

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
WHITNEY DAVID C & LEE SOO YOUNG 326 NEW CANAAN RD WILTON, CT 06897 Additional Owners:		1 Level	2 Public Water	1 Paved		Description	Code	Appraised Value	Assessed Value
			6 Septic			RES LAND	1-1	397,300	278,110
						RES EXCES	1-2	800	560
						DWELLING	1-3	558,400	390,880
SUPPLEMENTAL DATA									
Other ID: 3423, 3409.1		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 453		Legal Notes							
Legal Notes		Call Back X							
Legal Notes		ASSOC PID#							
GIS ID: 6868					Total			956,500	669,550

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
WHITNEY DAVID C & WHITNEY DAVID C HIGGINS LOIS J		2461/0298 2429/0243 0773/0310	11/14/2016 07/29/2015 02/07/1992	U Q U	I I I	0 1,050,000 0	QS WD 00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2018	1-1	278,110	2018	1-1	278,110	2018	1-1	278,110
								2018	1-2	560	2018	1-2	560	2018	1-2	560
								2018	1-3	390,880	2018	1-3	390,880	2018	1-3	390,880
Total:										669,550	Total:		669,550	Total:		669,550

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)	558,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	398,100
Special Land Value	0
Total Appraised Parcel Value	956,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	956,500

NOTES							
IG 1 - 4 FIX BTH CENT VAC RIVER KREST-SHRD DRV W/O BSMT 2014-+5K,+1-.5B							

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	
15-179	05/11/2015		FBM W/FULL BATH	30,000		100	06/02/2015	CO#15-179	10/12/2017 08/01/2017 07/22/2015 09/08/2007 08/20/2007			WG GS DL KK KK	22 61 12 02 01	Field Review No Change Data Mailer No Change RE LISTING/INTERNET Measur+2Visit Measur+1Visit	

