BOARD OF ASSESSMENT
APPEALS
(203) 563-0121

TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Alexander Melcher
38 Pheasant Run Rd
Wilton, CT 06897

COPY

RE: Board of Assessment Appeals Hearing Date

Dear Taxpayer,

We have received your application for an appeal. Due to recent events we will be hosting hearings remotely via Zoom. Below you will find your scheduled hearing information.

PROPERTY TYPE/ACCT #: Residential/Account #004497

OWNER(S): Alexander & Danielle Melcher

PROPERTY LOCATION: 38 Pheasant Run Rd

DATE OF APPEAL HEARING: April 8, 2021

TIME OF APPEAL HEARING: 6:20pm

PLACE: Hearings will be held via Zoom. The information required to attend these hearing will also be posted on the town website. Please use the below link.

https://us02web.zoom.us/j/84643563767?pwd=MDZ4YW5MWEErbTR1Ym5jUDRHZ3NkUT09

**Please note, any documents NOT already submitted with your application MUST be sent to the Assessor's Office 48 hours prior to your scheduled hearing. Documents can be emailed to Assessor@wiltonct.org or faxed to 203-563-0293. Documents not previously submitted will be unable to be heard during the hearings.

Thank you,
Board of Assessment Appeals

WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2020 Grand List

Pursuant to CT General Statues Section 12-111, BAA applications must be **RECEIVED** by the Assessor's Office no later than 4:30pm on **March 19, 2021.**

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

Owner's Information:

Property Owner(s): ALEXANDER MELCHER & DANIELLE MELCHER

Property Owner will be represented by: N/A

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: ALEXANDER MELCHER

Address: 38 PHEASANT RUN ROAD, WILTON CT, 06897

Phone: (845) 489-6689

RECEIVED
MAR 17 2021
ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: *One application per property being appealed*

Map: _____ Lot: _____ Account #: 004497

Property Location: 38 PHEASANT RUN ROAD, WILTON CT, 06897

Property Type: Residential: ✓ Commercial: ☐

Reason for Appeal:

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

PLEASE SEE ATTACHED PAGE.

Appellant's estimate of Market Value as of October 1, [redacted] 2017: $713,600

Appellant's estimate of Assessed Value as of October 1, [redacted] 2017 (70% of market value): $499,520

Signature:

By signing this application I hearby certify that the submitted information is true and correct to the best of my knowledge.

Signature

Date Signed: 3/15/2021

ALEXANDER MELCHER
Printed Name of Signer

OWNER
Position of Signer

This application MUST be RECEIVED by the Assessor's Office no later than 4:30pm on March 19, 2021

FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

Alexander & Danielle Melcher

Owners of 38 Pheasant Run Road, Wilton CT, 06987 ("38 PRR")

We appreciate the opportunity to submit an appeal of the October 1, 2020 assessment of our property, which was communicated to us as $528,500, based on an appraisal of $755,000.

We believe the appraisal to be overstated, particularly relative to the assessment our neighbors at 34 Pheasant Run Road ("34 PRR") received. We understand from the gis.vgsi.com website that 34 PRR has an assessment of $507,220, ~4% lower than 38 PRR. A few pertinent facts:

- The homes were purchased for the same amount within three months of each other:
  - We bought our home on October 1, 2020, for **$760,000**;
  - 34 PRR was purchased on July 1, 2020, for **$760,000**
  - We believe both home prices were influenced (upward) by the "hot" suburban real estate market that occurred as a result of the COVID-19 pandemic
- 34 PRR has and 64 additional ft^2 vs. 38 PRR
  - This **does not include** the additional 210 ft^2 screened-in porch and 288 ft^2 finished basement at 34 PRR. 38 PRR has no screened-in porch or finished basement.
- 34 PRR is street-facing, whereas 38 PRR is not perpendicular to the road
- 34 PRR has significantly more usable land space than 38 PRR

These facts, we believe, should lead to a lower assessment of 38 PRR. We appeal for our assessment to remain unchanged from 2019 at **$499,520**.

Property Location: 38 PHEASANT RUN | MAP ID: 103/ / 21/ / | Bldg Name: | State Use: 1-1

Vision ID: 5330 | Account #004497 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 03/30/2021 14:23

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MELCHER ALEXANDER J &	1 Level	5 Well	1 Paved	
MELCHER DANIELLE A & SV		6 Septic		
38 PHEASANT RUN				
WILTON, CT 06897				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	2325 13	Legal Notes	
Taxable/Exem	1	Legal Notes	
Fire Distric	1	Legal Notes	
Cencus Tract	451	Legal Notes	
Legal Notes		Call Back	
Legal Notes			
GIS ID: 5330		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RES LAND	1-1	460,000	322,000
RES EXCES	1-2	6,800	4,760
DWELLING	1-3	288,200	201,740
	Total	755,000	528,500

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MELCHER ALEXANDER J &	2517/ 416	10/02/2020	Q	I	760,000	00
PHEASANT DEVELOPMENT LLC	2506/0680	03/05/2020	U	I	400,000	1N
RESEN EMILY	2430/0405	08/17/2015	U	I	0	PO
RESEN EMILY	2024/0256	10/07/2008	U	I	0	CD
RESEN EMILY	2024/0255	10/07/2008	U	I	0	CD
RESEN MARGARET JENKINS EST OF	1869/0214	05/12/2006	U	I	0	TD

