

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HUBLI RICHARD H & ROSANNE P		2 Above Street	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
36 ROCKHOUSE RD			6 Septic			RES LAND	1-1	376,400	263,480
WILTON, CT 06897						RES EXCES	1-2	7,100	4,970
Additional Owners:						DWELLING	1-3	444,700	311,290
						RES OUTBL	1-4	2,100	1,470
SUPPLEMENTAL DATA									
Other ID: 5144 RE		Legal Notes							
Taxable/Exem 1		Legal Notes BAA-07-53-D							
Fire Distric 1		Legal Notes BAA-02-D#50							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 1713					Total			830,300	581,210

6161 WILTON, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
HUBLI RICHARD H & ROSANNE P		1794/0257	06/23/2005	U	I	0	WT	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
HUBLI RICHARD H & ROSANNE P		1123/0215	09/11/1998	Q	I	642,000	00	2018	1-1	263,480	2018	1-1	263,480	2018	1-1	263,480		
ABLE CONSTRUCTION		1089/0320	03/31/1998	U	V	260,000	00	2018	1-2	4,970	2018	1-2	4,970	2018	1-2	4,970		
SPECTOR RICHARD ESTATE OF & MILDRED M E		0739/0300	03/07/1991	Q	I	0	00	2018	1-3	311,290	2018	1-3	311,290	2018	1-3	311,290		
								2018	1-4	1,470	2018	1-4	1,470	2018	1-4	1,470		
Total:										581,210	Total:				581,210	Total:		581,210

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
0002/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	444,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	2,100
Appraised Land Value (Bldg)	383,500
Special Land Value	0
Total Appraised Parcel Value	830,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	830,300

NOTES

LL1 - TOPO
 LL2 - TOPO
 (1) 4-FIXTURE BATH
 (1) 5-FIXTURE BATH

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	
M 13-25189	11/06/2013		SOLAR PANELS	0		100	12/30/2013	CO#13-25189	09/21/2017			WG	22	Field Review No Change	
016432	01/31/2000		FINISH BSMT	13,000	05/20/2000	100	05/05/2000	CO#06277	08/01/2017			GS	60	Data Mailer Change	
015908	03/15/1999		FAM.ROOM TO BDRM	1,500		100	06/03/1999	CO#05876	02/01/2008			JQ	44	Hearing No Change	
015461	04/29/1998			222,300	11/05/1998	100	09/09/1998	CO#05576	10/20/2007			KM	00	Measur+Listed	
									10/18/2007			KM	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	0.90	05	1.00				1.00		376,400
1	1-2	Res Excess	R-2				0.71	AC	40,000.00	1.0000	0	1.0000	0.25	0.00					1.00		7,100

