

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
SMITH DAISY A		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
25 LOVERS LA			6 Septic			RES LAND	1-1	403,700	282,590
WILTON, CT 06897						DWELLING	1-3	381,200	266,840
Additional Owners:		SUPPLEMENTAL DATA							
Other ID: 1760 A		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 6452									
						Total		784,900	549,430

6161  
WILTON, CT

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
SMITH DAISY A		2438/0333	12/16/2015	U	I	0	PO	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
SMITH WALTER R T & DAISY A		0693/0175	08/09/1989	Q	I	0	00	2018	1-1	282,590	2018	1-1	282,590	2018	1-1	282,590
								2018	1-3	281,050	2018	1-3	281,050	2018	1-3	281,050
								2018	1-4	1,610	2018	1-4	1,610	2018	1-4	1,610
						Total:		565,250	Total:	565,250	Total:	565,250	Total:	565,250	Total:	565,250

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)	381,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	403,700
Special Land Value	0
Total Appraised Parcel Value	784,900
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>784,900</b>

NOTES									
IG 9/07									
W/O BSMT									
ORG AYB 1820 - COMPLETELY REBUILT 1990									

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
									01/21/2020			SCS	13	Interior Only
									10/01/2018			SCS	12	RE LISTING/INTERNET
									10/11/2017			WG	22	Field Review No Change
									08/01/2017			GS	61	Data Mailer No Change
									09/28/2007			BS	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				57,499	SF	7.02	1.0000	5	1.0000	1.00	05	1.00				1.00		403,700

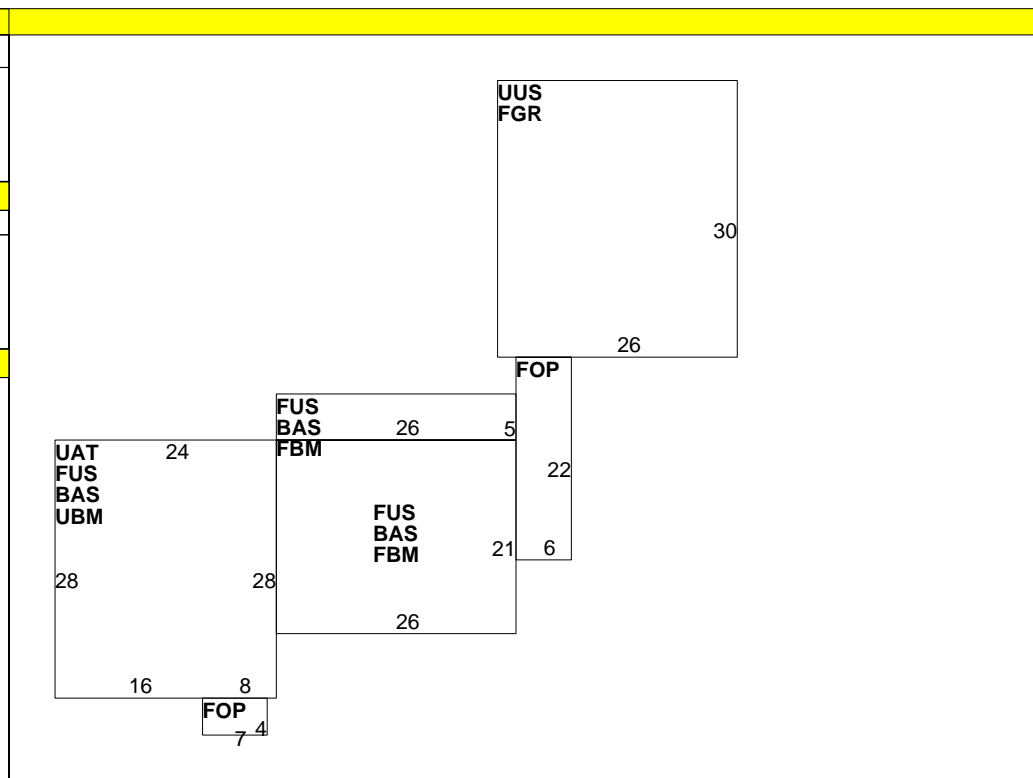
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		Antique				
Model	01		Residential	# of Kitchens			
Grade	04		Average +				
Occupancy	1			<b>MIXED USE</b>			
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2				1-1	Residential	100	
Roof Structure	03		Gable/Hip	<b>COST/MARKET VALUATION</b>			
Roof Cover	10		Wood Shingle	Adj. Base Rate:		126.03	
Interior Wall 1	05		Drywall	Replace Cost		482,557	
Interior Wall 2				AYB		1990	
Interior Flr 1	09		Pine/Soft Wood	EYB		1996	
Interior Flr 2				Dep Code		A	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %		21	
Total Bedrooms	03		3 Bedrooms	Functional Obslnc			
Total Bthrms	3			External Obslnc			
Total Half Baths	0			Cost Trend Factor		1	
Extra Fix				Condition			
Total Rooms	7			% Complete			
Bath Style	02		Average	Overall % Cond		79	
Kitchen Style	02		Average	Apprais Val		381,200	
Elevator				Dep % Ovr		0	
Fireplaces	4			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	1,348	1,348			169,884
FBM	Basement, Finished	0	676			29,868
FGR	Garage	0	780			34,405
FOP	Open Porch	0	160			4,033
FUS	Upper Story, Finished	1,348	1,348			169,884
UAT	Attic, Unfinished	0	672			8,444
UBM	Basement, Unfinished	0	672			16,888
UUS	Upper Story, Unfinished	0	780			49,150
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,696</b>	<b>6,436</b>			<b>482,557</b>