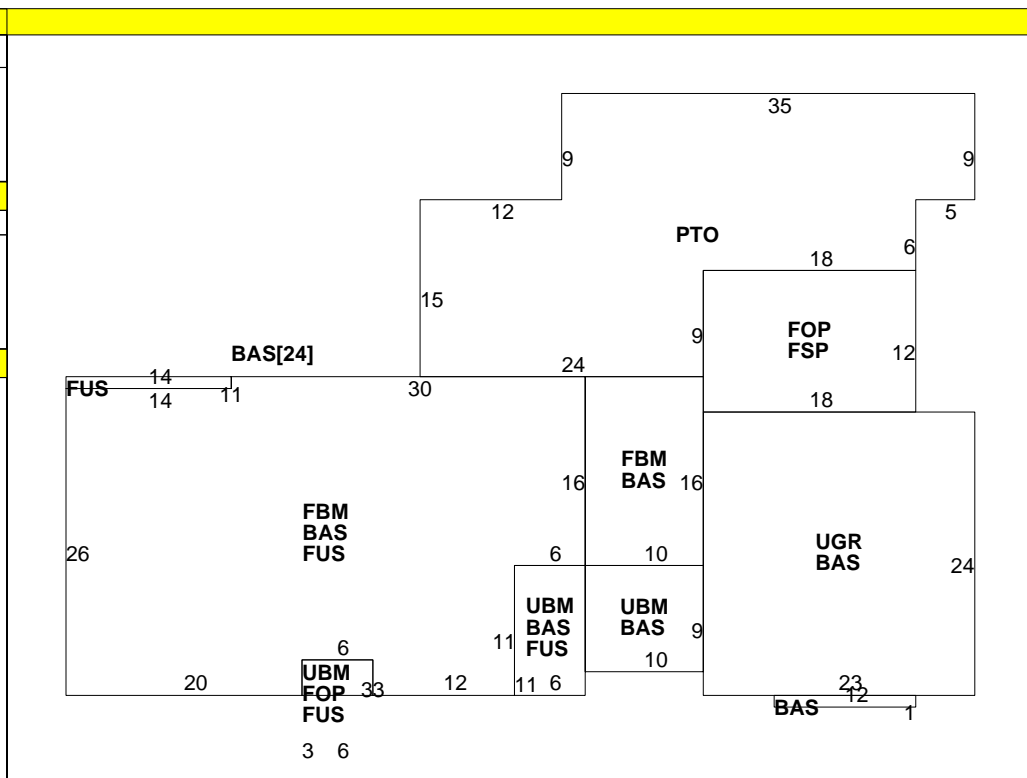
LAND LINE VALUATION SECTION

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				0.02	AC	40,000.00	1.0000	0	1.0000	1.00		0.00				1.00		800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	06		Excellent				
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	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:		167.35	
Interior Wall 1	05		Drywall	Replace Cost		664,715	
Interior Wall 2				AYB		1977	
Interior Flr 1	12		Hardwood	EYB		2001	
Interior Flr 2				Dep Code		G+	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %		16	
Total Bedrooms	04		4 Bedrooms	Functional Obslnc		0	
Total Bthrms	4			External Obslnc		0	
Total Half Baths	1			Cost Trend Factor		1	
Extra Fix				Condition			
Total Rooms	9			% Complete			
Bath Style	02		Average	Overall % Cond		84	
Kitchen Style	03		Remodeled	Apprais Val		558,400	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	1,994	1,994			333,696	
FBM	Basement, Finished	0	1,250			73,299	
FOP	Open Porch	0	234			7,865	
FSP	Screen Porch	0	216			9,037	
FUS	Upper Story, Finished	1,188	1,188			198,812	
PTO	Patio	0	783			13,053	
UBM	Basement, Unfinished	0	174			5,857	
UGR	Garage, Under	0	552			23,094	
Ttl. Gross Liv/Lease Area:		3,182	6,391			664,715	



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): David Whitney / Soo Y Lee

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: Soo Y Lee

Address: 326 New Canaan Road WILTON
CT. 06897

Phone: 203 - 917 - 2258

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 142

Lot: 5

Account #: ~~142-142-142~~ 2454

Property Location: 326 New Canaan Road WILTON

Property Type: Residential:

Commercial:

Reason for Appeal:

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

as enclosed

Appellant's estimate of Market Value as of October 1, 2017: \$ 750,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 525,000
(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

RECEIVED

3/12/2020

MAR 12 2020

Date Signed

DAVID C WHITNEY

OWNER

Printed Name of Signer

ASSESSOR'S OFFICE

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.

To the Assessor/Tax Tribunal/Board of Review :

I am requesting that you reduce my property tax assessment by \$144,550 due to these discrepancies.

First, the property market in Wilton has been softening over time. There should be consideration reflecting market price, in 2017, the median sales price for single family home in similar range of our property is \$789,000 as enclosed (Data excepted from MLS data of Wilton).

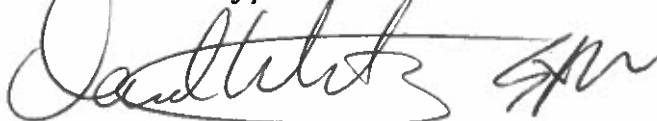
Secondly, our home was not renovated at all during last 5 years while the market is going down. It should be depreciated in value not appreciated considering the market situation.

Last, there are at least 3 houses on my street that is comparable to mine but was assessed at much lesser value than my home. For example, the house located at 20 Trails End Rd (located right opposite from our house) with bigger living area and bigger gross bldg was assessed at \$525,000 compared to my house which was assessed at \$669,550. And there are two other examples we can provide if you need more evidences. I ask that you reduce my assessment by \$144,550 in line with the comparable house on my street that was assessed at \$525,000.

Please reconsider my property tax assessment and in turn reduce the amount of property taxes I will have to pay this year. Your time and consideration is greatly appreciated.

Sincerely

David Whitney/ SOO Y Lee

A handwritten signature in black ink, appearing to read 'David Whitney' followed by a stylized signature, possibly 'SOO Y Lee'.

