

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
BAILEY JONATHAN & ANGELA		1 Level	2 Public Water	1 Paved		Description	Code	Appraised Value	Assessed Value
44 CIDER MILL PL			3 Public Sewer			RES LAND	1-1	543,600	380,520
WILTON, CT 06897						RES EXCES	1-2	5,200	3,640
Additional Owners:						DWELLING	1-3	846,500	592,550
						RES OUTBL	1-4	1,000	700
SUPPLEMENTAL DATA									
Other ID: 4239 6		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 452		Legal Notes							
Legal Notes		Call Back X							
Legal Notes		ASSOC PID#							
GIS ID: 3965					Total			1,396,300	977,410

6161  
WILTON, CT

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
BAILEY JONATHAN & ANGELA		2498/0747	07/12/2019	Q	I	1,330,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CONNERS CATHERINE &		2248/0169	05/01/2012	Q	I	1,570,000	SW	2018	1-1	380,520	2018	1-1	380,520	2018	1-1	380,520
BENDHEIM THOMAS L & KATHRYN D		1194/0040	10/01/1999	Q	I	1,150,000	00	2018	1-2	3,640	2018	1-2	3,640	2018	1-2	3,640
THOMAS, DAVID M + CAROLYN T		0591/0150	03/31/1987	Q	I	250,000	00	2018	1-3	592,550	2018	1-3	592,550	2018	1-3	592,550
								2018	1-4	700	2018	1-4	700	2018	1-4	700
								Total:		977,410	Total:		977,410	Total:		977,410

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)	846,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,000
Appraised Land Value (Bldg)	548,800
Special Land Value	0
Total Appraised Parcel Value	1,396,300
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>1,396,300</b>

NOTES									
IE									
1-5 + 2-4 FIX BTHS									

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	
M19-294	06/17/2019	MP	Minor Permit	16,450		100	07/03/2019	REPLACE ROOF	09/25/2017			WG	23	Field Review Change	
016331	11/05/1999		FBM W/BTH,1ST-BTH	150,000	11/01/2000	100	03/27/2001	CO#06652	08/01/2017			GS	61	Data Mailer No Change	
014082	02/28/1995		FUS/BAS(232),BAS(56)	50,000	11/20/1995	100	05/18/1995	CO#04168	11/14/2012			TZ	01	Measur+1Visit	
									02/14/2008			MH	44	Hearing No Change	
									09/18/2007			LG	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	1.00	08	1.30				1.00		543,600
1	1-2	Res Excess	R-2				0.13	AC	40,000.00	1.0000	0	1.0000	1.00		0.00				1.00		5,200

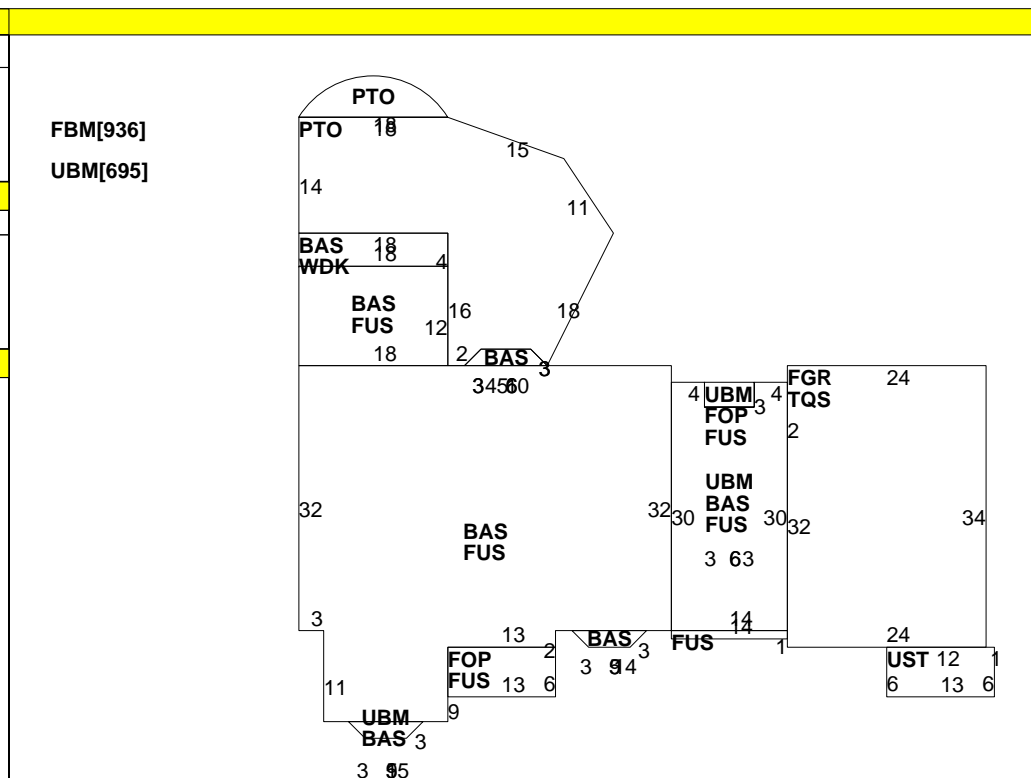
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	07		Excellent +				
Occupancy	1			<b>MIXED USE</b>			
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2				1-1	Residential	100	
Roof Structure	03		Gable/Hip	<b>COST/MARKET VALUATION</b>			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:		156.97	
Interior Wall 1	05		Drywall	Replace Cost		995,827	
Interior Wall 2				AYB		1987	
Interior Flr 1	14		Carpet	EYB		2002	
Interior Flr 2	12		Hardwood	Dep Code		G	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %		15	
Total Bedrooms	05		5 Bedrooms	Functional Obslnc		0	
Total Bthrms	5			External Obslnc		0	
Total Half Baths	1			Cost Trend Factor		1	
Extra Fix				Condition			
Total Rooms	11			% Complete			
Bath Style	02		Average	Overall % Cond		85	
Kitchen Style	03		Remodeled	Apprais Val		846,500	
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	80	20.00	2007		0		60	1,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,365	2,365			371,238
FBM	Basement, Finished	0	936			51,487
FGR	Garage	0	816			44,894
FOP	Open Porch	0	96			2,982
FUS	Upper Story, Finished	2,359	2,359			370,296
PTO	Patio	0	744			11,616
TQS	Three Quarter Story	653	816			102,502
UBM	Basement, Unfinished	0	1,129			35,476
UST	Utility, Storage, Unfinished	0	78			4,238
WDK	Wood Deck	0	72			1,099
<b>Ttl. Gross Liv/Lease Area:</b>		<b>5,377</b>	<b>9,411</b>			<b>995,827</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): Jonathan and Angela Bailey  
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: Jonathan and Angela Bailey  
Address: 44 Cider Mill Place  
Wilton, CT 06897  
Phone: 828-774-2228

