |
| 75 | 17012508 | CLSD | 12/28/18 | SF | LP: \$299,900 CP: \$275,000 | 16 E. Main St. | Wallingford | 0.53 | 2,310 | 2,310 | Ranch | 10 | 5 |
| 76 | 17012702 | CLSD | 12/13/18 | SF | LP: \$299,000 CP: \$278,000 | 711 Centre St. | Wallingford | 0.33 | 1,568 | 1,568 | Colonial | 8 | 4 |
| 77 | 17012701 | CLSD | 08/26/19 | SF | LP: \$279,900 CP: \$255,000 | 80 Furze Ave. | Wallingford | 0.11 | 1,485 | 1,485 | Cape Cod | 7 | 4 |
| 78 | 17015007 | CLSD | 06/07/19 | SF | LP: \$289,000 CP: \$287,000 | 241 S. Orchard St. | Wallingford | 0.37 | 3,666 | 2,346 | Cape Cod | 10 | 4 |
| 79 | 17020925 | CLSD | 09/30/19 | SF | LP: \$389,000 CP: \$290,000 | 41 Sutter St. | Wallingford | 0.48 | 2,264 | 2,264 | Colonial | 7 | 4 |
| 80 | 17020309 | CLSD | 09/23/19 | SF | LP: \$299,500 CP: \$290,000 | 29 Denman Ave. | Wallingford | 0.17 | 2,240 | 2,240 | Colonial | 10 | 4 |
| 81 | 17012422 | CLSD | 01/09/19 | SF | LP: \$289,900 CP: \$290,300 | 4 Greenway Ave. | Wallingford | 0.17 | 1,660 | 1,660 | Cape Cod | 6 | 3 |
| 82 | 17012808 | CLSD | 01/18/19 | SF | LP: \$310,000 CP: \$292,000 | 6 Maple Shade Circle, Unit 28 | Wallingford | 0.00 | 2,150 | 1,552 | Colonial | 6 | 4 |
| 83 | 17012321 | CLSD | 07/12/19 | SF | LP: \$300,000 CP: \$295,000 | 20 Madison Ave. | Wallingford | 0.20 | 1,369 | 1,369 | Cape Cod | 6 | 3 |
| 84 | 17012101 | CLSD | 06/28/19 | SF | LP: \$295,000 CP: \$295,000 | 47 Dexter St. | Wallingford | 0.68 | 1,984 | 1,984 | Colonial | 7 | 3 |
| 85 | 17012718 | CLSD | 07/10/19 | SF | LP: \$299,000 CP: \$296,000 | 16 Woodland Dr. | Wallingford | 0.41 | 1,680 | 1,080 | Raised Ranch | 7 | 3 |
| 86 | 17012704 | CLSD | 05/29/19 | SF | LP: \$309,500 CP: \$297,500 | 24 Beacon Court | Wallingford | 0.34 | 2,460 | 2,100 | Colonial | 9 | 4 |
| 87 | 17012020 | CLSD | 06/12/19 | SF | LP: \$298,900 CP: \$299,500 | 12 Elmwood Lane | Wallingford | 0.61 | 1,728 | 1,728 | Colonial | 6 | 3 |
| 88 | 17012523 | CLSD | 07/30/19 | SF | LP: \$299,700 CP: \$300,000 | 119 S. Main St. | Wallingford | 0.26 | 1,796 | 1,796 | Raised Ranch | 7 | 3 |
| 89 | 17012410 | CLSD | 06/05/19 | SF | LP: \$319,900 CP: \$300,000 | 25 Boston Rd. | Wallingford | 0.52 | 1,892 | 1,532 | Ranch | 7 | 3 |
| 90 | 17012311 | CLSD | 03/16/19 | SF | LP: \$300,000 CP: \$309,000 | 12 Harrison Ave. | Wallingford | 0.20 | 1,468 | 1,468 | Cape Cod | 6 | 4 |

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MLS Listing

Listing



4 Penn Drive, Wallingford, CT 06492

MLS #: **110244001** DOM: **16**

Status: **Deposit**

List Price: **\$209,000**

Single Family For Sale

Neighborhood: **N/A**

Tax Parcel #: **2045513**

Orig. List Price: **\$209,000**

| School Information | | | |
|--------------------|-----------------|---------|-----------------|
| Elem: | Per Board of Ed | Interm: | Per Board of Ed |
| | | Middle: | Per Board of Ed |
| | | High: | Per Board of Ed |

| | | | | | |
|-------------------------------|-----------------------------------|-------------------|------------------|-----------|--------------|
| Year Built: | 1958 | New Construction: | No | Acres: | 0.51 |
| Estimated heated: above grade | 1,674 ; total 1,674 | Assessed Value: | \$167,800 | M/I Rate: | 29.19 |
| Property Tax: | \$4,898 | | | | |

Style: **Cape Cod** Rooms: **9** Bedrms: **5** Bathrms: **2 Full & 1 Half** Fireplaces:

Potential Short Sale: **No** Short Sale Comments: **NOT A SHORT SALE**

| Room | Level | Apx. Size | Features | Room Descriptions |
|-------------|-------|--------------|----------------|-------------------|
| Kitchen | Main | 12 x 12.4 | Hardwood Floor | |
| Dining Room | Main | 14.4 x 9 | Hardwood Floor | |
| Living Room | Main | 12 x 16.8 | Hardwood Floor | |
| Bedroom | Main | 9.8 x 12.1 | Hardwood Floor | |
| Bedroom | Main | 9.11 x 11.11 | Hardwood Floor | |
| Bedroom | Upper | 7.1 x 15 | Vinyl Floor | |
| Bedroom | Upper | 14.3 x 15 | Vinyl Floor | |
| Den | Main | 12.9 x 9.11 | Plywood Floor | |
| Bedroom | Main | 10.4 x 12.1 | Plywood Floor | |

Laundry Location: **Lower Level, Lower Level** Has In-Law Apart: **Possible/First Floor**

Appliances Incl.: **Refrigerator**
 Energy Features: **Storm Doors, Storm Windows**
 Attic: **Has Attic - Pull-Down Stairs**
 Exterior Features: **Gutters**
 Garage & Parking: **1 Car, Attached Garage** Driveway Type: **Paved**
 Lot Description: **Dry**
 Waterfront Feat.: **Not Direct Waterfront - Not Applicable**
 The following items are not included in this sale: **Property to be purchased as is.**
 Home Owners Association Information: **No** Association Fee: **None** Fee Payable: **None**
 Utility Information: **None**
 Hot Water System: **40 Gallon Tank**
 Heat Type: **Hot Air, Fueled By: Natural Gas** Est. Annual Heating Cost: **None**
 Cooling: **Central Air** Fuel Tank Location: **Non Applicable**
 Water & Sewer Service: **Public Water Connected, Sewage System: Public Sewer Connected** Radon Mitigation: **Air No, Water No**
 Public Remarks: **Opportunity is knocking: Don't miss out! Gather your decorating ideas and come check out this amazing Cape loaded with possibilities. With 1,674 square feet of living space, the possibilities are endless. If you need bedroom space, this home can offer you 6, or how about 4 with a first floor master suite? The main house has Central Air, while there are wall units in the other areas. Don't miss out on this one, Call now for your private showing!**
 Confidential Agent to Agent Remarks: **Probate Court is a standard process and will not hold up a closing.**

