

Property Location: 45 HEATHER LA  
Vision ID: 1315

Account #002494

MAP ID:29/ / 50/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:1-1

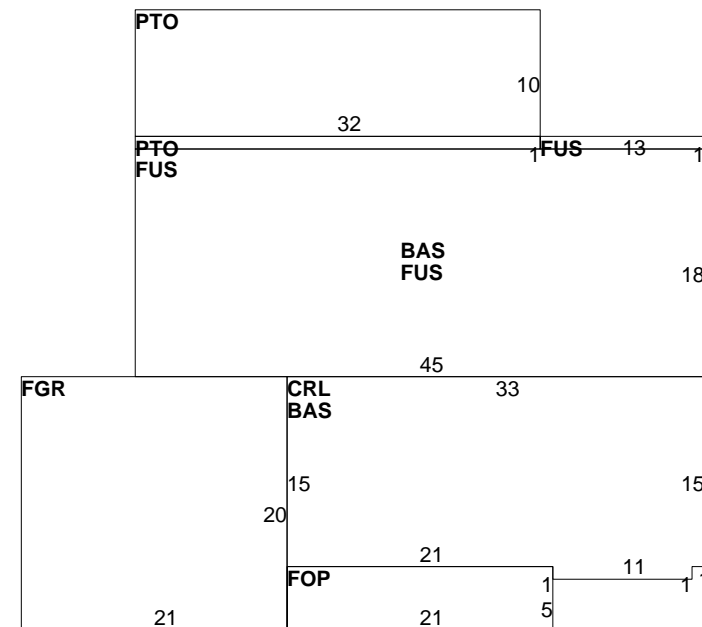
Print Date:05/09/2020 16:05

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				<div>6161 WILTON, CT</div> <div>VISION</div>												
HODGINS RICHARD H JR  45 HEATHER LA  WILTON, CT 06897 Additional Owners:			1 Level		5 Well		1 Paved				Description		Code						Appraised Value		Assessed Value						
					6 Septic						RES LAND		1-1						379,500		265,650						
											DWELLING		1-3						161,700		113,190						
SUPPLEMENTAL DATA																											
			Other ID: 3470 9				Legal Notes																				
			Taxable/Exem 1				Legal Notes																				
			Fire Distric 1				Legal Notes																				
			Cencus Tract 454				Legal Notes																				
			Legal Notes				Call Back X																				
			Legal Notes																								
			GIS ID: 1315				ASSOC PID#																				
											Total				541,200		378,840										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
HODGINS RICHARD H JR			0620/0284		10/02/1987		Q	I	0 00			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
												2018	1-1	265,650		2018	1-1	265,650		2018	1-1	265,650					
												2018	1-3	113,190		2018	1-3	113,190		2018	1-3	113,190					
												Total:		378,840		Total:		378,840		Total:		378,840					
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																				
Year	Type	Description		Amount		Code	Description		Number	Amount	Comm. Int.																
		Total:																									
ASSESSING NEIGHBORHOOD																											
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																
0001/A																											
NOTES																											
IF																											
NO IGP																											
SFB=POOR COND																											
												Appraised Bldg. Value (Card) 161,700															
												Appraised XF (B) Value (Bldg) 0															
												Appraised OB (L) Value (Bldg) 0															
												Appraised Land Value (Bldg) 379,500															
												Special Land Value 0															
												Total Appraised Parcel Value 541,200															
												Valuation Method: C															
												Adjustment: 0															
												Net Total Appraised Parcel Value 541,200															
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						
															10/06/2017				WG	23	Field Review Change						
															07/24/2007				BS	08	Measured - Refusal no Info						
															01/28/1993				JP	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				
1	1-1	Residential		R-2				44,867 SF	8.90	1.0000	5	1.0000	1.00	04	0.95			Spec Use	Spec Calc	1.00			379,500				
Total Card Land Units:				1.03		AC		Parcel Total Land Area:				1.03 AC				Total Land Value:										379,500	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		Split-Level				
Model	01		Residential	# of Kitchens			
Grade	03		Average				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2	12		Hardwood				
Heat Fuel	02		Oil				
Heat Type	04		Forced Air				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	2						
Total Half Baths	1						
Extra Fix							
Total Rooms	8						
Bath Style	02		Average				
Kitchen Style	02		Average				
Elevator							
Fireplaces	2						
Sauna							
Spa/Jet Tub							
Whirlpool Tub							
Cath. Ceil							

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	1,316	1,316			116,430	
CRL	Crawl Space	0	506			0	
FGR	Garage	0	420			13,006	
FOP	Open Porch	0	105			1,858	
FUS	Upper Story, Finished	855	855			75,644	
PTO	Patio	0	352			3,097	
Ttl. Gross Liv/Lease Area:		2,171	3,554			210,035	



# 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): Ivan Vaserman, Mariya Polyuk

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: Mariya Polyuk

Address: 45 Heather Ln.  
Wilton, CT. 06897

Phone: 203-550-3841

### Description of Property Being Appealed:

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

Map: 29115011 Lot: 1.03 ac.

Account #: 002494

Property Location: 45 Heather Lane, Wilton, CT. 06897

Property Type: Residential: ☒

Commercial: ☐

### Reason for Appeal:

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

According to the Property Record, I have noted that  
there is some difference between the records and what  
is currently in home. I describe the reasons for appeal in  
the letter. You will see it on the added list ->

Appellant's estimate of Market Value as of October 1, 2017: \$340,000.00

Appellant's estimate of Assessed Value as of October 1, 2017: \$238,000.00

(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

Mariya Polyuk

Printed Name of Signer

RECEIVED

FEB 24 2020

ASSESSOR'S OFFICE

02/24/2020

Date Signed

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.

