

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CLEARY KEVIN A & JANINE C		2 Above Street	2 Public Water	1 Paved		Description	Code	Appraised Value	Assessed Value
37 SALEM RD			6 Septic			RES LAND	1-1	398,900	279,230
WILTON, CT 06897						DWELLING	1-3	268,400	187,880
Additional Owners:						RES OUTBL	1-4	1,200	840
SUPPLEMENTAL DATA									
Other ID: 2493 11		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 454		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 2849					Total			668,500	467,950

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
CLEARY KEVIN A & JANINE C		2498/0296	07/01/2019	Q	I	760,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
WEIDNER JOHN F & KATHRYN S		0949/0315	06/30/1995	Q	I	436,500	00	2018	1-1	279,230	2018	1-1	279,230	2018	1-1	279,230
STEPHENS, MICHAEL W + LINDA A		0390/0164	06/28/1982	Q	I	203,000	00	2018	1-3	171,220	2018	1-3	171,220	2018	1-3	171,220
								2018	1-4	840	2018	1-4	840	2018	1-4	840
								Total:		451,290	Total:		451,290	Total:		451,290

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)	268,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,200
Appraised Land Value (Bldg)	398,900
Special Land Value	0
Total Appraised Parcel Value	668,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	668,500

NOTES

1973 - REMOD
 PDAS
 IA

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	
014741	09/09/1996		FINISH BSMT	15,000	07/09/1997	100	12/05/1996	CO#04796	01/11/2020			SCS	12	RE LISTING/INTERNET	
013534	09/29/1993		BAS(112),REMOT KT	40,000	10/01/1994	100	10/25/1993	CO#03632	10/09/2017			WG	23	Field Review Change	
									08/01/2017			GS	60	Data Mailer Change	
									07/31/2007			ES	00	Measur+Listed	
									10/05/1993			NL	10	Letter no Resp	

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-1				40,946	SF	9.74	1.0000	5	1.0000	1.00	05	1.00				1.00		398,900

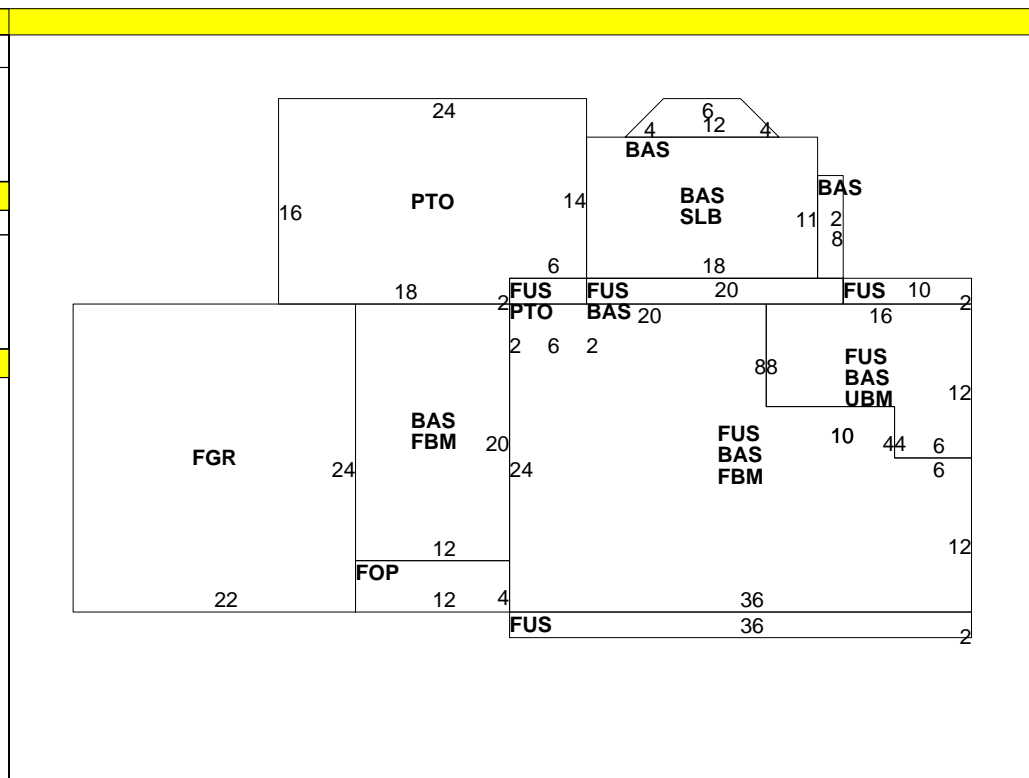
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	03		Average				
Occupancy	1			MIXED USE			
Exterior Wall 1	14		Wood Shingle	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:			104.43
Interior Wall 1	05		Drywall	Replace Cost			312,143
Interior Wall 2				AYB			1967
Interior Flr 1	12		Hardwood	EYB			2003
Interior Flr 2	14		Carpet	Dep Code			VG
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	03		Central	Dep %			14
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	8			% Complete			
Bath Style	02		Average	Overall % Cond			86
Kitchen Style	03		Remodeled	Apprais Val			268,400
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
SHD1	Shed			L	80	20.00	2002		0		75	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,385	1,385			144,636
FBM	Basement, Finished	0	952			34,775
FGR	Garage	0	528			19,320
FOP	Open Porch	0	48			1,044
FUS	Upper Story, Finished	1,008	1,008			105,266
PTO	Patio	0	384			3,968
SLB	Slab	0	198			0
UBM	Basement, Unfinished	0	152			3,133
Ttl. Gross Liv/Lease Area:		2,393	4,655			312,143



