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

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 Statues Section 12-111, BAA applications must be <u>RECEIVED</u> by the Assessor's Office no later than 4:30pm on <u>March 19, 2021</u>.

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

Owner's Information	mation:
Property Owner(s): and Eigen	E. Bemus
Property Owner will be represented by: 58	If
NOTE: If agent is used a signed authorization for	orm from the property owner is required.
<u>Correspond</u>	ence:
Name of Person and Address to which all BAA notices	-
Name: <u>allen</u> L' bemus	RECEIVED
Address: 14 Old KINGS Hu	MAR 1 9 2021
WILTON, CI DOS	ASSESSOR'S OFFICE
Phone: (203) - 451 - 236	
Description of Property	Being Appealed:
NOTE: One application per pr	operty being appealed
Map: 124 Lot: 25	Account #: 005139
Property Location: 14 Old Kings Hid	ablizav.
	Commercial:
Property Type: Residential:	Commercial.
Reason for A	ppeal:
Describe your reason for appeal: (Attach additional pages if necessary	
see attached	1992 — — — — — — — — — — — — — — — — — —
Appellant's estimate of Market Value as of October 1, 201	7. \$519 DOD
Appendite 5 commute of Warter Value as of Second 1, 202	dt i i i
Appellant's estimate of Assessed Value as of October 1, 201	7: <u>4363,300</u>
(70% of market value)	
Signatur	<u>e:</u>
By signing this application hearby certify that the submitted info	ormation is true and correct to the best of my knowledge.
1/k Lban	3/19/21
Signature 1// 1	Date Signed
Illa L. Bemus	Owner
Printed Name of Signer	Position of Signer

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.

Property Location: 14 OLD KINGS HGWY	A 000000 # 1005130	MAP ID: 124//25// Bida #:	1 90 1	Bldg Name:		State Use: 1-1	State Use: 1-1
	onine.		1 10 1	IO 1	10 1 01	rum Date	C1:11 1707/0C/C0:
BENUS ALLEN I. & I I Level	vel 2 Public Water	1 Paved	LUCATION	Description	Code Appraised Value	Assessed Value	
<u>. </u>	1 4			ES LAND	T	279.300	1919
14 OLD KINGS HGWY				RES EXCES	1-2 41,680	29,120	WILTON, CT
WILTON, CT 06897	強いない。	SUPPLEMENTAL DATA	STREET, STREET	WELLENG		00C171	
	D: 2673 3 /Exem 1	Legal Notes					
Fire Distric Cencus Tract	tric 1 Tract 453 otes	Legal Notes Legal Notes Call Back X					VISION
Legal Notes GIS (D: 6244	otes 6244	#0	,		Total 614,080	429.800	
RECORD OF OWNERSHIP	RK-VOL/PAGE	5	CALE PRICE IV	ではなるというののであるからい	37 3/10	IHI	一日本の大きないのようにあることできるのである
BEMUS ALLEN L &			Š	Yr. Code Assessed	Value Yr. C	the Yr. (Code Assessed Value
BEMUS EILEEN EATON			00	1.22	279,300,2018 1-1 29,120,2018 1-2 121,380,2018 1-3	279,300,2018 29,120,2018 121,380,2018	
				Total:	429.800 Total:	429.800	Total-
EXEMPTIONS		OTHER	ASSESSMENTS	TEXT SECTION OF THE S	ature	s a visit by a Data (Collector or Assessor
Year Type Description	Amount Code	Description	Number Am	Amount Comm. Int.	,	•	
					APPRAISE	APPRAISED VALUE SUMMARY	IRY
701	Total				Appraised Bldg. Value (Card)		173,480
SATURATION OF SALES	ASSESSING NEIGHBORHOOD	BORHOOD		のでは、これには、これには、これには、これには、これには、これには、これには、これに	Appraised XF (B) Value (Bldg)		0
NBHD/SUB NBHD Name	Street Index Name	ne Tracing		Batch	Appraised OB (L) Value (Bldg)	(5	0
日本 日	MOTEC	Supplies State of the State of	STOCKET SECTION OF THE	APPROXIMENTO CONTRACTOR	Appraised Land Value (Bidg)		440,600
IA 11/07	NOIES				Special Land Value		•
Z Z					Total Appraised Parcel Value Valuation Method:		614,000 C
					Adjustment:		0
					Net Total Appraised Parcel Value	/alue	614,000
Control of the Contro	BUILDING PERMIT RECORD		500 A 100 A	治療されています		VISIT/ CHANGE HISTORY	
Permit ID Issue Date Type Description	tion Amount	Insp. Date % Comp.	Date Comp.	Comments	Date Type	Cď.	Purpose Result
					rrrr	WG 22 GS 61 LG 00 KK 02 KK 02	Field Review No Change Data Mailer No Change Measur+Listed Measur+2Visit Measur+1Visit
	200日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日	LAND LINE V	LINE VALUATION SECTION	NOIL		強用している。 おものの	
B Use Use Description Zone D Front	Donth	كسيل	re C. ST.	idi Notes-	Special Pricing	SAdj Faci Adi	Tinit Price Land Value
i-i Residential R-1		9.16 1.0000 5	00 1.00 1.00 05	0.00	and	1.00	1
Total Card	Total Card Land Units: 2.04 AC	Parcel Total Land Area: 2.04 AC	.04 AC			Total La	Total Land Value: 440,600

