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September 3, 2025

Via email: landuse@salisburyct.us

Dr. Michael Klemens, Chairman
And Members of the Commission
Salisbury Planning and Zoning
Salisbury Town Hall
27 Main Street
PO Box 548
Salisbury, CT 06068

Re: #2025-0287 / Wake Robin LLC & Ms. Serena Granbery (ARADEV LLC) /
104 & 106 Sharon Road & 53 Wells Hill Road / Special Permit for Hotel,
Redevelopment of the Wake Robin Inn (Section 213.5) / Map 47/ Lot 2 & 2-1 /

Wake Robin Inn and Serena Granbery Assessor's Cards

Dear Chairman Klemens and Members of the Commission:

I am herewith forwarding to you, to file in the record, the Assessor's Card for the Wake Robin Inn (2 sided) and the Assessor's Card for Serena Granbery.

Very truly yours,

Perley H. Grimes, Jr.
PHG/lt

Enclosures

cc: Attorney Andres
Attorney Mackey

Location: 104+106 SHARON ROAD Map/Lot: 47 02 Zone: RR1 Date Printed: 07/21/2025
 911 Address: Neighborhood: 10-9 Last Update: 06/10/2025

Owner Of Record: WAKE ROBIN LLC Volume/Page: 0184 0509 Date: Apr/25/2002 Sales Type: YES Sale Price: 2,200,000
 PO BOX 660 LAKEVILLE, CT 06039 Exempt

Prior Owner History

Permit Number	Date	Cost	New House	Status	% Comp	CO Issued	Est Completion	Reason for Change
M 25-8	Feb/13/2025	3,814	No	Permit Issue	0	No		GENERATOR
E 24-179	Dec/18/2024	30,000	No	Permit Issue	0	No		ELEC FOR CELL TOWER
B-24-176	Sep/23/2024	382,300	No	Permit Issue	0	No		CELL TOWER/GENERATORS
	May/21/2008	25,000	No	Closed	100	No		roofing
	May/02/2003	8,000	No	Closed	100	No		WD

Supplemental Data

Census/Tract	Field Map	E2-G2
2611		
Dev Map/Dev Lot	VisionPID	2397
264/2176/278		
GIS ID	Hist. Dist	
Sewer Units		
490 Application Date		
490 Expiration Date		

Inspection Information

Date/Inspector / Action	CO Issued	Est Completion	Reason for Change
10/17/2003 BB V:REVIEWED			
10/26/2002 SB V:CallBkLtrSent			

State Item Codes

Code	Quantity	Value	Appraised Value
21-Comm Land	11.52	600,700	858,200
22-Comm Bldg	2.00	876,500	1,252,100
25-Comm Outbldg	1.00	8,400	12,000
Total Land Value			2,122,300

Influence Factors

Land Type	Influence Reason	Comment
Acres	490	
Primary Site	1.84	0.00
Comm Excess	9.68	0.00
Total	11.52	858,200

Assessment History (Prior Years as of Oct 1)

	2024	2023	2022	2021
Land	600,700	600,700	600,700	600,700
Building	876,500	876,500	876,500	876,500
Outbuilding	8,400	8,400	8,400	8,400
Total	1,485,600	1,485,600	1,485,600	1,485,600

Comments: 23 ROOMS IN MAIN HOTEL; 15 ROOMS IN SUMMER MOTEL REST/LOUNGE/BALLROOM WAKE ROBIN INN; HOTEL 23 UNITS; MOTEL 15 UNITS - NOT USED IN WINTER

Joanne Dady

Location: 104+106 SHARON ROAD Map/Lot: 47 02 Zone: RR1 Date Printed: 07/21/2025
 911 Address: Neighborhood: 10-9 Sales Type: Valid Last Update: 06/10/2025

Owner of Record: Volume/Page Date Date Exempt Sale Price
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State Item Codes	Code	Quantity	Value
	21-Comm Land	11.52	600,700
	22-Comm Bldg	2.00	876,500
	25-Comm Outbidg	1.00	8,400
Total Land Value			858,200
Total Building Value			1,252,100
Total Outbidg Value			12,000
Total Market Value			2,122,300

Inspection Information

Date/Inspector / Action	10/17/2003
BB	V:REVIEWED
SB	10/26/2002
V:CallBkLtrSent	

Influence Factors

Land Type	Acres	Total Value
Land Type	490	664,600
Primary Site	1.84	193,600
Comm Excess	0.00	
Total	11.52	858,200

Assessment History (Prior Years as of Oct 1)

	2024	2023	2022	2021
Current	11.52	11.52	11.52	11.52
Land	600,700	600,700	600,700	600,700
Building	876,500	876,500	876,500	876,500
Outbuilding	8,400	8,400	8,400	8,400
Total	1,485,600	1,485,600	1,485,600	1,485,600

Comments: 23 ROOMS IN MAIN HOTEL; 15 ROOMS IN SUMMER MOTEL REST/LOUNGE/BALLROOM WAKE ROBIN INN; HOTEL 23 UNITS; MOTEL 15 UNITS - NOT USED IN WINTER

490 Appraised Totals: Value: 858,200 Acres: 11.52

Joanne Dodge

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
GRANBERY SERENA W			2 Pub Water 3 Sewer			Description	Code
53 WELLS HILL ROAD			SUPPLEMENTAL DATA			Lot	Assessed
LAKEVILLE CT 06039					1-1	1-1	141,700
					1-2	1-2	6,200
					1-3	1-3	161,100
					1-4	1-4	10,900
					Total		
					456,900		
					319,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GRANBERY SERENA W		0266	0775	11-01-2021	Q	I	U	Year	Code	Assessed V	Year	Code	Assessed
FILOTTO ANGELO & KWAI TRUSTEE		0247	216+	12-16-2015	U	I	0	2020	1-1	141,700	2019	1-1	141,700
FILOTTO ANGELO G + KWAI S		0164	0621	08-20-1996	U	V	137,000	1-2	1-2	6,200	2015	1-2	6,200
								1-3	1-3	110,400		1-3	110,400
								1-4	1-4	9,900		1-4	9,900
								Total		268,200	Total		268,200

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
		0.00				
Total						

OTHER ASSESSMENTS		Amount	Description	Number	Amount	Comm Int
Total						

ASSESSING NEIGHBORHOOD		Nbhd Name	Batch
10		B	Tracing

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value						
456,900						

LAND LINE VALUATION SECTION		Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
2	1-1	RES LAND MDL	RR1		0 SF	62.75	1.00000	0	1.00		1.000		0.0000		0
Total Card Land Units															
0.00 SF															
Parcel Total Land Area															
2.28															
Total Land Value															
0															

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
		222,400	7,700	15,600	211,200	0	456,900
Valuation Method							
C							

VISION

