

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BERGEN JOHN P & MEDEIROS-BERGEN DOROTHY E 148 DRUM HILL 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 DWELLING	1-2 1-3	15,600 1,104,900	10,920 773,430
SUPPLEMENTAL DATA						RES OUTBL	1-4	5,600	3,920
Other ID: 3911 A		Legal Notes		CORRECTIVE DEED					
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 452		Legal Notes							
Legal Notes		Call Back		X					
Legal Notes VOL.2375-47=		ASSOC PID#							
GIS ID: 4724						Total		1,544,300	1,081,010

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BERGEN JOHN P & IACONO LUDOVICO & LOUISE D		2374/0028	04/28/2014	Q	I	1,649,000	SW	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BIRDSALL FLORENCE D & BRYCE M TR		1751/0241	12/15/2004	Q	I	855,000	TD	2018	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740
BIRDSALL, FLORENCE D		1279/0222	05/14/2001	U	I	0	QC	2018	1-2	10,920	2018	1-2	10,920	2018	1-2	10,920
		0069/0372	06/01/1957	Q	I	0	00	2018	1-3	773,430	2018	1-3	773,430	2018	1-3	773,430
								2018	1-4	3,920	2018	1-4	3,920	2018	1-4	5,530
								Total:		1,081,010	Total:		1,081,010	Total:		1,082,620

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)	1,104,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	5,600
Appraised Land Value (Bldg)	433,800
Special Land Value	0
Total Appraised Parcel Value	1,544,300
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>1,544,300</b>

NOTES	
IA	FUNC=FAT NO HEAT & WH, NO C/A
W/O BSMT	ORIGINAL HOUSE 1500 SQ FT
1 FPL=OUTSIDE	2 BDRMS & 2 BTHS, NO C/A
1-5 FIX BATH	
HW HEAT IN ORIGINAL HSE	
QUAL-7 NEW & 4 EXISTING	

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	
019708	09/28/2007		66X62 2STRY ADD	540,000	01/15/2010	100	12/08/2010	CO#10294	02/12/2018			SCS	47	Change - Value Change To	
019038	11/16/2005		SHED	1,500	07/20/2006	100	03/21/2006	CO#08530	09/26/2017			WG	23	Field Review Change	
018693	02/24/2005		FSP TO BAS/BATH	8,500		100	12/09/2005	CO#8424 VISUAL	01/15/2010			DL	00	Measur+Listed	
018660	01/06/2005		INSUL & DRYWALL	1,500		100	12/09/2005	CO#08423 BUILDING	12/15/2008			DL	00	Measur+Listed	
									09/24/2007			KM	08	Measured - Refusal no Info	

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	1.00	05	1.00			1.00		418,200
1	1-2	Res Excess	R-2				0.39	AC	40,000.00	1.0000	0	1.0000	1.00		0.00			1.00		15,600