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2019	1-1	322,000	2018	1-1	322,000	2018	1-1	322,000
2019	1-2	4,760	2018	1-2	4,760	2018	1-2	4,760
2019	1-3	172,760	2018	1-3	172,760	2018	1-3	172,760
	Total:	499,520		Total:	499,520		Total:	499,520

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	288,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	466,800
Special Land Value	0
Total Appraised Parcel Value	755,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	755,000

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

IA 9/07

PDAS

PTO = POOR COND

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
20-217	06/05/2020	BP	Building Permit	10,419	10/08/2020	100	09/24/2020	REPL ROOF
20-120	04/16/2020	BP	Building Permit	28,000	10/08/2020	100	09/24/2020	INT RENO
20-150007	03/10/2020	BP	Building Permit	0	10/08/2020	100		DEMO FSP

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
11/09/2020	02		TH	80	Permit Check
10/10/2017			WG	22	Field Review No Change
09/20/2007			LG	00	Measur+Listed
06/11/1993			AC	00	Measur+Listed

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	1-1	Residential	R-2				87,120	SF	4.80	1.0000	5	1.0000	1.00	06	1.10				1.00		460,000
1	1-2	Res Excess	R-2				0.17	AC	40,000.00	1.0000	0	1.0000	1.00		0.00				1.00		6,800

Total Card Land Units: 2.17 AC | Parcel Total Land Area: 2.17 AC | Total Land Value: 466,800

Property Location: 38 PHEASANT RUN **MAP ID:** 103/ / 21/ / **Bldg Name:** **State Use:** 1-1

Vision ID: 5330 **Account #** 004497 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 03/30/2021 14:23

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	03		Colonial
Model	01		Residential
Grade	05		Average ++
Occupancy	1		
Exterior Wall 1	11		Clapboard
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asphalt Shngl.
Interior Wall 1	05		Drywall
Interior Wall 2			
Interior Flr 1	12		Hardwood
Interior Flr 2	14		Carpet
Heat Fuel	03		Gas-Propane
Heat Type	04		Forced Air
AC Type	03		Central
Total Bedrooms	04		4 Bedrooms
Total Bthrms	2		
Total Half Baths	1		
Extra Fix			
Total Rooms	8		
Bath Style	02		Average
Kitchen Style	02		Average
Elevator			
Fireplaces	1		
Sauna			
Spa/Jet Tub			
Whirlpool Tub			
Cath. Ceil			

CONSTRUCTION DETAIL (CONTINUED)

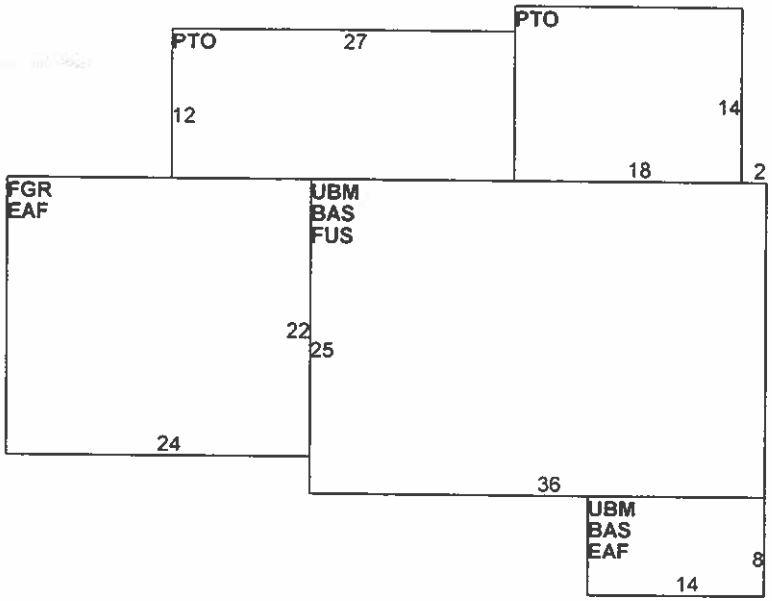
Element	Cd.	Ch	Description
# of Kitchens			

MIXED USE

Code	Description	Percentage
1-1	Residential	100

COST/MARKET VALUATION

Adj. Base Rate:	147.46
Replace Cost	394,750
AYB	1967
EYB	1990
Dep Code	A+
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obsinc	0
External Obsinc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	73
Apprais Val	288,200
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
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	1,012	1,012			149,229
EAF	Attic, Expansion, Finished	320	640			47,187
FGR	Garage	0	528			27,280
FUS	Upper Story, Finished	900	900			132,714
PTO	Patio	0	576			8,553
UBM	Basement, Unfinished	0	1,012			29,787
	Ttl. Gross Liv/Lease Area:	2,232	4,668			394,750

TOWN OF WILTON
OFFICE OF THE ASSESSOR
TOWN HALL
238 DANBURY RD.
WILTON, CT 06897

U.S. POSTAGE PITNEY BOWES
ZIP 06897 $ 000.51 0
02 4W
0000364400 APR 01 2021

Alexander Melcher
38 Pheasant Run Rd
Wilton, CT 06897