



Town of Wallingford, Connecticut

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

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

BOARD OF ASSESSMENT APPEALS AGENDA

REGULAR VIRTUAL MEETING FOR THE GRAND LIST OCTOBER 1ST, 2020

SATURDAY, MARCH 20, 2021 9 AM to 12 PM

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

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

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

Date	Time	HEARING NO	TYPE	Account Number	Owner Full Name	Co-Owner Full Name
March 20, 2021	10:00 AM - 11:00 AM	2020-039	RESIDENTIAL	M0710000	MORASUTTI JONATHAN	
March 20, 2021	10:00 AM - 11:00 AM	2020-031	RESIDENTIAL	P0537010	SCARPA MICHAEL	FILKINS KATHLEEN M
March 20, 2021	10:00 AM - 11:00 AM	2020-065	RESIDENTIAL	20010243	GAGLIARDI MARY E + ROSS JAMES P +	
March 20, 2021	10:00 AM - 11:00 AM	2020-065	RESIDENTIAL	20010243	KATHLEEN FILKINS	
March 20, 2021	11:00 AM - 12:00 PM	2020-037	RESIDENTIAL	S0665810	STANLEY ENID L + SANTORA KEITH R	
March 20, 2021	9:00 AM - 10:00 AM	2020-017	RESIDENTIAL	D0052501	DELLASELVA JOSEPH +EILEEN	PRINCESS AMEES PALA
March 20, 2021	9:00 AM - 10:00 AM	2020-021	RESIDENTIAL	M0109000	MARCANTONIO EDMUND + DIANNE LU +	
March 20, 2021	9:00 AM - 10:00 AM	2020-002	RESIDENTIAL	K0441000	KURYLO LINDA M	
March 20, 2021	9:00 AM - 10:00 AM	2020-035	RESIDENTIAL	K0460510	KYNIK LESLIE	



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. 2020-039

APPLICATION

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

HEARING DATE: _____

MLFD ASSESSOR
19 FEB 21 AM 11:21

Property Owner:
Jonathan Morasutti
Name of property Owner
31 Wallace Row
Mailing Address
Wallingford CT 06492
City, State, Zip
203-314-8510
Phone

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.)

Print applicant name and date _____

Applicant signature _____

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

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

Real Estate: 28 FRANKLIN ST.
(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? : \$ 100,000

Briefly state the basis of the Appeal: THE PROPERTY IS COMPLETELY gutted
DOWN TO THE STUDS. ELECTRICAL IS INCOMPLETE, Plumbing is incomplete,
Roof has holes (Attach additional documentation if appraisal is needed) completely uninhabitable.

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: _____

TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	Assessed	
1 Level	2 Public Water	1 Paved	2 Suburban	Code 1-1 Description RES LAND	61,700	
				Code 1-3 Description DWELLING	83,500	
SUPPLEMENTAL DATA				Total 207,300	145,200	
Alt Pct ID 056002103	P/Z MAP #				PREVIOUS ASSESSMENTS (HISTORY)	
Census: 1752	ENG MAP	Year 2019				65,900
Old MBLU	Easement	Year 2018				69,800
TC MAP #	Town Line	Year 2017				2,900
TC MAP #	IND PARK	Year 2016			2,900	
Record Lot	Assoc Pct#	Total 145,200			138,600	
GIS ID 6244		Total 145,200			138,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
MORASUTTI JONATHAN		1610	09-03-2019	U	1	130,000	14
RANDOM PROPERTIES ACQUISITION COR		1589	08-06-2018	U	1	197,000	14
CIT BANK		1586	06-28-2018	U	1	0	0
MULRONEY CATHERINE (ESTATE)		0238	06-01-1955				

OTHER ASSESSMENTS			
Year	Code	Description	Amount
			0.00
			0.00

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	Batch
40	B	Tracing
NOTES		

BUILDING PERMIT RECORD				
Permit Id	Issue Date	Type	Description	Amount
42131	01-26-2021	RS	Residential	5,000
34688	07-07-2020	RS	Residential	20,000
21026	09-15-2006	RS	Residential	2,100

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd Adj
1	1040 Two Family	R6		6,700 SF	13.15	1.00000	5	1.00	40	1.000
Total Card Land Units 0.154 AC										
Parcel Total Land Area 0.1538										

VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Date	Id	Type	Is	Cd	Purpose/Result	
			12-09-2020	HH	HH		01	Measured	
			12-09-2020	HH	HH		40	No change	
			09-30-2020	GV	GV	03	61	Permit - Measure Only	
			07-31-2020	MG	MG		39	Appointment - no-show	
			04-07-2020	PB	PB	03	01	Measured	
			10-06-2015	V	V		29	Field Review	
			07-30-2010	SR	SR		29	Field Review	

APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value
114,100	0	5,100	88,100	0
Total Appraised Parcel Value 207,300				

VISION

6148

WALLINGFORD, CT

RES LAND
DWELLING

WALK UP STAIRS
PER H/O 3'D UNFINISHED PERMIT
GUTTED

DORMER
BATH/KITCHEN/INTERIOR
ROOF

Notes

This signature acknowledges a visit by a Data Collector or Assessor

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		VISION	
MORASUTTI JONATHAN	1 Level	2 Public Water	1 Paved	2 Suburban	RES LAND DWELLING	Code	Appraised	Assessed	Year	Code	Assessed
31 WALLACE ROW						1-1	88,100	61,700	2019	1-1	65,900
WALLINGFORD CT 06492						1-3	119,200	83,500	2020	1-3	69,800
SUPPLEMENTAL DATA											
All Prici ID: 056002103					P/Z MAP #						
Census: 1752					ENG MAP						
Old MBLU					Easement						
TC MAP #					Town Line						
Record Lot					IND PARK						
GIS ID 6244					Assoc Pld#						
RECORD OF OWNERSHIP					Total		207,300	145,200		Total	138,600

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed <th>Year</th> <th>Code</th> <th>Assessed </th>	Year	Code	Assessed
EXEMPTIONS														
OTHER ASSESSMENTS														
ASSESSING NEIGHBORHOOD														
Total: 0.00														
NOTES														
1ST=2 BED, 1B, K, LR														
2ND=2 BED, 1B, K, LR														
WALK UP STAIRS														
PER H/O 3D UNFINISHED PERMIT														
GUTTED														
APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card) 114,100														
Appraised Xr (B) Value (Bldg) 0														
Appraised Ob (B) Value (Bldg) 5,100														
Appraised Land Value (Bldg) 88,100														
Special Land Value 0														
Total Appraised Parcel Value 207,300														
Valuation Method C														
Total Appraised Parcel Value 207,300														

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed <th>Year</th> <th>Code</th> <th>Assessed </th>	Year	Code	Assessed
RECORD OF OWNERSHIP														
BK-VOL/PAGE														
SALE DATE														
Q/U / V/I														
SALE PRICE														
VC														
MORASUTTI JONATHAN														
RANDOM PROPERTIES ACQUISITION COR														
CIT BANK														
MULRONEY CATHERINE (ESTATE)														
1610 0233 09-03-2019 U U 1 130,000 14														
1589 0359 08-06-2018 U U 1 197,000 14														
1586 1062 06-28-2018 U U 1 0														
0238 0575 06-01-1955 U U 1 0														
Total: 145,200														

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
42131	01-26-2021	RS	Residential	5,000	09-30-2020	0		DORMER BATH/KITCHEN/INTERIOR ROOF	12-09-2020	HH			01	Measured
34688	07-07-2020	RS	Residential	20,000	09-30-2020	50			12-09-2020	HH			40	No change
21026	09-15-2006	RS	Residential	2,100	10-05-2006	100			09-30-2020	GV			61	Permit - Measure Only
									07-31-2020	MG			39	Appointment - no-show
									04-07-2020	PB			01	Measured
									10-06-2015	V			29	Field Review
									07-30-2010	SR			29	Field Review

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BUILDING PERMIT RECORD															
LAND LINE VALUATION SECTION															
B	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	1040	Two Family	R6		6,700 SF	13.15	1.00000	5	1.00	40	1.000		1,0000	13.15	88,100
Total Card Land Units 0.154 AC Parcel Total Land Area 0.1538 Total Land Value 88,100															

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed <th>Year</th> <th>Code</th> <th>Assessed </th>	Year	Code	Assessed
APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card) 114,100														
Appraised Xr (B) Value (Bldg) 0														
Appraised Ob (B) Value (Bldg) 5,100														
Appraised Land Value (Bldg) 88,100														
Special Land Value 0														
Total Appraised Parcel Value 207,300														
Valuation Method C														
Total Appraised Parcel Value 207,300														

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

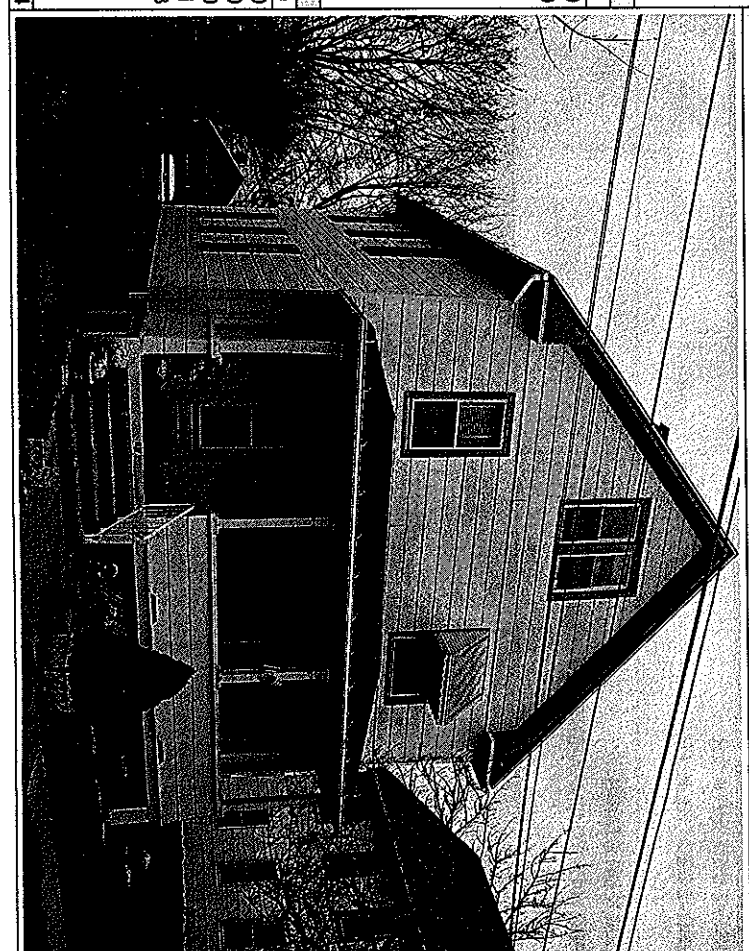
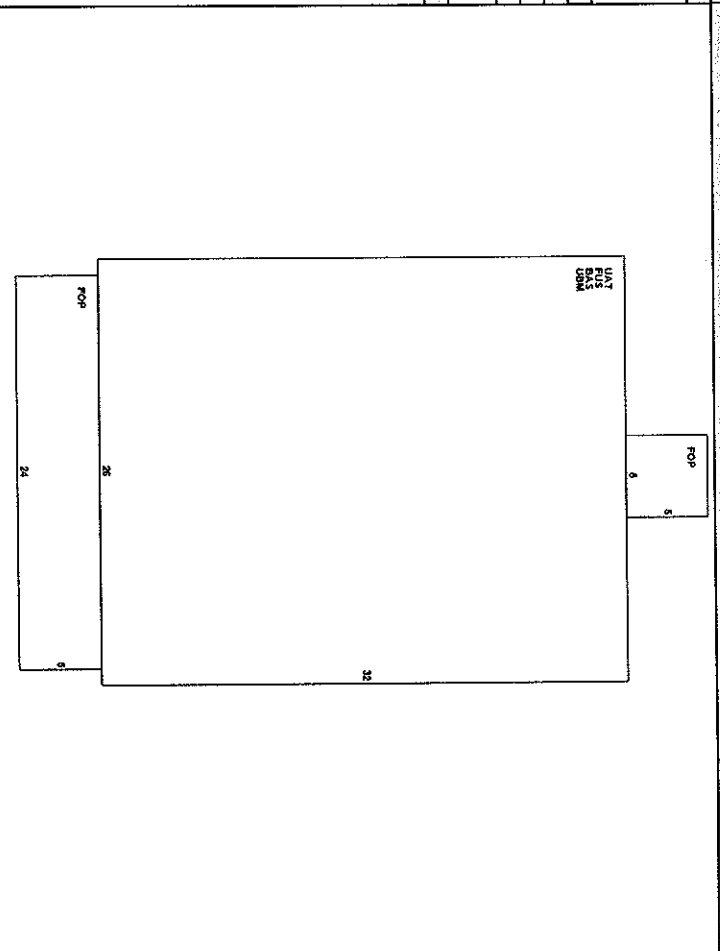
Element	Cd	Description	Element	Cd	Description
Style: 09	01	Multi Family Residential			
Model: C					
Grade: 2.25		2 Stories			
Occupancy: 2		Asbest Shingle			
Exterior Wall 1: 07					
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 03		Plastered			
Interior Wall 1: 03					
Interior Wall 2: 14		Carpet			
Interior Flr 1: 02		Oil			
Interior Flr 2: 04		Forced Air-Duc			
Heat Fuel: 04		None			
Heat Type: 01		4 Bedrooms			
AC Type: 04					
Total Bedrooms: 2					
Total Bthrms: 2					
Total Half Baths: 0					
Total Xtra Fixtrs: 8		8 Rooms			
Total Rooms: 8		Old Style			
Bath Style: 01		Below Average			
Kitchen Style: 01					
Whirlpool Tub					
Fireplaces					

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

Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage-Avg	L	216	35.00	2020	A		50	C	1.00	3,800
FOP	Open Porch	L	160	16.00	1990	A		50	C	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	832	832	832	83.45	69,430
FOP	Porch, Open	0	145	29	16.69	2,420
FUS	Upper Story, Finished	832	832	832	83.45	69,430
UAT	Attic, Unfinished	0	832	125	12.54	10,431
UBM	Basement, Unfinished	0	832	166	16.65	13,853
TRI Gross Liv / Lease Area		1,664	3,473	1,984		165,564



2020-039



Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

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

Current Market Value: \$ 207,300

Current Assessed Value: \$ 145,200

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

Notes:

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

Recommendation:

No change

2020-039

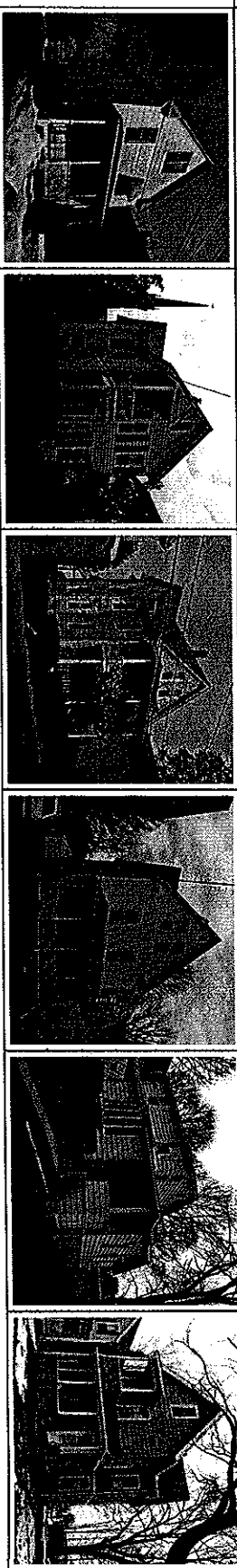
WALLINGFORD, CT

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	133111/37811 28 FRANKLIN ST 40 1040 258,200 01-28-2020 225,000 00	118111/37211 52 MEADOW ST 40 1040 217,200 01-28-2020 225,000 00	118111/38111 90 MEADOW ST 40 1040 263,000 04-23-2020 260,750 00	118111/22811 38 LEE AVE 40 1050 269,100 03-05-2019 279,000 00	133111/16811 93 FRANKLIN ST 40 1040 232,300 11-21-2019 230,000 00	104111/9011 16 HIGH ST 40 1040 257,700 10-02-2019 259,900 00

BUILDING ATTRIBUTES	Adjustments		Adjustments		Adjustments		Adjustments	
	Year Built	Total Bedrooms:	Area Effective	Prc Assng Dist	Grade:	Style Desc	Appraised Bldg Value	
Total Appraised Extra Feat Total Appraised Outbidg	1890 04 1984 40 C	1910.00 4 1906.00 40 C	1900.00 4 2430.00 40 C	1890.00 6 2561.00 40 C	1910.00 4 2413.00 40 C	1910.00 4 2455.00 40 C+	35,700 165,000	00 5,100

LAND ATTRIBUTES	Site Index	Condition Factor	Total Appraised Land
	5	1.00	88,100

VALUE SUMMARY	Net Adjustments	Adjusted Price	Adjusted Price/SF	Appraised Price/SF
	41,000	41,000	24.64	130.53



100%
Complete
Value

Final Value : 260,400



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. 2020-031

APPLICATION

assessors@wallingfordct.gov

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

HEARING DATE: _____

Property Owner: Mike Scarpa
 Name of property Owner Mike Scarpa
 Mailing Address 751 Center St
 City, State, Zip Wallingford, CT 06492
 Phone 203 915-6084

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.)

Mike Scarpa 2-11-21
 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: 222 IV Cherry St
 (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?: \$ 260k

Briefly state the basis of the Appeal: Property is valued significantly higher than three comps in the downtown area as well as all houses on the block of IV Cherry St

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: _____

Voting Record	Initials
Thomas Vitali	_____
Carl Bonamico	_____
Robert Avery	_____

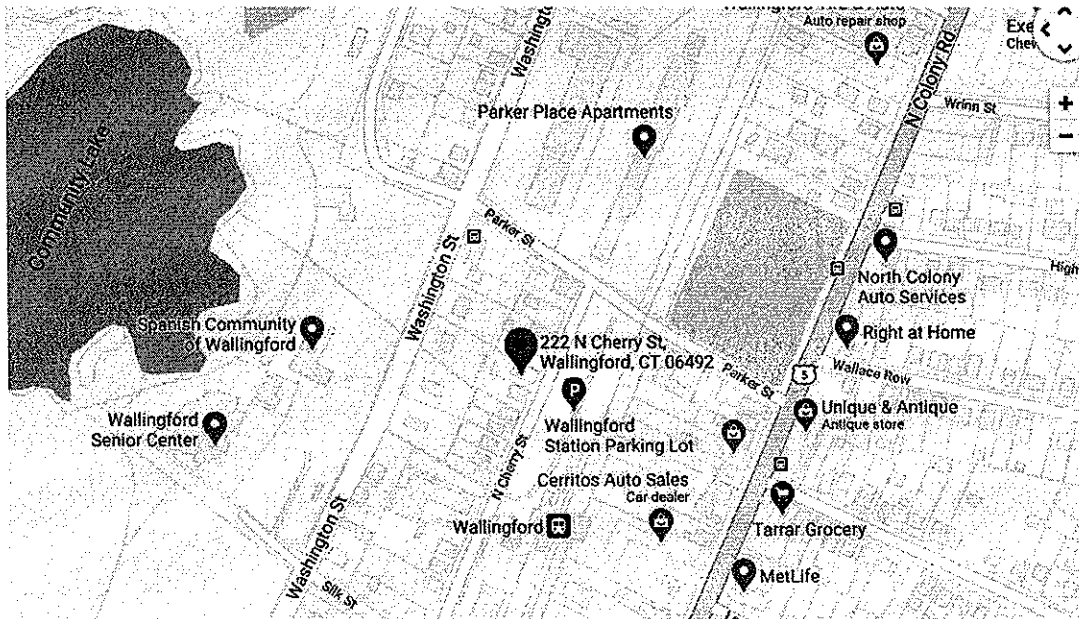
Subject **Board of Assessment Appeal**
From Mike S <mswlfd@gmail.com>
To <assessor@wallingfordct.gov>
Date 2021-02-19 18:53



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

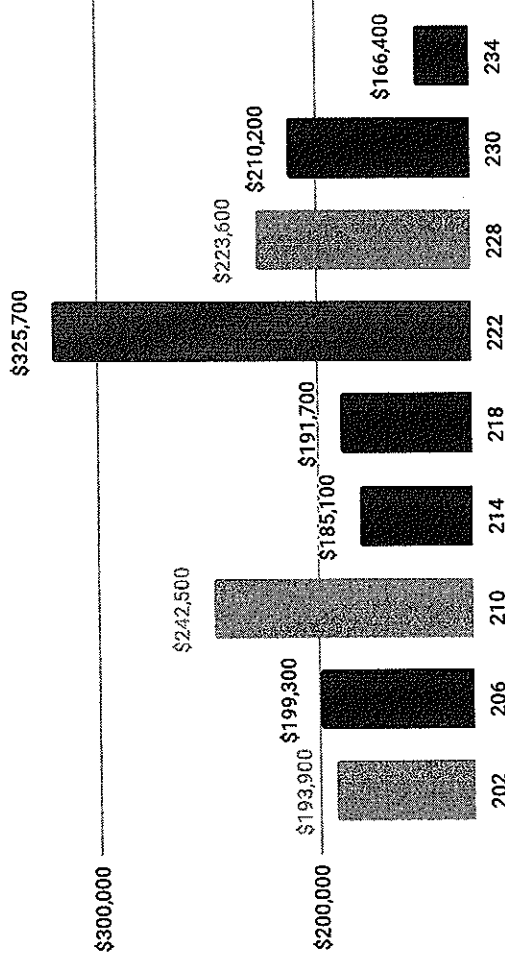
HI, attached please find my appeal for 222 N Cherry St along with supporting documents containing comps and the other neighborhood properties showing my property was over appraised based on all recent (6 mo leading to Oct 1, 2020) downtown sales as well as appraisals of neighboring homes..

Thanks,
Mike Scarpa
751 Center St
Wallingford, CT 06492



Address	2020 Valuation	Living area	Occupancy
202	\$193,900	1,831	2
206	\$199,300	1,684	2
210	\$242,500	1,701	2
214	\$185,100	1,393	1
218	\$191,700	1,344	2
222	\$325,700	2,188	2
228	\$223,500	2,251	3 family next door
230	\$210,200	1,680	2
234	\$166,400	1,052	2

Home 2020 Valuations on the block



Subject Property Most similar Others

Data compiled from Vision GIS 2020 data

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

Address	222 N Cherry St	90 Meadow St	103 Meadow St	220 S Whittlesy Ave
2020 Appraised Value	\$325,700.00	\$283,000.00	\$317,500.00	\$275,800.00
2020 Appraised Value without garage	\$319,700.00	\$283,000.00	\$293,500.00	\$271,800.00
Sale Price	\$113,000.00	\$260,750.00	\$320,000.00	\$255,000.00
Sale date	12/28/2017	4/3/2020	7/6/2020	5/1/2020
Year Built	1910	1900	1925	1920
Living area	2,288	2,172	2,516	2,226
Living area % change to 222 N Cherry	100.00%	94.83%	109.97%	97.29%
Building area % good	86	78	73	65
Occupancy	2	2	2	2
Stories	2.5	2.25	2	2.25
Exterior	Aluminum	Vinyl Siding	Vinyl Siding	Aluminum
Interior Floor	Carpet	Hardwood	Hardwood	Hardwood
Total Full Baths	2	2	2	2
Total Half Baths	1	1	1	1
Kitchen Style	Average	Average	Average	Average
Bath Style	Average	Average	Average	Average
Driveway	Shared	Owned	Owned	Owned
Basement Floor	Brick	Concrete	Concrete	Unknown
Neighborhood	Train station/house	Slightly nicer	Slightly nicer	Nicer
Garage Value	\$8,000.00	? Has garage	\$24,000.00	\$4,000.00
Square Ft	574	768	768	378
Condition	Average	Average	Average	Poor

Data compiled from Vision GIS 2020 data and MLS

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

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

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

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

Thank you for your consideration.



