

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
JOSEPH KEENIA T & SHOY A		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value	
19 HEATHER LA			6 Septic			RES LAND	1-1	379,100	265,370	
WILTON, CT 06897						DWELLING	1-3	454,700	318,290	
Additional Owners:						RES OUTBL	1-4	1,000	700	
SUPPLEMENTAL DATA										
Other ID: 1371 4		Legal Notes								
Taxable/Exem 1		Legal Notes								
Fire Distric 1		Legal Notes								
Cencus Tract 454		Legal Notes								
Legal Notes		Call Back								
Legal Notes		ASSOC PID#								
GIS ID: 1396					Total			834,800	584,360	

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
JOSEPH KEENIA T & SHOY A		2199/0189	08/22/2011	Q	I	530,000	TD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
BUCKLEY MARY CAROL REVOCABLE TRU		1193/0058	09/28/1999	U	I	0	00	2018	1-1	265,370	2018	1-1	265,370	2018	1-1	265,370		
BUCKLEY, JAMES J + MARY C		0109/0295	12/01/1964	Q	I	29,500	00	2018	1-3	262,080	2018	1-3	262,080	2018	1-3	262,080		
								2018	1-4	700	2018	1-4	700	2018	1-4	700		
Total:										528,150	Total:				528,150	Total:		528,150

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				

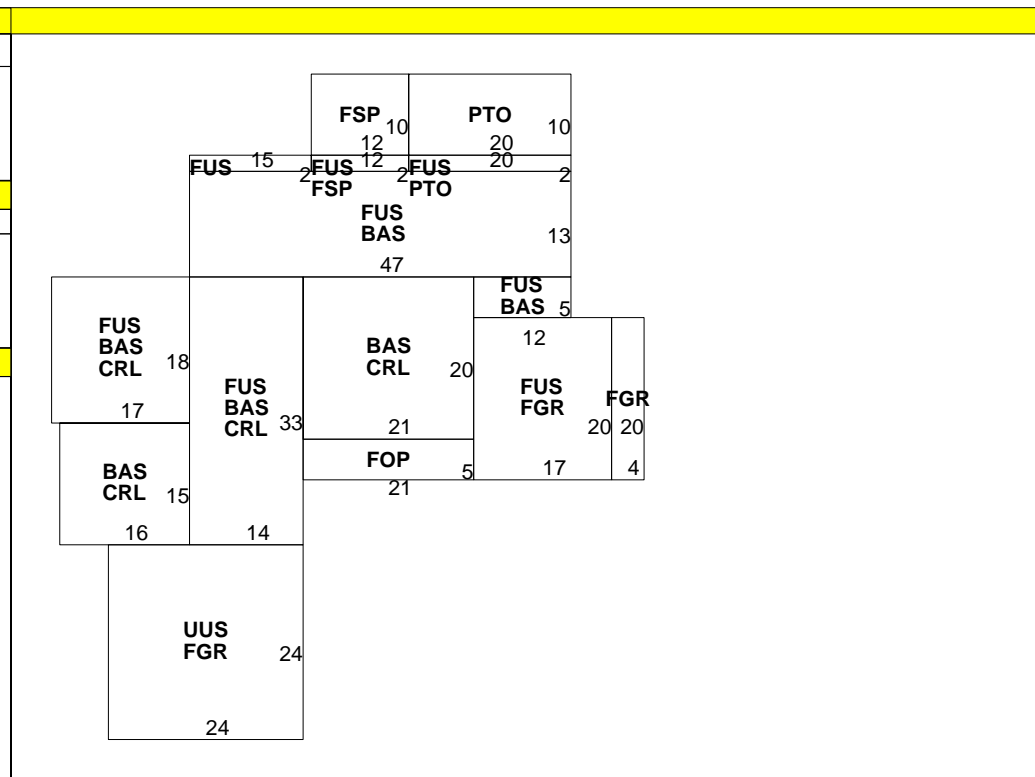
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	454,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,000
Appraised Land Value (Bldg)	379,100
Special Land Value	0
Total Appraised Parcel Value	834,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	834,800

NOTES							
IA							
FRONT TO BACK SPLIT BEFORE 2016 PERMIT							

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
15-432	04/18/2016		ADD'S + ALT'S	200,000		100		PLANS	10/16/2019			SCS	80	Permit Check
									10/17/2018			MI	53	Permit - No Visit
									02/07/2017			DL	07	Measured - Info at Door
									11/16/2012			JL	01	Measur+1Visit
									07/23/2007	01	1	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				43,560	SF	9.16	1.0000	5	1.0000	1.00	04	0.95				1.00		379,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	04		Average +				
Occupancy	1			MIXED USE			
Exterior Wall 1	25		Vinyl Siding	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:		114.05	
Interior Wall 1	05		Drywall	Replace Cost		534,899	
Interior Wall 2				AYB		1954	
Interior Flr 1	12		Hardwood	EYB		2002	
Interior Flr 2	14		Carpet	Dep Code		VG	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %		15	
Total Bedrooms	04		4 Bedrooms	Functional Obslnc		0	
Total Bthrms	3			External Obslnc		0	
Total Half Baths	2			Cost Trend Factor		1	
Extra Fix				Condition			
Total Rooms	11			% Complete			
Bath Style	03		Remodeled	Overall % Cond		85	
Kitchen Style	03		Remodeled	Apprais Val		454,700	
Elevator				Dep % Ovr		0	
Fireplaces	2			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				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	96	20.00	2016	03	0		50	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,099	2,099			239,393
CRL	Crawl Space	0	1,428			0
FGR	Garage	0	996			39,804
FOP	Open Porch	0	105			2,395
FSP	Screen Porch	0	144			4,106
FUS	Upper Story, Finished	1,873	1,873			213,618
PTO	Patio	0	240			2,737
UUS	Upper Story, Unfinished	0	576			32,847
Ttl. Gross Liv/Lease Area:		3,972	7,461			534,899



