

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
ROSADO CHRISTOPHER & MARISA		4 Rolling	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
138 RIDGEFIELD RD			6 Septic			RES LAND	1-1	377,400	264,180
WILTON, CT 06897						RES EXCES	1-2	9,200	6,440
Additional Owners:						DWELLING	1-3	907,900	635,530
<b>SUPPLEMENTAL DATA</b>									
Other ID: 5376,1696		Legal Notes V1516 P1 CONSERVATIO							
Taxable/Exem 1		Legal Notes RESTRICTION							
Fire Distric 1		Legal Notes							
Cencus Tract 452		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 3993				<b>Total</b>					
								1,294,500	906,150

6161  
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ROSADO CHRISTOPHER & MARISA		2500/0488	08/26/2019	Q	I	971,000	SW	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
KING GREGORY M & PILAR C		1651/0272	01/14/2004	Q	I	1,845,000	WD	2018	1-1	264,180	2018	1-1	264,180	2018	1-1	264,180
WOOD ROBERT A & TIMOTHY O		1407/0222	08/05/2002	Q	I	450,000	SW	2018	1-2	6,160	2018	1-2	6,160	2018	1-2	6,160
LOWRY, WILLIAM E + GERTRUDE B		0235/0256	07/07/1975	Q	I	95,000	00	2018	1-3	635,530	2018	1-3	635,530	2018	1-3	635,530
<b>Total:</b>										905,870	<b>Total:</b>		905,870	<b>Total:</b>		905,870

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<b>Total:</b>							

*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)	907,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	386,600
Special Land Value	0
Total Appraised Parcel Value	1,294,500
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>1,294,500</b>

NOTES							
FUNC=WH							
1-5 FIX BTH							
FUS 525=3RD FLR							

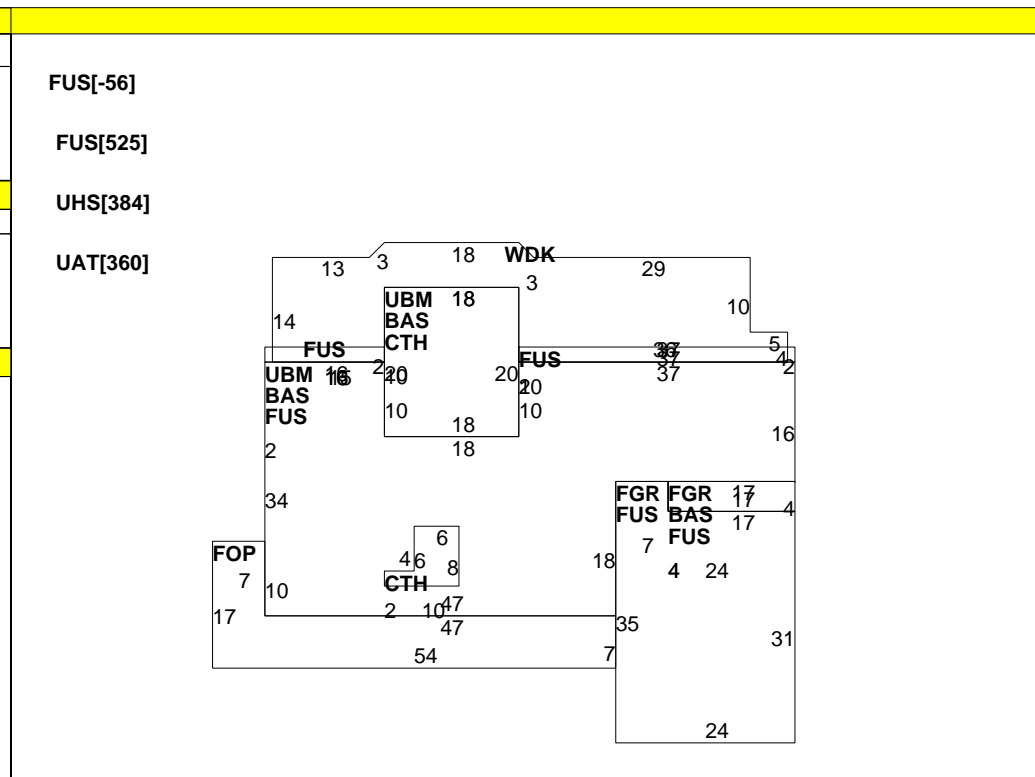
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
017859	03/31/2003		DWELLING	380,700	10/08/2003	100	12/15/2003	CO#07720	11/20/2019			MG	54	Data Correction	
									09/22/2017			WG	23	Field Review Change	
									07/21/2017			GS	60	Data Mailer Change	
									10/08/2003			DL	00	Measur+Listed	
									12/16/2002			PS	04	Measur/Vac/Boarded up	

