

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TEOLIS DAVID & LOREN		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
16 AZALEA LA			6 Septic			RES LAND	1-1	418,200	292,740
WILTON, CT 06897						RES EXCES	1-2	1,200	840
Additional Owners:						DWELLING	1-3	1,091,200	763,840
						RES OUTBL	1-4	19,000	13,300
SUPPLEMENTAL DATA									
Other ID: 5381 B-2,5380 X,1420 3		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back Y							
Legal Notes		ASSOC PID#							
GIS ID: 6233					Total			1,529,600	1,070,720

6161
 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TEOLIS DAVID & LOREN		1604/0150	08/28/2003	Q	I	2,150,000	SW	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
TOMAS ANTHONY C & ELISE A		1569/0312	07/03/2003	U	V	0		2018	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740
TOMAS ANTHONY C & ELISE A		1569/0309	07/03/2003	U	V	305,000	06	2018	1-2	840	2018	1-2	840	2018	1-2	840
TOMAS ANTHONY C & ELISE A		1186/0189	08/17/1999	Q	I	425,000	00	2018	1-3	763,840	2018	1-3	763,840	2018	1-3	763,840
VAAST, CHARLES L JR		0358/0225	11/19/1980	Q	I	152,000	00	2018	1-4	13,300	2018	1-4	13,300	2018	1-4	13,300
Total:										1,070,720	Total:		1,070,720	Total:		1,070,720

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)	1,091,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	19,000
Appraised Land Value (Bldg)	419,400
Special Land Value	0
Total Appraised Parcel Value	1,529,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,529,600

NOTES									
1 - 4 FIX									
2 - 5 FIX=1 JET TUB									
IVG 12/07									
VLT=392									
VEG SINK									

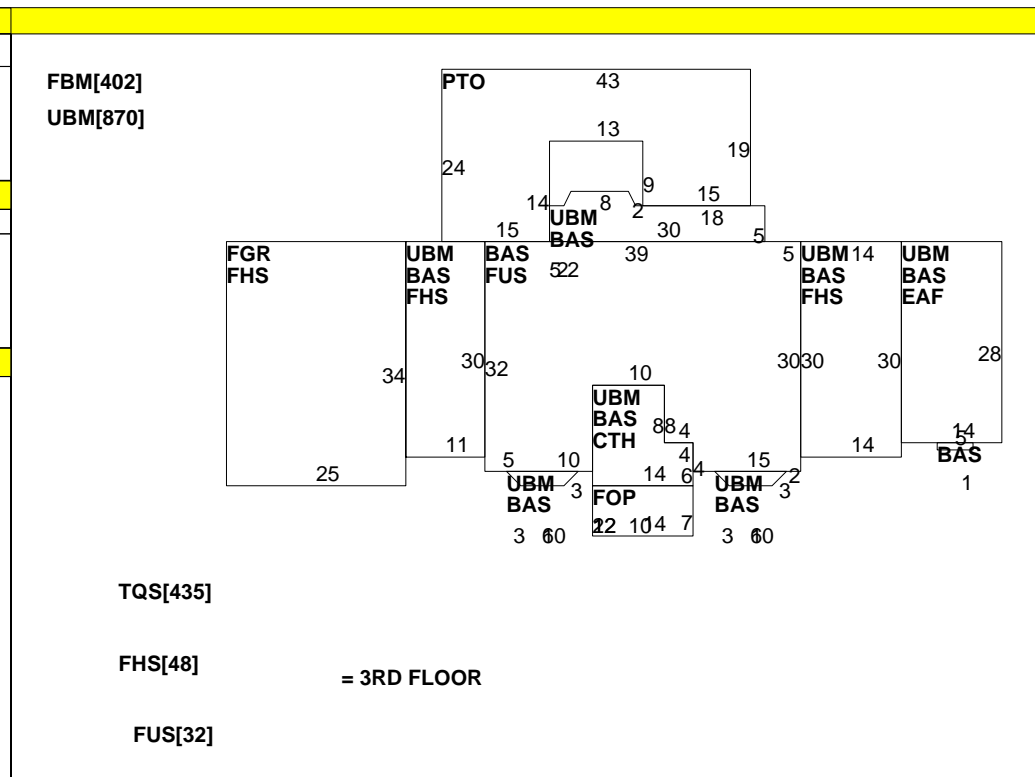
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
019683	09/06/2007		FAT W/FULL BATH	55,000	12/03/2007	100	04/14/2008	CO#09317	01/16/2019			WG	44	Hearing No Change	
017663	08/28/2002		FUS-FINNISH	150,000	08/27/2007	100	07/16/2003	CO#07576	10/12/2017			WG	22	Field Review No Change	
016251	09/09/1999		NEW HOUSE	182,800	11/28/2000	100	03/07/2001	CO#06630	09/06/2017			GS	60	Data Mailer Change	
									01/23/2013			RM	43	Hearing Change	
									12/03/2007			MI	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	1.00	05	1.00				1.00		418,200
1	1-2	Res Excess	R-2				0.03	AC	40,000.00	1.0000	0	1.0000	1.00	0.00					1.00		1,200

