

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
MANNINI LUCIA & OSTERMANN ROBERT 93 EAST MEADOW RD WILTON, CT 06897 Additional Owners:		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
			6 Septic			RES LAND	1-1	412,900	289,030
						DWELLING	1-3	263,600	184,520
						RES OUTBL	1-4	19,800	13,860
SUPPLEMENTAL DATA						6161 WILTON, CT <h1>VISION</h1>			
Other ID:	138 36, 136		Legal Notes						
Taxable/Exem	1		Legal Notes						
Fire Distric	1		Legal Notes						
Cencus Tract	454		Legal Notes						
Legal Notes			Call Back						
Legal Notes			ASSOC PID#						
GIS ID: 617						Total		696,300	487,410

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
MANNINI LUCIA & COTT DOUGLAS COTT DOUGLAS M & LAURIE K COTT, DOUGLAS M		2498/0897	07/16/2019	Q	I	575,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
		2498/0893	07/16/2019	U	I	0	AF	2018	1-1	289,030	2018	1-1	289,030	2018	1-1	289,030						
		0970/0130	11/30/1995	U	I	0	QS	2018	1-3	184,520	2018	1-3	184,520	2018	1-3	184,520						
		0418/0027	06/24/1983	Q	I	215,000	00	2018	1-4	13,860	2018	1-4	13,860	2018	1-4	13,860						
Total:								487,410			Total:			487,410			Total:			487,410		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.												
Total:									APPRAISED VALUE SUMMARY											
								Appraised Bldg. Value (Card)								263,600				
								Appraised XF (B) Value (Bldg)								0				
								Appraised OB (L) Value (Bldg)								19,800				
								Appraised Land Value (Bldg)								412,900				
								Special Land Value								0				
								Total Appraised Parcel Value								696,300				
								Valuation Method:								C				
								Adjustment:								0				
								Net Total Appraised Parcel Value								696,300				

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES				
IF 1987 FGR				
1 - 4 FIX BTH/1 BTH REMODELED 34 FT R DRMR/11 FT REAR DRMR				
FUNC = NO BSMT 29 X 38 = CRL (100% CRL)				
LL1 = CLP				
REMOD 1978 DEFERRED MAINTENANCE				
UST = FURN RM				

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	
19-454	10/17/2019	RS	Residential	15,000		0		CONVERT SITTING ROOM	10/04/2017			WG	22	Field Review No Change	
M16-267	06/21/2016		REMOD KIT	60,000		100	10/27/2016	CO#M16-267 +5%	12/20/2016			MG	51	Permit-Info Bldg	
018665	01/12/2005		ADD-RIGHTSIDE	80,000		100	10/19/2005	CO#08374 VISUAL	07/26/2007	01		MK	00	Measur+Listed	
									01/27/1993			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				42,689	SF	9.35	1.0000	5	1.0000	0.90	07	1.15				1.00		412,900

