

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Allen L. Bemus
14 Old Kings Hwy
Wilton, CT 06897

COPY

RE: Board of Assessment Appeals Hearing Date

Dear Taxpayer,

We have received your application for an appeal. Due to recent events we will be hosting hearings remotely via Zoom. Below you will find your scheduled hearing information.

PROPERTY TYPE/ACCT #: Residential/Account #005139

OWNER(S): Allen L. Bemus & Eileen E Bemus

PROPERTY LOCATION: 14 Old Kings Hwy

DATE OF APPEAL HEARING: April 8, 2021

TIME OF APPEAL HEARING: 6:00pm

PLACE: Hearings will be held via Zoom. The information required to attend these hearing will also be posted on the town website. Please use the below link.

<https://us02web.zoom.us/j/84643563767?pwd=MDZ4YW5MWEErbTR1Ym5jUDRHZ3NkUT09>

****Please note, any documents NOT already submitted with your application MUST be sent to the Assessor's Office 48 hours prior to your scheduled hearing. Documents can be emailed to Assessor@wiltonct.org or faxed to 203-563-0293. Documents not previously submitted will be unable to be heard during the hearings.**

Thank you,
Board of Assessment Appeals

WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2020 Grand List



Pursuant to CT General Statutes Section 12-111, BAA applications must be **RECEIVED** by the Assessor's Office no later than 4:30pm on **March 19, 2021**.

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

Owner's Information:

Property Owner(s):

Allen L. and Eileen E. Bemus

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:

Allen L. Bemus

Address:

14 Old Kings Hwy,
Wilton, CT 06897

Phone:

(203)-451-2364

RECEIVED

MAR 19 2021

ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map:

124

Lot:

25

Account #:

005139

Property Location:

14 Old Kings Highway

Property Type:

Residential:

☒

Commercial:

☐

Reason for Appeal:

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

See attached

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

\$ 519,000

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

\$ 363,300

(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

Allen L. Bemus

Date Signed

3/19/21

Printed Name of Signer

Position of Signer

Owner

This application **MUST** be RECEIVED by the Assessor's Office no later than 4:30pm on March 19, 2021
FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

[illegible]

March 19, 2021

Dear Tax Assessor,

We are making an appeal to our assessment based on the fact that our property is valued higher than that of the abutting residence at 10 Old Kings Highway. The 2 houses are basically identical, having been built by the same developer in 1968. However, #10 has had many improvements made that #14 has not. Therefore the fair market value of #14 is much below that of #10. However, comparing the town appraisals gives #14 a higher market value. That is not realistic.

Examples of the improvements #10 has that #14 does not:

#10 Old Kings Highway	#14 Old Kings Highway
Central A/C	No A/C
Finished basement	Unfinished basement
New Vinyl Siding	Original wood shingles with significant bird damage
New windows	Original windows
Window shutters	No window shutters
Front walkway from driveway to front door	No walkway from driveway to front door – just grass
Fully landscaped yard	Yard devoid of landscaping, even real grass
Backyard shed	No backyard shed

In addition to the comparison with the abutting residence, we also have the factor that much of our property abuts Wilton Conservation lands. This conservation land includes wetlands, which cause significant limitations to developing abutting property. That means that we are limited in how we can develop this property. There is also abutting watershed land, owned by the Norwalk First Taxing District Water Company, which can impact development as well. Both of these factors would make the property at 14 Old Kings Highway less appealing to potential buyers.

We are happy to provide more information at your request.

Thank you for your consideration,

 
Allen and Eileen Bemus

14 OLD KINGS HWY

Location 14 OLD KINGS HWY

Mblu 124/ / 25/ /

Acct# 005139

Owner BEMUS ALLEN L &

Assessment \$429,800

Appraisal \$614,000

PID 6244

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$173,400	\$440,600	\$614,000
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$121,380	\$308,420	\$429,800

Owner of Record

Owner	BEMUS ALLEN L &	Sale Price	\$0
Co-Owner	BEMUS EILEEN EATON TRUSTEES	Certificate	
Address	14 OLD KINGS HWY	Book & Page	2495/0217
	WILTON, CT 06897	Sale Date	03/18/2019
		Instrument	WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BEMUS ALLEN L &	\$0		2495/0217	WD	03/18/2019
BEMUS EILEEN EATON	\$268,000		0916/0074	00	08/01/1994