# 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): Andrew McLaughlin, Gracia Taylor Willis

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: Andrew McLaughlin

Address: 18 Forest Ln, Wilton, CT 06897

Phone: 201-970-4665

### Description of Property Being Appealed:

**NOTE: One application per property being appealed**

Map: 129

Lot: 20

Account #: 005159

Property Location: 18 Forest Lane, Wilton, CT 06897

Property Type:

Residential:

Commercial:

### Reason for Appeal:

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

We believe the town has overstated our home's value.

Appellant's estimate of Market Value as of October 1, 2017: \$669,914

Appellant's estimate of Assessed Value as of October 1, 2017: \$468,939  
(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

**RECEIVED**

3/18/20

**MAR 20 2020**

Date Signed

Printed Name of Signer

Andrew McLaughlin

**ASSESSOR'S OFFICE**

Position of Signer

Homeowner

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.**

18 Forest Lane Property Assessment Appeal

Andrew McLaughlin / Taylor McLaughlin

201-970-4665

[AJM036@gmail.com](mailto:AJM036@gmail.com)

I'm writing to contest the assessment on our house at 18 Forest Lane, Wilton, CT 06897. I believe the assessment and appraisal grossly overstate the home's value.

My evidence is as follows: We purchased the home in January of 2020 for \$667,500. The home is currently assessed at \$562,250 (appraisal of \$807,500), with a proposed assessment for the 2019 valuation year of \$546,430 (appraisal of \$780,614). Using market data from Zillow, which tracks the median purchase price on a zip-code by zip-code level, Exhibit A shows the median home value in Wilton, CT of \$730,800 in October 2017 versus \$675,900 in January 2020 (Exhibit B). This represents a median decline in value in 06897 of -7.5% between those two time periods. Given that we just purchase the house for \$667,500, increasing that by 7.5% yields a home price of \$717,652 back in October of 2017. That market price of \$717,652 is roughly 9% below the proposed appraisal of \$780,614.