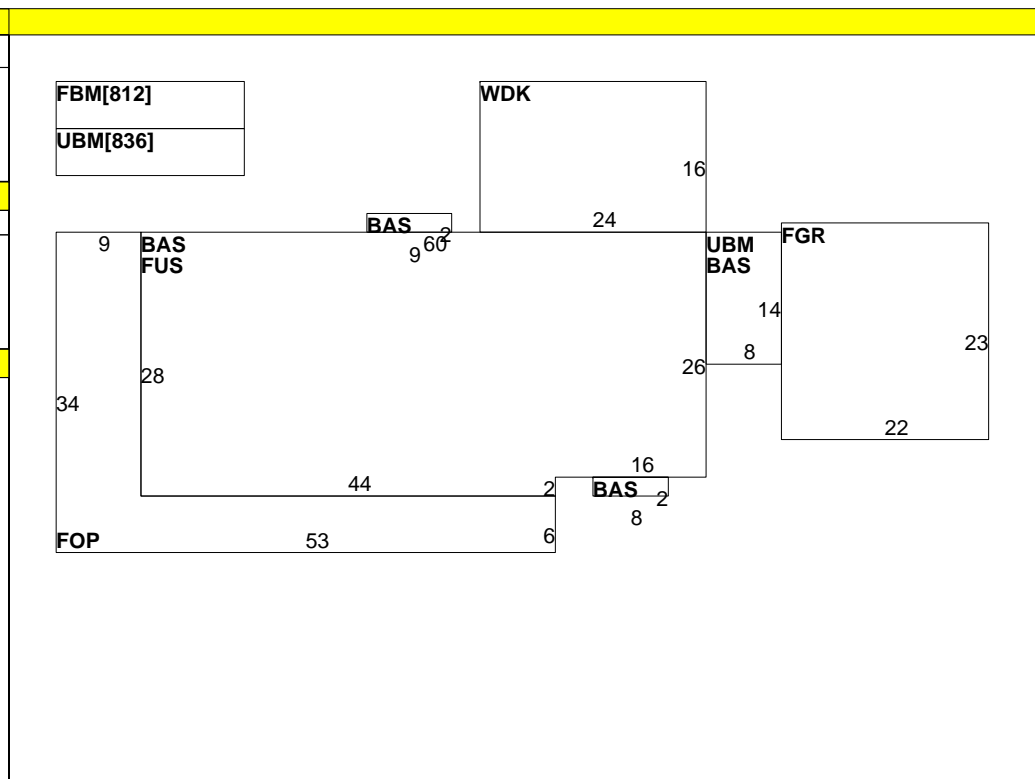
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	05		Average ++				
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2				1-1	Residential	100	
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:		117.71	
Interior Wall 1	05		Drywall	Replace Cost		499,660	
Interior Wall 2				AYB		1998	
Interior Flr 1	12		Hardwood	EYB		2006	
Interior Flr 2				Dep Code		G+	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %		11	
Total Bedrooms	04		4 Bedrooms	Functional Obslnc		0	
Total Bthrms	2			External Obslnc		0	
Total Half Baths	1			Cost Trend Factor		1	
Extra Fix				Condition			
Total Rooms	9			% Complete			
Bath Style	02		Average	Overall % Cond		89	
Kitchen Style	02		Average	Apprais Val		444,700	
Elevator				Dep % Ovr		0	
Fireplaces	1			Dep Ovr Comment			
Sauna				Misc Imp Ovr		0	
Spa/Jet Tub	1			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
SHD1	Shed			L	140	20.00	2007		0		75	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,794	1,794			211,164
FBM	Basement, Finished	0	812			33,428
FGR	Garage	0	506			20,834
FOP	Open Porch	0	570			13,418
FUS	Upper Story, Finished	1,648	1,648			193,979
UBM	Basement, Unfinished	0	948			22,364
WDK	Wood Deck	0	384			4,473
Ttl. Gross Liv/Lease Area:		3,442	6,662			499,660



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): RICHARD H & ROSANNE P. HUBLI
Property Owner will be represented by: RICHARD HUBLI
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: RICHARD H HUBLI
Address: 36 ROCKHOUSE ROAD
WILTON, CT 06897
Phone: 203 834-2112

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 36 Lot: 42-1 Account #: 071966
Property Location: 36 ROCKHOUSE ROAD, WILTON, CT 06897
Property Type: Residential: Commercial:

Reason for Appeal:

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

TOTAL ROOMS OVER STATED 7, NOT 9. SO ESTIMATING TOO MUCH LIVING SPACE. 34 WAS BUILT AFTER 36 AND HAS 264 SQFT MORE LIVING SPACE, LOT IS BIGGER TOO. 8-9% SHOULD BE APPRASIAL Δ #8K VALUE FOR #36.

Appellant's estimate of Market Value as of October 1, 2017: \$ 807,170

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 565,019
(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.

Richard Hubli **RECEIVED** 3/9/20
Signature **MAR 09 2020** Date Signed
RICHARD HUBLI **ASSESSOR'S OFFICE** CO-OWNER
Printed Name of Signer 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.