

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
YEE RHODA KATZ & WILLIAM		2 Above Street	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
18 BANKS DR			6 Septic			RES LAND	1-1	460,000	322,000
WILTON, CT 06897						RES EXCES	1-2	10,800	7,560
Additional Owners:						DWELLING	1-3	839,400	587,580
						RES OUTBL	1-4	4,600	3,220
SUPPLEMENTAL DATA									
Other ID: 2962 5		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: 1473					Total			1,314,800	920,360

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
YEE RHODA KATZ & WILLIAM		2184/0240	05/09/2011	U	I	433,000	WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
YEE RHODA & WILLIAM		2014/0076	07/15/2008	Q	I	1,715,000	WD	2018	1-1	322,000	2018	1-1	322,000	2018	1-1	322,000
BARTOSZEK RAYMOND J & CHRISTINA		1690/0258	05/17/2004	Q	I	1,735,000	SW	2018	1-2	7,560	2018	1-2	7,560	2018	1-2	7,560
POLITO DOMINICK & SARA		0717/0053	05/02/1990	Q	I	210,000	00	2018	1-3	587,580	2018	1-3	587,580	2018	1-3	587,580
								2018	1-4	3,220	2018	1-4	3,220	2018	1-4	3,220
								Total:		920,360	Total:		920,360	Total:		920,360

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)	839,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	4,600
Appraised Land Value (Bldg)	470,800
Special Land Value	0
Total Appraised Parcel Value	1,314,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,314,800

NOTES									
ADDN ANGLED									
4 RMS - 2 BR'S & 2 BTHS									
2 SIDE DRMRS 5 FT									
2 FD 6 FT									

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	
013916	09/26/1994		ACCESS.APT + 2CFG	30,000	09/12/1995	100	12/30/1994	CO#04037	10/05/2017			WG	22	Field Review No Change	
									08/15/2007			BS	01	Measur+1Visit	
									10/05/1993			NL	10	Letter no Resp	

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	06	1.10			1.00		460,000
1	1-2	Res Excess	R-2				0.27	AC	40,000.00	1.0000	0	1.0000	1.00	0.00				1.00		10,800

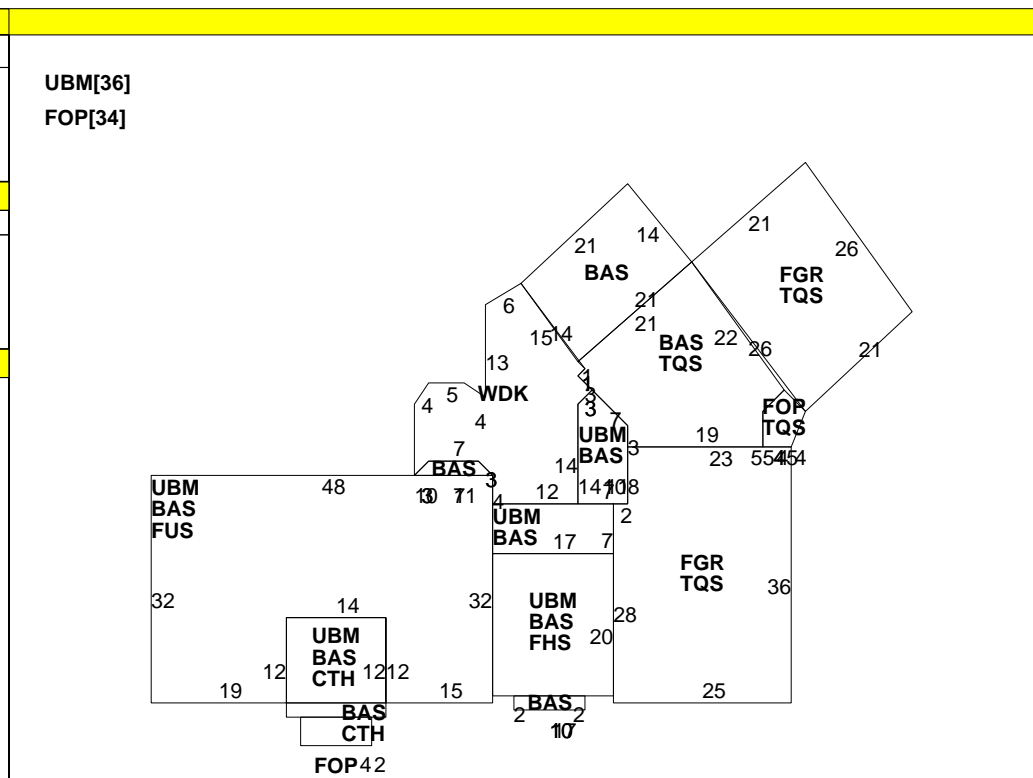
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	07		Excellent +				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	12		Hardwood	Adj. Base Rate:			150.89
Interior Flr 2				Replace Cost			1,062,589
Heat Fuel	02		Oil	AYB			1990
Heat Type	04		Forced Air	EYB			1996
AC Type	03		Central	Dep Code			A
Total Bedrooms	06		6 Bedrooms	Remodel Rating			
Total Bthrms	5			Year Remodeled			
Total Half Baths	0			Dep %			21
Extra Fix				Functional Obslnc			0
Total Rooms	14			External Obslnc			0
Bath Style	02		Average	Cost Trend Factor			1
Kitchen Style	02		Average	Condition			
Elevator				% Complete			
Fireplaces	3			Overall % Cond			79
Sauna				Apprais Val			839,400
Spa/Jet Tub				Dep % Ovr			0
Whirlpool Tub				Dep Ovr Comment			
Cath. Ceil	168			Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				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
SHD1	Shed			L	308	20.00	2002		0		60	3,700
PAT1	Patio			L	160	9.00	2007		0		60	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,908	2,908			438,797
CTH	Cathedral	0	196			0
FGR	Garage	0	1,426			75,296
FHS	Half Story, Finished	238	340			35,913
FOP	Open Porch	0	108			3,320
FUS	Upper Story, Finished	1,368	1,368			206,422
TQS	Three Quarter Story	1,535	1,919			231,621
UBM	Basement, Unfinished	0	2,129			64,280
WDK	Wood Deck	0	460			6,941
Ttl. Gross Liv/Lease Area:		6,049	10,854			1,062,589



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): Michael Cosentino & Victoria McCoy-Cosentino

Property Owner will be represented by: Michael Cosentino & Victoria McCoy-Cosentino

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: Michael Cosentino

Address: 18 Banks Drive

Wilton CT 06897

Phone: (203) 969-5710

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 31 Lot: 58 Account #: 234

Property Location: 18 Banks Drive, Wilton CT 06897

Property Type: Residential:

Commercial:

Reason for Appeal:

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

Based on the recent sales price the property is over valued for tax assessment purposes. The house was listed for sale almost continually since 2012 without movement, eventually selling at \$1,000,000 in January of 2020. The assessed value projects a market price of approximately \$1.32M in 2017. The market in Wilton was 5-7% higher in 2017 than it is currently. This would put the market price in 2017 at \$1.050 - 1.070M and place the assessed value at \$735,000 - \$749,000.

Appellant's estimate of Market Value as of October 1, 2017: \$1.050M

Appellant's estimate of Assessed Value as of October 1, 2017: \$735,000
(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.

Michael Cosentino Victoria M. McCoy-Cosentino

Signature

March 16, 2020

Date Signed

Homeowner

Printed Name of Signer

Position of Signer

RECEIVED

MAR 16 2020

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.

203-216-5783