In addition, when taking a fundamental home-level comparison approach, I believe our home is significantly over-appraised. I searched the Wilton town website (Vision Government System) for comparable sales from October 1, 2016 through October 31, 2017. My search criteria were as follows:

- Sales date range: 10/1/2016 to 10/31/2017
- Sales price range: \$1,000 to \$10,000,000
- Land area range: Between 1.2 and 1.5 acres
- Building area range: Between 2,500 and 7,500 square feet
- Models: Residential
- Neighborhood: All
- Styles: All

Exhibit C shows the exhaustive list of those search results. Exhibit D shows the detailed list of criteria on these houses, as well as average values for price per acre (based on land appraisal divided by reported acres) and price per livable square foot (based on improvements appraisal divided by livable square footage). Based on this, both our land and our livable square footage are too high:

- Our land is appraised at \$305,833 per acre versus the average of \$289,052 per acre
- Our home is appraised at \$141.39 per livable square foot versus the average of \$126.32 per square foot

Taking these average values into account would suggest a home appraisal of \$722,120 (\$289,052 per acre \* 1.32 acres + \$126.32 per sq. ft \* 2,696 sq. feet). However, even this overstates the appraised value of our home because it includes properties in "excellent" and "average ++" grade. Using ONLY properties with

an "Average +" grade (even though they have remodeled kitchens while ours is "average") yields a much lower result. See Exhibit E for the subset of properties from the main list which are graded as "Average +". They have averages as follows:

- Our land is appraised at \$305,833 per acre versus the average "Average +" of \$285,776 per acre
- Our home is appraised at \$141.39 per livable square foot versus the average "Average+" of \$90.96 per square foot

Taking these average values of just the properties graded as "Average +" into account would suggest a home appraisal of \$622,176 (\$285,776 per acre \* 1.32 acres + \$90.86 per sq. ft \* 2,696 sq. feet).

In conclusion, every single method we've used so far yields a suggested appraisal value far below the town's proposal of \$780,614. A brief review of the methods and their suggested appraisal values:

- Zillow median sales price: \$717,652
- Average of ALL comparable home sales from October 2016 to October 2017: \$722,120
- Average of similarly graded properties from October 2016 to October 2017: \$622,176

Exhibit A: Zillow Home price index for Zip code 06897 in October 2017 (\$730,800):

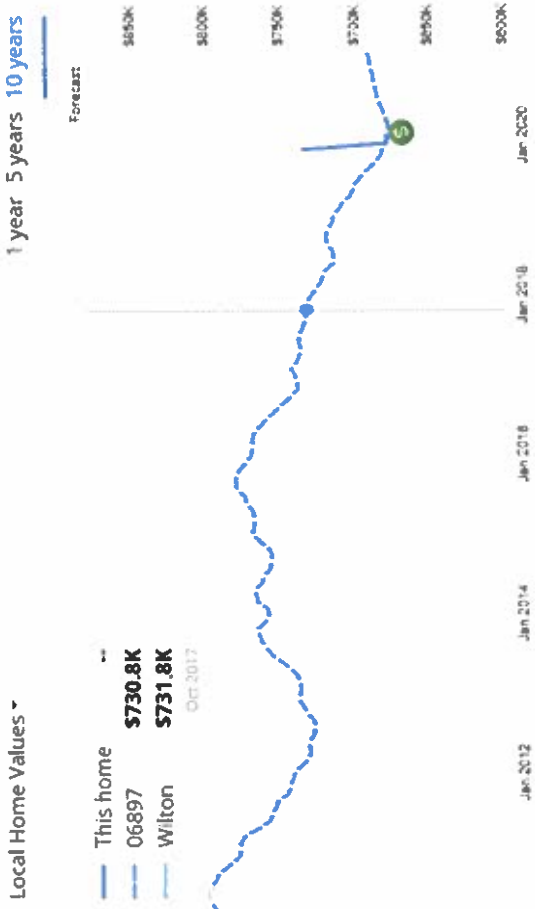


Exhibit B: Zillow Home price index for Zip code 06897 in January 2020 (\$675,900):

