

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Julie Griffiths
26 Fox Run
Wilton, CT 06897

COPY

RE: Board of Assessment Appeals Hearing Date

Dear Taxpayer,

We have received your application for an appeal. Due to recent events we will be hosting hearings remotely via Zoom. Below you will find your scheduled hearing information.

PROPERTY TYPE/ACCT #: Residential/Account #004013

OWNER(S): Julie & Matt Griffiths

PROPERTY LOCATION: 26 Fox Run

DATE OF APPEAL HEARING: April 15, 2021

TIME OF APPEAL HEARING: 7:00pm

PLACE: Hearings will be held via Zoom. The information required to attend these hearing will also be posted on the town website. Please use the below link.

<https://us02web.zoom.us/j/84643563767?pwd=MDZ4YW5MWEErbTR1Ym5jUDRHZ3NkUT09>

****Please note, any documents NOT already submitted with your application MUST be sent to the Assessor's Office 48 hours prior to your scheduled hearing. Documents can be emailed to Assessor@wiltonct.org or faxed to 203-563-0293. Documents not previously submitted will be unable to be heard during the hearings.**

Thank you,
Board of Assessment Appeals

WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2020 Grand List



Pursuant to CT General Statutes Section 12-111, BAA applications must be **RECEIVED** by the Assessor's Office no later than 4:30pm on **March 19, 2021**.

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

Owner's Information:

Property Owner(s): Julie and Matt Griffiths

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: Julie Griffiths

Address: 26 Fox Run
Wilton, CT 06897

Phone: (330) 554-7112

RECEIVED
MAR 19 2021
ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: _____ Lot: _____ Account #: _____

Property Location: 26 Fox Run Wilton, CT 06897

Property Type: Residential: Commercial:

Reason for Appeal:

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

Currently being taxed on a 4 bedroom property. This property has not been permitted for 4 bedrooms and should be taxed as a 3 bedroom property. This issue was brought to our attention when we purchased the home in April 2020.

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

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

2/25/21

Date Signed

Julie Griffiths

Owner

Printed Name of Signer

Position of Signer

This application **MUST** be **RECEIVED** by the Assessor's Office no later than 4:30pm on **March 19, 2021**
FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value
Level	5 Well	1 Paved		RES LAND	1-1	459,700	321,790
	6 Septic			DWELLING	1-3	341,500	239,050
SUPPLEMENTAL DATA							
Other ID: 4086 9							
Taxable/Exem 1							
Legal Notes							
Fire Distric 1							
Census Tract 451							
Legal Notes							
Call Back							
ASSOC PID#							
GIS ID: 5055							

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/	SALE PRICE	V.C.
GRIFFITHS MATTHEW & JULIE ELIZABETH	2507/1005	04/20/2020	U	1	640,000	25
OBRIEN KEVIN E &	2507/1004	04/20/2020	U	1		CN
OBRIEN KEVIN E & DEIDRE ANN	0444/0165	03/09/1984	Q	1	60,000	00

EXEMPTIONS	Amount	Description	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD					
22FT R DORMER					
SHRD DRIVE					
KITCHEN + 1 BD + 1 BTH OVER FGR					
1-4 FIX 11/9/07					

Year	Type	Description	Amount	Code	Amount	Comm. Int.
OTHER ASSESSMENTS						
Total: 560,840						
ASSESSING NEIGHBORHOOD						
Street Index Name						
Tracing						
Batch						
Total: 560,840						

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
20-68	04/09/2020	BP	Building Permit	4,000	12/08/2004	100	04/13/2020	FIN ABOVE FGR/HAL
018354	05/11/2004	BP	FBM	10,000		100	05/11/2004	CO#00000
11833A	10/06/1988	BP	Building Permit	0		100	04/14/2020	FIN LOFT/FOP

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
20-68	04/09/2020	BP	Building Permit	4,000	12/08/2004	100	04/13/2020	FIN ABOVE FGR/HAL	12/10/2020	03		TH	80	Permit Check
018354	05/11/2004	BP	FBM	10,000		100	05/11/2004	CO#00000	09/15/2017			WG	22	Field Review No Change
11833A	10/06/1988	BP	Building Permit	0		100	04/14/2020	FIN LOFT/FOP	02/18/2008			DL	47	Change - Value Change T
									11/09/2007			KM	00	Measur+Listed
									10/05/1993			NL	10	Letter no Resp

B #	Use Code	Use Description	Zone D	Front Depth	Units	Unit Price	Factor	SA	Acres	Disc	Factor	Idx	ST	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	I-1	Residential	R-2		86,684	SF	4.82	1.0000	5	1.0000	1.00	06				1.00		459,700
Total Card Land Units: 1.99 AC Parcel Total Land Area: 1.99 AC Total Land Value: 459,700																		

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NET TOTAL APPRAISED PARCEL VALUE: 801,200

