

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
JENSEN KIMBER B & JENSEN LORI A 14 HEMMELSKAMP RD WILTON, CT 06897 Additional Owners:		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
			6 Septic			RES LAND	1-1	456,900	319,830
						RES EXCES DWELLING	1-2 1-3	400 809,500	280 566,650
SUPPLEMENTAL DATA									
Other ID: 2615 2		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes BAA-02-D#18							
Cencus Tract 452		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 2439					Total 1,270,200 889,140				

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
JENSEN KIMBER B & KOSH ANNE M AS TRUSTEE (REVO) & KOSH ANNE M AS TRUSTEE (REVO) & KOSH MITCHELL A & ANNE M KOSH MITCHELL A & ANNE M HEGGLAND ROSE		2501/0121 2472/0581 2472/0579 2472/0576 1780/0127 1558/0174	09/19/2019 05/17/2017 05/17/2017 05/17/2017 04/29/2005 06/11/2003	Q U U U Q Q	I I I I I I	1,121,500 0 0 0 1,695,000 375,000	SW WD WD WT WD WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
								2018	1-1	319,830	2018	1-1	319,830	2018	1-1	319,830			
								2018	1-2	280	2018	1-2	280	2018	1-2	280			
								2018	1-3	566,650	2018	1-3	566,650	2018	1-3	566,650			
								2018	1-4	2,380	2018	1-4	2,380	2018	1-4	2,380			
								Total:			889,140	Total:			889,140	Total:			889,140

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

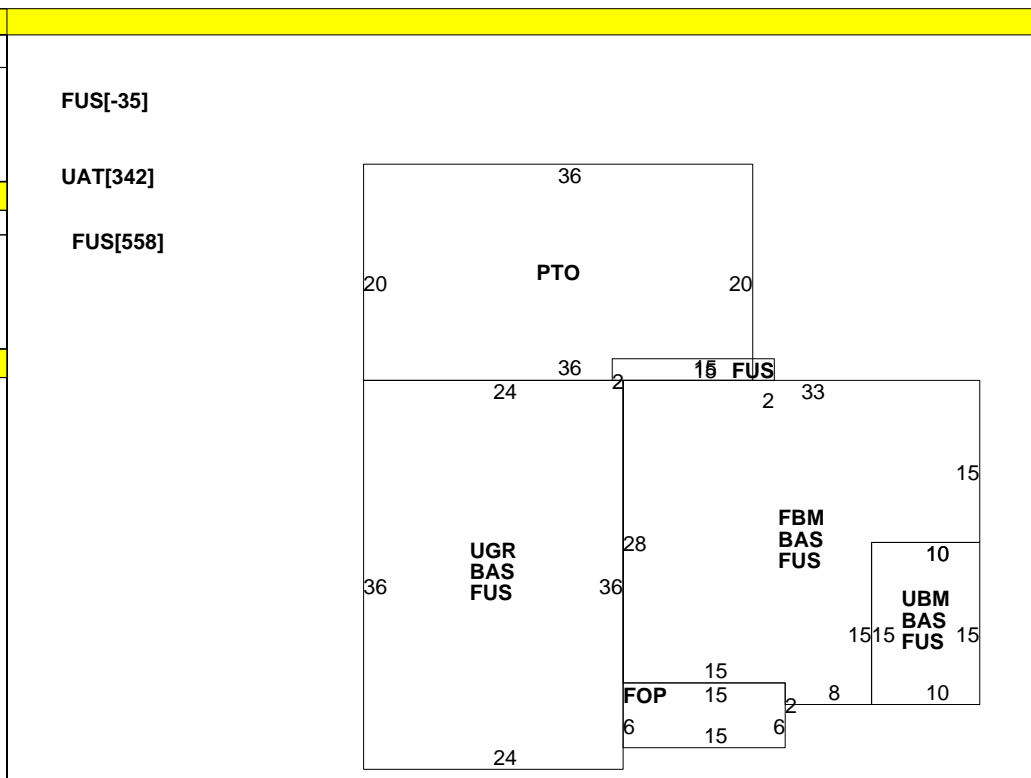
Appraised Bldg. Value (Card)	809,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	3,400
Appraised Land Value (Bldg)	457,300
Special Land Value	0
Total Appraised Parcel Value	1,270,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,270,200

NOTES									
1-5 FIX BATH									
FPO=GAS									
2-FPL=GAS									
WET BAR									
FUS 558 SQFT=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	
020256	09/29/2009		SHED,DOCK,PATIO+	40,000		100		BLDG	09/20/2017			WG	23	Field Review Change	
018313	04/08/2004		DWELLING	530,496	11/11/2004	100	04/28/2005	CO#08197	08/01/2017			GS	60	Data Mailer Change	
									02/21/2008			DL	47	Change - Value Change To	
									11/11/2004			DL	00	Measur+Listed	
									04/15/1993			KC	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				87,120	SF	4.80	1.0000	5	1.0000	0.95	07	1.15	WET				1.00		456,900		
1	1-2	Res Excess	R-2				0.01	AC	40,000.00	1.0000	0	1.0000	1.00	0.00						1.00		400		
Total Card Land Units:							2.01	AC	Parcel Total Land Area:							2.01	AC	Total Land Value:						457,300