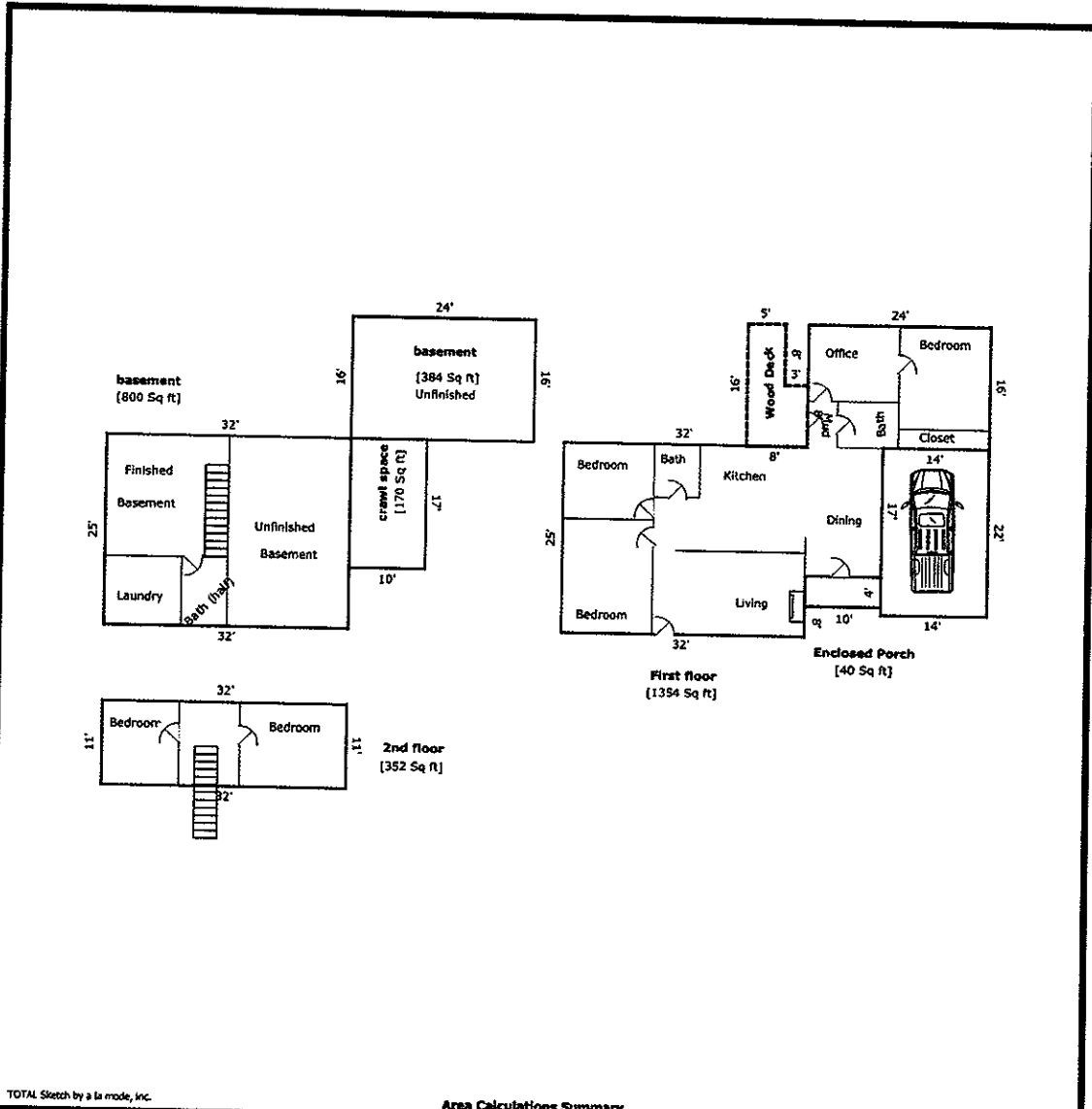
Listing Contract, Showing & Compensation Information
 Listing Date: **10/12/19** Closed Date: **None** Expiration Date: **None** Date Available: **Immediate**
 Listing Contract Type: **Exclusive Right to Sell/Lease** Buyer's Agent Comp.: **2.50 % of sale price**
 Compensation Notes: **Based on recorded sale price**
 Showing Inst: **Easy to show - Use SHOW Assist**
 Directions: **Pond Hill Rd, to Redskin Drive to Field Drive, Right onto Penn Drive; #4 will be on your left: NO SIGN!** Lockbox: **SMLS Compatible Elec.**
 Listing & Selling Agent/Broker Information
 List Agent: **Vin Masotta (MASOTT1)** (203) 265-4866 vmasotta@hpearce.com
 List Office: **Pearce Real Estate (PEAR32)** (203) 265-4866

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

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Building Sketch

| | | | |
|------------------|--------------------------------|----------|-----------|
| Borrower | Erin & Matthew Vecsey | | |
| Property Address | 4 Penn Drive | | |
| City | Wallingford | County | New Haven |
| State | CT | Zip Code | 06492 |
| Lender/Client | Allied Mortgage Group (Retail) | | |

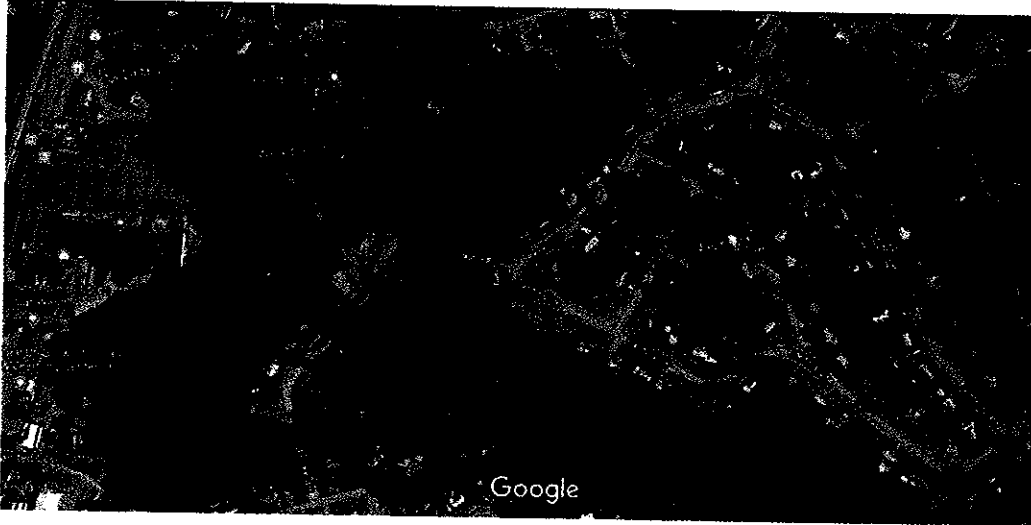


TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

| Living Area | Area | Calculation Details |
|-------------------------------------|-------------------|--|
| First floor | 1354 Sq ft | $24 \times 16 = 384$ $25 \times 32 = 800$ $10 \times 17 = 170$ |
| 2nd floor | 352 Sq ft | $11 \times 32 = 352$ |
| Total Living Area (Rounded): | 1706 Sq ft | |
| Non-Living Area | | |
| basement | 800 Sq ft | $32 \times 25 = 800$ |
| basement | 384 Sq ft | $24 \times 16 = 384$ |
| crawl space | 170 Sq ft | $17 \times 10 = 170$ |
| Wood Deck | 104 Sq ft | $8 \times 8 = 64$ $5 \times 8 = 40$ |
| 1 Car Detached | 308 Sq ft | $14 \times 22 = 308$ |
| Enclosed Porch | 40 Sq ft | $4 \times 10 = 40$ |