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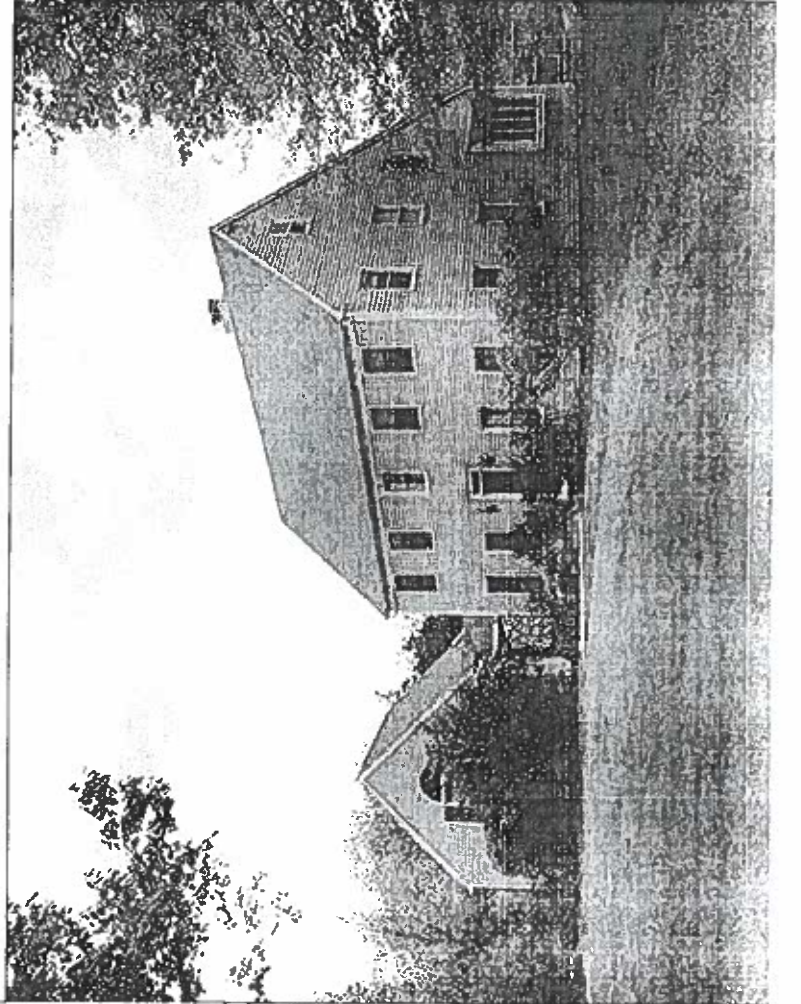
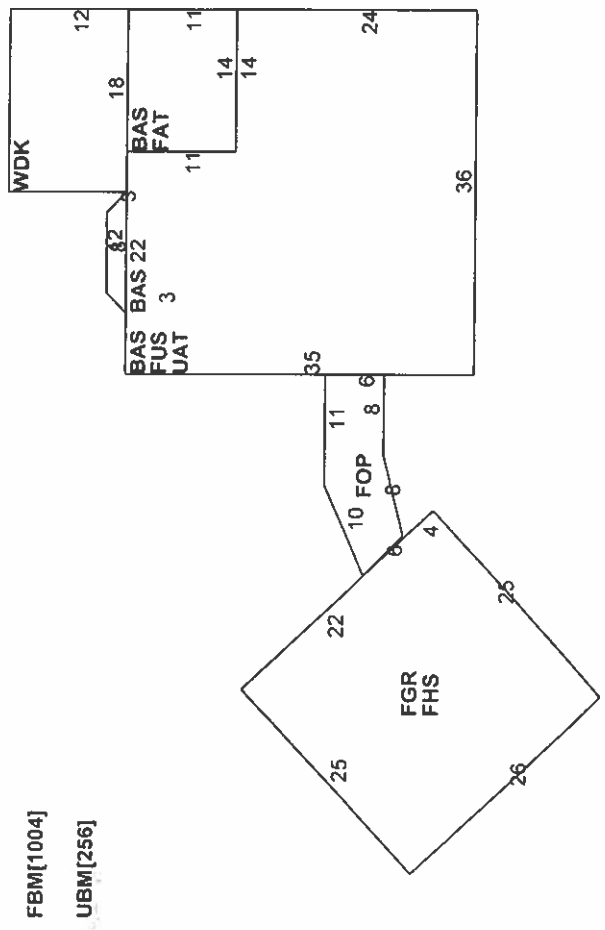
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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Ch	Description
Style	03		Colonial
Model	01		Residential
Grade	05		Average ++
Occupancy	2		MIXED USE
Exterior Wall 1	11		Clapboard
Exterior Wall 2	02		Shed
Roof Structure	03		Asphalt Shngl.
Roof Cover	05		Drywall
Interior Wall 1	12		Hardwood
Interior Wall 2	14		Carpet
Interior Fir 1	02		Oil
Interior Fir 2	05		Hot Water
Heat Fuel	01		None
Heat Type	04		4 Bedrooms
AC Type	3		
Total Bedrooms	1		
Total Bthrms	1		
Total Half Baths	1		
Extra Fix	9		
Total Rooms	02		
Bath Style	02		
Kitchen Style	1		
Elevator			
Fireplaces			
Sauna			
Spa/Jet Tub			
Whirlpool Tub			
Cath. Ceil			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gale	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Gross Area	Unit Cost	Undeprc. Value
BAS	First Floor	1,280	1,280	157,265	
FAT	Attic, Finished	31	154	3,809	
FBM	Basement, Finished	0	1,004	43,125	
FGR	Garage	0	650	28,013	
FHS	Half Story, Finished	455	650	55,903	
FOP	Open Porch	0	110	2,703	
FUS	Upper Story, Finished	1,106	1,106	135,887	
UAT	Attic, Unfinished	0	1,106	13,638	
UBM	Basement, Unfinished	0	256	6,266	
WDK	Wood Deck	0	216	2,703	
Tot. Gross Liv/Lease Area:		2,872	6,532	449,312	



TOWN OF WILTON
OFFICE OF THE ASSESSOR
TOWN HALL
238 DANBURY RD.
WILTON, CT 06897



U.S. POSTAGE >>> PITNEY BOWES



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02 4W
0000364400 APR 01 2021

Julie Griffiths
26 Fox Run
Wilton, CT 06897

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