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			MIXED USE			
Exterior Wall 1	14		Wood Shingle	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:			179.29
Interior Wall 1	05		Drywall	Replace Cost			870,465
Interior Wall 2				AYB			2005
Interior Flr 1	12		Hardwood	EYB			2010
Interior Flr 2				Dep Code			G+
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %			7
Total Bedrooms	03		3 Bedrooms	Functional Obslnc			0
Total Bthrms	4			External Obslnc			0
Total Half Baths	2			Cost Trend Factor			1
Extra Fix				Condition			
Total Rooms	10			% Complete			93
Bath Style	02		Average	Overall % Cond			
Kitchen Style	02		Average	Apprais Val			809,500
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	35			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
SHD2	Shed Good			L	144	25.00	2009		0		95	3,400
GEN	Generator			B	45	1.00	2010		1		100	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,824	1,824			327,030
FBM	Basement, Finished	0	810			50,919
FOP	Open Porch	0	90			3,227
FUS	Upper Story, Finished	2,377	2,377			426,178
PTO	Patio	0	720			12,909
UAT	Attic, Unfinished	0	342			6,096
UBM	Basement, Unfinished	0	150			5,379
UGR	Garage, Under	0	864			38,727
Ttl. Gross Liv/Lease Area:		4,201	7,177			870,465



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): Kimber B and Lori A. Jensen

Property Owner will be represented by: Self

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: Kimber Jensen

Address: 4 Hemmelskamp Rd.
Wilton, CT 06897

Phone: 801-472-7108

RECEIVED

MAR 06 2020

ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 48

Lot: ~~12~~ 17

Account #: 004470

Property Location: _____

Property Type:

Residential:

Commercial:

Reason for Appeal:

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

Based on the recent sale^{and appraisal} of the property the market value has been decreased to \$1,121,500.

Appellant's estimate of Market Value as of October 1, 2017: 1,121,500

Appellant's estimate of Assessed Value as of October 1, 2017: 785,050
(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

Kimber Jensen

Printed Name of Signer

Date Signed

3/6/20

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.

Tax Assessment Appeal for 14 Hemmelskamp Rd

Property Comparison

Address	FMV	Sales Date	Sq ft	Year built	Assm't	Assessment Comparison*	Assessment Per Sq Ft	Assessment Comparison Per Sq Ft	Grade	Notable Differences
14 Hemmelskamp Rd	\$1,121,500	9/18/19	4,201	2005	\$889,000	--	\$212	--	Excellent +	3 bed, wetlands restrictions, small backyard
21 Grey Rocks Rd	\$1,060,000	5/7/18	4,793	1999	\$779,800	-15%	\$163	-23%	excellent +	5 bed, fully usable lot
87 Charter Oak Dr	\$1,185,000	7/15/18	5,537	1936	\$807,590	-12%	\$146	-31%	excellent ++	5 bed, high quality renovation, flat usable land
14 Range Rd	\$1,210,000	7/7/17	4,945	2003	\$772,310	-16%	\$156	-26%	excellent	5 bed, 3 car garage, larger
385 Nod Hill	\$1,210,000	4/24/17	6,162	1999	\$892,150	0%	\$145	-32%	excellent+	Larger home, larger lot, same build quality
78 Borglum Rd	\$1,225,000	12/27/16	5,301	2004	\$801,850	-10%	\$151	-29%	excellent	Open lot, 5 bedroom
47 Middlebrook Farm	\$1,292,500	6/27/17	5,588	1998	\$884,590	-1%	\$158	-25%	excellent+	5 bed, pool, usable lot, updated bathrooms, quintessential dream home
109 Cannon Rd	\$1,302,500	9/18/17	5,556	1800	\$874,230	-2%	\$157	-26%	excellent+	Pool, usable flat land,
43 Old Farm Rd	\$1,295,000	8/1/17	4,221	1971	\$733,000	-18%	\$174	-18%	excellent	Flat land, newly renovated

Notes:

FMV = Fair Market Value (Property Sales Price)

* Assessment Comparison =
$$\frac{\text{Hemmelskamp Assm't} - \text{Comparable Assm't}}{\text{Hemmelskamp Assm't}}$$

Comparable Property Photos



Subject Property: 14 Hemmelskamp Rd

Purchase Price: \$1,121,500

Purchase Date: 09/18/19



14 Range Rd

Purchase Price: \$1,210,000

Purchase Date: 07/07/17



21 Grey Rocks Rd

Purchase Price: \$1,060,000

Purchase Date: 05/07/18



385 Nod Hill

Purchase Price: \$1,210,000

Purchase Date: 04/24/17



87 Charter Oak Dr

Purchase Price: \$1,185,000

Purchase Date: 07/15/18



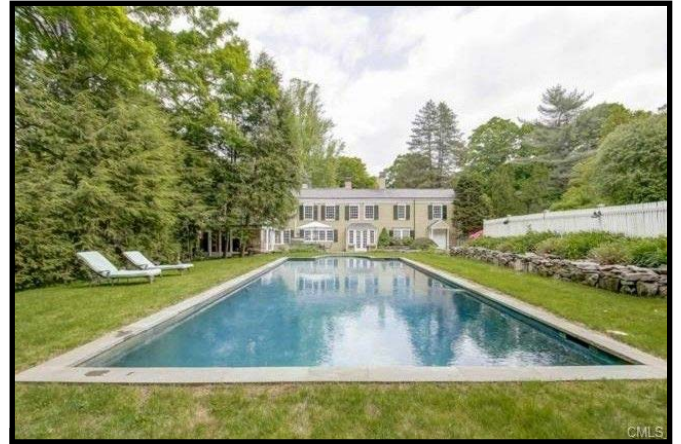
78 Borglum Rd

Purchase Price: \$1,225,000

Purchase Date: 12/27/16



47 Middlebrook Farm
Purchase Price: \$1,292,500



109 Cannon Rd
Purchase Price: \$1,302,500
Purchase Date: 09/18/17



43 Old Farm Rd
Purchase Price: \$1,302,500
Purchase Date: 08/01/17