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

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

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

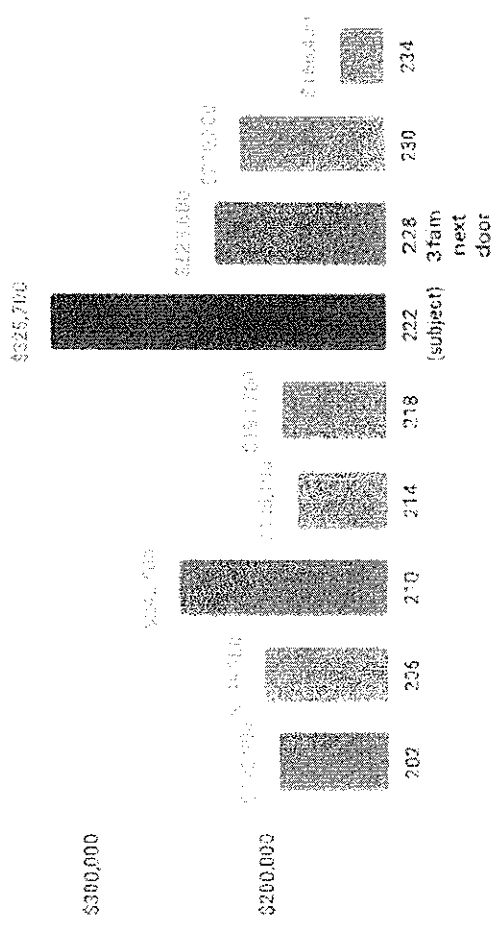
Note shared driveway

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

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

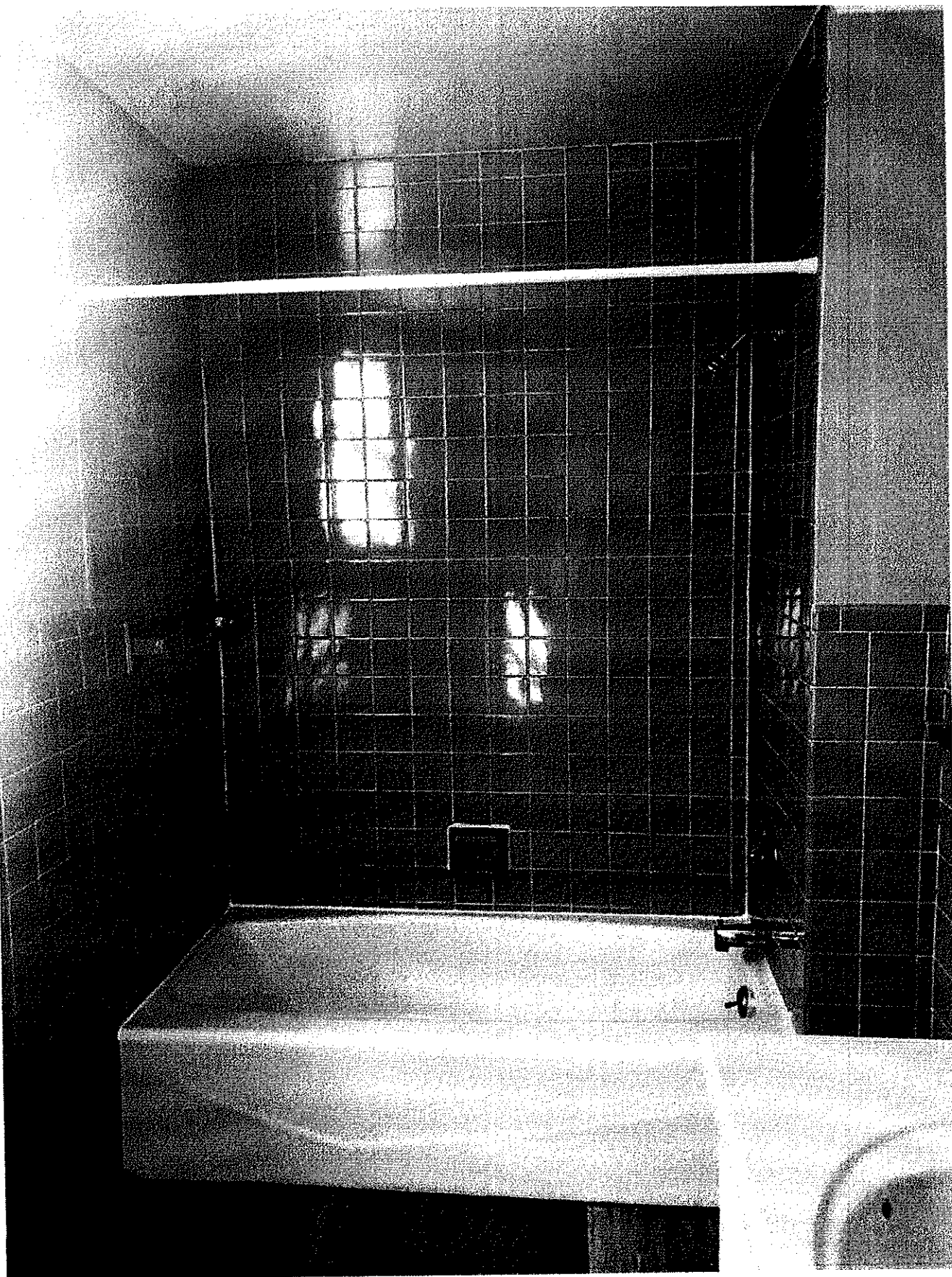
Home 2020 Valuations on the block

Address	2020 Valuation	Living area	Occupancy
202	\$193,900	1,831	2
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214	\$185,100	1,393	1
218	\$191,700	1,344	2
222 (subject)	\$325,700	2,298	2
228 3fam next door	\$223,600	2,251	3
230	\$210,200	1,680	2
234	\$166,400	1,052	2



Subject Property Most similar Others

Data compiled from Vision GIS 2020 data



Subject

222 NORTH CHERRY ST

Location 222 NORTH CHERRY ST

Mblu 104116011

Acct# P0537010

Owner SCARPA MICHAEL

PBN

Assessment \$228,000

Appraisal \$325,700

PID 15543

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$237,600	\$88,100	\$325,700

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$166,300	\$61,700	\$228,000

Owner of Record

Owner SCARPA MICHAEL

Sale Price \$113,000

Co-Owner

Certificate

Address 751 CENTER ST

Book & Page 1577/0332

WALLINGFORD, CT 06492

Sale Date 12/29/2017

Instrument 25

Ownership History

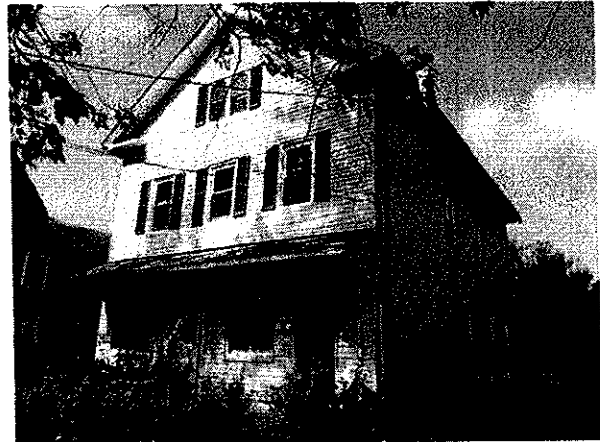
Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
SCARPA MICHAEL	\$113,000		1577/0332	25	12/29/2017	
PUZONE MILDRED	\$0		1004/1142	10	10/23/2001	
PUZONE EMMA, (ESTATE) & MILDRED	\$0		0818/0383		08/16/1995	
PUZONE EMMA, MILDRED & HELEN (ESTATE)	\$0		0758/0456		06/29/1993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

Building Information

Building 1 : Section 1

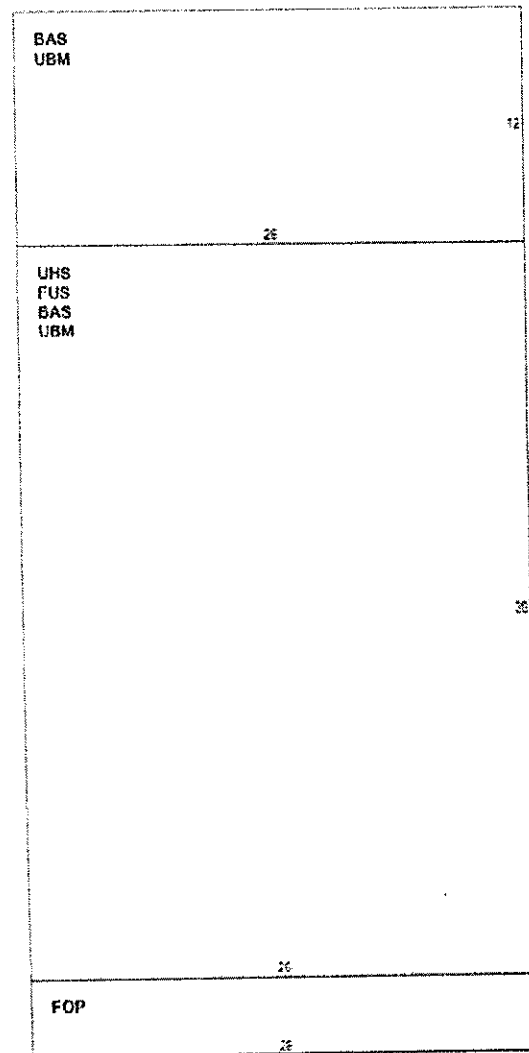
Year Built: 1910
Living Area: 2,288
Replacement Cost: \$269,354
Building Percent Good: 86
Replacement Cost Less Depreciation: \$231,600

Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02\03\23\35.jpg>)

Building Layout



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

Building Attributes	
Field	Description
Style:	Multi Family
Model	Residential
Grade:	C+
Stories:	2.5
Occupancy	2
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Plywood Panel
Interior Wall 2	Plastered
Interior Fir 1	Carpet
Interior Fir 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	9 Rooms
Bath Style:	Modern
Kitchen Style:	Above Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Fireplaces	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)

Legend

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
 Description Two Family
 Zone R6DA
 Neighborhood 30
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.15
 Frontage
 Assessed Value \$61,700
 Appraised Value \$88,100

Outbuildings

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

Valuation History

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

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

Comps

220 SOUTH WHITTLESEY AVE

Location 220 SOUTH WHITTLESEY AVE

Mblu 148 / 132 /

Acct# W0429550

Owner RUSSELL KYLE

PBN

Assessment \$193,000

Appraisal \$275,800

PID 5980

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$153,200	\$122,600	\$275,800

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$107,200	\$85,800	\$193,000

Owner of Record

Owner RUSSELL KYLE

Sale Price \$255,200

Co-Owner

Certificate

Address 220 SOUTH WHITTLESEY AVE
WALLINGFORD, CT 06492

Book & Page 1624/0747

Sale Date 05/01/2020

Instrument 00

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1920

Living Area: 2,226

Replacement Cost: \$235,728

Building Percent Good: 65

Replacement Cost

Less Depreciation: \$153,200

Building Attributes

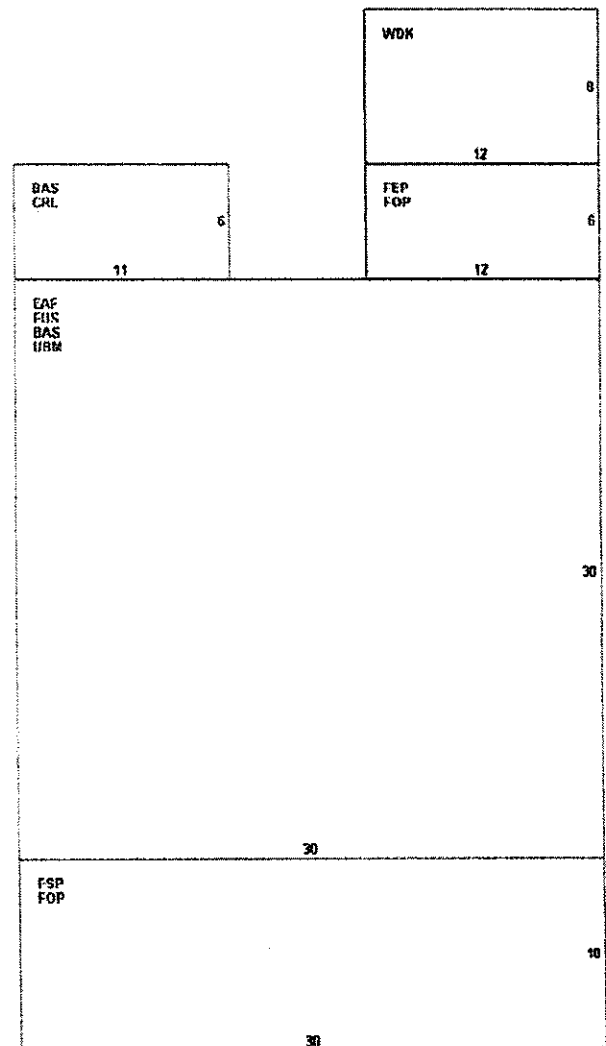
Field	Description
Style:	Multi Family
Model	Residential
Grade:	
Stories:	2.25
Occupancy	2
Exterior Wall 1	Aluminum Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10 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/A02101169147.jpg>)

Building Layout



(ParcelSketch.ashx?pid=5980&bid=5956)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	966	966	

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
 Description Two Family
 Zone R11
 Neighborhood 100
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.25
 Frontage
 Assessed Value \$85,800
 Appraised Value \$122,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$126,200	\$130,700	\$256,900
2018	\$126,200	\$130,700	\$256,900
2017	\$126,200	\$130,700	\$256,900

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

90 MEADOW ST

Location 90 MEADOW ST

Mblu 118 / 381 / /

Acct# V0058900

Owner WHITTIER JARED

PBN

Assessment \$184,100

Appraisal \$263,000

PID 6733

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$172,300	\$90,700	\$263,000

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$120,600	\$63,500	\$184,100

Owner of Record

Owner WHITTIER JARED

Sale Price \$260,750

Co-Owner

Certificate

Address 90 MEADOW ST

Book & Page 1624/0110

WALLINGFORD, CT 06492

Sale Date 04/23/2020

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WHITTIER JARED	\$260,750		1624/0110	00	04/23/2020
CESARE MARC	\$135,000		1016/0100	00	01/04/2002
VAZQUEZ HAYDEE	\$0		1016/0099	08	01/04/2002
VAZQUEZ CIPRIAN ET AL	\$0		0525/0189		10/07/1983

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,172
Replacement Cost: \$214,589
Building Percent Good: 78
Replacement Cost Less Depreciation: \$167,400

Building Attributes

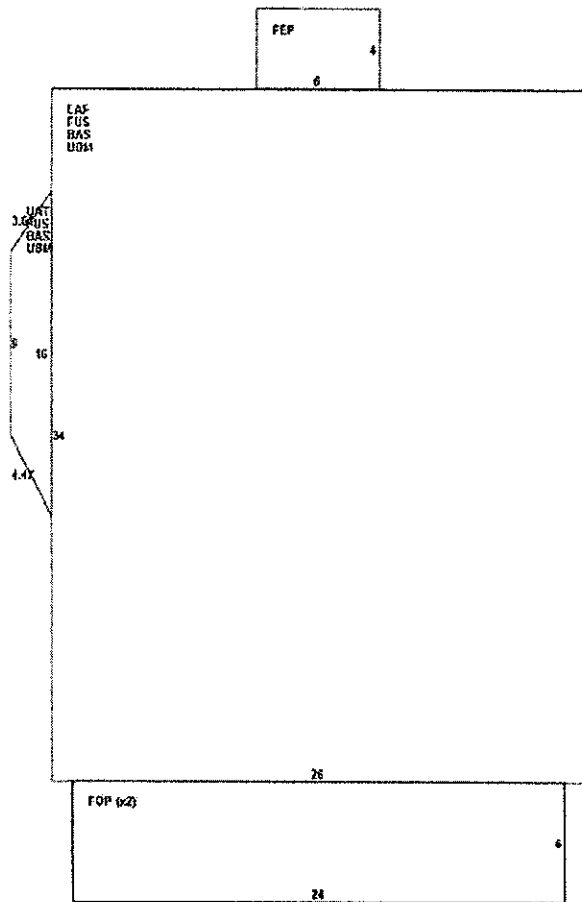
Field	Description
Style:	Multi Family
Model	Residential
Grade:	
Stories:	2.25
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Steam
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Fireplaces	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(http://images.vgsi.com/photos/WallingfordCTPhotos/A02\00\69\57.jpg)

Building Layout



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

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

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
 Description Two Family
 Zone R6
 Neighborhood 40
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.18
 Frontage
 Assessed Value \$63,500
 Appraised Value \$90,700

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
FGR3	Garage-Poor			378.00 S.F.	\$4,900	\$3,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$142,700	\$96,700	\$239,400
2018	\$142,700	\$96,700	\$239,400
2017	\$142,700	\$96,700	\$238,400

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

170266539 90-92 Meadow Street, Wallingford

Closed

Closed Price: \$260,750



103 MEADOW ST

Location 103 MEADOW ST

Mblu 118 / 344 / 1

Acct# P0301000

Owner MEADOW STREET LLC

PBN

Assessment \$222,200

Appraisal \$317,500

PID 6736

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$231,300	\$86,200	\$317,500
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$161,900	\$60,300	\$222,200

Owner of Record

Owner MEADOW STREET LLC
 Co-Owner
 Address 565 SAYBROOK ROAD
 HADDEM, CT 06438

Sale Price \$0
 Certificate
 Book & Page 1629/0383
 Sale Date 07/06/2020
 Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MEADOW STREET LLC	\$0		1629/0383	29	07/06/2020
RAGOZZINO JOSEPH	\$320,000		1629/0381	00	07/06/2020
PINTO BRIAN	\$223,500		1458/0714	00	12/17/2012
PEPE JEAN L	\$310,000		1168/1108	00	08/06/2004
CARBUTTI JONATHAN	\$160,000		1156/0630	00	05/12/2004

Building Information

Building 1 : Section 1

Year Built: 1925
Living Area: 2,516
Replacement Cost: \$283,649
Building Percent Good: 73
Replacement Cost Less Depreciation: \$207,100

Building Photo

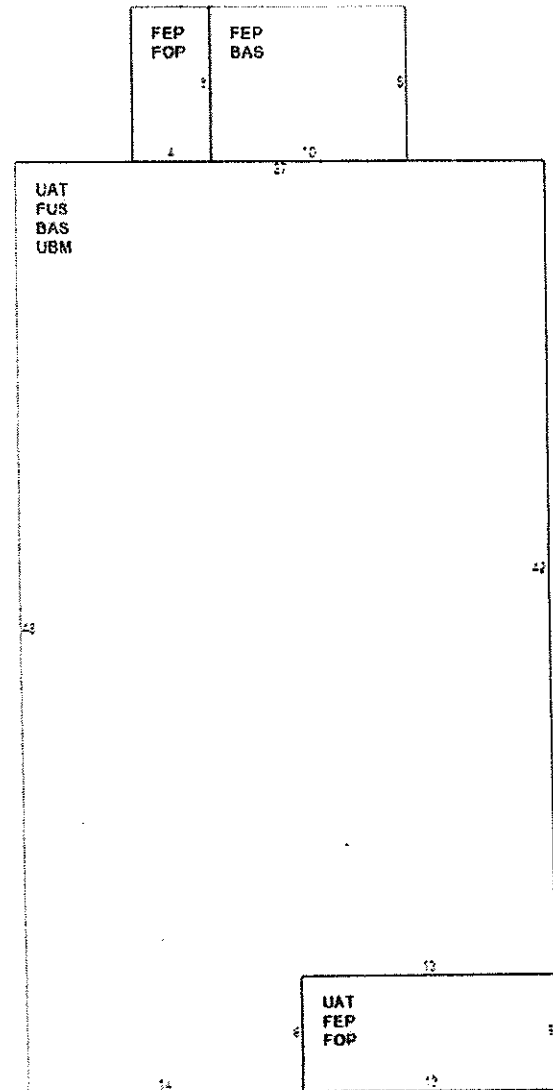


(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02101158156.jpg>)

Building Attributes

Field	Description
Style:	Multi Family
Model	Residential
Grade:	C+
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	Plastered
Interior Fir 1	Hardwood
Interior Fir 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Fireplaces	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



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

Building Sub-Areas (sq ft)

Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	1,298	1,298
FUS	Upper Story, Finished	1,218	1,218
FEP	Porch, Enclosed	190	0
FOP	Porch, Open	110	0
UAT	Attic, Unfinished	1,296	0
UBM	Basement, Unfinished	1,218	0
		5,330	2,516

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
 Description Two Family
 Zone R6
 Neighborhood 40
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.14
 Frontage
 Assessed Value \$60,300
 Appraised Value \$86,200

Outbuildings

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

Valuation History

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

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

170298830 101-103 Meadow Street, Wallingford

Closed

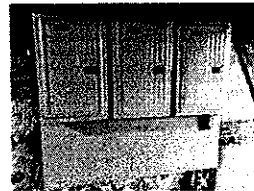
Closed Price: \$320,000



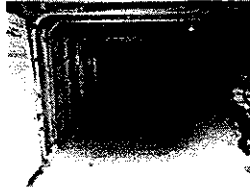
detached 3 car garage for extra income



Included in sale



separate meters



Neighbor 3 family

228 NORTH CHERRY ST

Location 228 NORTH CHERRY ST

Mblu 104 / 61 / 1

Acct# H0284800

Owner AVILA MARTIN X + GARCIA MILAGROS

PBN

Assessment \$156,600

Appraisal \$223,600

PID 6703

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$137,800	\$85,800	\$223,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$96,500	\$60,100	\$156,600

Owner of Record

Owner AVILA MARTIN X + GARCIA MILAGROS
Co-Owner
Address P O BOX 585
WALLINGFORD, CT 06492

Sale Price \$300,000
Certificate
Book & Page 1183/0018
Sale Date 11/19/2004
Instrument 001

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 2,251

Replacement Cost: \$211,399

Building Percent Good: 65

Replacement Cost
Less Depreciation: \$137,400

Building Attributes

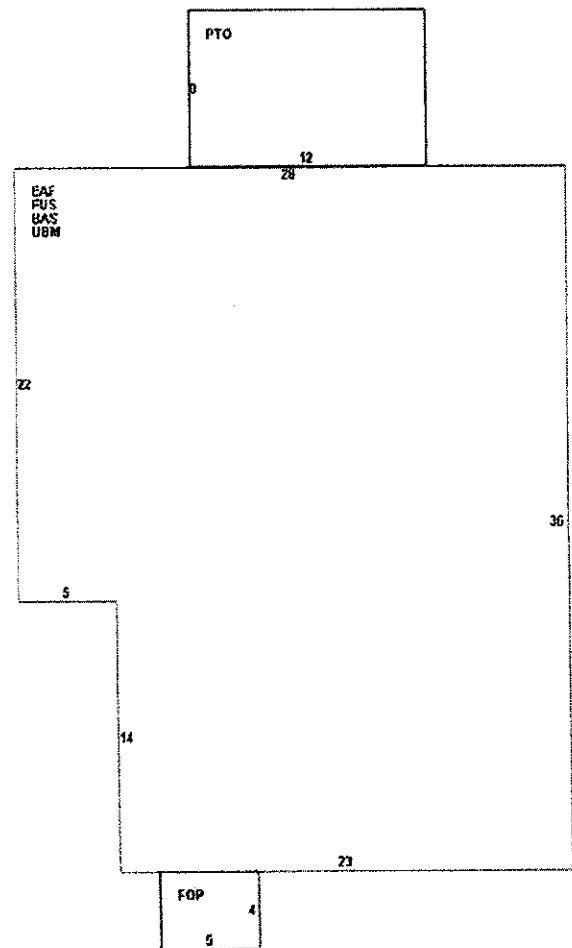
Field	Description
Style:	Multi Family
Model:	Residential
Grade:	
Stories:	2.25
Occupancy:	3
Exterior Wall 1:	Asbest Shingle
Exterior Wall 2:	Asphalt
Roof Structure:	Gable
Roof Cover:	Asphalt
Interior Wall 1:	Drywall
Interior Wall 2:	Plastered
Interior Fir 1:	Carpet
Interior Fir 2:	Hardwood
Heat Fuel:	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	11
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens:	
Cndtn:	
Whirlpool Tub:	
Fireplaces:	
Num Park:	
Fireplaces:	
Fndtn Cndtn:	
Basement:	

Building Photo



(http://images.vgsi.com/photos/WallingfordCTPhotos/A02\03\26\49.jpg)

Building Layout



(ParcelSketch.ashx?pid=6703&bid=6691)

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

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

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

Outbuildings

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

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$114,300	\$84,500	\$198,800
2018	\$114,300	\$84,500	\$198,800
2017	\$114,300	\$84,500	\$198,800

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

Neighbor

202 NORTH CHERRY ST

Location 202 NORTH CHERRY ST

Mblu 104 / 55 / 1

Acct# A0014000

Owner RHODES LOGAN T + CALEB T

PBN

Assessment \$135,800

Appraisal \$193,900

PID 6698

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$114,200	\$79,700	\$193,900

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$80,000	\$55,800	\$135,800

Owner of Record

Owner RHODES LOGAN T + CALEB T
Co-Owner
Address 202 NORTH CHERRY ST
WALLINGFORD, CT 06492

Sale Price \$310,000
Certificate
Book & Page 1257/0662
Sale Date 06/21/2006
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RHODES LOGAN T + CALEB T	\$310,000		1257/0662	00	06/21/2006
HORNING CHAD + ERICA C	\$101,000		1235/0683	08	12/15/2005
HORNING CHAD + DOMINGUE GREGORY	\$142,000		1184/1036	7	12/02/2004
ABBATE ROSE CASELLA	\$0		0535/0551		08/06/1984

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,831
Replacement Cost: \$175,018
Building Percent Good: 65
Replacement Cost Less Depreciation: \$113,800

Building Photo

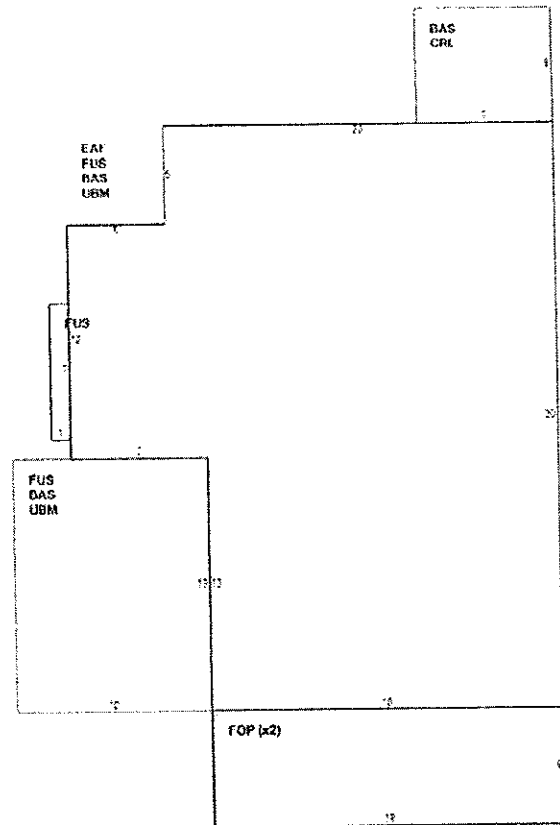


(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02\00\69\61.jpg>)

Building Attributes

Field	Description
Style:	Multi Family
Model	Residential
Grade:	
Stories:	2.25
Occupancy	2
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Floor Furnace
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	10 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Fireplaces	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



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

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

		3,233	1,831
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Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
 Description Two Family
 Zone R6DA
 Neighborhood 30
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.10
 Frontage
 Assessed Value \$55,800
 Appraised Value \$79,700

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
SHD1	Shed Frame			64.00 S.F.	\$400	\$300	1

Valuation History

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

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

Neighbor

210 NORTH CHERRY ST

Location 210 NORTH CHERRY ST

Mblu 104//57//

Acct# B0431500

Owner DEMARTINO PROPERTIES LLC

PBN

Assessment \$169,800

Appraisal \$242,500

PID 6700

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$162,800	\$79,700	\$242,500

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$114,000	\$55,800	\$169,800

Owner of Record

Owner DEMARTINO PROPERTIES LLC

Sale Price \$0

Co-Owner

Certificate

Address 47 AGEROLA RD
DURHAM, CT 06422

Book & Page 1495/0760

Sale Date 05/14/2014

Instrument 29

Ownership History

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

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 1,701
Replacement Cost: \$192,735
Building Percent Good: 82
Replacement Cost Less Depreciation: \$158,000

Building Attributes

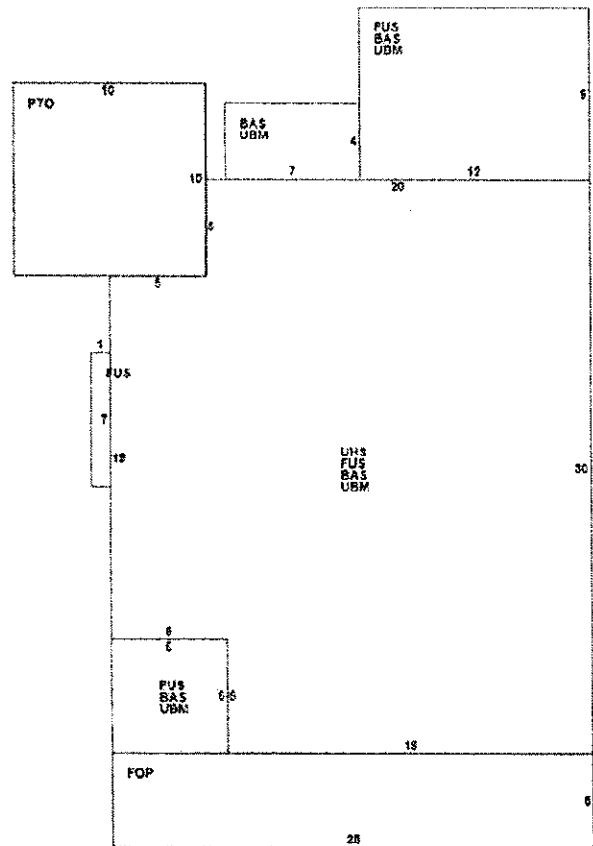
Field	Description
Style:	Multi Family
Model	Residential
Grade:	
Stories:	2.5
Occupancy	2
Exterior Wall 1	Aluminum Siding
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Carpet
Interior Fir 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	
Cndtn	
Whirlpool Tub	
Fireplaces	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<http://images.vgsi.com/photos/WallingfordCTPhotos/A02\03\26\50.jpg>)

Building Layout



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

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

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

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
Description Two Family
Zone R6DA
Neighborhood 30
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.10
Frontage
Assessed Value \$55,800
Appraised Value \$79,700

Outbuildings

Outbuildings							Legend
Code	Description	Sub Code	Sub Description	Size	Value	Assessed Value	Bldg #
FGR1	Garage-Avg			275.00 S.F.	\$4,800	\$3,400	1

Valuation History

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

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

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

Address	222 N Cherry St	90 Meadow St	103 Meadow St	220 S Whittlesley Ave
2020 Appraised Value	\$325,700.00	\$263,000.00	\$317,500.00	\$275,800.00
2020 Appraised Value without garage	\$319,700.00	\$263,000.00	\$293,500.00	\$271,800.00
Sale Price	\$113,000.00	\$260,750.00	\$320,000.00	\$255,000.00
Sale date	12/29/2017	4/3/2020	7/6/2020	5/11/2020
Year Built	1910	1900	1920	1920
Living area	2,288	2,172	2,226	2,226
Living area % change to 222 N Cherry	100.00%	94.83%	109.97%	97.23%
Building area % good	86	78	73	65
Occupancy	2	2	2	2
Stories	2	2	2	2

Exterior	Aluminum	Vinyl	Aluminum	Aluminum
Interior Floor	Carpet	Hardwood	Hardwood	Hardwood
Total Full Baths	2	2	2	2
Total Half Baths	0	0	0	0
Kitchen Style	Modern	Average	Average	Average
Bath Style	Modern	Average	Average	Average
Driveway	Shared	Owned	Owned	Owned
Basement Floor	Dir/brick	Concrete	Concrete	Unknown
Neighborhood	Train station/noise	Slightly nice	Slightly nice	Nice

Garage Value	\$6,000.00	? Has garage	\$24,000.00	\$4,000.00
Square Ft	574		768	378
Condition	Average	Average	Poor	Poor

Data compiled from Vision GIS 2020 data and MLS

I believe that each of these three comps is in better neighborhoods, better condition, and more desirable than 222 N Cherry St. I believe that the value of \$230,000 placed in 2019 was too high but I did not appeal because I knew this revaluation was coming and figured the value would be reset to market value.