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			MIXED USE			
Exterior Wall 1	11		Clapboard	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:			188.87
Interior Wall 1	05		Drywall	Replace Cost			1,283,716
Interior Wall 2				AYB			2000
Interior Flr 1	12		Hardwood	EYB			2002
Interior Flr 2				Dep Code			A
Heat Fuel	06		Geothermal	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %			15
Total Bedrooms	06		6 Bedrooms	Functional Obslnc			0
Total Bthrms	8			External Obslnc			0
Total Half Baths	1			Cost Trend Factor			1
Extra Fix				Condition			
Total Rooms	11			% Complete			
Bath Style	02		Average	Overall % Cond			85
Kitchen Style	02		Average	Apprais Val			1,091,200
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	164			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
SPL1	Pool IG Concrct			L	544	38.00	2002		0		75	15,500
PAT1	Patio			L	128	9.00	2002		0		75	900
WHL2	Whirlpool Spa			L	1	3,500.00	2002		0		75	2,600
GEN	Generator			B	15	1.00	2002		1		100	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,783	2,783			525,612
CTH	Cathedral	0	164			0
EAF	Attic, Expansion, Finished	196	392			37,018
FBM	Basement, Finished	0	402			26,630
FGR	Garage	0	850			56,282
FHS	Half Story, Finished	1,154	1,648			217,950
FOP	Open Porch	0	98			3,777
FUS	Upper Story, Finished	1,304	1,304			246,280
PTO	Patio	0	775			14,731
TQS	Three Quarter Story	348	435			65,725
Ttl. Gross Liv/Lease Area:		5,785	8,851			1,283,716



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TEOLIS DAVID & LOREN						Description	Code	Appraised Value	Assessed Value
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WILTON, CT 06897									
Additional Owners:		SUPPLEMENTAL DATA							
		Other ID: 5381 B-2,5380 X,1420 3							
		ASSOC PID#							
		GIS ID: 6233							
						Total		1,529,600	1,070,720

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											Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
											Total:			Total:			Total:		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

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NOTES

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BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

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			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
MIXED USE							
<i>Code</i>		<i>Description</i>		<i>Percentage</i>			
1-1		Residential		100			
COST/MARKET VALUATION							
				Cost Trend Factor			

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
No Photo On Record												

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
UBM	Basement, Unfinished	0	2,376			89,711
Ttl. Gross Liv/Lease Area:		0	2,376			1,283,716

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): David Teolis, Loren Teolis

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: David Teolis

Address: 16 Azalea Lane
Wilton, CT 06897

Phone: 917 796 3180

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 124

Lot: 15

Account #: 5603

Property Location: 16 Azalea Lane, Wilton, CT 06897

Property Type: Residential:

Commercial:

Reason for Appeal:

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

The average and median prices of similar homes sold during 2017 was below my homes assessed value

Appellant's estimate of Market Value as of October 1, 2017: ~~1,376,803~~ RD 1,376,803

Appellant's estimate of Assessed Value as of October 1, 2017: 963,762
(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.

David Teolis
Signature

RECEIVED

3/10/20

MAR 11 2020

Date Signed

owner

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.

