

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWNSEND-ADAMS PROPERTIES LL						Description	Code	Appraised Value	Assessed Value
23 HUBBARD RD						COM CONDO	2-4	856,800	599,760
WILTON, CT 06897		<b>SUPPLEMENTAL DATA</b> Other ID: 5662, 4590. Legal Notes INCLUDED UNIT B Taxable/Exem 1 Legal Notes Fire Distric 1 Legal Notes BAA-15-A-#10 Cencus Tract 452 Legal Notes BAA-02-A#289 Legal Notes Call Back Legal Notes 5/1/15 SALE GIS ID: 101499 ASSOC PID#							
Additional Owners:									
						Total		856,800	599,760

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
TOWNSEND-ADAMS PROPERTIES LLC		2422/0239	05/01/2015	U	1	1,540,000	27	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
MUTUAL SECURITY FEDERAL C U		0679/0010	03/08/1989	Q	1	0	00	2019	2-4	599,760	2018	2-4	599,760	2018	2-4	599,760		
						Total:				599,760	Total:				599,760	Total:		599,760

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)	851,800
Appraised XF (B) Value (Bldg)	5,000
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	856,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	856,800

NOTES	
UNIT #A 1ST&2ND FLR=OWNER	2 OFFICE UNITS PER 2016 I & E
FBM=TRAINING RM FOR EMPL	2017 3RD FLR CONVERTED TO 2 BR/2.5 BTH APT; ECO=MKT;
HEAT=WHT HA	
1988 FINISHED BSMT	SALE FOR BOTH UNITS
ECO=MARKET	

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
16-236 021107	09/16/2016 11/08/2012		APARTMENT WILTON PHYSICAL	125,000 15,000		100 100	08/22/2017 11/30/2012	CO#16-236 CO#11050	04/09/2019 01/17/2019 01/20/2018 08/08/2017 10/25/2012			BAA BL MI SB BL	15 44 51 21 21	BAA No Change Hearing No Change Permit-Info Bldg Field Review Field Review

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
1	2-7	Off. Condo	WC				0 SF	520.00	1.0000	5	1.0000	0.00		0.00			.00		0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	56		Office Condo				
Model	06		Com Condo				
Grade	03		Average				
Occupancy	0			<b>CONDO DATA</b>			
Interior Wall 1	05		Drywall	Cmplx Acct# 101499		ID 21	% Own
Interior Wall 2				Cmplx Name		B# 1	S# 1
Interior Floor 1	14		Carpet	Adjust Type	Code	Description	Factor %
Interior Floor 2	12		Hardwood	Unit Type			
Heat Fuel	02		Oil	Unit Locn	A		80
Heat Type	04		Forced Air	<b>COST/MARKET VALUATION</b>			
AC Type	03		Central	Adj. Base Rate:		247.25	
Ttl Bedrms	02		2 Bedrooms	Replace Cost		1,607,112	
Ttl Bathrms	2		2 Full	AYB		1988	
Ttl Half Bths	1			EYB		1995	
Xtra Fixtres				Dep Code		A	
Total Rooms	4			Remodel Rating			
Bath Style	03		Remodeled	Year Remodeled			
Kitchen Style	03		Remodeled	Dep %		22	
Fireplace	0			Functional Obslnc			
Sauna	0			External Obslnc		25	
Spa/Jet Tub				Cost Trend Factor		1	
Whirlpool	0			Condition			
Cath Ceil				% Complete			
				Overall % Cond		53	
				Apprais Val		851,800	
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

APT[1542]
BAS[3287]
FBM[1500]

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
SPR1	Sprinklers Wet			B	6,329	1.50	1995		1		100	5,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
APT	Apartment	1,542	1,542			571,885	
BAS	First Floor	3,287	3,287			812,704	
FBM	Basement, Finished	0	1,500			222,523	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>4,829</b>	<b>6,329</b>			<b>1,607,112</b>	



BOARD OF ASSESSMENT  
APPEALS  
(203) 563-0121



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

April 1, 2021

Bruce Likly  
23 Hubbard Rd  
Wilton, CT 06897

COPY

RE: Board of Assessment Appeals Hearing Date

Dear Taxpayer,

We have received your application for an appeal. Due to recent events we will be hosting hearings remotely via Zoom. Below you will find your scheduled hearing information.

PROPERTY TYPE/ACCT #: Commercial/Account# 071311

OWNER(S): Townsend-Adams Properties LLC

PROPERTY LOCATION: 23 Hubbard Rd Unit A

DATE OF APPEAL HEARING: April 12, 2021

TIME OF APPEAL HEARING: 5:40pm

PLACE: Hearings will be held via Zoom. The information required to attend these hearing will also be posted on the town website. Please use the below link.

<https://us02web.zoom.us/j/84643563767?pwd=MDZ4YW5MWEErbTR1Ym5jUDRHZ3NkUT09>

**\*\*Please note, any documents NOT already submitted with your application MUST be sent to the Assessor's Office 48 hours prior to your scheduled hearing. Documents can be emailed to [Assessor@wiltonct.org](mailto:Assessor@wiltonct.org) or faxed to 203-563-0293. Documents not previously submitted will be unable to be heard during the hearings.**

Thank you,  
Board of Assessment Appeals

# WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

## REAL ESTATE

October 1, 2020 Grand List



Pursuant to CT General Statutes Section 12-111, BAA applications must be **RECEIVED** by the Assessor's Office no later than 4:30pm on **March 19, 2021**.

Please complete ALL sections of the application. A separate application is required for each property appeal.

### Owner's Information:

Property Owner(s): Townsend Adams Properties  
Property Owner will be represented by: Bruce M. Likly  
**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: Bruce Likly  
Address: 23 Hubbard Road  
Wilton, CT 06897  
Phone: 203-722-6474

**RECEIVED**  
**MAR 10 2021**  
**ASSESSOR'S OFFICE**

### Description of Property Being Appealed:

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

Map: \_\_\_\_\_ Lot: \_\_\_\_\_ Account #: 71311 & 70722  
Property Location: 23 Hubbard Road (North and South)  
Property Type: Residential:  Commercial:

### Reason for Appeal:

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

The town has no basis for a 10% increase when commercial vacancies remain high and expenses are climbing but rents are not.

Appellant's estimate of Market Value as of October 1, 2017: 802700 and 802700

Appellant's estimate of Assessed Value as of October 1, 2017: 561890 and 599760  
(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

Bruce M. Likly

March 9, 2021

Date Signed

Owner

Printed Name of Signer

Position of Signer

**This application MUST be RECEIVED by the Assessor's Office no later than 4:30pm on March 19, 2021  
FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.**

TOWN OF WILTON  
OFFICE OF THE ASSESSOR  
TOWN HALL  
238 DANBURY RD.  
WILTON, CT 06897

Bruce Likly  
23 Hubbard Rd  
Wilton, CT 06897

Pf. Board of Assessment Appeals Division 7



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