Vision   V	Property Location: 37 SALEM RD					MAP ID: 55//53//					Bld	Bldg Name: State Use:1-1											
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# WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

# **REAL ESTATE**

October 1, 2019 Grand List



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

Pursuant to CT General Statues Section 12-111, BAA applications must be <u>RECEIVED</u> by the Assessor's Office no later than <u>March 20, 2020</u>.

	Owner's Information:	
Property Owner(s):	Kan & Jane Cleary	
Property Owner will be rep	resented by:	
NOTE: If	f agent is used a signed authorization form from the	e property owner is required.
	Correspondence:	
Name of Persor	n and Address to which all BAA notices and corresp	ondence will be sent (list one only):
Name:	Kevin Clary	
Address:	37 Salan Rd	
	Vilty CT06897	
Phone:	203 856-153	
	Description of Property Being App	ealed:
	NOTE: One application per property being	
Map:	Lot: Accoun	•
Property Location:	37 Salem Rd Wilter CT 06897	
•		
Property Type:	Residential: Commer	rcial:
Daniel C	Reason for Appeal:	
Describe your reason for ap	opeal: (Attach additional pages if necessary)	
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Appellant's estimate	e of Market Value as of October 1, 2017: $52^{\circ}$	1524
	1,2017.	132
	of Assessed Value as of October 1, 2017:	132
	1,2017.	132
Appellant's estimate	of Assessed Value as of October 1, 2017: 40. (70% of market value)  Signature:	3,480
Appellant's estimate	of Assessed Value as of October 1, 2017:  (70% of market value)  Signature:  I hearby certify that the submitted information is t	rue and correct to the best of my knowledge.
Appellant's estimate of the state of the sta	of Assessed Value as of October 1, 2017:	rue and correct to the best of my knowledge.  Moz 6 2020
Appellant's estimate	of Assessed Value as of October 1, 2017:	rue and correct to the best of my knowledge.
Appellant's estimate of the state of the sta	of Assessed Value as of October 1, 2017:	rue and correct to the best of my knowledge.  Moz 6 2020

This application MUST be <u>RECEIVED</u> by the Assessor's Office no later than March 20, 2020 FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

#### 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)

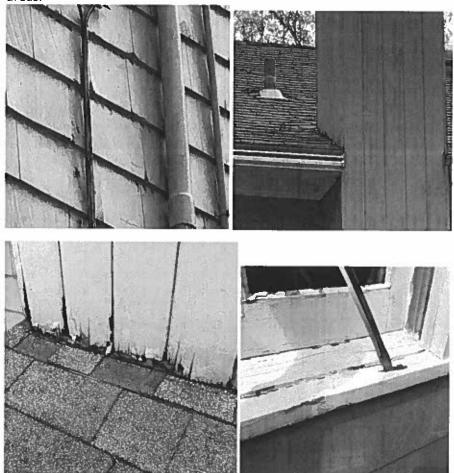
#### 37 Salem Road:



## **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















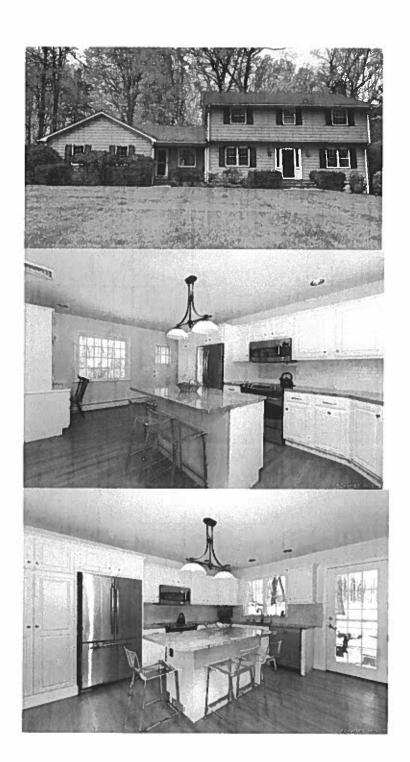
# Comparing – 37 Salem Road to 41 Salem Road (Next Door Neighbor)

## 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