Google Maps 4 Penn Dr



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



4 Penn Dr

Wallingford, CT 06492



Directions



Save



Nearby



Send to your
phone

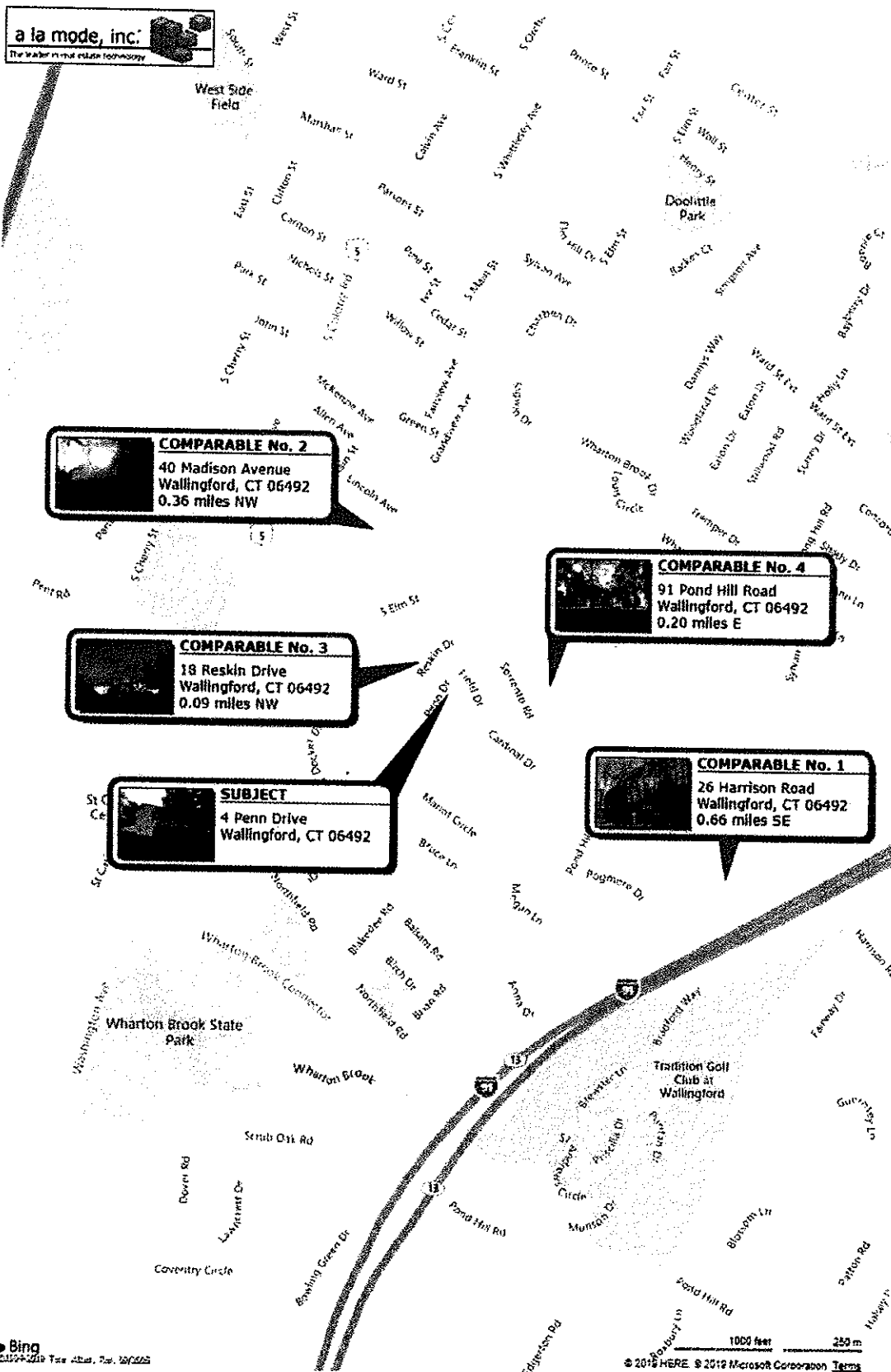


Share

Photos

Location Map

| | | | | | | | |
|------------------|--------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower | Erin & Matthew Vecsey | | | | | | |
| Property Address | 4 Penn Drive | | | | | | |
| City | Wallingford | County | New Haven | State | CT | Zip Code | 06492 |
| Lender/Client | Allied Mortgage Group (Retail) | | | | | | |



Subject Photo Page

| | | | | | |
|------------------|--------------------------------|--------|-----------|----------|-------|
| Borrower | Erin & Matthew Vecsey | | | | |
| Property Address | 4 Penn Drive | | | | |
| City | Wallingford | County | New Haven | State | CT |
| Lender/Client | Allied Mortgage Group (Retail) | | | | |
| | | | | Zip Code | 06492 |



Subject Front

4 Penn Drive
Sales Price 217,900
Gross Living Area 1,706
Total Rooms 9
Total Bedrooms 5
Total Bathrooms 2.0
Location N;Res;Res
View N;Res;CtyStr
Site 22216 sf
Quality Q4
Age 61



Subject Rear



Subject Street

Photograph Addendum

| | | | | | |
|------------------|--------------------------------|--------|-----------|----------|-------|
| Borrower | Erin & Matthew Vecsey | | | | |
| Property Address | 4 Penn Drive | | | | |
| City | Wallingford | County | New Haven | State | CT |
| Lender/Client | Allied Mortgage Group (Retail) | | | | |
| | | | | Zip Code | 06492 |



Front

Comments:



Front

Comments:



Rear

Comments:

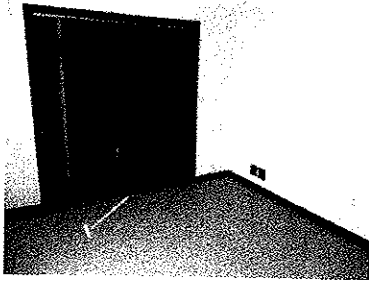


Rear

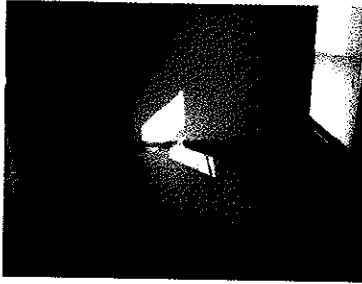
Comments:

Interior Photos

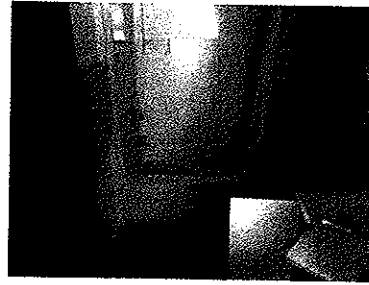
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|------------------|--------------------------------|--------|-----------|----------|-------|
| Borrower | Erin & Matthew Vecsey | | | | |
| Property Address | 4 Penn Drive | | | | |
| City | Wallingford | County | New Haven | State | CT |
| Lender/Client | Allied Mortgage Group (Retail) | | | | |
| | | | | Zip Code | 06492 |



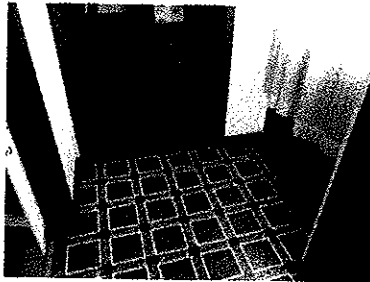
Bedroom



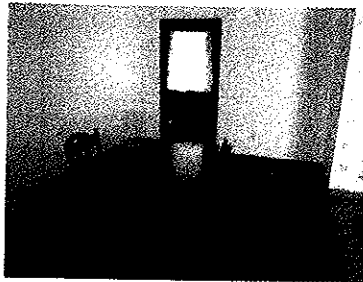
Office



full bathroom



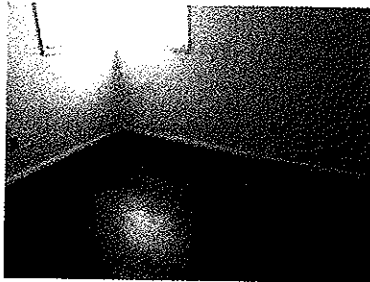
Mud Room



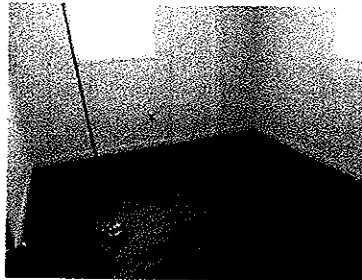
Dining Room



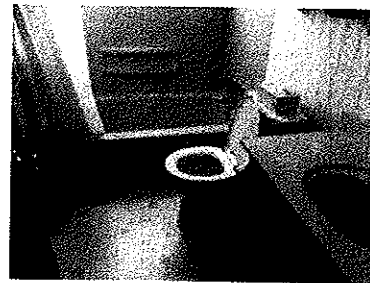
Kitchen



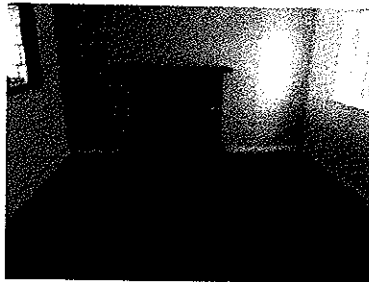
Bedroom



Bedroom



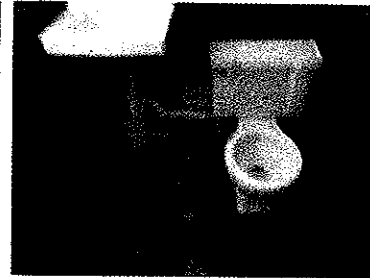
full bathroom



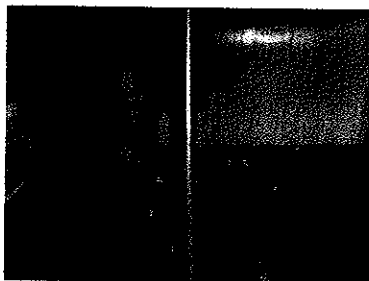
Living Room



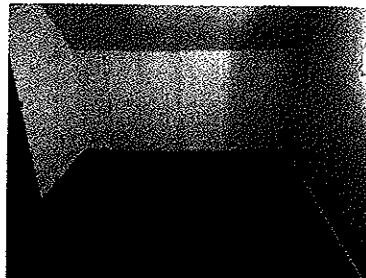
Furnace



basement 1/2 bathroom



Finished basement



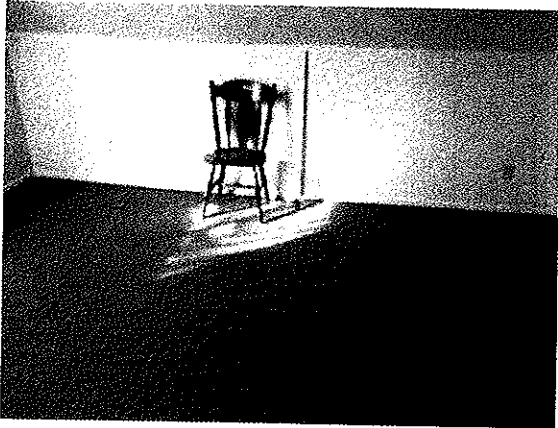
Bedroom



Inte Verity |ge

Interior Photos

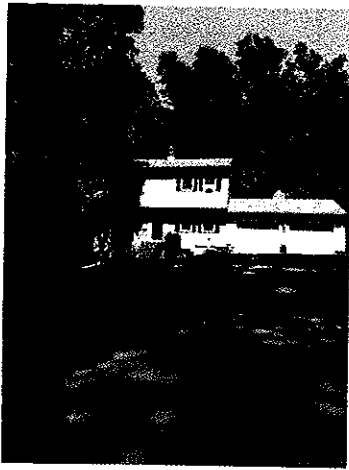
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|------------------|--------------------------------|--------|-----------|-------|----|
| Borrower | Erin & Matthew Vecsey | | | | |
| Property Address | 4 Penn Drive | | | | |
| City | Wallingford | County | New Haven | State | CT |
| Lender/Client | Allied Mortgage Group (Retail) | | Zip Code | 06492 | |



Bedroom



enclosed porch



26 Harrison Road, Wallingford MLS Photo

Comparable Photo Page

| | | | | | | | |
|------------------|--------------------------------|--------|-----------|-------|----|----------|-------|
| Borrower | Erin & Matthew Vecsey | | | | | | |
| Property Address | 4 Penn Drive | | | | | | |
| City | Wallingford | County | New Haven | State | CT | Zip Code | 06492 |
| Lender/Client | Allied Mortgage Group (Retail) | | | | | | |



Comparable 1

26 Harrison Road
 Prox. to Subject 0.66 MILES SE
 Sales Price 245,000
 Gross Living Area 1,968
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;Res
 View N;Res;CtyStr
 Site 30056 sf
 Quality Q4
 Age 34



