

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
KOPROSKI JEFFREY J & ANNE E		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
6 BOAS LA			6 Septic			RES LAND	1-1	418,200	292,740
WILTON, CT 06897						RES EXCES	1-2	1,200	840
Additional Owners:						DWELLING	1-3	371,400	259,980
						RES OUTBL	1-4	13,200	9,240
SUPPLEMENTAL DATA									
Other ID: 2097 5		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back Y							
Legal Notes		ASSOC PID#							
GIS ID: 2573					Total			804,000	562,800

6161
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
KOPROSKI JEFFREY J & ANNE E		0977/0057	01/31/1996	Q	I	307,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
PEGNIM, ELIZABETH M		0444/0137	03/08/1984	Q	I	0	00	2018	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740
								2018	1-2	840	2018	1-2	840	2018	1-2	840
								2018	1-3	259,980	2018	1-3	259,980	2018	1-3	259,980
								2018	1-4	9,240	2018	1-4	9,240	2018	1-4	9,240
								Total:		562,800	Total:		562,800	Total:		562,800

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
0002/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	371,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	13,200
Appraised Land Value (Bldg)	419,400
Special Land Value	0
Total Appraised Parcel Value	804,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	804,000

NOTES

IA
FUNC=MINIMAL BSMT
UBM=360 REST = CRL

1-4 FIX BTH
FHS=LOFT

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	
016640	06/13/2000		2ND FLR ADD+	100,000	11/05/2007	100	01/24/2003	CO#07419	09/22/2017			WG	22	Field Review No Change	
014789	10/07/1996		WOOD STOVE	1,400	11/05/2007	100	10/16/1996	CO#04735	11/05/2007			LG	01	Measur+1Visit	
									10/22/2001			DL	00	Measur+Listed	
									06/09/1993			KC	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				0.03	AC	40,000.00	1.0000	0	1.0000	1.00	0.00				1.00		1,200

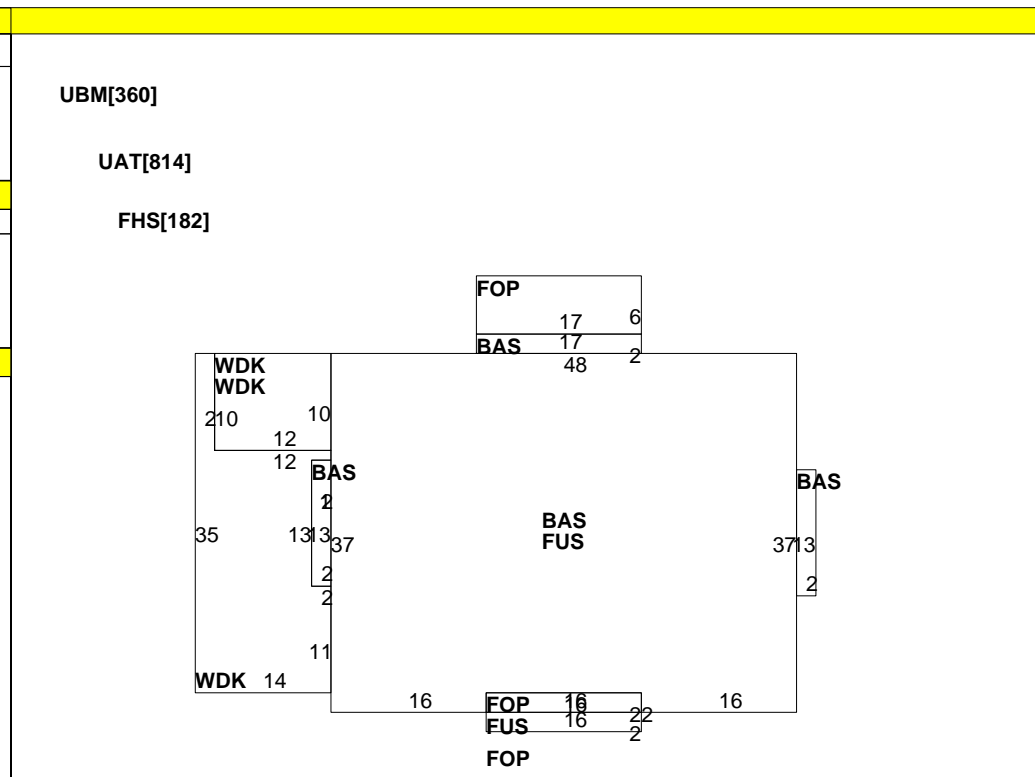
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	05		Average ++				
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:			121.28
Interior Wall 1	05		Drywall	Replace Cost			482,332
Interior Wall 2	07		Pine	AYB			1965
Interior Flr 1	12		Hardwood	EYB			1999
Interior Flr 2	14		Carpet	Dep Code			G+
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	01		None	Dep %			18
Total Bedrooms	03		3 Bedrooms	Functional Obslnc			5
Total Bthrms	3			External Obslnc			0
Total Half Baths	0			Cost Trend Factor			1
Extra Fix				Condition			
Total Rooms	8		8 Rooms	% Complete			77
Bath Style	02		Average	Overall % Cond			
Kitchen Style	02		Average	Apprais Val			371,400
Elevator				Dep % Ovr			0
Fireplaces	1			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
FGR1	Garage			L	572	28.00	2002		0		75	12,000
SHD1	Shed			L	80	20.00	2007		0		75	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,830	1,830			221,943
FHS	Half Story, Finished	127	182			15,403
FOP	Open Porch	0	166			4,002
FUS	Upper Story, Finished	1,776	1,776			215,394
UAT	Attic, Unfinished	0	814			9,824
UBM	Basement, Unfinished	0	360			8,732
WDK	Wood Deck	0	584			7,034
Ttl. Gross Liv/Lease Area:		3,733	5,712			482,332



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): Thomas Turk + Silvia Prandi-Turk

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: Thomas Turk

Address: 6 Boas Ln

Wilton, CT 06897

Phone: 203-667-5296

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 51

Lot: 10

Account #: 004193

Property Location: 6 Boas Ln

Property Type:

Residential:

Commercial:

Reason for Appeal:

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

Overvaluing renovations from 15 years ago. Larger homes with more bedrooms and attached garages pay thousands less in taxes. We are asking for our home assessment to be corrected to properly reflect the valuations of other homes in town.

Appellant's estimate of Market Value as of October 1, 2017: \$600,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$420,000
(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.

Thomas Turk
Signature

RECEIVED

03/13/2020

Date Signed

Thomas Turk
Printed Name of Signer

MAR 13 2020

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.

6 Boas Ln

Overvaluing renovations from 15 years ago. The renovations did not even bring house on par with other 2 story homes that are paying up to \$3000 less a year in taxes. Still only a 3 bedroom home even with added second floor. Other houses with same square footages have 4 bedrooms.. Has a detached garage, most houses have an attached one. No high end finishes were part of renovation for the second floor. Does not have a basement that is finished or can be finished.

There are examples after examples of homes with more square footage, nicer finishes, more bedrooms and the same amount of land that are assessed less than our home. We are asking for our home assessment to be corrected to properly reflect the valuations of the other homes in town for many years past.

Thomas Turk
Silvia Prandi-Turk

6 BOAS LA

Location 6 BOAS LA

Mblu 51 / 10 / /

Acct# 004193

Owner KOPROSKI JEFFREY J & ANNE E

Assessment \$562,800

Appraisal \$804,000

PID 2573

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$384,600	\$419,400	\$804,000
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$269,220	\$293,580	\$562,800

Owner of Record

Turk, Thomas + Silvia Prandi

Owner ~~KOPROSKI JEFFREY J & ANNE E~~

Co-Owner

Address 6 BOAS LA
WILTON, CT 06897

Sale Price ~~\$307,000~~ *\$640,000*

Certificate

Book & Page 0977/0057

Sale Date ~~01/31/1996~~ *1/14/2020*

Instrument 00

June 2020

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KOPROSKI JEFFREY J & ANNE E	\$307,000		0977/0057	00	01/31/1996
PEGNIM, ELIZABETH M	\$0		0444/0137	00	03/08/1984

Building Information

Building 1 : Section 1

Year Built: 1965
 Living Area: 3,733
 Replacement Cost: \$482,332
 Building Percent Good: 77
 Replacement Cost
 Less Depreciation: \$371,400

Building Attributes

Model	Residential
Grade:	Average ++
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	Pine
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Extra Fix	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



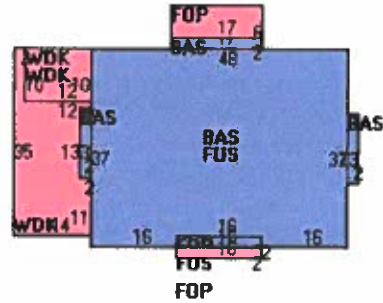
(<http://images.vgsi.com/photos/WiltonCTPhotos/A00100178/21.jpg>)

Building Layout

UBM[360]

UAT[814]

FHS[182]



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/2573_2573.jpg)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,830	1,830
FUS	Upper Story, Finished	1,776	1,776
FHS	Half Story, Finished	182	127
FOP	Open Porch	166	0
UAT	Attic, Unfinished	814	0
UBM	Basement, Unfinished	360	0
WDK	Wood Deck	584	0
		5,712	3,733

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Description Residential
Zone R-2
Neighborhood 05
Alt Land Appr No
Category

Frontage
Depth
Assessed Value \$293,580
Appraised Value \$419,400

detached

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	Garage			572 S.F.	\$12,000	1
SHD1	Shed			80 S.F.	\$1,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$384,600	\$419,400	\$804,000
2018	\$384,600	\$419,400	\$804,000
2018	\$384,600	\$419,400	\$804,000

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$269,220	\$293,580	\$562,800
2018	\$269,220	\$293,580	\$562,800
2018	\$269,220	\$293,580	\$562,800

15 years ago

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*only added 2nd floor.
 still only has 3 bedrooms.
 No high end finishes used
 in renovation.*

Address	Sq footage	Land	Year built	Taxes
6 Boas Ln	3,733	2.03 acres	1965	16,062
37 Millstone Rd	3,032	1.9	1965	12,404
121 Thunder Lake Rd	3,130	2.05	1978	12,782
7 Wild Duck Rd	3,138	2	1973	14,590
55 Hickory Hill Rd	3,200	2.17	2019	7,821
24 Overidge Ln	3,202	2.02	1974	14,310
189 Westport Rd	3,285	1.24	1997	14,852
113 Millstone Rd	3,294	1.6	1946	11,344
27 Spectacle Ln	3,256	3.23	1978	13,323
250 Catalpa Rd	3,351	2.21	1974	14,642
254 Olmstead Hill Rd	3,384	1.8	1980	13,941
294 Cannon Rd	3,566	2.01	1972	14,162
71 Charter Oak Dr	3,567	2.07	1977	14,776
22 Sharp Hill Rd	3,676	1	1964	13,567
28 Mountain Rd	3,719	1.54	1900	10,770
5 Dark Pond Trl	3,762	1 acre	1993	15,415
55 Old Driftway	3,760	2.05	1977	15,385
66 Cedar Rd	3,688	2.36	1774	14,110
47 Spoonwood Rd	3,919	2.05	1956	12,117
5 Little Brook Rd	3,987	2.24	1960	13,371
50 Honey Hill Rd	3,926	2.64	1919	16,244
18 Forest Ln	4,046	1.32	1990	16,132
66 Pipers Hill Rd	4,100	2.04	1971	14,003
42 Thunder Lake Rd	4,218	2	1983	13,877
63 Old Kingdom Rd	4,250	2.04	1955	14,702
42 Pin Old Ln	4,274	2.01	1966	15,089
8 Wilton Woods Rd	4,287	2.1	1954	15,601
22 McFadden Dr	4,333	1.25	1959	15,535
15 Fullin Ln	4,500	2.25	2018	9,619
22 Crown Pond Ln	4,564	1	2000	14,194
267 Westport Rd	4,591	2 acres	1890	16,132
28 Hulda Hill Rd	4,812	2.01	1979	13,104
185 Old Boston Rd	4,824	1.29	1981	16,084
200 Belden Hill Rd	4,980	2	2019	11,112
30 Raymond Ln	5,059	2.72	1956	16,873
17 Hickory Hill Rd	5,164	2.18	1983	15,693
28 Calvin Rd	5,201	2.01	1978	16,180
16 Overidge Ln	5,247	2.44	1935	15,749
10 Topfield Rd	5,261	2.08	1957	15,906
28 Antler Ln	5,300	2.4	1977	15,924
94 Turtlehead Rd	5,310	1	1994	15,473
26 Hickory Hill Rd	5,889	1.81	1982	16,845

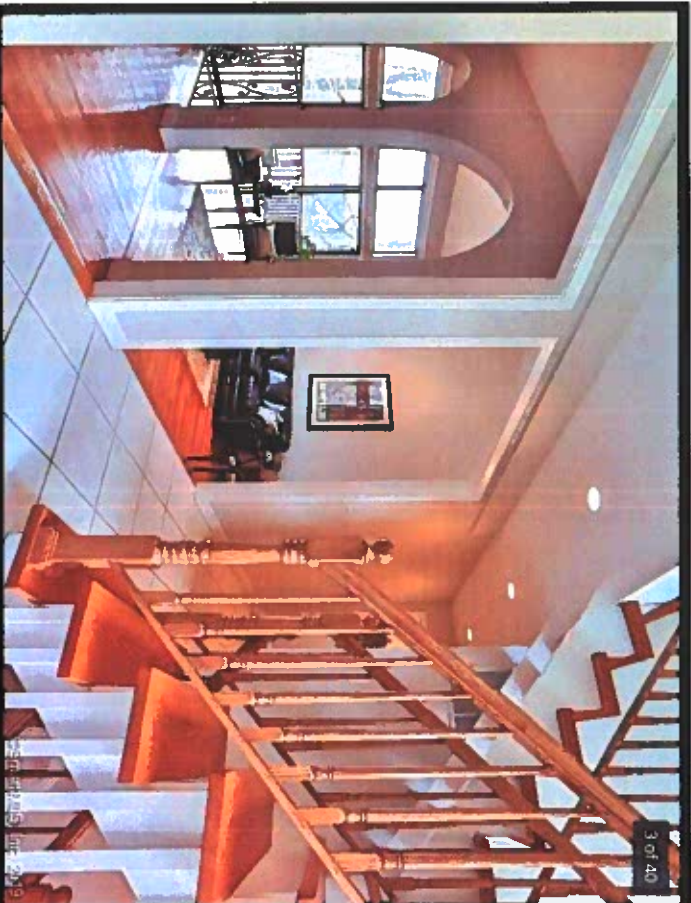
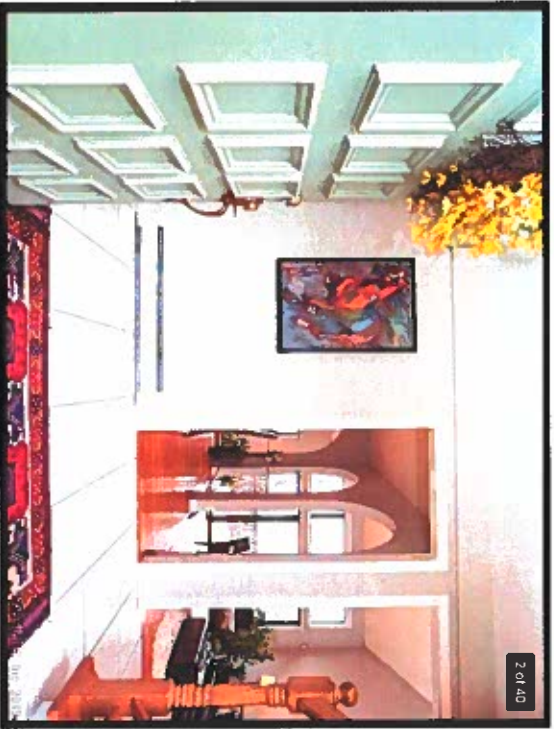
28 HULDA HILL RD, WILTON (photos available at Zillow.com)



