

Vision ID: 3270

Account #004492

Bldg #: 1 of 1

Sec #: 1 of

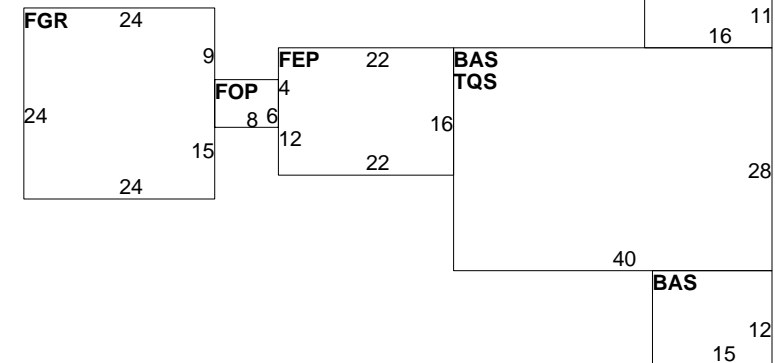
1 Card 1 of 1

Print Date: 05/15/2020 14:31

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																	
JACOBI ANDREW T & HILARY B 138 WHIPSTICK RD WILTON, CT 06897 Additional Owners:				1	Level	5	Well	1	Paved			Description		Code	Appraised Value		Assessed Value												
						6	Septic					RES LAND	1-1	418,200		292,740													
										RES EXCES	1-2	38,800		27,160															
										DWELLING	1-3	183,900		128,730															
SUPPLEMENTAL DATA												RES OUTBL	1-4	600		420													
Other ID: 2400 A				Legal Notes				VISION																					
Taxable/Exem 1				Legal Notes																									
Fire Distric 1				Legal Notes																									
Cencus Tract 451				Legal Notes																									
Legal Notes				Call Back Y																									
Legal Notes				ASSOC PID#				Total:		641,500		449,050																	
GIS ID: 3270																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
JACOBI ANDREW T & HILARY B LIZASOAIN JOSE M & DEBORAH ELLEN MILLER MULLIGAN, STEPHEN E + DEANNA M				2498/0816		07/12/2019		Q	I	530,000		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
				1112/0055		07/16/1998		Q	I	430,000		00	2018	1-1	292,740		2018	1-1	292,740		2018	1-1	292,740						
				0806/0001		09/18/1992		Q	I	350,000		00	2018	1-2	27,160		2018	1-2	27,160		2018	1-2	27,160						
													2018	1-3	128,730		2018	1-3	128,730		2018	1-3	128,730						
													2018	1-4	420		2018	1-4	420		2018	1-4	420						
Total:												449,050		Total:		449,050		Total:		449,050									
EXEMPTIONS				OTHER ASSESSMENTS																									
Year	Type	Description		Amount		Code	Description		Number		Amount		Comm. Int.		This signature acknowledges a visit by a Data Collector or Assessor														
Total:																													
ASSESSING NEIGHBORHOOD																													
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																					
0002/A																													
NOTES																													
1969 REMOD																													
18FT DORMER AT REAR																													
IA 12/07																													
												Appraised Bldg. Value (Card) 183,900																	
												Appraised XF (B) Value (Bldg) 0																	
												Appraised OB (L) Value (Bldg) 600																	
												Appraised Land Value (Bldg) 457,000																	
												Special Land Value 0																	
												Total Appraised Parcel Value 641,500																	
												Valuation Method: C																	
												Adjustment: 0																	
												Net Total Appraised Parcel Value 641,500																	
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						
M19-25		01/10/2019		MP	Minor Permit		2,036				100		02/22/2019		1 WINDOW		10/20/2017				DL	53	Permit - No Visit						
M17-404		08/02/2017			2 WINDOWS		2,158				100		09/18/2017		CO#M17-404 +1%		09/19/2017				WG	22	Field Review No Change						
MINOR1		10/15/2012			3 WINDOWS		0				100		09/18/2017		CO#11743 N/C		08/01/2017				GS	60	Data Mailer Change						
MINOR		12/16/2010			7 WINDOWS		0				100		09/18/2017		CO#11742 N/C		12/10/2007				NS	00	Measur+Listed						
												11/06/2007 KM 01 Measur+1Visit																	
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				
1	1-1	Residential		R-2				87,120	SF	4.80	1.0000	5	1.0000	1.00	05	1.00				Spec Use	Spec Calc	1.00		418,200					
1	1-2	Res Excess		R-2				0.97	AC	40,000.00	1.0000	0	1.0000	1.00		0.00						1.00		38,800					
Total Card Land Units:				2.97 AC		Parcel Total Land Area:				2.97 AC				Total Land Value:										457,000					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	03		Average				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	04		Forced Air				
AC Type	03		Central				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	2						
Total Half Baths	1						
Extra Fix							
Total Rooms	8						
Bath Style	02		Average				
Kitchen Style	02		Average				
Elevator							
Fireplaces	1						
Sauna							
Spa/Jet Tub							
Whirlpool Tub							
Cath. Ceil							

