

Property Location: 53 WARNCKE RD										MAP ID:60/ / 45/ /										Bldg Name:										State Use:1-1																													
Vision ID: 3119										Account #004285										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date:05/15/2020 14:30									
CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT										6161 WILTON, CT <																							

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,876	2,876			364,364
FBM	Basement, Finished	0	1,927			85,391
FGR	Garage	0	823			36,487
FHS	Half Story, Finished	468	669			59,297
FOP	Open Porch	0	200			5,064
FUS	Upper Story, Finished	2,526	2,526			320,023
TQS	Three Quarter Story	849	1,061			107,564
UAT	Attic, Unfinished	0	300			3,800
UBM	Basement, Unfinished	0	949			24,071
WDK	Wood Deck	0	710			8,994
Ttl. Gross Liv/Lease Area:		6,719	12,041			1,015,066

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): JODY KANE & JAYNE KANE

Property Owner will be represented by: HIMSELF

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: JODY KANE

Address: 53 WARNOCKE WILTON CT 06897

Phone: 914 374 3891

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: _____ Lot: _____ Account #: 004285

Property Location: 53 WARNOCKE RD WILTON CT 06897

Property Type:

Residential:

☒

Commercial:

☐

Reason for Appeal:

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

BASED ON 11 ALMOST IDENTICAL COMPARISONS WITH AN AVERAGE ANNUAL TAX
OF \$24,528 AND A MEDIAN OF \$25,462 WE BELIEVE OUR TAXES
SHOULD BE SOMEWHERE WITHIN THIS RANGE

Appellant's estimate of Market Value as of October 1, 2017: \$ 1,256,500.89

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 879,550.62
(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

RECEIVED

03/11/2020
Date Signed

JODY KANE

MAR 12 2020

Home owner

Printed Name of Signer

ASSESSOR'S OFFICE

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.

	House #	Address	Bedrooms	Baths	Sq Ft	Acres	Sale Price	Assessed Value	Taxes	Home Style	Grade	Kitchen	Bathrooms	Other	Zone	Neighborhood
		53 Warncke Rd	5	5	6719	1.90	\$860,000	\$954,170	\$27,229	Colonial	Excellent	Ave	Ave	Pool	R2	05
1		35 Collinswood Rd	5	6	5236	1.80	\$1,005,000	\$656,320	\$18,731	Colonial	ave++	Remodel	Ave	Pool	R2	05
2		66 Chicken St	5	5	5404	2.20	\$915,000	\$710,290	\$20,272	Colonial	Excellent	Remodel	Remodel	n/a	R2	05
3		209 Dudley Rd	5	5	6137	1.00	\$1,025,000	\$722,820	\$20,629	Colonial	ave++	Remodel	Remodel	Shed, Screen Porch, 4 Car	R2	05
4		78 Borglum Rd	5	5	5301	1.00	\$1,230,000	\$801,850	\$22,885	Colonial	Excellent	Ave	Ave	Shed	R1	05
5		23 Appletree Ln	5	4	5351	3.09	\$1,315,000	\$805,980	\$23,003	Colonial	ave++	Remodel	Remodel	Pool, Shed, stable	R2	06
6		109 Cannon Rd	6	6	5556	2.12	\$1,281,568	\$874,230	\$24,885	Antique	Excellent+	Remodel	Ave	Shed, Pool, Generator	R2	05
7		47 Middlebrook Farm Rd	5	5	5588	2.00	\$1,292,500	\$884,590	\$25,246	Colonial	Excellent+	Ave	Ave	Pool	R2	07
8		385 Nod Hill	5	7	6162	2.90	\$1,210,000	\$892,150	\$25,462	Colonial	Excellent+	Remodel	Remodel	Waterfall, Outdoor Kitchen	R2	06
9		107 Keelers Ridge Rd	5	6	4842	2.02	\$1,348,750	\$900,690	\$25,706	Colonial	Excellent++	Remodel	Remodel	Pool	R2	06
10		2 Collinswood Rd	5	5	5112	3.70	\$1,512,500	\$911,330	\$26,009	Colonial	Excellent+	Remodel	Remodel	Pool, Generator, 4 car screen	R2	05
11		27 Wolfpit Ln	5	6	7391	1.06	\$1,385,000	\$931,840	\$26,595	Colonial	Excellent+	Ave	Ave	n/a	R1	04
								Ave	\$826,554	\$23,584						
								Median	\$874,230	\$24,885						

- a) Above are 11 houses that are very similar to our home on 53 Warncke Rd. Based on the field cards, these houses are arguably better than ours.
- b) These houses have a median Assessed Value of \$874,230 and a current tax rate of \$24,885. We believe our house should be assessed and taxed at or near this median rate
- c) If so we believe our Assessed Value should be reduced from \$954,170 to at or near \$874,230 and our current property tax should be at or close to \$24,885 (calc. below)

