

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
SCHLESINGER ANDREW R PEARSON KIMBERLY ANN 70 KENSETT DR		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
WILTON, CT 06897 Additional Owners:			6 Septic			RES LAND	1-1	399,000	279,300
		SUPPLEMENTAL DATA				RES EXCES DWELLING	1-2	8,000	5,600
Other ID: 4371		Legal Notes				RES OUTBL	1-3	885,200	619,640
Taxable/Exem 1		Legal Notes					1-4	14,800	10,360
Fire Distric 1		Legal Notes BAA-02-D#217							
Cencus Tract 454		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 3372									
						Total		1,307,000	914,900

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
SCHLESINGER ANDREW R		2115/0128	05/14/2010	Q	I	1,500,000	SW	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
KARLIN STEVEN D		1332/0236	12/04/2001	U	I	0	QS	2018	1-1	279,300	2018	1-1	279,300	2018	1-1	279,300
KARLIN, STEVEN D		1257/0050	01/17/2001	Q	I	1,270,000	WD	2018	1-2	5,600	2018	1-2	5,600	2018	1-2	5,600
		1213/0115	03/02/2000	Q	V	295,000	00	2018	1-3	619,640	2018	1-3	619,640	2018	1-3	619,640
		0158/0456	08/16/1971	Q	I	0	00	2018	1-4	10,360	2018	1-4	10,360	2018	1-4	10,360
								Total:		914,900	Total:		914,900	Total:		914,900

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)	885,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	14,800
Appraised Land Value (Bldg)	407,000
Special Land Value	0
Total Appraised Parcel Value	1,307,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,307,000

NOTES	
W/O BSMT	EST PAT
1-5 FIX BTH	I/A
FUS[598]=3RD FLR=BONUS RM	
4FX BTH	
WET BAR, X SNK	
SPL IRREG. SHAPE	

BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	
M18-6	01/02/2018		REMODO KITCH & 1 V	50,000		100	09/14/2018	CO#18-6	10/09/2018
021237	05/31/2013		FBM	42,000		100	08/02/2013	CO#11286 BLDG/PLANS	10/10/2017
017124	06/27/2001		I/G POOL W/SPA	40,000	02/22/2002	100	11/15/2001	CO#06955	08/01/2017
016510	04/06/2000			344,790	09/28/2000	100	01/03/2001	CO#06573	09/17/2007 01/23/2003

VISIT/ CHANGE HISTORY									
Date	Type	IS	ID	Cd.	Purpose/Result				
10/09/2018			SCS	53	Permit - No Visit				
10/10/2017			WG	22	Field Review No Change				
08/01/2017			GS	61	Data Mailer No Change				
09/17/2007			ES	00	Measur+Listed				
01/23/2003			LM	44	Hearing No Change				