### **The property tax appeal letter.**

- I don't see any patio as indicated. Estimated tax value is \$3,097.00
  - My home is not 2,171 square feet of living space as indicated on your property tax record. There is only 855 square feet of the finished living area, the rest 1,316 square feet of the first floor (basement) is unfinished so it can be as the living space. Estimated tax value - \$116,430.00
  - This house has a water damage in the crawl space and needed improvement reduces the value and resells price of my home by the amount in \$2,000.00
- Please deduct this amount from my assessment \$121,527.00

Moreover, the following homes and properties are in my neighborhood. These are examples of comparable homes, as they have more of the square feet 2,395 sqft. and a basement, 4 Beds, a porch, deck, similar 1.02 acres lot size and age, all improvements inside and outside to the home that I am appealing. I wish to make the following comparable to my home which will show the property taxes on my house are too high:

- **229 Dudley Rd.**, Wilton, CT 06897 where the property taxes are the same as my home and the assessment value, too. The assessed value of this home is \$378,420, but if you compare it to my house without the improvements, you will see a big difference.
- **143 Heather Ln.**, Wilton, CT 06897, there is the property taxes are less with all improvements than my house. But the assessment of the value is \$364,490, which is too less than my house.

My home should be assessed at a value of no greater than \$300,000 based on these two comparables.

As you see from the information that I provided above in this letter to challenge as well as appeal my property taxes, the card you have on file incorrectly states the improvements along with the overall condition of my home. In addition, the comparable houses don't support your assessment. So I am paying too much money on my real estate taxes.

I hope you will review all the information that I pointed out in the letter and make the correct decision on this issue. Please adjust my assessed value accordingly. I can be reached at 203-550-3841

Sincerely,

Mariya Polyuk

45 Heather Lane.

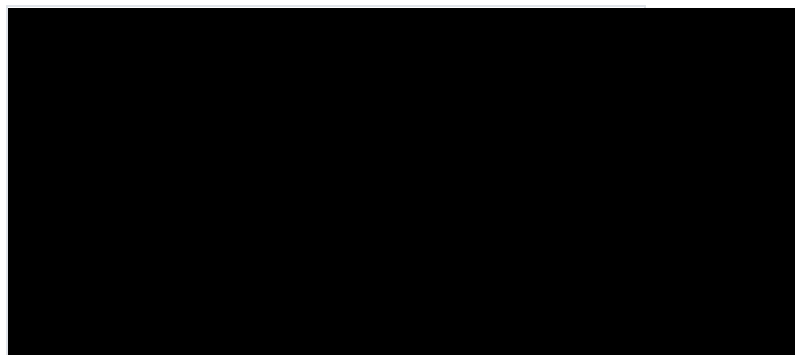
## Scacco, Sarah

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**From:** Mariya Polyuk [mpolyuk@yahoo.com]  
**Sent:** Wednesday, May 06, 2020 8:48 PM  
**To:** assessor  
**Subject:** 45 Heather Lane  
**Attachments:** home.JPEG; home2.JPEG; home3.JPEG; home 4.JPEG; home 5.JPEG; home 6.JPEG; home7.pdf; home70001.pdf

Hi. I am sending you some pictures at my hearing to show parts of my house that are included in the property taxes, but they don't give some value to the house. In reality, they are exist but we can't use them in daily life. I wrote to you about the First Floor, which is not as a living area, and that the pation can't be called a patio because it is made with the thin tiles and they are broken. All materials will be in the attachments and links.

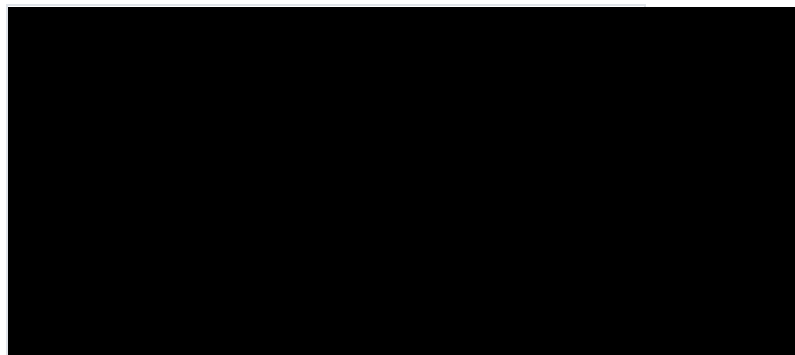
[229 Dudley Rd, Wilton, CT 06897 | MLS #170265146 | Zillow](#)



 **#170265146 | Zillow**

For sale: \$619,000. A South Wilton charmer, this updated four bedroom cape is conveniently located to downtown, ...

[143 Heather Ln, Wilton, CT 06897 | MLS #170262961 | Zillow](#)



 **#170262961 | Zillow**

For sale: \$619,000. This commuter friendly immaculate home is a must see! Builder owned in move in condition is ...

Sincerely,  
Ivan Vaserman and Mariya Polyuk.













[illegible]Cost to Cure OvR Comment

## BUILDING SUB-AREA SUMMARY SECTION

210.035

State Use: I-1  
Print Date: 11/11/2019 10:51

[illegible]