



Inside Real Estate

Wilton Newsletter

wilton@country-living.com

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Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
Wilton		
109 Wilton Crest	\$250,000	\$247,000
106 Wilton Crest	\$250,000	\$247,500
65 Village Walk	\$269,000	\$255,000
25 Own Home Avenue	\$449,900	\$375,000
43 Village Walk	\$399,000	\$395,000
1 Glen Ridge	\$479,000	\$460,000
192 New Canaan Road	\$499,900	\$467,500
49 Belden Hill Road	\$639,000	\$576,900
63 Range (End of Buckboard).	\$659,900	\$625,000
201 Rivergate Drive.	\$679,000	\$635,000
6 Butternut Place	\$649,000	\$649,000
302 Cannon Road	\$667,000	\$660,000
113 Range Road	\$639,000	\$668,000
180 Signal Hill Road	\$749,000	\$715,000
116 Spoonwood Road	\$789,000	\$735,000
86 Scarlet Oak Drive	\$779,000	\$744,500
14 Stonecrop Lane.	\$859,000	\$829,000
125 Pipers Hill Road	\$898,000	\$845,000
266 Newtown Turnpike	\$889,000	\$855,000
17 Ruscoe Road	\$899,000	\$880,000
5 Old Kingdom Road	\$929,000	\$880,000
21 Hickory Hill Road.	\$889,000	\$882,000
14 Westfield Road.	\$919,000	\$898,750
10 Bhasking Ridge Road	\$925,000	\$926,000
140 Cheesespring Road	\$999,000	\$966,000
422 Ridgefield Road.	\$1,099,000	\$1,030,000
94 Silver Spring Road	\$1,075,000	\$1,075,000
21 Pin Oak Lane	\$1,289,000	\$1,220,000
64 Middlebrook Farm Rd	\$1,300,000	\$1,300,000
420 Sturges Ridge Road	\$1,429,000	\$1,375,000
15 Newsome Lane.	\$1,599,000	\$1,480,000
75 Ruscoe Road.	\$1,599,999	\$1,525,000
704 Ridgefield Road.	\$1,750,000	\$1,550,000
14 Nutmeg Lane	\$1,695,000	\$1,626,000
43 McFadden Drive	\$1,797,900	\$1,785,000
11 Musket Ridge Road.	\$1,950,000	\$1,800,000
29 Twin Oak Lane	\$2,295,000	\$2,112,000
108 Nod Hill Road	\$2,350,000	\$2,200,000

Did you know . . . ?

Tax Season - 7 Advantages of Homeownership

Tax season has fallen upon us once again, but don't fret! As a homeowner, there are some deductions that you may be able to take to make the most of your return.

Mortgage Interest Payments

Did you know that one result of paying your mortgage is that you can deduct the interest on up to \$1 million worth of mortgage debt on your principal residence on your tax return? A 1098 form summarizes the amount of interest you have paid for the year. You may be able to deduct mortgage interest on a second home, subject to limitations.

Mortgage Insurance Payments

For 2007 through 2010, you can deduct your private mortgage insurance payments, on loans made from 2007 forward, from your return. This is especially helpful for first-time homebuyers, but there are some restrictions, so be sure to check with your tax advisor for more details.

Property Taxes

As a homeowner, you can receive a deduction for real estate taxes you've paid over the course of the year. Real estate taxes incurred when buying a new home can be deductible, too.

Home Improvements

Don't throw out your home improvement receipts! If you decide to sell your home, these expenses may help to lower your taxes when you sell.

Home Equity

You can receive a deduction for interest paid on up to \$100,000 of home equity debt secured by a residence, subject to limitations.

Home Office

If you have a qualified office in your home that is your principal place of business, you may be able to deduct costs associated with operating the area used exclusively for business. You must be sure to comply with the IRS' definition of a home office.

Capital Gains Tax Exclusion

A gain of up to \$500,000 for married couples and \$250,000 for individuals on the sale of a principal residence is exempt from tax. Certain rules apply.

As always, speak to your tax advisor to ensure that you have accurate and updated information as you prepare your tax return. Happy filing!