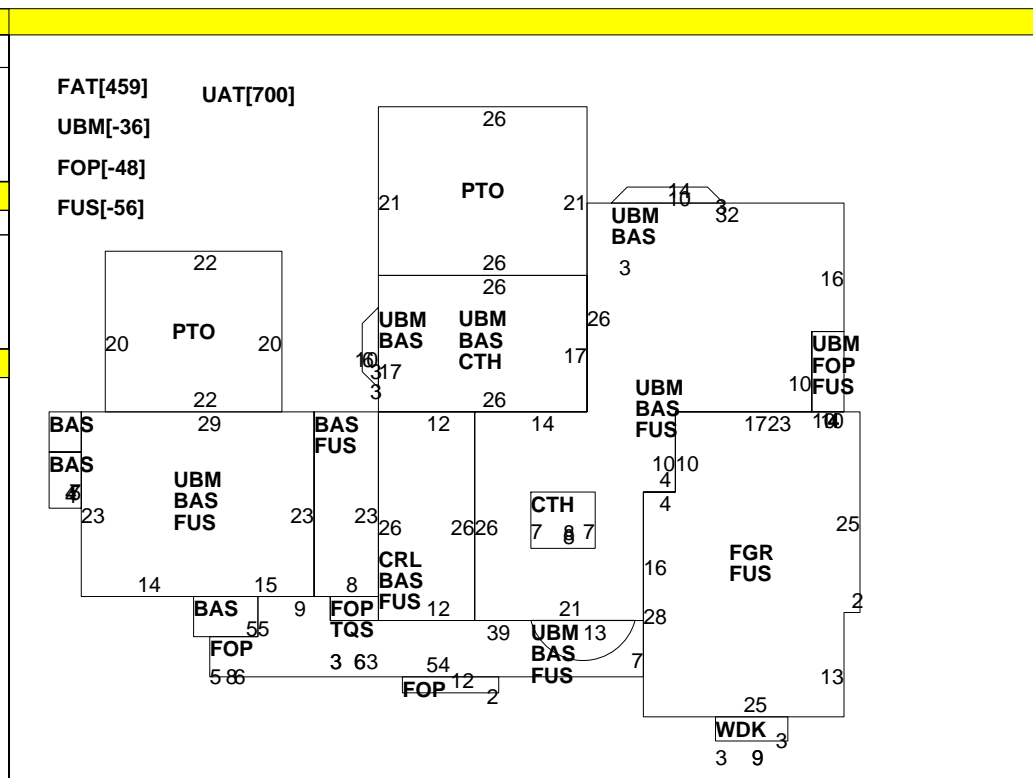
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	08		Excellent ++				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	03		Plastered				
Interior Wall 2	05		Drywall				
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	04		Forced Air	Replace Cost			1,331,210
AC Type	03		Central	AYB			1925
Total Bedrooms	05		5 Bedrooms	EYB			2002
Total Bthrms	5			Dep Code			VG
Total Half Baths	1			Remodel Rating			
Extra Fix				Year Remodeled			
Total Rooms	13			Dep %			15
Bath Style	02		Average	Functional Obslnc			2
Kitchen Style	03		Remodeled	External Obslnc			0
Elevator				Cost Trend Factor			1
Fireplaces	3			Condition			
Sauna				% Complete			
Spa/Jet Tub	1			Overall % Cond			83
Whirlpool Tub				Apprais Val			1,104,900
Cath. Ceil	498			Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				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
FGR1	Garage			L	336	28.00	2007		0		60	5,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	3,159	3,159			531,844
CRL	Crawl Space	0	312			0
CTH	Cathedral	0	498			0
FAT	Attic, Finished	92	459			15,489
FGR	Garage	0	960			56,568
FOP	Open Porch	0	427			14,310
FUS	Upper Story, Finished	3,533	3,533			594,810
PTO	Patio	0	986			16,667
TQS	Three Quarter Story	14	18			2,357
UAT	Attic, Unfinished	0	700			11,785
<b>Ttl. Gross Liv/Lease Area:</b>		<b>6,798</b>	<b>11,052</b>			<b>1,331,210</b>



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BERGEN JOHN P & MEDEIROS-BERGEN DOROTHY E 148 DRUM HILL RD  WILTON, CT 06897 Additional Owners:						Description	Code	Appraised Value	Assessed Value
		<b>SUPPLEMENTAL DATA</b>							
		Other ID: 3911 A		ASSOC PID#					
GIS ID: 4724						Total	1,544,300	1,081,010	

6161  
WILTON, CT

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
								Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								Total:				Total:				

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)	1,104,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	5,600
Appraised Land Value (Bldg)	433,800
Special Land Value	0
Total Appraised Parcel Value	1,544,300
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>1,544,300</b>

NOTES							

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

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
															Spec Use	Spec Calc			



# 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): JOHN P. BERGEN & DOROTHY E. MEDEIROS-BERGEN

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: JOHN BERGEN  
Address: 148 DRUM HILL RD  
WILTON CT 06897  
Phone: (617) 908-9671

### Description of Property Being Appealed:

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

Map: \_\_\_\_\_ Lot: \_\_\_\_\_ Account #: 000417  
Property Location: 148 DRUM HILL BOOK/PAGE: 2374/0028 PID: 4724  
Property Type: Residential:  Commercial:

### Reason for Appeal:

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

WAS WONDERING WHY OUR ASSESSED/APPAISED VALUE INCREASED WHILE OTHER SIMILAR PROPERTIES DECREASED (SEE ATTACHED DATA FROM VISION). WE HAVE NOT MADE ANY MAJOR IMPROVEMENTS (POOL, SHED, REMODELING, FINISHING) TO THE HOUSE.

BASED ON MEDIAN DECREASE OF 16.07% OF COMP PROPERTIES

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

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 913,908 <SEE ATTACHED>  
(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: J.P. Berg

3/13/2020

Date Signed

Printed Name of Signer

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.

