

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
LARKIN THOMAS S & LORRAINE J		1 Level	2 Public Water	1 Paved		Description	Code	Appraised Value	Assessed Value
15 DEEPWOOD RD			6 Septic			RES LAND	1-1	421,600	295,120
WILTON, CT 06897						DWELLING	1-3	296,600	207,620
Additional Owners:		SUPPLEMENTAL DATA							
Other ID: 1312 29		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 453		Legal Notes BAA-13-A-#24							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 5613					Total		718,200	502,740	

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
LARKIN THOMAS S & LORRAINE J		0798/0085	07/22/1992	Q	I	348,500	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2018	1-1	295,120	2018	1-1	295,120	2018	1-1	304,430
								2018	1-3	207,620	2018	1-3	207,620	2018	1-3	215,810
								Total:		502,740	Total:		502,740	Total:		520,240

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)	296,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	421,600
Special Land Value	0
Total Appraised Parcel Value	718,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	718,200

NOTES

IA PDAS

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	
015640	08/18/1998		REMOD KITCH	10,000		100	10/15/1998	CO#05612 VISUAL	01/24/2019			WG	43	Hearing Change	
015515	06/09/1998		BASES & FUS(8X15)	57,500		100	10/15/1998	CO#05611 VISUAL	10/16/2017			WG	22	Field Review No Change	
									08/01/2017			GS	61	Data Mailer No Change	
									07/25/2007			KK	00	Measur+Listed	
									03/26/1993			NR	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				56,628	SF	7.12	1.0000	5	1.0000	0.95	06	1.10	WET/BOULDERS			1.00		421,600

Total Card Land Units:		1.30	AC	Parcel Total Land Area:		1.3	AC	Total Land Value:										421,600
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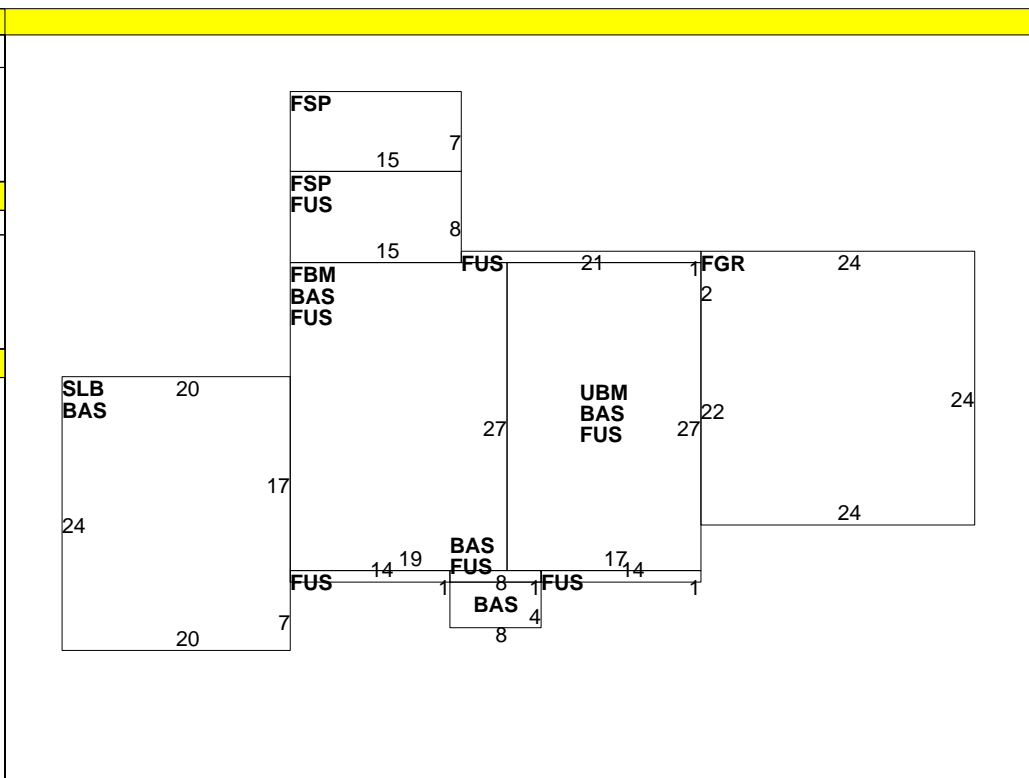
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	04		Average +				
Occupancy	1			MIXED USE			
Exterior Wall 1	14		Wood Shingle	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:			123.08
Interior Wall 1	05		Drywall	Replace Cost			390,291
Interior Wall 2				AYB			1976
Interior Flr 1	12		Hardwood	EYB			1993
Interior Flr 2	14		Carpet	Dep Code			A+
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	01		None	Dep %			24
Total Bedrooms	04		4 Bedrooms	Functional Obslnc			0
Total Bthrms	2			External Obslnc			0
Total Half Baths	1			Cost Trend Factor			1
Extra Fix				Condition			
Total Rooms	8			% Complete			
Bath Style	02		Average	Overall % Cond			76
Kitchen Style	03		Remodeled	Apprais Val			296,600
Elevator				Dep % Ovr			0
Fireplaces	2			Dep Ovr Comment			
Sauna				Misc Imp Ovr			0
Spa/Jet Tub				Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr			0
Cath. Ceil				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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,492	1,492			183,637
FBM	Basement, Finished	0	513			22,155
FGR	Garage	0	576			24,862
FSP	Screen Porch	0	225			6,893
FUS	Upper Story, Finished	1,149	1,149			141,421
SLB	Slab	0	480			0
UBM	Basement, Unfinished	0	459			11,323
Ttl. Gross Liv/Lease Area:		2,641	4,894			390,291