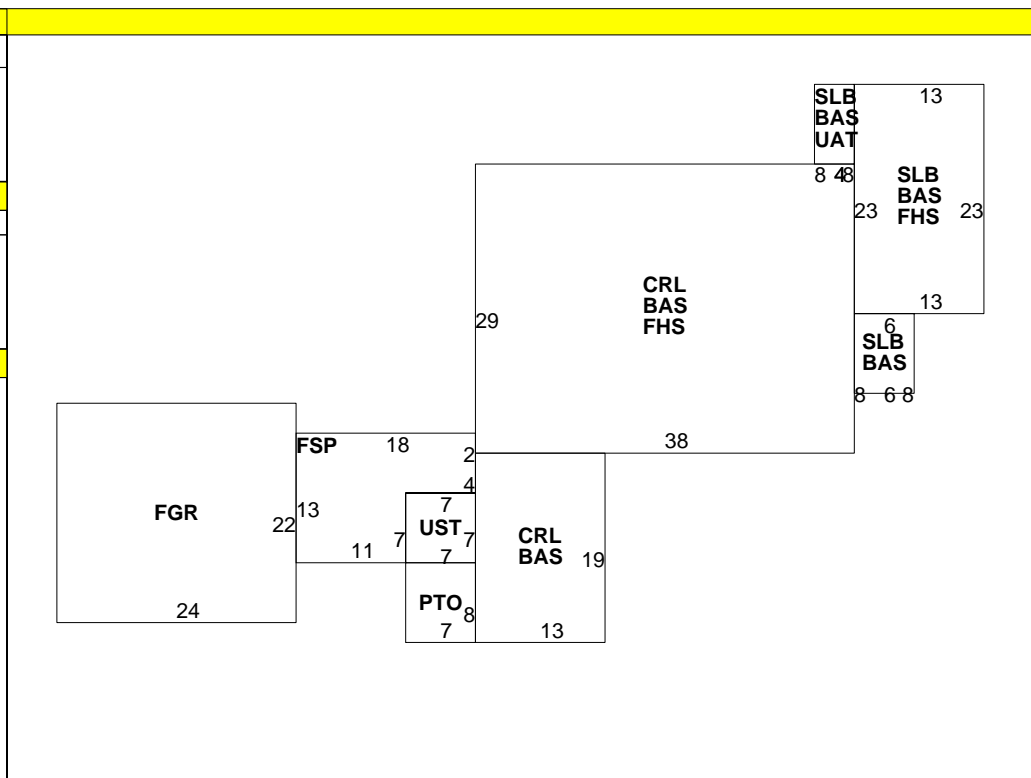
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential	# of Kitchens			
Grade	05		Average ++				
Occupancy	1			MIXED USE			
Exterior Wall 1	17		Stucco/Masonry	Code	Description		Percentage
Exterior Wall 2	21		Stone/Masonry	1-1	Residential		100
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	03		Plastered				
Interior Wall 2				COST/MARKET VALUATION			
Interior Flr 1	12		Hardwood	Adj. Base Rate:	118.49		
Interior Flr 2	14		Carpet	Replace Cost	351,436		
Heat Fuel	02		Oil	AYB	1935		
Heat Type	05		Hot Water	EYB	1997		
AC Type	03		Central	Dep Code	G+		
Total Bedrooms	03		3 Bedrooms	Remodel Rating			
Total Bthrms	2			Year Remodeled			
Total Half Baths	0			Dep %	20		
Extra Fix				Functional Obslnc	5		
Total Rooms	8		8 Rooms	External Obslnc	0		
Bath Style	02		Average	Cost Trend Factor	1		
Kitchen Style	03		Remodeled	Condition			
Elevator				% Complete			
Fireplaces	2			Overall % Cond	75		
Sauna				Apprais Val	263,600		
Spa/Jet Tub				Dep % Ovr	0		
Whirlpool Tub				Dep Ovr Comment			
Cath. Ceil				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
SPL1	Pool IG Concrct			L	510	38.00	2002		0		75	14,500
SHD1	Shed			L	252	20.00	2002		0		50	2,500
PAT1	Patio			L	166	9.00	2002		0		60	900
WDK	Wood Deck			L	586	8.00	2007		0		40	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,728	1,728			204,748
CRL	Crawl Space	0	1,349			0
FGR	Garage	0	528			21,920
FHS	Half Story, Finished	981	1,401			116,237
FSP	Screen Porch	0	185			5,450
PTO	Patio	0	56			711
SLB	Slab	0	379			0
UAT	Attic, Unfinished	0	32			355
UST	Utility, Storage, Unfinished	0	49			2,014
Ttl. Gross Liv/Lease Area:		2,709	5,707			351,436



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): Robert & Lucia Ostermann

Property Owner will be represented by: Robert Ostermann

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: Robert Ostermann

Address: 93 East Meadow Road
Wilton, CT, 06897

Phone: (516) 965-5367

RECEIVED
MAR 06 2020

Description of Property Being Appealed:

ASSESSOR'S OFFICE

NOTE: One application per property being appealed

Map: 15 Lot: 24 Account #: 001117

Property Location: 93 East Meadow Road, Wilton, CT, 06897

Property Type: Residential: Commercial:

Reason for Appeal:

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

I have reviewed homes sold between October 2016-October 2017. For comparable lot size, home size, style, bedrooms, bathrooms there is a realtully close tax group for those homes that my home is comparable to. However, my home is taxed at least \$2,300 higher. 31 Heather, \$10,960 / 31 Fawn, \$11,130 / 29 Orons \$10,468 / 4 Thistle Lane \$10,828

Appellant's estimate of Market Value as of October 1, 2017: \$ 662,900

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 464,630
(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.

Robert Ostermann

3/4/2020

Signature Robert Ostermann

Date Signed Owner

Printed Name of Signer

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.