

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
FOGARTY JAMES		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
59 MUSKET RIDGE RD			6 Septic			RES LAND	1-1	418,200	292,740
WILTON, CT 06897		SUPPLEMENTAL DATA Other ID: 2231 33 Taxable/Exem 1 Fire Distric 1 Cencus Tract 453 Legal Notes Legal Notes GIS ID: 6610				RES EXCES	1-2	800	560
Additional Owners:						Legal Notes	Legal Notes	Legal Notes	DWELLING
						Total		697,100	487,970

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
FOGARTY JAMES		2335/0079	07/03/2013	Q	I	835,000	WD	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
VAZQUEZ MITCHELL A		2096/0052	01/06/2010	Q	I	950,000	WD	2018	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740	
SIROIS JAMES T & ELAINE D		1128/0259	10/13/1998	U	I	0 00		2018	1-2	560	2018	1-2	560	2018	1-2	560	
DIPRISCO, JANET		1128/0258	10/13/1998	U	I	0 00		2018	1-3	129,710	2018	1-3	129,710	2018	1-3	129,710	
SIROIS, JAMES T		1061/0209	09/29/1997	U	I	0 00											
SIROIS, JAMES T & HENRY		0644/0260	04/29/1988	Q	I	446,000	00										
Total:										423,010	Total:		423,010		Total:		423,010

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)	278,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	419,000
Special Land Value	0
Total Appraised Parcel Value	697,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	697,100

NOTES				

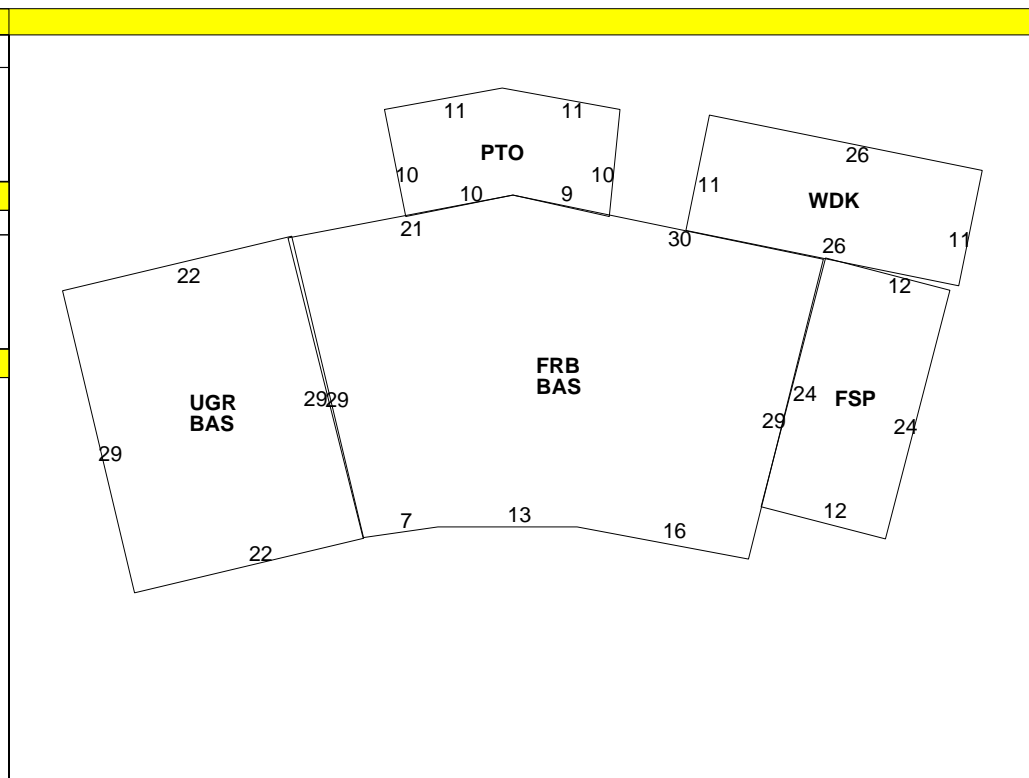
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
19-25262	06/21/2019	EL	Electric	4,175		100		ADD C/A EST COMP 100	09/26/2019			MG	12	RE LISTING/INTERNET	
									09/17/2019			MG	53	Permit - No Visit	
									10/13/2017			WG	22	Field Review No Change	
									07/21/2017			GS	61	Data Mailer No Change	
									08/25/2007			KK	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				0.02	AC	40,000.00	1.0000	0	1.0000	1.00		0.00			1.00		800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	07		Modern/Contemp				
Model	01		Residential	# of Kitchens			
Grade	05		Average ++				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	04		Forced Air				
AC Type	03		Central				
Total Bedrooms	04		4 Bedrooms				
Total Bthrms	3						
Total Half Baths	0						
Extra Fix							
Total Rooms	9						
Bath Style	03		Remodeled				
Kitchen Style	03		Remodeled				
Elevator							
Fireplaces	2						
Sauna							
Spa/Jet Tub	1						
Whirlpool Tub							
Cath. Ceil							
COST/MARKET VALUATION							
Adj. Base Rate:				109.56			
Replace Cost				339,204			
AYB				1976			
EYB				1999			
Dep Code				G			
Remodel Rating							
Year Remodeled							
Dep %				18			
Functional Obslnc				0			
External Obslnc				0			
Cost Trend Factor				1			
Condition							
% Complete							
Overall % Cond				82			
Apprais Val				278,100			
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	1,918	1,918			210,140	
FRB	Basement, Finished Raised	0	1,280			98,168	
FSP	Screen Porch	0	288			7,888	
PTO	Patio	0	208			2,301	
UGR	Garage, Under	0	638			17,530	
WDK	Wood Deck	0	286			3,177	
Ttl. Gross Liv/Lease Area:		1,918	4,618			339,204	



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): JAMES FOGARTY
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: JAMES FOGARTY
Address: 59 MUSKET RIDGE RD
WILTON, CT 06897
Phone: 917 208 3339

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: _____ Lot: _____ Account #: _____
Property Location: 59 MUSKET RIDGE RD, WILTON, CT
Property Type: Residential: Commercial:

Reason for Appeal:

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

No work done to the house in 10 years

- Please schedule evening appointment

Appellant's estimate of Market Value as of October 1, 2017: TBA - Unreached

Appellant's estimate of Assessed Value as of October 1, 2017: _____
(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

J. FOGARTY

RECEIVED

MAR 09 2020

ASSESSOR'S OFFICE

3/9/2020

Date Signed

OWNER

Position of Signer

Printed Name 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.