

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
ELLIOTT JOHN H & ELIZABETH B		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value	
2 HOLLY PL			6 Septic			RES LAND	1-1	451,200	315,840	
WILTON, CT 06897						DWELLING	1-3	337,400	236,180	
Additional Owners:										
SUPPLEMENTAL DATA										
Other ID: 2623 2		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: 5213						Total		788,600	552,020	

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
ELLIOTT JOHN H & ELIZABETH B		0605/0056	06/15/1987	Q	I	447,500	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2018	1-1	315,840	2018	1-1	315,840	2018	1-1	315,840
								2018	1-3	236,180	2018	1-3	236,180	2018	1-3	236,180
								Total:		552,020	Total:		552,020	Total:		552,020

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				

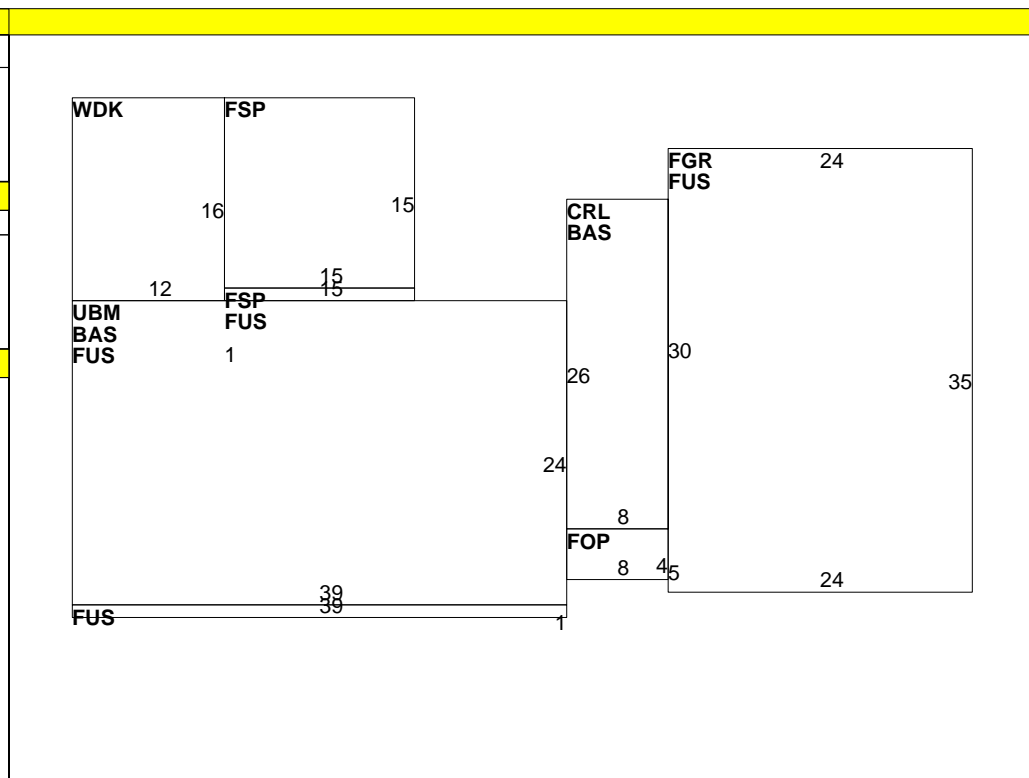
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	333,300
Appraised XF (B) Value (Bldg)	4,100
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	451,200
Special Land Value	0
Total Appraised Parcel Value	788,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	788,600

NOTES				
IA CRL=18X8 & 8X8				
2/3 AC				
XTRA FIXT-SINK				
PDAS				

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
									10/17/2017			WG	23	Field Review Change
									09/06/2017			GS	60	Data Mailer Change
									08/02/2007			LG	00	Measur+Listed
									03/19/1993			KC	00	Measur+Listed

LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	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				72,279		5.67	1.0000	5	1.0000	1.00	06	1.10					1.00		451,200

