

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
GRANT RUSSELL		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
1198 POST RD			6 Septic			RES LAND	1-1	379,000	265,300
SCARSDALE, NY 10583 2024						DWELLING	1-3	123,200	86,240
Additional Owners:						RES OUTBL	1-4	1,900	1,330
SUPPLEMENTAL DATA									
Other ID: 3083, 450		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 453		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 6254					Total			504,100	352,870

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
GRANT RUSSELL		2447/0465	05/18/2016	U	I	304,238	14	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
U S BANK NATIONAL ASSOCIATION AS TR		2441/0073	02/10/2016	U	I	0	1L	2018	1-1	265,300	2018	1-1	265,300	2018	1-1	265,300
RATTNER JOSHUA A & KATHY B		1788/0114	06/01/2005	Q	I	490,000	WD	2018	1-3	86,240	2018	1-3	86,240	2018	1-3	86,240
TESTA DONALD GARY		1082/0091	02/17/1998	Q	I	189,500	00	2018	1-4	1,330	2018	1-4	1,330	2018	1-4	1,330
GIRARD, ALAN P		0527/0015	01/15/1986	Q	I	155,000	00	Total:		352,870	Total:		352,870	Total:		352,870

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)	123,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,900
Appraised Land Value (Bldg)	379,000
Special Land Value	0
Total Appraised Parcel Value	504,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	504,100

NOTES									
IA									
FUNC = NO BSMT									
WDK 10 X 20 = NV									
PDAS									

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	
017038	05/11/2001		WOOD DECK	7,000	11/05/2001	100	08/03/2001	CO#06812	
015937	03/30/1999		2STY ADD	42,000		100	08/04/2000	CO#06400 VISUAL	

VISIT/ CHANGE HISTORY									
Date	Type	IS	ID	Cd.	Purpose/Result				
10/13/2017			WG	22	Field Review No Change				
08/17/2007			KK	00	Measur+Listed				
10/30/1993			KC	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-1				41,382	SF	9.64	1.0000	5	1.0000	1.00	04	0.95				1.00		379,000

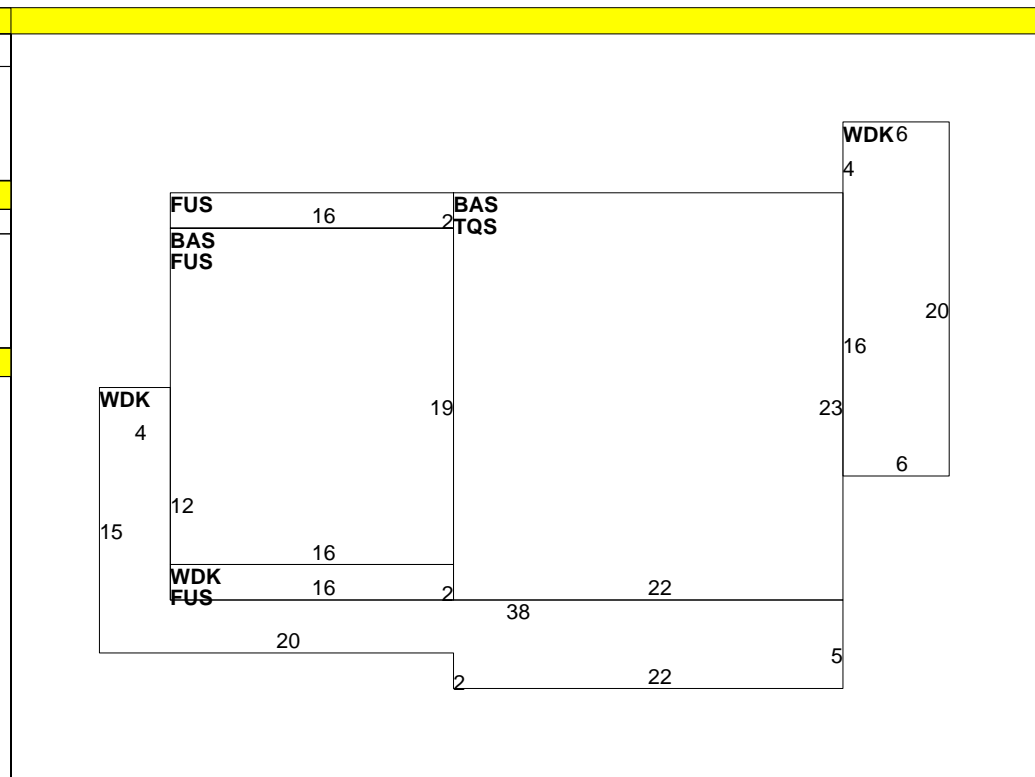
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	03		Average				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	07		Gambrel				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	12		Hardwood	Adj. Base Rate:			110.21
Interior Flr 2	14		Carpet				
Heat Fuel	03		Gas-Propane	Replace Cost			178,544
Heat Type	05		Hot Water	AYB			1930
AC Type	01		None	EYB			1991
Total Bedrooms	02		2 Bedrooms	Dep Code			G-
Total Bthrms	2			Remodel Rating			
Total Half Baths	0			Year Remodeled			
Extra Fix				Dep %			26
Total Rooms	5			Functional Obslnc			5
Bath Style	02		Average	External Obslnc			0
Kitchen Style	02		Average	Cost Trend Factor			1
Elevator				Condition			
Fireplaces	1			% Complete			
Sauna				Overall % Cond			69
Spa/Jet Tub				Apprais Val			123,200
Whirlpool Tub				Dep % Ovr			0
Cath. Ceil				Dep Ovr Comment			
				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	96	20.00	2002		0		75	1,400
WDK	Wood Deck			L	210	8.00	2002		0		30	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	810	810			89,272
FUS	Upper Story, Finished	368	368			40,558
TQS	Three Quarter Story	405	506			44,636
WDK	Wood Deck	0	370			4,078
Ttl. Gross Liv/Lease Area:		1,583	2,054			178,544



