

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
KING JOANNE CARLINI		2 Above Street	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
108 POND RD			6 Septic			RES LAND	1-1	398,900	279,230
WILTON, CT 06897						DWELLING	1-3	216,800	151,760
Additional Owners:						RES OUTBL	1-4	1,700	1,190
SUPPLEMENTAL DATA									
Other ID: 1019 C		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 797					Total			617,400	432,180

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
KING JOANNE CARLINI		0484/0102	03/05/1985	Q	I	140,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2018	1-1	279,230	2018	1-1	279,230	2018	1-1	279,230
								2018	1-3	151,760	2018	1-3	151,760	2018	1-3	151,760
								2018	1-4	1,190	2018	1-4	1,190	2018	1-4	1,190
								Total:		432,180	Total:		432,180	Total:		432,180

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	216,800
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,700
Appraised Land Value (Bldg)	398,900
Special Land Value	0
Total Appraised Parcel Value	617,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	617,400

NOTES				
IA 10/07				
SHRD				
8X8 PAT1=N/V				

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									10/03/2017			WG	22	Field Review No Change
									09/06/2017			GS	60	Data Mailer Change
									10/04/2007			KM	00	Measur+Listed
									02/05/1993			NR	00	Measur+Listed

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing			S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc				
1	1-1	Residential	R-2				41,818	SF	9.54	1.0000	5	1.0000	1.00	05	1.00				1.00		398,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	03		Average				
				MIXED USE			
Occupancy	1			<i>Code</i>	<i>Description</i>		<i>Percentage</i>
Exterior Wall 1	11		Clapboard	1-1	Residential		100
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	05		Drywall				
Interior Wall 2							
				COST/MARKET VALUATION			
Interior Flr 1	12		Hardwood	Adj. Base Rate:			103.68
Interior Flr 2	14		Carpet				
Heat Fuel	02		Oil	Replace Cost			281,601
Heat Type	04		Forced Air	AYB			1952
AC Type	03		Central	EYB			1994
Total Bedrooms	03		3 Bedrooms	Dep Code			G
Total Bthrms	2			Remodel Rating			
Total Half Baths	1			Year Remodeled			
Extra Fix				Dep %			23
Total Rooms	8			Functional Obslnc			0
Bath Style	02		Average	External Obslnc			0
Kitchen Style	02		Average	Cost Trend Factor			1
Elevator				Condition			
Fireplaces	1			% Complete			
Sauna				Overall % Cond			77
Spa/Jet Tub				Apprais Val			216,800
Whirlpool Tub				Dep % Ovr			0
Cath. Ceil				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

UGR				
BAS				
FUS				
		12		14
			38	
UBM				
BAS				
FUS				
			14	
		17		10
				14
			38	
FUS			38	

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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAT1	Patio			L	312	9.00	2007		0		60	1,700
GEN	Generator			B	14	1.00	1994		1		100	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,298	1,298			134,580
FSP	Screen Porch	0	140			3,629
FUS	Upper Story, Finished	1,140	1,140			118,198
UBM	Basement, Unfinished	0	646			13,375
UGR	Garage, Under	0	456			11,820
Ttl. Gross Liv/Lease Area:		2,438	3,680			281,601



WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2019 Grand List



Pursuant to CT General Statutes Section 12-111,
BAA applications must be **RECEIVED** by the
Assessor's Office no later than **March 20, 2020**.

Please complete ALL sections of the application. A separate application is required for each property appeal.

Owner's Information:

Property Owner(s):

Joanne C. King

Property Owner will be represented by:

NOTE: If agent is used a signed authorization form from the property owner is required.

Correspondence:

Name of Person and Address to which all BAA notices and correspondence will be sent (list one only):

Name:

Joanne King

Address:

108 Pond Rd
Wilton CT 06897

Phone:

203-984-1237

Description of Property Being Appealed:

NOTE: One application per property being appealed

2923

Map: _____

Lot: _____

Account #:

High #14446

Property Location:

108 Pond Rd

Bill # 2019 01 0002923

Property Type:

Residential:

Commercial:

Reason for Appeal:

Describe your reason for appeal: (Attach additional pages if necessary)

Do not understand why there was such a huge
increase in the assessment from \$408,630/2018
to \$432,190/2019

Appellant's estimate of Market Value as of October 1, 2017: _____

Appellant's estimate of Assessed Value as of October 1, 2017: _____

(70% of market value)

Signature:

By signing this application I hereby certify that the submitted information is true and correct to the best of my knowledge.

Signature

Joanne Carlina King

RECEIVED
MAR 16 2020

3/11/20

Date Signed

Printed Name of Signer

Joanne Carlina King

ASSESSOR'S OFFICE

owner

Position of Signer

This application **MUST** be **RECEIVED** by the Assessor's Office no later than March 20, 2020

FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.