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

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

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

Thank you for your consideration.



MLS Update: 10/1/2020

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

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

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

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

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

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
1 Level	2 Public Water	1 Paved	4 Bus. District	Description	Code	Appraised	Assessed
SCARPA MICHAEL				RES LAND DWELLING	1-1	88,100	61,700
751 CENTER ST					1-3	237,600	166,300
WALLINGFORD CT 06492							
Alt PrcID 057001033A Census: 1754 Old MIBLU TC MAP # TC MAP # Record Lot GIS ID 15543		SUPPLEMENTAL DATA PIZ MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#		Total 325,700 / 228,000			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
SCARPA MICHAEL	1577	0332	12-29-2017	U	I	113,000	25	2020	1-1	61,700	2019	1-1	60,600	2018	1-1	60,600
PUZONE MILDRED	1004	1142	10-23-2001	U	I	0	10		1-3	166,300		1-3	138,700		1-3	108,100
PUZONE EMMA, (ESTATE) & MILDRED	0818	0383	08-16-1995													
PUZONE EMMA, MILDRED & HELEN (ESTAT	0758	0456	06-29-1993													
PUZONE PETER G ET AL	0592	0873	05-01-1988													
Total						228,000		Total		202,900	Total		172,300			

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

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	30	B		

NOTES

1ST=K,L,D,B, OTHER-2
 2ND=2BED,B,OTH-2
 2 DOORS 2 METERS

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
32561	07-02-2018	RE	Remodel	25,000	04-09-2019	100				RENO BRK/KITCHEN

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
B	1040	Two Family	R6DA		6,724 SF	13.11	1.00000	5	1.00	30	1.000		

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
12-07-2020	HH					41	Change
08-19-2020	M/G					39	Appointment - no-show
08-15-2020	M/K					29	Field Review
05-22-2020	F/S					01	Measured
04-09-2019	I/F					13	Left Door Hanger
10-10-2018	I/F					63	Permit Check - No Measur
09-05-2018	I/F					13	Left Door Hanger

Total Card Land Units 0.154 AC Parcel Total Land Area 0.1544 Total Land Value 88,100



Property Location 222 NORTH CHERRY ST
 Vision ID 15543 Account # P0537010

Map ID 104/160/1 Bldg # 1

Bldg Name Sec # 1 of 1 Card # 1 of 1

State Use 1040 Print Date 2/22/2021 9:48:53 AM

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 09		Multi-Family Residential			
Model: 01					
Grade: C+					
Stories: 2.5					
Occupancy: 2		Aluminum Siding			
Exterior Wall 1: 26					
Exterior Wall 2: 03		Gable			
Roof Structure: 03		Asphalt			
Roof Cover: 03		Plywood Panel			
Interior Wall 1: 04		Plastered			
Interior Wall 2: 03		Carpet			
Interior Flr 1: 14					
Interior Flr 2: 03		Gas			
Heat Fuel: 05		Hot Water			
Heat Type: 03		Central			
AC Type: 03		2 Bedrooms			
Total Bedrooms: 02					
Total Baths: 2					
Total Half Baths: 0					
Total Xtra Fixtrs: 9		9 Rooms			
Total Rooms: 03		Modern			
Bath Style: 03		Above Average			
Kitchen Style: 03					
Whirlpool Tub					
Fireplaces					

CONDO DATA

Parcel Id	C	B	Owne	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION

Building Value New	269,354
Year Built	1910
Effective Year Built	
Depreciation Code	G
Remodel Rating	MJ
Year Remodeled	2019
Depreciation %	14
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	231,600
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) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	UB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage-Avg	L	574	35,000	1990	F		30	C	1.00	6,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Efr Area	Unit Cost	Undeprec Value
BAS	First Floor	1,300	1,300	1,300	87.23	113,401
FOP	Porch, Open	0	104	21	17.61	1,832
FUS	Upper Story, Finished	988	988	988	87.23	86,185
UBM	Basement, Unfinished	0	1,300	260	17.45	22,680
UHS	Half Story, Unfinished	0	988	395	34.87	34,456
TI Gross Liv / Lease Area		2,288	4,680	2,964		258,554

BAS				
UBM				
FOP				



09/05/2018

2020-031



Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: 3/15/2020
To: Shelby Jackson
From: Ian Fuller
CC:
RE: 222 North Cherry St

Current Market Value: \$ 325,700

Current Assessed Value: \$ 228,000

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

Notes:

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

Recommendation:

No Change



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
 7 FEB '21 PM 2:45

Hearing No. 2020-065 **APPLICATION**

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

HEARING DATE: _____

Property Owner:
Kathleen Filkins
Name of property Owner
Kathleen Filkins/Mary Castaldi
Mailing Address
57 Hintz Dr
City, State, Zip
Wallingford, CT 06492
Phone
203-741-0878

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.)

Kathleen Filkins 2/12/21
 Print applicant name and date

Kathleen Filkins
 Applicant signature

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

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

Real Estate: 230 Main St #1 Wallingford CT
 (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?: \$ 60,000
 Briefly state the basis of the Appeal: Purchased property in 2017 for \$59,000 (1,008 sq ft) Built 2003
Unit #51 (1,176 sq ft) sold on 4/22/19 for \$60,000 - size 1,176 sq ft. Built 2008.
Unit #46 (1,050 sq ft) sold on 9/17/19 for \$62,000 Built 2006
Newer, larger units selling for \$37,000 to \$39,000 less than the market value on the 2020 Revaluation Report.

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: _____
 (Must be signed in the presence of the Board)

Print Name _____

Motion: _____

Voting Record	Initials
Thomas Vitali	_____
Carl Bonamico	_____
Robert Avery	_____

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		
1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Assessed	Year	Code	Assessed	
GAGLIARDI MARY E + ROSS JAMES					MFG DWELL	1-6	99,800	2020	1-6	69,900
FILKINS KATHLEEN M										
55 NEW PLACE										
WALLINGFORD CT 06492										
SUPPLEMENTAL DATA Alt Pctd ID 059001001001 Census: 1756 Old MBLU 059001001 TC MAP # TC MAP # Record Lot GIS ID 134343 Assoc Pctd#					P/Z MAP # ENG MAP Easement Town Line IND PARK					
RECORD OF OWNERSHIP GAGLIARDI MARY E + ROSS JAMES P + FONTAINE DENNIS FARINA JENNIFER BUCCINI DENNIS BIRAL JUDE					BK-VOL/PAGE SALE DATE O/U V/I SALE PRICE VC 1575 1017 12-01-2017 Q 59,000 00 1539 0420 05-13-2016 U 50,000 21 1537 0668 04-15-2016 U 0 04 1490 1189 02-04-2014 U 68,000 25 1490 1188 02-04-2014 U 0 08					

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
ASSESSING NEIGHBORHOOD Nbhd 0001 Nbhd Name B Tracing Batch Total 0.00			
NOTES 2020 REMOVED OVERRIDE			

BUILDING PERMIT RECORD		APPRaised VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
17109	10-08-2003	NC	New Construct
Amount		Insp Date	% Comp
32,400			100
Date Comp		Comments	
		NEW MOBILE HOME WSHE	

LAND LINE VALUATION SECTION		VISIT / CHANGE HISTORY	
Use Code	Description	Date	Id
B	Use Code	12-19-2020	HH
1	103U Mobile Hom MID	03-13-2020	FS
		03-13-2017	KC
		03-02-2017	KC
		08-17-2015	KL
		07-16-2010	SR
		04-07-2010	DW
			03
			1
			00
			Measure+L

LAND VALUATION SECTION		APPRaised VALUE SUMMARY	
Year	Code	Description	Amount
APPRAISED Bldg. Value (Card) Appraised Bldg. Value (Bldg) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method			
Total Appraised Parcel Value 99,800			
Total Appraised Parcel Value 99,800			

VISION

6148
WALLINGFORD, CT

Total Card Land Units 0 SF Parcel Total Land Area 0.0000 Total Land Value 0

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	20	Mobile Home			
Model	07	Mobile Condo			
Grade	B				
Stories:	1				
Occupancy	1				
Interior Wall 1:	04	Plywood Panel			
Interior Wall 2:	04	Carpet			
Interior Floor 1	14				
Interior Floor 2	14				
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
TI Bedrms:	02	2 Bedrooms			
TI Bathrms:	02	2 Full Baths			
TI Half Bths:	0				
Xtra Fixtres	0				
Total Rooms:	5	Average			
Bath Style:	02	Average			
Kitchen Style:	02				
Whirlpool					
Fireplaces					

CONDO DATA

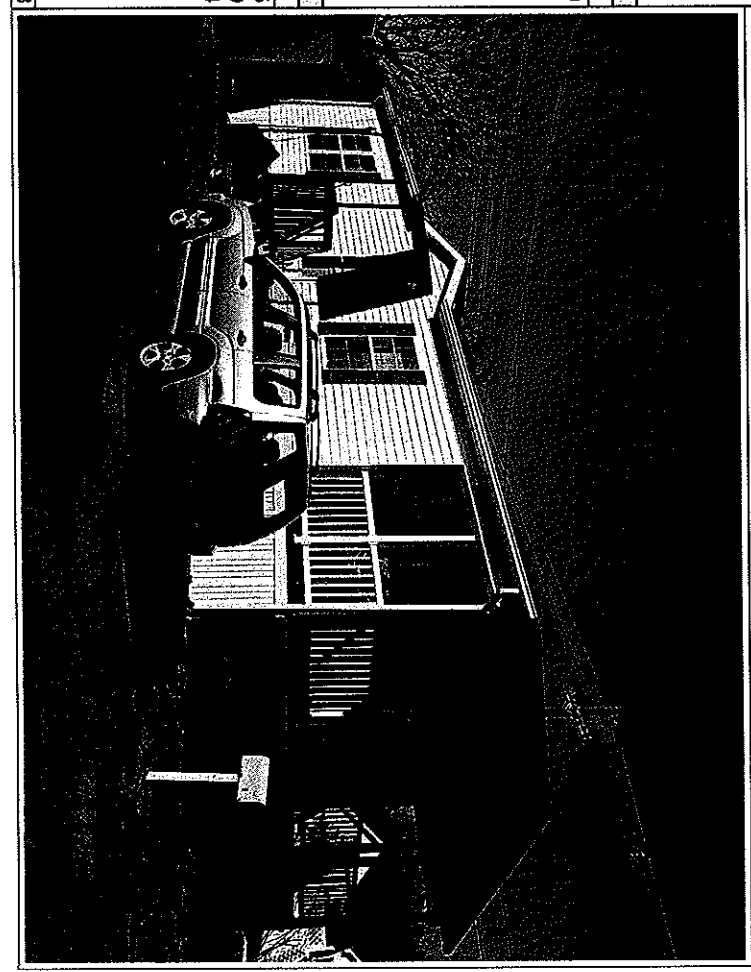
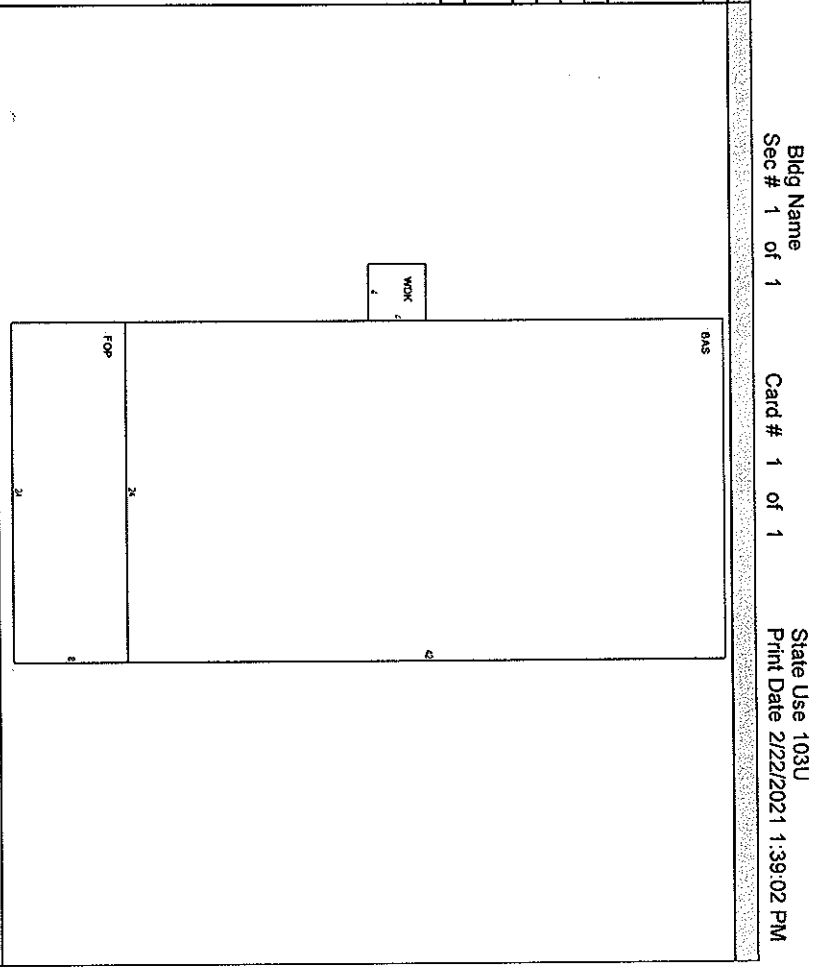
Parcel Id	137212	C 80	Owne	
Adjust Type	Gopoliars Park	B 1	S 1	
Condo Fir	Code	Description	Factor%	
Condo Unit	1	DW Mod	131	
COST / MARKET VALUATION				
Building Value New	120,866			
Year Built	2003			
Effective Year Built	A			
Depreciation Code				
Remodel Rating				
Year Remodeled				
Depreciation %	18			
Functional Obsol	0			
External Obsol	0			
Trend Factor	1			
Condition %				
Percent Good	82			
Cns Sect Rcnld	99,100			
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(U) / XE - BUILDING EXTRA FEATURES(B)

Code	Description	U/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	100	13.00	2003	A	50	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	101.81	102,625
FOP	Porch, Open	0	192	38	20.15	3,869
WDK	Deck, Wood	0	16	2	12.73	204
Ttl Gross Liv / Lease Area		1,008	1,216	1,048		106,698



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)					
LAPOINTE PAOCHEN	1 Level	2 Public Water	1 Paved	2 Suburban	MFG DWELL	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
230 MAIN ST LOT 51					1-6	114,500	80,200	2020	1-6	80,200	2020	1-6	72,900
WALLINGFORD CT 06492													
SUPPLEMENTAL DATA		Alt Prcd ID 2008003	Census: 1756	P/Z MAP #	WALLINGFORD, CT		VISION						
Old MBLU		ENG MAP											
TC MAP #		Easement											
Record Lot		Town Line											
GIS ID 137752		IND PARK											
		Assoc Pld#											

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
LAPOINTE PAOCHEN	1601	1144	04-22-2019	Q	I	60,000	00	2021	1-6	80,200	2020	1-6	72,900
GINDEL PATRICIA	1496	1117	06-04-2014	U	I	0	08						
GINDEL JAMES V (ESTATE OF) + PATRICIA	1344	0652	11-24-2008	Q	I	98,000	00						
YALESVILLE SQUARE LLC	0957	0417	04-28-2000	U	I	1,955,000	25						
Total						80200		Total		80200		Total	

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

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	0001	B		

NOTES

SER #PFS1026243

K, LR, 2BD, 2 BTH

NEW ACCT FOR 2008 GL

TITAN

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	22291	46,000	01-02-2008	100	03-12-2008	24 X 52 MOBILE HOME
Issue Date	10-19-2007					
Type	NC					
Description	New Construct					

LANDLINE VALUATION SECTION		Notes	Location Adjustment <th>Adj Unit P</th> <th>Land Value</th>	Adj Unit P	Land Value
B Use Code	103U	Mobile Hom MD	DD4		
Zone	DD4				
Land Type					
Land Units	SF				
Unit Price	0	1.00000	5	1.00	M
Size Adj					
Site Index					
Cond.					
Nbhd.					
Nbhd. Adj					
Total Card Land Units		SF			
Parcel Total Land Area		0.0000			
Total Land Value					0

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	114,500
Appraised Xr (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			0
Special Land Value			0
Total Appraised Parcel Value			114,500
Valuation Method			C
Total Appraised Parcel Value			114,500

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
09-01-2020		V				76	DM - Change
02-21-2020		FS				01	Measured
02-21-2020		FS				02	1st Callback
08-17-2015		KL				29	Field Review
07-16-2010		SR				29	Field Review
04-08-2010		DW				03	Measur+Listed
03-16-2009		DH				05	BAA No Change

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	20	Mobile Home			
Model	07	Mobile Condo			
Grade	B				
Stories:	1				
Occupancy	1				
Interior Wall 1:	05	Drywall			
Interior Wall 2:	1				
Interior Floor 1:	12	Hardwood			
Interior Floor 2:					
Heat Fuel:	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
TI Bathrms:	02	2 Bedrooms			
TI Half Bths:	2	2 Full Baths			
Xtra Fixtres	0				
Total Rooms:	0	4 Rooms			
Bath Style:	4	Average			
Kitchen Style:	02	Average			
Whirlpool					
Fireplaces					

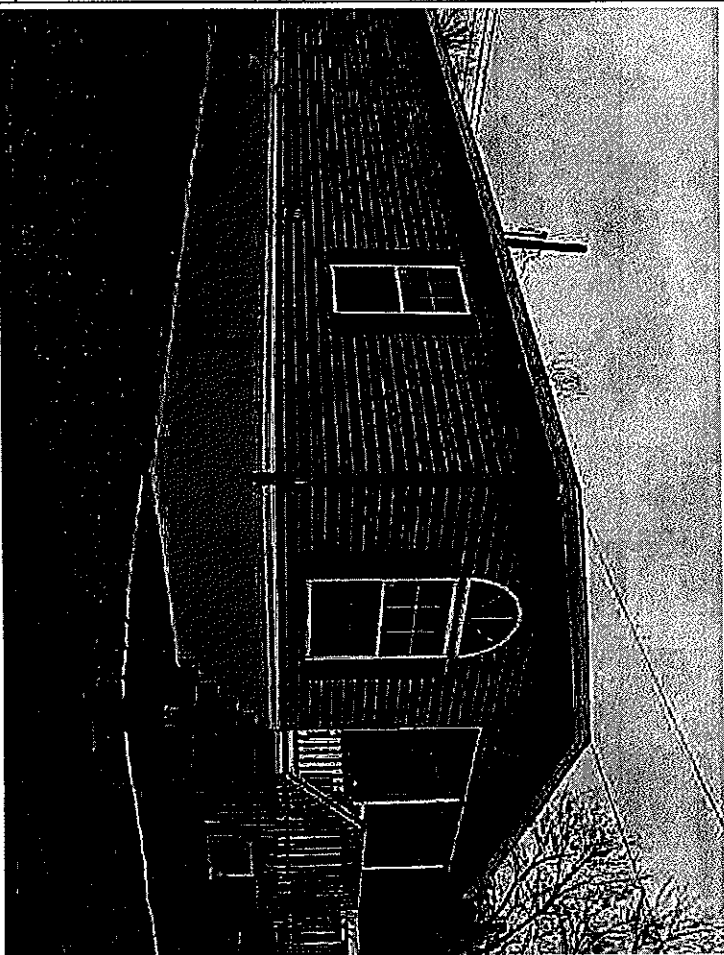
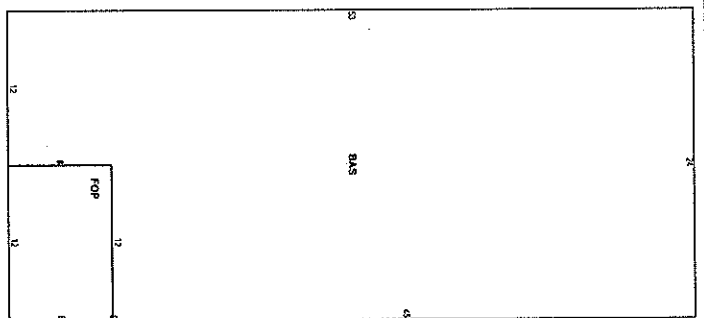
CONDO DATA			
Parcel Id	137212	C:80	Owne
Adjust Type	Gopplans Park	B 1	S 1
Condo Flr	1	DW Mod	Factor%
Condo Unit	1		131
COST / MARKET VALUATION			
Building Value New	130,070		
Year Built	2008		
Effective Year Built			
Depreciation Code	A		
Remodel Rating			
Year Remodeled			
Depreciation %	12		
Functional Obsol			
External Obsol			
Trend Factor	1		
Condition			
Condition %			
Percent Good	88		
Cns Sect Rehid	114,500		
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	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	EFF Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	96.98	114,051
FOP	Porch, Open	0	96	19	19.19	1,843
	Ttl Gross Liv / Lease Area	1,176	1,272	1,195		115,894



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
CISZEK JANICE P	1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Assessed
46 YALESVILLE SQUARE					MFG DWELL	1-6	104,700
WALLINGFORD CT 06492							73,300
SUPPLEMENTAL DATA Alt Prcl ID Census: 1756 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 112660					P/Z MAP # ENG MAP Easement Town Line IND PARK Assoc Pld#		
VISION							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
CISZEK JANICE P	1610	1114	09-17-2019	Q	I	62,000	00	Year	Code	
PIETRUNTI JANET	1597	0879	01-16-2019	U	I	0	29	2021	1-6	
HOWE BARBARA L	1239	0563	10-11-2005	Q	I	90,000	00			
Total								73,300	73,300	67,000

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year							
Total 0.00							

ASSESSING NEIGHBORHOOD		Nbhd Name	Tracing	Batch
Nbhd	0001	B		

2006 TITAN BRENTWOOD, MODEL BW691-T
 MOBILE HOME, SER # 19-06-691-11822AB
 1ST = KIT, LR, 2BED, 2B

IA 4/10
 BUILDING PERMIT RECORD
 INSPECTION DATE % Comp Date Comp Comments

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	02-14-2020							
	08-17-2015							
	07-16-2010							
	04-14-2010							
	04-09-2010							
	04-09-2010							
	06-19-2006							

LAND EVALUATION SECTION		Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	103JU	Mobile Horn MD	DD4	0 SF	0	1,000,000	5	1,00	M	1,000		0.0000	0	0
Total Card Land Units 0 SF Parcel Total Land Area 0.0000 Total Land Value 0														

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
		104,700	0	0	0	0	104,700
							104,700
							C

VISIT/CHANGE HISTORY		Date	ID	Type	Is	Cd	Purpose/Result
		02-14-2020	KL			01	Measured
		08-17-2015	KL			29	Field Review
		07-16-2010	SR			29	Field Review
		04-14-2010	DW		1	00	Measur-H-Listed
		04-09-2010	DW			03	Measured
		04-09-2010	DW			02	1st Callback
		06-19-2006	JS			62	Permit - Interior Insp Only

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 20		Mobile Home			
Model: 07		Mobile Condo			
Grade: B					
Stories: 1					
Occupancy: 1					
Interior Wall 1: 05		Drywall			
Interior Wall 2: 14		Carpet			
Interior Floor 1: 03		Gas			
Interior Floor 2: 04		Forced Air-Duc			
Heat Fuel: 03		Central			
Heat Type: 04		2 Bedrooms			
AC Type: 03		2 Full Baths			
Tl Bathms: 02					
Tl Half Bths: 2					
Xtra Fixtres: 0					
Total Rooms: 0					
Bath Style: 4		Average			
Kitchen Style: 02		Average			
Whirlpool: 02					
Fireplaces: 02					

CONDO DATA

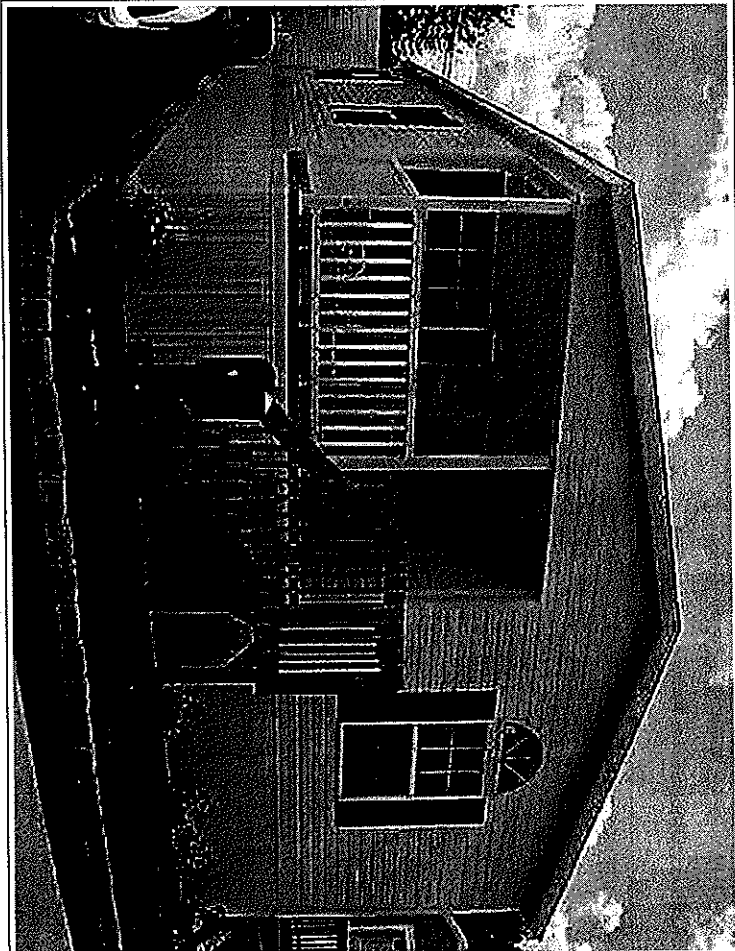
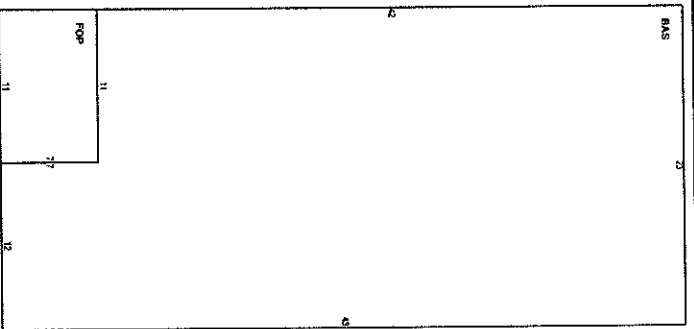
Parcel Id	137212	C 80	Ownr	
Adjust Type	Gopoliars Park	B 1	S 1	
Condo Fir	1	DW Mod		131
Condo Unit	1			100

COST / MARKET VALUATION

Building Value New	121,787
Year Built	2006
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	86
Chs Sect Reuid	104,700
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	U/B	Units	Unit Price	Yr Bit	Cond. Cd	% Cd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description			Living Area	Floor Area	Eff Area		Unit Cost	Undeprec Value	
BAS	First Floor			1,050	1,050	1,050		101.05	106,098	
FOP	Porch, Open			0	77	15		19.66	1,516	
				Ttl Gross Liv / Lease Area	1,050	1,127		1,065		107,614



2020-065



Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: 3/5/2020
To: Shelby Jackson
From: Ian Fuller
CC:
RE: 1 Yalesville Square

Current Market Value: \$ 99,800

Current Assessed Value: \$ 69,900

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

Notes:

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

Recommendation:

Reduce the market value to **\$79,000**

APPELLANT'S COPY
FEB 21 AM 10:02



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. 2020-037 APPLICATION

HEARING DATE: 12-19-20
APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2019

Property Owner:	<u>ENID L STANLEY + KEITH SANTORA</u>
Name of property Owner	<u>62 EDGE HILL RD</u>
Mailing Address	<u>WLED, CT 06492</u>
City, State, Zip	<u>203 265 6740</u>
Phone	

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.)