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				87,120	SF	4.80	1.0000	5	1.0000	0.95	04	0.95	WET/CONSERVATION REST			1.00		377,400		
1	1-2	Res Excess	R-2				0.23	AC	40,000.00	1.0000	0	1.0000	1.00	0.00					1.00		9,200		
<b>Total Card Land Units:</b>							2.23	AC	<b>Parcel Total Land Area:</b>							2.23	AC	<b>Total Land Value:</b>					386,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	07		Excellent +				
Occupancy	1			<b>MIXED USE</b>			
Exterior Wall 1	11		Clapboard	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	<b>COST/MARKET VALUATION</b>			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:			157.13
Interior Wall 1	05		Drywall	Replace Cost			1,020,119
Interior Wall 2				AYB			2003
Interior Flr 1	12		Hardwood	EYB			2007
Interior Flr 2				Dep Code			G-
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %			10
Total Bedrooms	04		4 Bedrooms	Functional Obslnc			1
Total Bthrms	4			External Obslnc			0
Total Half Baths	2			Cost Trend Factor			1
Extra Fix				Condition			
Total Rooms	10			% Complete			
Bath Style	02		Average	Overall % Cond			89
Kitchen Style	02		Average	Apprais Val			907,900
Elevator				Dep % Ovr			0
Fireplaces	3			Dep Ovr Comment			
Sauna				Misc Imp Ovr			0
Spa/Jet Tub	1			Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr			0
Cath. Ceil	416			Cost to Cure Ovr Comment			

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	2,230	2,230			350,411	
CTH	Cathedral	0	416			0	
FGR	Garage	0	840			46,198	
FOP	Open Porch	0	448			14,142	
FUS	Upper Story, Finished	3,217	3,217			505,503	
UAT	Attic, Unfinished	0	360			5,657	
UBM	Basement, Unfinished	0	2,162			67,882	
UHS	Half Story, Unfinished	0	384			18,071	
WDK	Wood Deck	0	776			12,257	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>5,447</b>	<b>10,833</b>			<b>1,020,119</b>	



# 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): Christopher and Marisa Rosado  
Property Owner will be represented by: Christopher Rosado  
**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: Christopher Rosado  
Address: 138 Ridgely Road  
Wilton, CT 06897  
Phone: 203-561-8787

### Description of Property Being Appealed:

**NOTE: One application per property being appealed**

Map: 1696 Lot: \_\_\_\_\_ Tax ID/Parcel #: \_\_\_\_\_ Account #: 3336  
Property Location: 138 Ridgely Road, Wilton CT 06897  
Property Type: Residential:  Commercial:

### Reason for Appeal:

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


Please see attached letter

Appellant's estimate of Market Value as of October 1, 2017: \$1,043,441

Appellant's estimate of Assessed Value as of October 1, 2017: \$730,409  
(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  
Christopher Rosado  
Printed Name of Signer

**RECEIVED**  
**MAR 19 2020**  
**ASSESSOR'S OFFICE**

March 16, 2020  
Date Signed  
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.**

*rec'd by email - informed that we need original in Drop box*

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**MAR 24 2020**

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

Christopher and Marisa Rosado  
138 Ridgefield Road  
Wilton, CT 06897  
203-561-8787

March 16, 2020

Assessor's Office  
238 Danbury Road  
Wilton, CT 06897

To whom it may concern:

We write this letter to appeal the assessed value of our home, 138 Ridgefield Road, as of October 1, 2017, pursuant to CT General Statutes Section 12-111.