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	14		Wood Shingle	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:			123.87
Interior Wall 1	05		Drywall	Replace Cost			438,488
Interior Wall 2				AYB			1967
Interior Flr 1	12		Hardwood	EYB			1993
Interior Flr 2				Dep Code			G-
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	06		Partial	Dep %			24
Total Bedrooms	04		4 Bedrooms	Functional Obslnc			0
Total Bthrms	3			External Obslnc			0
Total Half Baths	0			Cost Trend Factor			1
Extra Fix				Condition			
Total Rooms	8			% Complete			
Bath Style	02		Average	Overall % Cond			76
Kitchen Style	02		Average	Apprais Val			333,300
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
A/C	Air-Cond.			B	1,981	2.75	1993		1		100	4,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	1,144	1,144			141,704	
CRL	Crawl Space	0	208			0	
FGR	Garage	0	840			36,417	
FOP	Open Porch	0	32			743	
FSP	Screen Porch	0	240			7,432	
FUS	Upper Story, Finished	1,830	1,830			226,676	
UBM	Basement, Unfinished	0	936			23,163	
WDK	Wood Deck	0	192			2,353	
Ttl. Gross Liv/Lease Area:		2,974	5,422			438,488	



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): John + Elizabeth Elliott

Property Owner will be represented by: Elizabeth Elliott

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 Elliott

Address: 2 Holly Place

Wilton CT 06897

Phone: 203 984-4849

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 99 Lot: 42 Account #: 001998

Property Location: 2 Holly Place

Property Type: Residential: Commercial:

Reason for Appeal:

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

Our assessment is too high based on the fact that
similar neighborhoods are rated a 5. We are an
extension of Bittersweet Trail and they are a 5.
Plus we have a huge cell tower right next door.

Appellant's estimate of Market Value as of October 1, 2017: 724,600

Appellant's estimate of Assessed Value as of October 1, 2017: 507,220
(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.





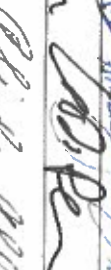
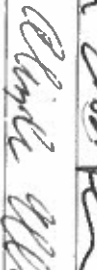
Signature: Elizabeth Elliott RECEIVED MAR 18 2020 Date Signed: 3/14/20

Printed Name of Signer: Elizabeth Elliott ASSESSOR'S OFFICE Position of Signer: owner

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.

Petition to Wilton Town, Tax Assessment

<p>Petition summary and background</p>	<p>5 Holly Place in Wilton, CT is classified as a "6" for neighborhood which according to some sources could be causing a 10% premium in property taxes. This does not make sense given that all surrounding streets are 4 to 5's. Streets that are clearly superior in all aspects are labelled as a 6 including Pheasant Run, Keeler's Ridge and Riding Club Road. Our street has many undesirable geological features affecting usability of the owners' properties including rock formations, wetlands and water drainage issues from higher elevations.</p> <p>Finally, and maybe most importantly our street is directly adjacent to the Cell tower on Fenwood Lane which is a 4 neighborhood. There is copious amount of research on how cell towers reduce the land value they are near.</p> <p style="text-align: center;">"The Impact of Cell Phone Towers on House Prices in Residential Neighborhoods," which was published in The Appraisal Journal in 2006, found that buyers would pay as much as 20 percent less for a property near a cell tower or antenna.</p> <p>All other streets directly around Holly place like Old Nursery Dr, McFadden Dr, Chessor Lane, Range Rd, Vale View, Bob White are all 4's or 5's. More importantly, Bittersweet Trail which leads to our 75 foot street is also a 5 neighborhood.</p> <p>In conclusion, there is no justification that could be made for Holly Place to be classified as a 6 street given the above factors.</p> <p>We are asking the town to change our neighborhood status to a "5" which we think is the accurate classification.</p>
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Printed Name	Signature	Address	Comment	Date
Lei Shi		1 Holly Pl		3/5/20
Saranne Katz		6 Holly Pl		3/5/20
CHARLES WILKINSON SARASVILLE		4 Holly Place		3/5/20
DONNA & JAMES ANNOBET SARASVILLE		9 Holly Place		3-5-20
Charles & Donnie Rippon		5 Holly Place		3-6-20
Elizabeth Elliott		2 Holly Place		3-8-20