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):	<u>SHOY A & KEENIA T. JOSEPH</u>
Property Owner will be represented by:	<u>OWNERS</u>
<i>NOTE: If agent is used a signed authorization form from the property owner is required.</i>	

Correspondence:	
Name of Person and Address to which all BAA notices and correspondence will be sent (list one only):	
Name:	<u>KEENIA JOSEPH</u>
Address:	<u>19 HEATHER LANE</u> <u>WILTON CT 06897</u>
Phone:	<u>347-623-5368</u>

Description of Property Being Appealed:		
<i>NOTE: One application per property being appealed</i>		
Map: _____	Lot: _____	Account #: <u>000666</u>
Property Location:	<u>19 HEATHER LANE</u>	
Property Type:	Residential: <input checked="" type="checkbox"/>	Commercial: <input type="checkbox"/>

Reason for Appeal:	
Describe your reason for appeal: (Attach additional pages if necessary)	
<u>Property was appraised in 2017 for \$ 750,000.00 . Since then homes in the area have not sold for similar value. The assessment is far above the current value of the home in addition to the volume of houses on the market with greater value.</u>	
Appellant's estimate of Market Value as of October 1, 2017:	<u>\$700,000</u>
Appellant's estimate of Assessed Value as of October 1, 2017:	<u>490,000</u>
(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.		
<u>Keenia Joseph</u>	<u>[Signature]</u>	<u>3/20/20</u>
Signature		Date Signed
<u>KEENIA JOSEPH</u>	<u>SHOY JOSEPH</u>	<u>OWNERS</u>
Printed Name of Signer		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.

Emailed 3/20/20 2:51 pm

OFFICE OF THE ASSESSOR
(203) 563-0121
Fax (203) 563-0293



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

February 28, 2020

JOSEPH KEENIA T & SHOY A
19 HEATHER LA
WILTON, CT 06897

NOTICE OF REAL ESTATE ASSESSMENT

Property Location: 19 HEATHER LA
Unique Identification Number: 666

According to the provisions of Section 12-55 of the General Statutes of the State of Connecticut, you are notified of your new assessment for the property referenced above, located in the Town of Wilton Connecticut as of the October 1, 2019 Grand List.

October 1, 2019 Net Assessment: 584,360

October 1, 2018 Net Assessment: 528,150

It is required per Section 12-111 of the General Statutes of the State of Connecticut, that **a request for an appeal hearing be in writing and filed with the Board of Assessment Appeals on or before the 20TH day of March 2020.** Applications may be obtained online at www.wiltonct.org or in the Wilton Assessor's Office.

Should you have any questions regarding your assessment please contact the Wilton Assessor's Office at 203-563-0121 Monday through Friday from 8:30am to 4:30pm or via email at assessor@wiltonct.org.

Thank you,
Sarah Scacco
Assessor, CCMail

PLEASE NOTE - THIS IS NOT A BILL

Scacco, Sarah

From: cmsmailer@civicplus.com on behalf of Contact form at Wilton CT [cmsmailer@civicplus.com]
Sent: Friday, March 20, 2020 2:51 PM
To: Scacco, Sarah
Subject: [Wilton CT] Real Estate Property Assmnt Appeal_19 Heather LN (Sent by Keenia Joseph, keeniajsph@yahoo.com)
Attachments: real_estate_assessment_appeal_kenia_and_shoy_joseph_19_heather_ln_032020.pdf

Hello sscacco,

Keenia Joseph (keniajsph@yahoo.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/2073/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/2073/edit>.

Message:

Hello Sarah,

Please find attached the completed assessment appeals application for real property tax for 19 Heather Lane.

Please note, this is a second attempt filing. The website timed out on the initial filing. Therefore, I am resubmitting to ensure that I meet the filing deadline.

Best Regards,

Keenia

Scacco, Sarah

From: cmsmailer@civicplus.com on behalf of Contact form at Wilton CT [cmsmailer@civicplus.com]
Sent: Friday, March 20, 2020 2:47 PM
To: Scacco, Sarah
Subject: [Wilton CT] Real Estate Property Assmnt Appeal_19 Heather LN (Sent by Keenia Joseph, keeniajsph@yahoo.com)
Attachments: real_estate_assessment_appeal_keenia_and_shoy_joseph_19_heather_ln_032020.pdf

Hello sscacco,

Keenia Joseph (keeniajsph@yahoo.com) has sent you a message via your contact form (<https://www.wiltonct.org/user/2073/contact>) at Wilton CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.wiltonct.org/user/2073/edit>.

Message:

Please find attached the completed real estate property assessment appeals application for Shoy and Keenia Joseph at 19 Heather Lane.

Regards,

Keenia