1 of 40

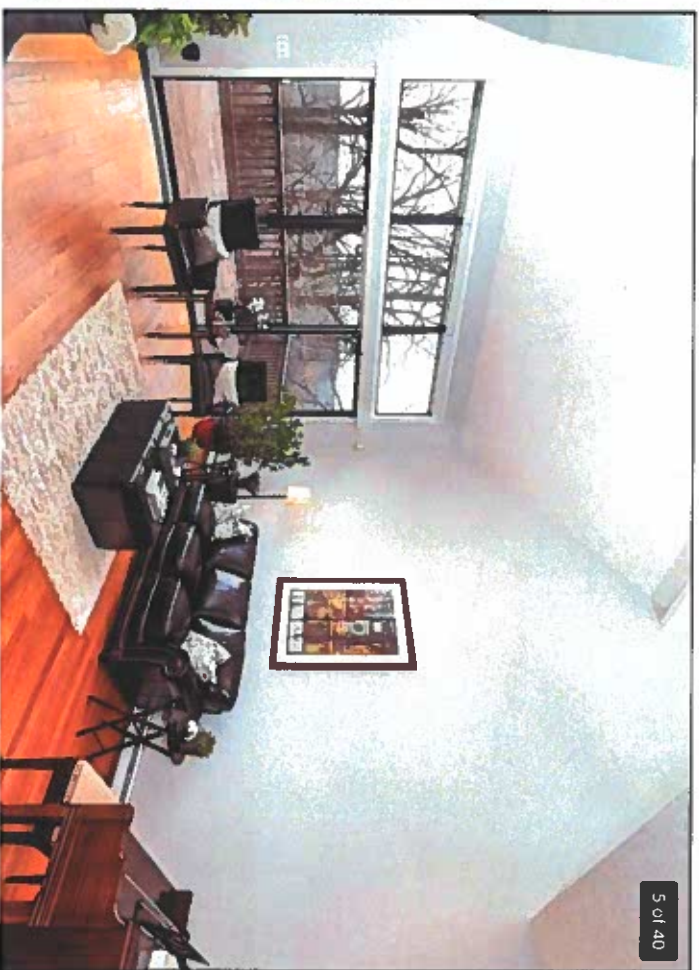
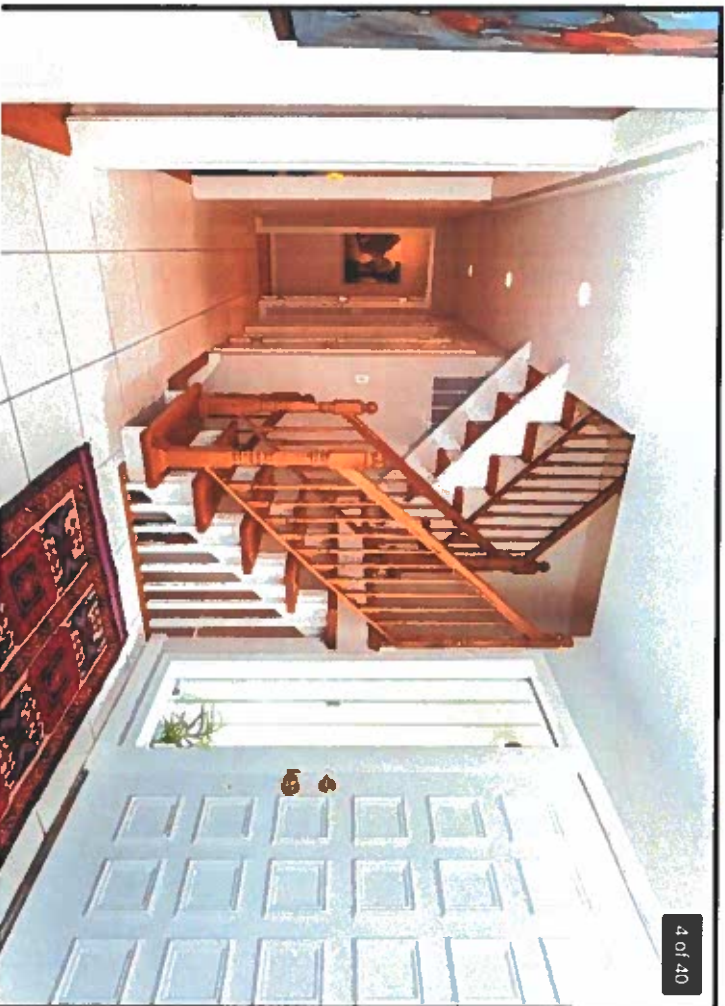
Sold: \$610,000 (4 beds, 4 baths, 4,812 sqft)

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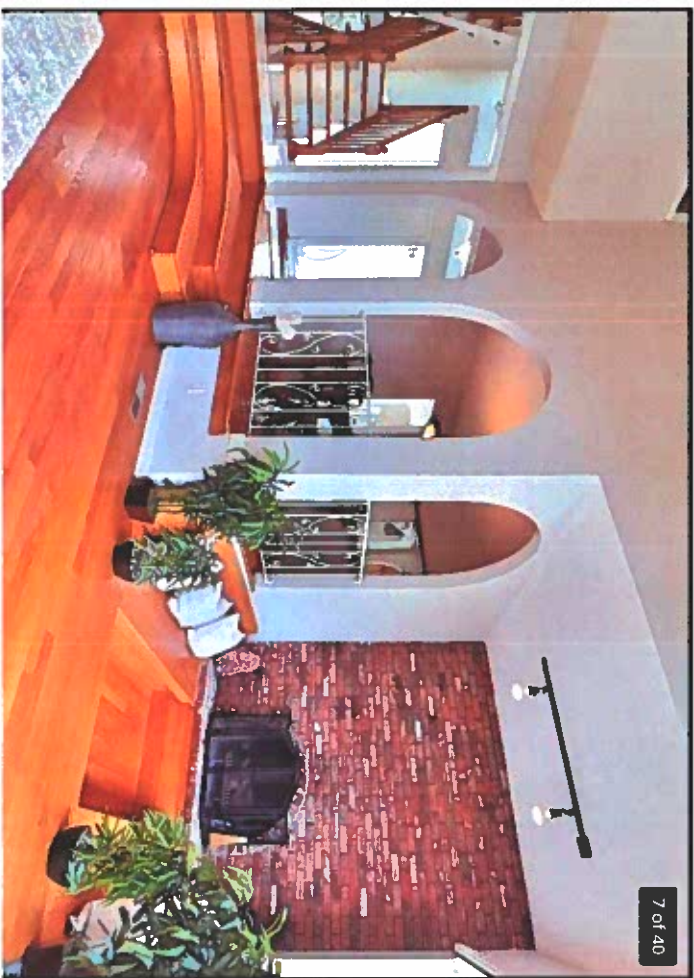


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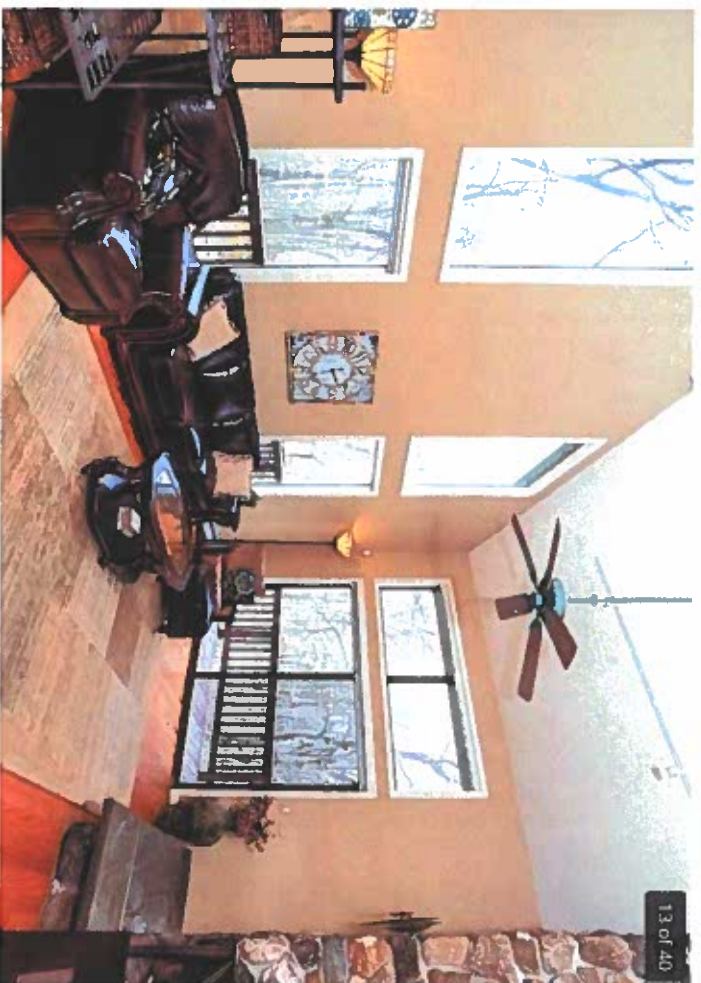
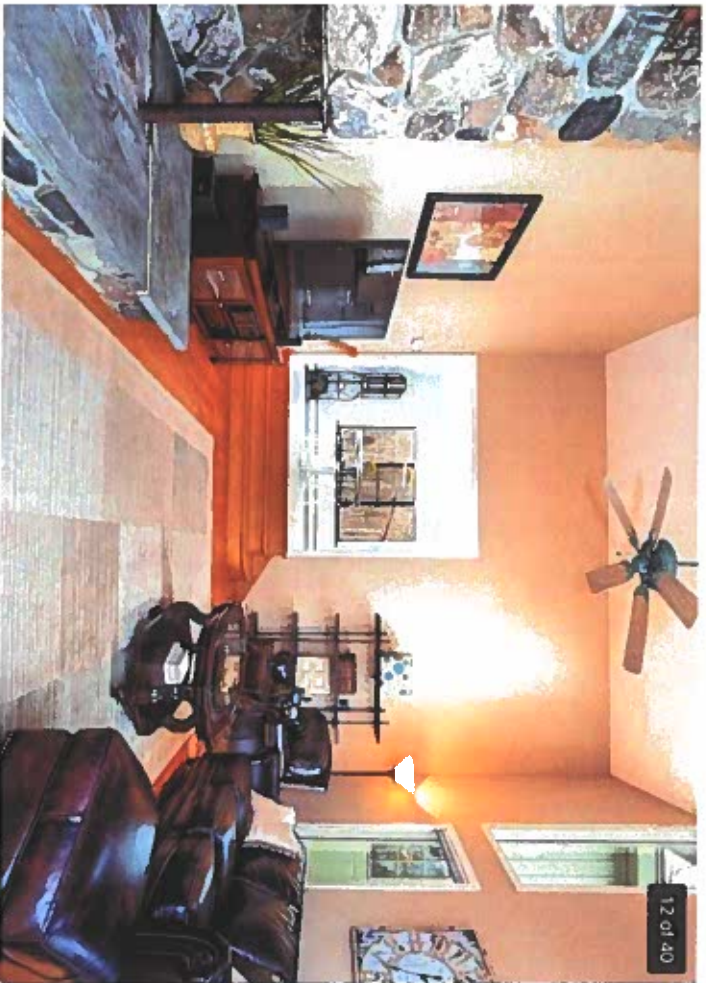
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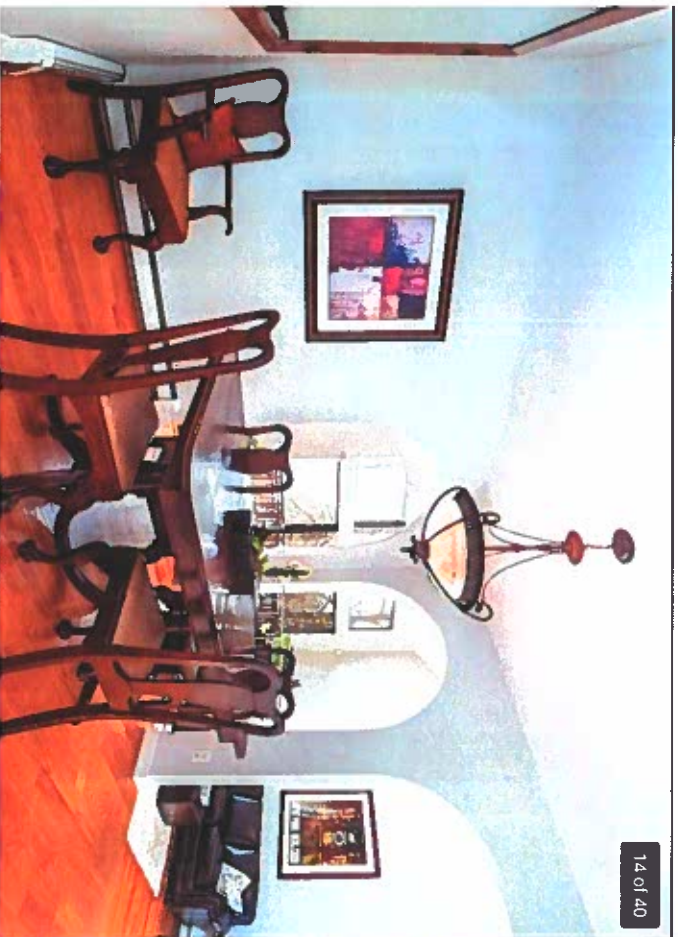
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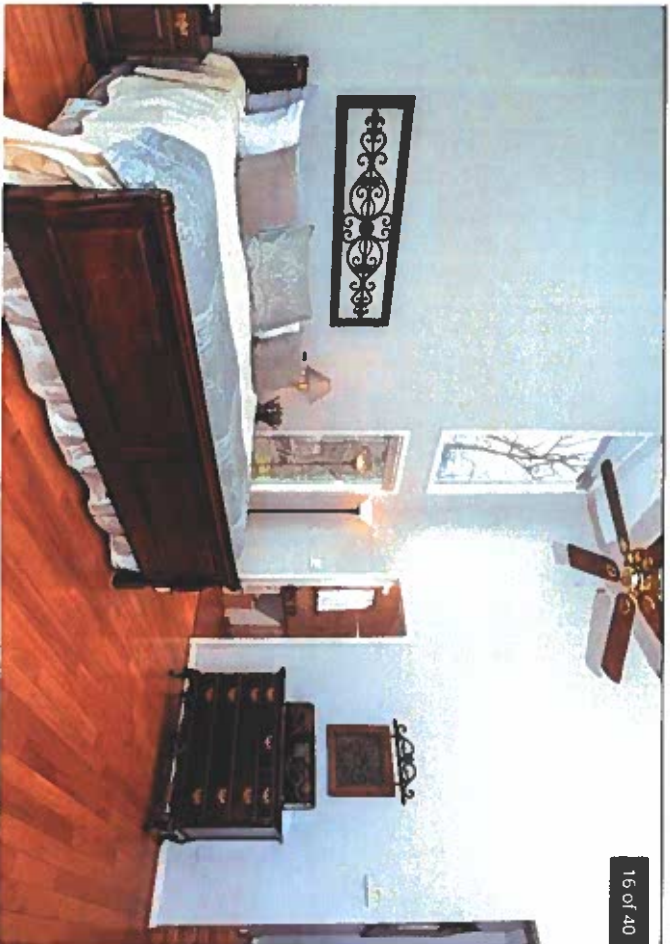
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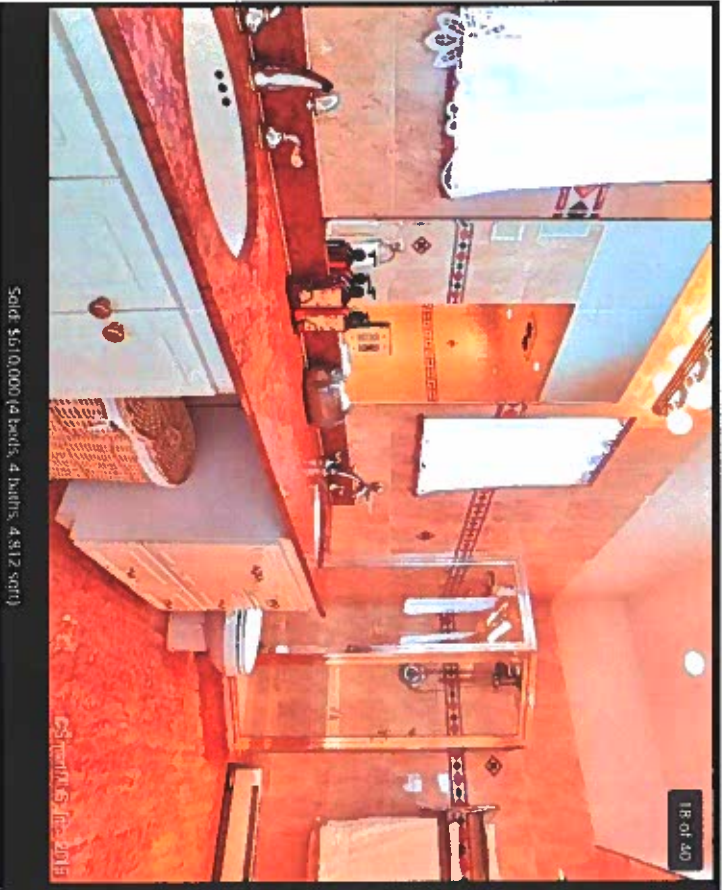
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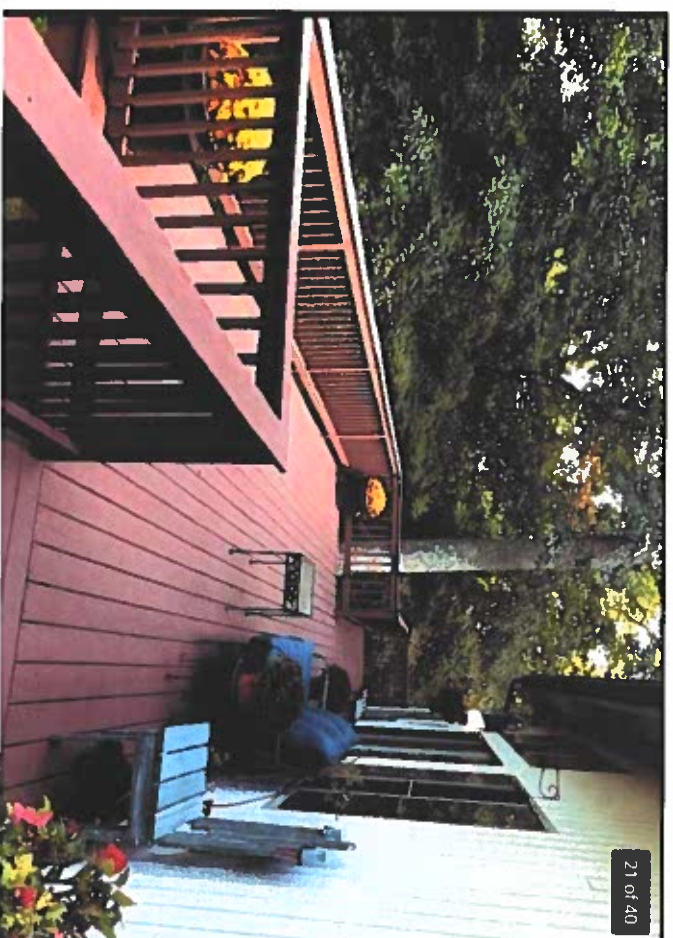
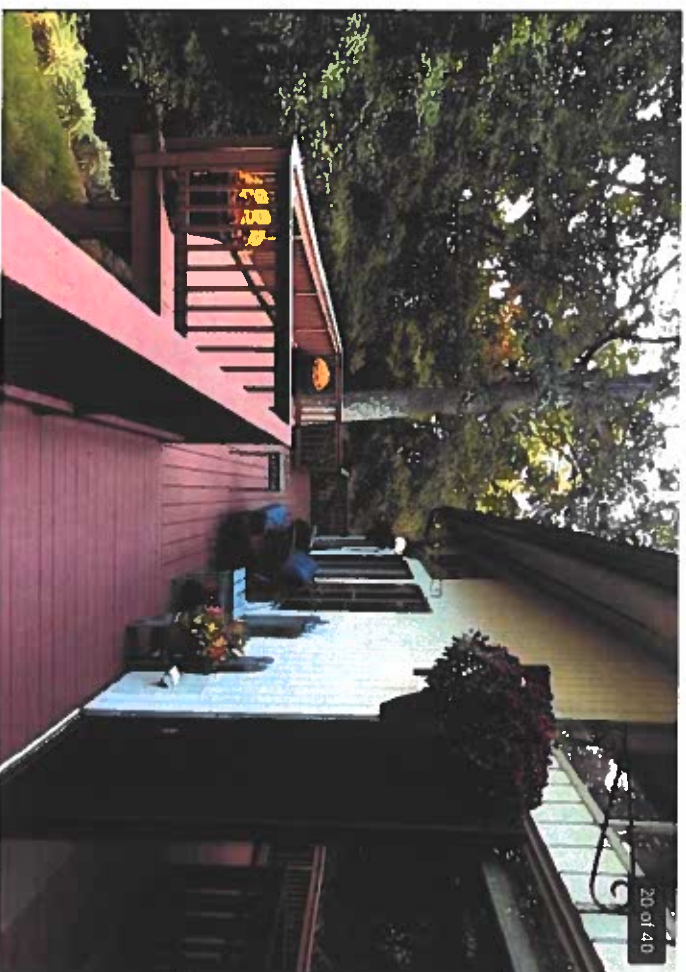