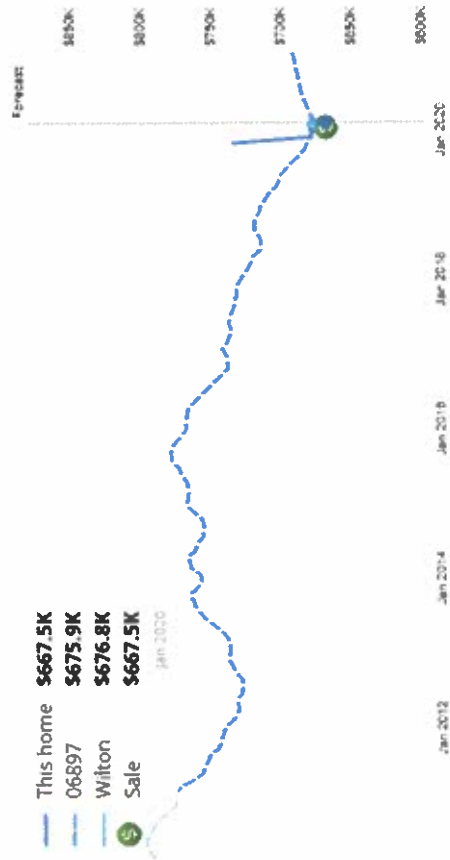


Exhibit C: Exhaustive list of properties returned by my search



**WILTON, CT**



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[Sales Search](#)
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**Sales Search Results**

Results									
Location	Sale Date	Sale Price	Model	Style	Living Area	Land Area (SF)	Nbrhd		
338 WESTPORT RD	08/23/2017	\$400,000.00	Residential	Colonial	6201	60984	03		
39 DUDLEY RD	09/07/2017	\$906,000.00	Residential	Cape Cod	3762	54014	05		
182 PRINCEWAUG RD	06/09/2017	\$862,500.00	Residential	Colonial	3545	61420	04		
31 FAWN PL	09/18/2017	\$560,000.00	Residential	Modern/Contemp	3052	57064	05		
162 RANGE RD	06/26/2017	\$860,000.00	Residential	Colonial	2912	60897	05		
476 BELDEN HILL RD	09/18/2017	\$670,000.00	Residential	Colonial	2588	65340	04		
56 OLD KINGS HWY	12/21/2016	\$770,000.00	Residential	Colonial	2667	56628	05		
160 OLD KINGS HWY	06/23/2017	\$725,000.00	Residential	Colonial	3122	55321	05		
14 RANGE RD	07/07/2017	\$1,210,000.00	Residential	Colonial	4945	55757	05		

[New Search](#)
[Repeat Search](#)

Exhibit D: Spreadsheet with all detailed criteria on the properties in Exhibit C, as well as average values for price per acre and price per livable square foot.