UBM[560]



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
SHD1	Shed			L	323	20.00	2002		0		10	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	1,476	1,476			131,787	
FEP	Enclosed Porch	0	352			21,964	
FGR	Garage	0	576			18,036	
FOP	Open Porch	0	48			893	
TQS	Three Quarter Story	896	1,120			80,001	
UBM	Basement, Unfinished	0	560			10,000	
Ttl. Gross Liv/Lease Area:		2,372	4,132			262,681	



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): Andrew & Hilary Jacobi

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: Andrew Jacobi

Address: 138 Whipstick Road

Wilton CT 06897

Phone: 917-596-7164

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 65-1

Lot: _____

Account #: 004492

Property Location: 138 Whipstick Road, Wilton CT

Property Type: Residential: ☒

Commercial: ☐

Reason for Appeal:

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

An appeal request based on home and land corrections to our Field Card. Overall request is for a -15% influence factor on the core acreage valuation and a corrected house value of \$175K for a revised \$569,270 combined valuation.

Please see attached notes pages for reference.

Appellant's estimate of Market Value as of October 1, 2017: \$569,270

Appellant's estimate of Assessed Value as of October 1, 2017: \$398,489
(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

Date Signed

Printed Name of Signer

Position of Signer

ANDREW JACOBI

Hilary Jacobi

HOME OWNER ASSESSOR'S OFFICE

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.

03-19-20 RECEIVED

MAR 19 2020

ASSEMENT APPEAL: 138 WHIPSTICK ROAD

Summary: An appeal request based on home and land corrections to our Field Card. Overall request is for a -15% influence factor on the base 2 acreage valuation and a corrected house value of \$175K for a revised **\$569,270** combined valuation.

I. Field Card Corrections: HOME

OVERALL ADJUSTMENT REQUEST for approx 7.5% deduction on home valuation (\$189,300 current valuation to amended \$175,000 valuation based on the following criteria).

A. Building Style should be edited from Colonial to CAPE.

- May 2019 assessment on property which indicates DT2: CAPE as building style.
- Google search indicates CAPE definition: *Today, there are few differences between modern capes and colonials, except for one - the roof line generally interferes with the living space on the top floor. If the roof line has no affect upstairs, it's a colonial, otherwise, it's a cape.*
- *Additional Definition of a Cape that captures 138 Whipstick interior: A small house with a living room, dining room, kitchen and one or two bedrooms on the main level, with two additional bedrooms on the second floor. Because the second floor rooms are directly under the roof, they have slanted walls.* (Source: <https://realramble.com/difference-between-colonial-split-level-bi-level-ranch-cape-cod/>).

B. Half Bathroom noted as "1" should be reconsidered.

- See attached photos as evidence that this basement 'half bath' is unusable.

C. Kitchen classified as "Average" could be reconsidered to "Fair".

- Original cupboards and layout reflect 1950 when this house was built. See attached photos.

D. Outbuilding of "shed" can be removed.

- This shed was in complete disrepair and has been removed from the property.

II. Field Card Corrections: LAND

OVERALL ADJUSTMENT REQUEST for approx -15% influence factor on our base 2 acre valuation, for a revision on our Residential 1-1 land to \$355,470.