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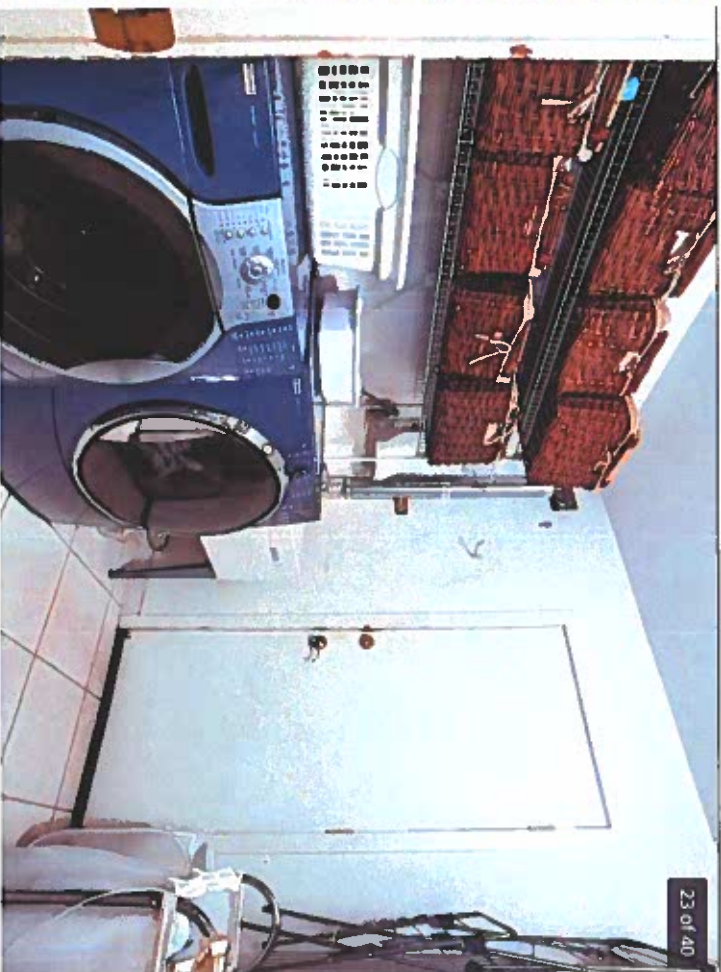


Sold! \$610,000 (4 beds, 4 baths, 4 SITZ SEAT)

