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						15/2020 14:3	30									
	CURRENT OWNER TOPO. UTILITIES			ES	STRT./ROAD LOCATION						CURRENT ASSESSMENT															
KANE J					1 Level		5 W	ell	1	Paved							ription	Code		praised Value	_	ssed Valu			د د د	
KANE JA 53 WAR					6 Septic					\prod			RES I	AND	·	1-1		418,20	00		,740		6161	m.		
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WILTON, CT 06897 Additional Owners:				SUPPLEM			PLEM	ENTAL DAT	[A				RES OUTBL			1 .		11,00			,020					
Addition	ai O	whers:			Other I		5286,28	3 .		Legal Notes																
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					Legal N		432			Call Back	,													V J	ISIO	
					Legal N																					
					GIS ID:	3119				ASSOC PI	D #							Total	al	1,363,10	0	954	,170			
		RECOR	D OF OV	VNERSH.	IP .		BK-VC	OL/PAGI	E SA	LE DATE	q/u v/	i S	SALE PRICE	V.C.				PRE	<i>VIOU</i>	IS ASSESSA	MENTS ((HISTO	RY)			
KANE J								1/01417		09/19/2019			860,00	0 14	Yr.	Code	Assesse	ed Value			sessed Va			Code	Assessed V	
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HOFFM.	AN.	JOHN R	& PAMEI	AS			130	7/0243		08/31/2001	ŬΙ	7	.,,,,	0 QT				,000	"10			,020				,,500
HOFFM	AN,	JOHN R	+ PAMEI	AS			105	5/0050		08/20/1997	U	/	•	00												
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Year	1	<i>Туре</i>	D	escription			Amoun	et (Code	Descript	ion	_	Number	Ai	nount	C	Comm. Int.									
																				/ DDD / 1	CED T	T TITL C	773 4°	A DT		
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					T	otal:												Appraised	Bldg.	. Value (Car	d)				9	903,400
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NE	BHD	/ SUB		NBHD	Name			reet Index			Tracii	ng	T		Batc	:h				L) Value (B)	•					41,500
0001/A														Value (Bldg	•			418,200								
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WET-BA	\R							11011										Special La	nu Vä	arue						U
XTRA S																		Total Appr	aised	Parcel Valu	ie				1,	363,100
1-5 FIX 1																		Valuation 1	Meth	od:						C
TQS 106	1=3	KD FLR																Adjustmen	t:							0
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							BUILD	ING PE	RMIT	RECORD										VIS	IT/ CHA	NGE H	IST	ORY		
Permii	t ID	Issue	e Date	Туре	Descrip	tion	DUILD.	Amo		Insp. Date	%	Con	np. Date Co	тр.	Comme	ents		Dat	e	Type	IS	ID I	Cd.		Purpose/Resui	lt
0186	09	11/08	3/2004		FIN.3R	D FLR	W/BATI		50,000	0 05/23/2005		100	,	т.				02/11/20	19	71-		MG	12	RE LIS	STING/INTE	ERNET
0184			5/2004		I/G PO				60,000	0 05/23/2005		100	11/05/3	004	COTIO	0027		09/25/20				WG			Leview No Ch	
0182	20	01/14	1/2004		DWEL	LING			ουδ,47.	3 11/18/2004	'	100	11/05/20	UU4	CU#08	027		08/01/20 11/18/20	17 04			GS DL	00	Data M	Iailer No Cha r+Listed	ange
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B Use	.		Use		П					Init I.			Acre C.	ST.						Special P	ricing	S Ad				
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1 1-1	R	esidential		R-2			8'	7,120 SF	1	4.80 1.00	000 5		1.0000 1.00	05	1.00							1.0	00		4	418,200
																										440
				To	otal Car	d Land	Units:	2.00	AC	Parcel Total	Land	Area	a:p2 AC									T	otal	Land Va	alue:	418,200

