

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
UGARRIZA JENNIFER & UGARRIZA-RIVAS JOSE 17 CHESSOR LA WILTON, CT 06897 Additional Owners:		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
			6 Septic			RES LAND	1-1	399,000	279,300
						RES EXCES DWELLING	1-2 1-3	2,400 116,800	1,680 81,760
SUPPLEMENTAL DATA									
Other ID: 2096 4, 1652		Legal Notes			VISION				
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 453		Legal Notes							
Legal Notes		Call Back X							
Legal Notes BAA-07-309-D		ASSOC PID#							
GIS ID: 4500					Total:		518,200	362,740	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
UGARRIZA JENNIFER & NOLAN ELLEN R NOLAN VINCENT J JR & ELLEN R		2485/0747	04/02/2018	Q	I	400,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		2483/0281	12/21/2017	U	I	0	PO	2018	1-1	279,300	2018	1-1	279,300	2018	1-1	279,300
		0817/0316	11/30/1992	U	I	0	QS	2018	1-2	1,680	2018	1-2	1,680	2018	1-2	1,680
								2018	1-3	72,660	2018	1-3	72,660	2018	1-3	72,660
								Total:		353,640	Total:		353,640	Total:		353,640

EXEMPTIONS				OTHER ASSESSMENTS				<i>This signature acknowledges a visit by a Data Collector or Assessor</i>									
Year	Type	Description	Amount	Code	Description	Number	Amount										
Total:																	

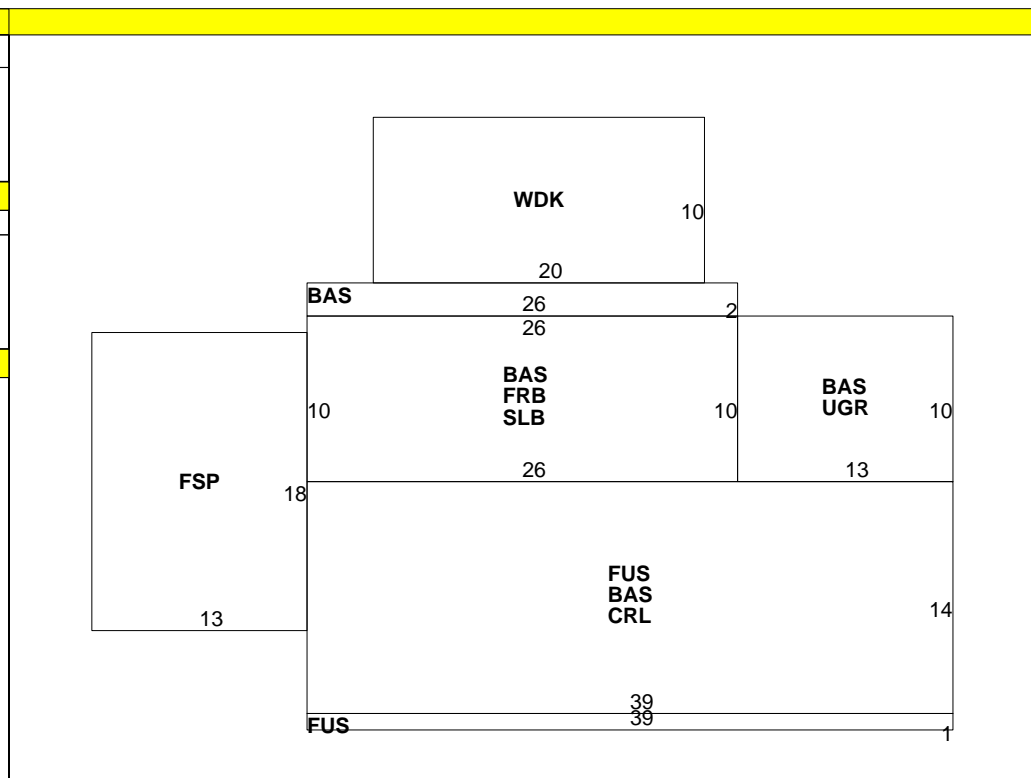
ASSESSING NEIGHBORHOOD										
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch						
0001/A										

NOTES										VISIT/ CHANGE HISTORY															
IA FRONT TO BACK SPLIT										Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
										19-25273	07/01/2019	EL	Electric	4,000		100		ADD C/A EST COMP 100	01/02/2020			SCS	53	Permit - No Visit	
										M19-11	01/03/2019	MP	Minor Permit	8,500		100		REMOD BATH & REMO	01/14/2019			WG	44	Hearing No Change	
										18-253	08/15/2018		WDK & REMOD KIT	35,000		100			09/08/2018			RV	52	Permit Ext. Only	
																		06/19/2018				SCS	54	Data Correction	
																			10/17/2017				WG	22	Field Review No Change
										Net Total Appraised Parcel Value										518,200					

BUILDING PERMIT RECORD										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
1	1-1	Residential	R-1				43,560	SF	9.16	1.0000	5	1.0000	1.00	05	1.00				1.00		399,000
1	1-2	Res Excess	R-1				0.06	AC	40,000.00	1.0000	0	1.0000	1.00	0.00					1.00		2,400

Total Card Land Units:			1.06	AC	Parcel Total Land Area:			1.06	AC											Total Land Value:	401,400
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		Split-Level				
Model	01		Residential	# of Kitchens			
Grade	03		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:		88.14	
Interior Wall 1	05		Drywall	Replace Cost		164,551	
Interior Wall 2				AYB		1958	
Interior Flr 1	12		Hardwood	EYB		1988	
Interior Flr 2				Dep Code		A+	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	03		Central	Dep %		29	
Total Bedrooms	03		3 Bedrooms	Functional Obslnc		0	
Total Bthrms	1			External Obslnc		0	
Total Half Baths	1			Cost Trend Factor		1	
Extra Fix				Condition			
Total Rooms	8			% Complete			
Bath Style	02		Average	Overall % Cond		71	
Kitchen Style	02		Average	Apprais Val		116,800	
Elevator				Dep % Ovr		0	
Fireplaces	1			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	988	988			87,079	
CRL	Crawl Space	0	546			0	
FRB	Basement,Finished Raised	0	260			16,041	
FSP	Screen Porch	0	234			5,200	
FUS	Upper Story, Finished	585	585			51,560	
SLB	Slab	0	260			0	
UGR	Garage, Under	0	130			2,909	
WDK	Wood Deck	0	200			1,763	
Ttl. Gross Liv/Lease Area:		1,573	3,203			164,551	



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): Jennifer Ugarriza, Jose Ugarriza-Rivas

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: Jennifer Ugarriza

Address: 17 Chessor Ln
Wilton, CT 06897

Phone: 203-526-9615

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 85 Lot: 22 Account #: 003974

Property Location: 17 Chessor Ln, Wilton, CT

Property Type: Residential: Commercial:

Reason for Appeal:

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

The value of the property in 2017 was \$400,000 - however, the Town's assessment was significantly higher at \$343,770. Based on the new 2019 assessment, it has jumped to \$362,740. This is an exorbitant amount in a very short period of time. We only have one acre of land and have not increased square footage.

Appellant's estimate of Market Value as of October 1, 2017: \$400,000 (purchase price)

Appellant's estimate of Assessed Value as of October 1, 2017: \$280,000 (70% of purchase price)
(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

Jennifer Ugarriza

RECEIVED

MAR 06 2020

Date Signed

3/3/20

Printed Name of Signer

Jennifer Ugarriza

ASSESSOR'S OFFICE

Position of Signer

Property Owner

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.