

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
GEORGEOU STEVEN G & SCHIEFELB2		Above Street	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
63 CANNON RD			6 Septic			RES LAND	1-1	402,000	281,400
WILTON, CT 06897						DWELLING	1-3	220,900	154,630
Additional Owners:		SUPPLEMENTAL DATA							
Other ID:		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back X							
Legal Notes BAA-07-233-D		ASSOC PID#							
GIS ID: 1568							Total	622,900	436,030

VISION

6161 WILTON, CT

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
GEORGEOU STEVEN G & SCHIEFELBEIN		0958/0318	09/01/1995	Q	I	440,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
LOHNEISS, MICHAEL A + NANCY A		0694/0146	08/18/1989	Q	I	345,000	00	2018	1-1	281,400	2018	1-1	281,400	2018	1-1	281,400			
								2018	1-3	154,630	2018	1-3	154,630	2018	1-3	154,630			
								Total:			436,030			Total:			436,030		

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)	220,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	402,000
Special Land Value	0
Total Appraised Parcel Value	622,900
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>622,900</b>

NOTES	
IG 1/2 CRL 12X18=CRL 4TH BEDROOM OFF KITCHEN	

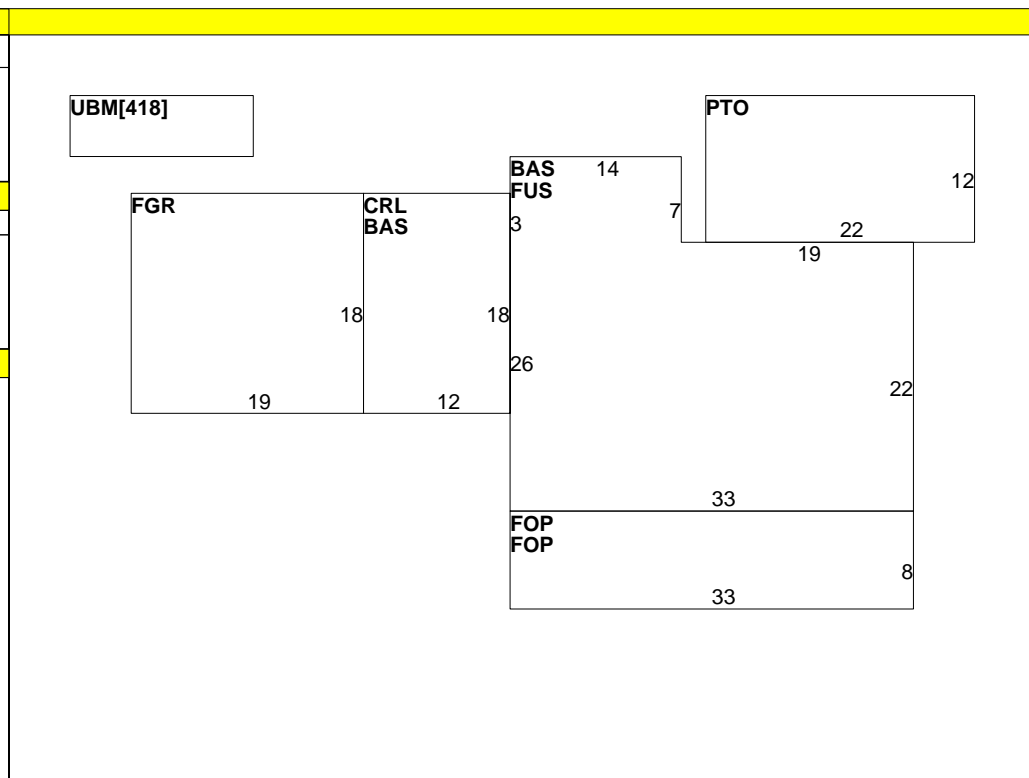
BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									09/28/2017			WG	23	Field Review Change
									07/21/2017			GS	61	Data Mailer No Change
									02/07/2008			JB	44	Hearing No Change
									10/02/2007			DS	01	Measur+1Visit
									04/17/1993			KC	00	Measur+Listed

LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	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				52,272		7.69	1.0000	5	1.0000	1.00	05	1.00					1.00		402,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	04		Average +				
Occupancy	1			<b>MIXED USE</b>			
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2	0			1-1	Residential	100	
Roof Structure	03		Gable/Hip	<b>COST/MARKET VALUATION</b>			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:		135.67	
Interior Wall 1	03		Plastered	Replace Cost		298,471	
Interior Wall 2	05		Drywall	AYB		1936	
Interior Flr 1	12		Hardwood	EYB		1991	
Interior Flr 2	0			Dep Code		G-	
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	05		Hot Water	Year Remodeled			
AC Type	01		None	Dep %		26	
Total Bedrooms	04		4 Bedrooms	Functional Obslnc		0	
Total Bthrms	3			External Obslnc		0	
Total Half Baths	0			Cost Trend Factor		1	
Extra Fix				Condition			
Total Rooms	7			% Complete			
Bath Style	02		Average	Overall % Cond		74	
Kitchen Style	02		Average	Apprais Val		220,900	
Elevator				Dep % Ovr		0	
Fireplaces	2			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	1,040	1,040			141,095	
CRL	Crawl Space	0	216			0	
FGR	Garage	0	342			16,280	
FOP	Open Porch	0	528			14,381	
FUS	Upper Story, Finished	824	824			111,791	
PTO	Patio	0	264			3,527	
UBM	Basement, Unfinished	0	418			11,396	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,864</b>	<b>3,632</b>			<b>298,471</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): Steven G. Georgeou + Schiefelbein