Print applicant name and date _____ Applicant signature _____

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

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

Real Estate: 296 PILGRIMS HBR (PID: 3194)
(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? : \$ 178,000

Briefly state the basis of the Appeal: Based on like units sold within the Pilg. Hbr. community; taking into consideration higher-priced units include \$24,000 special assessment pre-paid by Sellers; taking into consideration this unit's lack of a garage.

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: _____

Voting Record	Initials
Thomas Vitali	_____
Carl Bonamico	_____
Robert Avery	_____

FILED ASSESSOR
19 FEB 21 PM 4:09
M.F.D. ASSESSOR
18 FEB 21 10:02



Town of Wallingford, Connecticut

BOARD OF ASSESSMENT APPEALS

Thomas Vitell, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2093

Hearing No. 2020-037 APPLICATION

HEARING DATE: 12/19/20
APPEAL OF ASSESSED VALUATION
BOARD OF ASSESSMENT APPEALS
GRAND LIST OF OCTOBER 1, 2019

Property Owner:
ENID L STANLEY + KETH SANTORA
Name of property Owner
62 EDGE HILL RD
Mailing Address
WLEP CT 06492
City, State, Zip
203 265 4740
Phone

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.)

E. STANLEY + K. SANTORA
Print applicant name and date

[Signature]
Applicant signature

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

Motor Vehicle: Year 2016 Make/Model PILGRIMS HBR Plate# (PID: 3194) Mileage _____

Real Estate: 296 PILGRIMS HBR (PID: 3194)
(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?: \$ 178,000

Briefly state the basis of the Appeal: Based on like units sold within the Pilg Hbr community taking into consideration higher priced units include \$24,000 special assessment pre-paid by Sellers; taking into consideration this unit's lack of a garage.

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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: _____

Voting Record Initials

Thomas Vitell	_____	_____
Carl Bonamico	_____	_____
Robert Avery	_____	_____

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	6148
STANLEY ENID L + SANTORA KEITH	2	Public Water			RES CONDO	1-5	193,400	135,400	6148
62 EDGE HILL RD									
WALLINGFORD CT 06492									WALLINGFORD, CT

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
STANLEY ENID L + SANTORA KEITH R	1438	0911	04-27-2012	U		0	2020	1-5	135,400	2019	1-5	126,300
STANLEY ENID L	1295	1068	05-11-2007	U		0						
STANLEY ENID L + JOHN	1229	0855	10-28-2005	U		0						
STANLEY ENID L	1101	0443	07-02-2003	Q		154,000						
STANLEY ENID L	0920	0827	03-01-1999	Q		122,500						
STASHOWER JON												
Total									133,400			135,400

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

ASSESSING NEIGHBORHOOD	Nbhd	Nbhd Name	Tracing	Batch
	0001	B		

NOTES	NO GARAGE
1ST=.5B,K,L,R,DR	
2ND=1.5BTH,2BED	
W/O BSMT	
FLL= OTHER-1	
CURTIS	
IA	

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
	B	Condo	RM1		0	1.00000	5	1.00	U	1.000		
Total Card Land Units					0							
Parcel Total Land Area						0.0000						
Total Land Value												0

APPRaised VALUE SUMMARY	Appraised Bidg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
	193,400	0	0	0	0	193,400	C
Total Appraised Parcel Value	193,400					193,400	

VISIT/CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	12-19-2020	JW1			40	No change
	07-06-2020	V			76	DM - Change
	12-04-2019	FS	03		01	Measured
	12-30-2015	V			32	Hear-Decl
	10-06-2015	KL			29	Field Review
	07-07-2015	RH			01	Measured
	01-11-2011	SL	07	1	32	Hear-Decl



CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 55	05	Condominium			
Model Grade: C+		Res Condo			
Stories: 2		2 Stories			
Occupancy: 1		Drywall			
Interior Wall 1: 05		Carpet			
Interior Wall 2: 14		Electric			
Interior Floor 1: 04		Electr Basebrd			
Interior Floor 2: 07		Central			
Heat Fuel: 03		2 Bedrooms			
AC Type: 02		1 Full Bath			
TRI Bedrooms: 1		2 Half Baths			
TRI Bathrms: 2		6 Rooms			
Xtra Fixtres: 5		Average			
Total Rooms: 02		Average			
Bath Style: 02					
Kitchen Style: 02					
Whirlpool					
Fireplaces					

CONDO DATA

Parcel Id	137169	C116	Owne
Adjust Type	Pilgrims Harbr	B11	S11
Condo Flr	Code	Description	Factor%
Condo Unit	5	Curtiss	130
	1		100

COST/MARKET VALUATION

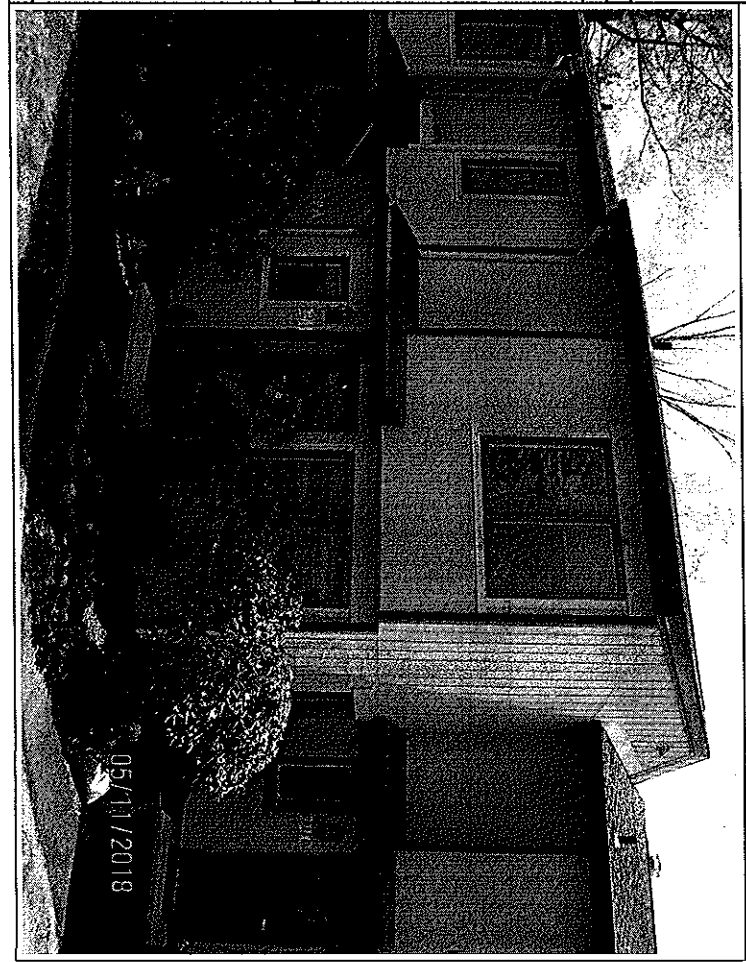
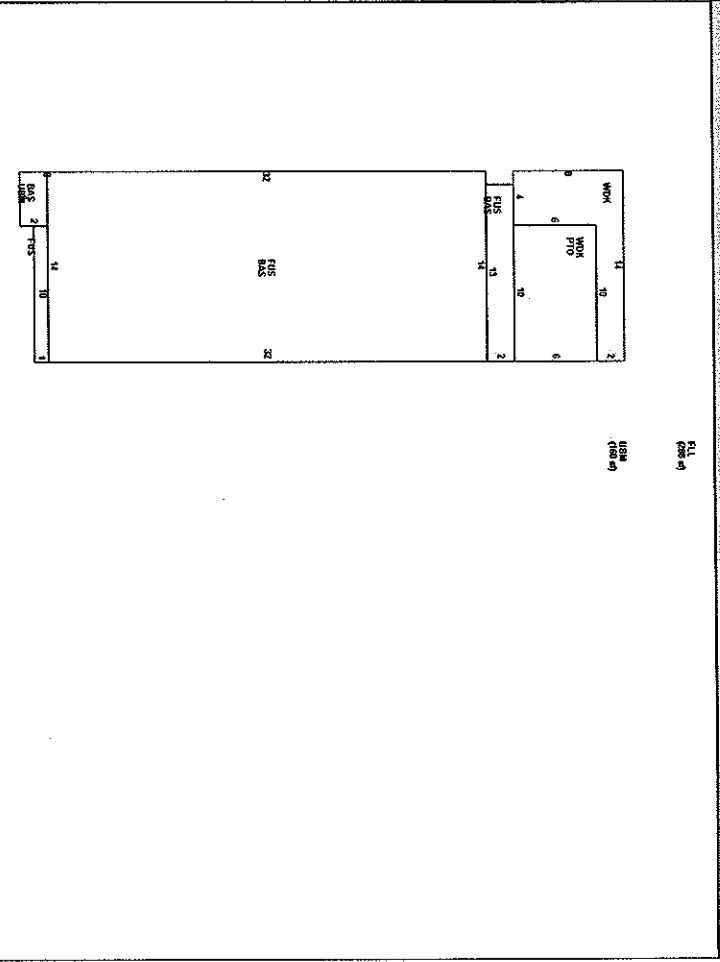
Building Value New	272,370
Year Built	1974
Effective Year Built	A
Depreciation Code	
Remodel Rating	
Year Remodeled	
Functional %	29
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	71
Cns Sect Rchld	193,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond	Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underrec Value
BAS	First Floor	482	482	482	216.36	104,287
FLL	Finished Lower Level	0	288	173	129.97	37,431
FUS	Upper Story, Finished	484	484	484	216.36	104,720
PTO	Patio	0	60	6	21.64	1,298
UBM	Basement, Unfinished	0	168	34	43.79	7,356
WDK	Deck, Wood	0	112	11	21.25	2,380
TI Gross Liv / Lease Area		966	1,594	1,190		257,472



05/11/2018

2020-037

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Pre Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	200///6//29B/ 29B PILGRIMS HARBOR 0001 1020 193,400	200///6//34D/ 34D PILGRIMS HARBOR 0001 1020 187,000 10/22/2018 220,000 00	200///6//12B/ 12B PILGRIMS HARBOR 0001 1020 161,600 5/21/2020 164,000 00	200///6//34B/ 34B PILGRIMS HARBOR 0001 1020 196,600 3/12/2020 215,000 00	200///6//10C/ 10C PILGRIMS HARBOR 0001 1020 155,100 8/5/2020 169,900 00	200///6//28B/ 28B PILGRIMS HARBOR 0001 1020 200,000 3/2/2020 207,500 00

BUILDING ATTRIBUTES	Adjustments		Adjustments		Adjustments		Adjustments	
Ttl Bedrms: Description Effective Area Effective Year Built Model Desc Appraised Bldg Value	02 Pilgrims Harbr 1190 1991 Res Condo 193,400	2 Pilgrims Har 1358.00 1991.00 Res Condo 187,000	2 Pilgrims Har 1105.00 1990.00 Res Condo 161,600	2 Pilgrims Har 1427.00 1991.00 Res Condo 196,600	2 Pilgrims Har 1045.00 1990.00 Res Condo 155,100	2 Pilgrims Har 1572.00 1991.00 Res Condo 200,000		
Total Appraised Extra Feat	00	00	00	00	00	00		
Total Appraised Outldg	00	00	00	00	00	00		

LAND ATTRIBUTES	Adjustments		Adjustments		Adjustments		Adjustments	
Site Index	5	5	5	5	5	5	5	5
Condition Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Total Appraised Land	00	00	00	00	00	00	00	00

VALUE SUMMARY		COMPARABLE #1		COMPARABLE #2		COMPARABLE #3		COMPARABLE #4		COMPARABLE #5	
Net Adjustments		6,400	31,800	-3,200	38,300	-6,600					
Adjusted Price		6,400	31,800	-3,200	38,300	-6,600					
Adjusted Price/SF		06.63	32.92	-03.31	39.65	-06.83					
Appraised Price/SF		193.58	167.29	203.52	160.56	207.04					

Subject **Hearing NO. 2020-037**
From ENID STANLEY <enidstanley@comcast.net>
To assessor@wallingfordct.gov <assessor@wallingfordct.gov>
Date 2021-03-08 11:08
Priority Normal



-
- 2021 PH appraisal.pdf (~2.4 MB)
-

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

Good Morning.

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

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

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

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

Thank You and Sincerely,

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

Individual Condominium Unit Appraisal Report

File # R21-000016

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 29 Pilgrim Hbr Unit # B City Wallingford State CT Zip Code 06492
 Borrower Ycaza, Dina Owner of Public Record Stanley, Enid & Santora, Keith County New Haven

Legal Description Volume 1438 Page 911
 Assessor's Parcel # WALL-000200-000000-000006-000029B Tax Year 2020 R.E. Taxes \$ 3,687
 Project Name Pilgrims Harbor Phase # 1 Map Reference 35300 Census Tract 1760.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0 HOA \$ 320 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client LoanDepot.com Address 2600 Michelson Drive Suite 1400 Irvine, CA 92612
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s).
 DOM 0; The home is selling privately for \$164,000 per Real Estate Contract dated 01/27/2021

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Arms length sale; The contract was provided and no unusual conditions noted.

Contract Price \$ 164,000 Date of Contract 01/27/2021 Is the property seller the owner of public record? Yes No Data Source(s) Tax Records
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.
 \$0;

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	Condominium Unit Housing Trends	PRICE	AGE	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining			One-Unit 75 %
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	132	Low 0	Multi-Family %
Neighborhood Boundaries		252	High 60	Commercial %
The subject property is bounded north by Pond Hill Rd, south by Brewster Lane, east by I-91 and west by Puritan Rd.		185	Pred. 35	Other 25 %

Neighborhood Description
 The immediate neighborhood consists of single family attached homes of similar styles maintained in average/good manner. Schools, support services and shopping are proximate of the subject. Access to I-91 is proximate for convenience to employment centers and city conveniences. The 25% of present land use represents vacant land.

Market Conditions (including support for the above conclusions)
 Based on the CTMLS for the Wallingford area, values have been stabilizing over the past 12 months. This is common in this area of Connecticut. The average marketing time for single family condominium homes in this area is estimated at 3-6 months. Interest rates are reasonable and there is sufficient funds available.

Topography Rolling Size Average Density Appears Adequate View N;Res;
 Specific Zoning Classification RM1 Zoning Description Single Family Residential/Condominium
 Zoning Compliance Legal Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? Yes No
 No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements-Type Public Private
 Electricity Water Street Paved Asphalt
 Gas None Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 09009C0312J FEMA Map Date 05/16/2017
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.
 There were no apparent adverse easements or encroachments noted which would adversely affect the marketability of the property.

Data source(s) for project information MLS, Management
 Project Description Detached Row or Townhouse Garden Mid-Rise High-Rise Other (describe)

General Description	Subject Phases	If Project Completed	If Project Incomplete
# of Stories 2 Exterior Walls Vinyl/C3	# of Units 193	# of Phases 1	# of Planned Phases
# of Elevators 0 Roof Surface Asph/C3	# of Units Completed 193	# of Units 193	# of Planned Units
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed Total # Parking 200	# of Units For Sale 9	# of Units for Sale 9	# of Units for Sale
<input type="checkbox"/> Under Construction Ratio (spaces/units) 2/1	# of Units Sold 193	# of Units Sold 193	# of Units Sold
Year Built 1974 Type Garage	# of Units Rented 19	# of Units Rented 19	# of Units Rented
Effective Age 15 Guest Parking Lot	# of Owner Occupied Units 174	# of Owner Occupied Units 174	# of Owner Occupied Units

Project Primary Occupancy Principal Residence Second Home or Recreational Tenant
 Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No
 Management Group - Homeowners' Association Developer Management Agent - Provide name of management company.
 White & Katzman Management 860-291-8777
 Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? Yes No If Yes, describe

Was the project created by the conversion of an existing building(s) into a condominium? Yes No If Yes, describe the original use and the date of conversion.

Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? Yes No If No, describe

Is there any commercial space in the project? Yes No If Yes, describe and indicate the overall percentage of the commercial space.

Individual Condominium Unit Appraisal Report

File # R21-000016

Describe the condition of the project and quality of construction.
 The condition of this project is average based on its quality of construction, unit mix and appeal in this market.

Describe the common elements and recreational facilities.
 Club House, Pool, Tennis Court

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

Is the project subject to ground rent? Yes No If Yes, \$ _____ per year (describe terms and conditions)

Are the parking facilities adequate for the project size and type? Yes No If No, describe and comment on the effect on value and marketability.

I did did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed.
 There was no condominium budget provided for the current year to review.

Are there any other fees (other than regular HOA charges) for the use of the project facilities? Yes No If Yes, report the charges and describe.

Compared to other competitive projects of similar quality and design, the subject unit charge appears High Average Low If High or Low, describe.

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?
 Yes No If Yes, describe and explain the effect on value and marketability.

Unit Charge \$ 320 per month X 12 = \$ 3,840.00 per year Annual assessment charge per year per square feet of gross living area = \$ 3.89

Utilities included in the unit monthly assessment None Heat Air Conditioning Electricity Gas Water Sewer Cable Other (describe)

Exterior Maintenance, Roads, Trash

General Description	Interior materials/condition	Amenities	Appliances	Car Storage
Floor # Average	Floors HW/C3	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> None
# of Levels 2	Walls Sheetrock/C3	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Garage <input type="checkbox"/> Covered <input checked="" type="checkbox"/> Open
Heating Type ELBB Fuel Elec	Trim/Finish Wood/C3	<input checked="" type="checkbox"/> Deck/Patio Deck	<input type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars 2
<input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	Bath Wainscot CerTile/C3	<input type="checkbox"/> Porch/Balcony None	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Assigned <input type="checkbox"/> Owned
<input type="checkbox"/> Other (describe)	Doors Hol-core/C3	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Washer/Dryer	Parking Space # 29B

Finished area above grade contains: 4 Rooms 2 Bedrooms 1.2 Bath(s) 988 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? Yes No If No, describe and comment on compatibility to other projects in the market area.

Additional features (special energy efficient items, etc.)
 deck; lower level with family room

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)
 C3; Kitchen updated six to ten years ago; Bathrooms updated six to ten years ago; The overall condition of the improvements is considered C3. The quality of construction is considered Q4. There were no adverse functional or external adequacies noted at the time of inspection. All mechanical systems were on and functioning at the time of inspection. The home has been nicely maintained and updated. The photo of the 2nd bedroom did not develop on the camera. This room was viewed by the appraiser and there were no repairs and/or damage to the room.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe.
 The estimated remaining economic life is 40 years.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

I did 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

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) Assessor, Smartmls

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

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Public Records	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	02/16/2021	02/22/2021	02/22/2021	02/22/2021

Analysis of prior sale or transfer history of the subject property and comparable sales.
 Public records indicate the subject's most recent transfer occurred on unknown (quit claim deed - doc #1438-911 recorded on 4/27/2012)

Individual Condominium Unit Appraisal Report

File # R21-000016

There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 119,900 to \$ 299,900					
There are 19 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 132,000 to \$ 252,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	29 Pilgrim Hbr	25 Pilgrim Hbr	20 Pilgrim Hbr	22 Pilgrim Hbr	
Unit #	B, Wallingford, CT 06492	A, Wallingford, CT 06492	C, Wallingford, CT 06492	B, Wallingford, CT 06492	
Project Name and Phase	Pilgrims Harbor 1	Pilgrim's Harbor 1	Pilgrims Harbor 1	Pilgrim Harbor 1	
Proximity to Subject		0.00 miles	0.07 miles NE	0.02 miles W	
Sale Price	\$ 164,000	\$ 161,000	\$ 169,500	\$ 170,000	
Sale Price/Gross Liv. Area	\$ 165.99 sq. ft.	\$ 189.63 sq. ft.	\$ 189.17 sq. ft.	\$ 186.00 sq. ft.	
Data Source(s)		SmartMLS#170356837;DOM 8	SmartMLS#170351249;DOM 49	SmartMLS#170224903;DOM 135	
Verification Source(s)		Doc#1644-514	No Doc Found	Doc#1621-900	
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION	
		+ (-) \$ Adjustment		+ (-) \$ Adjustment	
Sale or Financing Concessions		Arml.th Cash:0	Arml.th Cash:0	Arml.th Conv:0	
Date of Sale/Time		s12/20;c12/20	s01/21;c12/20	s03/20;c03/20	
Location	N;Res;	N;Res;	N;Res;	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
HOA Mo. Assessment	320	320	320	310	0
Common Elements and Rec. Facilities	Clubhouse Tennis, Pool	Clubhouse Tennis, Pool	Clubhouse Tennis, Pool	Clubhouse Tennis, Pool	
Floor Location	Average	Average	Average	Average	
View	N;Res;	N;Res;	N;Res;	N;Res;	
Design (Style)	RT2L;Twnhse	GR2L;Ranch	0 RT2L;Twnhse	RT2L;Twnhse	
Quality of Construction	Q4	Q4	Q4	Q4	
Actual Age	47	48	0 47	49	0
Condition	C3	C3	C3	C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	
Room Count	4 2 1.2	4 2 2.0	0 4 2 1.2	4 2 1.2	
Gross Living Area	988 sq. ft.	849 sq. ft.	+2,800 896 sq. ft.	0 914 sq. ft.	0
Basement & Finished Rooms Below Grade	966sf900sfwu 1r0br0.0ba0o	800sf800sfwu 1r0br0.0ba0o	0 800sf800sfwu 1r0br0.0ba0o	0 1576sf450sfwu 1r0br0.0ba0o	0
Functional Utility	Average	Average	Average	Average	
Heating/Cooling	ELBB/CAC	ELBB/Unit	+5,000 ELBB/CAC	ELBB/CAC	
Energy Efficient Items	None	None	None	None	
Garage/Carport	2op;Owned	2op;Owned	1g;Owned	-5,000 1g;Owned	-5,000
Porch/Patio/Deck	Deck	Deck	Deck	Deck	
Fireplace(s)	1 Fireplace	1 Fireplace	1 Fireplace	1 Fireplace	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,000	
Adjusted Sale Price of Comparables		Net Adj. 4.8 % Gross Adj. 4.8 % \$ 168,800	Net Adj. 2.9 % Gross Adj. 2.9 % \$ 164,500	Net Adj. 2.9 % Gross Adj. 2.9 % \$ 165,000	

Summary of Sales Comparison Approach

Included for analysis are three sales of properties that generally compete with the subject as regards locational and physical characteristics, as well as market appeal. Adjustments have been made for the various differences between each comparable and the property being appraised at market indicated rates. The reported physical condition of the comparables is based upon an exterior inspection and from the CTMLS. Condition ratings were made in conformity to UAD definitions. It should be noted that some houses meet the same criteria for a designation but vary in degree of updating. This updating includes but is not limited to kitchen, baths, siding and other mechanical updating. These degrees often require adjustment although noted as the same designation.

Indicated Value by Sales Comparison Approach \$ 165,000

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 1,700 X Gross Rent Multiplier = \$ Indicated Value by Income Approach

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

Due to the lack of available rental data, the income approach to value was not applied. This is typical with condominium homes in this area.

Indicated Value by: Sales Comparison Approach \$ 165,000 Income Approach (if developed) \$

Value is based on the market approach. Consideration has been given to all comparables with most weight placed on those comparables similar in utility and condition. The income approach to value was not applied due to the limited available rental data. This is typical of single family homes in this area.

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:

Market value is determined with the subject property in its "as is" condition. There are no conditions to this appraisal.

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 \$ 165,000, as of 02/16/2021, which is the date of inspection and the effective date of this appraisal.

Individual Condominium Unit Appraisal Report

File # R21-000016

This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

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

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

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

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

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

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

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

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

Individual Condominium Unit Appraisal Report

File # R21-000016

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 financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) as predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Individual Condominium Unit Appraisal Report

File # R21-000016

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.