Property	160 Old Kings		176 Holden Hill		182 Pimpewaug		56 Old Kings		14 Range Road		383 Westport		18 Forest	
	Hgvy	31 Town Place	Rd	Rd	30 Dudley Road	Hgvy	102 Range Road	14 Range Rd	Rd	Rd	Rd	Line		
Appraisal	\$ 723,200	\$ 557,100	\$ 667,300	\$ 872,500	\$ 840,100	\$ 794,300	\$ 821,700	\$ 1,103,300	\$ 1,423,800	\$ 784,500	\$ 403,700	\$ 381,200	Average +	3
Land	\$ 409,800	\$ 363,200	\$ 386,100	\$ 384,800	\$ 408,600	\$ 411,000	\$ 384,700	\$ 390,300	\$ 344,200	\$ 403,700	\$ 381,200	Average +	3	
Improvements	\$ 313,400	\$ 193,900	\$ 281,200	\$ 487,700	\$ 431,500	\$ 383,300	\$ 437,000	\$ 713,000	\$ 1,079,600	\$ 381,200	Average +	3		
Grade	Average +	Average +	Average +	Average ++	Average ++	Average ++	Average ++	Excellent	Excellent +	Average +	Average +	Average +	3	
Bedrooms	3	4	4	4	4	4	4	5	4	3	3	3	3	
Bathrooms	3	2.5	3	3	4	3	3.5	4.5	4	3	3	3	3	
Bath Style	Average	Average	Average	Average	Average	Remodeled	Remodeled	Average	Average	Remodeled	Average	Average	Average	
Kitchen Style	Remodeled	Remodeled	Remodeled	Average	Remodeled	Remodeled	Remodeled	Average	Average	Remodeled	Average	Average	Average	
Fireplaces	1	2	1	2	2	3	2	3	2	2	4	4	4	
Gross Area	4,372	3,772	6,628	6,773	7,373	4,843	6,163	8,077	11,503	6,436	6,436	6,436	6,436	
Living Area	3,112	3,052	2,588	3,545	3,762	2,667	2,912	4,945	6,201	2,696	2,696	2,696	2,696	
Lot Size	1.27	1.31	1.5	1.41	1.24	1.3	1.4	1.28	1.4	1.32	1.32	1.32	1.32	
Sale Price During Appraisal	\$ 725,000	\$ 560,000	\$ 670,000	\$ 862,500	\$ 906,000	\$ 770,000	\$ 860,000	\$ 1,210,000	\$ 862,500	\$ 667,500	\$ 403,700	\$ 381,200	Average	11.8%
Appraisal Period Sale Date	6/23/2017	9/18/2017	9/18/2017	6/9/2017	9/7/2017	12/26/2016	6/26/2017	7/7/2017	6/9/2017	6/26/2017	6/9/2017	6/9/2017	Average	11.8%
Appraisal % Last Sale	100%	99%	100%	101%	93%	103%	96%	91%	165%	96%	91%	165%	Average	11.8%
Price Per Acre	\$ 372,677	\$ 277,352	\$ 257,400	\$ 272,908	\$ 329,516	\$ 316,154	\$ 274,786	\$ 304,922	\$ 245,857	\$ 289,052	\$ 403,700	\$ 381,200	Average	11.8%
Price Per Sq Ft (Livable)	\$ 100.38	\$ 63.53	\$ 108.66	\$ 137.57	\$ 114.70	\$ 143.72	\$ 150.07	\$ 144.19	\$ 174.10	\$ 126	\$ 126	\$ 126	Average	11.8%

Exhibit E: Subset of properties with "Average +" grade



Property	160 Old Kings Hwy	31 Fawn Place	476 Belden Hill Rd	18 Forest Lane
<b>Appraisal</b>	\$ 723,200	\$ 557,100	\$ 667,300	\$ 784,900
Land	\$ 409,800	\$ 363,200	\$ 386,100	\$ 403,700
Improvements	\$ 313,400	\$ 193,900	\$ 281,200	\$ 381,200
Grade	Average +	Average +	Average +	Average +
Bedrooms	3	4	4	3
Bathrooms	3	2.5	3	3
Bath Style	Average	Average	Average	Average
Kitchen Style	Remodeled	Remodeled	Remodeled	Average
Fireplaces	1	2	1	4
Gross Area	4,372	3,772	6,628	6,436
Living Area	3,122	3,052	2,588	2,696
Lot Size	1.27	1.31	1.5	1.32
<b>Sale Price During Appraisal</b>	\$ 725,000	\$ 560,000	\$ 670,000	\$ 667,500
<b>Appraisal Period Sale Date</b>	6/23/2017	9/18/2017	9/18/2017	
<b>Appraisal % Last Sale</b>	100%	99%	100%	118%
Price Per Acre	\$ 322,677.17	\$ 277,251.91	\$ 257,400.00	\$ 305,833.33
Price Per Sq Ft (Livable)	\$ 100.98	\$ 63.53	\$ 108.66	\$ 141.39