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): Thomas and Lorraine Larkin

Property Owner will be represented by: Thomas and Lorraine Larkin

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: Thomas & Lorraine Larkin

Address: 15 Deepwood Rd.
Wilton

Phone: 203-762-8430

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 110 Lot: 21-2 Account #: 005125

Property Location: 15 Deepwood Rd

Property Type: Residential: Commercial:

Reason for Appeal:

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

Please see attached table of comparable sales
in the last 6 months. Based on these values,
15 Deepwood should be valued at \$583,600.
Assessed value should be \$408,500

Appellant's estimate of Market Value as of October 1, 2017: current 583,600

Appellant's estimate of Assessed Value as of October 1, 2017: current 408,500
(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.

Lorraine Larkin

RECEIVED

3/18/20

Signature

Lorraine Larkin

MAR 19 2020

Date Signed

Dawn

Printed Name of Signer

ASSESSOR'S OFFICE

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.

RECENT COMPARABLES FOR HOMES IN SOUTH WILTON ON CUL DE SAC

Location	sale date	price	SF	ACRES	BDRM	BATHS	PRICE/SF	NEIGHBRHD	value?
12 Mollbrook	10/11/19	650,000	2929	2.25	5	4.5	221	6	6
101 Glen Hill Rd	10/11/19	450,000	2025	1.93	4	3	222	5	5
45 Heather Lane	12/23/19	340,000	2171	1.03	3	2.5	157	5	5
15 Deepwood Rd			2641	1.3	4	2.5		6	583,600

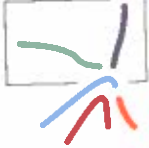
Address	Zillow Value in 000's	Market Value/SF	SF	Tax Assess 2019 Value	.70 of Assess	Assessed Val	Asses Val per SF	Bdrm	Baths	Neighbhd
15 Saddle Ridge	1,038,000	232	4471	20,875	731,430	1,044,899	234	5	5	6
24 Saddle Ridge	825,000	224	3690	17,171	601,647	859,495	233	4	4	6
31 Saddle Ridge	779,923	212	3685	17,878	626,419	894,884	243	4	3.5	6
38 Saddle Ridge	726,710	244	2974	15,489	542,712	775,303	261	4	2.5	6
54 Saddle Ridge	847,344	236	3586	17,621	617,414	882,020	246	5	3.5	6
14 Windy Ridge	989,899	220	4500	21,826	764,751	1,092,502	243	4	3.5	6
20 Windy Ridge	867,564	235	3699	18,508	648,493	926,419	250	4	3.5	6
27 Windy Ridge	908,256	220	4132	20,088	703,854	1,005,506	243	4	5	6
12 Mollbrook	652,220	223	2929	15,267	534,933	764,191	261	5	5	6
34 Mollbrook	853,991	273	3132	17,986	630,203	900,290	287	4	3.5	6
40 Mollbrook	740,379	229	3233	16,558	580,168	828,812	256	4	3	6
47 Mollbrook	747,383	267	2803	15,811	553,994	791,421	282	3	2.5	6
50 Mollbrook	817,591	229	3574	17,617	617,274	881,820	247	3	2.5	6
3 Deepwood	721,943	260	2776	15,295	535,920	765,600	276	4	2.5	6
29 Deepwood	858,437	256	3357	17,844	625,240	893,200	266	4	3	6
30 Deepwood	705,034	261	2700	15,113	529,550	756,500	280	4	2.5	6
20 Deepwood	747,446	246	3040	14,892	521,780	745,400	245	4	2.5	6
15 Deepwood	682,898	259	2641	14,348	502,740	718,200	272	4	2.5	6
avg		4323					4,626			
		240					257			

Based on avg mkt 240/sf
 15 Deepwood sh/be 2641 X 240 \$633,840
 70% = 443,688

Appeal Hear

Board of Assessment
Appeals

Thomas S & Lorraine Larkin
15 Deepwood Rd
Wilton, CT 06897-4202
wiltonnursery.com



5/7/20

Additional information

for Appeal Hearing

May 11 @ 5:40 pm

15 Deepwood Rd

Tom & Lorraine Larkin