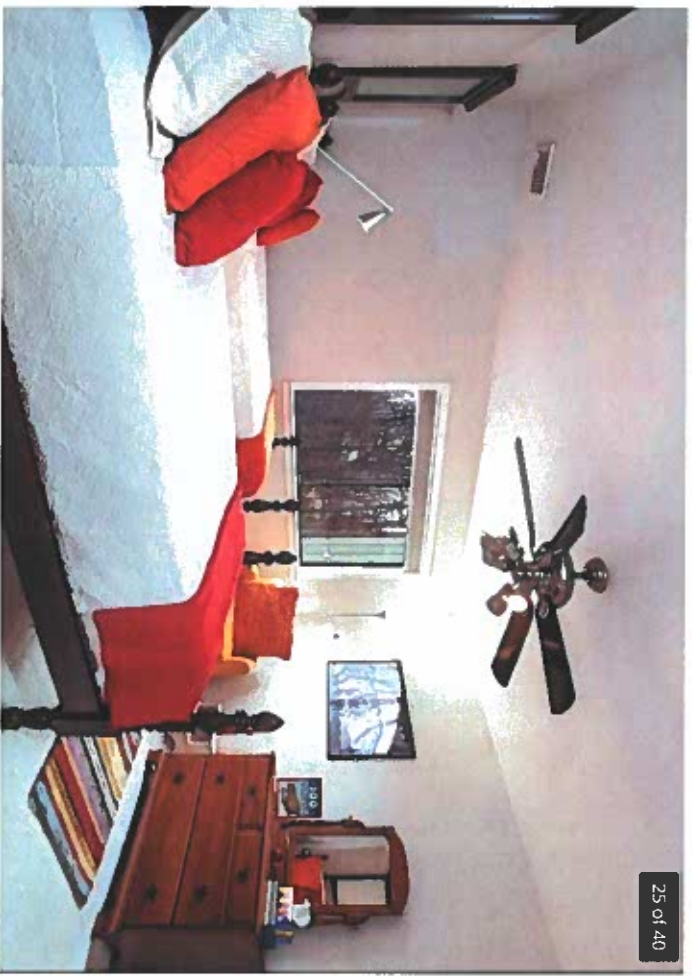
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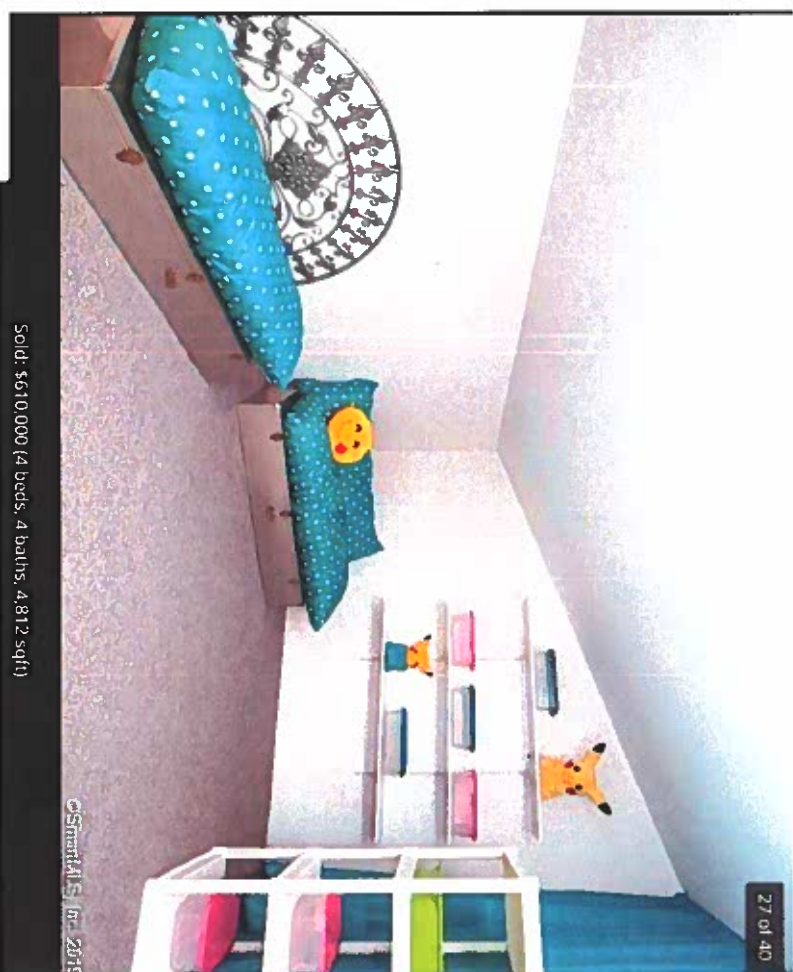
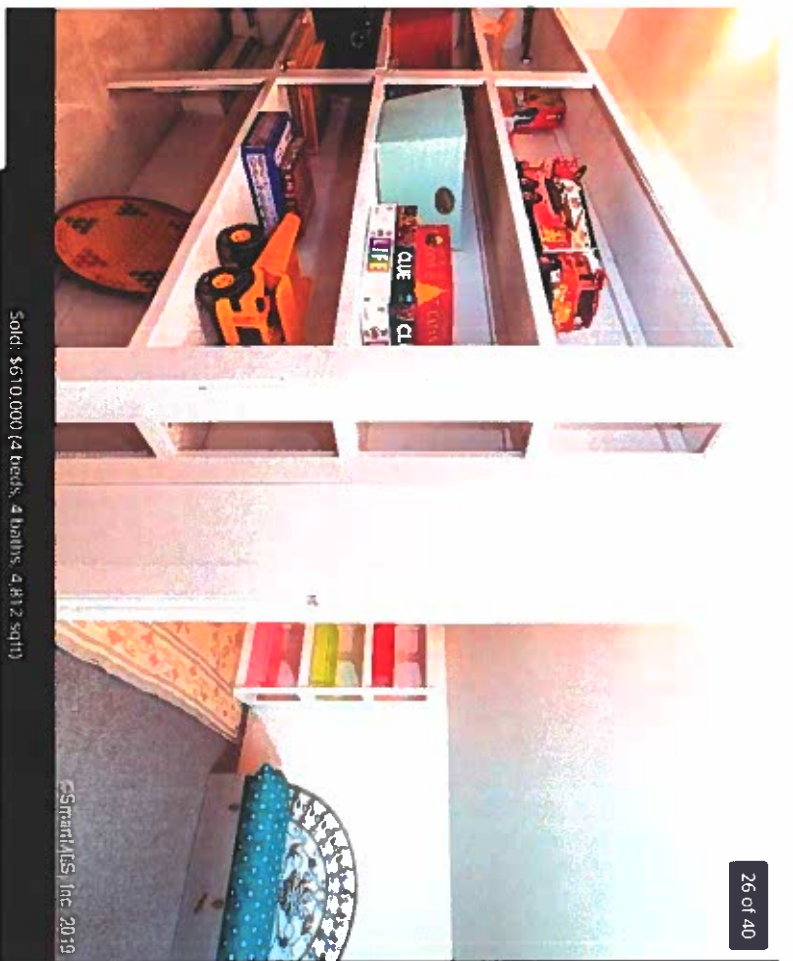
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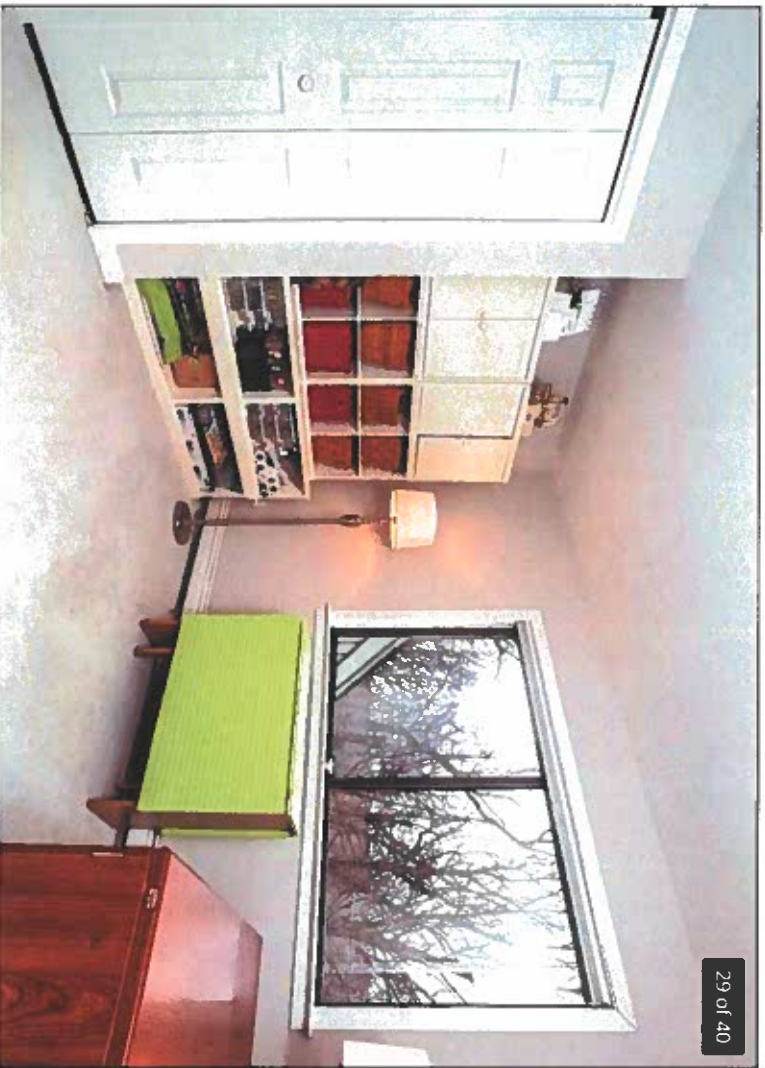
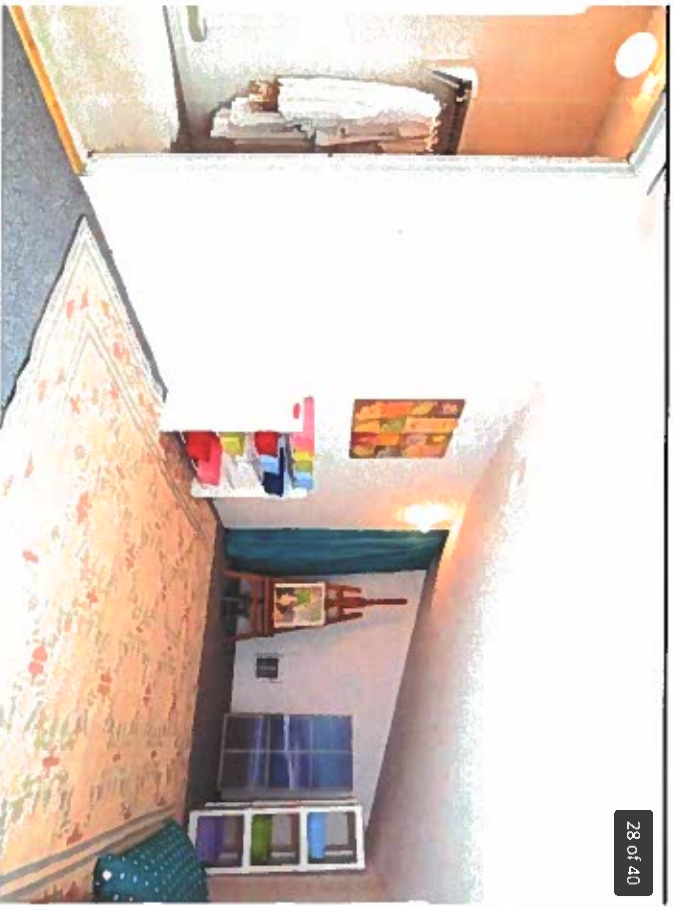
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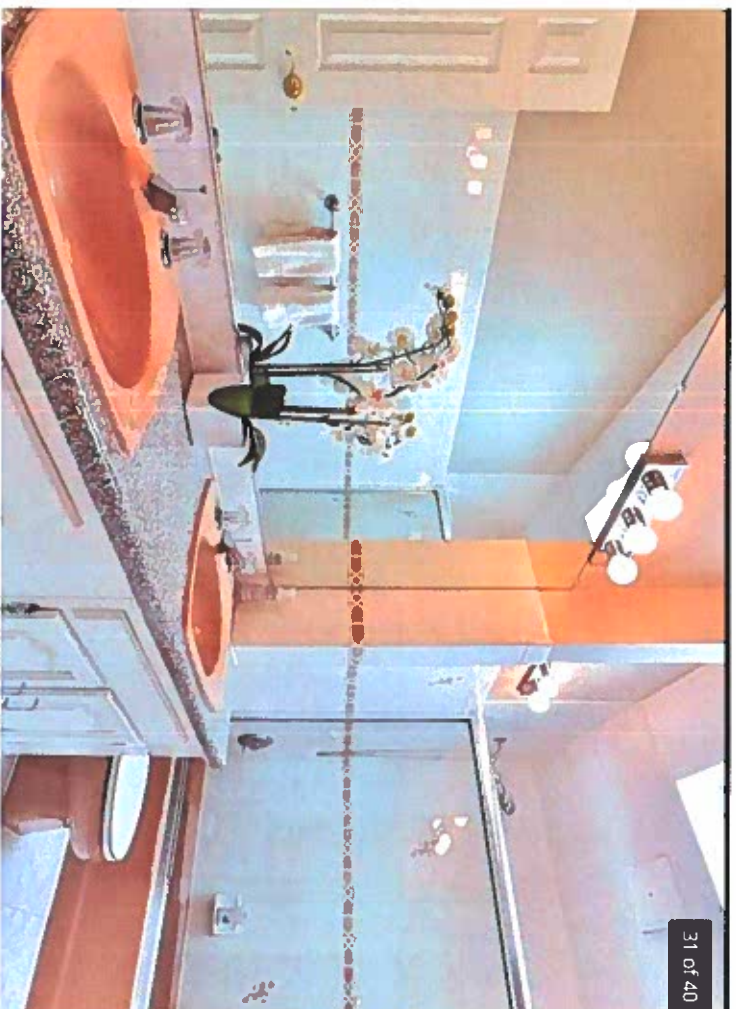
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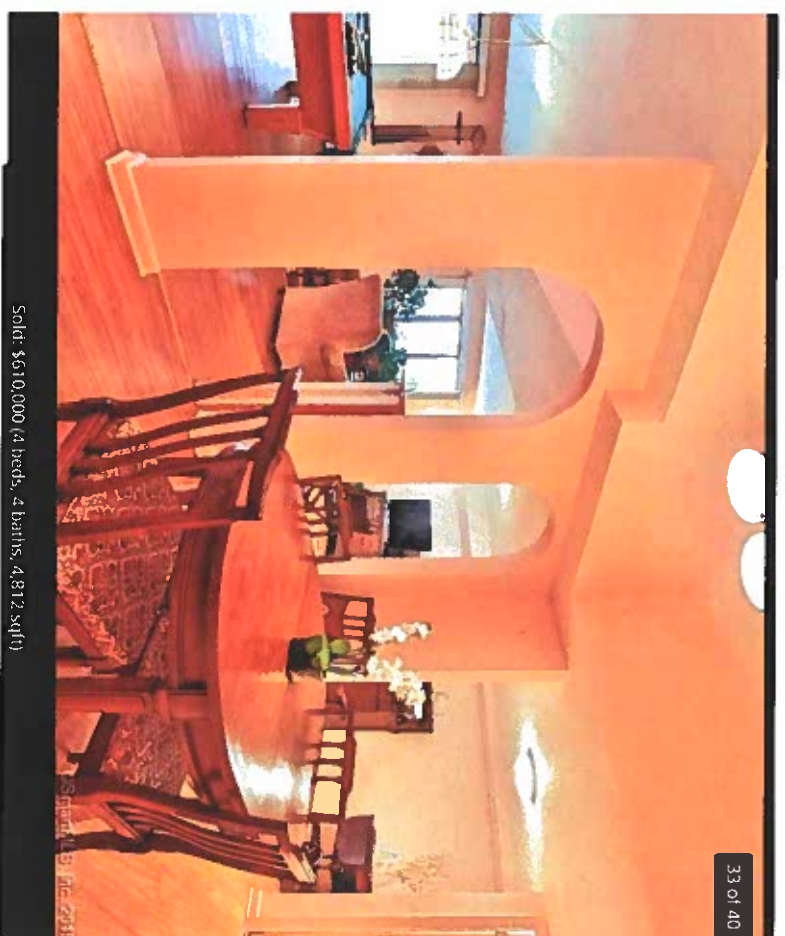


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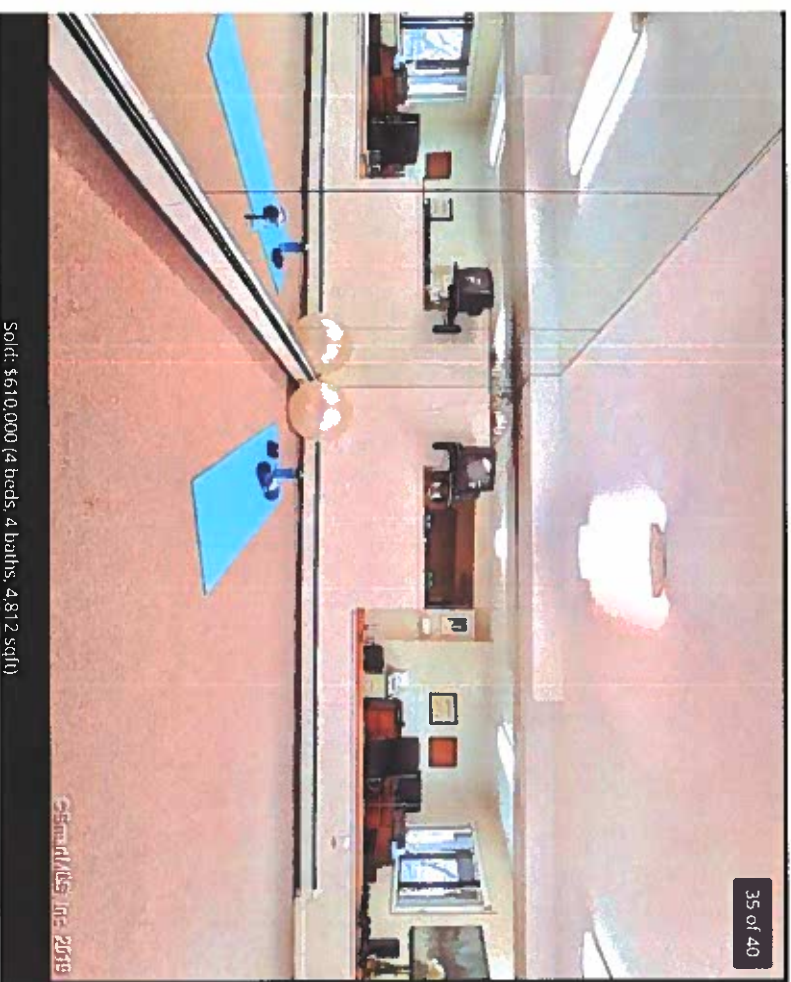
FINISHED BASEMENT



