

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT					
HORVAT ANTHONY		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value		
19 DRUM HILL RD			6 Septic			RES LAND	1-1	418,200	292,740		
WILTON, CT 06897		<b>SUPPLEMENTAL DATA</b> Other ID: 3871 A-1 Taxable/Exem 1 Fire Distric 1 Cencus Tract 451 Legal Notes Legal Notes GIS ID: 5319				RES EXCES	1-2	57,600	40,320		
Additional Owners:						Legal Notes	VOL.1866-223 = CERT OF	DWELLING	1-3	434,500	304,150
						Legal Notes	MENT OF REAL ESTATE	RES OUTBL	1-4	38,200	26,740
						ASSOC PID#					
						<b>Total</b>		<b>948,500</b>	<b>663,950</b>		

6161  
WILTON, CT

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
HORVAT ANTHONY		2500/0533	08/27/2019	U	I	560,000	14	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
WELLS FARGO BANK N.A. TRUSTEE		2489/1204	08/30/2018	U	I	795,000	CT	2018	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740		
GRANO RICHARD A & CYNTHIA ANN LOWRANCE		1892/0135	08/18/2006	U	I	0	QT	2018	1-2	40,320	2018	1-2	40,320	2018	1-2	40,320		
GRANO RICHARD A & CYNTHIA ANN		0920/0153	08/31/1994	Q	I	800,000	00	2018	1-3	304,150	2018	1-3	304,150	2018	1-3	304,150		
								2018	1-4	26,740	2018	1-4	26,740	2018	1-4	26,740		
						<b>Total:</b>				<b>663,950</b>	<b>Total:</b>				<b>663,950</b>	<b>Total:</b>		<b>663,950</b>

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<b>Total:</b>							

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)	434,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	38,200
Appraised Land Value (Bldg)	475,800
Special Land Value	0
<b>Total Appraised Parcel Value</b>	<b>948,500</b>
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>948,500</b>

NOTES							
IG 1 - 4 FIX BTH, UTIL. SINK, LAUND SINK 14 FT REAR DORMER FHS EXTENSIVE CROWN MOLDING BAS 2 BEDROOMS MADE INTO 1 5 FPL'S NOT OPERATIONAL = FUNC							

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	
M19-483 013909	10/02/2019 09/26/1994	MP	Minor Permit REMOK KITCH,3 BTH	32,000 75,000	10/25/1995	0 100	02/03/1999	REPLACE ROOF CO#05754	09/26/2017 02/01/2008 09/12/2007 06/24/1993			WG TV MI AC	22 43 00 00	Field Review No Change Hearing Change Measur+Listed 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				1.44	AC	40,000.00	1.0000	0	1.0000	1.00	0.00				1.00		57,600

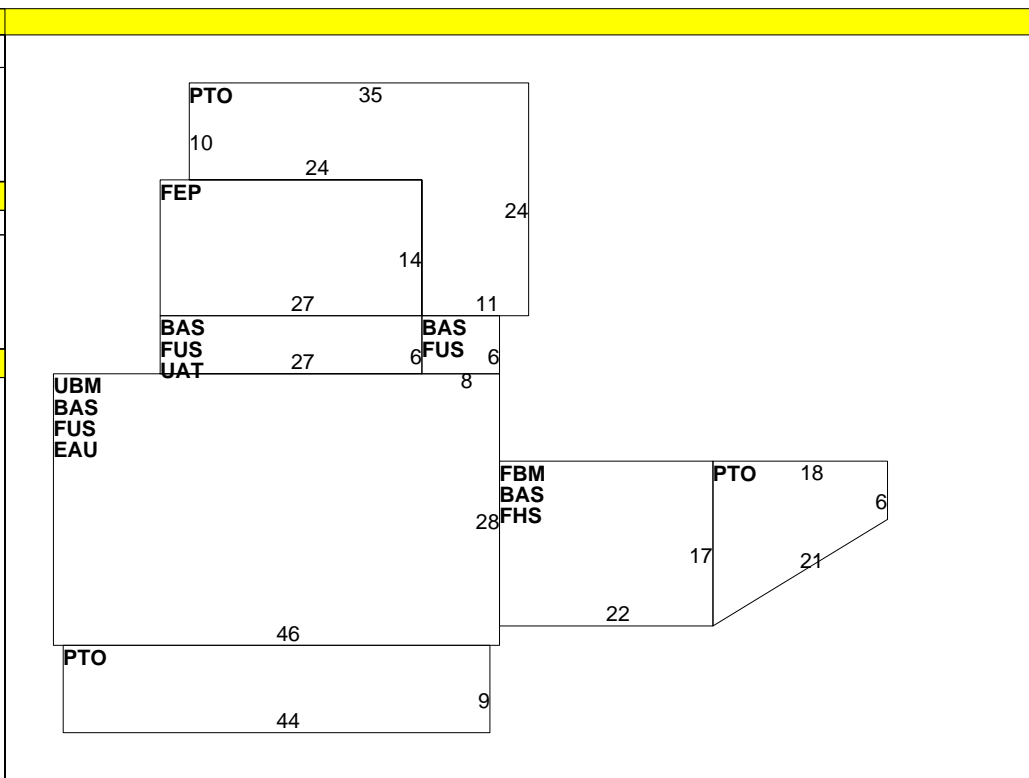
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		Antique				
Model	01		Residential	# of Kitchens			
Grade	05		Average ++				
Occupancy	1			<b>MIXED USE</b>			
Exterior Wall 1	11		Clapboard	Code	Description		Percentage
Exterior Wall 2	14		Wood Shingle	1-1	Residential		100
Roof Structure	03		Gable/Hip	<b>COST/MARKET VALUATION</b>			
Roof Cover	10		Wood Shingle	Adj. Base Rate:			136.98
Interior Wall 1	03		Plastered	Replace Cost			648,581
Interior Wall 2				AYB			1895
Interior Flr 1	12		Hardwood	EYB			1987
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 %			30
Total Bedrooms	03		3 Bedrooms	Functional Obslnc			3
Total Bthrms	4			External Obslnc			0
Total Half Baths	1			Cost Trend Factor			1
Extra Fix				Condition			
Total Rooms	9			% Complete			67
Bath Style	02		Average	Overall % Cond			67
Kitchen Style	03		Remodeled	Apprais Val			434,500
Elevator				Dep % Ovr			0
Fireplaces	5			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
FGR1	Garage			L	960	28.00	2002		0		60	16,100
SPL1	Pool IG Concrct			L	578	38.00	2002		0		60	13,200
BTH2	Cabana Good			L	240	62.00	2002		0		60	8,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,872	1,872			256,419
EAU	Attic, Expansion, Unfinished	0	1,288			44,106
FBM	Basement, Finished	0	374			17,944
FEP	Enclosed Porch	0	378			36,299
FHS	Half Story, Finished	262	374			35,888
FUS	Upper Story, Finished	1,498	1,498			205,190
PTO	Patio	0	1,107			15,204
UAT	Attic, Unfinished	0	162			2,192
UBM	Basement, Unfinished	0	1,288			35,340
<b>Ttl. Gross Liv/Lease Area:</b>		<b>3,632</b>	<b>8,341</b>			<b>648,581</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): ANTHONY HORVAT

