

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
SHEPHERD CAROL L		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
4 FULLIN LA			6 Septic			RES LAND	1-1	379,100	265,370
WILTON, CT 06897						DWELLING	1-3	51,600	36,120
Additional Owners:						RES OUTBL	1-4	900	630
SUPPLEMENTAL DATA									
Other ID: 1228 1		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 5556					Total			431,600	302,120

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
SHEPHERD CAROL L		1620/0261	09/30/2003	Q	I	480,000	WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
RUSCOLL JILL		1125/0322	09/24/1998	Q	I	329,000	00	2018	1-1	265,370	2018	1-1	265,370	2018	1-1	265,370		
		0991/0247	05/22/1996	U	I	0	00	2018	1-3	36,120	2018	1-3	36,120	2018	1-3	36,120		
		0728/0252	09/18/1990	Q	I	0	00	2018	1-4	630	2018	1-4	630	2018	1-4	630		
Total:										302,120	Total:				302,120	Total:		302,120

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
0002/A				

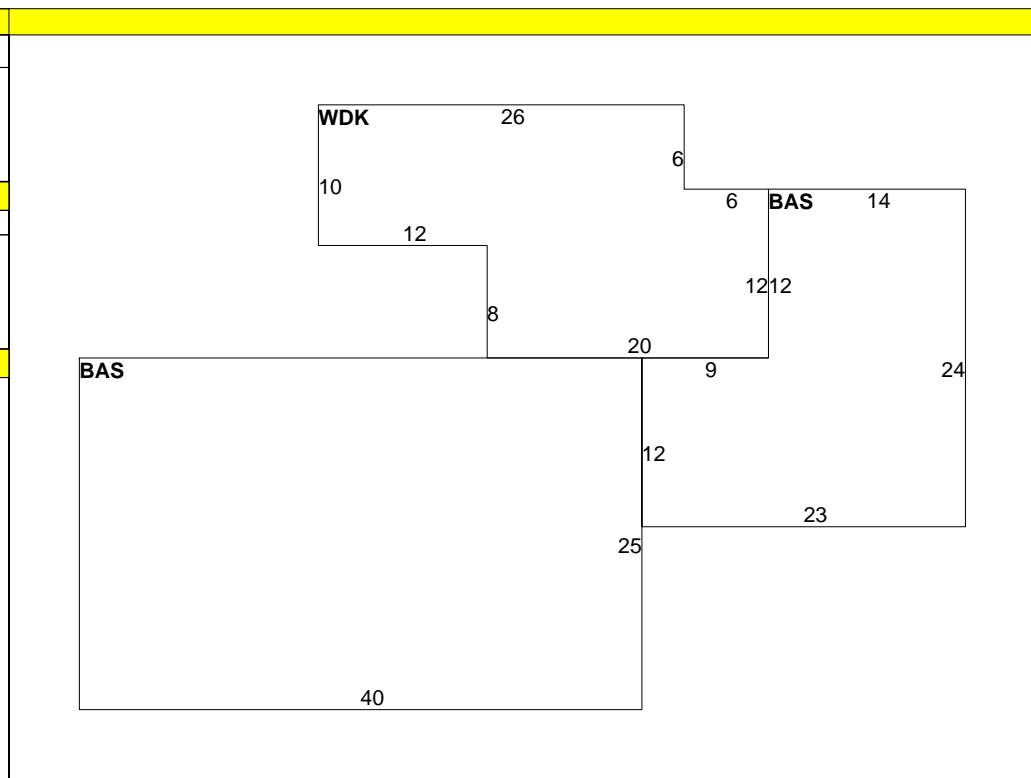
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	51,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	900
Appraised Land Value (Bldg)	379,100
Special Land Value	0
Total Appraised Parcel Value	431,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	431,600

NOTES							
FUNC=NO BSMT							
LL1-TRAF							
WDSTV 1999-FREESTANDING							

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	
015696	09/21/1998		WOODSTVE-FREEST	1,200	11/14/2007	100		CO#00000	11/05/2018			SCS	12	RE LISTING/INTERNET	
									09/22/2017			WG	23	Field Review Change	
									11/14/2007			NS	01	Measur+1Visit	
									10/05/1993			NL	10	Letter no Resp	

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				43,560	SF	9.16	1.0000	5	1.0000	0.95	05	1.00					1.00		379,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential	# of Kitchens			
Grade	02		Below Average				
Occupancy	1			MIXED USE			
Exterior Wall 1	08		Wood on Sheath	Code	Description	Percentage	
Exterior Wall 2				1-1	Residential	100	
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:		56.86	
Interior Wall 1	05		Drywall	Replace Cost		84,614	
Interior Wall 2				AYB		1953	
Interior Flr 1	12		Hardwood	EYB		1983	
Interior Flr 2	14		Carpet	Dep Code		A	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %		34	
Total Bedrooms	03		3 Bedrooms	Functional Obslnc		5	
Total Bthrms	1			External Obslnc		0	
Total Half Baths	0			Cost Trend Factor		1	
Extra Fix				Condition			
Total Rooms	6			% Complete			
Bath Style	02		Average	Overall % Cond		61	
Kitchen Style	02		Average	Apprais Val		51,600	
Elevator				Dep % Ovr		0	
Fireplaces	1			Dep Ovr Comment			
Sauna				Misc Imp Ovr		0	
Spa/Jet Tub				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	90	20.00	2002		0		50	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,444	1,444			82,112
WDK	Wood Deck	0	444			2,502
Ttl. Gross Liv/Lease Area:		1,444	1,888			84,614



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): Piergiuseppe Roma

Property Owner will be represented by: Daniel M. McCabe

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: Daniel M. McCabe, Esquire

Address: 1200 Summer Street, Suite 201C

Stamford, CT 06905

Phone: 203-357-1330

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 109

Lot: 8

Account #: 005116

Property Location: 4 Fullin Lane

Property Type: Residential:

Commercial:

Reason for Appeal:

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

I purchased the subject property 12/5/2019. The property had been on the market for an extended period of time and thus in a serious state of disrepair. Attached is a copy of my Warranty Deed indicating the purchase price was \$304,000.00 which price was arrived at after an arms length negotiating process.

Appellant's estimate of Market Value as of October 1, 2017: \$325,000.00

Appellant's estimate of Assessed Value as of October 1, 2017: \$227,500.00
(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

Piergiuseppe Roma

Printed Name of Signer

RECEIVED

FEB 21 2020

ASSESSOR'S OFFICE

02/21/20

Date Signed

Property 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.

February 14, 2020

To Whom It May Concern:

This letter is to authorize the Town of Wilton Tax office and/or Assessor's office to speak with my attorney concerning the Assessment Appeals Application being filed for the property at 4 Fullin Lane, Wilton, which I own.

Thank you and please advise if you require any further information.,

Sincerely yours,

A handwritten signature in black ink, appearing to read "Piergiuseppe Roma". The signature is written in a cursive style with a large initial "P" and a long horizontal stroke at the end.

Piergiuseppe Roma
4 Fullin Lane
Wilton, CT 06897
(914) 310-1124