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): Russell Grant

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: Russell Grant

Address: 1198 Post Road
Scarsdale NY 10583

Phone: 917 428 9267

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 124

Lot: 33

Account #: 002015

Property Location: 213 New Canaan Road

Property Type: Residential:

Commercial:

Reason for Appeal:

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

Attached to the back of this form

Appellant's estimate of Market Value as of October 1, 2017: 379,900

Appellant's estimate of Assessed Value as of October 1, 2017: 265,930
(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
Russell Grant

Printed Name of Signer

RECEIVED

FEB 20 2020

ASSESSOR'S OFFICE

2-14-2020

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.

Property Address: 213 New Canaan Road

Owner: Russell Grant

Acct#: 002015

Map: 124

Lot: 33

PID: 6254

Current Assessment: \$504,100

Assessment sought: \$379,900

213 New Canaan Road was purchased in May, 2016 by the current owner for \$304,237 at auction. At the time of purchase, the home had been unsuccessfully marketed by three different brokerages. The last price prior to auction in 2016 was \$350,000; the home was foreclosed without a sale and then sold at auction.

In 2018, the home was relisted by the current owner and has been marketed by three different agents since 2018. The most recent price on MLS was \$379,900. Previous prices were \$405,000, \$435,000, \$460,000, \$495,000, \$539,900. One offer was received for \$385,000; the sale was not completed after inspection.

Several factors negatively impact the value of the lot and its structure:

Flood Zone: The property is located in flood zone "Zone A." A small unnamed brook flows in front of the home along state highway 106. The structure is located in the flood zone in the level portion of the lot. Portions of the lot exist outside of the flood zone. However, the lot slopes and like other sites on state highway 106.

Age: The home was built in 1930 using techniques available at the time. There is no basement—only a mostly inaccessible earth crawlspace. There is no central heating or cooling in the home. Several items require updating, including windows, driveway, roofing, and insulation, among others.

Access to water and sewer: Municipal water is available to the home but only on the opposite side of the state highway. The location on the opposite side of the highway would require the excavation of state highway, likely blasting to remove ledge, and police presence.

Lot shape and quality: The lot is narrow and sloping, limiting the construction of large homes typical for Wilton. Additions are not feasible given the sloping nature of the lot and the location of the structure in flood zone "A".

The lot is located on state highway 106. Appraisals and potential buyers have noted that noise and proximity to a busy arterial road negatively impact the value of the home.