Comparable 2

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

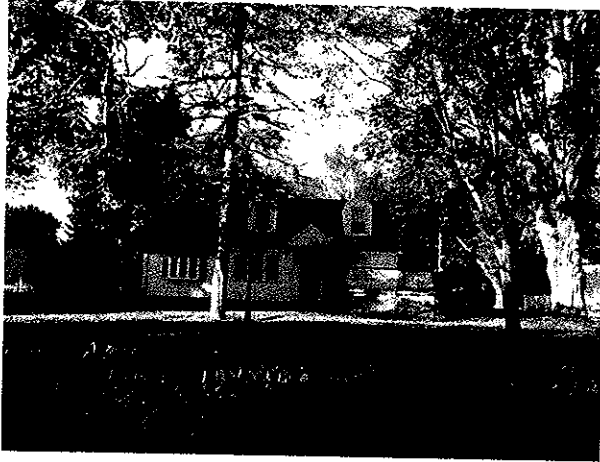


Comparable 3

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

Comparable Photo Page

| | | | | | |
|------------------|--------------------------------|----------|-----------|-------|----|
| Borrower | Erin & Matthew Vecsey | | | | |
| Property Address | 4 Penn Drive | | | | |
| City | Wallingford | County | New Haven | State | CT |
| Lender/Client | Allied Mortgage Group (Retail) | Zip Code | 06492 | | |



Comparable 4

91 Pond Hill Road
Prox. to Subject 0.20 MILES E
Sale Price 239,591
Gross Living Area 1,523
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 1.0
Location N;Res;Res
View N;Res;CityStr
Site 24829 sf
Quality Q4
Age 72

Comparable 5

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

Comparable 6

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

| | | | |
|-------------------|-------------------------------------|-------------------|--------------|
| Client: | Olde City Lending Solutions | Client File #: | |
| Subject Property: | 4 Penn Drive, Wallingford, CT 06492 | Appraisal File #: | 203519060287 |

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

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

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

VALUE DEFINITION

Market Value Definition (below)

Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

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

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and analysis or any other work product provided by the individual appraiser(s).

Appraiser may need sibility for the data.

| | | | |
|-------------------|-------------------------------------|-------------------|--------------|
| Client: | Olde City Lending Solutions | Client File #: | |
| Subject Property: | 4 Penn Drive, Wallingford, CT 06492 | Appraisal File #: | 203519060287 |

APPRAISER CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.
 - None
 - Name(s) _____

As previously identified in the Scope Of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property inspected by Appraiser Yes No

Property inspected by Co-Appraiser Yes No

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS

Appraisal Institute Member Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

| | |
|--|---|
| Designated Appraisal Institute Member Certify: • As of the date of this report, I <input checked="" type="checkbox"/> have / <input type="checkbox"/> have not completed the continuing education program of the Appraisal Institute. | Designated Appraisal Institute Member Certify: • As of the date of this report, I <input type="checkbox"/> have / <input type="checkbox"/> have not completed the continuing education program of the Appraisal Institute. |
|--|---|

| | |
|---|--|
| APPRAISER: Signature <u>Wayne Wright</u> Name <u>Wayne Wright</u> Report Date <u>11/18/2019</u> Trainee <input type="checkbox"/> Licensed <input type="checkbox"/> Certified Residential <input checked="" type="checkbox"/> Certified General <input type="checkbox"/> License # <u>rcr.0000578</u> State <u>CT</u> Expiration Date <u>04/30/2020</u> | CO-APPRAISER: Signature _____ Name _____ Report Date _____ Trainee <input type="checkbox"/> Licensed <input type="checkbox"/> Certified Residential <input type="checkbox"/> Certified General <input type="checkbox"/> License # _____ State _____ Expiration Date _____ |
|---|--|

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on analysis or any other work product provided by the individual appraiser(s), appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and liability for the data, AI Reports® AI-900.03 Assumptions and Limiting Conditions/Certification © Appraisal Institute 2008, All Rights Reserved Serial# CECD6E13 esign.alamode.com/verify December 2008

**Appraisal and Valuation
Professional Liability Insurance Policy**



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

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

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED APPRAISERS ENDORSEMENT

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

"Insured" means:

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

| Name | Coverage Effective Date | Principal/Owner, Appraiser or Trainee |
|--------------|-------------------------|---------------------------------------|
| Wayne Wright | 09/30/2019 | Principal/Owner |

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

| CURRENT OWNER | TOPO | UTILITIES | STRT/ROAD | LOCATION | DESCRIPTION | CURRENT ASSESSMENT | PREVIOUS ASSESSMENTS (HISTORY) | VISION |
|---------------------------|-----------------------|----------------|------------|-----------------------------------|-------------------|--|---|-------------------------|
| VECSEY ERIN J + MATTHEW L | 1 Level | 2 Public Water | 1 Paved | 2 Suburban | RES LAND DWELLING | Code 1-1 Appraised 116,300 Assessed 81,400 | Code 1-1 Assessed V 83,300 Year 2019 Code 1-3 Assessed 99,700 | 6148 WALLINGFORD, CT |
| 4 PENN DR | Alt Prcl ID 054002036 | Census: 1753 | Old MBLU | ENG MAP # | | | | |
| WALLINGFORD CT 06492 | TC MAP # 409 | TC MAP # 409 | Record Lot | Easement Town Line IND PARK | | | | |
| | GIS ID 5368 | | | Assoc Pld# | | | | |
| SUPPLEMENTAL DATA | | | | | | | | |
| P/Z MAP # | | | | | | | | |
| P/Z MAP # | | | | | | | | |
| IND PARK | | | | | | | | |
| Total | | | | | 258,700 | 181,100 | | |

| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | QU | VI | SALE PRICE | VC | Year | Code | Assessed | Year | Code | Assessed | | |
|------------------------------|-------------|-----------|------------|----|------------|----|------|------|----------|---------|-------|----------|-------|---------|
| VECSEY ERIN J + MATTHEW L | 1616 | 0601 | 12-09-2019 | U | 217,500 | 10 | 2021 | 1-1 | 81,400 | 2020 | 1-1 | 83,300 | | |
| HURLBURT RAYMOND W (ESTATE) | 1466 | 0813 | 12-08-2019 | U | 0 | 08 | | | | | | | | |
| HURLBURT RAYMOND W | 1466 | 0895 | 03-20-2013 | U | 0 | 08 | | | | | | | | |
| HURLBURT RAYMOND W & PHYLLIS | 0272 | 0134 | | | | | | 1-3 | 99,700 | | 1-3 | 84,500 | | |
| Total | | | | | | | | | | 181,100 | Total | 181,100 | Total | 167,600 |

| EXEMPTIONS | Amount | Code | Description | Number | Amount | Comm Int |
|---|--------|------|-------------|--------|--------|----------|
| Year | | | | | | |
| OTHER ASSESSMENTS | | | | | | |
| This signature acknowledges a visit by a Data Collector or Assessor | | | | | | |

| ASSESSING NEIGHBORHOOD | Tracing | Batch |
|------------------------|---------|-------|
| Nbhd 110 | B | |
| Total 0.00 | | |

NOTES
 (ONLY UBM ENT)-WB, FPL ORNAMENTAL=FUNG
 NO FLUE, BLOCKED OFF
 IA

FBM HAS 1/2 B=LQ (NO UPDATES, DEF MAINT)
 = NV, A/C IN MAIN HOUSE ONLY
 WALK OUT BASEMENT FROM HSE & BAS/UBM

| PERMIT ID | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|-----------|------------|------|-------------|--------|-----------|--------|-----------|----------|
| | | | | | | | | |