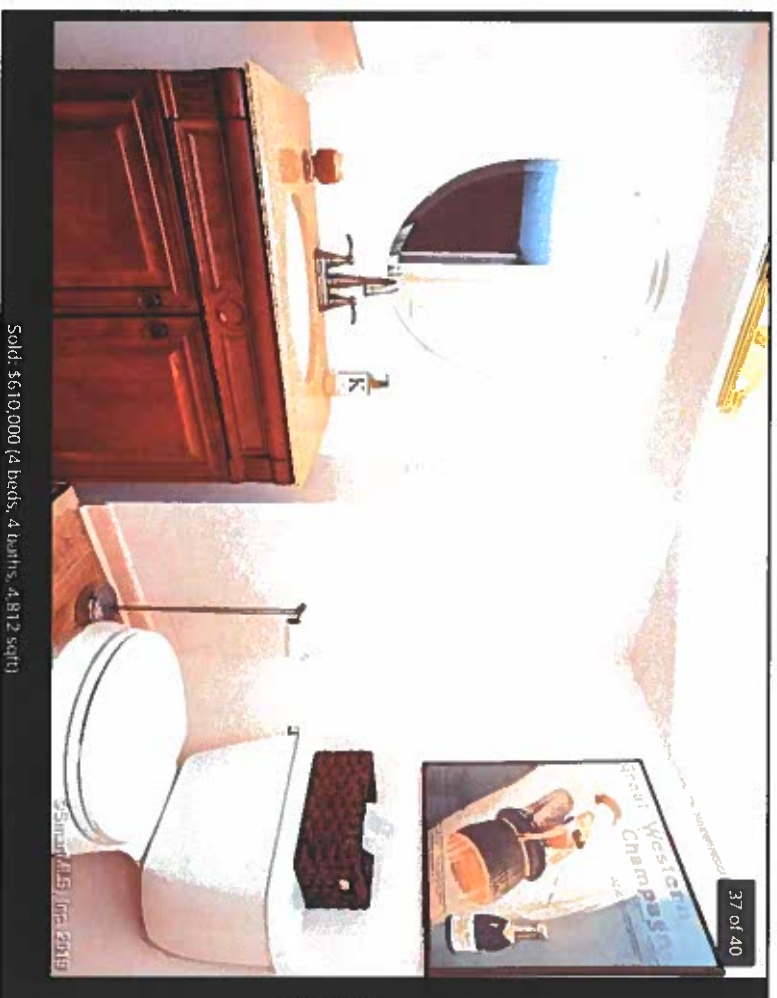
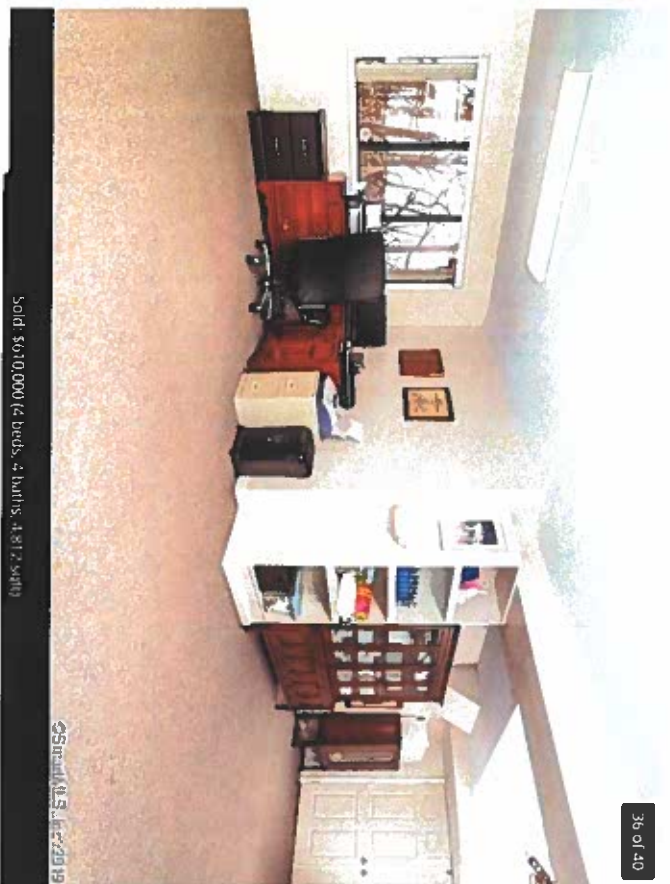
Sold for \$610,000 (4 beds, 4 baths, 4,812 sqft)

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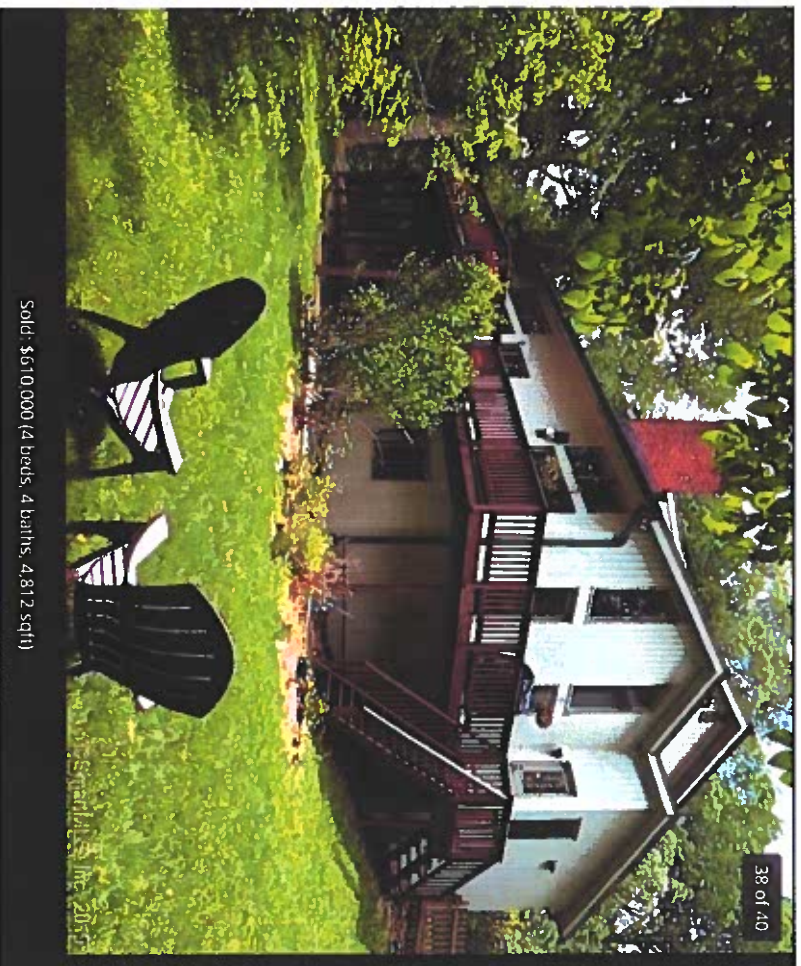
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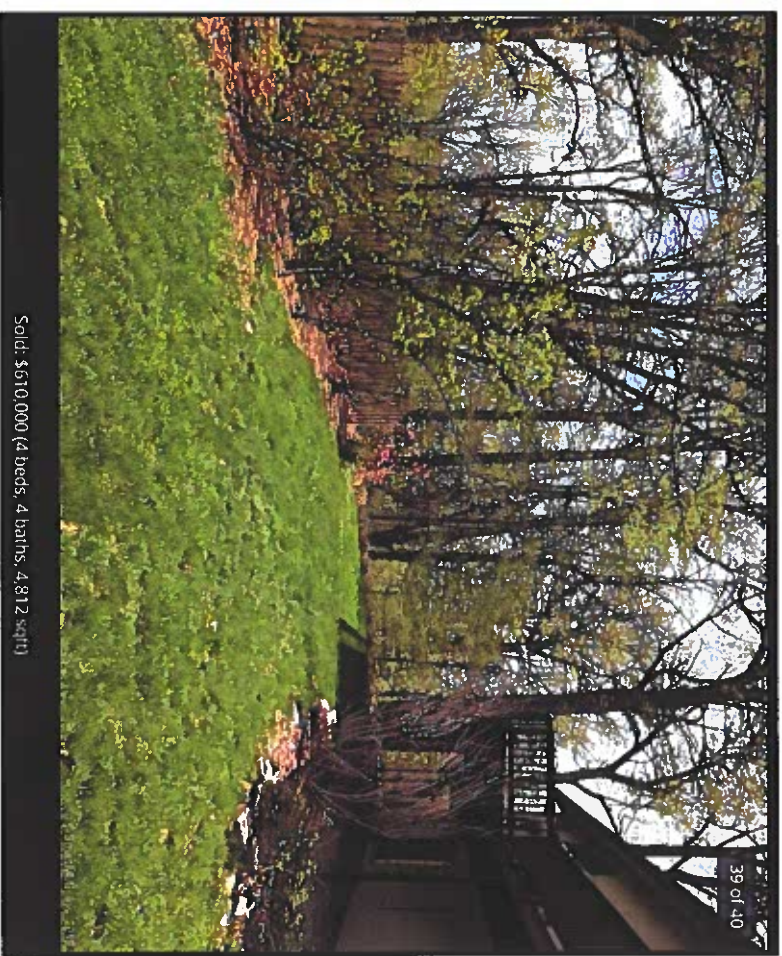
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Sold: \$610,000 (4 beds, 4 baths, 4,812 sqft)



Sold: \$610,000 (4 beds, 4 baths, 4,812 sqft)

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Price / Tax History

Price History Tax History

Find assessor information on the county website

YEAR	PROPERTY TAXES	CHANGE	TAX ASSESSMENT
2019	\$13,104	-7.6%	\$459,130
2018	\$14,184	+1.5%	\$503,160
2017	\$13,973	+1.6%	\$503,160
2016	\$13,756	+1.9%	\$503,160
2015	\$13,500	+1.2%	\$503,160
2014	\$13,339	+2%	\$503,160
2013	\$13,077	-0.5%	\$503,160
2012	\$13,142	+1%	\$624,330
2011	\$13,017	+3.4%	\$624,330
2010	\$12,586	+3%	\$624,330
2009	\$12,224	+1.4%	\$624,330
2008	\$12,056	-0.3%	\$624,330
2007	\$12,088	+3.6%	\$498,890
2006	\$11,669	+3.7%	\$498,890

6 BOAS LN, WILTON (photos available at Realtor.com)



Sold on January 14, 2020

 **3** beds **3** baths **3,733** sq ft **2.03** acres lot

Commuter Time **6 Boas Ln, Wilton, CT 06897**

Getting Prequalified With Us Is Simple

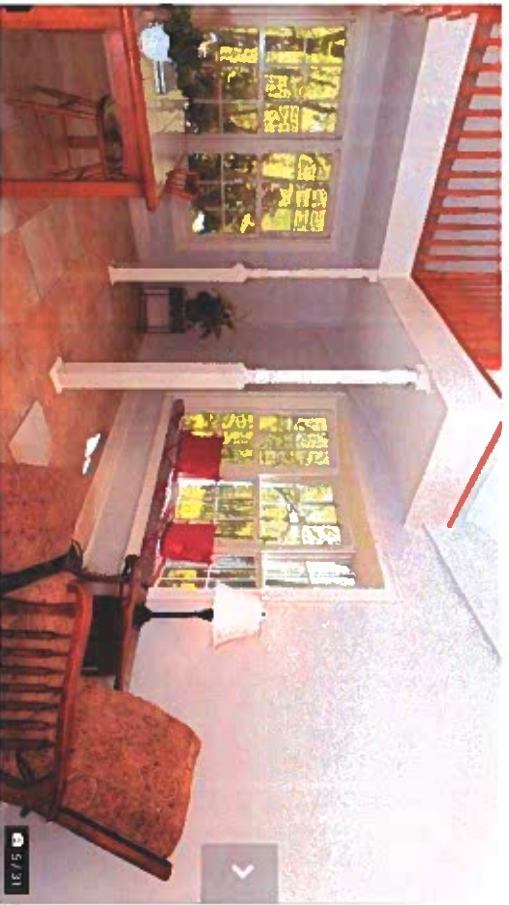
Last Sold for **\$640,000**

 Track Your Home Value

6 BOAS LN, WILTON (photos available at Realtor.com)



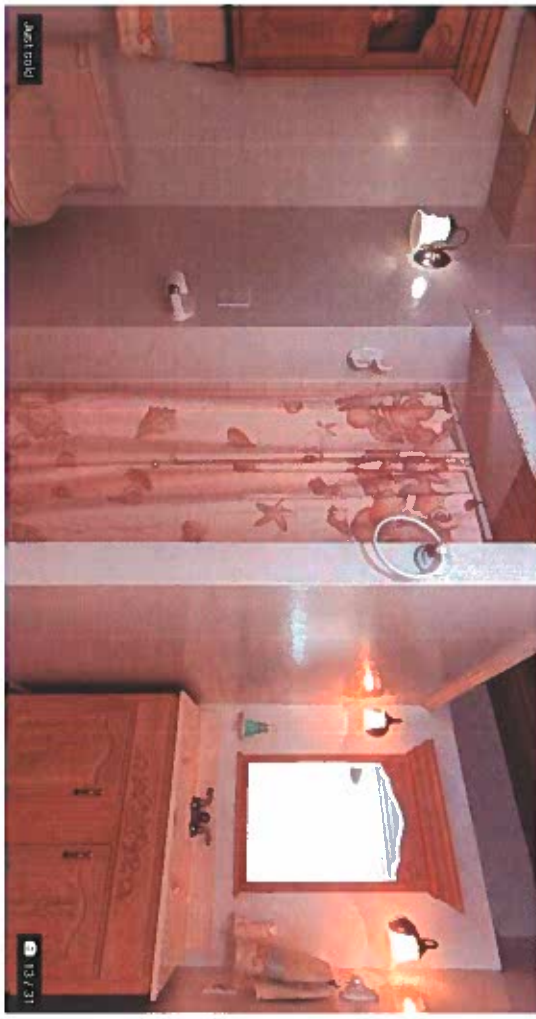
6 BOAS LN, WILTON (photos available at Realtor.com)



6 BOAS LN, WILTON (photos available at Realtor.com)



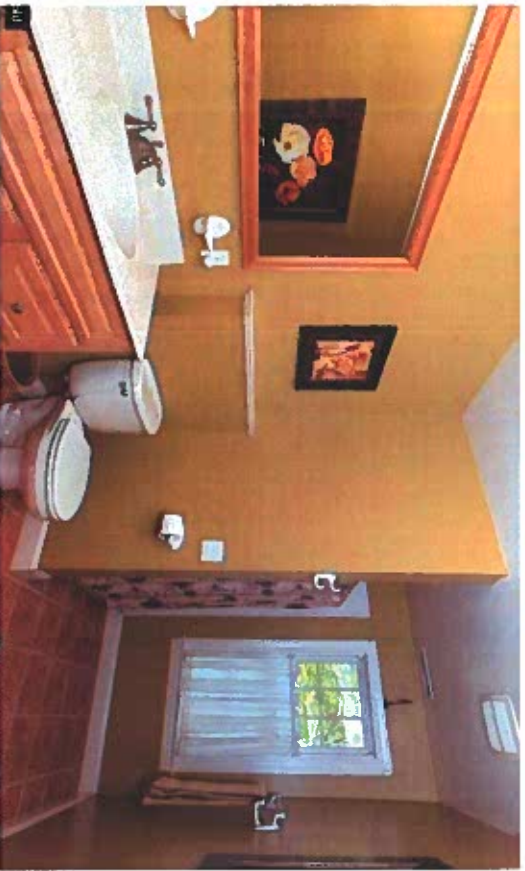
6 BOAS LN, WILTON (photos available at Reaktor.com)



