

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
PATERSON ELIZABETH		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
227 BELDEN HILL RD			6 Septic			RES LAND	1-1	397,300	278,110
WILTON, CT 06897						RES EXCES	1-2	28,400	19,880
Additional Owners:						DWELLING	1-3	237,900	166,530
						RES OUTBL	1-4	8,800	6,160
SUPPLEMENTAL DATA									
Other ID: 4134 A		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back X							
Legal Notes BAA 09-A-#19		ASSOC PID#							
GIS ID: 5222					Total			672,400	470,680

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
PATERSON ELIZABETH		1283/0051	05/30/2001	U	I	0	QC	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
PATTERSON, JAMES K + ELIZABETH		0937/0147	03/09/1995	Q	I	445,000	00	2018	1-1	278,110	2018	1-1	278,110	2018	1-1	278,110
HUTCHINSON, RICHARD A + JUNE A		0472/0068	11/16/1984	Q	I	275,000	00	2018	1-2	19,880	2018	1-2	19,880	2018	1-2	19,880
								2018	1-3	166,530	2018	1-3	166,530	2018	1-3	166,530
								2018	1-4	6,160	2018	1-4	6,160	2018	1-4	6,160
								Total:		470,680	Total:		470,680	Total:		470,680

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)	237,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	8,800
Appraised Land Value (Bldg)	425,700
Special Land Value	0
Total Appraised Parcel Value	672,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	672,400

NOTES			
IG 1980 REMOD 11/07	GARAGE HAS DIRT FLOOR		
16X7=ELEC HEAT	FUNC=LB-1%		
PTO=POOR=DETACH-324 SQ FT	ECO=4/5 GRADE		
PDAS			
1-4 FIX BATH			
3RD FIREPLACE SEALED			

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	
015586	07/14/1998		SCREEN PORCH +	23,000	10/22/1999	100	01/22/2001	CO#06592	10/16/2017			WG	22	Field Review No Change	
									08/01/2017			GS	61	Data Mailer No Change	
									03/24/2010			DL	00	Measur+Listed	
									11/29/2007			NS	00	Measur+Listed	
									09/13/2007			KK	01	Measur+1Visit	

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	04	0.95			1.00		397,300
1	1-2	Res Excess	R-2				0.71	AC	40,000.00	1.0000	0	1.0000	1.00		0.00			1.00		28,400

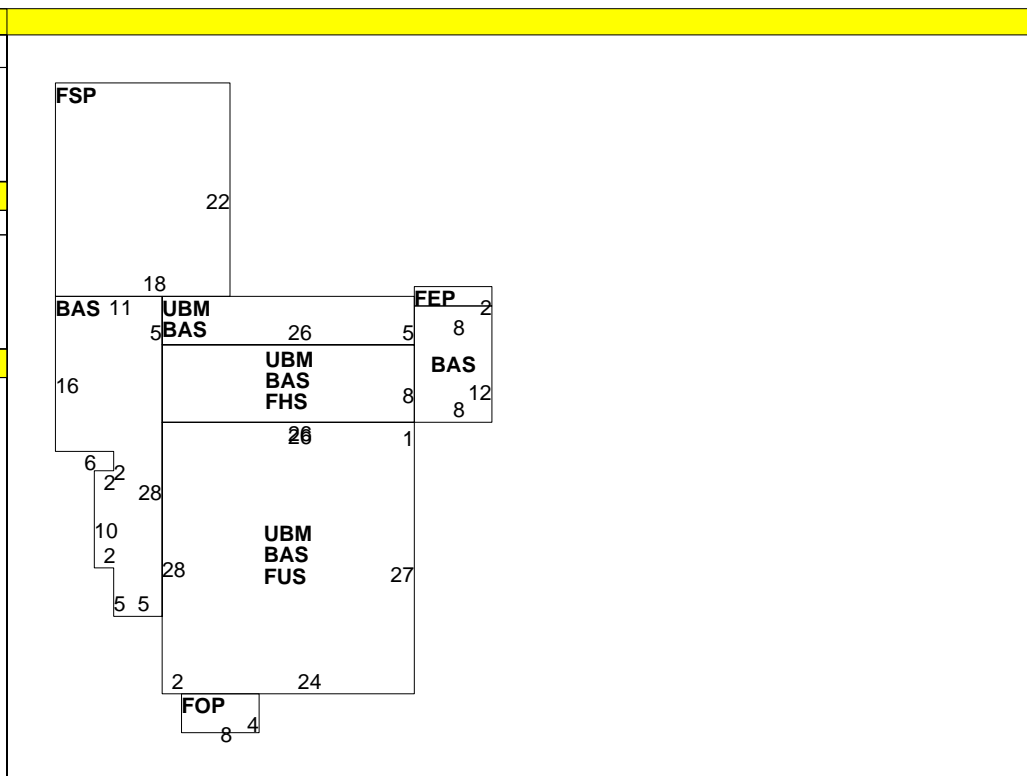
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		Antique				
Model	01		Residential	# of Kitchens			
Grade	05		Average ++				
Occupancy	1			MIXED USE			
Exterior Wall 1	14		Wood Shingle	Code	Description	Percentage	
Exterior Wall 2				1-1	Residential	100	
Roof Structure	05		Salt Box	COST/MARKET VALUATION			
Roof Cover	10		Wood Shingle	Adj. Base Rate:		152.38	
Interior Wall 1	03		Plastered	Replace Cost		403,196	
Interior Wall 2				AYB		1825	
Interior Flr 1	09		Pine/Soft Wood	EYB		1987	
Interior Flr 2				Dep Code		A+	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	01		None	Dep %		30	
Total Bedrooms	03		3 Bedrooms	Functional Obslnc		1	
Total Bthrms	3			External Obslnc		10	
Total Half Baths	0			Cost Trend Factor		1	
Extra Fix				Condition			
Total Rooms	8			% Complete			
Bath Style	02		Average	Overall % Cond		59	
Kitchen Style	02		Average	Apprais Val		237,900	
Elevator				Dep % Ovr		0	
Fireplaces	2			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	504	28.00	2002	0			50	7,100
PAT1	Patio			L	190	9.00	2007	0			60	1,000
PAT1	Patio			L	324	9.00	Null	0			25	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,443	1,443			219,883
FEP	Enclosed Porch	0	16			1,676
FHS	Half Story, Finished	146	208			22,247
FOP	Open Porch	0	32			914
FSP	Screen Porch	0	396			15,086
FUS	Upper Story, Finished	728	728			110,932
UBM	Basement, Unfinished	0	1,066			32,457
Ttl. Gross Liv/Lease Area:		2,317	3,889			403,196