- We believe the valuation of our acreage at 2.97 exceeds the reality.
- The current valuation shows the base 2 acres at \$418,200 and the remaining .97 acres at \$38,800.
- When looking at surrounding home in our neighborhood every home's base 2 acres is valued the same at \$418,200. That would be parity if each 2 acre parcel was the same, but see a discrepancy for ours.
- We feel that we have approximately 1 acre of usable base land due to topography and wetlands. Please see photos indicating wetlands and map included on Field Card document.

III. Comparables:

Looking for examples of comparable homes and land in town is a difficult challenge, as no house or land is the same in Wilton. This is one of the reasons we love Wilton. This is also why we approached this appeal by bringing attention to the edits that should be made on our Field Card. All that said, here are three examples of homes sold in 2017 in the same 'Nhbd 05' with lower taxes and relatively comparable homes/lots. Note these are all CAPES versus Colonials.

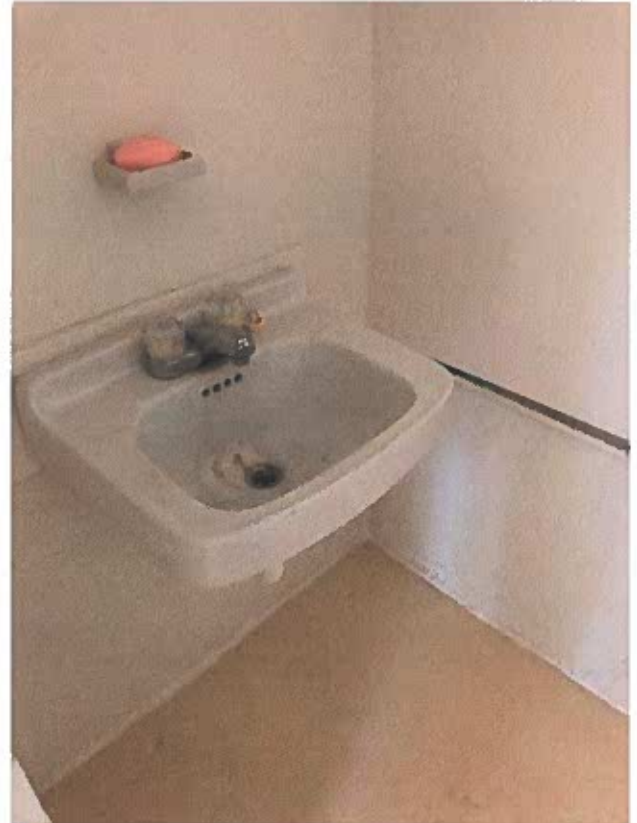
- 246 Hurlbutt Street
- 41 Scribner Hill Road
- 215 Mountain Road

IV. Summary of Requested Adjustment:

A -15% influence factor on the base acreage valuation (\$355,470 for base acreage + \$38,800 for remaining .97 acre) and a corrected house value of \$175K would sum to a revised **\$569,270** combined valuation.