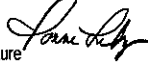
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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 
 Name Joanne Lehning
 Company Name JLAppraisal
 Company Address 44 Cannon Ridge Drive
Watertown, CT 06795
 Telephone Number 203-586-9625
 Email Address jlappraisal3@gmail.com
 Date of Signature and Report 02/22/2021
 Effective Date of Appraisal 02/16/2021
 State Certification # RCR.0001758
 or State License # _____
 or Other _____ State # _____
 State CT
 Expiration Date of Certification or License 04/30/2021

ADDRESS OF PROPERTY APPRAISED
29 Pilgrim Hbr
B, Wallingford, CT 06492

APPRAISED VALUE OF SUBJECT PROPERTY \$ 165,000

LENDER/CLIENT
 Name Fastapp Appraisal Management Co.
 Company Name LoanDepot.com
 Company Address 2600 Michelson Drive Suite 1400 Irvine, CA 92612
 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 _____

Individual Condominium Unit Appraisal Report

File # R21-000016

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	29 Pilgrim Hbr Unit # B, Wallingford, CT 06492	403 Pilgrim Hbr 403, Wallingford, CT 06492								
Project Name and Phase	Pilgrims Harbor 1	Pilgrim Harbor								
Proximity to Subject		0.04 miles SW								
Sale Price	\$ 164,000	\$ 180,000								
Sale Price/Gross Liv. Area	\$ 165.99 sq. ft.	\$ 196.94 sq. ft.								
Data Source(s)		SmartMLS#170365865;DOM 39								
Verification Source(s)		No Doc Found								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION			+ (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment		
Sale or Financing Concessions		Listing LP/SP 5%;0			-10,000					
Date of Sale/Time		Active								
Location	N;Res;	N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
HOA Mo. Assessment	320	320								
Common Elements and Rec. Facilities	Clubhouse Tennis, Pool	Clubhouse Tennis, Pool								
Floor Location	Average	Average								
View	N;Res;	N;Res;								
Design (Style)	RT2L;Twnhse	RT2L;Twnhse								
Quality of Construction	Q4	Q4								
Actual Age	47	48			0					
Condition	C3	C3								
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	4 2 1.2	4 2 1.2								
Gross Living Area	988 sq. ft.	914 sq. ft.			0			sq. ft.		
Basement & Finished Rooms Below Grade	966sf900sfwu 1rr0br0.0ba0o	900sf900sfwu 1rr0br0.0ba0o			0					
Functional Utility	Average	Average								
Heating/Cooling	ELBB/CAC	HPmp/CAC			0					
Energy Efficient Items	None	None								
Garage/Carport	2op;Owned	2op;Owned								
Porch/Patio/Deck	Deck	Deck								
Fireplace(s)	1 Fireplace	1 Fireplace								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000			<input type="checkbox"/> + <input type="checkbox"/> - \$			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted Sale Price of Comparables		Net Adj. 5.6 % Gross Adj. 5.6 % \$ 170,000			Net Adj. % Gross Adj. % \$			Net Adj. % Gross Adj. % \$		

ITEM	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	Public Records	CoreLogic					
Effective Date of Data Source(s)	02/16/2021	02/22/2021					

Summary of Sales Comparison Approach

* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" *

ADDITIONAL FIELD TEXT

File # R21-000016

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

COMMENT SALES COMPARE COMPS 4-6

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

TEXT ADDENDUM

File # R21-000016

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

Supplemental Addendum [Multi-page]

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

No value is placed on non real estate items.

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

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

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

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

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

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

COMMENT ON CLOSING DATES OF COMPARABLE SALES:

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

APPRAISER INDEPENDENCE

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

The sales & listings in this analysis represent the best and most recent comparable data this area in the past 12 months. It should be noted that the information in both the MLS and town / public records may differ from what has been reported. While completing this appraisal, the appraiser attempted to verify information regarding the sales and listings analyzed or included. Adjustments have been derived using matched pair analysis, interviewing of local realtors and, at times, speaking with buyers about purchase motivations. In an effort to use the most comparable data, distance parameters (within 1 mile) may have been exceeded which is typical in this market area. Although the sales or listings may be located on opposite sides of the main travel arteries, the neighborhood locations are all considered comparable. As a result of limited data for the specific locale, style and size of the subject property, it may have been necessary to use sales and listings which were located more than one mile from the subject and which closed more than six months but not more than one year prior to the effective date of the appraisal. This data is competing with the subject and would be judged as reasonable substitute data for the property being appraised. Based upon the data presented, a well supported estimate of value is indicated.

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

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

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

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

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

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

License#RCR000.1758
Joanne Lehning
FHA Certified

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # R21-000016

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

Appraiser's Fee \$300.00

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

Operating Income Statement

File No. R21-000016

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

Property Address 29 Pilgrim Hbr

City Wallingford

County New Haven

State CT

Zip Code 06492

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

	Currently Rented	Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		\$ 1,745	\$ 1,700	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unit No. 2	Yes <input type="checkbox"/> No <input type="checkbox"/>		\$	\$	Gas	<input type="checkbox"/>	<input type="checkbox"/>
Unit No. 3	Yes <input type="checkbox"/> No <input type="checkbox"/>		\$	\$	Fuel Oil	<input type="checkbox"/>	<input type="checkbox"/>
Unit No. 4	Yes <input type="checkbox"/> No <input type="checkbox"/>		\$	\$	Fuel (Other)	<input type="checkbox"/>	<input type="checkbox"/>
Total			\$ 1,745	\$ 1,700	Water/Sewer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
					Trash Removal	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Annual Income and Expense Projection for Next 12 months

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

Replacement Reserve Schedule

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

Equipment	Replacement Cost	Remaining Life	By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$ 500	ea. / 15	Yrs. x 1	Units = \$ 33
Refrigerator	@ \$ 800	ea. / 15	Yrs. x 1	Units = \$ 53
Dishwashers	@ \$ 500	ea. / 15	Yrs. x 1	Units = \$ 33
A/C Units	@ \$ _____	ea. / _____	Yrs. x _____	Units = \$ _____
C. Washer/Dryers	@ \$ _____	ea. / _____	Yrs. x _____	Units = \$ _____
HW Heaters	@ \$ 3,000	ea. / 25	Yrs. x 1	Units = \$ 120
Furnace(s)	@ \$ _____	ea. / _____	Yrs. x _____	Units = \$ _____
(Other) _____	@ \$ _____	ea. / _____	Yrs. x _____	Units = \$ _____
Roof	@ \$ _____	ea. / _____	Yrs. x One Bldg. =	\$ _____
Carpeting (Wall to Wall)				
		Remaining Life		
(Units _____)	Total Sq. Yds. Q \$ _____	Per Sq. Yd. / _____	Yrs = _____	\$ _____
(Public Areas _____)	Total Sq. Yds. Q \$ _____	Per Sq. Yd. / _____	Yrs = _____	\$ _____
Total Replacement Reserves. (Enter on Pg. 1)				\$ 239

Operating Income Reconciliation

\$ 20,312	- \$ 1,989	= \$ 18,323	/ 12 = \$ 1,527
Effective Gross Income	Total Operating Expenses	Operating Income	Monthly Operating Income
\$ 1,527	- \$ _____	= \$ _____	Net Cash Flow
Monthly Operating Income	Monthly Housing Expense		

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

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

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

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

Underwriter's instructions for 1-4 Family Investment Properties

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

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

Appraiser's Comments (Including sources for data and rationale for the projections)

Joanne Lehning
Appraiser Name


Appraiser Signature

02/22/2021
Date

Underwriter's Comments and Rationale for Adjustments

Underwriter Name

Underwriter Signature

Date

Market Conditions Addendum to the Appraisal Report

File # R21-000016

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 29 Pilgrim Hbr City Wallingford State CT ZIP Code 06492

Borrower Ycaza, Dina

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)	7	4	8	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.17	1.33	2.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	N/A	N/A	9	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	3.4	<input checked="" type="checkbox"/> Declining	<input checked="" 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	201,684	177,968	180,833	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	67	89	70	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	248,450	237,500	240,500	<input checked="" type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	N/A	70	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98%	97.5%	98%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.).

Based on a review of the comparable sales in the MLS over the past 12 months for the subject's market, there does not appear to be a significant increase in reported sales 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).

This appraiser has reviewed closed sales over the past 12 months, as well as current available competitive listings. My analysis indicates REO/foreclosure/short sales activity are not considered prevalent in this market at this time.

Cite data sources for above information.

Analysis of sales, speaking with area professionals-assessors, media, realtors and the appraisers experience in this market and The Warren Group.

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.

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

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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	7	4	8	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.17	1.33	2.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings	N/A	N/A	9	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)	N/A	N/A	3.4	<input checked="" type="checkbox"/> Declining	<input checked="" 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.

This appraiser has reviewed closed sales over the past 12 months, as well as current available competitive listings. My analysis indicates REO/foreclosure/short sales activity are not considered prevalent in this market at this time.

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

* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" *

Signature *Joanne Lehning* Appraiser Name Joanne Lehning Supervisory Appraiser Name _____
 Company Name JLAppraisal Company Name _____
 Company Address 44 Cannon Ridge Drive, Watertown, CT 06795 Company Address _____
 State License/Certification # RCR-0001758 State CT State License/Certification # _____ State _____
 Email Address jleappraisal3@gmail.com Email Address _____

ADDITIONAL FIELD TEXT

File # R21-000016

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

REVIEWER COMMENTS

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

Single Family Comparable Rent Schedule

File No. R21-000016

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

ITEM	SUBJECT	COMPARABLE No. 1			COMPARABLE No. 2			COMPARABLE No. 3		
Address	29 Pilgrim Hbr Wallingford CT 06492	550 Pilgrim Hbr Wallingford CT 06492			24 Putter Dr Wallingford CT 06492			3 White Tail Ln Wallingford CT 06492		
Proximity to Subject		0.06 miles NW			1.60 miles NE			0.90 miles S		
Date Lease Begins	6/2020	10/2020			10/2020			04/2020		
Date Lease Expires	6/2021	10/2021			10/2021			04/2021		
Monthly Rental	If Currently Rented: \$ 1,745	\$ 2,150			\$ 1,450			\$ 1,600		
Less Utilities										
Furniture	\$	\$			\$			\$		
Adjusted Monthly Rent	\$ 1,745	\$ 2,150			\$ 1,450			\$ 1,600		
Data Source	Tenant Inspection	CTMLS			CTMLS			CTMLS		
RENT ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$Adj	DESCRIPTION	+(-) \$Adj	DESCRIPTION	+(-) \$Adj			
Rent Concessions										
Location/ View	N;Res; N;Res;	N;Res; N;Res;		N;Res; N;Res;		N;Res; N;Res;				
Design and Appeal	RT2L;Twnhse	RT2L;Twnhse		RT1L;Ranch	+100	RT2L;Twnhse				
Age/Condition	47 C3	37 C3		37 C3		37 C3				
Above Grade Room Count	Total Bdrms Baths 4 2 1.2 988 Sq Ft	Total Bdrms Baths 5 2 1.1 1,576 Sq Ft	0	Total Bdrms Baths 3 2 2 1,026 Sq Ft	0	Total Bdrms Baths 4 2 1.1 1,024 Sq Ft	0			
Other (e.g., basement, etc.)	Full 1rr0br0.0ba0o	Full Finished		None	+100	Full Unfinished	+100			
Other										
Net Adj (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -100	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 200	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 100			
Indicated Monthly Market Rent		4.7 % Net 4.7 % Grs	\$ 2,050	13.8 % Net 13.8 % Grs	\$ 1,650	6.3 % Net 6.3 % Grs	\$ 1,700			
<p>Comments on market data, including the range of rents for single family properties, an estimate of vacancy for single family rental properties, the general trend of rents and vacancy, and support for the above adjustments. (Rent concessions should be adjusted to the market, not to the subject property)</p> <p>The range of rents for this area are \$1200.00 - \$2200.00. The vacancy rate is 3% which is typical for the market.</p>										
<p>Final Reconciliation of Market Rent.</p> <p>The market rent for the subject property based on property rental search is \$1700.00</p>										

I (WE) ESTIMATE THE MONTHLY MARKET RENT OF THE SUBJECT AS OF 02/16/2021 TO BE \$ 1,700

APPRaiser: *Joanne Lehning* SIGNATURE: _____ SUPERVISORY APPRAISER (ONLY IF REQUIRED):
 Signature _____ Did Did not
 Name Joanne Lehning Name _____ Inspect property
 Date Property Inspected 02/16/2021 Report Signed 02/22/2021 Date Property Inspected _____ Report Signed _____
 State Certification # RCR.0001758 State CT State Certification # _____ State _____
 or State License # _____ State _____ or State License # _____ State _____

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

SUBJECT PHOTOGRAPH ADDENDUM

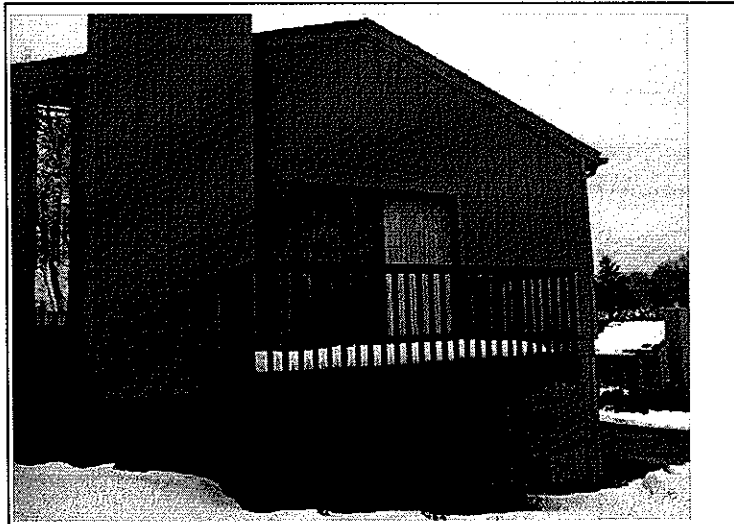
File # R21-000016

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



FRONT OF SUBJECT PROPERTY

Subject Front
29 Pilgrim Hbr
164,000



REAR OF SUBJECT PROPERTY

Subject Rear
29 Pilgrim Hbr
164,000



STREET SCENE

Subject Street
29 Pilgrim Hbr
164,000

ADDITIONAL PHOTOGRAPH ADDENDUM

File # R21-000016

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



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



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



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

ADDITIONAL PHOTOGRAPH ADDENDUM

File # R21-000016

Borrower/Client Ycaza, Dina

Property Address 29 Pilgrim Hbr

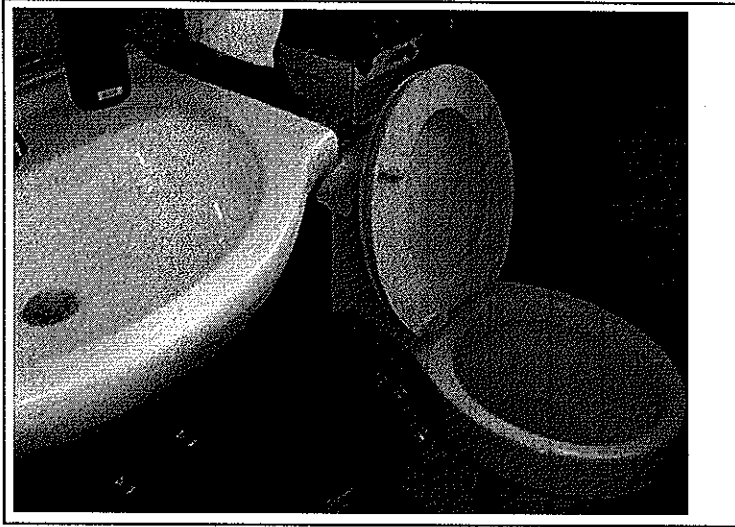
City Wallingford

County New Haven

State CT

Zip Code 06492

Lender LoanDepot.com



.5 Bathroom



Kitchen

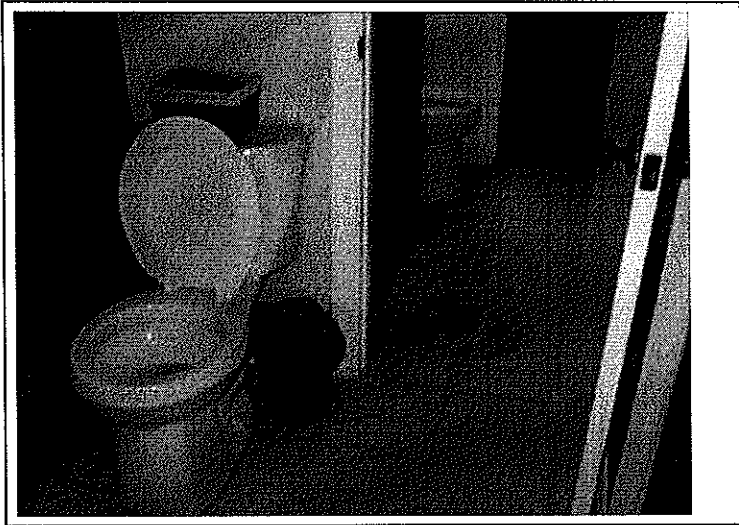


Living Room

ADDITIONAL PHOTOGRAPH ADDENDUM

File # R21-000016

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



Full Bathroom



.5 Bathroom



Bedroom

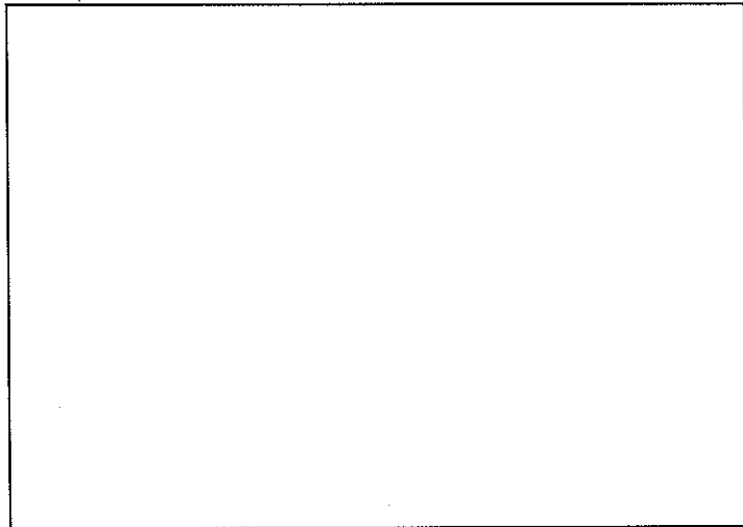
ADDITIONAL PHOTOGRAPH ADDENDUM

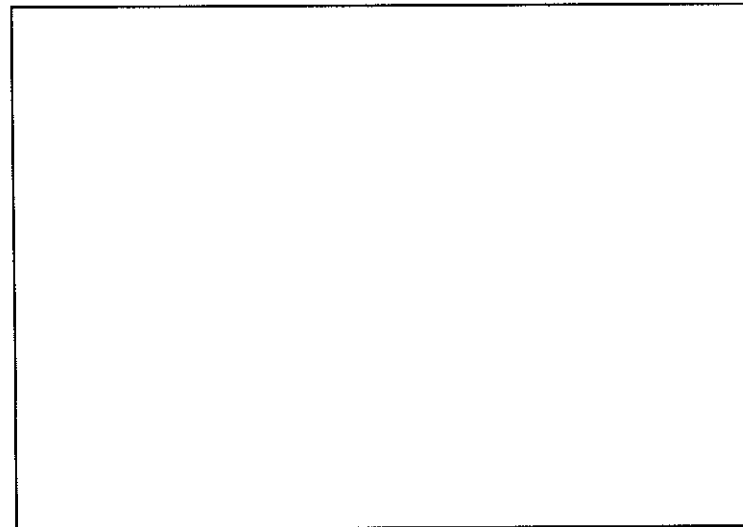
File # R21-000016

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



Lower Level Family Room

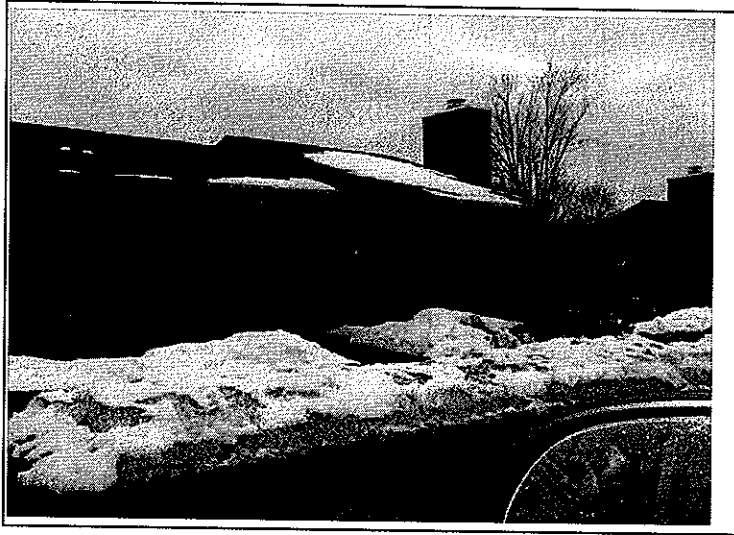




COMPARABLES PHOTOGRAPH ADDENDUM

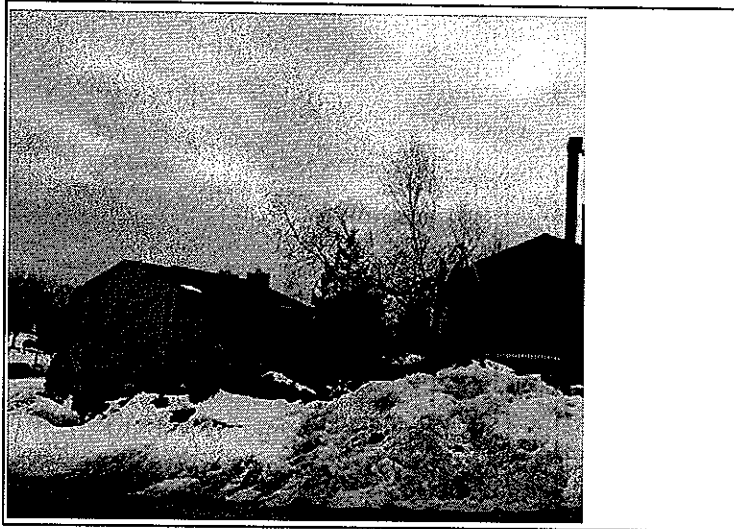
File # R21-000016

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



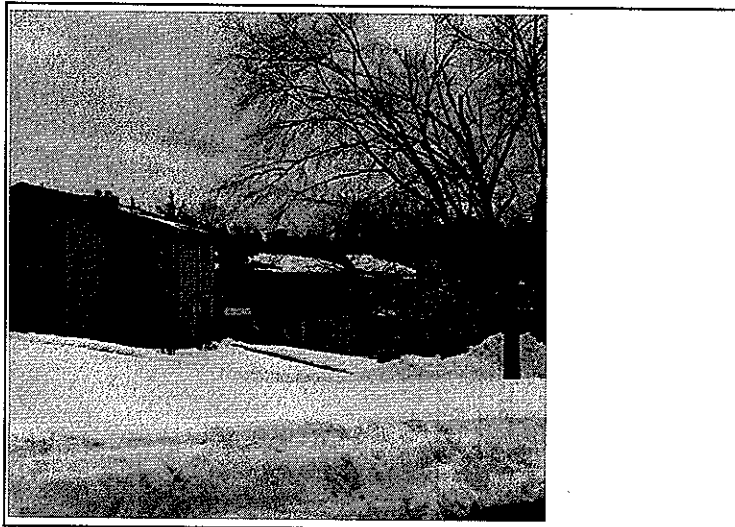
Comparable Sale 1

25 Pilgrim Hbr
Wallingford CT 06492
 Date of Sale: s12/20;c12/20
 Sale Price: 161,000
 Sq. Ft.: 849
 \$ / Sq. Ft.: 189.63



Comparable Sale 2

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



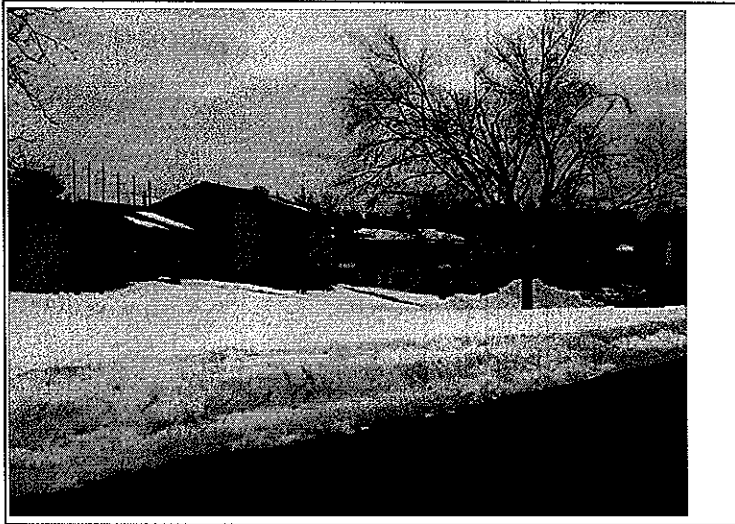
Comparable Sale 3

22 Pilgrim Hbr
Wallingford CT 06492
 Date of Sale: s03/20;c03/20
 Sale Price: 170,000
 Sq. Ft.: 914
 \$ / Sq. Ft.: 186.00