Bldg Name: State Use: 1-1				WDK 30	9		16	553			UGR	24 FUS 24				24 16	40														
MAP ID: 124/ 25/ / Account #005139 Bldg #:	IICTION DETAIL (CONTI)	Element Cd. Ch. Description	# of Kitchens		MIXED USE	Code Description Percentage 1-1 Residential			ST/MARKET	Adj. base Kate.	Replace Cost 244.235		Dep Code	Remodel Rating		nal Obstnc	External Obsinc 0 Cost Trend Factor I	Condition % Complete		Apprais Val 173,400 Dep % Ovr 0	Dep Ovr Comment	Misc Imp Ovr Comment	Cost to Cure Ovr	ILDING EXTRA FE.	SUnit Price Yr Gde Dp Rt Cnd Scend Apr Falue	BUILDING SUB-AREA SUMMARY SECTION	I land Com William	1		899	2,000 3,428
rroperty Location: 14 ULD KINGS HGWY Vision ID: 6244	TRUCTION DETAIL	Element Cd. Ch. Description	03 01	Grade 03 Average	4	Exterior Wall 2	Soof Structure 13 Gable/Hip	2 58	2	nterior Fir 112 Hardwood	02	ACTYPE 05 Hot Water	rooms 04	Fotal Bthrms 2	Sytra Fix	1S	Sath Style 02 Average		ireplaces	Sauna Spa ^J Jet Tub	Whirlpool Tub	Sath. Coil			Code Description Sub Descript L/B Units Unit Price		Doscrin	Z AMARY	JBM Basement, Unfinished GR Garage, Under		Th, Gross Liv/Leuse Aren;

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 from 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.

Esber Benus

We are happy to provide more information at your request.

Thank you for your consideration,

Allen and Eileen Bemus

14 OLD KINGS HGWY

Location 14 OLD KINGS HGWY

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 &

Co-Owner

BEMUS EILEEN EATON TRUSTEES

Address

14 OLD KINGS HGWY

WILTON, CT 06897

Sale Price

Certificate

Book & Page

2495/0217

Sale Date

03/18/2019

Instrument

WD

\$0

Ownership History

		Ownership Histo	ry		
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

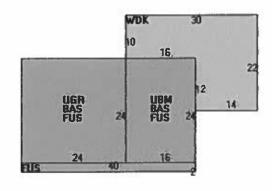
	\$173,400
Bui	iding Attributes
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	1800
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywali
Interior Wall 2	
Interior FIr 1	Hardwood
Interior Flr 2	
Heat Fuel	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 (s	q 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
	10 10 Not 12 min	3,428	2,000

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use

Use Code

1-1

Description

Residential

Zone

R-1

Neighborhood

Alt Land Appr No

Category

Land Line Valuation

Size (Acres)

2.04

Frontage

Depth

Assessed Value \$308,420

Appraised Value \$440,600

Outbuildings

V. 10.2.2.2	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	100.2	993
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

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10 OLD KINGS HGWY

10 OLD KINGS HGWY Location

Mblu 124//26//

Acct# 004027

STRATE CARL R SR & LORILEE Owner

Assessment \$415,240

Appraisal \$593,200

PID 6245

Building Count 1

Current Value

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

Owner of Record

Owner

STRATE CARL R SR & LORILEE M

Sale Price

\$0

Co-Owner

10 OLD KINGS HGWY

Certificate

Address **WILTON, CT 06897** 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

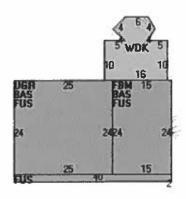
Building Attributes			
Fleid	Description		
Style	Colonial		
Model	Residential		
Grade:	Average		
Occupancy	1		
Exterior Wall 1	Vinyl Siding		
Exterior Wall 2			
Roof Structure:	Gable/Hip		
Roof Cover	Asphalt Shngl.		
nterior Wall 1	Drywali		
nterior Wall 2			
nterior Fir 1	Hardwood		
nterior Flr 2			
leat Fuel	Oil		
leat Type:	Hot Water		
AC Type:	Central		
otal Bedrooms:	4 Bedrooms		
otal Bthrms:	2		
otal Half Baths:	1		
xtra Fix			
Total Rooms:	8		
ath Style:	Average		
Citchen Style:	Average		
Elevator			
ireplaces	1		
Sauna			
pa/Jet Tub			
Whirlpool Tub			
Cath. Ceil			
of Kitchens			

Building Photo



(http://images.vgsi.com/photos/WiltonCTPhotos/\00\00\55/74.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	

No Data for Extra Features

Land

Land Use

Land Line Valuation

Use Code

1-1

Description

Residential

Zone

R-1

Neighborhood 05

Alt Land Appr No

Category

Size (Acres)

1.38

Frontage

Depth

Assessed Value

\$289,940

Appraised Value \$414,200

Outbuildings

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