Photos to accompany 138 Whipstick Road Appeal

Non-functioning basement bathroom warrants correction on total bathroom count



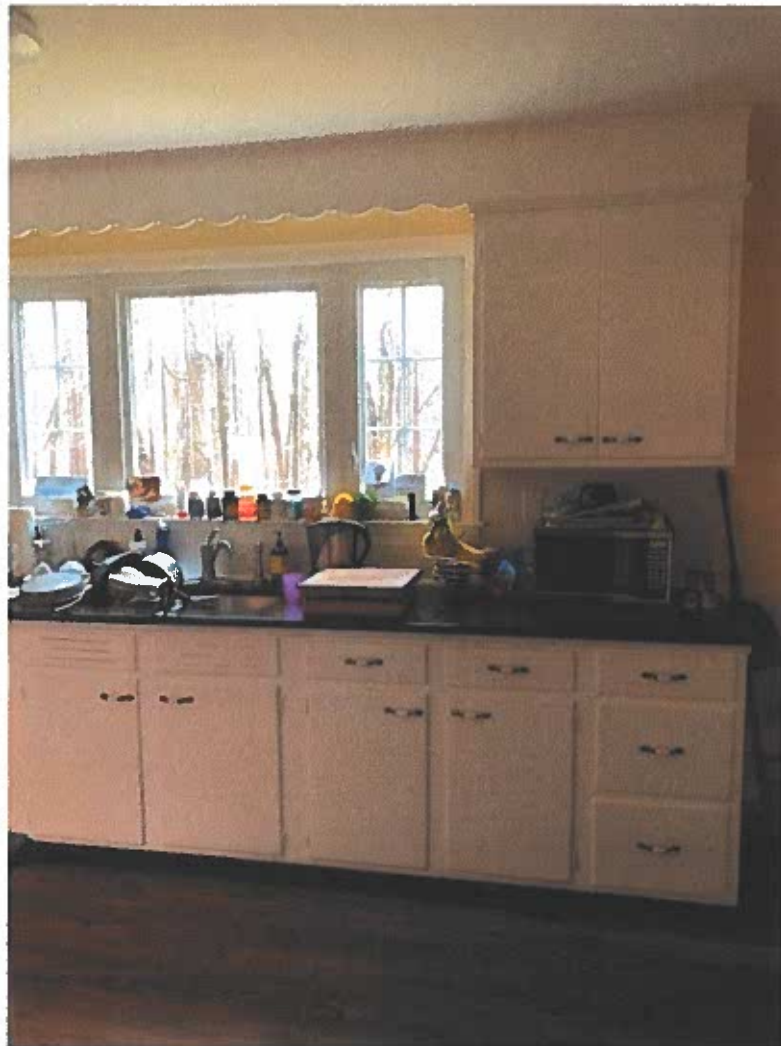
Photos to accompany 138 Whipstick Road Appeal

Evidence of Shed Removal



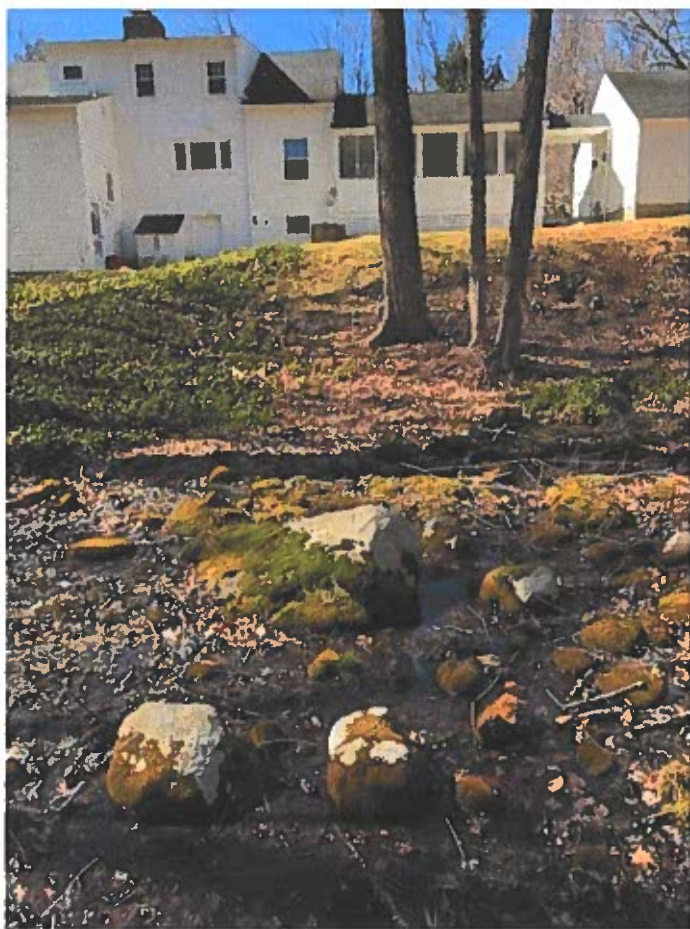
Photos to accompany 138 Whipstick Road Appeal

Kitchen in "Fair" State



Photos to accompany 138 Whipstick Road Appeal

Wetland proliferation diminishes useable acreage





Town of Wilton, CT

Property Listing Report

Map Block Lot 66-1

Account

004492

Property Information

Property Location	138 WHIPSTICK RD
Owner	JACOBI ANDREW T & HILARY B
Co-Owner	
Mailing Address	138 WHIPSTICK RD WILTON CT 06897
Land Use	1-1 Residential
Land Class	R
Zoning Code	R-2
Census Tract	
Sub Lot	
Neighborhood	05
Acreage	2.97
Utilities	Well,Septic
Lot Setting/Desc	Level
Survey Map	
Foundation	1

Photo



Sketch



Primary Construction Details

Year Built	1950
Stories	1.75
Building Style	Colonial
Building Use	Residential
Building Condition	Average
Floors	Hardwood
Total Rooms	8

Bedrooms	3 Bedrooms
Full Bathrooms	2
Half Bathrooms	1
Bath Style	Average
Kitchen Style	Average
Roof Style	Gable/Hip
Roof Cover	Asphalt Shngl.