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): Kevin & Janine Cleary

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: Kevin Cleary

Address: 37 Salem Rd
Wilton CT 06897

Phone: 203 856-1531

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: _____ Lot: _____ Account #: _____

Property Location: 37 Salem Rd Wilton CT 06897

Property Type: Residential: Commercial:

Reason for Appeal:

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

Please attached

Appellant's estimate of Market Value as of October 1, 2017: 524,524

Appellant's estimate of Assessed Value as of October 1, 2017: 403,480
(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

Kevin A Cleary

RECEIVED

MAR 18 2020

March 16, 2020

Date Signed

Printed Name of Signer

Kevin A Cleary

ASSESSOR'S OFFICE

hus - Husband

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.

March 15, 2020

Reason for Appeal – 37 Salem Road (Continued)

We are looking to appeal our 2017 tax assessment as my wife and I purchased our first home at 37 Salem Road, in late June 2019. As someone who grew up in Wilton from 1979-2003, it's great to be back a part of the Wilton community.

When we purchased the home June 28, 2019 the tax assessment was \$451,290 with yearly taxes totaling \$12,880 a change of 7.3%, the highest increase in over six years. The average increase was 1.64% over the previous five years.

2017, tax assessment was \$425,810 with yearly taxes totaling \$11,825 with a 1.6% increase from the previous year.

We are requesting that our tax assessment be considered for a decrease to \$403,480.

The following information provides much needed work that needs to be done to our 37 Salem Road property and a comparison to our next-door neighbor's property if its helpful.

Upon our home inspection and being within the home for eight months we found multiple items that need immediate attention with the five most important being:

- **Outer Wall Surfaces** (wood rot and carpenter bee and woodpecker damage)
- **Interior Garage Wall** - Previous owners illegal dry venting into garage
- **Upgrade Upstairs Windows** (original nine in total)
- **Upgrade Roof** (over 24 years old)
- **Tree Work** (Large trees near home that pose a danger, currently working on removing when budget allows)

37 Salem Road:



Immediate Attention Items:

Outer - Wall Surfaces:

Obtaining quotes from carpenter to repair areas of wood rot and carpenter bee / woodpecker damage to siding and trim to protect against water intrusion or spread of rot to sound areas.



Interior Garage Wall

Previous owners had their laundry dryer exhaust piped into the garage (left image) thus damaging drywall and looking to replace drywall given damage to the garage. Working on patching all holes in garage walls, and ceiling.



Roof – Needs Replacement:

Roof (two layers) is 24 years old and showing significant age of wear.

This winter we saw condensation within attic with roof nails developing frost within the attic.

Quote from Roofer – came to \$14,000+ to replace roof



Attic Insulation

The attic insulation was less than 8". Need to insulate attic further to reduce heating costs and improve insulation.

The recommendation is for the attic floor joist bays should be insulated to R-49, or approximately 16 inches of fiberglass batt insulation with a vapor barrier facing down to the heated space.

Ventilation

Inspection and Roofer said the attic is poorly ventilated and recommend ridge and soffit vents to promote enhanced energy efficiency and reduce potential for accumulated moisture /condensation / mold damages.



Windows – Single Pane Windows

Nine original single pane windows upstairs need replacement. Images below show freeze up from warm internal air and cold exterior air meeting throughout this current winter.

Quotes from Renewal By Anderson, Pella Windows, and Lowes range from - \$15,000- \$18,500





Comparing – 37 Salem Road to 41 Salem Road (Next Door Neighbor)

37 Salem Road (Our House)

4 Bedroom / 2.5 Bath / 3044 Sq Foot

Year: 2017

Property Taxes: \$11,825

Change: 1.9% from 2016

Tax Assessment: 425,810



41 Salem Road (Next Door Neighbor)

4 Bedroom / 3 Bath / 2575 Sq Ft

Year: 2017

Property Taxes 11,205

Change 1.6%

Tax Assessment \$403,480





Thank you, for your time and reviewing our request.

**The Cleary's
37 Salem Road
Wilton, CT 06897**