### Description of Property Being Appealed:

*NOTE: One application per property being appealed*

Map: 74 Lot: 6-2 Account #: 92  
Property Location: \_\_\_\_\_  
Property Type: Residential:  Commercial:

### Reason for Appeal:

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

See attached please.

Appellant's estimate of Market Value as of October 1, 2017: \$ 1,304,295

**RECEIVED**  
**MAR 17 2020**

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 913,007  
(70% of market value)

ASSESSOR'S OFFICE

### Signature:

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

Jonathan T. Bailey Angela C. Bailey 3-16-2020  
Signature Date Signed  
Jonathan T. Bailey Angela C. Bailey Home 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.**

## WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

### Bailey - 44 Cider Mill Place

We believe that our 2017 assessed value is inflated by up to 9.5%. We paid \$1,335,000 in the 3<sup>rd</sup> quarter (with an appraisal to support the approximate value). According to [neighborhoodscout.com/Ct/real-estate](http://neighborhoodscout.com/Ct/real-estate), Connecticut home prices have risen by 4.6% since 3<sup>rd</sup> quarter 2017. Therefore, we believe that our Market Value as of October 2017 could have been as low as \$1,273,590. However, given that we are in Fairfield County within the state of Connecticut, we thought the estimated home price rate may not be reflective for this area. Therefore, we cut the estimated increase from 3<sup>rd</sup> quarter 2017 to 3<sup>rd</sup> quarter 2019 in half (since county and town specific numbers were not available). Therefore, our estimated Market Value for October 2017 is \$1,304,295 ( $\$1,335,000 \times 97.7\% = \$1,304,295$ ). The 97.7% was calculated with 3<sup>rd</sup> quarter 2019 being 100% and the two-year adjustment statewide of 4.6% being cut in half 2.3% ( $100\% - 2.3\% = 97.7\%$ ). Thus, making our Assessed Value \$913,006.50.

After analyzing the assessed value of other homes on our street and related taxes, the millage rate at which our taxes are assessed given our current 2017 Assessment Value is higher than the rest of our neighborhood. We are the highest percent on our street at 3.15%. Please find a simple table outlining all the properties. We pay over \$1,500 more or 0.14% more than the closest house in value on our street even though most rates round to 3%. There is much variation in the tax to assessment percent if you look to the 100<sup>th</sup> of a percent, which equates to large dollar amounts. We pay almost \$6,000 more than the average house on our street and are at 0.17% more than the average house on our street. As we looked to purchase a home in Wilton last spring, we looked at 37 Powder Horn Hill and they had appealed their property taxes which were in turn lowered by almost \$4,500 or 0.44%. We appreciate your consideration of our request.

Address	2017 Assessment	2017 Appraisal	2019 Taxes	Tax to Assessment Percentage
11 Cider Mill Place	\$ 768,600	\$ 1,098,000	\$ 24,139	3.14%
21 Cider Mill Place	\$ 864,290	\$ 1,234,700	\$ 24,374	2.82%
28 Cider Mill Place	\$ 738,430	\$ 1,054,900	\$ 22,533	3.05%
33 Cider Mill Place	\$ 856,240	\$ 1,223,200	\$ 25,550	2.98%
39 Cider Mill Place	\$ 781,130	\$ 1,115,900	\$ 23,090	2.96%
40 Cider Mill Place	\$ 881,650	\$ 1,259,500	\$ 25,726	2.92%
44 Cider Mill Place	\$ 977,410	\$ 1,396,300	\$ 30,748	3.15%
46 Cider Mill Place	\$ 969,080	\$ 1,384,400	\$ 29,152	3.01%
37 Powder Horn Hill	\$ 1,016,400	\$ 1,452,000	\$ 29,008	2.85%