Based on our analysis of the relevant market data, we believe the appropriate assessed value of our home as of October 1, 2017 is \$730,409, reflecting 70% of the market value of the home at such date (\$1,043,441). Our analysis is based on the average of the following metrics: (i) price/ square foot of comparable home sales (see Exhibit A for the list of comparable homes used) within the period from July 1, 2017 through January 31, 2018 (*i.e.*, incorporating sales data from three months prior to, and three months following, October 2017); (ii) adjusted price/ square foot of comparable homes sales within the same period (seeking to normalize price/ square foot to account for the overall market decline in the 06897 area code from July 2017 through January 2018 of approximately 1.26%, according to Zillow data); and (iii) adjusted purchase price of our home (seeking to normalize the August 2019 purchase price to account for the overall market decline in the 06897 area code from October 2017 through August 2019, of approximately 6.56%, according to Zillow data). A more detailed explanation of the analysis follows:

- (i) Price/ Square Foot of Comparable Homes: our analysis resulted in an average of \$192.58/ square foot, reflecting a market value of our home in the amount of \$1,048,979.
- (ii) Adjusted Price/ Square Foot of Comparable Homes: our analysis resulted in an adjusted average (normalizing the data to reflect values as of October 1, 2017 (*e.g.*, adjusting upward or downward, based on overall 06897 market values in a given month, as compared to the overall market values in October 2017) of \$192.15, reflecting a market value of our home in the amount of \$1,046,648.

(iii) Adjusted Purchase Price: our analysis resulted in an adjusted purchase price (reflecting the 6.56% decrease in overall market values and, therefore, an *increase* in the market value of our home as of October 2017) of \$1,034,698.

We believe the analysis above better reflects the market value (and assessed value) of our home as of October 1, 2017, than the current assessed value of \$906,150 (reflecting a market value on October 1, 2017 of \$1,294,500).

As further support, we point to the list price of our home during this period. On October 1, 2017, our home was listed for \$1,145,000 (almost \$150,000 less than the inferred market value reflected by the town's assessment on that date). The home did not sell at that price; it eventually sold for \$174,000 less than that amount, or \$323,500 less than the market value inferred by the town's assessment on that date.

Based on Zillow data, home values in the 06897 area code dropped approximately 6.5% during the period of October 2017 through August 2019. The town's inferred market value, however, would represent a 33% decline over the same period, an approximately **26% discrepancy**. By contrast, our actual Purchase Price (\$971,000), as adjusted to reflect the overall 6.56% market decline (increasing the market value to \$1,034,698 as of October 1, 2017), is within **1.5%** of the market value of our home on that date, as *inferred from the price/ square foot of comparable home sales during the relevant period* (reflected in paragraph ii, above).

Based on the foregoing analysis, we kindly request that the town accepts our appeal and sets our home's assessed value as of October 2017 at \$730,409, representing a market value at that time of \$1,043,441.

Regards,



Christopher Rosado



Marisa Rosado

## Exhibit A

### **Comparable Home Sales**

The below represents all 4 bedroom homes with a square footage within 15% (higher or lower) of the square footage of our home (*i.e.*, between 4,736 sq feet and 6,264 sq feet) that were sold in Wilton, CT during the months of July 2017 through January 2018 (*i.e.*, three months before, and three months after, the October 2017 assessment).

- 60 Indian Hill Rd (5,351 sq feet), sold for \$840,000 on November 20, 2017;
- 81 Stonebridge Rd (5,390 sq feet), sold for \$870,000 on November 1, 2017;
- 39 Dudley Rd (4,843 sq feet), sold for \$906,000 on September 7, 2017;
- 214 Sturges Ridge Rd (5,846 sq feet), sold for \$1,470,000 on August 29, 2017;
- 66 Warncke Rd (4,940 sq feet), sold for \$925,000 on August 26, 2017;
- 41 Langner Ln (5,024 sq feet), sold for \$930,000 on August 21, 2017;
- 1005 Ridgefield Rd (4,800 sq feet), sold for \$825,000 on July 20, 2017;
- 129 Ruscoe Rd (4,811 sq feet), sold for \$1,030,000 on July 19, 2017; and
- 332 New Canaan Rd (5,276 sq feet), sold for \$1,150,000 on July 19, 2017.