Property Owner will be represented by: Steven Georgeou

**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: Steven Georgeou

Address: 63 Cannon Road  
WILTON CT 06897

Phone: 917 856 0120

### Description of Property Being Appealed:

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

Map: 34 Lot: 25 Account #: 574

Property Location: 63 Cannon Road

Property Type: Residential:  Commercial:

### Reason for Appeal:

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

Based on the current assessment of \$436,030, the market  
value would have to be \$622,900. AT current market  
valuations, the house and property is worth \$560,257 -  
a difference of \$62,643.

Appellant's estimate of Market Value as of October 1, 2017: \$ 577,300

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 404,110  
(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.

Steven Georgeou  
Signature

RECEIVED

03/02/2020

Date Signed

Steven Georgeou  
Printed Name of Signer

MAR 05 2020

Property Owner

Position of Signer

ASSESSOR'S OFFICE

This application MUST be RECEIVED by the Assessor's Office no later than March 20, 2020

EXACT, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED

FAXED ON 03/02/2020 TO 563 0293 - HARD COPY FOLLOWS BY MAIL

# WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

## REAL ESTATE

October 1, 2019 Grand List



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Please complete ALL sections of the application. A separate application is required for each property appeal.

### Owner's Information:

Property Owner(s): Stewan G. Georgeou + Schiefelbein  
Property Owner will be represented by: Stewan Georgeou  
*NOTE: If agent is used a signed authorization form from the property owner is required.*

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Address: 63 Cannon Road  
WILTON CT 06897  
Phone: 917 856 0120

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**RECEIVED**  
**MAR 03 2020**

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# ASSESSMENT APPEAL

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63 Cannon Road

# BACKGROUND

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- Property purchased in 1995 for \$440,000
- Estimate of Market Value, 10/1/2017. is \$577,300 (Zillow)
- Estimate of Assessed Value, 10/1/2017 is \$404,110 (70 percent)
- Map: 34, Lot: 25, Account # 574

# DESCRIPTION OF PROPERTY

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- Colonial built in 1936
- 4 bedrooms/3 baths
- 1864 sq. ft.
- 1.2 acres

# PROPERTY CONDITION

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- Close proximity to Danbury Road
- Close proximity to railroad & power lines
- Significant traffic on Cannon Road since widening of Route 7 — bypass to Routes 57 and 35
- Kitchen & baths predate purchase in 1995
- Fourth bedroom is former maid's room (10.7 ft. x 9.8 ft.)
- Third bath is former maid's bathroom (5.8 ft. x 3.0 ft.)



# ESTIMATED MARKET VALUE

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- Property was informally appraised at \$515,000 to \$525,000 by Berkshire Hathaway in January 2019
- This estimate correlates to an assessment of \$360,500 to \$367,500 (70 percent)
- Recent sales of comparable properties: \$440,000 to \$550,000
- Current market value difficult to determine due to Covid-19

## COMPARISON OF PROPERTY ASSESSMENT DATA WITH 63 CANNON ROAD

	Property Address	Lot Size	Zone	Sq. Footage	Beds	Baths	Building Assessed Value	Land Assessed Value	2018 Total Assessment (1)	2019/2020 Taxes (2)	Tax Variance to 63 Cannon Road	
1	63 Cannon Road	1.2	R-2	1,864	4	3.0	154,630	281,400	436,030	12,443		
2	90 Valeview Road	1.2	R-2	2,060	3	3.0	100,240	280,560	380,800	10,868	-1,575	
3	241 Thunder Lake Road	2.3	R-2	2,152	4	2.5	125,790	300,860	426,650	12,177	-266	
4	258 Newtown Turnpike	1.8	R-2	2,312	4	3.0	113,610	289,450	403,060	11,503	-940	
5	49 Scarlet Oak Drive	2.0	R-2	1,980	4	2.5	147,210	292,740	439,950	12,556	113	
									0			
6	241 Mountain Road	2.1	R-2	2,144	4	2.5	120,610	296,660	417,270	11,909	-534	
		(1) Source: Vision GS										
		(2) Est. taxes from realty sites, official tax records unavailable due to Covid-19										
		Real Estate Sources: MLS, <a href="https://www.realtor.com">realtor.com</a> , <a href="https://www.berkshirehathaway.com">berkshirehathaway.com</a> , <a href="https://www.zillow.com">zillow.com</a>										

# DISCUSSION

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- Comparables versus 63 Cannon Road
- Building valuation relative to #2, 3, 4 and 6
- Land valuation relative to #3,5 and 6
- Based on the above, a re-assessment is requested for your consideration

# ASSESSMENT APPEAL

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- Estimate of Market Value, 10/1/2017. is \$577,300 (Zillow)
- Estimate of Assessed Value, 10/1/2017 is \$404,110 (70 percent)
- Change in Median Value for single family home sales between 2016-2019 — (10.8%) (Connecticut Magazine, April 2020)
- Our property taxes increased from \$10,744 to \$12,442 between 2016 and 2019 — +15.8%

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