BUILDING PERMIT RECORD

| DATE | ID | TYPE | IS | CD | PURPOSE/RESULT |
|------------|----|------|----|----|-------------------------|
| 08-15-2020 | LS | WH | | 29 | Field Review |
| 10-21-2019 | WH | WH | | 01 | Measured |
| 10-21-2019 | WH | WH | | 02 | 1st Callback |
| 05-21-2019 | KC | KC | 08 | 19 | Map Correction-No Value |
| 09-10-2015 | V | V | | 29 | Field Review |
| 05-15-2015 | V | V | | 75 | 2015 DM - No Change |
| 10-12-2010 | DM | DM | | 17 | Data Mattr Change |

LAND LINE VALUATION SECTION

| USE CODE | DESCRIPTION | ZONE | LAND TYP | LAND UNITS | UNIT PRICE | SIZE ADJ | SITE INDEX | COND. | NBHD. | NBHD. ADJ | NOTES | LOCATION ADJUSTMENT | ADJ UNIT P | LAND VALUE |
|--------------------------------|-------------|---------------|----------|------------|------------|----------|------------|-------|-------|-----------|-------|---------------------|------------|------------|
| 1 | 1010 | Single Family | R18 | 22.166 SF | 4.77 | 1.00000 | 5 | 1.00 | 110 | 1.100 | | 1.0000 | 5.25 | 116,300 |
| Total Card Land Units 0.509 AC | | | | | | | | | | | | | | |
| Parcel Total Land Area 0.5089 | | | | | | | | | | | | | | |
| Total Land Value 116,300 | | | | | | | | | | | | | | |

APPRAISED VALUE SUMMARY

| | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 139,900 |
| Appraised Xf (B) Value (Bldg) | 2,500 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 116,300 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 258,700 |
| Valuation Method | C |
| Total Appraised Parcel Value | 258,700 |

CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description | Element | Cd | Description |
|---------------------|----|----------------|---------|----|-------------|
| Style: 04 | | Cape Cod | | | |
| Model: 01 | | Residential | | | |
| Grade: C+ | | 1 1/4 Stories | | | |
| Stories: 1.25 | | | | | |
| Occupancy: 1 | | Vinyl Siding | | | |
| Exterior Wall 1: 25 | | | | | |
| Exterior Wall 2: 03 | | Gable | | | |
| Roof Structure: 03 | | Asphalt | | | |
| Roof Cover: 05 | | Drywall | | | |
| Interior Wall 1: 05 | | | | | |
| Interior Wall 2: 14 | | Carpet | | | |
| Interior Flr 1: 12 | | Hardwood | | | |
| Interior Flr 2: 03 | | Gas | | | |
| Heat Fuel: 04 | | Forced Air-Duc | | | |
| Heat Type: 06 | | Partial | | | |
| AC Type: 05 | | 5 Bedrooms | | | |
| Total Bedrooms: 05 | | | | | |
| Total Bathrooms: 2 | | 1 Half Bath | | | |
| Total Half Baths: 1 | | | | | |
| Total Xtra Baths: 7 | | 7 Rooms | | | |
| Total Rooms: 02 | | Average | | | |
| Bath Style: 02 | | Average | | | |
| Kitchen Style: 02 | | | | | |
| Whirlpool Tub: 1 | | | | | |
| Fireplaces: 1 | | | | | |

CONDO DATA

| | | | |
|-------------|------|-------------|---------|
| Parcel Id | C | Ownr | |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |

COST/MARKET VALUATION

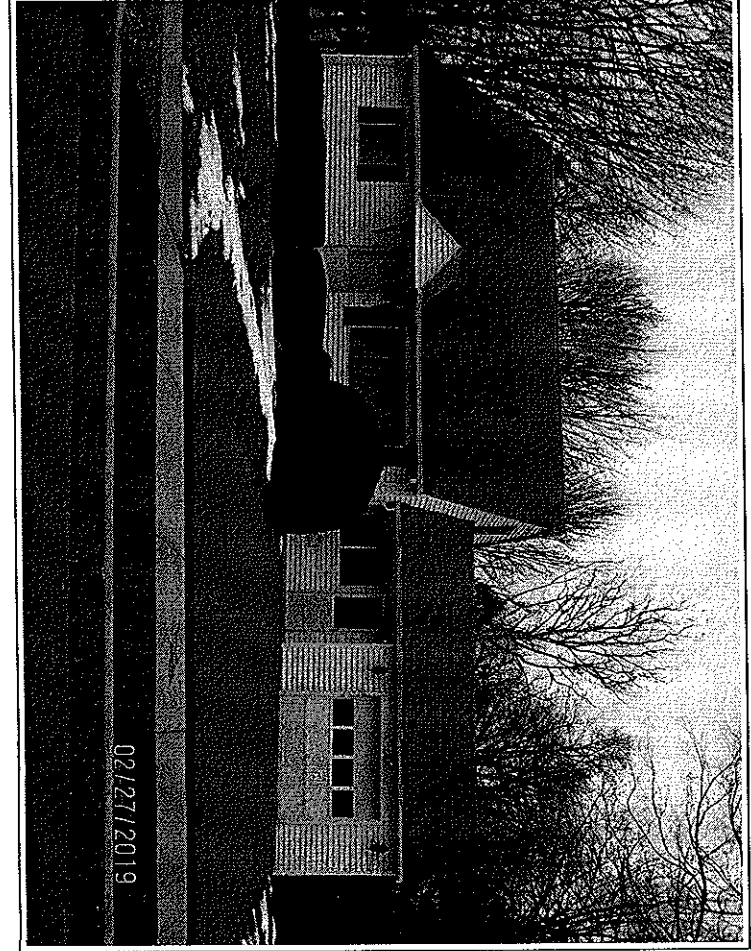
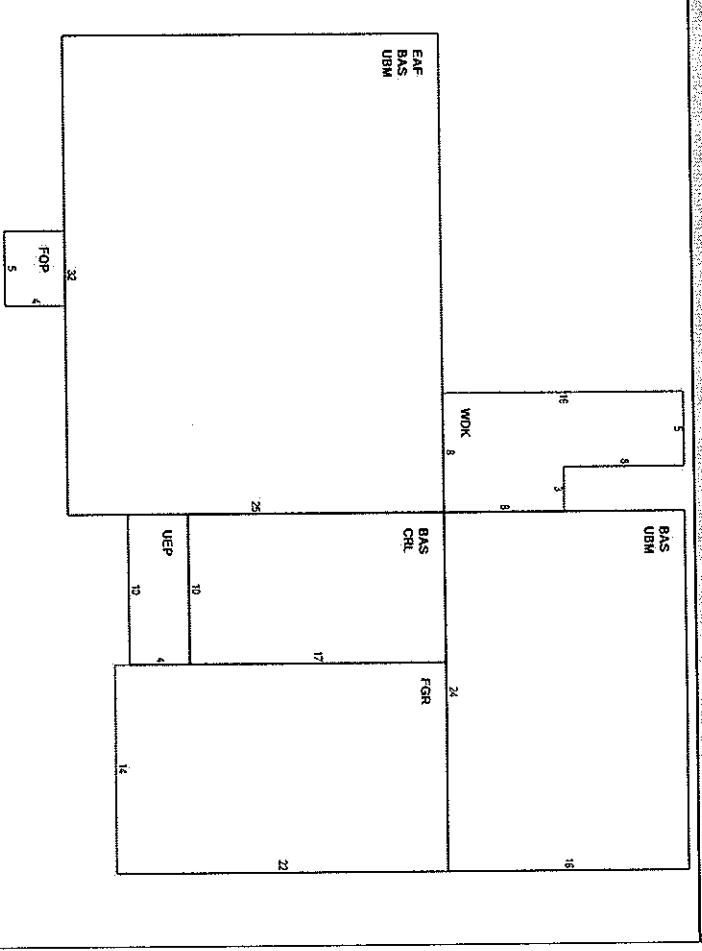
| | |
|--------------------------|---------|
| Building Value New | 218,576 |
| Year Built | 1958 |
| Effective Year Built | A |
| Depreciation Code | 33 |
| Remodel Rating | 3 |
| Year Remodeled | 1 |
| Depreciation % | 64 |
| Functional Obsol | 139,900 |
| External Obsol | |
| Trend Factor | |
| Condition | |
| Condition % | |
| Percent Good | |
| RCNLD | |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |