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): Elizabeth Paterson

Property Owner will be represented by: self

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: Elizabeth Paterson

Address: 227 Belden Hill Rd

Wilton CT 06897

Phone: 203-722-8861 (cell)

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 100

Lot: 6

Account #: 002625

Property Location: 227 Belden Hill Rd. Wilton CT

Property Type:

Residential:

Commercial:

Reason for Appeal:

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

I feel that my appraisal is too high relative to comparable properties that sold in 2017. These properties mostly had updated kitchen and bath rooms, attached 2 car garages, and manicured, developed properties. No one has been in my house.

Appellant's estimate of Market Value as of October 1, 2017: 615,000

Appellant's estimate of Assessed Value as of October 1, 2017: 430,500
(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.

Elizabeth Paterson

Signature

RECEIVED

MAR 20 2020

3/17/2020

Date Signed

Elizabeth Paterson

Printed Name of Signer

ASSESSOR'S OFFICE

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.

UNITED STATES DEPARTMENT OF JUSTICE

1964

MEMORANDUM FOR THE DIRECTOR



Handwritten memorandum text, including a large arrow pointing left on the left side of the page.

RECEIVED

JAN 1 1964

ASSISTANT ATTORNEY GENERAL

Additional text at the bottom of the page, including a signature line and possibly a date.

Scacco, Sarah

From: Betsy Paterson [betsypaterson@gmail.com]
Sent: Thursday, May 21, 2020 11:51 AM
To: assessor
Subject: 227 Belden Hill Rd
Attachments: Vision pdf 111 Chestnut Hill Rd.pdf; Vision pdf 216 BH.pdf; Vision pdf 476 Belden Hill Rd.pdf

Betsy Paterson

203-762-2668

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Zillow of comps

[https://www.zillow.com/homedetails/111-Chestnut-Hill-Rd-Wilton-CT-06897/57418809_zpid/?](https://www.zillow.com/homedetails/111-Chestnut-Hill-Rd-Wilton-CT-06897/57418809_zpid/)

https://www.zillow.com/homedetails/216-Belden-Hill-Rd-Wilton-CT-06897/57689850_zpid/?mmlb=g,2

https://www.zillow.com/homedetails/476-Belden-Hill-Rd-Wilton-CT-06897/58841792_zpid/

https://www.zillow.com/homes/227-belden-hill-wilton,-CT_rb/58841807_zpid/

111 CHESTNUT HILL RD

Location 111 CHESTNUT HILL RD

Mblu 28 / 6 / 1

Acct# 001369

Owner FRANK TAYLOR L & JC

Assessment \$435,750

Appraisal \$622,500

PID 1211

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	
2018	\$214,000	\$408,500	

Assessment			
Valuation Year	Improvements	Land	
2018	\$149,800	\$285,950	

Owner of Record

Owner FRANK TAYLOR L & JOLLEY
Co-Owner MODIC WENDY J
Address 111 CHESTNUT HILL RD
 WILTON, CT 06897