Property Lo	ocation: 5	3 WARNCKE RD				M	AP ID: 60//	45//	Bldg N	Name:		State Use: 1-1
Vision ID:			Acco	unt #0042	35			Bldg #:	1 of 1 Sec #:	1 of 1 Car	rd 1 of 1	Print Date: 05/15/2020 14:30
		CUCTION DETAIL	110	CONS	TRUCT	TON D	ETAIL (CO	NTINUED)		<u> </u>	<u>-</u>	
Element		Ch. Descripti	ion	Elemen		d. Ch.		scription				
Style	03	Colonial							FUS[-128]	TQS[1061]		
Model	01	Residential		# of Kitchen	s				UAT[300]			
Grade	06	Excellent							OAT[000]			
Occupancy	. 1			a 1	-		ED USE					
Exterior Wall		Clapboard		Code 1-1 Re	<i>Des</i> sidential	cription		Percentage 100	_		27 3	
Exterior Wall Roof Structur		Stone/Masonry Gable/Hip		1-1	siuciitiai			100	W	VDK 29	Q	
Roof Cover	03	Asphalt Shngl.							8	<u>∕_60</u> 22 WDK 23 121 <u>¶</u>	6 6 16	
Interior Wall	1	Drywall							Y	FUS 99	BAS 15 77 13	
Interior Wall		21, ,,,,,,,,			COST/	MARKI	ET VALUAT	TION		30	3 29	
Interior Flr 1	12	Hardwood		Adj. Base R	ate:		126.69			AS BAS		
Interior Flr 2									6 13 6FU	. 00		
Heat Fuel	02	Oil		Replace Cos	t		1,015,060)	UBM 46	3 9	27	
Heat Type	04	Forced Air		AYB	•		2004	•	BAS	3737		
AC Type	03	Central		EYB			2006		16 1416 FOR 14	3737	20	
Total Bedroo		5 Bedrooms		Dep Code			A		FOP 14		FGR 20 FGR 7FUS 20 772	
Total Bthrms				Remodel Ra Year Remod					10 1410		FGR 24	
Total Half Ba Extra Fix	aths 2			Dep %	eieu		11			14 28 FOP _	FHS	
Total Rooms	15	15 Rooms		Functional C	bslnc		0			5 12 5	1627	
Bath Style	02	Average		External Obs			0				27	
Kitchen Style		Average		Cost Trend I	actor		1				21	
Elevator				Condition % Complete							25	
Fireplaces	3			% Complete Overall % C			89					
Sauna				Apprais Val			903,400		1	HT.		
Spa/Jet Tub	1 1			Dep % Ovr	mm om t		0				of the control of the	
Whirlpool Tu				Dep Ovr Co: Misc Imp O			0					Contration Service
Cath. Ceil	128			Misc Imp O		ent						
				Cost to Cure			0					
				Cost to Cure	Ovr Cor	nment						· Ac
	OB-OUTB	BUILDING & YARD	ITEMS(L)	/ XF-BUII	DING	EXTRA	FEATURE	ES(B)		V. 3/		+aki
	Description	Sub Sub Descript				Dp Rt						
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WHL2 Wh	irlpool Spa			500.00 20	05	ŏ	95	3,300				1 1
									4	A		
									To the state of th			
									The state of the s			
		BUILDING :	SIIR_A DE A	SIIMMA	V SEC	TION						
Code	1		SUB-AKE A Living Area			Area	Unit Cost	Undeprec. Value				
	First Floor		2,876			500	2 0.001	364,368				
FBM	Basement, I	inished		1,9	27			85,391		9135-6		
	Garage	Finished	446		23 69			36,487 50,202				THE PARTY OF THE P
	Half Story, Open Porch		468		69 00			59,292 5,068		THE LAND THE		
FUS	Upper Story	y, Finished	2,526	2,5	26			320,025				
	Three Quar		849	1,0	61			107,562		William Control		
	Attic, Unfin Basement, U		0	1	00 49			3,801		AND THE REAL PROPERTY.	THE PARTY NAMED IN	
	Basement, t Wood Deck		(10			24,072 8,995			of some of the second	
		oss Liv/Lease Area:	6,719					1,015,060				

WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE





Pursuant to CT General Statues 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 KAME
Address: 53 WARNCHE 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 WARNCHE RD WILTON CT 06897
Property Type: Residential: Commercial:
Reason for Appeal:
Reason for Appeal: Describe your reason for appeal: (Attach additional pages if necessary)
Describe your reason for appeal: (Attach additional pages if necessary)
Describe your reason for appeal: (Attach additional pages if necessary) BASED ON 11 ALMOST IDENTICAL COMPARISONS WITH AN AVERAGE ANNUAL TAX
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
Describe your reason for appeal: (Attach additional pages if necessary) BASED ON 11 ALMOST IDENTICAL COMPARISONS WITH AN AVERAGE ANNUAL TAX
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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)
Describe your reason for appeal: (Attach additional pages if necessary) BASED ON 11 ALMOST 10ENTICAL 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)
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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.

