

Maxwell Appraisal Service/Town of Wilton Revaluation 2011
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Maxwell Appraisal Service
Town of Wilton
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Town of Wilton Property Owners:

The town has hired Maxwell Appraisal Service to update all the current assessments within the town. Enclosed is a copy of the information that the Town of Wilton currently has listed for your property. This information will be verified from the nearest right of way, and an updated digital photo will be taken for your file. **Please review this information carefully.** If you should find any **incorrect** information, please visit our website to submit the corrected information. Just follow the link on the homepage for The Town of Wilton. If this is not convenient for you, please fax or mail the corrected information back to us by **July 1, 2011.**

Maxwell Appraisal Service will be holding a public information meeting regarding the revaluation project on June 14, 2011 at 7pm at Gavin Park, located at 10 Lewis Dr. Saratoga Springs, NY.

EXPLANATION OF TERMS

Property ID: A six-character numerical code that uniquely identifies each County, City, Town and Village within the State of New York.

Tax Map Number: is a twenty-character parcel identification number, which is derived from the current tax maps and consists of tax map section-block-lot.

Parcel Size: Refers to whether land was calculated in acres or front feet.

Property Class: Refers to type involved 210-1 family, 220-2 family, etc.

Site Number: Land and/or buildings, which comprise a single marketable unit within a separately assessed lot. (Two houses on one lot are two sites.)

Sale Price: The selling price of the property excluding any personal property involved.

Sale Date: The date, year and month of the last sale of the property.

Zoning: 1-family residential, commercial, etc.

Utilities: Refers to availability of electricity and natural gas to subject property.

Water: Refers to the source of water supply for the subject property.

Sewer: Refers to the type of sewage disposal that is available to the subject property.

Type of Entry: Refers to whether or not the interior of the subject property was inspected by a data collector.

No. of Kitchens: Refers to rooms equipped with at minimum a sink, range or oven, and a refrigerator.

No. of Bedrooms: Refers to the total number of rooms designed for bedroom use (even if not being used as one)

Building Style: Architectural style of the building

Year Built: Approximate date of original construction

Exterior Walls: Majority of the materials used in covering exterior wall.

Stories: Number of stories in building excluding basement. (Raised Ranch & Split-Levels are considered one story and basement.)

Heat Type: Hot water, hot air, steam, electric, no central heat

Fuel Type: None, gas, oil, electric, wood, solar, coal

Full Baths: Refers to the number of three-fixture bathrooms with water closet, wash basin, bathtub or shower stall.

Half Baths: Refers to the number of two-fixture bathrooms with water closet and wash basin.

Basement Type: Refers to the type of basement or foundation.

Sq. Ft. Living Area: The total square footage of finished living area of the building using **exterior** measurements

Basement Garage: Number of cars designed to hold.

Swimming Pool: Steel vinyl, Fiberglass, Poured concrete, Granite, above ground.

Garage Type: Attached, Detached; 1 story, 2 story etc.

Thank you,
Michael Maxwell
Owner/Maxwell Appraisal Service