Sale Price \$687,500
Certificate
Book & Page 2470/0468
Sale Date 04/17/2017
Instrument WT

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instru
FRANK TAYLOR L & JOLLEY	\$687,500		2470/0468	W
MATHEWS ROBERT W	\$525,000		1199/0338	00

DEVINE, HENRY C + ALESSANDRA H

\$180,000

0439/0037

00

Building Information

Building 1 : Section 1

Year Built: 1927
Living Area: 1,632
Replacement Cost: \$324,285
Building Percent Good: 66
Replacement Cost Less Depreciation: \$214,000

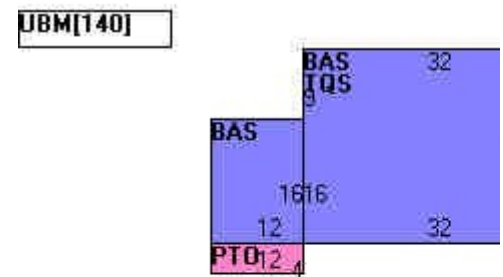
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Plastered
Interior Wall 2	Drywall
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hydro Air
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	7

Building Photo



(http://images.vgsi.com/photos/WiltonCTPh

Building Layout



(http://images.vgsi.com/photos/WiltonCTPh /1211_1211.jpg)

Building Sub-Areas (sq	
Code	Description
216 Bel...	Vision 2...
100%	Clear

Kitchen Style:	Average
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

BAS	First Floor
TQS	Three Quarter Story
FGR	Garage
PTO	Patio
UBM	Basement, Unfinished

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Use Code	1-1
Description	Residential
Zone	R-2
Neighborhood	04
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.28
Frontage	
Depth	
Assessed Value	\$285,950
Appraised Value	\$408,500

Outbuildings

Outbuildings
No Data for Outbuildings

Valuation History

Appraisal		
Valuation Year	Improvements	Land
2018	\$214,000	\$408,500

2018	\$214,000	\$408,500
------	-----------	-----------

Assessment

Valuation Year	Improvements	Land
2018	\$149,800	\$285,950
2018	\$149,800	\$285,950
2018	\$149,800	\$285,950

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216 BELDEN HILL RD

Location 216 BELDEN HILL RD

Mblu 100 / 11 /

Acct# 001036

Owner HUND MICHAEL P & S,

Assessment \$487,200

Appraisal \$696,000

PID 5236

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	
2018	\$269,100	\$426,900	
Assessment			
Valuation Year	Improvements	Land	
2018	\$188,370	\$298,830	

Owner of Record

Owner HUND MICHAEL P & SARAH E
Co-Owner
Address 216 BELDEN HILL RD
 WILTON, CT 06897

Sale Price \$695,000
Certificate
Book & Page 2461/0273
Sale Date 11/10/2016
Instrument SW

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instru
HUND MICHAEL P & SARAH E	\$695,000		2461/0273	SW
ROOMET ALEKSANDER T & KATE M	\$623,000		2195/0197	14

WELLS FARGO BANK NA AS TR	\$0	2143/0082	1L
SMITH STEPHANIE O & JAMES A	\$0	1686/0185	WI
SMITH STEPHANIE O	\$0	1470/0016	WI

Building Information

Building 1 : Section 1

Year Built: 1810
Living Area: 1,980
Replacement Cost: \$393,421
Building Percent Good: 62
Replacement Cost Less Depreciation: \$243,900

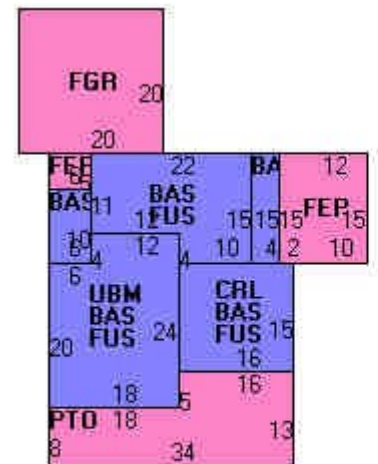
Building Photo



(http://images.vgsi.com/photos/WiltonCTPh

Building Attributes	
Field	Description
Style	Antique
Model	Residential
Grade:	Excellent
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Plastered
Interior Wall 2	Drywall
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0

Building Layout



(http://images.vgsi.com/photos/WiltonCTPh/5236_5236.jpg)

Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	2
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Sub-Areas (sq	
Code	Description
BAS	First Floor
FUS	Upper Story, Finished
CRL	Crawl Space
FEP	Enclosed Porch
FGR	Garage
PTO	Patio
UBM	Basement, Unfinished

Extra Features

Extra Features
No Data for Extra Features

Land

Land Use

Use Code	1-1
Description	Residential
Zone	R-2
Neighborhood	04
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	2.74
Frontage	
Depth	
Assessed Value	\$298,830
Appraised Value	\$426,900

Outbuildings

Outbuildings				
Code	Description	Sub Code	Sub Description	Size
BRN5	Barn 2 St.			432 S.F.
IMP	Implement Shed			147 S.F.
SHD1	Shed			112 S.F.

SPL1	Pool IG Concrct			324 S.F.
SHD1	Shed			360 S.F.
PAT1	Patio			336 S.F.

Valuation History

Appraisal			
Valuation Year	Improvements	Land	
2018	\$269,100	\$426,900	
2018	\$269,100	\$426,900	
2018	\$269,100	\$426,900	

Assessment			
Valuation Year	Improvements	Land	
2018	\$188,370	\$298,830	
2018	\$188,370	\$298,830	
2018	\$188,370	\$298,830	

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476 BELDEN HILL RD

Location 476 BELDEN HILL RD

Mblu 98 / / 34 / /

Acct# 003544

Owner FITZPATRICK PAUL RY

Assessment \$467,110

Appraisal \$667,300

PID 5161

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	
2018	\$281,200	\$386,100	

Assessment			
Valuation Year	Improvements	Land	
2018	\$196,840	\$270,270	

Owner of Record

Owner FITZPATRICK PAUL RYAN &
Co-Owner CONTEGIACOMO DARIA A
Address 476 BELDEN HILL RD
 WILTON, CT 06897

Sale Price \$670,000
Certificate
Book & Page 2480/0439
Sale Date 09/18/2017
Instrument SW

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Instru
FITZPATRICK PAUL RYAN &	\$670,000		2480/0439	SW
NALLY JAMES AUSTIN &	\$646,500		2444/0262	SW

MCCARTHY JOHN J & MARIANNE J

\$0

0175/0288

00

Building Information

Building 1 : Section 1

Year Built: 1942
Living Area: 2,588
Replacement Cost: \$400,509
Building Percent Good: 70
Replacement Cost Less Depreciation: \$280,400

Building Attributes

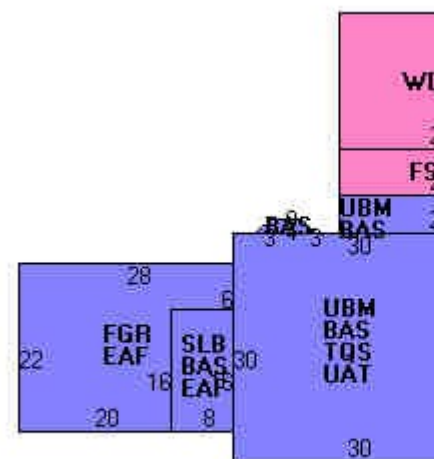
Field	Description
Style	Colonial
Model	Residential
Grade:	Average +
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Extra Fix	
Total Rooms:	9

Building Photo



(http://images.vgsi.com/photos/WiltonCTPh

Building Layout



(http://images.vgsi.com/photos/WiltonCTPh/5161_5161.jpg)

Building Sub-Areas (sq

Code	Description
216 Bel...	Vision 2...

Kitchen Style:	Remodeled
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

BAS	First Floor
TQS	Three Quarter Story
EAF	Attic, Expansion, Finished
FGR	Garage
FSP	Screen Porch
SLB	Slab
UAT	Attic, Unfinished
UBM	Basement, Unfinished
WDK	Wood Deck

Extra Features

Extra Features	
No Data for Extra Features	

Land

Land Use

Use Code	1-1
Description	Residential
Zone	R-2
Neighborhood	04
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.5
Frontage	
Depth	
Assessed Value	\$270,270
Appraised Value	\$386,100

Outbuildings

Outbuildings					
Code	Description	Sub Code	Sub Description	Size	
SHD1	Shed			104 S.F.	

Valuation History

Appraisal										
	Downloads	dotloop ...	Patero...	Patero...	Patero...	111 Che...	216 Bel...	Vision 2...	100%	Clear

2018	\$281,200	\$386,100
2018	\$281,200	\$386,100
2018	\$281,200	\$386,100

Assessment

Valuation Year	Improvements	Land
2018	\$196,840	\$270,270
2018	\$196,840	\$270,270
2018	\$196,840	\$270,270

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