H	House							Assessed								Neighbor
	#	Address	Bedrooms	Baths	Sq Ft	Acres	Sale Price	Value	Taxes	Home Style	Grade	Kitchen	Bathrooms	Other	Zone	hood
	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 scree	n 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	•	•					

\$24,885

\$874,230

- 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

Median

 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
 \$24,885.00

Other houses for my own research

Address	Bedroom	Bathroon	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	
34 Wildwood Rd	4	4	6,258	1,349,000 \$22	
203 Middlebrook Farm I	6	7	6,995	1,050,000 \$24,	
1 E Wind Ln	5	5	6,029	1,189,000 \$22	
11 Parish Rd	5	5	5,000	1,215,000 \$24,	
31 Branch Brook Rd	5	6	4,437	1,100,000 \$20,	
285 Belden Hill Rd	5	6	5,366	1,095,000 \$25,	
65 E Meadow Ln	5	6	5,829	1,089,000 \$21,	
43 Quail Ridge Rd	5	6	6,200	1,299,000 \$22,	
16 Overidge Ln	5	5	5,247	939,000 \$15,	
111 Old Kingdom Rd	5	6	6,934	1,299,500 \$21,	
183 Westport Rd	7	8	8,384	1,400,000 \$27,	
28 Antler Ln	5	6	5,300	1,399,000 \$15,	
38 Old Nursery Dr	5	6	5,993	749,000 \$19	
89 Grumman Hill Rd	5	6	5,801	1,225,000 \$26,	
18 Banks Dr	6	7	8,178	1,095,000 \$26	
165 Scarlet Oak Dr	5	6	5,244	1,029,000 \$17,	
26 Hickory Hill Rd	5	6	5,889	950,000 \$16	
24 Broad Axe Ln	5	5	5,770	1,029,900 \$20,	
21 Lee Allen Ln	5	6	5,725	1,875,000 \$18,	
149 Pipers Hill Rd	5	5	5,680	989,000 \$18,	
6 Ruscoe Rd	5	6	5,375	995,000 \$22,	
640 Nod Hill Rd	6	6	6,083	754,587 \$18,	
334 New Canaan, Rd	6	5	5,095	856,451 \$22,	
70 Saint Johns Rd	5	7	6,425	864,000 \$23,	
32 Shadow Ln	5	6	5,635	900,000 \$24,	
44 Middlebrook Farm Ro	7	5	5,621	975,000 \$22,	
121 Linden Tree Rd	5	6	5,665	1,040,000 \$19	
16 Coley Rd	5	6	6,000	1,055,683 \$20,	
110 Old Belden Hill Rd	5	7	5,438	1,095,000 \$22,	
134 Cedar Rd	5	<i>,</i> 7	5,200	1,100,000 \$25,	
151 Skunk Ln	5	6	5,143	1,100,000 \$25,	
87 Charter Oak Dr	6	7	5,582	1,190,000 \$13,	
312 Chestnut Hill Rd	5	5	5,939	1,200,000 \$25,	
1 Tito Ln	5	6	5,964		465 full in-law suite with separate kitchen, bedroom, and bath
109 Cannon Rd	6	6	5,556		885 9 fireplaces, 4-bay garage, game room & loft apt
47 Middlebrook Rd	5	5	5,588		246 Pool Multiple fireplaces
28 Hanford Ln	5	7	5,013		635 3 full floors brand new kitchen large flat land
27 Wolfpit Ln	5	6	7,391		595 2012 build 4 finished floors gym media room
21 Wolfpit Ln	5	6	7,331	1,450,000 \$25,	9.
168 Linden Tree Rd	5	6	5,310		520 40ft pool, media room
212 Wolfpit Rd	5	7	7,085		894 2010 large flat backyard
189 Nod Hill Rd	6	7	6,100		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,	
149 Pipers Hill Rd	5	5	5,680	989,000 \$18,	
190 Catalpa Rd	6	5 7	4,000	1,200,000 \$16,	
183 Catalpa Rd	5	6	5,266		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 \$25,	
36 Warncke Rd	6	5	4,182		876 pool in law suite
46 Hemmelskamp Rd	6	5	4,162	1,500,000 \$22,	·
40 Hellilleiskallip Nu	U	J	4,330	1,300,000 \$22,	023

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 F	6	7	6,995	1,050,000 \$24,655