

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
KILLEEN SHAWN T & STACEY		4 Rolling	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
53 COLEY RD			6 Septic			RES LAND	1-1	418,200	292,740
WILTON, CT 06897						RES EXCES	1-2	36,200	25,340
Additional Owners:						DWELLING	1-3	1,204,400	843,080
<b>SUPPLEMENTAL DATA</b>									
Other ID: 5537 REV F,5527,2135 F		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: 209					Total			1,658,800	1,161,160

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
KILLEEN SHAWN T & STACEY		2499/0478	08/01/2019	Q	I	1,375,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
HODEL EMILIA & JAMES J		1978/0181	12/21/2007	Q	I	2,250,000	WD	2018	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740
53 COLEY RD LLC		1902/0007	10/11/2006	Q	V	750,000	WD	2018	1-2	25,340	2018	1-2	25,340	2018	1-2	25,340
LAPINE DOROTHY A FAMILY LIMITED		1206/0131	12/30/1999	U	V	0	00	2018	1-3	843,080	2018	1-3	843,080	2018	1-3	843,080
LAPINE, DOROTHY A ETAL		0670/0136	12/08/1988	U	V	0	00	Total:		1,161,160	Total:		1,161,160	Total:		1,161,160

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)	1,204,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	454,400
Special Land Value	0
Total Appraised Parcel Value	1,658,800
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>1,658,800</b>

NOTES									
1-4 & 1-5 FIX BTH									
SINK IN LAUNDRY									
1 FULL BATH IN FBM									
WET BAR IN FBM									

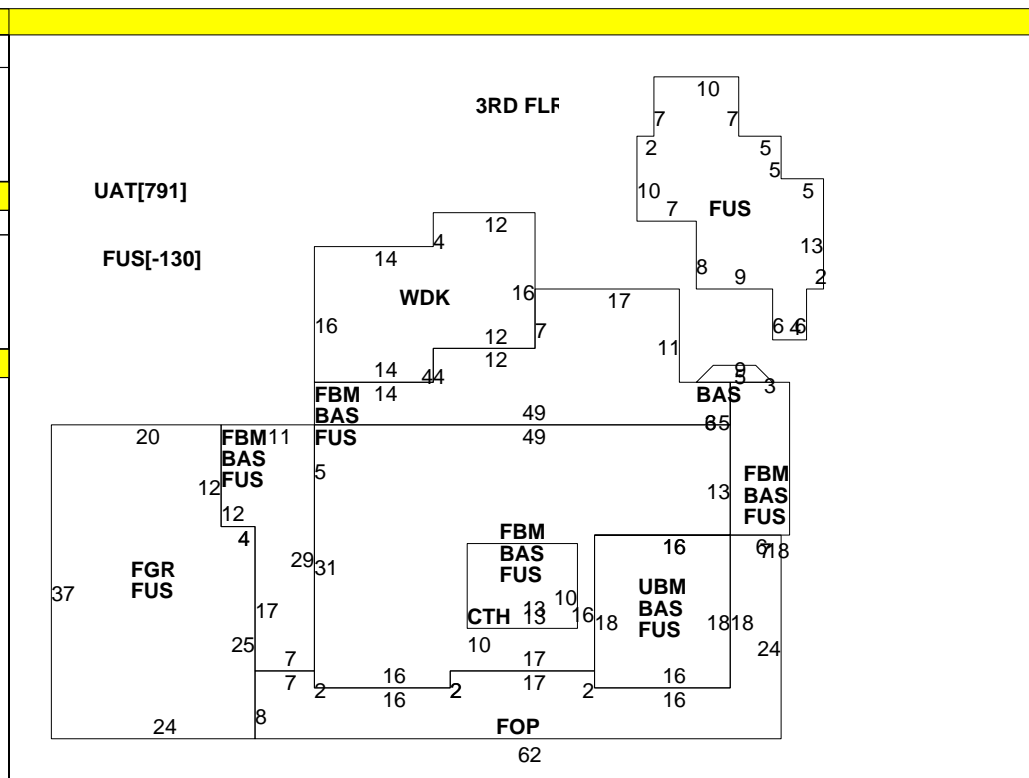
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
020344	02/17/2010		FBM W/BATH	40,000		100	06/21/2019	CO#11791 BLDG	10/02/2017			WG	22	Field Review No Change	
019529	05/10/2007		DWELLING	734,940	09/08/2007	100	12/12/2007	CO#09198	09/15/2017			MM	61	Data Mailer No Change	
									09/08/2007			SA	00	Measur+Listed	
									02/09/1993			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
																Spec Use	Spec Calc				
1	1-1	Residential	R-2				87,120	SF	4.80	1.0000	5	1.0000	1.00	05	1.00				1.00		418,200
1	1-2	Res Excess	R-2				1.81	AC	40,000.00	1.0000	0	1.0000	0.50		0.00	WET			1.00		36,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	08		Excellent ++				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2	21		Stone/Masonry				
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	04		Forced Air				
AC Type	03		Central				
Total Bedrooms	06		6 Bedrooms				
Total Bthrms	6						
Total Half Baths	2						
Extra Fix							
Total Rooms	12						
Bath Style	02		Average				
Kitchen Style	02		Average				
Elevator							
Fireplaces	4						
Sauna							
Spa/Jet Tub	1						
Whirlpool Tub							
Cath. Ceil	130						
<b>MIXED USE</b>				<b>COST/MARKET VALUATION</b>			
				Code	Description		Percentage
				1-1	Residential		100
				Adj. Base Rate:			186.01
				Replace Cost			1,323,485
				AYB			2007
				EYB			2008
				Dep Code			A
				Remodel Rating			
				Year Remodeled			
				Dep %			9
				Functional Obslnc			0
				External Obslnc			0
				Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			91
				Apprais Val			1,204,400
				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	2,356	2,356			438,248	
CTH	Cathedral	0	130			0	
FBM	Basement, Finished	0	2,054			133,744	
FGR	Garage	0	840			54,688	
FOP	Open Porch	0	528			19,717	
FUS	Upper Story, Finished	3,461	3,461			643,792	
UAT	Attic, Unfinished	0	791			14,695	
UBM	Basement, Unfinished	0	288			10,789	
WDK	Wood Deck	0	416			7,813	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>5,817</b>	<b>10,864</b>			<b>1,323,485</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): Shawn and Stacey Killeen

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: Shawn Killeen

Address: 53 Coley Rd.  
Wilton, CT 06897

Phone: \_\_\_\_\_

### Description of Property Being Appealed:

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

Map: 5537 Lot: F Account #: 005631

Property Location: 53 Coley Rd. Wilton

Property Type: Residential:  Commercial:

### Reason for Appeal:

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

Purchased the home on 8/1/19. Applying for  
reassessment based on purchase price of \$1,375,000.

Appellant's estimate of Market Value as of October 1, 2017: \$1,834,300

Appellant's estimate of Assessed Value as of October 1, 2017: \$1,284,010  
(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

Shawn Killeen

Printed Name of Signer

RECEIVED

MAR 11 2020

ASSESSOR'S OFFICE

3/5/20

Date Signed

Resident Home 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.