Our Current Assessed Value	\$954,170.00
Mill Rate	0.0285373
Our Current Taxes	\$27,229.44
Our Appropriate Assessed Value	\$874,230.00
Our Appropriate Tax Amount	<u><u>\$24,885.00</u></u>

Other houses for my own research

Address	Bedroom	Bathroom	Sqft	Sale, or For Sale Price	Tax	Notes
11 Parish Rd	5	5	5,000	\$1,215,000	\$24,667	
1 E Wind Ln	5	5	6,029	1,189,000	\$22,305	
43 Quail Ridge Rd	5	6	6,200	1,299,000	\$22,012	
18 Banks Dr	6	7	8,178	1,095,000	\$26,267	
640 Nod Hill Rd	6	6	6,083	754,587	\$18,496	
70 Saint Johns Rd	5	7	6,425	864,000	\$23,184	
87 Charter Oak Dr	6	7	5,582	1,190,000	\$23,049	
21 Wolfpit Ln	5	6	7,274	1,450,000	\$25,947	
212 Wolfpit Rd	5	7	7,085	1,525,000	\$26,894	
189 Nod Hill Rd	6	7	6,100	1,775,000	\$26,159	
130 Branch Brook Rd	5	7	6,607	2,300,000	\$26,351	
190 Catalpa Rd	6	7	4,000	1,200,000	\$26,103	
77 Nod Hill	7	5	6,066	4,400,000	\$25,066	
312 Nod Hill	5	5	5,988	1,325,000	\$23,604	
314 Nod Hill	6	5	4,295	1,395,000	\$23,128	
407 Nod Hill	5	6	5,734	1,605,000	\$23,910	
95 Grumman Hill Rd	5	6	6,498	1,390,500	\$19,688	

150 Cannon Rd	5	6	7,472	1,255,000	\$25,774	
269 Sturges Ridge Rd	5	6	6,435	1,200,000	\$26,705	
34 Wildwood Rd	4	4	6,258	1,349,000	\$22,745	
203 Middlebrook Farm I	6	7	6,995	1,050,000	\$24,655	
1 E Wind Ln	5	5	6,029	1,189,000	\$22,305	
11 Parish Rd	5	5	5,000	1,215,000	\$24,667	
31 Branch Brook Rd	5	6	4,437	1,100,000	\$20,370	
285 Belden Hill Rd	5	6	5,366	1,095,000	\$25,034	
65 E Meadow Ln	5	6	5,829	1,089,000	\$21,297	
43 Quail Ridge Rd	5	6	6,200	1,299,000	\$22,012	
16 Overidge Ln	5	5	5,247	939,000	\$15,749	
111 Old Kingdom Rd	5	6	6,934	1,299,500	\$21,996	
183 Westport Rd	7	8	8,384	1,400,000	\$27,278	
28 Antler Ln	5	6	5,300	1,399,000	\$15,924	
38 Old Nursery Dr	5	6	5,993	749,000	\$19,902	
89 Grumman Hill Rd	5	6	5,801	1,225,000	\$26,205	
18 Banks Dr	6	7	8,178	1,095,000	\$26,267	
165 Scarlet Oak Dr	5	6	5,244	1,029,000	\$17,760	
26 Hickory Hill Rd	5	6	5,889	950,000	\$16,845	
24 Broad Axe Ln	5	5	5,770	1,029,900	\$20,833	
21 Lee Allen Ln	5	6	5,725	1,875,000	\$18,194	
149 Pipers Hill Rd	5	5	5,680	989,000	\$18,466	
6 Ruscoe Rd	5	6	5,375	995,000	\$22,873	
640 Nod Hill Rd	6	6	6,083	754,587	\$18,496	
334 New Canaan, Rd	6	5	5,095	856,451	\$22,860	
70 Saint Johns Rd	5	7	6,425	864,000	\$23,184	
32 Shadow Ln	5	6	5,635	900,000	\$24,225	
44 Middlebrook Farm R	7	5	5,621	975,000	\$22,695	
121 Linden Tree Rd	5	6	5,665	1,040,000	\$19,916	
16 Coley Rd	5	6	6,000	1,055,683	\$20,451	
110 Old Belden Hill Rd	5	7	5,438	1,095,000	\$22,485	
134 Cedar Rd	5	7	5,200	1,100,000	\$25,536	
151 Skunk Ln	5	6	5,143	1,100,000	\$16,744	
87 Charter Oak Dr	6	7	5,582	1,190,000	\$23,049	
312 Chestnut Hill Rd	5	5	5,939	1,200,000	\$25,280	
1 Tito Ln	5	6	5,964	1,275,000	\$22,465	full in-law suite with separate kitchen, bedroom, and bath
109 Cannon Rd	6	6	5,556	1,282,500	\$24,885	9 fireplaces, 4-bay garage, game room & loft apt
47 Middlebrook Rd	5	5	5,588	1,292,500	\$25,246	Pool Multiple fireplaces
28 Hanford Ln	5	7	5,013	1,300,000	\$26,635	3 full floors brand new kitchen large flat land
27 Wolfpit Ln	5	6	7,391	1,385,000	\$26,595	2012 build 4 finished floors gym media room
21 Wolfpit Ln	5	6	7,274	1,450,000	\$25,947	
168 Linden Tree Rd	5	6	5,310	1,460,000	\$23,520	40ft pool, media room
212 Wolfpit Rd	5	7	7,085	1,525,000	\$26,894	2010 large flat backyard
189 Nod Hill Rd	6	7	6,100	1,775,000	\$26,159	3.5 acres 2 story library in law apt sun room screen porch play room sauna
130 Branch Brook Rd	5	7	6,607	2,300,000	\$26,351	
149 Pipers Hill Rd	5	5	5,680	989,000	\$18,466	
190 Catalpa Rd	6	7	4,000	1,200,000	\$26,103	
183 Catalpa Rd	5	6	5,266	1,600,000	\$23,011	media room, game room putting green, pool hot tub basketball court soccer field 4 car garage
15 Richdale Dr	5	5	5,000	1,250,000	\$19,856	
36 Warncke Rd	6	5	4,182	872,000	\$17,876	pool in law suite
46 Hemmelskamp Rd	6	5	4,358	1,500,000	\$22,895	