Exterior Walls	Wood Shingle
Interior Walls	Plastered
Heating Type	Forced Air
Heating Fuel	Oil
AC Type	Central
Gross Bldg Area	4132
Total Living Area	2372

Report Created On

2/29/2020



Town of Wilton, CT

Property Listing Report

Map Block Lot 85-1

Account

004492

Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	183900	128730
Extras	0	0
Outbuildings	600	420
Land	457000	319900
Total	641500	449050

Sub Areas

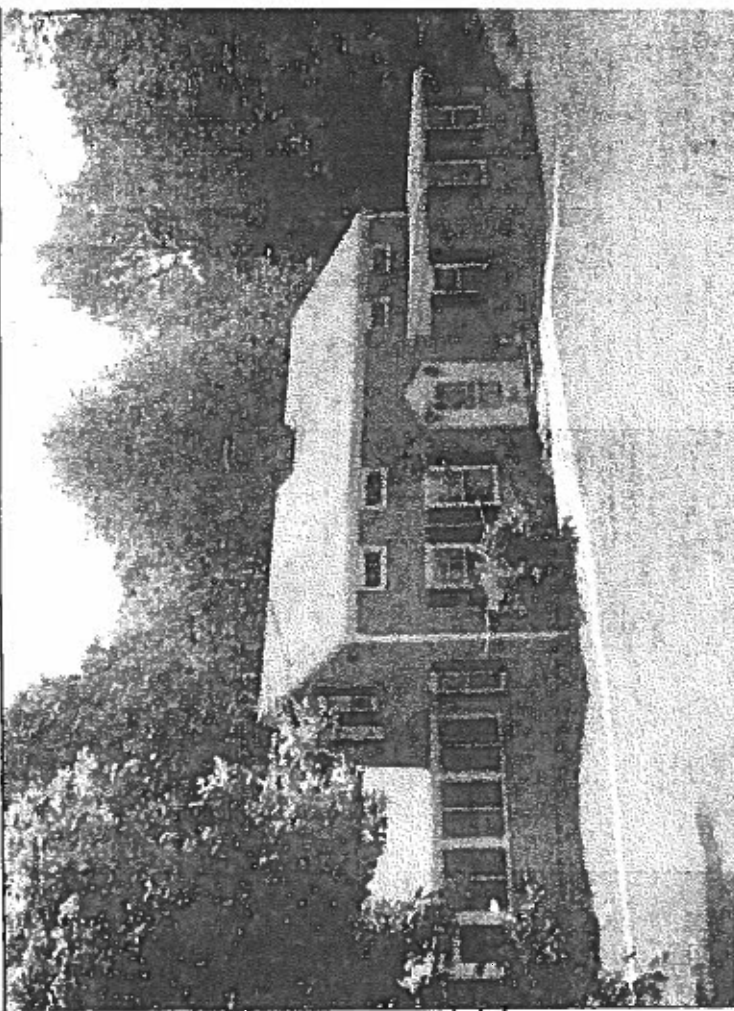
Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
First Floor	1476	1476
Basement, Unfinished	560	0
Open Porch	48	0
Enclosed Porch	352	0
Garage	576	0
Three Quarter Story	1120	896
Total Area	4132	2372

Outbuilding and Extra Items

Type	Description
Shed	323 S.F.