COMPARABLES PHOTOGRAPH ADDENDUM

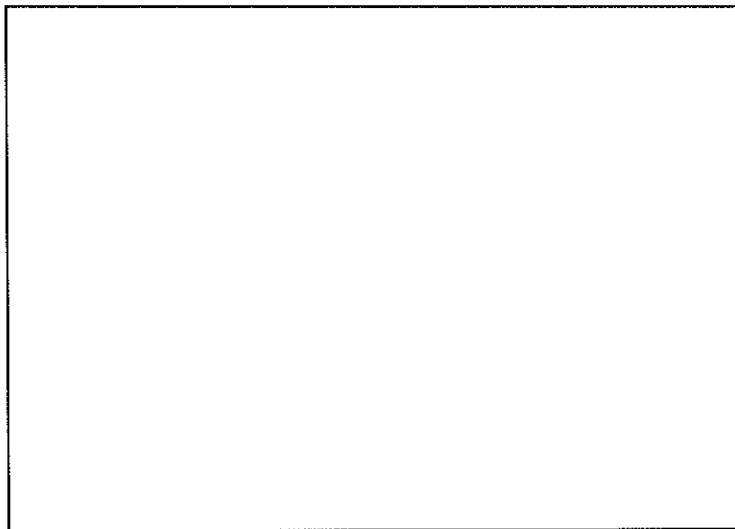
File # R21-000016

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



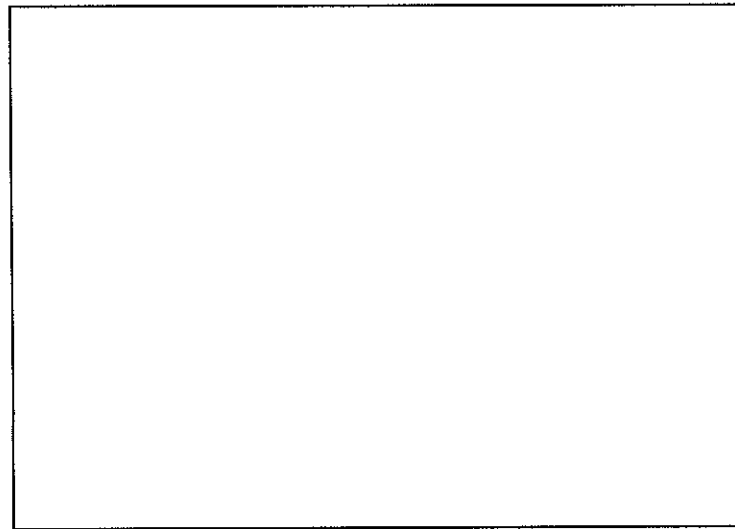
Comparable Sale 4

403 Pilgrim Hbr
Wallingford CT 06492
 Date of Sale: Active
 Sale Price: 180,000
 Sq. Ft.: 914
 \$ / Sq. Ft.: 196.94



Comparable Sale 5

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



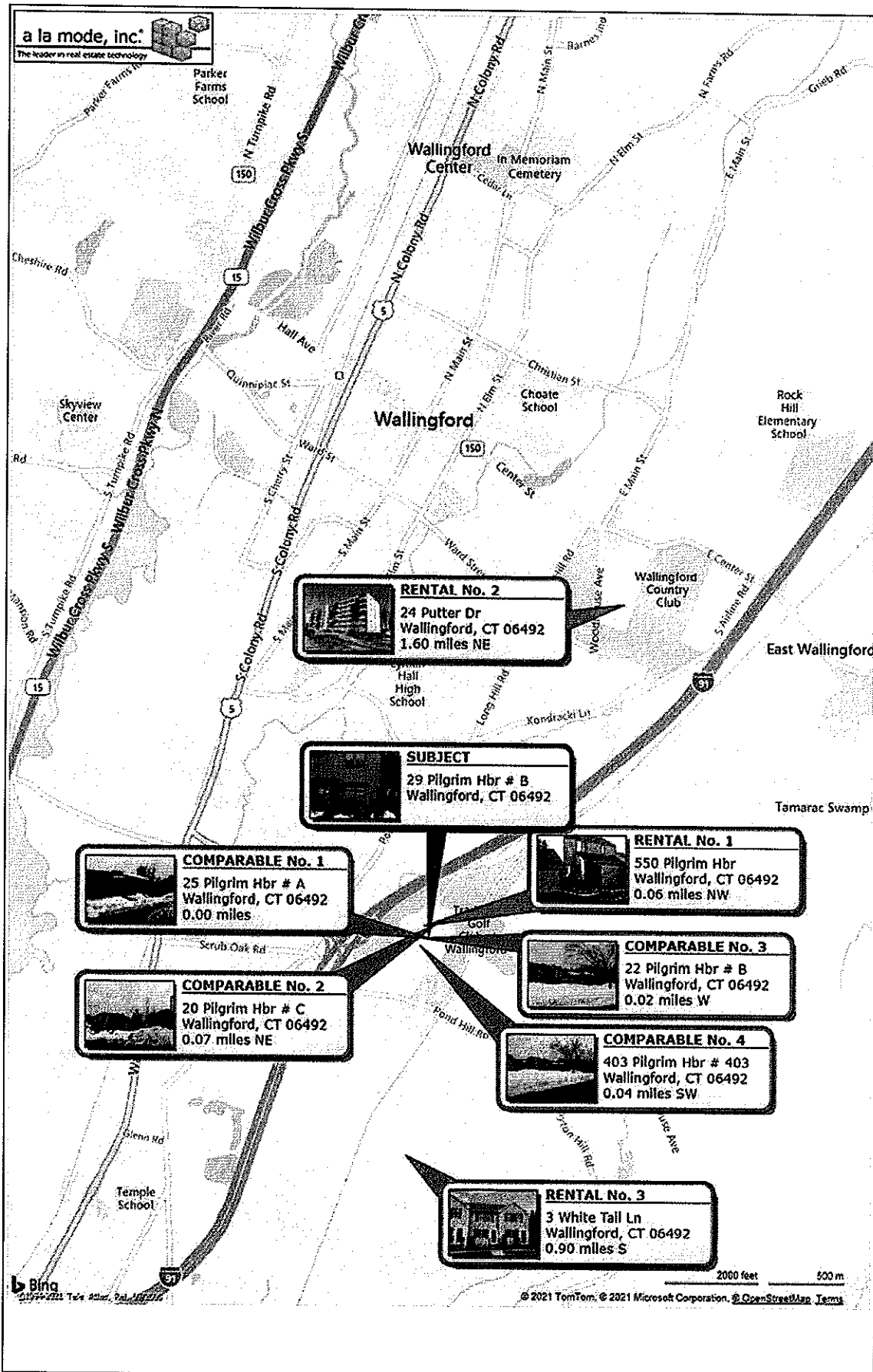
Comparable Sale 6

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

LOCATION MAP ADDENDUM

File # R21-000016

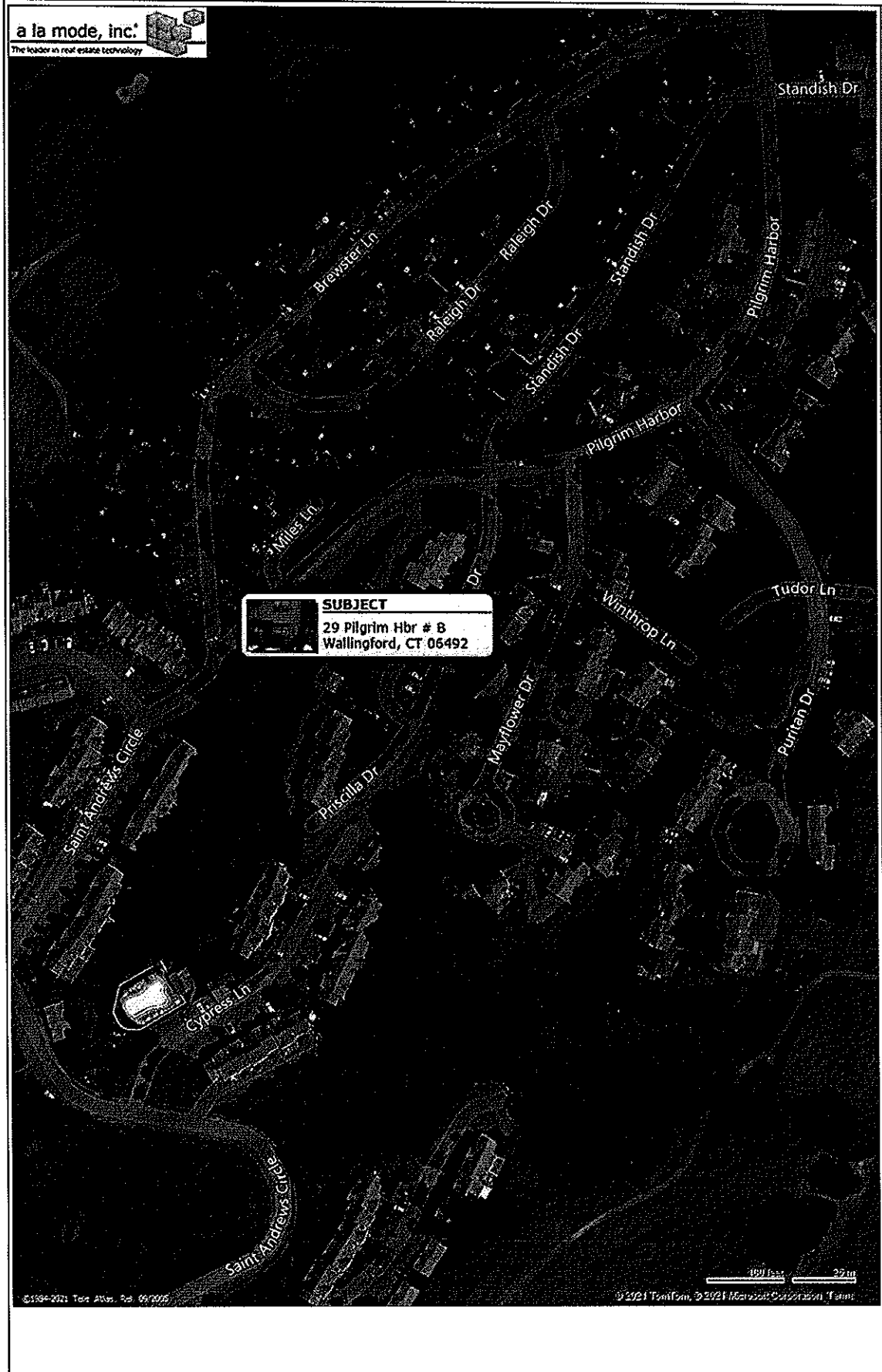
Borrower/Client: Ycaza, Dina
 Property Address: 29 Pilgrim Hbr
 City: Wallingford County: New Haven State: CT Zip Code: 06492
 Lender: LoanDepot.com



LOCATION MAP ADDENDUM

File # R21-000016

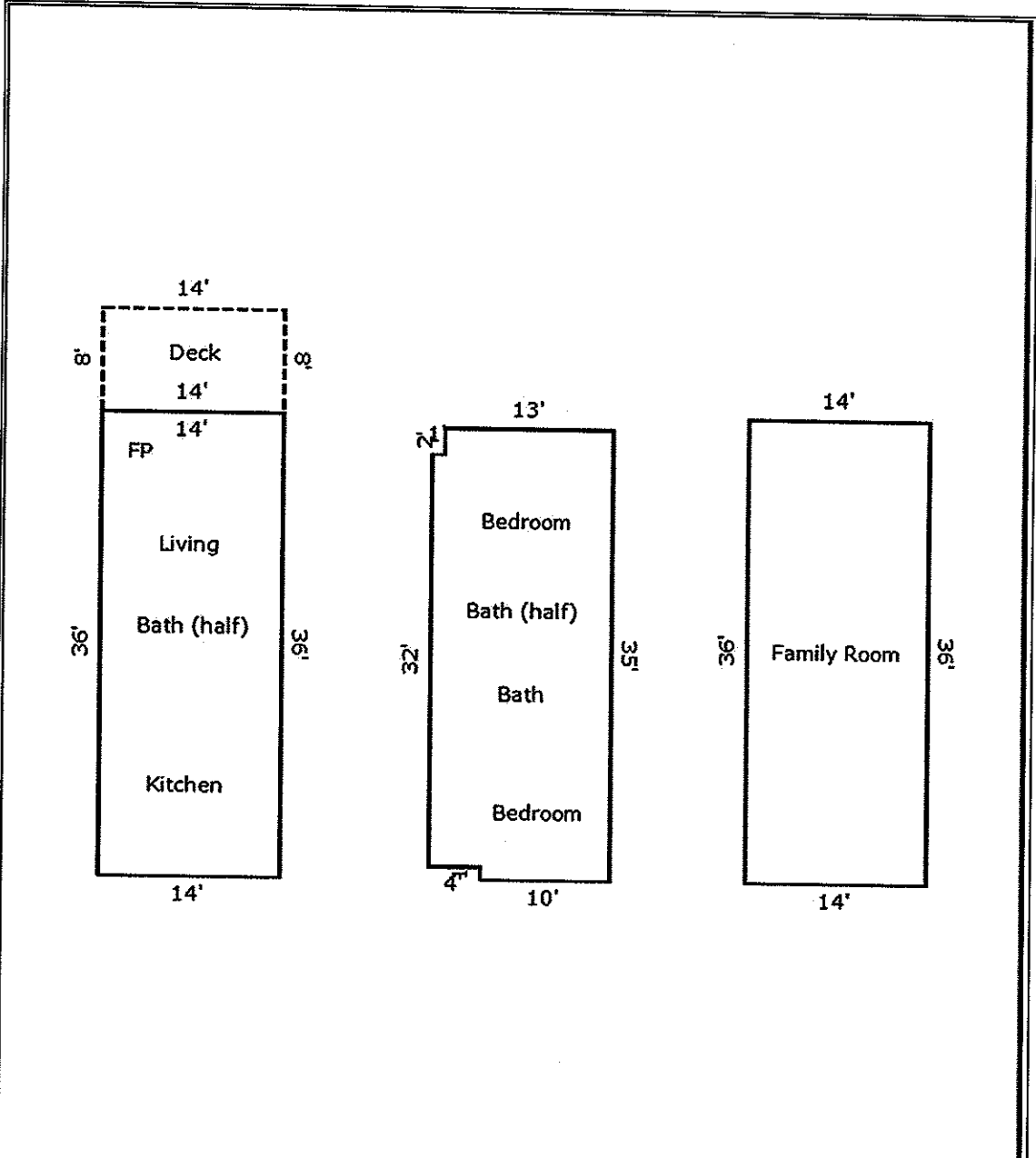
Borrower/Client Ycaza, Dina
Property Address 29 Pilgrim Hbr
City Wallingford County New Haven State CT Zip Code 06492
Lender LoanDepot.com



SKETCH ADDENDUM

File # R21-000016

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



TOTAL Sketch by e la mode, inc

Area Calculations Summary		
Living Area	Area	Calculation Details
First Floor	504 Sq ft	$14 \times 36 = 504$
Second Floor	484 Sq ft	$35 \times 10 = 350$ $3 \times 2 = 6$ $4 \times 32 = 128$
Total Living Area (Rounded):	988 Sq ft	
Non-Living Area		
Third Floor	504 Sq ft	$14 \times 36 = 504$
Wood Deck	112 Sq ft	$8 \times 14 = 112$

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

InterFlood

by a la mode

Prepared for: JLA Appraisal
29 Pilgrim Hbr
Wallingford, CT 06492









Google

Map data ©2021 Imagery ©2021 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

MAP DATA

FEMA Special Flood Hazard Area: No
 Map Number: 09009C0312J
 Zone: X
 Map Date: May 16, 2017
 FIPS: 09009

MAP LEGEND

- | | | | |
|---|--------------------------------------|---|-----------------|
|  | Areas inundated by 500-year flooding |  | Protected Areas |
|  | Areas inundated by 100-year flooding |  | Floodway |
|  | Velocity Hazard |  | Subject Area |

Powered by CoreLogic

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

Property Location 406 PILGRIMS HARBOR Map ID 200/16/406/ Bidg Name Sec # 1 of 1 Card # 1 of 1 State Use 1020
 Variant ID 3222 Account # D0161100 Bidg # 1 Print Date 06-25-2020 3:19:08 P

CURRENT OWNER PERONE LOUIS J + SHARON R
UTILITIES 21 Public Water
STREET/ROAD LOCATION
RES CONDO 1-5 Code Appraised Assessed
 209,700 146,800
 6148
 WALLINGFORD, CT

406 PILGRIMS HARBOR
 WALLINGFORD CT 06492
 GIS ID 3222
 Assoc Pld#

RECORD OF OWNERSHIP
 PERONE LOUIS J + SHARON R 1560 0227 03-30-2017 U U 1 185,000 10 08 2019 1-5 146,800 2017 1-5 146,800
 CROSSLEY SHARON B ESTATE 1558 0863 03-01-2017 U U 1 0 08 2019 1-5 146,800 2017 1-5 146,800
 CROSSLEY SHARON B 1376 0681 12-31-2009 U U 1 235,000 25 277,500 00
 TRAVERS RICHARD J + DIGUGLIEMO ROS 1339 0417 08-29-2008 U U 1 277,500 00
 DEL SOLE DOMINIC P & JEANNE MARIE 0904 0939 09-25-1998 U U 1 160,000 00

EXEMPTIONS
 Year Code Description Amount Code Description Number Amount Commit Int
 0001 Total 0.00
 ASSESSING NEIGHBORHOOD Trading 0.00
 NOTES
 1ST-1BED,1BAL,1K W/O BSMT
 VIEWS
 HIGHWAY NOISE = EXT

OTHER ASSESSMENTS
 Total 146800
 This signature acknowledges a visit by a Data Collector or Assessor

APPROPRIATED VALUE SUMMARY
 Appraised Bldg. Value (Card) 209,700
 Appraised X1 (B) Value (Bldg) 0
 Appraised O1 (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 0
 Special Land Value 0
 Total Appraised Parcel Value 209,700
 Valuation Method C

APPROPRIATED VALUE SUMMARY
 Total Appraised Parcel Value 209,700

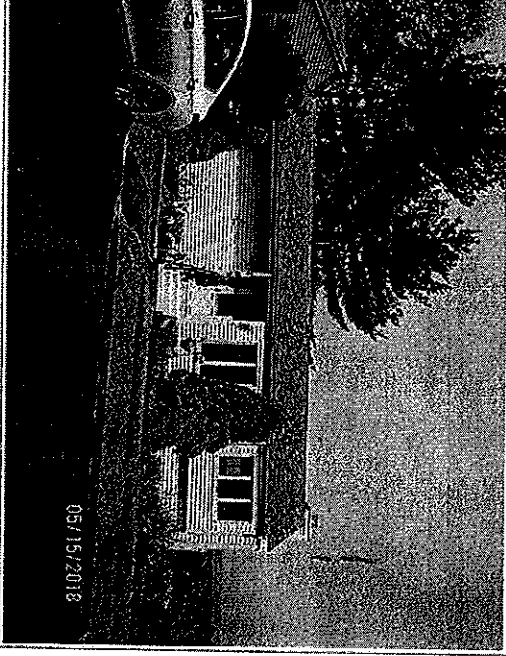
PREVIOUS ASSESSMENTS HISTORY
 Total 209,700 146,800 146,800
 Year Code Assessed Year Code Assessed V Year Code Assessed
 2019 1-5 146,800 2017 1-5 146,800

BUILDING PERMIT RECORD
 Permit ID Issue Date Type Description Amount Insp Date % Comp Date Comp Comments
 12-30-2015 V 32 Hear-Over
 10-06-2015 KL 28 Field Review
 07-08-2015 KL 01 Measured
 09-01-2010 MK 03 02 1st Callback
 08-18-2010 SR 28 Sales Review
 05-24-2010 V 10 Letter Sent - No Response
 05-12-2009 MK 03 10 Measured

LAND LINE VALUATION SECTION
 Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond Nbrd: Nbrd Adj
 1 1020 Condo RM1 0 SF 0 1,000,000 5 1.00 U 1,000
 Total Card Land Units 0 SF Parcel Total Land Area 0.0000 Total Land Value 0

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

Property Location		Account #		Map ID		Bldg #		Bldg Name		Card #		Sale Use	
406 PILGRIMS HARBOR		D0161100		200/ B/ 406/		1		Sec # 1 of 1		1 of 1		Print Date 06-25-2020 3:18:09 P	
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				CONDO DATA					
Element	Description	Element	Description	Partial Bldg	Original	Current	Original	Current	Original	Current	Original	Current	Original
Style: 55	Condominium			137165	C/16	B1	1511						
Model: 05	Res Condo												
Grade: C+	1 Story												
Stories: 1	Drywall												
Occupancy: 05	Capel												
Interior Wall 1: 1	Handwood												
Interior Wall 2: 1	Electric												
Interior Floor 1: 14	Heat Pump												
Interior Floor 2: 14	Heat Pump												
Heat Fuel: 09	Heat Pump												
Heat Type: 04	Heat Pump												
AC Type: 02	2 Bedrooms												
TU Bedrooms: 02	2 Full Baths												
TU Bath: 02	1 Half Bath												
TU Half Baths: 2													
Xtra Fixtures: 1													
Total Rooms: 5	Average												
Bath Style: 02	Average												
Kitchen Style: 02	Average												
Whitewood													
Fireplaces: 1													
OB - OUTBUILDING & YARD ITEMS (LIVE - BUILDING EXTRA FEATURES)				Year Built				1977					
Code Description LBS Units Unit Price Yr Blt Cont. Cd % Sq Grade Grade Adj. Adpt Value				Effective Year Built				A					
				Depreciation Code									
				Remodel Rating									
				Year Remodeled									
				Depreciation %				25					
				Functional Obsol				2					
				External Obsol				1					
				Trend Factor									
				Condition %									
				Percent Good				73					
				Cns Seed Rend				209,700					
				Dep %: 0%									
				Dep Ord Comment									
				Misc Imp Ord Comment									
				Cost to Cure Ord									
				Cost to Cure Ord Comment									
				Cost to Cure Ord Comment									
				Cost to Cure Ord Comment									



05/15/2018

PID	PID	PID	PID	PID	PID

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



Hearing No. 2020-017

APPLICATION

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

FILED ASSESSOR
FEB 21 PM 4:33

HEARING DATE: _____

Property Owner:
Joseph + Eileen Dellaselva
Name of property Owner

Mailing Address
774 Cook Hill Rd
City, State, Zip
Wallingford Ct 06492
Phone
203-265-1551

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.)

Eileen Dellaselva
Print applicant name and date

Eileen Dellaselva
Applicant signature

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

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

Real Estate: 81 Washington St
(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? : \$ 250,000

Briefly state the basis of the Appeal: _____

(Attach a copy of the appraisal report)

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: Eileen Dellaselva (Must be signed in presence of the Board) Date: 1-5-21

Eileen Dellaselva
Print Name

Motion: _____

Voting Record

Initials

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	
DELLASELVA JOSEPH +EILEEN		1 Level		2 Public Water		1 Paved		2 Suburban		Code		Assessed	
14 AUTUMN LEAVES RD		All Pct ID 066003039		SUPPLEMENTAL DATA		P/Z MAP #				1-1		61,800	
WALLINGFORD CT 06492		Census: 1754		ENG MAP		Easement				1-3		135,600	
		Old MBLU		Town Line		IND PARK				Total		197,400	
		TC MAP # 4838		Record Lot		Assoc Pid#				Total		197,400	
		GIS ID 8106								Total		173,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DELLASELVA JOSEPH +EILEEN	1354	0812	04-16-2009	U	I	125,000	14	Year	Code	Assessed	Year	Code	Assessed
WACHOVIA BANK	1349	0921	02-17-2009	U	I	153,200	14	2021	1-1	61,800	2020	1-1	60,800
VOSS CHARLES R & STACEY A	0889	0525	06-04-2001	Q	I	123,000	00		1-3	135,600		1-3	106,100
DARIN CRECENZO	0957	0088	04-26-2000	U	I	0	10		1-4	6,300		1-4	6,300
DARIN CRECENZO & JANICE (ESTATE)	0747	1050	01-26-1983	U	I	0	0		Total	197,400		Total	173,200

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
Total			0.00
ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	30	UST = ENTRY TO 2ND FL & UBM.	
Total		183,100	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
24392	07-31-2012	12-30-2020	No change
24392	02-24-2010	05-21-2020	01 Measured
		12-08-2015	29 Field Review
		12-08-2015	32 Hear-Decr
		10-01-2015	29 Field Review
		03-14-2013	50 BAA Change
		09-26-2012	62 Permit - Interior Insp Only
Total		281,900	

LAND LINE VALUATION SECTION		Notes	
B Use Code	Description	Zone	Land Typ
1	1040 Two Family	R6	
		Size Adj	Site Index
		13	5
		Unit Price	Cond.
		21,635	1.00
		Land Units	Nbhd.
		6,792 SF	30
		Nbhd. Adj	
		1.000	
		Parcel Total Land Area	0.1559
		Adj Unit P	13
		Location Adjustment	1.0000
		Total Land Value	88,300

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 183,100

Appraised Xf (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 10,500

Appraised Land Value (Bldg) 88,300

Special Land Value 0

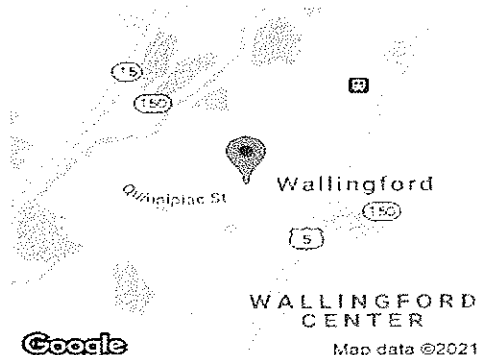
Total Appraised Parcel Value 281,900

Valuation Method C



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

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



Walkscore is: - - 67

Very Walkable - Most errands can be accomplished on foot.

Potential Short Sale: **No**

Total # of Units: **2** Style: **Units on different Floors** Total Rooms: **0** Bedrooms: **2** Bathrooms: **2 Full**
 Square Footage: Estimated heated above grade Sq.Ft. is **1,628**; total **1,628** Fireplaces:
 Public records lists total living Sq.Ft. of **1,628** and has no gross basement area Home Warranty Offered: **No**
 information.
 New Construction: **No/Resale** Year Built: **1870 (Public Records)** Color: **green**
 Dir. Waterfront: **No** Acres: **0.07 (Public Records)** Zoning: **R**
 Property Tax: **\$4,145** Mil Rate: **29.19** Assessed Value: **\$142,000** Tax Year: **July 2020-June 2021**

Unit	Est. SqFt.	Rooms	Beds	Full Baths	Part Baths	Rent/Month	Leased	Lease Expires	Occupant	Appliances Included
1			1	1		\$900	Monthly		Tenant	Oven/Range, Refrigerator, Washer, Dryer
2			1	1		\$1,100	Monthly		Tenant	Oven/Range, Refrigerator, Washer, Dryer

Laundry Facilities: **All Units Have Hook-Ups, Washer/Dryer All Units**
 Exterior Siding: **Vinyl Siding**
 Construction Info.: **Frame** Foundation: **Masonry** Roof: **Asphalt Shingle**
 Attic: **No Attic**
 Basement Desc.: **Full, Unfinished**
 Garage & Parking: **1 Car, Off Street Parking** Driveway Type: **Paved**
 Lot Description: **Corner Lot, Level Lot**
 Waterfront Feat.: **Not Applicable**
 In Flood Zone: **No** Has Flood Elevation Certificate: **No**
 Nearby Amenities: **Shopping/Mall, Walk to Bus Lines**
 Oil Tank Location: **Non Applicable**

Hot Water System: **Domestic, Natural Gas, Tankless Hotwater** Est. Annual Heating Cost:
 Heat Type: **Baseboard, Gas on Gas, Hot Water, Fueled By: Natural Gas** Fuel Tank Location: **Non Applicable**
 Cooling: **None**
 Water & Sewer Service: **Public Water Connected, Sewage System: Public Sewer Connected**

Gross Income: Gross Operating Expense: NET INCOME:
 Elem: **Pboe** Interm: **Per Board of Ed** Middle: **Per Board of Ed** High: **Pboe**

Have you ever thought about living on the first floor and renting the second to help with costs. Then this is the home for you. Updated in 2013 by the current owner and ready for a new proprietor. Gas heat and hot water, private laundry on each floor. First

floor is large and in great condition. Second floor has an additional loft space for a playroom or sitting room. Pictures are before tenants moved in.

