

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT									
LATTARULO JOSEPH A & LATTARULO CATHERINE A 40 OLD NURSERY DR		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value						
			6 Septic			RES LAND	1-1	397,300	278,110						
						RES EXCES DWELLING	1-2 1-3	44,800 292,900	31,360 205,030						
SUPPLEMENTAL DATA															
WILTON, CT 06897 Additional Owners:		Other ID: 1501 5	Legal Notes			<table border="1"> <tr><td colspan="4">Total</td><td>735,000</td><td>514,500</td></tr> </table>				Total				735,000	514,500
Total				735,000	514,500										
Taxable/Exem 1	Legal Notes BAA-07-318-D														
Fire Distric 1	Legal Notes BAA-02-A-#197														
Cencus Tract 453	Legal Notes														
Legal Notes	Call Back														
Legal Notes	ASSOC PID#														

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
LATTARULO JOSEPH A & SOCCI JOHN E & ADELA		2493/0202	12/19/2018	Q	I	700,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
DEMPSEY, AMELIA		0978/0177	02/12/1996	U	I	0	00	2018	1-1	278,110	2018	1-1	278,110	2018	1-1	278,110						
SOCCI, JOHN R		0978/0173	02/12/1996	U	I	0	00	2018	1-2	31,360	2018	1-2	31,360	2018	1-2	31,360						
SOCCI, JOHN R		0766/0273	11/27/1991	Q	I	267,500	00	2018	1-3	205,030	2018	1-3	205,030	2018	1-3	205,030						
Total:								514,500			Total:			514,500			Total:			514,500		

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)	292,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	442,100
Special Land Value	0
Total Appraised Parcel Value	735,000
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>735,000</b>

NOTES									
IG, SHRD DR,CENTRAL AIR & INLAW APT IN FBM PER SALE LISTING ECO=CI/TOWER FRONT STONE VENEER W/O BSMT									

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	
16-467	12/22/2017		FBM/PTO	20,000		100	10/12/2018	CO#16-467	
017876	04/10/2003		3 CAR ADD +	150,000	06/11/2005	100	10/12/2018	CO#11775	

VISIT/ CHANGE HISTORY									
Date	Type	IS	ID	Cd.	Purpose/Result				
09/15/2018			RV	52	Permit Ext. Only				
10/16/2017			WG	23	Field Review Change				
02/08/2008			JQ	44	Hearing No Change				
06/11/2005			SA	00	Measur+Listed				
10/13/2004			DL	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		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	0.95	05	1.00	LOC/TOWER		1.00		397,300
1	1-2	Res Excess	R-2				1.12	AC	40,000.00	1.0000	0	1.0000	1.00	0.00				1.00		44,800

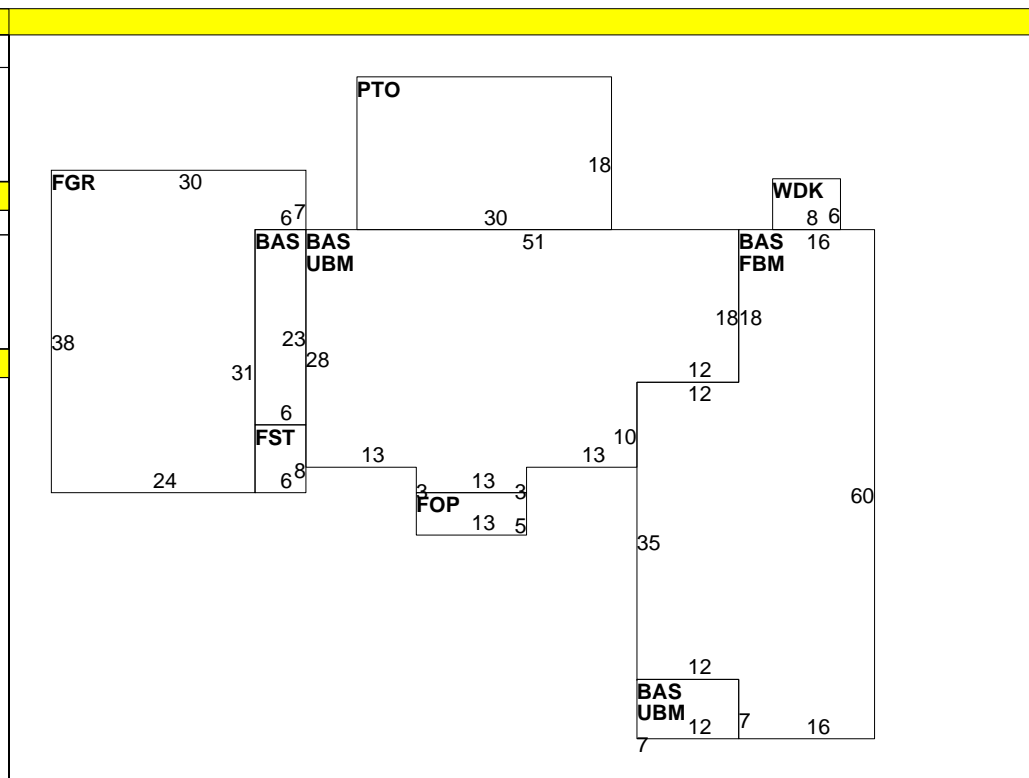
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential	# of Kitchens			
Grade	04		Average +				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	03		Central				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	3						
Total Half Baths	0						
Extra Fix							
Total Rooms	6						
Bath Style	02		Average				
Kitchen Style	03		Remodeled				
Elevator							
Fireplaces	2						
Sauna							
Spa/Jet Tub							
Whirlpool Tub							
Cath. Ceil							