OB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)

| Code | Description | VB | Units | Unit Price | Yr Bld | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|------|---------------|----|-------|------------|--------|----------|------|-------|------------|-------------|
| A/C | Air Condition | B | 1,120 | 3,501 | 1983 | | 64 | | 0.00 | 2,500 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Underprec Value |
|----------------------------|----------------------------|-------------|------------|----------|-----------|-----------------|
| BAS | First Floor | 1,354 | 1,354 | 1,354 | 97.60 | 132,150 |
| CRL | Crawl Space | 0 | 170 | 0 | 0.00 | 0 |
| EAF | Attic, Expansion, Finished | 320 | 800 | 320 | 39.04 | 31,232 |
| FGR | Garage | 0 | 308 | 123 | 38.98 | 12,005 |
| FOP | Porch, Open | 0 | 20 | 4 | 19.52 | 390 |
| UBM | Basement, Unfinished | 0 | 1,184 | 237 | 19.54 | 23,131 |
| UEP | Unfin Porch | 0 | 40 | 20 | 48.80 | 1,952 |
| WDK | Deck, Wood | 0 | 104 | 10 | 9.38 | 976 |
| Ttl Gross Liv / Lease Area | | 1,674 | 3,980 | 2,068 | | 201,836 |



02/27/2019

2020-020



Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: 3/1/2020
To: Shelby Jackson
From: Ian Fuller
CC:
RE: 4 Penn Dr

Current Market Value: \$ 258,700

Current Assessed Value: \$ 181,100

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

Notes:

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

Recommendation:

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

2020-020

Appellants submission
of Comps

2 FIELD DR

Location 2 FIELD DR

Mblu 176/179/1

Acct# B00387

Owner BAKER DAVID R & JUDY ANN

PBN

Assessment \$151,500

Appraisal \$216,400

PID 5367

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$109,000 | \$107,400 | \$216,400 |

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$76,300 | \$75,200 | \$151,500 |

Owner of Record

Owner BAKER DAVID R & JUDY ANN
 Co-Owner
 Address 2 PENN DR
 WALLINGFORD, CT 06492

Sale Price \$0
 Certificate
 Book & Page 0523/0700
 Sale Date 08/26/1983

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1957
 Living Area: 1,164
 Replacement Cost: \$158,156
 Building Percent Good: 67

Replacement Cost
Less Depreciation:

\$106,000

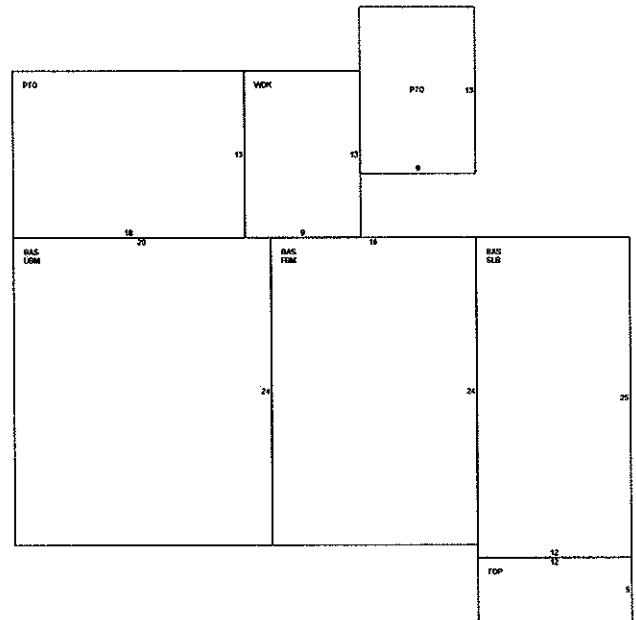
Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02\02\23\16.jpg>)

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

Building Layout



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

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

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1010
 Description Single Family
 Zone R18
 Neighborhood 110
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.42
 Frontage
 Assessed Value \$75,200
 Appraised Value \$107,400

Outbuildings

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

Valuation History

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

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

6 RESKIN DR

Location 6 RESKIN DR

Mblu 176 / 47 / 1

Acct# 00060010

Owner CARON GEOFFREY T

PBN

Assessment \$169,400

Appraisal \$242,000

PID 5349

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$128,800 | \$113,200 | \$242,000 |

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$90,200 | \$79,200 | \$169,400 |

Owner of Record

Owner CARON GEOFFREY T
Co-Owner
Address 54 HILLFIELD RD
 HAMDEN, CT 06518-1810

Sale Price \$213,000
Certificate
Book & Page 1384/1159
Sale Date 05/06/2010
Instrument 001

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1956
Living Area: 1,580
Replacement Cost: \$192,170
Building Percent Good: 67
Replacement Cost Less Depreciation: \$128,800

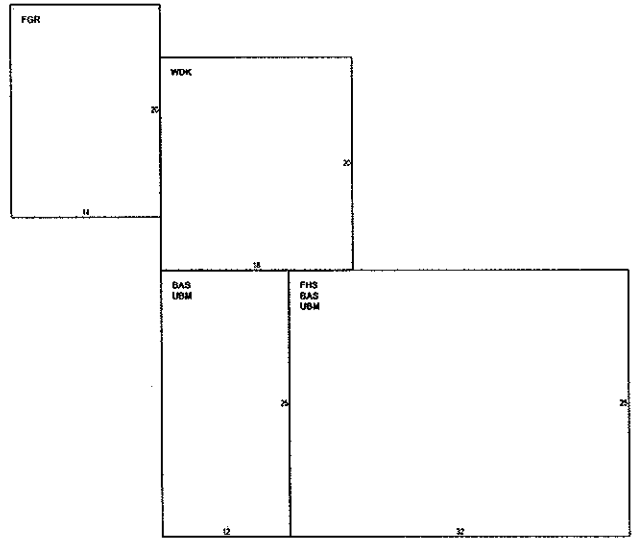
Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02\03\36\94.jpg>)

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

Building Layout



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

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

Extra Features

Extra Features**Legend**

No Data for Extra Features

Land**Land Use**

Use Code 1010
Description Single Family
Zone R18
Neighborhood 110
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.43
Frontage
Assessed Value \$79,200
Appraised Value \$113,200