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

Eligible Financing: FHA, VA, CHFA			Related MLS #:
Current List Price: \$240,000	Last Updated: 08/10/20	Deposit Date: 08/04/20	DOM: 3
Previous List Price: \$240,000	Entered in MLS: 06/09/20	Contract Date: 06/12/20	CDOM: 3
Original List Price: \$240,000	Listing Date: 06/09/20	Proposed Closing Date: 08/07/20	Expiration Date:
Sold Price: \$241,550	Closed Date: 08/07/20	Sale Financing: Conventional Fixed	
List Price as % of Assessed Value	Closed Price as % of Assessed Value	Closed Price as % of Last List Price	
169%	170%	100.65%	

Showing Inst: **Use Show Assist. Units are occupied 1st showing is for 1st floor and basement only. 2nd Showing can be for the 2nd floor. Only the agent and the principal buyer are allowed in at the same time. Sign and return the attached Covid-19 showing disclosure prior to showing the property.**

Lockbox: **Combo/Side Door** Date Available: **Negotiable** Bank Owned: **No**

Owner: **Of Record** Owners Phone: Occupied By: **Tenant**

Directions: **Quinnipiac to washington or hall to washington**

Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **Yes**

Buyer's Agent Comp.: **2.5% of sale price**

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

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

List Agent: Eric T Radziunas (RADZIUER) Lic.#: RES.0791085	Phone: (203) 530-9244
Website: http://www.ericradzctrealestate.com	Email: Eric.Radz@CBMMoves.com
List Office: Coldwell Banker Realty (CBRB35)	Phone: (203) 288-2500
Website:	
Sale Agent: Bria N Durant (DURANTBR) Lic.#: RES.0796752	Phone: (203) 228-0816
Website:	Email: briadurant@yahoo.com
Sale Office: REMAX Alliance (RMAA50)	Phone: (203) 488-1641
Website: http://www.cthomepros.com/	

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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
DELLASELVA JOSEPH +EILEEN					RES LAND DWELLING	1-1	88,300	2020	1-1	60,800	2019	1-1	60,800
14 AUTUMN LEAVES RD						1-3	193,600		1-3	106,100		1-3	106,100
WALLINGFORD CT 06492									1-4	6,300		1-4	6,300
Alt Prcl ID 066003039 Census: 1754 Old MBLU TC MAP # 4838 TC MAP # Record Lot GIS ID 8106 Assoc Pld#		SUPPLEMENTAL DATA P/Z MAP # ENG MAP Easement Town Line IND PARK		WALLINGFORD, CT VISION									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	APPRaised VALUE SUMMARY	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Comm Int
DELLASELVA JOSEPH +EILEEN		1354	0812	U	U	125,000	14		
WACHOVIA BANK		1349	0921	U	U	153,200	14		
VOSS CHARLES R & STACEY A		0989	0525	Q	Q	123,000	00		
DARIN CRECENZO		0957	0088	U	I	0	10		
DARIN CRECENZO & JANICE (ESTATE)		0747	1050			0	0		
Total						197400			173200

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	
Nbhd		Nbhd Name	Batch
30		B	Tracing

ASSESSING NEIGHBORHOOD
 1ST: K,L,2BED,B-\$800 W/O UTILITIES
 2ND:K,L,2BED,B-\$800 W/O UTILITIES
 UST = ENTRY TO 2ND FL & UBM.
 03/09/2011 -- BAA HEARING NO. 2010-010
 3/14/2013 BAA HEARING #2012-004

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit ID	Issue Date	Type	Description
24392	07-31-2012	CA	C - Approval
24392	02-24-2010	RE	Remodel

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
24392	07-31-2012	CA	C - Approval	21,635	09-26-2012	100		RENOVATIONS
24392	02-24-2010	RE	Remodel		09-26-2012	100		GUT INTERIOR & RENOVATE

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 09		Multi Family Residential			
Model: 01		Residential			
Grade: C		2 Stories			
Stories: 2		Vinyl Siding			
Occupancy: 25		Gable			
Exterior Wall 1		Asphalt Drywall			
Exterior Wall 2		Carpet			
Roof Structure: 03		Hardwood			
Roof Cover: 03		Gas			
Interior Wall 1		Forced Air-Duc			
Interior Wall 2		None			
Interior Flr 1		4 Bedrooms			
Interior Flr 2					
Heat Fuel: 03					
Heat Type: 04					
AC Type: 01					
Total Bedrooms: 04					
Total Bathrms: 2					
Total Half Baths: 0					
Total Xtra Fixtrs: 8					
Total Rooms: 02					
Bath Style: 02		Average			
Kitchen Style: 02		Average			
Whirlpool Tub					
Fireplaces					

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

Code	Description	U/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGRI	Garage-Avg	L	600	35.00	1915	A	50	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

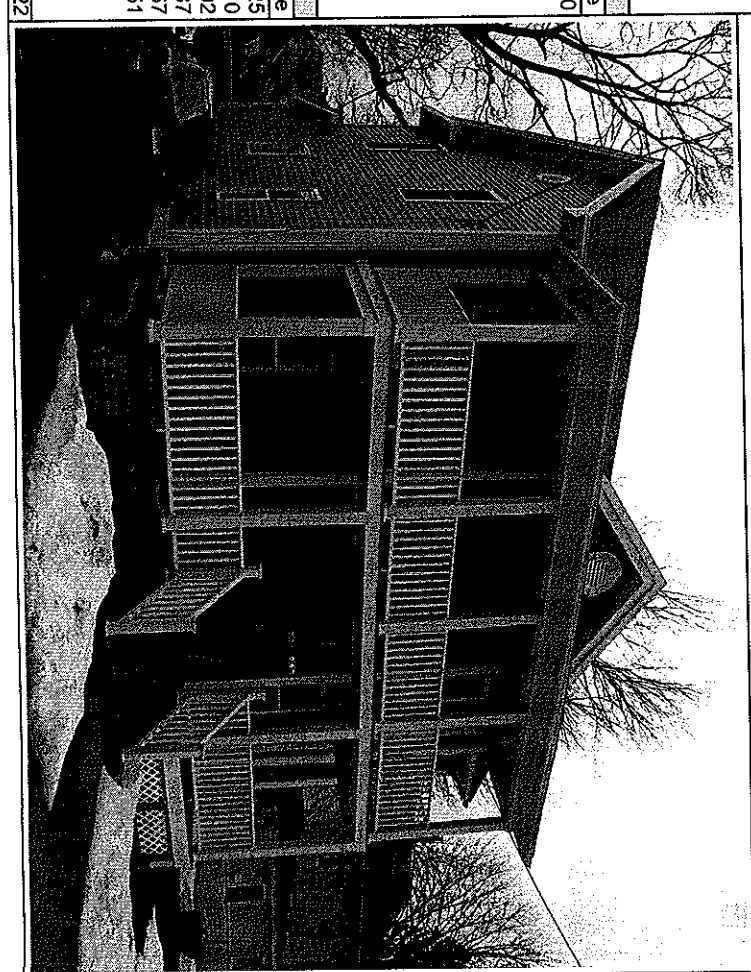
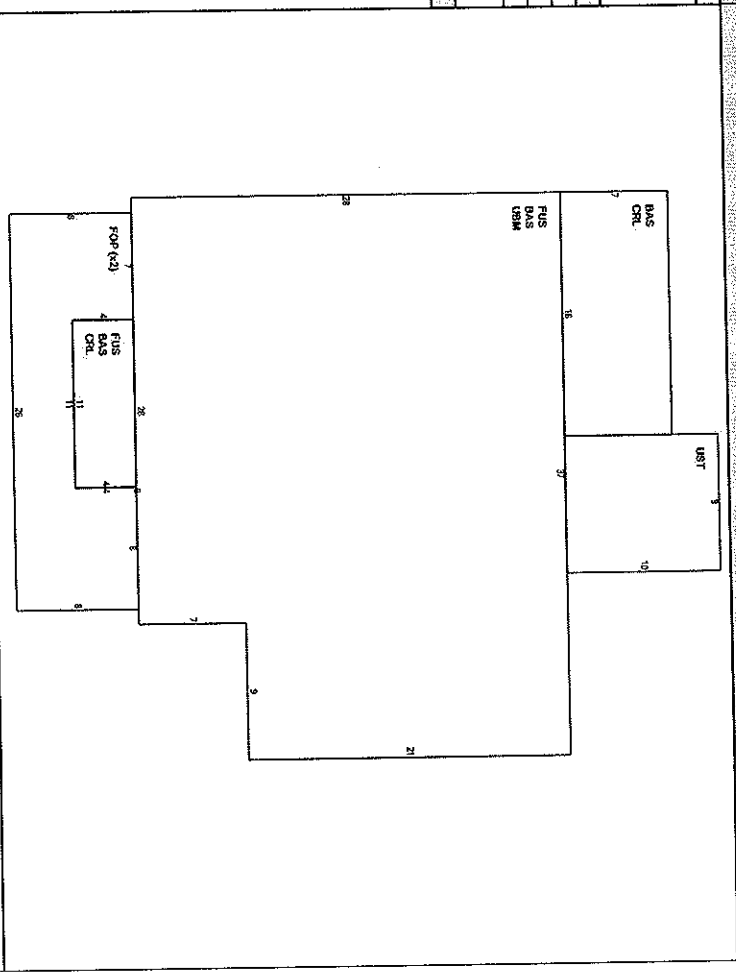
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,129	1,129	1,129	83.37	94,125
CRL	Crawl Space	0	156	0	0.00	0
FOP	Porch, Open	0	328	66	16.78	5,502
FUS	Upper Story, Finished	1,017	1,017	1,017	83.37	84,787
UBM	Basement, Unfinished	0	973	195	16.71	16,257
UST	Utility, Storage, Unfinished	0	90	27	26.01	2,251
Ttl Gross Liv / Lease Area		2,146	3,693	2,434		202,922

CONDO DATA

Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	212,923
Year Built	1915
Effective Year Built	G
Depreciation Code	MJ
Remodel Rating	2012
Year Remodeled	14
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	86
RCNLD	183,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



2020-017



Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

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

Current Market Value: \$ 281,900

Current Assessed Value: \$ 197,400

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

Notes:

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

Recommendation:

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

2020-017

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Prct Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	133111/1511 81 WASHINGTON ST 30 1040 281,900	133111/10611 170 SOUTH CHERRY ST 30 1050 288,000 12/16/2019 300,000 00	118111/14611 139 HALL AVE 30 1040 207,400 2/20/2019 239,900 00	118111/2311 23 MAPLE AVE 30 1040 216,000 4/25/2019 230,000 00	132111/13411 77 CLIFTON ST 30 1050 261,300 9/6/2019 275,000 00	147111/2211 202 EAST ST 30 1050 267,000 9/8/2020 275,000 00
Year Built Area Effective Prct Assng Dist Grade: Style Desc Appraised Bldg Value	1915 2434 30 C Multi Family 183,100	1910.00 2281.00 30 C+ Multi Family 194,000	1915.00 1892.00 30 C Multi Family 127,400	1900.00 1900.00 30 C Multi Family 129,000	1910.00 3114.00 30 C Multi Family 171,800	1920.00 3224.00 30 C Multi Family 183,000
Total Appraised Extra Feat Total Appraised Outbldg	00 10,500	00 3,900	00 00	00 00	00 700	00 1,500
		00 6,600	00 10,500	00 10,500	00 9,800	00 9,000
LAND ATTRIBUTES						
Site Index Condition Factor Total Appraised Land	5 1.00 88,300	5 1.00 90,100	5 1.00 80,000	5 1.00 87,000	5 1.00 88,800	5 0.95 82,500
VALUE SUMMARY						
Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF		-6,100 -6,100 -02.84 134.2	74,500 74,500 34.72 96.64	65,900 65,900 30.71 100.65	20,600 20,600 09.6 121.76	14,900 14,900 06.94 124.42



Final Value : 295,600



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

TOWN ASSESSOR
 FEB 21 AM 11:52

Hearing No. 2020-021 **APPLICATION**

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

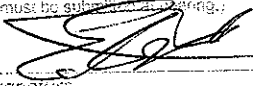
HEARING DATE: _____

Property Owner: Princess Ameer's Palace LLC
 Name of property Owner
226 East Street
 Mailing Address
Wallingford CT 06492
 City, State, Zip
(203) 949-9328
 Phone

Appellant (if other than owner):
Edmund Marcantonio
 Name of Owner's Agent
226 East Street
 Mailing Address
Wallingford CT 06492
 City, State, Zip
(203) 949-9328
 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 with hearing.)

Edmund Marcantonio
 Print applicant name and date


 Applicant signature

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

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

Real Estate: 226 East Street Wallingford CT 06492
(Address and/or Assessor's Map/Block/Lot/Unit Number)

Personal Property: Unique ID: ~~118-4878~~ DBA: _____

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

What MARKET VALUE does the applicant place on the property?: \$169,200 Assessment Value \$ 118,400

Briefly state the basis of the Appeal: The new appraisal of this property does not reflect the current value due to the extensive amount of work needed.

DO NOT WRITE BELOW THIS LINE - BAA Use Only

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

Signature(s) of Owner(s) or Agent: _____ Date: _____

Motion: _____

<u>Voting Record</u>	<u>Initials</u>
Thomas Vitali	_____
Carl Bonamico	_____
Robert Avery	_____

Edmund Marcantonio

226 East Street

Wallingford, Ct 06492

Home: 203 949 9328

Cell: 203 804 5629

February 5, 2021

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

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	
MARCANTONIO EDMUND + DIANNE				RES LAND	1-1	82,000	57,400	2020	1-1	56,500	
PRINCESS AMEES PALACE LLC				DWELLING	1-3	105,800	74,000	2019	1-3	56,200	
226 EAST ST									1-4	5,700	
WALLINGFORD CT 06492											
Alt Ptrl ID 065003053		P/Z MAP #		Description		Assessed		Year		Code	
Census: 1754		ENG MAP		RES LAND		187,800		2019		1-1	
Old MBLU		Easement		DWELLING		131,400		2019		1-3	
TC MAP #		Town Line						2019		1-4	
Record Lot		IND PARK						2019		1-4	
GIS ID 7878		Assoc Pld#						2019		1-4	

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	
MARCANTONIO EDMUND + DIANNE L/U +	1596	0970	12-26-2018	U	I	0	29	2021	1-1	57,400	
MARCANTONIO EDMUND + DIANNE L/U +	1596	0967	12-26-2018	U	I	0	29	2021	1-3	74,000	
MARCANTONIO EDMUND	0865	0554	07-07-1997			0					
MARCANTONIO HELEN B L/U AND	0862	0656				0					
Total		0.00		Assessed		131,400		Total		131,400	

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code						
Description							
Total		0.00		Assessed		131,400	

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
30			B		

NOTES
 1ST=LR,K,1BED,1B,OTHER1
 2ND=LR,K,1BED,1B,OTHER1 BED=NO CLOSET
 UEP (5X6) ENTRANCE WAY TO UBM
 ECO=CI

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
30208	01-11-2016	RS	Residential	1,350	03-28-2016	100				FRESHINGLE ONLY
20879	08-07-2006	RS	Residential	1,900	09-22-2006	100				8X8 SHED

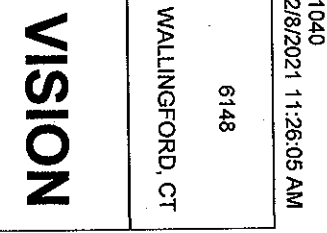
LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond	Nbhd	Nbhd Adj	Notes
B	1040	Two Family	R6		5,952 SF	14.5	1.00000	5	0.95	30	1.000	CI	

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		96,200	0	9,600	82,000	0	187,800
							Total Appraised Parcel Value
							187,800

VISIT/CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		12-19-2020	JW1			40	No change
		09-04-2020	V			75	DM - No Change
		07-22-2020	MG			66	Phone Appt.
		06-01-2020	FS			11	No Trespassing
		03-28-2016	RSO			63	Permit Check - No Measur
		10-05-2015	V			29	Field Review
		08-09-2010	SR			29	Field Review

LAND ADJUSTMENT		Location Adjustment	Adj Unit P	Land Value
		1.0000	13.77	82,000

Total Card Land Units 0.137 AC
 Parcel Total Land Area 0.1366
 Total Land Value 82,000



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)		
Level	Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	Year	Code	Assessed
MARCANTONIO EDMUND + DIANNE	1			RES LAND	1-1	82,000	57,400	2020	1-1	56,500
PRINCESS AMEES PALACE LLC				DWELLING	1-3	105,800	74,000	2020	1-3	56,200
226 EAST ST									1-4	5,700
WALLINGFORD CT 06492										
SUPPLEMENTAL DATA Alt Prci ID 065003053 Census: 1754 Old MBLU TC MAP # TC MAP # Record Lot GIS ID 7878 Assoc Pld#						P/Z MAP # ENG MAP Easement Town Line IND PARK		Total 187,800 Total 131,400		

RECORD OF OWNERSHIP		BK/VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
MARCANTONIO EDMUND + DIANNE L/U +	1596	0970	12-26-2018	U	1		0	2021	1-1	57,400	2020	1-1	56,500
MARCANTONIO EDMUND + DIANNE L/U +	1596	0967	12-26-2018	U	1		0		1-3	74,000		1-3	56,200
MARCANTONIO EDMUND	0865	0554	07-07-1997				0					1-4	5,700
MARCANTONIO HELEN B L/U AND	0862	0656					0						
Total 131,400 Total 131,400 Total 118,400													

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Description						
		0.00					
Total 0.00 ASSESSING NEIGHBORHOOD Nbrhd 30 Nbrhd Name B Tracing Batch							

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm Int
Year	Description						
Total 131,400 APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 96,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 9,600 Appraised Land Value (Bldg) 82,000 Special Land Value 0 Total Appraised Parcel Value 187,800 Valuation Method C							

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
Permit Id	Issue Date											
30208	01-11-2016	1,350	03-28-2016	100		RESHINGLE ONLY	12-19-2020	JW1	V		40	No change
20879	08-07-2006	1,900	09-22-2006	100		8X8 SHED	09-04-2020	MG	V		75	DM - No Change
							07-22-2020	FS	03		66	Phone Appt
							06-01-2020	FS	03		11	No Trespassing
							03-28-2016	RSO	02		63	Permit Check - No Measur
							10-05-2015	V			29	Field Review
							08-09-2010	SR			29	Field Review

LANDLINE VALUATION SECTION		Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbrhd.	Nbrhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	Use Code											
1	1040	5.952	14.5	1.00000	5	0.95	30	1,000		1.0000	13.77	82,000
Total Card Land Units 0.137 AC Parcel Total Land Area 0.1366 Total Land Value 82,000												



CONSTRUCTION DETAIL (CONTINUED)

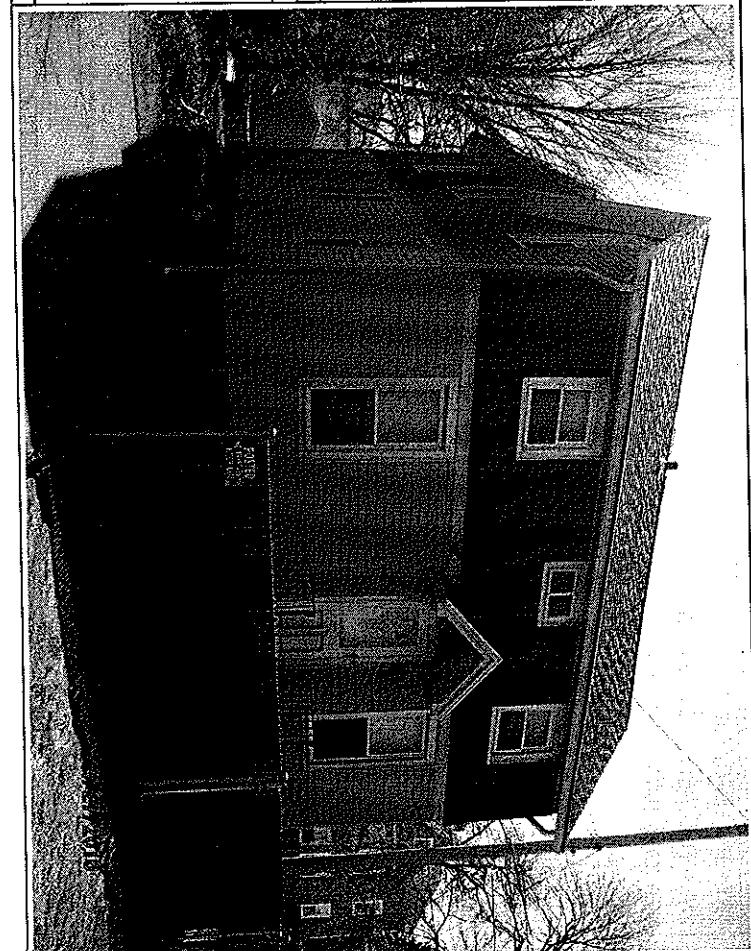
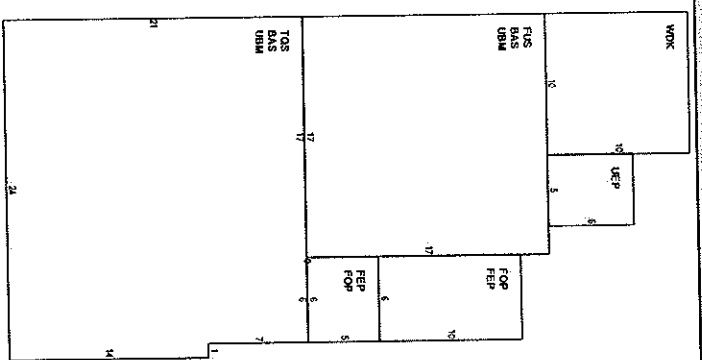
Element	Cd	Description	Element	Cd	Description
Style: 09		Multi Family			
Model: 01		Residential			
Grade: C		2 Stories			
Stories: 2		Aluminum Siding			
Occupancy: 26		Gable			
Exterior Wall 1		Asphalt			
Exterior Wall 2		Plastered			
Roof Structure: 03		Hardwood			
Roof Cover: 03		Gas			
Interior Wall 1		Hot Water			
Interior Wall 2		None			
Interior Flr 1		2 Bedrooms			
Interior Flr 2		Average			
Heat Fuel: 03					
Heat Type: 05					
AC Type: 01					
Total Bedrooms: 02					
Total Bathrms: 2					
Total Half Baths: 0					
Total Xtra Fixtrs: 8					
Total Rooms: 02					
Bath Style: 02					
Kitchen Style: Average					
Whirlpool Tub					
Fireplaces					

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

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage-Avg	L	528	35.00	1986				A		9,200
SHD1	Shed Frame	L	64	13.00	2006				A		400

BUILDING SUB-AREA SUMMARY SECTION

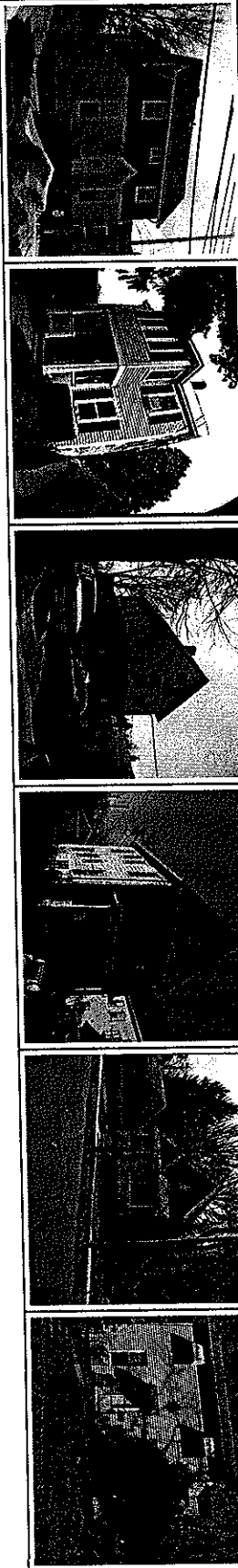
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	786	786	786	87.09	68,453
FEP	Porch, Enclosed	0	90	54	52.25	4,703
FOP	Porch, Open	0	90	18	17.42	1,568
FUS	Upper Story, Finished	289	289	289	87.09	25,169
TOS	Three Quarter Story	398	497	398	69.74	34,662
UBM	Basement, Unfinished	0	786	157	17.40	13,673
UEP	Unfin Porch	0	30	15	43.55	1,306
WDK	Deck, Wood	0	100	10	8.71	871
TRI Gross Liv / Lease Area		1,473	2,668	1,727		150,405



2020-021

WALLINGFORD, CT

PROPERTIES	SUBJECT PARCEL	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3	COMPARABLE #4	COMPARABLE #5
Mblu Location Prct Assng Dist Primary Use Parcel Value Sale Date Sale Price Adjusted Price	1471111711 226 EAST ST 30 1040 187,800 2/20/2019 239,900 00	11811114611 139 HALL AVE 30 1040 207,400 2/20/2019 239,900 00	1181112311 23 MAPLE AVE 30 1040 216,000 4/25/2019 230,000 00	1331111311 28 ERNEST ST 30 1040 191,800 11/16/2018 169,000 00	11711116411 92 BULL AVE 30 1040 206,000 3/28/2019 222,000 00	1041115211 273 WASHINGTON ST 30 1040 238,800 12/18/2019 259,000 00
BUILDING ATTRIBUTES	1926 1727 30 C Multi Family 96,200	1915.00 1892.00 30 C Multi Family 127,400	1900.00 1900.00 30 C Multi Family 129,000	1900.00 1931.00 30 C Multi Family 104,300	1900.00 1984.00 30 C Multi Family 115,200	1860.00 1726.00 30 C Multi Family 137,600
Year Built Area Effective Prct Assng Dist Grade: Style Desc Appraised Bldg Value						
Total Appraised Extra Feat Total Appraised Outbidg	00 9,600	00 00	00 00	00 3,700	00 600	00 6,500
LAND ATTRIBUTES						
Site Index Condition Factor Total Appraised Land	5 0.95 82,000	5 1.00 80,000	5 1.00 87,000	5 0.95 83,800	5 1.00 90,200	5 1.00 94,700
VALUE SUMMARY						
Net Adjustments Adjusted Price Adjusted Price/SF Appraised Price/SF	-19,600 -19,600 -13.31 140.8	-28,200 -28,200 -19.14 146.64	-4,000 -4,000 -02.72 130.21	-18,200 -18,200 -12.36 139.85	-51,000 -51,000 -34.62 162.12	

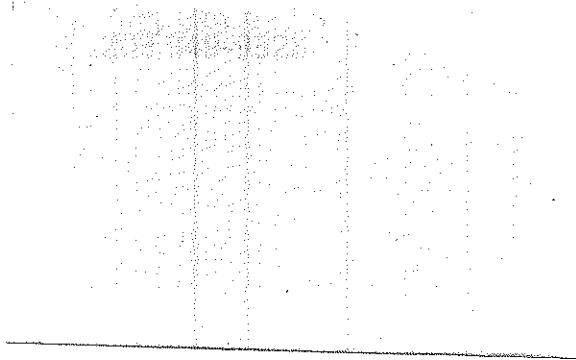


Final Value : 203,800

Edmund Marcantonio

226 East Street

Wallingford, Ct 06492



Hearing No: 2020-021

PID: 7878

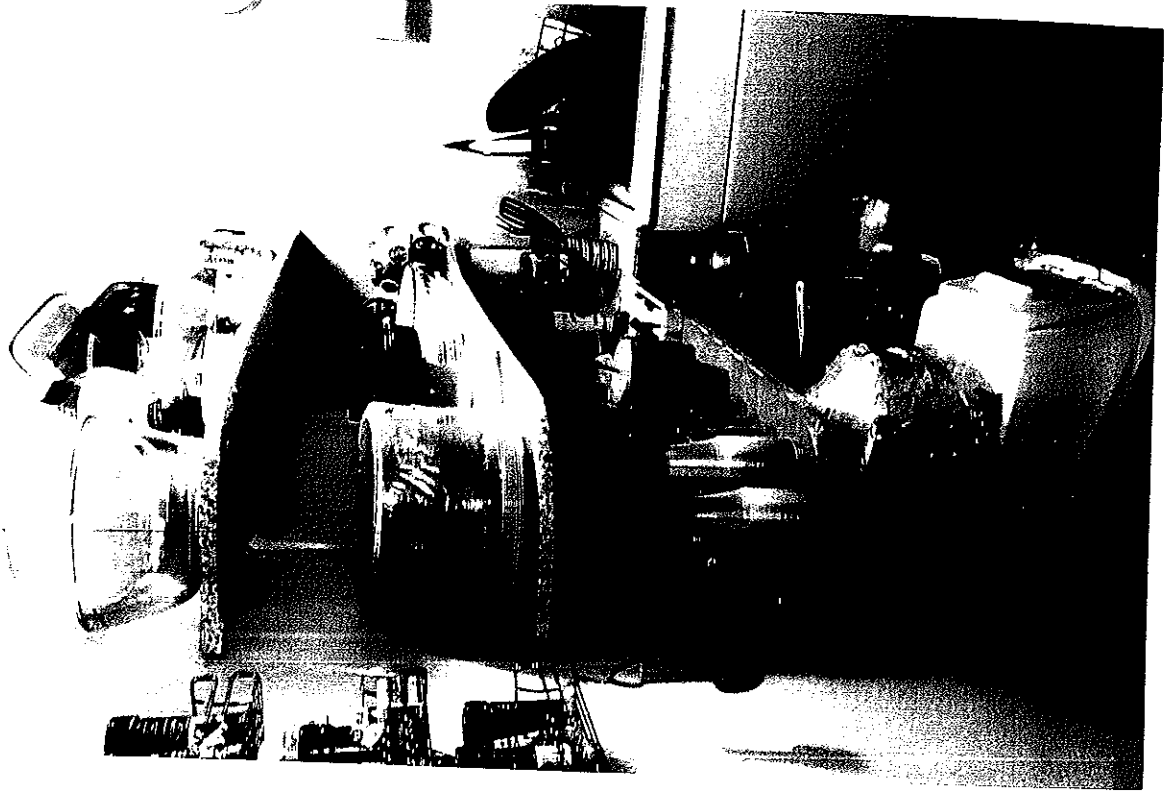
Enclosed are interior photos of 226 East Street. Photos are showing a great deal of renovations needed to bring this house to current property value. Generic property values were used in the 2020 re-evaluation which do not reflect the true value. No in person inspection was performed by Vision Government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