MIXED USE		
Code	Description	Percentage
1-1	Residential	100

COST/MARKET VALUATION		
Adj. Base Rate:		88.36
Replace Cost		366,094
AYB		1956
EYB		2002
Dep Code		VG
Remodel Rating		
Year Remodeled		
Dep %		15
Functional Obslnc		0
External Obslnc		5
Cost Trend Factor		1
Condition		
% Complete		
Overall % Cond		80
Apprais Val		292,900
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	2,949	2,949			260,587	
FBM	Basement, Finished	0	1,380			42,680	
FGR	Garage	0	954			29,514	
FOP	Open Porch	0	65			1,149	
FST	Utility Storage	0	48			1,679	
PTO	Patio	0	540			4,772	
UBM	Basement, Unfinished	0	1,431			25,272	
WDK	Wood Deck	0	48			442	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,949</b>	<b>7,415</b>			<b>366,094</b>	



# 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): JOSEPH + CATHERINE LATTARULO

Property Owner will be represented by: SELF

**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: JOSEPH LATTARULO

Address: 40 OLD NURSERY DR.

WILTON, CT 06897

Phone: 203 531-7500

### Description of Property Being Appealed:

**NOTE: One application per property being appealed**

Map: \_\_\_\_\_ Lot: 99-30 Account #: 005685

Property Location: 40 OLD NURSERY DRIVE

Property Type: Residential:  Commercial:

### Reason for Appeal:

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

PURCHASED HOME IN DECEMBER 2018, JUST AFTER GRAND LIST WAS  
ADOPTED IN OCTOBER 2018. PAID LESS THAN ESTIMATED MARKET  
VALUE + HOUSE HAD BEEN LISTED FOR SALE FOR OVER 2 YEARS

Appellant's estimate of Market Value as of October 1, 2017: 680,000

Appellant's estimate of Assessed Value as of October 1, 2017: 476,000  
(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.

Joseph Lattarulo  
Signature

**RECEIVED**

3-11-2020

**MAR 11 2020**

Date Signed

JOSEPH LATTARULO  
Printed Name of Signer

ASSESSOR'S OFFICE

OWNER

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.**

May 12, 2020

Board of Assessment Appeals

Regarding 40 Old Nursery Dr, Wilton, CT

To Whom it May Concern,

We do not believe the 2018 Grand List is accurate for 40 Old Nursery Dr. We purchased the home in December 2018 for \$700K, which included some originally excluded items (light fixtures, wood stove, furniture, Etc.) The house was for sale from February 2017 until we bought it in December 2018, nearly 2 years. If it was worth more, it would have sold for more.

The assessment is for \$735K. We were unaware of the new assessment until June 2019 when the Tax bill arrived. We were never noticed with the new assessment. I went to see the Tax Assessor, Sarah Scacco, on July 8, 2019 who told me notifications went out in December 2018. She was unable to produce a copy of my re-assessment when I requested it.

This was totally unacceptable to me. Sarah informed that the appeal process had ended in February 2019, well before my knowledge of any such increase in assessment. There was no posting in the Assessor's Office about any such re-valuation when I went in person to pay my Tax bill in January of 2019. I went down the hall to speak to the First Selectman, Lynn Vanderslice. She was no help.

We feel the assessment is inaccurate. The most accurate method for an assessment is by actual home sale price, not some third party appraisal firm's guess. In many instances, when a home has been continually owned by the same party, their appraisal is most likely accurate based on comparables.

There is also the question of negative factors for the property, which I feel we must discuss. 40 Old Nursery Drive is adjacent to an ominous cell tower, located on a shared driveway and has over an acre of unusable land.

I've included a list of sold homes (just a few) for your review. We look forward to our meeting this Saturday, May 16, 2020

Respectfully,

Joe and Kitt Lattarulo

Remember, 40 Old Nursery is 3br/3b 2900sqft w/ 1200sqft basement

42 Pin Oak Lane, 4br/4b 4274sqft \$650K

28 Hulda Hill Rd, 4br/4b 4812sqft \$610K

58 Westport Rd, 4br/3b 3530sqft \$705K

605 Ridgefield Rd, 3br/5b 4681sqft \$600K

122 Ridgefield Rd, 5br/6b 4751sqft \$600K

71 Charter Oak Dr, 4br/3b 3767sqft \$662.5K

16 Arrowhead Rd, 4br/3b 3,820sqft \$575K

256 Thayer Pond Rd, 4bd/3b 3718sqft \$698K

613 Nod Hill Rd, 4bd/3b 2,972sqft \$659.5K

40 Canterbury Ln, 6bd/4b 4164sqft \$710K