167 Olmstead Hill Rd	6	4	5,395	1,156,000	\$24,103	
75 Deforest Rd	6	6	5,173	1,175,000	\$22,871	
93 Deforest Rd	5	6	5,536	1,375,000	\$21,916	
16 Deacons Ln	7	5	5,493	331,875	\$24,957	
25 Deacons Ln	7	5	4,412	1,690,000	\$22,439	
274 Ridgefield Rd	6	5	4,667	2,050,000	\$23,846	3 finished levels custom kitchen elevator
64 Nod Hill Rd	5	5	6,000	1,812,500	\$25,758	
77 Nod Hill	7	5	6,066	4,400,000	\$25,066	
312 Nod Hill	5	5	5,988	1,325,000	\$23,604	
314 Nod Hill	6	5	4,295	1,395,000	\$23,128	
407 Nod Hill	5	6	5,734	1,605,000	\$23,910	3.3 Acres pool remodeled 1999
97 Grumman Hill Rd	5	6	5,300	1,350,000	\$20,290	
95 Grumman Hill Rd	5	6	6,498	1,390,500	\$19,688	All 5 bedrooms on Second floor
3 E Wind Ln	6	5	4,927	1,173,759	\$20,755	
9 High Ridge Rd	5	5	5,386	1,350,000	\$22,469	
39 W Meadow Rd	6	5	5,201	735,000	\$18,110	
38 W Meadow Rd	5	7	5,320	1,789,000	\$24,177	
2 E Meadow Rd	5	6	5,143	900,000	\$25,636	Large sunroom, pool
134 Cedar Rd	5	7	5,200	1,100,000	\$25,536	
65 Sturges Ridge Rd	5	6	5,202	1,776,000	\$22,949	
88 Liberty St	5	6	4,605	1,425,000	\$25,346	
12 Tevla Rd	5	6	4,980	1,800,000	\$20,623	
9 Kingdom Ridge Rd	7	6	4,425	1,004,007	\$21,952	
33 Cannon Rd	6	5	5,208	853,000	\$16,774	
150 Cannon Rd	5	6	7,472	1,255,000	\$25,774	
165 Cannon Rd	5	6	5,695	1,100,000	\$23,017	
159 Cannon Rd	5	6	4,800	1,250,000	\$25,074	Brand new
176 Cannon Rd	5	7	4,687	848,125	\$15,453	
41 Quail Ridge Rd	5	6	4,896	1,050,000	\$16,710	Completely rebuilt in 2004 bonus room, plus 680 sq ft
47 Quail Ridge Rd	5	5	6,545	1,550,000	\$21,754	
74 Saint John's Rd	5	5	4,746	1,625,000	\$21,732	
269 Sturges Ridge Rd	5	6	6,435	1,200,000	\$26,705	
34 Wildwood Rd	4	4	6,258	1,349,000	\$22,745	
203 Middlebrook Farm I	6	7	6,995	1,050,000	\$24,655	