Scacco, Sarah

From: sooyoung Lee [esuyoung02@gmail.com]
Sent: Wednesday, May 13, 2020 5:21 PM
To: assessor
Subject: 326 New Canaan Road : Board of Assessment Appeals supporting documents
Attachments: 2020-05-13 17-14.pdf

Dear Officer,

We are scheduled to have a hearing on May.16th at 10AM for 326 New Canaan Road, Wilton

I am hereby enclosing some supporting documents for our appeal.

Page 1-2 : Assessed value for the example case : 20 Trail End Rd Wilton

Page 3 : Year 2017 Wilton Median Sale Price

We are looking forward to it.

Thank you so much.

Best

Whitney, David & Lee, Soo Y

Sent from [Mail](#) for Windows 10



Tax Property Client - Full Public Record

Public Records & Tax Report

Location Information

Address: 20 Trails End Rd, Wilton, CT 06897-3330 **County:** Fairfield
Parcel Number: 1928981 **Assessor's APN:** 137 43 1
Census Block: 2000 **Census Tract:** 045300 **Carrier Route:** C017
Zoning: R-2 **Latitude:** 41.167952 **Longitude:** -73.461757
Property Use Type: Single Family / 1 Family Residence

Most Recent Sale Information

Owner Occupied: Yes **Recorded:** Vol: 2448, Page: 73
Closing Date: 05/25/2016 **Sale Price:** \$1 **Type of Deed:** Warranty
Type of Sale: Nominal Sale **Arms Length Sale:** No **Nominal Sale:** Yes
Mtg. Originated: 05/13/2014 **Amt. Borrowed:** \$200,000
Lender: Peoples United Bank

Most Recent Tax & Assessment Information

Tax Amount: \$14,987.00 **Base Mil Rate:** 28.540 **Assessed Land Value:** \$293,020
Tax Year: July 2019-June 2020 **Tax Dist. Mil Rate:** N/A **Assessed Building Value:** \$232,120
Fiscal Year: 2019 **Total Mil Rate:** 28.540 **Total Assessed Value:** \$525,140
Municipal Tax District:

Property Characteristics

Lot & Exterior
Lot Size in Acres: 2.01 **Lot Size in Sq Ft:** 87,556 **Common Ownership %:**
Type of Parking: **# of Parking Spaces:**

General Construction:
of Buildings: 1 **Building Style:** Cape Cod **Year Built:** 1977
Type of Construction: **Building Condition:** Average **Last Major Renovation:**
Exterior Covering: Wood Side/Shing **Type of Roof:** Gable **Roofing Material:** Shngls&Asphalt
Type of Basement: **Heating System:** Forced HW **Heating Fuel:** Oil

Building Size Information
Gross Building Sq Ft: 8,122 **# of Units:** 1 **Unit is on Floor #:**
Living Area in Sq Ft: 3,718 **First Floor Sq Ft:** **Attic Area in Sq Ft:**
Basement Area in Sq Ft: **Unfinished Bsmt Sq Ft:** **# of Floors:** 2
of Rooms: 10 **# of Bedrooms:** 4 **# of Full Baths:** 3
of Half Baths: 1