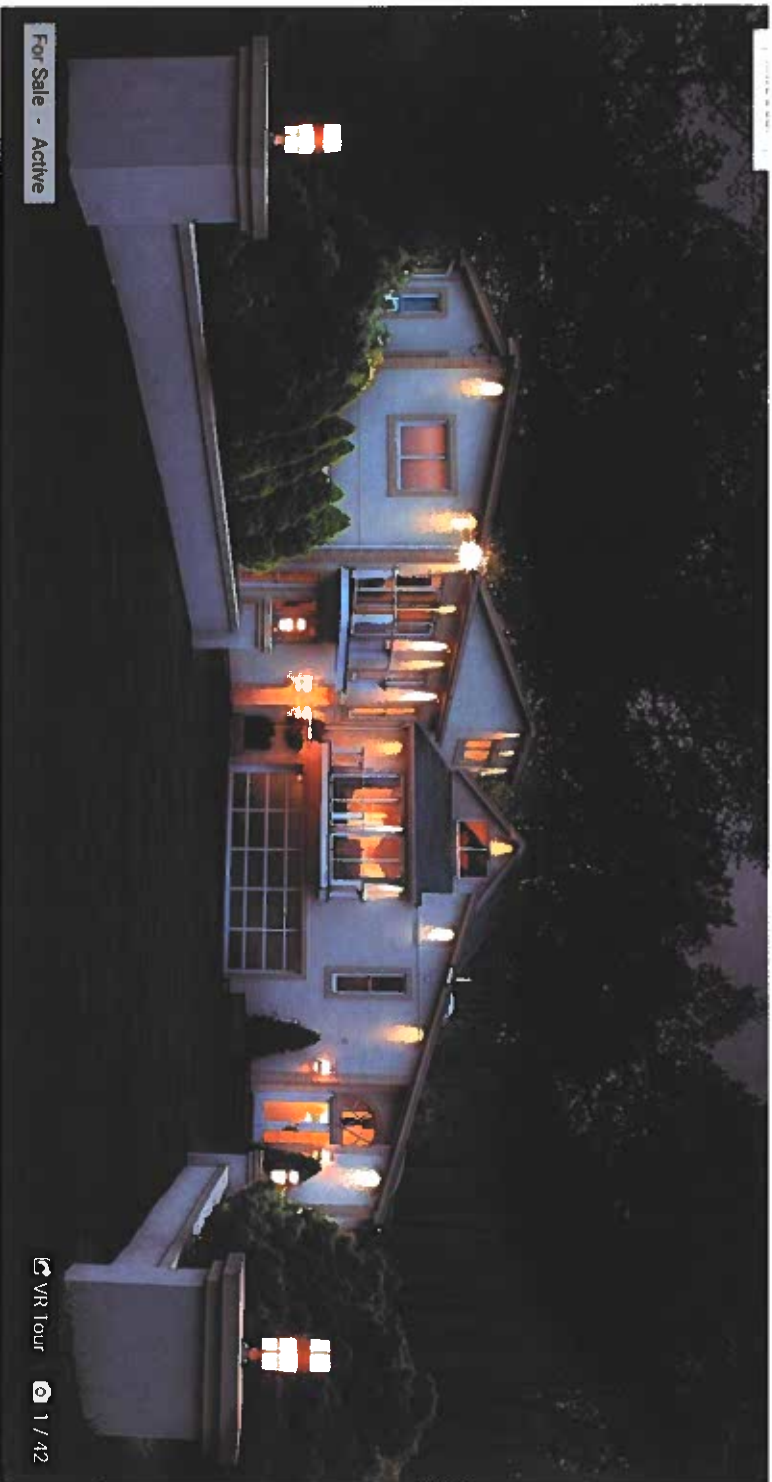
6 BOAS LN, WILTON (photos available at Realtor.com)



6 BOAS LN, WILTON (photos available at Reaktor.com)



28 ANTLER LN, WILTON (photos available at Realtor.com)



For Sale - Active

VR Tour 1 / 42

Get your rate today with Citi | Veterans: Finance Your Dream Home with \$0 Down

5 beds **5.5** baths **5,300** sq ft **2.4** acres lot

Map Commute Time 28 Antler Ln, Wilton, CT 06897

\$1,399,000

Estimate Payment

6 BOAS LN, WILTON (photos available at Realtor.com)

Property Tax					Total Assessment
Year	Taxes	Land	Additions		
2019	\$16,062	\$293,580	\$269,220	=	\$562,800
2018	\$17,219	\$308,840	\$301,980	=	\$610,820
2017	\$16,962	\$308,840	\$301,980	=	\$610,820
2016	\$16,700	\$308,840	\$301,980	=	\$610,820
2015	\$16,388	\$308,840	\$301,980	=	\$610,820
2013	\$15,875	\$308,840	\$301,980	=	\$610,820
2006	\$13,310	\$242,060	\$326,970	=	\$569,030
2005	\$12,832	\$242,060	\$326,970	=	\$569,030
2004	\$12,223	\$242,060	\$326,970	=	\$569,030
2003	\$9,085	\$242,060	\$209,930	=	\$451,990

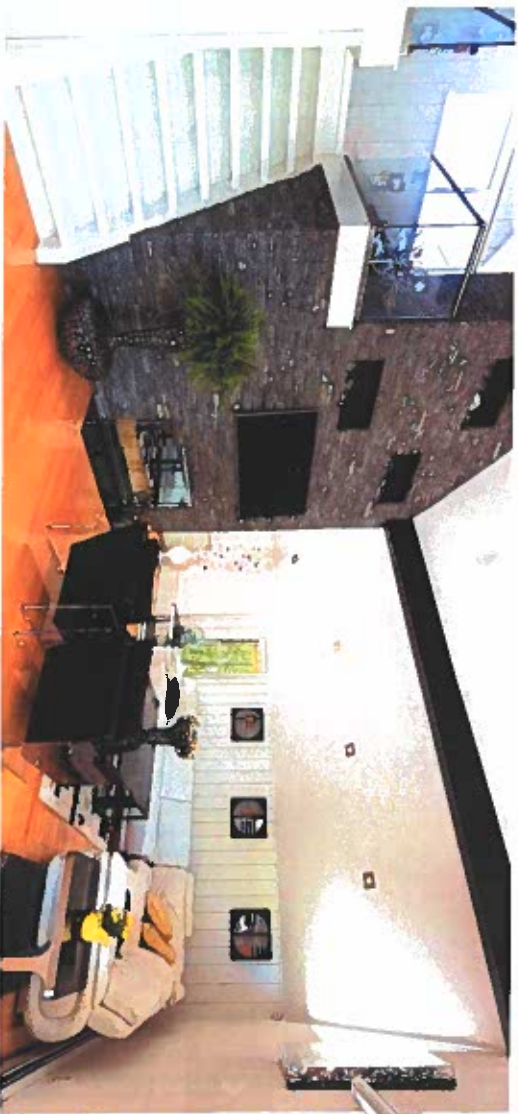
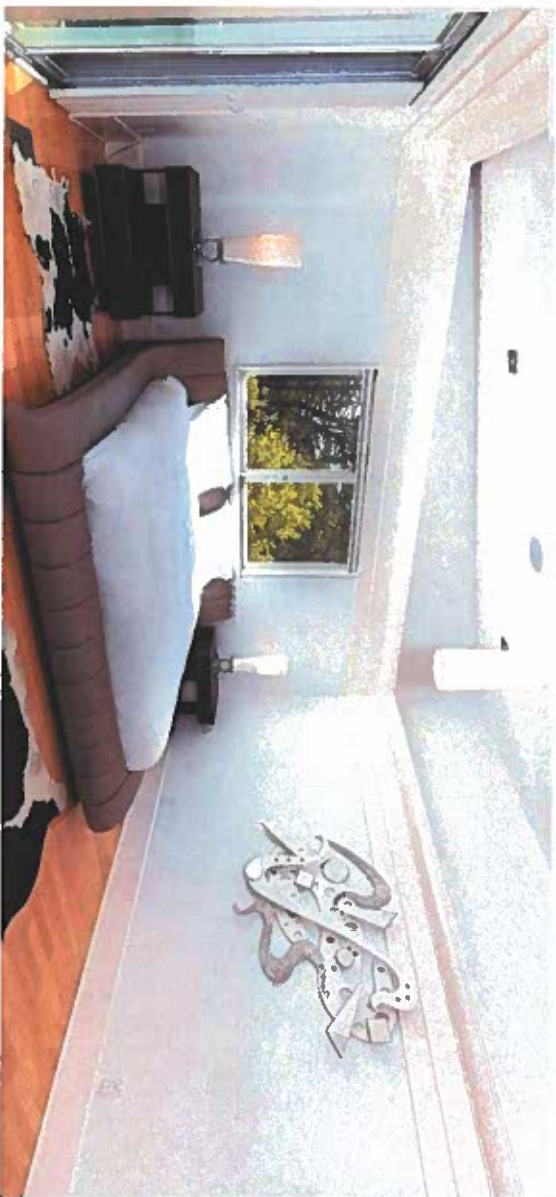
28 ANTLER LN, WILTON (photos available at Realtor.com)



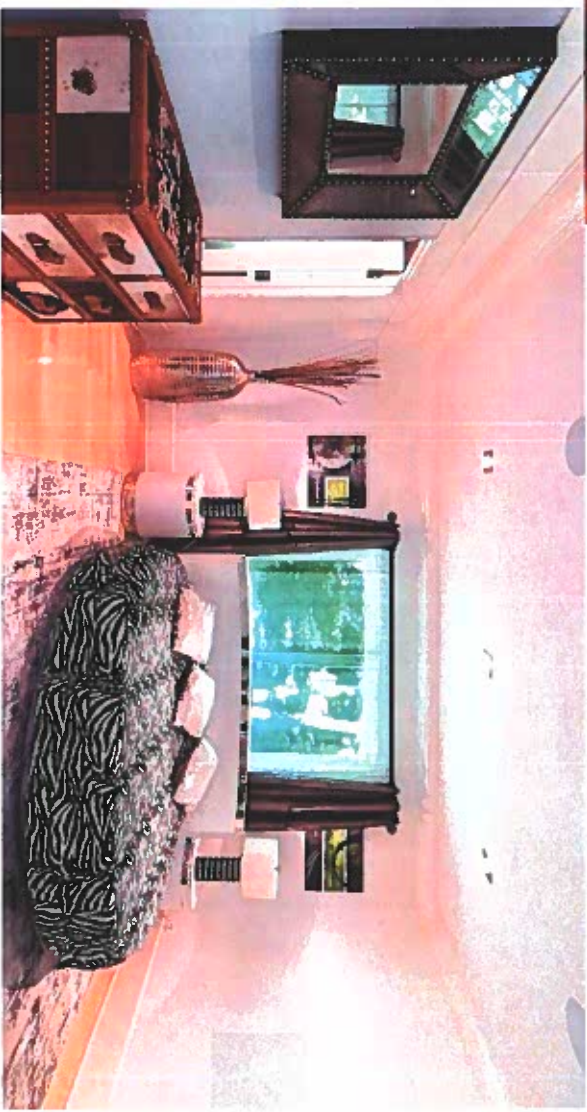
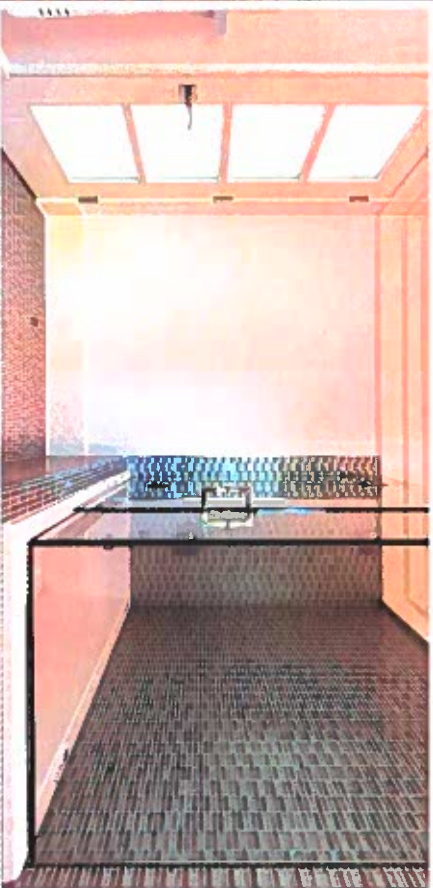


28 ANTLER LN, WILTON
(photos available at Reaktor.com)

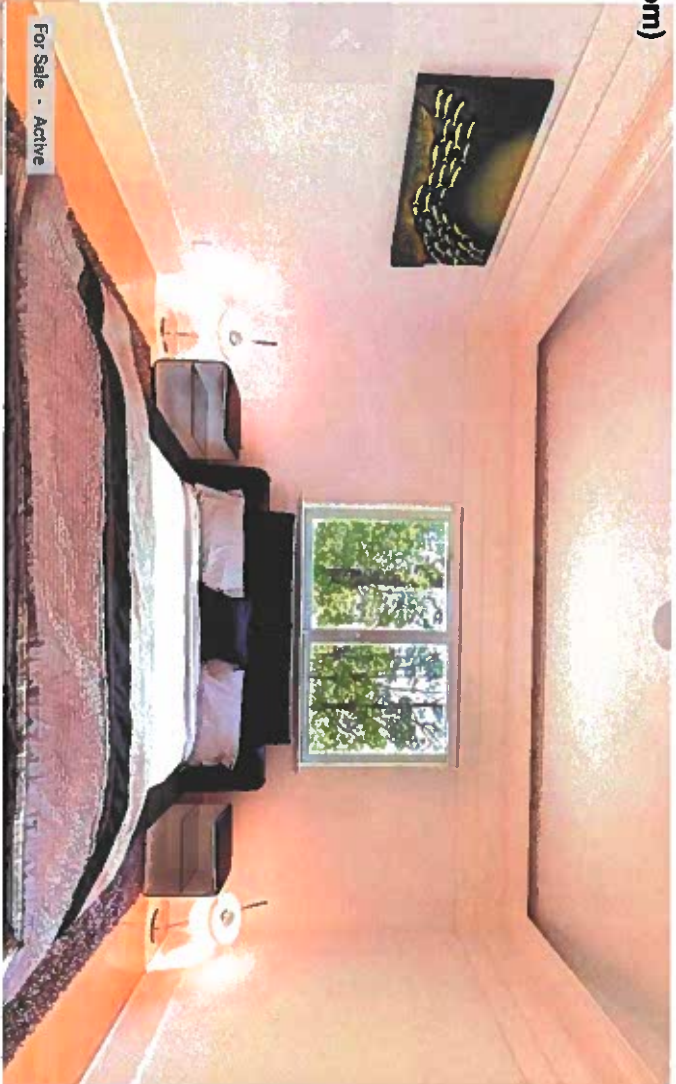
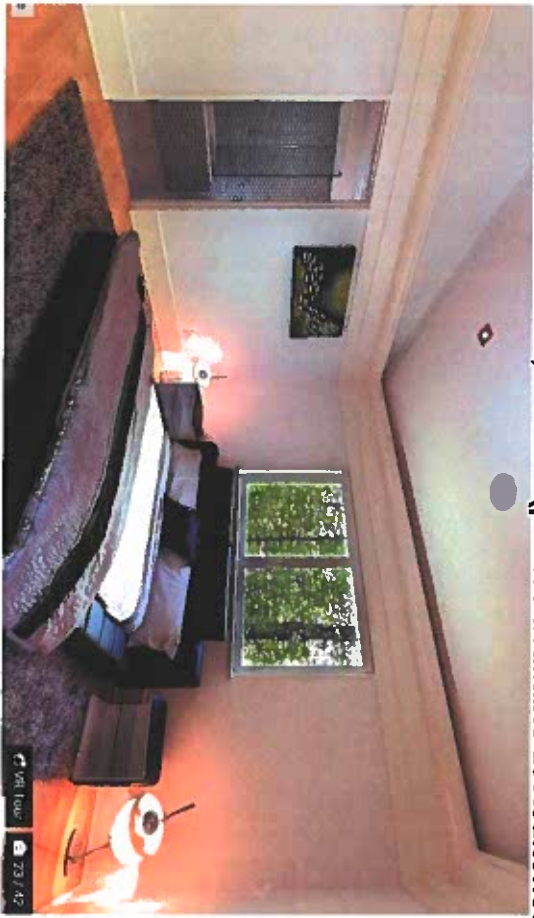
28 ANTLER LN, WILTON (photos available at Realtor.com)