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
JACOBI ANDREW T & HILARY B	2498/0816	7/12/2019	530000
LIZASOAIN JOSE M & DEBORAH ELLEN MILLER	1112/0055	7/16/1998	430000
MULLIGAN, STEPHEN E + DEANNA M	0806/0001	9/18/1992	350000

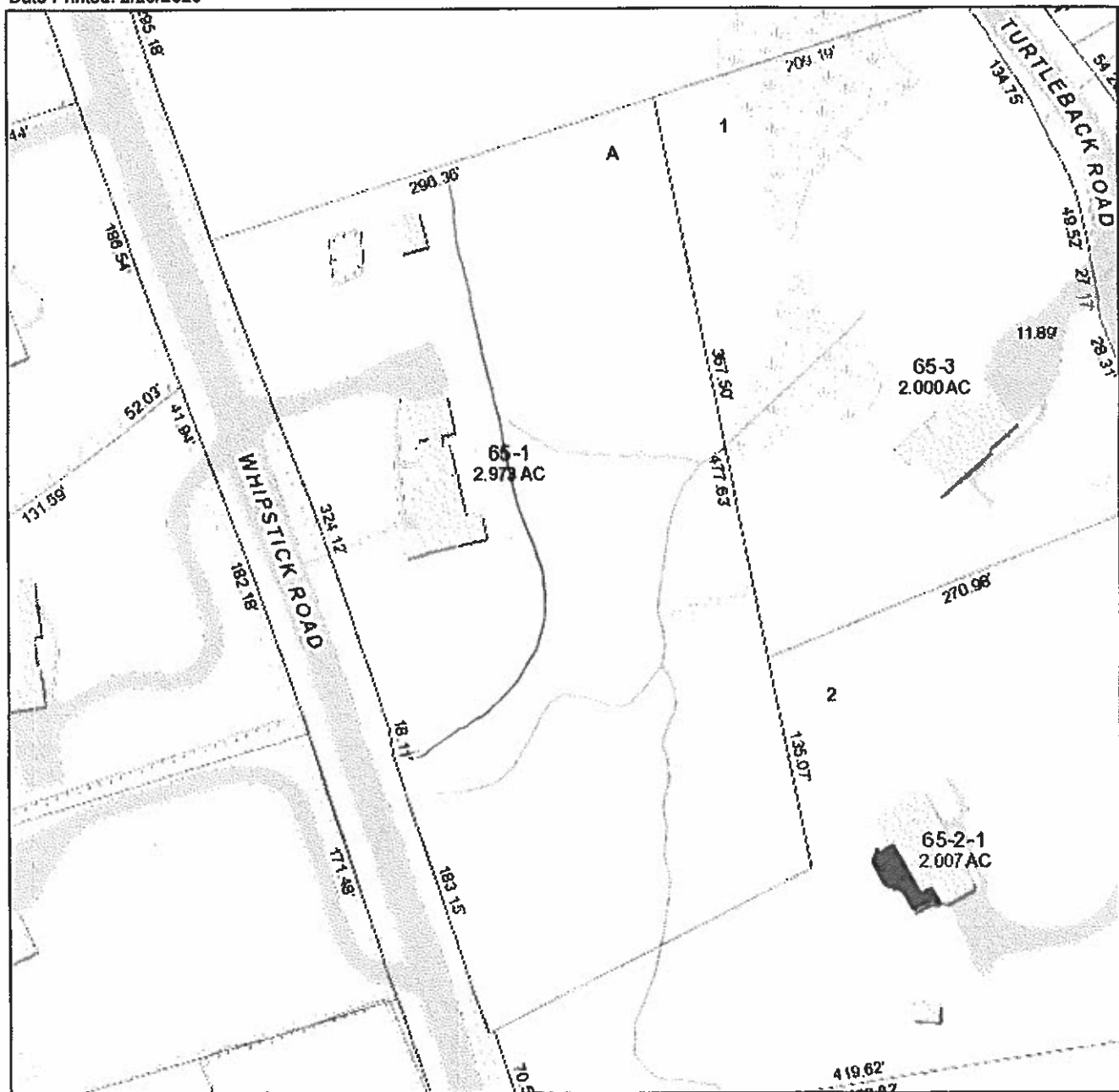
A black and white photograph showing a multi-story building on the left side of the frame. A fire hose is draped vertically down the side of the building, extending from the top to the bottom. The building has several windows visible. The right side of the image is mostly white, possibly representing a bright sky or a large open area.

Town of Wilton

Geographic Information System (GIS)



Date Printed: 2/29/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 100 feet

0 100 Feet