Edmund Marcantonio

1st Pantry



2nd Floor
Pantry



2020-021

1st, pantry

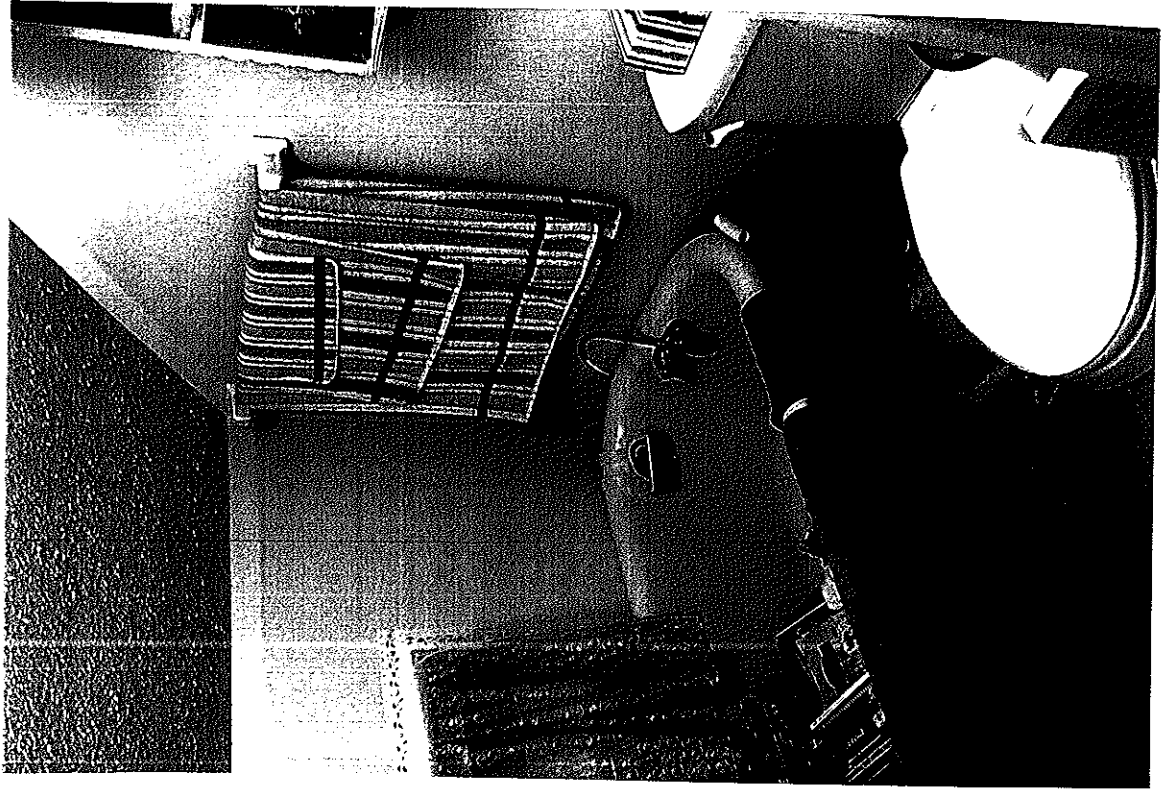
2nd floor pantry

2020-021

1st
Kitchen



2nd Floor
Bath
● No
Shower



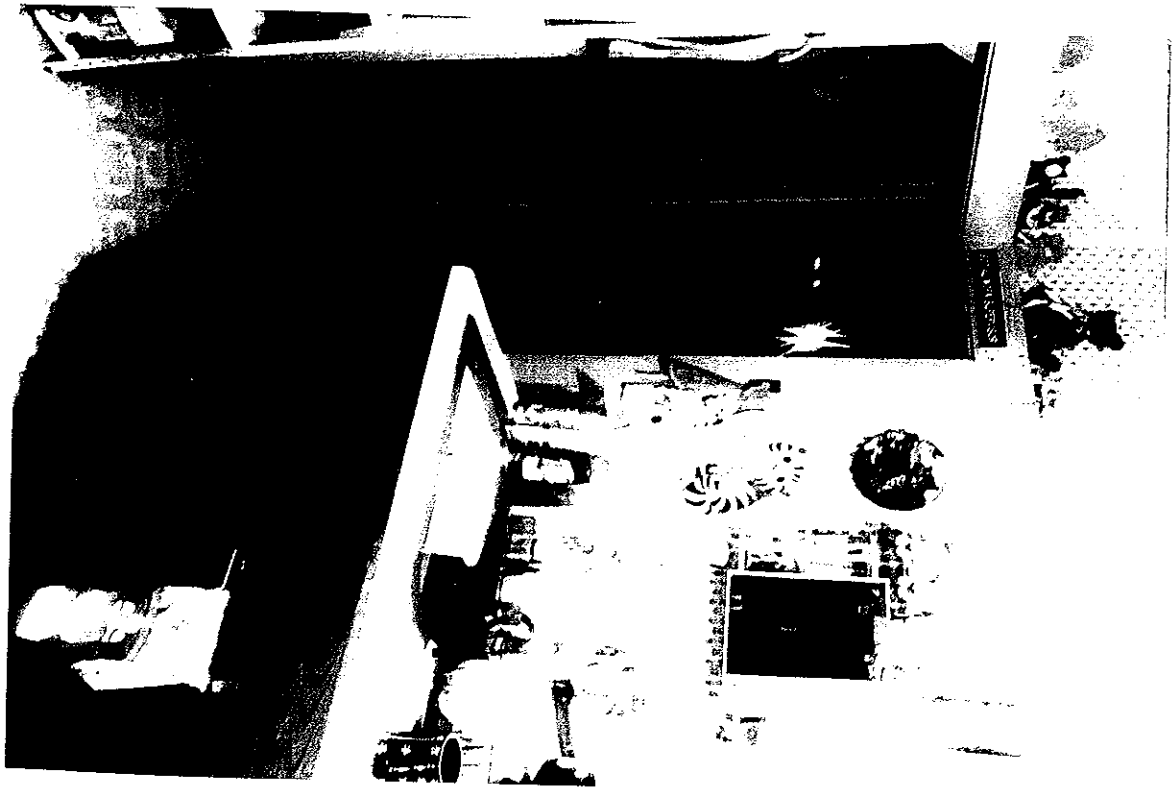
2020-021

1st Kitchen

2nd floor bath
no shower

2020 - 021

1st
Kitchen



2020-021

1st Kitchen

2020-021



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
 15 FEB '21 AM 11:45

Hearing No. _____

APPLICATION

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

HEARING DATE: _____

Property Owner:
Linda M. Kurylo
 Name of property Owner
675 North Elm Street
 Mailing Address
Wallingford, CT 06492
 City, State, Zip
203-269-6327
 Phone

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.)

Linda M. Kurylo 2/10/2021
 Print applicant name and date

Linda M. Kurylo
 Applicant signature

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

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

Real Estate: 675 North Elm Street Wallingford, CT 06492 PID 2082
 (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?: \$210,000

Briefly state the basis of the Appeal: During phone appointment with Vision representative on 12/16/2020, I presented numerous comparison properties and detailed information on the above property. Upon conclusion he indicated property was over-assessed due to out-dated condition, and indicated to me he's seeing no reason assessment should not be reduced. My revised assessment remained the same. Housing prices have only seen a marked increase in late 2020, however many homes presently are selling for less than their appraised value, and others are not properly assessed for additions/remodeling being done.

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: _____

Voting Record	Initials
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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)																			
Level	Public Water	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	Year	Code	Assessed																	
1				RESS LAND DWELLING	1-1	135,200	94,600	2020	1-1	94,100																	
					1-3	106,900	74,800	2019	1-3	62,700																	
675 NORTH ELM ST						WALLINGFORD, CT		VISION																			
WALLINGFORD CT 06492																											
All Prci ID 027002024 Census: 1758 Old MBLU TC MAP # Record Lot GIS ID 2082						P/Z MAP # ENG MAP C-17 Easement Town Line IND PARK Assoc Pld#																					
RECORD OF OWNERSHIP KURYLO LINDA M KURYLO STELLA (ESTATE)						BK-VOL/PAGE 1011 0871 0598 0750		SALE DATE 12-07-2001 03-13-1987		QU / VI U I		SALE PRICE 0 08 0		VC 2021 1-1 1-3		Year 2020 2019		Code 1-1 1-3 1-4		Assessed 94,100 62,700 800		Year 2019		Code 1-1 1-3 1-4		Assessed 94,100 62,700 800	
EXEMPTIONS Year Code Description Amount Code Description Number Amount 125 Nbhd Nbhd Name B Tracing Batch 1ST=3BED,L,R,K,1B 12/10 - ORIG KIT + BTH - DATED ELEC HEAT IN FEP - LQ UBM W/ SP = FUNG 6/20 FENCE						OTHER ASSESSMENTS Year Code Description Number Amount Total 0.00						ASSESSING NEIGHBORHOOD Nbhd Nbhd Name B Tracing Batch 125 B Tracing Batch						NOTES Total Appraised Parcel Value 242,100									

BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments							
B	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		20,008 SF	5.2	1.00000	5	1.00	125	1.300		1.0000	6.76	135,200
LAND LINE VALUATION SECTION Total Card Land Units 0.459 AC Parcel Total Land Area 0.4593															

APPRAISED VALUE SUMMARY											
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Appraised Bldg. Value (Card) 105,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,600 Appraised Land Value (Bldg) 135,200 Special Land Value 0 Total Appraised Parcel Value 242,100 Valuation Method C											
VISIT/CHANGE HISTORY Date Id Type Is Cd Purpose/Result 12-16-2020 HH 03 No change 06-10-2020 OM 03 Measure/Info at Door 08-20-2015 KL 04 Field Review 12-15-2010 ES 00 Measure+Listed 11-22-2010 DC 41 Change 06-01-2010 SR 29 Field Review 02-22-2010 V 10 Letter Sent - No Response											

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 01		Ranch			
Model: 01		Residential			
Grade: C		1 Story			
Stories: 1		Wood Shingle			
Occupancy 1					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure: 03		Gable			
Roof Cover: 03		Asphalt			
Interior Wall 1		Plastered			
Interior Wall 2					
Interior Fir 1		Carpet			
Interior Fir 2		Hardwood			
Heat Fuel: 02		Oil			
Heat Type: 05		Hot Water			
AC Type: 01		None			
Total Bedrooms: 03		3 Bedrooms			
Total Bathrooms: 1					
Total Half Baths: 0					
Total Xtra Fixts: 5		5 Rooms			
Total Rooms: 02		Average			
Bath Style: 02		Average			
Kitchen Style: 02		Average			
Whitpool Tub: 1					
Fireplaces: 1					

CONDO DATA			
Parcel Id		C	Ownr
Adjust Type		B	S
Condo Fir			Factor%
Condo Unit			

COST/MARKET VALUATION

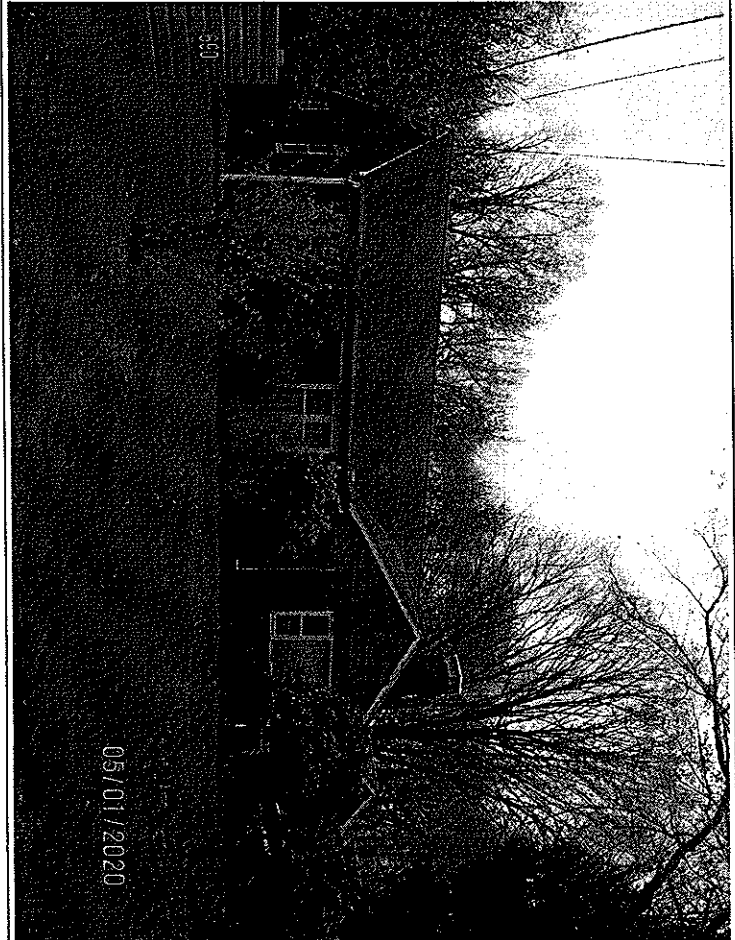
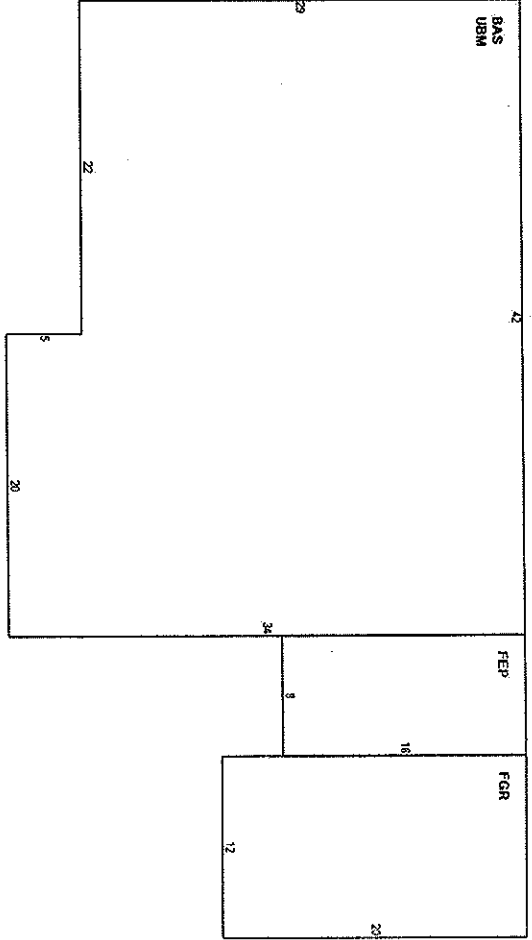
Building Value New	178,454
Year Built	1954
Effective Year Built	
Depreciation Code	F
Remodel Rating	
Year Remodeled	39
Depreciation %	2
Functional Obsol	
External Obsol	1
Trend Factor	
Condition	
Condition %	
Percent Good	59
RCNLD	105,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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

Code	Description	UB	Units	Unit Price	Yr Bld	Cond	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed Frame	L	240	13.00	1975	A		50	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underpec Value
BAS	First Floor	1,318	1,318	1,318	96.84	127,635
FEP	Porch, Enclosed	0	128	77	58.26	7,457
FGR	Garage	0	240	96	38.74	9,297
UBM	Basement, Unfinished	0	1,318	264	19.40	25,566
Ttl Gross Liv / Lease Area		1,318	3,004	1,755		169,955



05/01/2020



Town of Wallingford, Connecticut

Kevin Coons
Chief Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: March 16, 2021
To: Shelby P. Jackson III, Assessor
From: Kevin Coons, Chief Appraiser
RE: 675 North Elm St. 2020-002

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

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

Informal Hearing with Vision Appraisal: Yes – No Change

Notes:

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

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

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

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

Recommendation:

Increase assessment to reflect added value of central air conditioning.

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



Town of Wallingford, Connecticut

RECEIVED
TOWN OF WALLINGFORD
OFFICE OF THE ASSESSOR

2554

BOARD OF ASSESSMENT APPEALS

Thomas Vitali, Chairman
Carl D. Bonamico, Member
Robert Avery, Member
Town Hall, Room 101
45 South Main Street
Wallingford, CT 06492
Phone - 203-294-2001
Fax - 203-294-2003

Hearing No. 2020-035

APPLICATION

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

HEARING DATE: _____

Property Owner:	<u>Leslie Kynik</u>
Name of property Owner	<u>48 Long Hill Road</u>
Mailing Address	<u>Wallingford, CT 06492</u>
City, State, Zip	<u>(203) 430-2196</u>
Phone	

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.)

Leslie Kynik
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: 48 LONG HILL ROAD, 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?: \$ 191,000

Briefly state the basis of the Appeal: _____
Please refer to my typed document, 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: _____

APPEAL OF ASSESSED VALUATION

2/19/2021

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

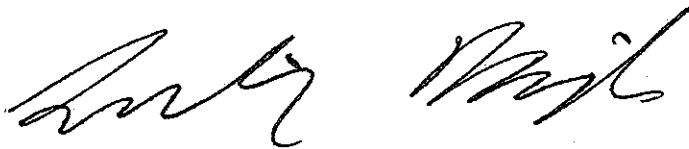
Unfortunately, my ingress and egress to my backyard is very limited for bringing in equipment. In order to accomplish this momentous task, all material had to be brought in and out manually thereby escalating my costs. The representative asked to physically see the backyard to verify my statement so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

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

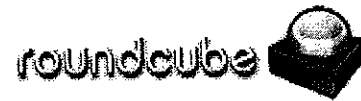
- Bought this home as foreclosed property in March 2018
- Addressed roof leaks and repointing chimney. Damage to walls, ceilings, and floors still in need of repairs.
- New drainage system to be looked into to prevent any further ground water penetration into basement
- Dated bathrooms, occasional plumbing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

Thank you for your consideration,

Leslie Kynik



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



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

Good afternoon,

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

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

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

Best Regards,
Stephanie

Stephanie Kehm

Senior Manager, Property Tax

Altus Expert Services, Altus Group

stephanie.kehm@altusgroup.com | www.altusgroup.com/salt

D: 410.568.0739 | T: 410.568.0800 ext 3739 | M: 443.677.2727 | F: 410.568.0801

20 Wight Ave, Suite 200

Hunt Valley, MD 21030

A dark banner with white text. On the left, "COVID-19" is written vertically. The main text reads "STATE & LOCAL TAX GUIDANCE for the Coronavirus Pandemic" in a large, bold font. Below this, it says "Updates on the guidelines as they are made available." On the right side, there is a button that says "VIEW UPDATES".



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

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

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	CODE	APPRAISED	ASSESSED	6148
KYNIK LESLIE	2 Above Street	2 Public Water	1 Paved	2 Suburban	RES LAND	1-1	134,800	94,400	WALLINGFORD, CT
48 LONG HILL RD					DWELLING	1-3	170,700	119,500	
WALLINGFORD CT 06492									
Alt Pct ID 033003031 Census: 1759 Old MBLU TC MAP # Record Lot GIS ID 2554					SUPPLEMENTAL DATA P/Z MAP # ENG MAP # 49 Easement Town Line IND PARK Assoc Pct#				

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
KYNIK LESLIE	1581	0233	03-26-2018	U	202,501	14	2020	1-1	94,400	2019	1-1	93,900	2018	1-1	93,900
KYNIK LYDIA M	0896	0057	06-26-1998		180,000										
ONEIL JAMES M & JUDITH J	0606	0800	05-29-1987		0			1-3	119,500		1-3	96,500		1-3	96,500
Total															

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int
Total 0.00						

OTHER ASSESSMENTS	Amount	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD						
Nbhd						
120		B	Tracing			Batch

NOTES

1ST=3 BDRM, 1 1/2B,K, LR
 DR, OTHER-1
 PDAS
 ACROSS FROM CC GOLF COURSE
 REAR EST FENCE 2019

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
	32383	05-10-2018	RS	Residential	16,255	08-27-2018	100	06-20-2001	WINDOWS/SLIDER
	13680	01-22-2001	RE	Remodel	25,000				WINDWS,VNVL TRIM,ROOF

LANDLINE VALUATION SECTION	Use Code	Description	Zone	Land Typ	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes
	B	Single Family	R15		19,581	5.29	1.00000	5	1.00	120	1.300	
Total Appraised Parcel Value 305,500												

VISIT/CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	12-09-2020	HH	03		40	No change
	11-18-2019	GD	03		01	Measured
	11-18-2019	GD	03		02	1st Callback
	08-27-2018	IF	02		63	Permit Check - No Measur
	10-06-2015	V			29	Field Review
	04-29-2011	KC	08		19	Map Correction-No Value
	12-13-2010	DC			41	Change

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised Xr (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
	165,400	0	5,300	134,800	0	305,500	C

PREVIOUS ASSESSMENTS/HISTORY	Year	Code	Assessed	Year	Code	Assessed
Total			213,900			193,700

Total Card Land Units 0.450 AC
 Parcel Total Land Area 0.4495
 Total Land Value 134,800



CONSTRUCTION DETAIL (CONTINUED)

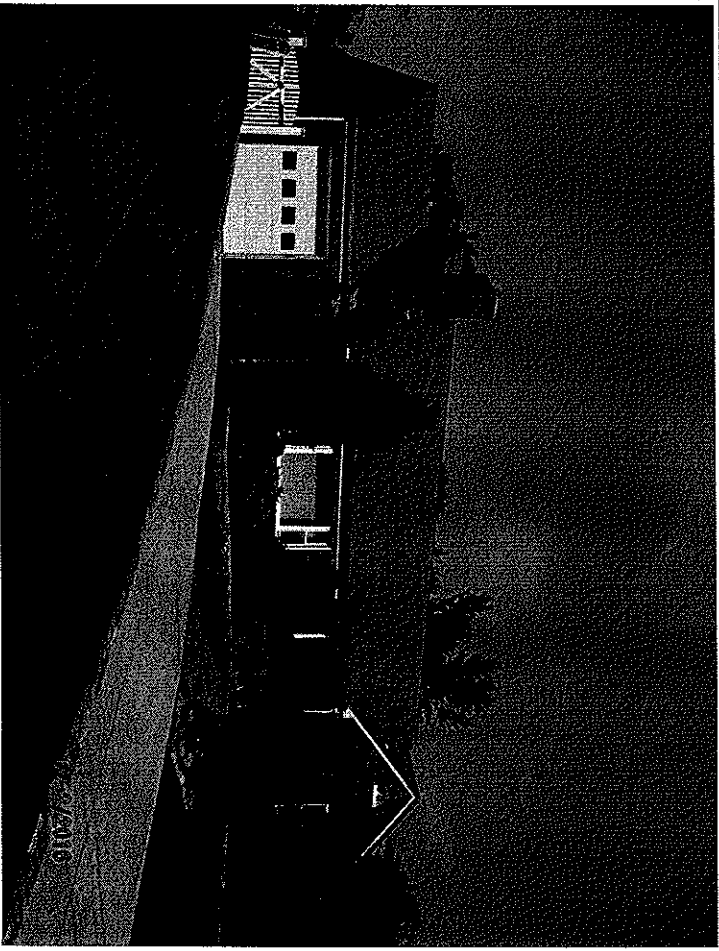
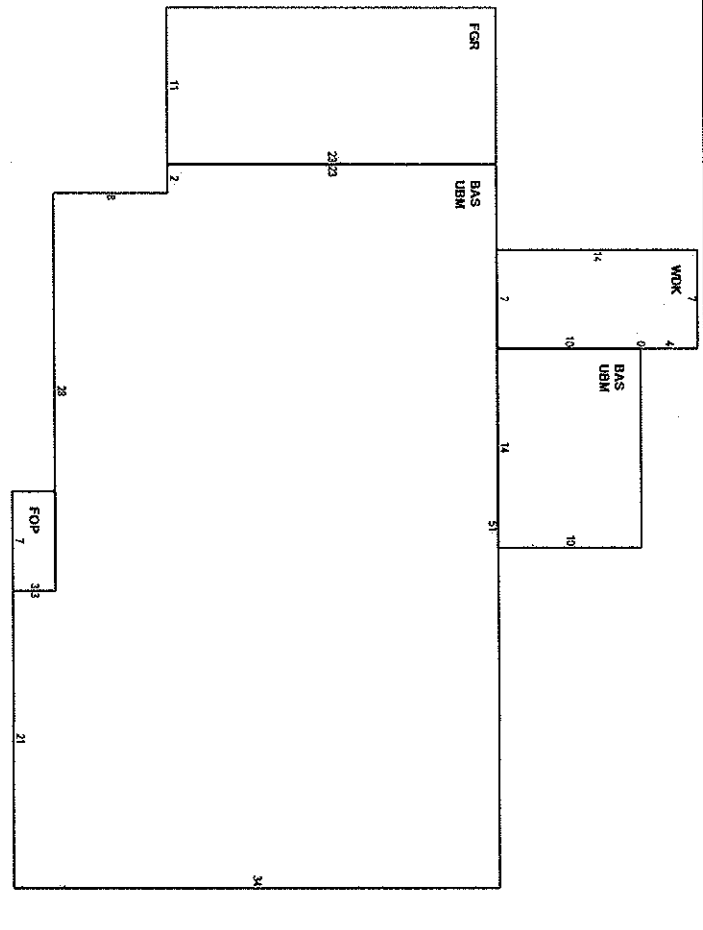
Element	Cd	Description	Element	Cd	Description
Style: 01	01	Ranch Residential			
Grade: C+		1 Story			
Occupancy: 1		Brick Veneer			
Exterior Wall 1: 19		Gable			
Exterior Wall 2: 03		Asphalt Drywall			
Roof Structure: 03		Hardwood			
Roof Cover: 05		Oil			
Interior Wall 1: 12		Hot Water Central			
Interior Wall 2: 02		3 Bedrooms			
Interior Fir-1: 05		1 Half Bath			
Interior Fir-2: 03		7 Rooms			
Heat Fuel: 02		Average			
Heat Type: 05		Average			
AC Type: 03					
Total Bedrooms: 03					
Total Baths: 1					
Total Half Baths: 1					
Total Xtra Fixtrs: 7					
Total Rooms: 7					
Bath Style: 02					
Kitchen Style: 02					
Whirlpool Tub					
Fireplaces: 2					

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

Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL2	Ingr Pool-Vinyl	L	254	37.00	1985	A		50	C	1.00	4,700
SHD1	Shed Frame	L	96	13.00	1986	A		50	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,768	1,768	1,768	105.30	186,170
FGR	Garage	0	253	101	42.04	10,635
FOP	Porch, Open	0	21	4	20.06	421
UBM	Basement, Unfinished	0	1,768	354	21.08	37,276
WDK	Deck, Wood	0	98	10	10.74	1,053
Ttl Gross Liv / Lease Area		1,768	3,908	2,237		235,555



2020-035



Town of Wallingford, Connecticut

Ian Fuller
Property Appraiser

Department of Finance
Assessing Division

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

MEMORANDUM

Date: 3/5/2020
To: Shelby Jackson
From: Ian Fuller
CC:
RE: 48 Long Hill Rd

Current Market Value: \$ 305,500

Current Assessed Value: \$ 213,900

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

Notes:

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

Recommendation:

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