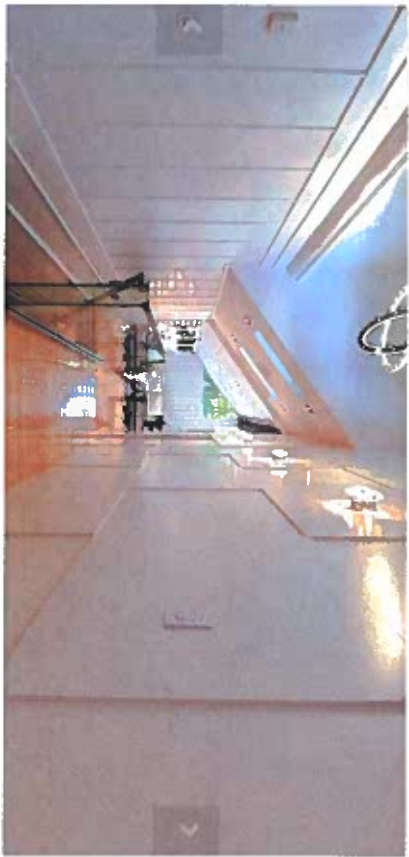
28 ANTLER LN, WILTON (photos available at Realtor.com)



28 ANTLER LN, WILTON (photos available at Realtor.com)



For Sale - Active





For Sale - Active

5 beds 5.5 baths 5,300 sq ft 2.4 acres lot
Map
Commute Time 28 Antler Ln, Wilton, CT 06897

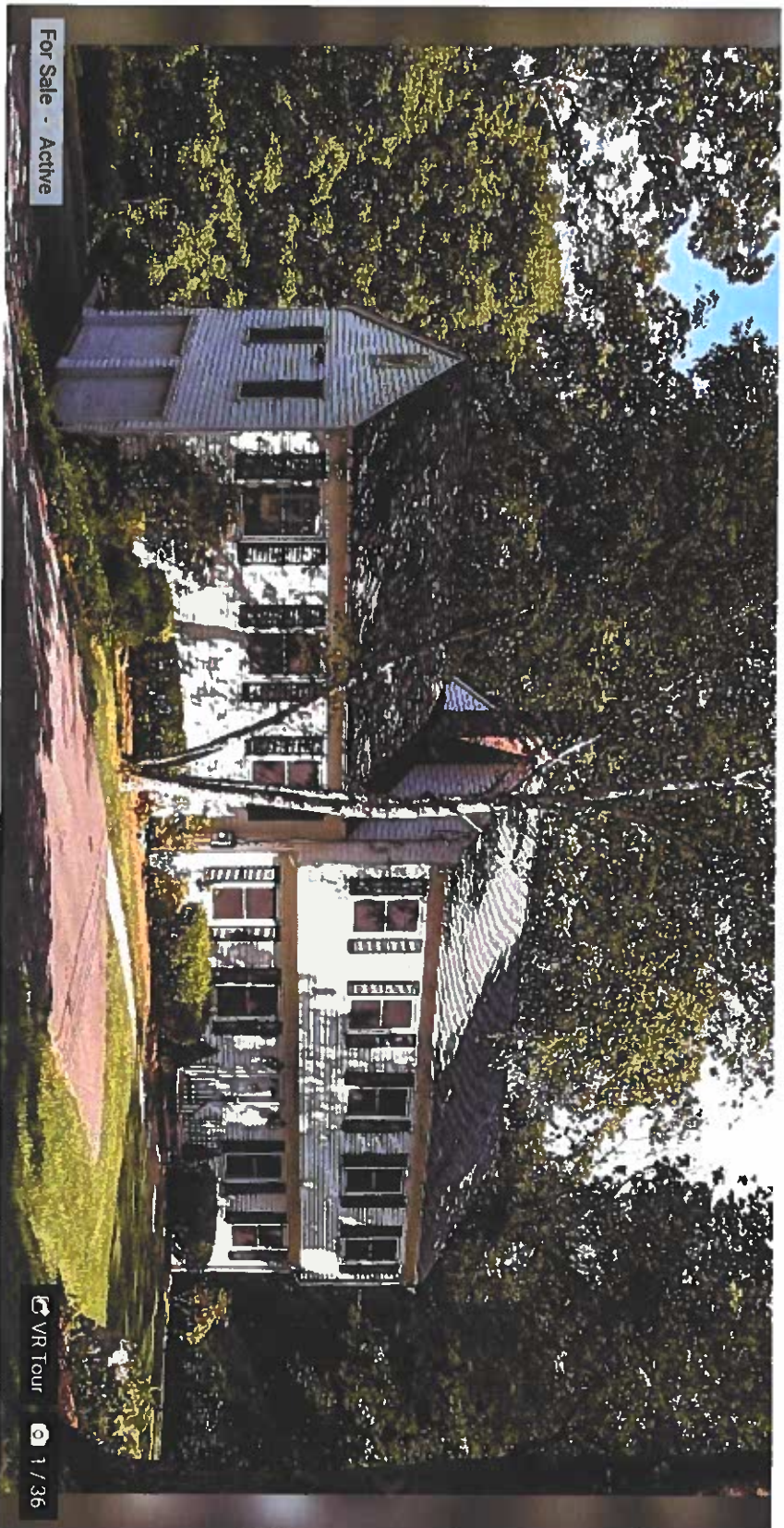
Get your rate today with Citi | Veterans Finance Your Dream Home with \$0 Down

\$1,399,000

Estimate Payment

28 ANTLER LN, WILTON (photos available at Realtor.com)

42 Thunder Lake Rd, WILTON (photos available at Realtor.com)



For Sale - Active

Be Ready to Buy: How Much Can You Borrow? | Veterans: Get Preapproved for \$0 Down Loan



4 beds 2.5+ baths 4,218 sq ft 2.0 acres lot

Commuter Time 42 Thunder Lake Rd, Wilton, CT 06897

↓ \$734,000

🏠 Estimate Payment

28 ANTLER LN, WILTON (photos available at Realtor.com)

Property Tax								
Year	Taxes	Land		Additions			Total Assessment	
2019	\$15,924	\$303,940	+	\$254,030	=		\$557,970	
2018	\$18,263	\$319,200	+	\$328,650	=		\$647,850	
2017	\$17,991	\$319,200	+	\$328,650	=		\$647,850	
2016	\$17,712	\$319,200	+	\$328,650	=		\$647,850	
2015	\$17,382	\$319,200	+	\$328,650	=		\$647,850	
2013	\$11,849	\$319,200	+	\$136,710	=		\$455,910	
2006	\$8,981	\$248,500	+	\$135,450	=		\$383,950	
2005	\$8,658	\$248,500	+	\$135,450	=		\$383,950	
2004	\$8,247	\$248,500	+	\$135,450	=		\$383,950	
2003	\$7,717	\$248,500	+	\$135,450	=		\$383,950	

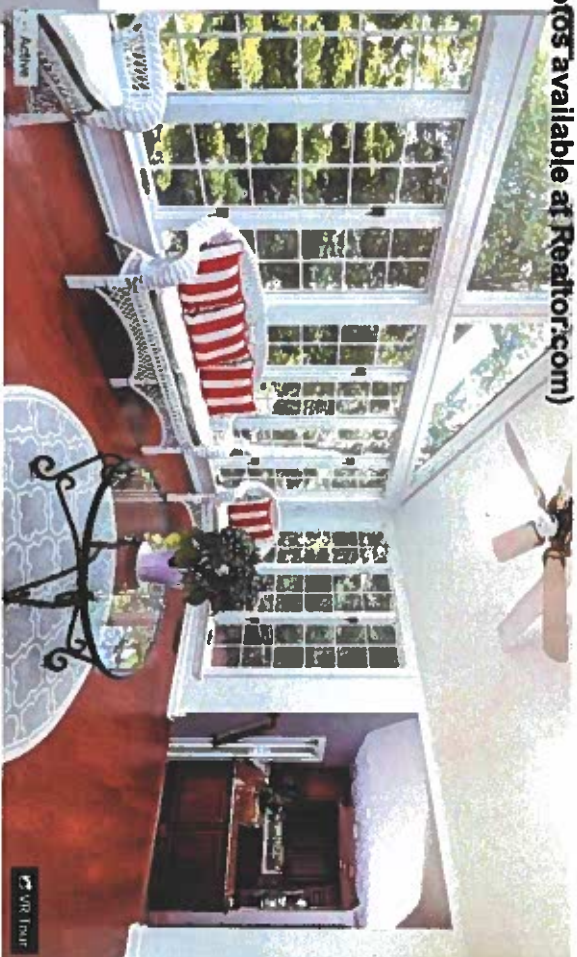
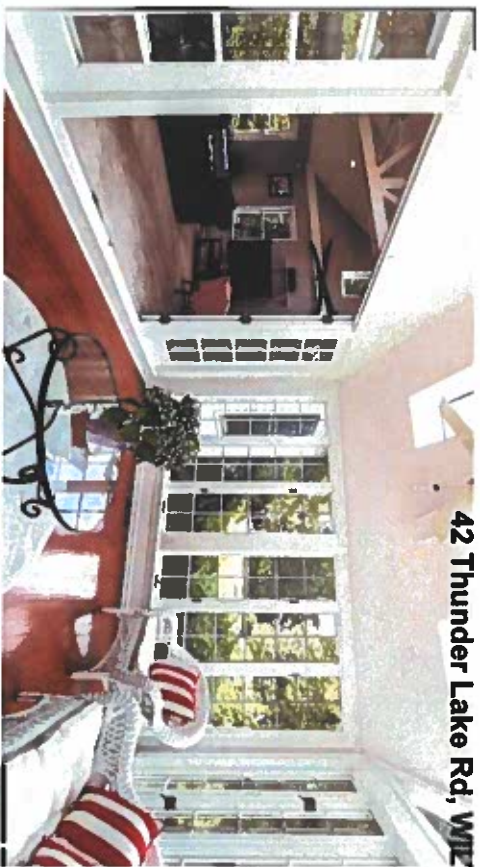


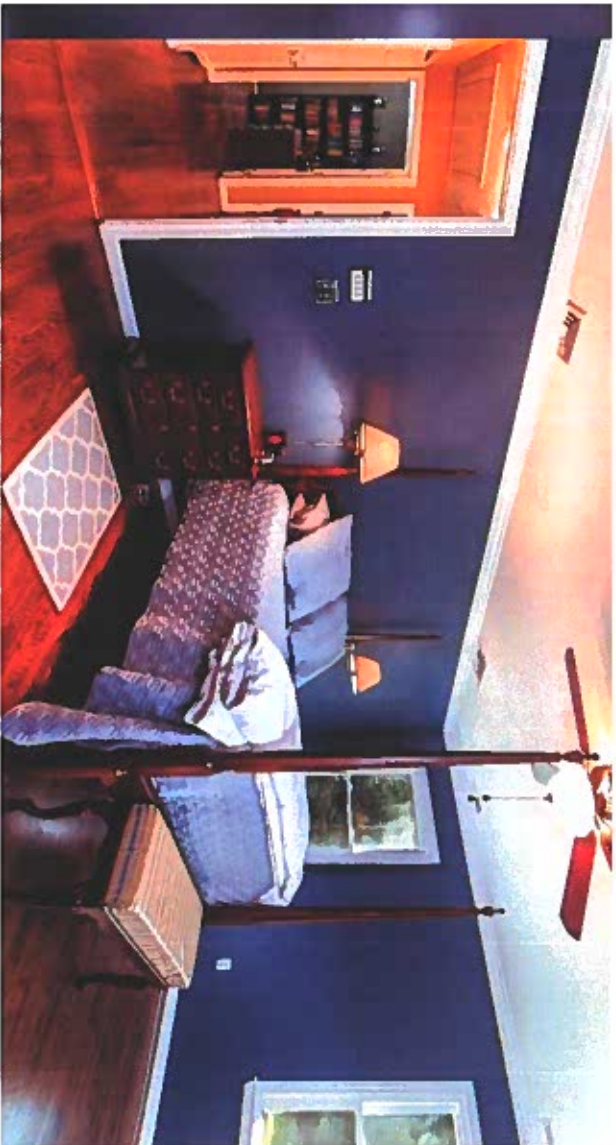
42 Thunder Lake Rd, WILTON
(photos available at Realtor.com)

42 Thunder Lake Rd, WILTON (photos available at Realtor.com)



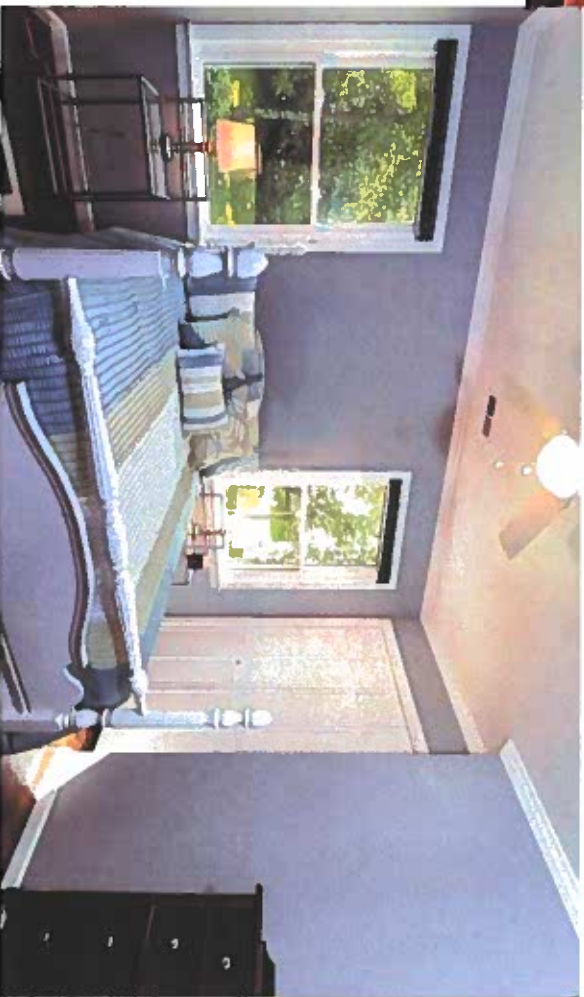
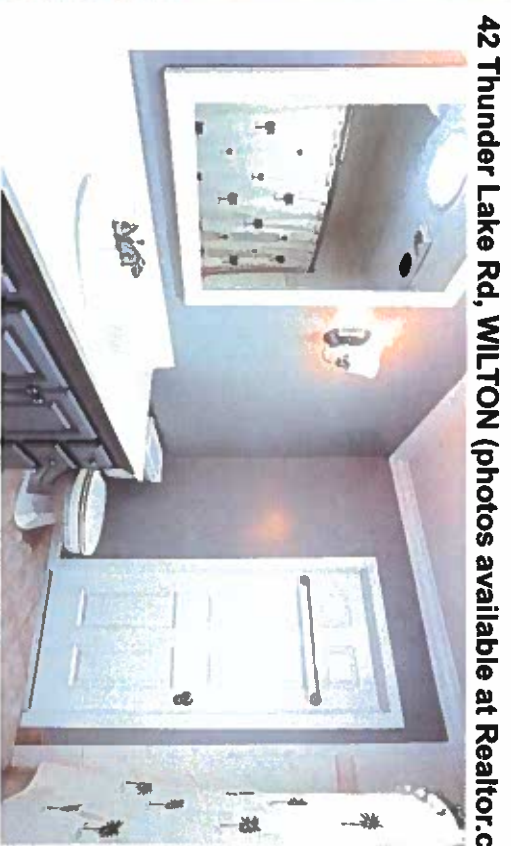
42 Thunder Lake Rd, WILTON (photos available at Realtor.com)