Building Information

Building 1 : Section 1

Year Built:	1968
Living Area:	2,000
Replacement Cost:	\$244,235
Building Percent Good:	71

Replacement Cost
Less Depreciation: \$173,400

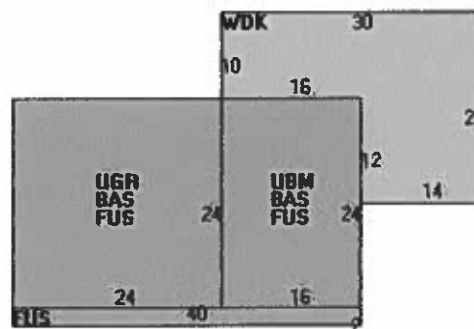
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/A00\00\55\75.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/6244_6244.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,040	1,040
BAS	First Floor	960	960
UBM	Basement, Unfinished	384	0
UGR	Garage, Under	576	0
WDK	Wood Deck	468	0
		3,428	2,000

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1-1
Description Residential
Zone R-1
Neighborhood 05
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.04
Frontage
Depth
Assessed Value \$308,420
Appraised Value \$440,600

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$173,400	\$440,600	\$614,000
2018	\$173,400	\$440,600	\$614,000
2018	\$173,400	\$440,600	\$614,000

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$121,380	\$308,420	\$429,800
2018	\$121,380	\$308,420	\$429,800
2018	\$121,380	\$308,420	\$429,800

10 OLD KINGS HWY

Location 10 OLD KINGS HWY

Mblu 124 / / 26 / /

Acct# 004027

Owner STRATE CARL R SR & LORILEE M

Assessment \$415,240

Appraisal \$593,200

PID 6245

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$179,000	\$414,200	\$593,200
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$125,300	\$289,940	\$415,240

Owner of Record

Owner STRATE CARL R SR & LORILEE M
Co-Owner
Address 10 OLD KINGS HWY
WILTON, CT 06897

Sale Price \$0
Certificate
Book & Page 2262/0144
Sale Date 07/12/2012
Instrument CN

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STRATE CARL R SR & LORILEE M	\$0		2262/0144	CN	07/12/2012
STRATE CARL R SR	\$0		1935/0230	WT	04/24/2007
STRATE CARL R SR	\$835,000		1880/0291	SW	07/05/2006
PARIS BRENT & SANDRA	\$625,000		1387/0059	SW	05/28/2002
CRANDALL, DAVID H JR + GRETCHEN J	\$382,500		0983/0178	00	03/27/1996

Building Information

Building 1 : Section 1

Year Built: 1968
Living Area: 2,000
Replacement Cost: \$249,699
Building Percent Good: 71
**Replacement Cost
Less Depreciation:** \$177,300

Building Attributes

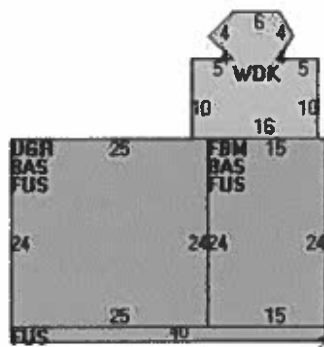
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/0000055/74.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/6245_6245.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,040	1,040
BAS	First Floor	960	960
FBM	Basement, Finished	360	0
UGR	Garage, Under	600	0
WDK	Wood Deck	211	0
		3,171	2,000

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

Use Code 1-1
Description Residential
Zone R-1
Neighborhood 05
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.38
Frontage
Depth
Assessed Value \$289,940
Appraised Value \$414,200

Outbuildings

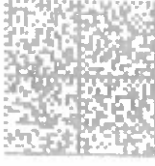
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			140 S.F.	\$1,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$179,000	\$414,200	\$593,200
2018	\$179,000	\$414,200	\$593,200
2018	\$179,000	\$414,200	\$593,200

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$125,300	\$289,940	\$415,240
2018	\$125,300	\$289,940	\$415,240
2018	\$125,300	\$289,940	\$415,240

TOWN OF WILTON
OFFICE OF THE ASSESSOR
TOWN HALL
238 DANBURY RD.
WILTON, CT 06897



U.S. POSTAGE >> PITNEY BOWES
ZIP 06897 \$ 000.51⁰
02 4W
0000364400 APR 01 2021

Allen L. Bemus
14 Old Kings Hwy
Wilton, CT 06897