Property Owner will be represented by: ANTHONY HORVAT

**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: ANTHONY HORVAT

Address: 19 DRUM HILL RD  
WILTON, CT 06897

Phone: 248-730-4420

### Description of Property Being Appealed:

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

Map: 103 Lot: 11 Account #: 004479

Property Location: 19 DRUM HILL RD, WILTON CT 06897

Property Type: Residential:  Commercial:

### Reason for Appeal:

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

PURCHASE PRICE OF HOME WELL BELOW ASSESSED  
VALUE.

Appellant's estimate of Market Value as of October 1, 2017: \$560,000<sup>00</sup>

Appellant's estimate of Assessed Value as of October 1, 2017: \$392,000<sup>00</sup>  
(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 [Handwritten Signature]

Printed Name of Signer ANTHONY HORVAT

**RECEIVED**

**MAR 20 2020**

**ASSESSOR'S OFFICE**

3/20/2020

Date Signed

OWNER

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.**

## Scacco, Sarah

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**From:** Haas, Pamela  
**Sent:** Monday, May 11, 2020 2:44 PM  
**To:** Scacco, Sarah  
**Subject:** FW: Tax Appeals Hearing Information - RES/4479  
**Attachments:** 19 Drum Hill Appraisal Doc.pdf

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**From:** ANTHONY HORVAT <[amhorvat@verizon.net](mailto:amhorvat@verizon.net)>  
**Sent:** Thursday, May 7, 2020 3:05 PM  
**To:** assessor <[assessor@wiltonct.org](mailto:assessor@wiltonct.org)>  
**Subject:** Tax Appeals Hearing Information - RES/4479

Please find attached most recent appraisal of my property, 19 Drum Hill Rd. Wilton, CT 06897. I filed an assessment appeal application and have received a hearing date of:

May 11, 2020 - 6:20 pm

Account Reference Number - RES/4479

Property located by: Map 103, Lot 11, Account 004479

I have attached the professional appraisal report prepared (by Robert Chapman State Certified Appraiser, # RCR 0000664) when I purchased the property. That report provided a MARKET value of \$575,000 for the property. Based on the Assessors calculation of 70% of Market value, I am requesting my assessed value to be revised to \$402,500.00 to properly reflect that value.

Please advise any questions.

Sincerely,

Anthony Horvat  
19 Drum Hill Rd.  
Wilton CT, 06897



# Appraiser Independence Certification

1905110890  
File No.: 201900356

Borrower: ANTHONY HORVAT  
Property Address: 19 DRUM HILL ROAD  
City: WILTON County: FAIRFIELD State: CT Zip Code: 06897  
Lender/Client: TOTAL MORTGAGE SERVICES, LLC

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.


I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

## APPRAISER:

Signature:   
Name: ROBERT G. CHAPMAN  
Date Signed: 07/28/2019  
State Certification #: RCR.0000664  
or State License #: \_\_\_\_\_  
or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
State: CT  
Expiration Date of Certification or License: 04/30/2020

## SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

## **Appraiser Independence Requirement Certificate**

**Date:** July 29, 2019  
**Borrower Sent Date:** July 29, 2019  
**Borrower Name:** Anthony Horvat  
**Borrower Email:** amhorvat@verizon.net  
**Subject Property:** 19 Drum Hill Road  
Wilton, CT 06897

**Appraisal ID:** 23571  
**TMS Loan Number:** 1905110890  
**Appraiser:** Robert Chapman  
**Appraisal Value:** \$575,000  
**Effective Date:** July 22, 2019

Borrower: ANTHONY HORVAT  
Property Address: 19 DRUM HILL ROAD  
City: WILTON  
Lender: TOTAL MORTGAGE SERVICES, LLC

File No.: 201900356  
Case No.: 1905110890  
State: CT  
Zip: 06897