42 Thunder Lake Rd, WILTON
(photos available at Realtor.com)





42 Thunder Lake Rd, WILTON (photos available at Realtor.com)

42 Thunder Lake Rd, WILTON (photos available at Realtor.com)

Property Tax

Year	Taxes	Land	Additions	Total Assessment
2019	\$13,877	\$292,740	\$193,480	\$486,220
2018	\$14,522	\$308,000	\$207,130	\$515,130
2017	\$14,305	\$308,000	\$207,130	\$515,130
2016	\$14,084	\$308,000	\$207,130	\$515,130
2015	\$13,821	\$308,000	\$207,130	\$515,130
2013	\$13,388	\$308,000	\$207,130	\$515,130
2006	\$11,263	\$241,500	\$240,030	\$481,530
2005	\$10,859	\$241,500	\$240,030	\$481,530
2004	\$10,343	\$241,500	\$240,030	\$481,530
2003	\$9,679	\$241,500	\$240,030	\$481,530

17 Hickory Hill Rd, WILTON (photos available at Realtor.com)



For Sale - Active

VR Tour 1 / 23



4 beds 4.5 baths 5,164 sq ft 2.18 acres lot

Getting Prequalified With Us Is Simple | Veterans: Check Your \$0 Down VA Loan Eligibility

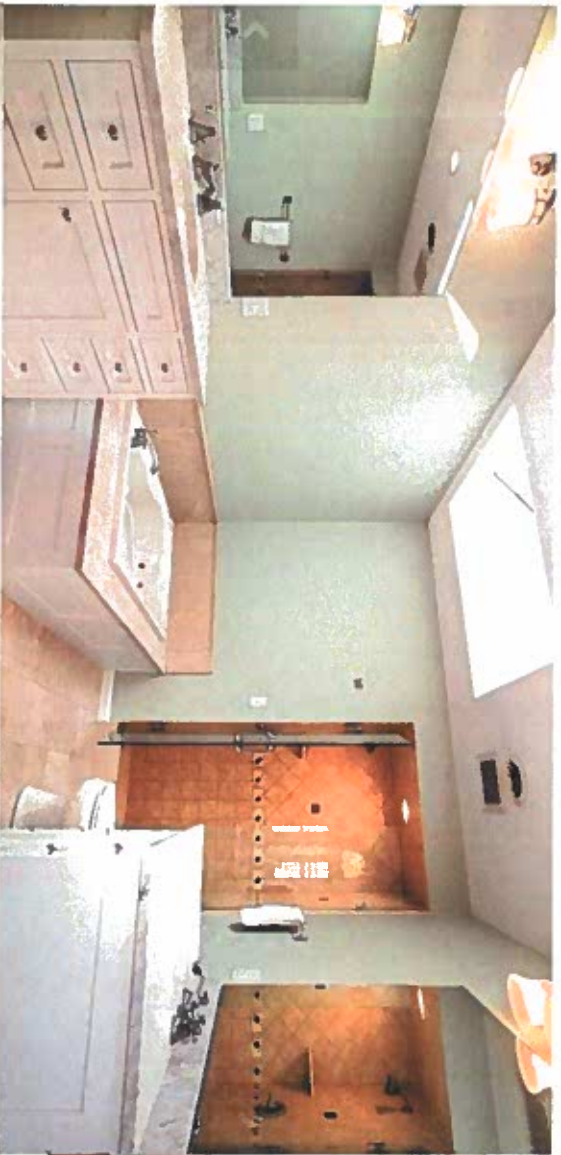
\$939,000

17 Hickory Hill Rd, WILTON (photos available at Realtor.com)

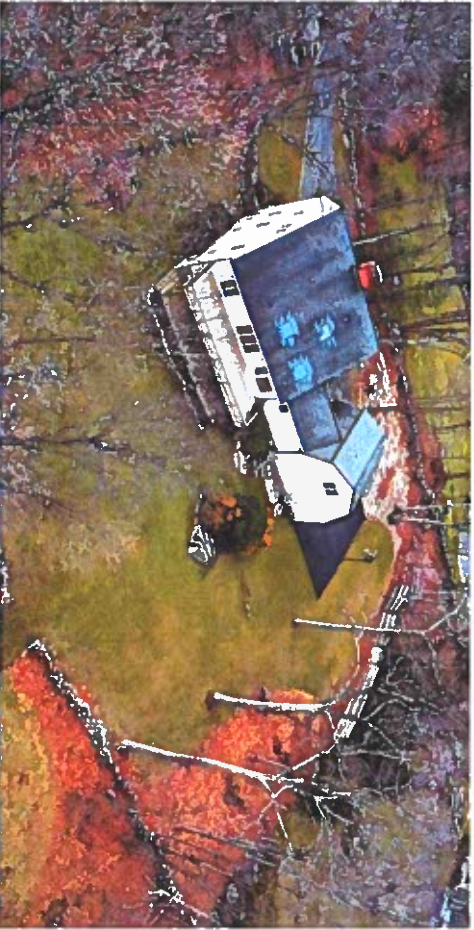


For Sale - Active

VR Tour



17 Hickory Hill Rd, WILTON
(photos available at Realtor.com)



17 Hickory Hill Rd, WILTON
(photos available at Realtor.com)



17 Hickory Hill Rd, WILTON (photos available at Realtor.com)

Property Tax							
Year	Taxes	Land	Additions		Total Assessment		
2019	\$15,693	\$297,780	\$252,070	=	\$549,850		
2018	\$17,351	\$313,040	\$302,470	=	\$615,510		
2017	\$19,052	\$313,040	\$373,030	=	\$686,070		
2016	\$18,757	\$313,040	\$373,030	=	\$686,070		
2015	\$18,407	\$313,040	\$373,030	=	\$686,070		
2013	\$17,831	\$313,040	\$373,030	=	\$686,070		
2006	\$15,823	\$244,650	\$431,830	=	\$676,480		
2005	\$15,255	\$244,650	\$431,830	=	\$676,480		
2004	\$14,531	\$244,650	\$431,830	=	\$676,480		
2003	\$13,597	\$244,650	\$431,830	=	\$676,480		

47 Spoonwood Rd, WILTON (photos available at Realtor.com)



5 beds **5** baths **3,919** sq ft **2.05** acres lot

Map [47 Spoonwood Rd, Wilton, CT 06897](#)

Get your rate today with Citi | Veterans: Get Preapproved for \$0 Down Loan

\$828,500

[Estimate Payment](#)



47 Spoonwood Rd, WILTON (photos available at Realtor.com)



47 Spoonwood Rd, WILTON (photos available at Realtor.com)



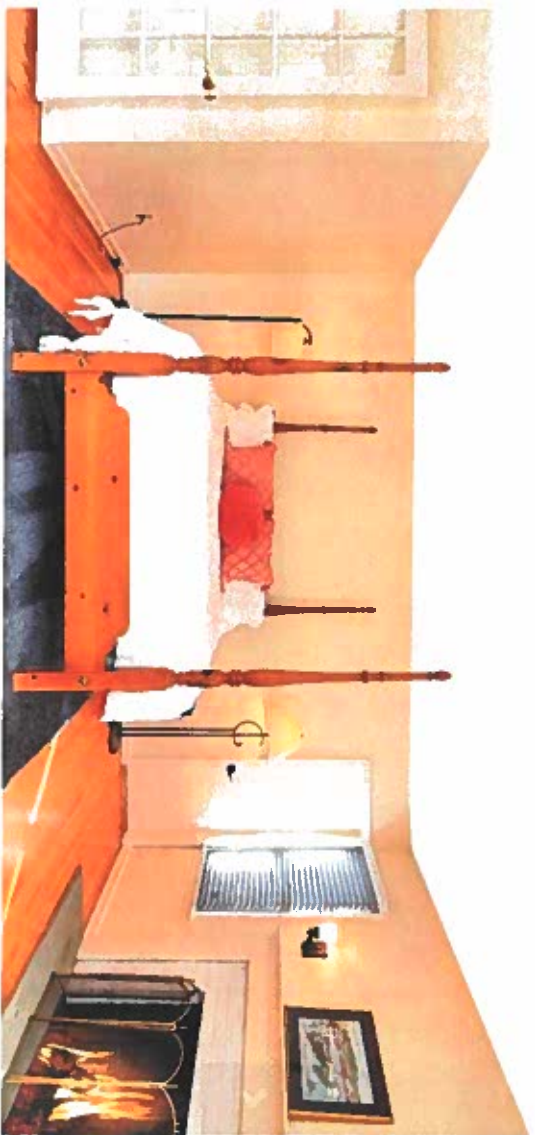
47 Spoonwood Rd, WILTON (photos available at Realtor.com)





47 Spoonwood Rd, WILTON
(photos available at Realtor.com)





47 Spoonwood Rd, WILTON (photos available at Realtor.com)



47 Spoonwood Rd, WILTON (photos available at Realtor.com)



47 Spoonwood Rd, WILTON (photos available at Realtor.com)

Property Tax

Year	Taxes	Land	Additions	Total Assessment
2019	\$12,117	\$294,140	\$130,410	\$424,550
2018	\$13,399	\$309,400	\$165,900	\$475,300
2017	\$13,199	\$309,400	\$165,900	\$475,300
2016	\$12,995	\$309,400	\$165,900	\$475,300
2015	\$12,752	\$309,400	\$165,900	\$475,300
2013	\$12,353	\$309,400	\$165,900	\$475,300
2006	\$10,706	\$242,410	\$215,320	\$457,730
2005	\$10,322	\$242,410	\$215,320	\$457,730
2004	\$9,832	\$242,410	\$215,320	\$457,730
2003	\$9,200	\$242,410	\$215,320	\$457,730

Thomas Turk

6 Boas Lane Tax Appeal

5/9/2020

Address	Sq footage	SqFt Difference	Land	Year built	Taxes	Tax Difference	
6 Boas Ln	3,733		2.03 acres	1965	\$ 16,062.00		
37 Millstone Rd	3,032	-701	1.9	1965	\$ 12,404.00	\$ (3,658.00)	
121 Thunder Lake Rd	3,130	-603	2.05	1978	\$ 12,782.00	\$ (3,280.00)	
55 Hickory Hill Rd	3,200	-533	2.17	2019	\$ 7,821.00	\$ (8,241.00)	
189 Westport Rd	3,285	-448	1.24	1997	\$ 14,852.00	\$ (1,210.00)	
254 Olmstead Hill Rd	3,384	-349	1.8	1980	\$ 13,941.00	\$ (2,121.00)	
294 Cannon Rd	3,566	-167	2.01	1972	\$ 14,162.00	\$ (1,900.00)	
71 Charter Oak Dr	3,567	-166	2.07	1977	\$ 14,776.00	\$ (1,286.00)	
306 Dabury Rd, house 9	3,629	-104		2000	\$ 14,086.00	\$ (1,976.00)	
22 Sharp Hill Rd	3,676	-57	1	1964	\$ 13,567.00	\$ (2,495.00)	
28 Mountain Rd	3,719	-14	1.54	1900	\$ 10,770.00	\$ (5,292.00)	1
5 Dark Pond Trl	3,762	29	1 acre	1993	\$ 15,415.00	\$ (647.00)	2
66 Cedar Rd	3,688	-45	2.36	1774	\$ 14,110.00	\$ (1,952.00)	3
5 Little Brook Rd	3,987	254	2.24	1960	\$ 13,371.00	\$ (2,691.00)	4
50 Honey Hill Rd	3,926	193	2.64	1919	\$ 16,244.00	\$ 182.00	5
18 Forest Ln	4,046	313	1.32	1990	\$ 16,132.00	\$ 70.00	6
42 Thunder Lake Rd	4,218	485	2	1983	\$ 13,877.00	\$ (2,185.00)	7
96 Old Mill Rd	4,244	511	0.7	1700	\$ 12,762.00	\$ (3,300.00)	8
63 Old Kingdom Rd	4,250	517	2.04	1955	\$ 14,702.00	\$ (1,360.00)	9
42 Pin Old Ln	4,274	541	2.01	1966	\$ 15,089.00	\$ (973.00)	10
8 Wilton Woods Rd	4,287	554	2.1	1954	\$ 15,601.00	\$ (461.00)	11
15 Fullin Ln	4,500	767	2.25	2018	\$ 9,619.00	\$ (6,443.00)	12
22 Crown Pond Ln	4,564	831	1	2000	\$ 14,194.00	\$ (1,868.00)	13
267 Westport Rd	4,591	858	2 acres	1890	\$ 16,132.00	\$ 70.00	14
28 Hulda Hill Rd	4,812	1,079	2.01	1979	\$ 13,104.00	\$ (2,958.00)	15
200 Belden Hill Rd	4,980	1,247	2	2019	\$ 11,112.00	\$ (4,950.00)	16
27 Spectacle Ln	4,993	1,260	3.23	1978	\$ 13,323.00	\$ (2,739.00)	17
16 Overidge Ln	5,247	1,514	2.44	1935	\$ 15,749.00	\$ (313.00)	18
10 Topfield Rd	5,261	1,528	2.08	1957	\$ 15,906.00	\$ (156.00)	19
28 Antler Ln	5,300	1,567	2.4	1977	\$ 15,924.00	\$ (138.00)	20
94 Turtlehead Rd	5,310	1,577	1	1994	\$ 15,473.00	\$ (589.00)	21
26 Hickory Hill Rd	5,889	2,156	1.81	1982	\$ 16,845.00	\$ 783.00	22
11 N Wind Ln	6,524	2,791	0.59	1993	\$ 12,608.00	\$ (3,454.00)	23

\$ (41,364.00)

\$ (1,798.43) Average tax less than 6 Boas Lane with same or more square footage