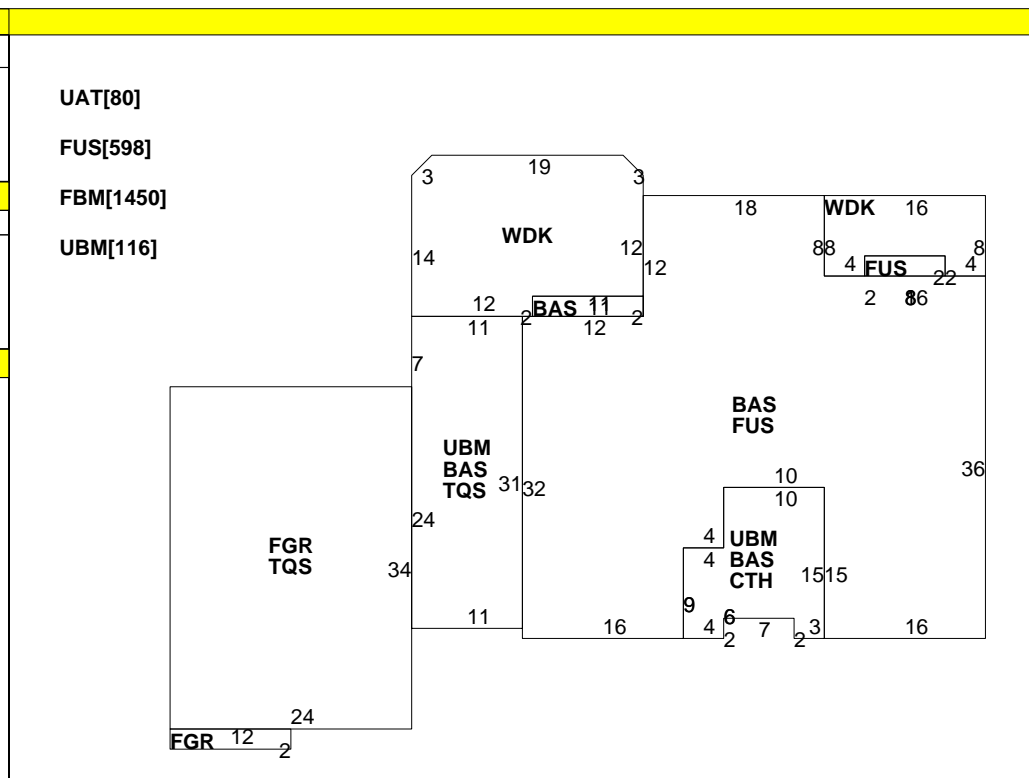
LAND LINE VALUATION SECTION

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-1				43,560	SF	9.16	1.0000	5	1.0000	1.00	05	1.00			1.00		399,000
1	1-2	Res Excess	R-1				0.20	AC	40,000.00	1.0000	0	1.0000	1.00	0.00				1.00		8,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential	# of Kitchens			
Grade	07		Excellent +				
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:	158.94		
Interior Wall 1	05		Drywall	Replace Cost	983,501		
Interior Wall 2				AYB	2001		
Interior Flr 1	12		Hardwood	EYB	2007		
Interior Flr 2	14		Carpet	Dep Code	G		
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %	10		
Total Bedrooms	05		5 Bedrooms	Functional Obslnc	0		
Total Bthrms	4			External Obslnc	0		
Total Half Baths	2			Cost Trend Factor	1		
Extra Fix				Condition			
Total Rooms	12			% Complete	90		
Bath Style	02		Average	Overall % Cond	885,200		
Kitchen Style	03		Remodeled	Apprais Val	0		
Elevator				Dep % Ovr	0		
Fireplaces	2			Dep Ovr Comment			
Sauna				Misc Imp Ovr	0		
Spa/Jet Tub	1			Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr	0		
Cath. Ceil	186			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
SPL3	Pool IG Gunite			L	384	40.00	2002		0		75	11,500
PAT1	Patio		10X10	L	100	9.00	2002		0		75	700
WHL2	Whirlpool Spa			L	1	3,500.00	2002		0		75	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	2,101	2,101			333,926	
CTH	Cathedral	0	172			0	
FBM	Basement, Finished	0	1,450			80,740	
FGR	Garage	0	840			46,727	
FUS	Upper Story, Finished	2,180	2,180			346,482	
TQS	Three Quarter Story	926	1,157			147,175	
UAT	Attic, Unfinished	0	80			1,271	
UBM	Basement, Unfinished	0	629			20,026	
WDK	Wood Deck	0	454			7,152	
Ttl. Gross Liv/Lease Area:		5,207	9,063			983,501	



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): Andrew Schlesinger / Kimberly Pearson

Property Owner will be represented by: Owners

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: Andrew Schlesinger

Address: 70 Kensett Dr

Wilton Ct 06897

Phone: 203 644 6620

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: _____ Lot: _____ Account #: _____

Property Location: 70 Kensett Drive

Property Type: Residential: Commercial:

Reason for Appeal:

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

Valuation too high in current market

Appellant's estimate of Market Value as of October 1, 2017: 1,099,000

Appellant's estimate of Assessed Value as of October 1, 2017: 770,000
(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.

Signature

RECEIVED

MAR 19 2020

311012020

Date Signed

Printed Name of Signer

Andrew Schlesinger

ASSESSOR'S OFFICE

Owner

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.

Comparable transactions to 70 Kensett Dr in support of a lower valuation.

5200 sq feet 5 bed 4 full 2 half baths. Based on these transactions that puts 70 Kensett in the lower range, around \$1,100,000, certainly no higher.

All transactions from 2018

109 cannon rd. \$1.28mm 6b 6ba 5600sf
134 cedar road. \$1.1mm 5b 7 ba 5200sf
21 grey rocks rd \$1.06mm 5bd 6ba 4800sf
260 sturges rd \$1.2mm 5bd 7 ba 6435sf
16 raymond lane \$1.5m 6bd 8ba 7800sf
193 sturges ridge \$1.16mm 4bd 5ba 6300 sf
209 dudley \$1mm 5bed 5 ba 6100sf
44 middlebrook farm \$975k 6bed 5ba 5600sf
75 olmstead hill rd. \$1.2mm 5bd 6ba 6600sf
16 coley rd. \$1.08mm 5bd 6ba 6000sf
39 wicks end ln. \$1.25mm 6bd 5ba 6000sf
20 woods end Dr.. \$1.05mm 5bd 5ba 6200sf
75 graenest ridge rd \$1.2mm 5bd 7ba 6200sf
58 chessor ln \$1.05mm 5bd 5ba 5800sf
87 Charger oak Dr.. \$1.2,, 6bd 7ba 5600sf