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Property Lo	ocation:	45 HEATHER LA				N	MAP ID: 29/	50//	Bldg	g Name:				State U	Use: 1-1
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<u>l</u>	Ttl. G	Gross Liv/Lease Area:	2,171	1 3	3,554			210,03	35	10000					
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WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2019 Grand List



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</u>, 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 dn.
Wilton, CT. 06897
Phone: 203 - 550 - 3841
Description of Property Being Appealed:
NOTE: One application per property being appealed
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, Thave noted that
their some difference between the records and what
is currently in home. I desvibe the reasons for appeal
e letter. You will set itou the added list ->
Appellant's estimate of Market Value as of October 1, 2017: 4340, 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 hearby certify that the submitted information is true and correct to the best of my knowledge.
Signature Date Signed
Mariya Polyuk ASSESSOR'S OFFICE Owner
Printed Name of Signer Position of Signer

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

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;

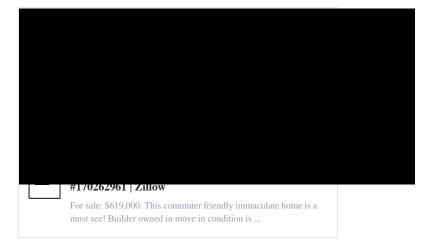
home7.pdf; home70001.pdf

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



143 Heather Ln, Wilton, CT 06897 | MLS #170262961 | Zillow



Sincerely,

Ivan Vaserman and Mariya Polyuk.













BAS CRL FGR FOP FUS PTO Heat Type Code Cath. Ceil Whirlpool Tub Spa/Jet Tub Fireplaces Elevator Kitchen Style Bath Style Grade Total Rooms AC Type Model Style extra Fix Total Half Baths Total Bthrms Total Bedrooms Heat Fuel Interior Flr 2 nterior Flr 1 nterior Wall 2 nterior Wall 1 Roof Structure Exterior Wall 2 Exterior Wall 1 Occupancy Vision ID: 1315 Property Location: 45 HEATHER LA Cover Cover Element Open Porch Upper Story, Finished Patio Description OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) Crawl Space Jarage irst Floor CONSTRUCTION DETAIL

Cd. | Ch. | Descrip Ttl. Gross Liv/Lease Area: 202 3 9 9 1 2 05 Description Sub Sub Descript Average Average 3 Bedrooms None Asphalt Shngl Carpet forced Air Jardwood Drywall Gable/Hip Wood Shingle Average Residential Split-Level BUILDING SUB-AREA SUMMARY SECTION Description Living Area Units Unit Price | Yr | Gde | Dp Rt | Cnd | %Cnd 2,171 1,316 Account #002494 Apprais Val Dep % Ovr Misc Imp Ovr Comment Cost to Cure Ovr Comment Cost to Cure Ovr Overall % Cond Aisc Imp Ovr Dep Ovr Comment Replace Cost Adj. Base Rate: Remodel Rating Dep Code 6 Complete ondition ost Trend Factor xternal Obslnc unctional Obslnc ear Remodeled Code of Kitchens 1 CONSTRUCTION DETAIL (CONTINUED) Element 3,554 1,316 506 420 105 855 352 Residential COST/MARKET VALUATION Eff. Area Description Cd. MIXED USE Ch. MAP ID: 29//50// Unit Cost 161,700 210,035 1954 1994 88.47 Description Percentage Apr Value 100 Bldg #: 210,035 116,430 13,006 1,858 75,644 3,097 Value 1 of 1 FGR Sec #: Bldg Name: FUS PTO 2 1 of BAS 15 FOP Card 32 **BAS** FUS 2 45 of 33 TUS S Print Date: 11/11/2019 10:51 State Use: 1-1

Total Land Value: 379,500	Tot		Area: 1.03 AC	Parcel Total Land Area: 1.03 AC	Units: 1.03 AC	Total Card Land Units:	-
Adj. Unit Price Land	Adj Spec Use Spec Calc Fa	SECTION	LAND LINE VALUATION SECTION	Unit I. Price Factor S.A 8.90 1.0000 5	th Units 44,867 SF	Zone D Front Depth R-2	B Use Use # Code Description 1 1-1 Residential
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541,200 C	Total Appraised Parcel Value Valuation Method:						NO IGP SFB=POOR COND
0	Special Land Value				NOTES		
379,500	Appraised Land Value (Bldg)	Баісп	ng -	ne Iracing	Street Index Name	NBHD Name	0001/A
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MMARY 161,700	APPRAISED VALUE SUMMARY Appraised Bldo Value (Card)	100000					
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VISION	Total 541,200 378,840			Legal Notes Call Back X ASSOC PID#	454	Cencus Tract Legal Notes Legal Notes GIS ID: 1315	
				SUPPLEMENTAL DATA Legal Notes Legal Notes Legal Notes	3470 9 1	Other ID: Taxable/Exem	WILTON, CT 06897 Additional Owners:
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B CSe: 1-1	0010.	Bidg Nam	_	MAP/ID(29//50/	at an		Property Location: 45 HEATHER LA