Outbuildings**Outbuildings****Legend**

No Data for Outbuildings

Valuation History**Appraisal**

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

Assessment

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

18 RESKIN DR

Location 18 RESKIN DR

Mblu 176 / 153 / 1

Acct# D0447000

Owner XIAO JING H

PBN

Assessment \$164,500

Appraisal \$235,000

PID 5343

Building Count 1

Current Value

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

Owner of Record

Owner XIAO JING H

Sale Price \$215,000

Co-Owner

Certificate

Address 18 RESKIN DR

Book & Page 1611/0780

WALLINGFORD, CT 06492

Sale Date 09/27/2019

Instrument 00

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1957
Living Area: 1,280
Replacement Cost: \$176,218
Building Percent Good: 67
**Replacement Cost
 Less Depreciation:** \$118,100

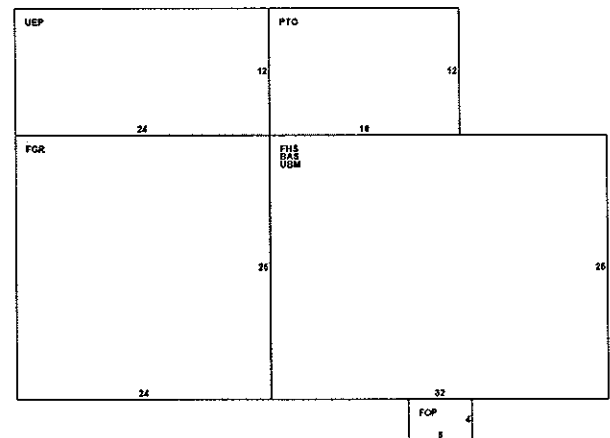
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style: | Cape Cod |
| Model | Residential |
| Grade: | C |
| Stories: | 1 1/2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable |
| Roof Cover | Asphalt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

Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02100\97\44.jpg>)

Building Layout



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

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

Extra Features

Extra Features**Legend**

No Data for Extra Features

Land**Land Use**

Use Code 1010
Description Single Family
Zone R18
Neighborhood 110
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.43
Frontage
Assessed Value \$79,300
Appraised Value \$113,300

Outbuildings

| Outbuildings | | | | | | | Legend |
|---------------------|--------------------|-----------------|------------------------|-------------|--------------|-----------------------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Assessed Value | Bldg # |
| SHD1 | Shed Frame | | | 96.00 S.F. | \$600 | \$400 | 1 |
| SHP1 | Work Shop Avg | | | 288.00 S.F. | \$3,000 | \$2,100 | 1 |

Valuation History

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

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

20 CARDINAL DR

Location 20 CARDINAL DR

Mblu 188 / / 153 / /

Acct# M0405000

Owner MACMILLAN KATE A

PBN

Assessment \$167,500

Appraisal \$239,300

PID 5326

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$132,000 | \$107,300 | \$239,300 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2020 | \$92,400 | \$75,100 | \$167,500 |

Owner of Record

Owner MACMILLAN KATE A

Sale Price \$203,000

Co-Owner

Certificate

Address 20 CARDINAL DR

Book & Page 1578/0640

WALLINGFORD, CT 06492

Sale Date 01/24/2018

Instrument 10

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1957
Living Area: 1,700
Replacement Cost: \$206,173
Building Percent Good: 64
Replacement Cost Less Depreciation: \$132,000

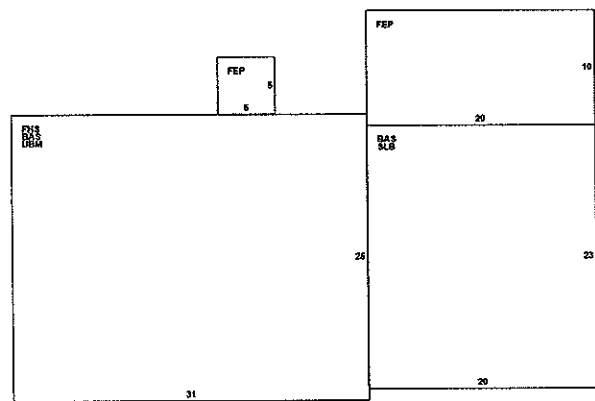
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style: | Cape Cod |
| Model | Residential |
| Grade: | |
| Stories: | 1 1/2 Stories |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable |
| Roof Cover | Asphalt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

Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02\03\35\05.jpg>)

Building Layout



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

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

Extra Features

| Extra Features | Legend |
|----------------|--------|
| | |

No Data for Extra Features

Land

Land Use

Use Code 1010
Description Single Family
Zone R18
Neighborhood 110
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.42
Frontage
Assessed Value \$75,100
Appraised Value \$107,300

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

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

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

91 POND HILL RD

Location 91 POND HILL RD

Mblu 176 / 127 / 1

Acct# G0020550

Owner REMUS DANIEL + CAMMINATI
MARISSA CHONG SHING

PBN

Assessment \$165,600

Appraisal \$236,300

PID 5404

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$117,500 | \$118,800 | \$236,300 |

| Assessment | | | |
|----------------|--------------|----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2020 | \$82,400 | \$83,200 | \$165,600 |

Owner of Record

| | | | |
|-----------------|--|------------------------|------------|
| Owner | REMUS DANIEL + CAMMINATI MARISSA CHONG SHING | Sale Price | \$228,000 |
| Co-Owner | | Certificate | |
| Address | 91 POND HILL RD | Book & Page | 1616/0407 |
| | WALLINGFORD, CT 06492 | Sale Date | 12/05/2019 |
| | | Instrument | 00 |

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1947
Living Area: 1,389

Replacement Cost: \$164,446
Building Percent Good: 66
Replacement Cost
Less Depreciation: \$108,500

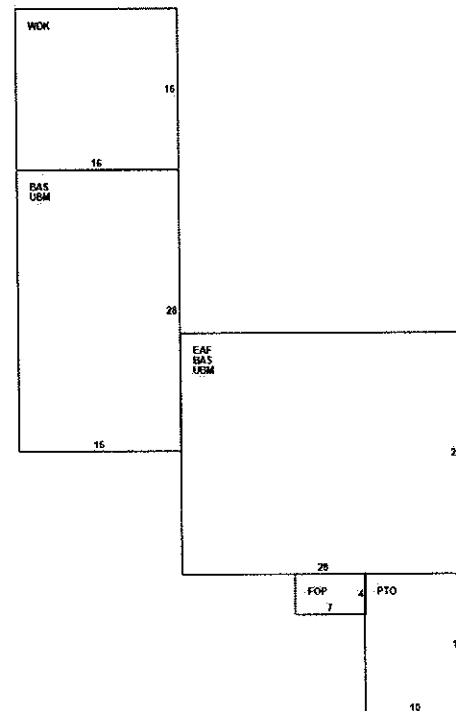
| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| Style: | Cape Cod |
| Model | Residential |
| Grade: | |
| Stories: | 1.25 |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable |
| Roof Cover | Asphalt |
| Interior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

Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02102182142.jpg>)

Building Layout



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

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

Extra Features

Extra Features**Legend**

No Data for Extra Features

Land**Land Use**

Use Code 1010
Description Single Family
Zone R18
Neighborhood 110
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.57
Frontage
Assessed Value \$83,200
Appraised Value \$118,800

Outbuildings

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

Valuation History

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

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