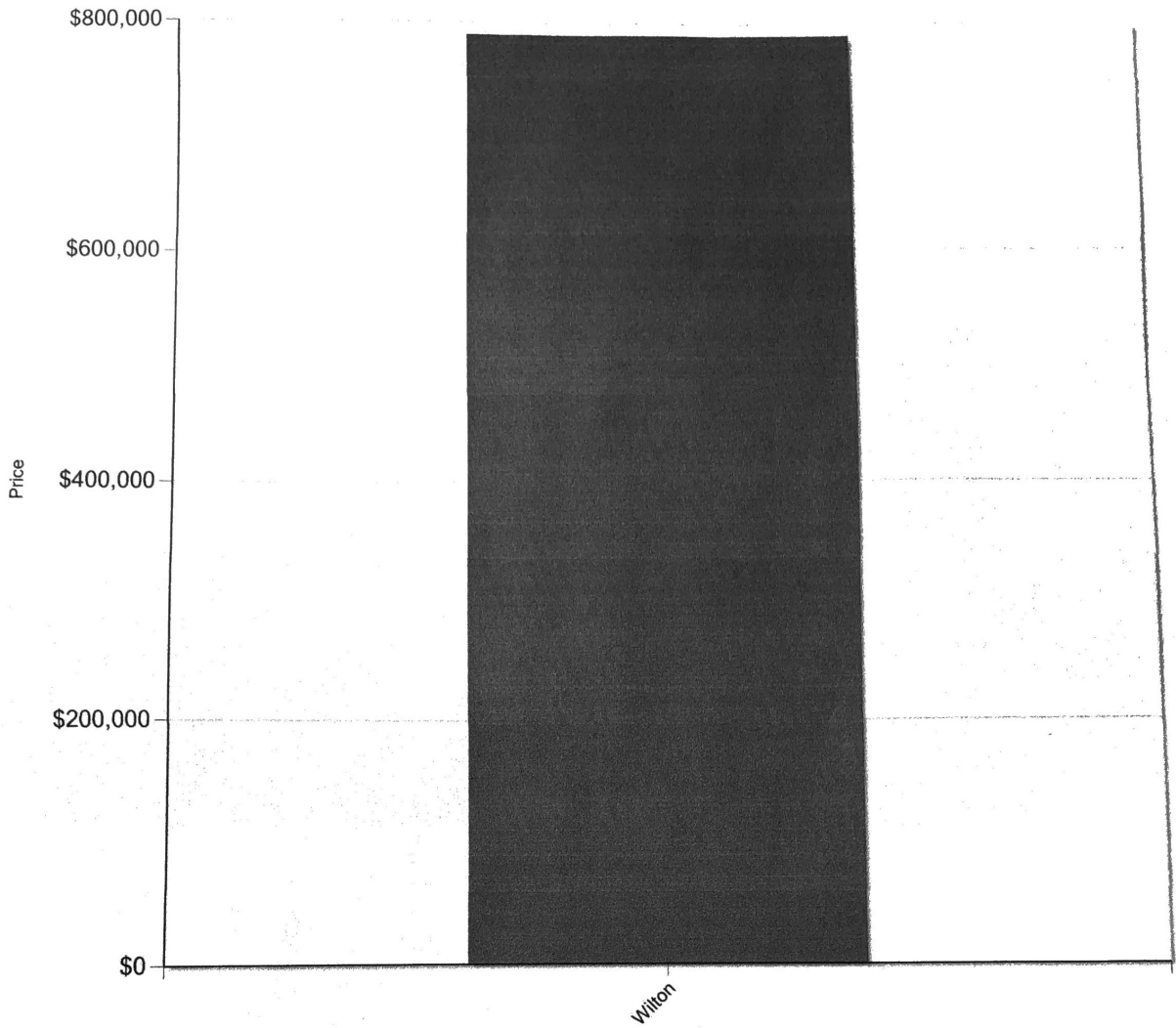
Property Amenities
Number of Fireplaces: 3 **Additional Amenity:** Air Conditioned **Additional Amenity:** Deck

Tax Property Agent - Full Public Record

Assess Hist.

Tax Assessment History

<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>	<u>Year</u>	<u>Assessment</u>
2018:	\$533,120	2017:	\$533,120	2016:	\$533,120	2015:	\$533,120	2014:	\$533,540
2013:	\$533,540	2012:	\$673,400	2011:	\$673,400	2010:	\$673,400	2009:	\$673,400



Sale Price, Median *Yr 2017*

Town/City

Sale Price, Median

Wilton

\$789,000

Search Criteria

- Time frame is from Jan 2017 to Dec 2017
- Withhold from MLS YN is no
- Property Type is 'Single Family Sale'
- County is 'Fairfield'
- City is 'Wilton'
- Beds Total is 4+
- Sq Ft Est Heated Above Grade is 2500+
- Acres is 2
- Results calculated from 13 listings