

BOARD OF ASSESSMENT  
APPEALS  
(203) 563-0121



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

April 1, 2021

Ian Tesar  
35 Hickory Hill Rd  
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 #001427

OWNER(S): Ian Tesar

PROPERTY LOCATION: 35 Hickory Hill Rd

DATE OF APPEAL HEARING: April 15, 2021

TIME OF APPEAL HEARING: 7:20pm

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](mailto: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): IAN TESAR  
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: IAN TESAR  
Address: 35 HICKORY HILL ROAD  
WILTON CT 06897  
Phone: 203-984-6066

**RECEIVED**  
**MAR 16 2021**  
**ASSESSOR'S OFFICE**

### Description of Property Being Appealed:

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

Map: 94 Lot: 7 Account #: \_\_\_\_\_  
Property Location: 35 HICKORY HILL ROAD, WILTON, CT 06897  
Property Type: Residential:  Commercial:

### Reason for Appeal:

Describe your reason for appeal: (Attach additional pages if necessary) I QUESTION THE \$267,000 INCREASE IN MARKET VALUE BASED ON THE 2019 & 2020 ASSESSMENTS AS THERE WERE NO CHANGES TO THE HOUSE. I HAVE PHOTOS TO PROVE. ALSO, I CONSIDER THE IM CURRENT MARKET VALUE HIGH. I INTENTIONALLY DESIGNED & BUILT THE HOUSE WITH SIMPLE/BASIC DETAILS TO KEEP CONSTRUCTION COSTS & VALUE LOW. I WOULD APPRECIATE YOUR CONSIDERING A RE-EVALUATION.  
Appellant's estimate of Market Value as of October 1, 2017: \$330,000 (UNIMPROVED LOT)  
Appellant's estimate of Assessed Value as of October 1, 2017: \$231,000  
(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.

Ian Tesar 03.15.2021  
Signature Date Signed  
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.**

CURRENT OWNER		UTILITIES		STRI./ROAD		LOCATION	
1	Level	5	Well	1	Paved		
6	Septic						

CURRENT ASSESSMENT		APPROAISED VALUE		ASSESSED VALUE	
1-1	RES LAND	313,600	219,520	313,600	219,520
1-2	RES EXCES	16,800	11,760	16,800	11,760
1-3	DWELLING	668,700	468,090	668,700	468,090
<b>Total</b>		<b>999,100</b>	<b>699,370</b>	<b>999,100</b>	<b>699,370</b>

SUPPLEMENTAL DATA		ASSOC PID#	
Other ID: 5836+A,4	Legal Notes		
ITaxable/Exem 1	Legal Notes		
Fire Distric 1	Legal Notes		
Census Tract 451	Legal Notes		
Legal Notes	Call Back		
Legal Notes			
G/S ID: 4962			

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		SALE PRICE		V.C.	
TESAR IAN A	2486/0827	05/03/2018	Q	V	375,000	00	EX	00	
PRIEGER HENRY H & JANET D	2421/0289	04/24/2015	U	V	206,500	00	PO	00	
DIXON PALMER EST OF	2421/0281	04/24/2015	U	V	11,760	00		00	
DIXON PALMER EST OF	1196/0022	10/18/1999	U	V	20,000	00		00	
DIXON, PALMER	0169/0256	03/02/1972	U	V					

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
<b>Total:</b>			<b>512,120</b>

ASSESSING NEIGHBORHOOD	
NBHD/ SUB	Street Index Name
0002/A	Tracing

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
<b>Total:</b>			<b>512,120</b>

**APPROAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 668,700  
 Appraised XF (B) Value (Bldg) 0  
 Appraised OB (L) Value (Bldg) 0  
 Appraised Land Value (Bldg) 330,400  
 Special Land Value 0  
 Total Appraised Parcel Value 999,100  
 Valuation Method: C  
 Adjustment: 0  
 Net Total Appraised Parcel Value 999,100

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Date
18-306	10/11/2018	DWELLING	10/26/2020
			02/10/2020
			09/15/2017
			01/15/2013
			10/17/2007

LAND LINE VALUATION SECTION							
Zone	Depth	Units	Unit Price	Insp. Date	% Comp.	Date Comp.	Comments
R-2		87,120 SF	4,800.00	10/11/2018	100		ESTIMATED
R-2		0.42 AC	40,000.00				

LAND LINE VALUATION SECTION									
B #	Use Code	Zone	Depth	Units	Unit Price	Insp. Date	% Comp.	Date Comp.	Comments
1	1-1 Residential	R-2		87,120 SF	4,800.00	10/11/2018	100		ESTIMATED
1	1-2 Res Excess	R-2		0.42 AC	40,000.00				

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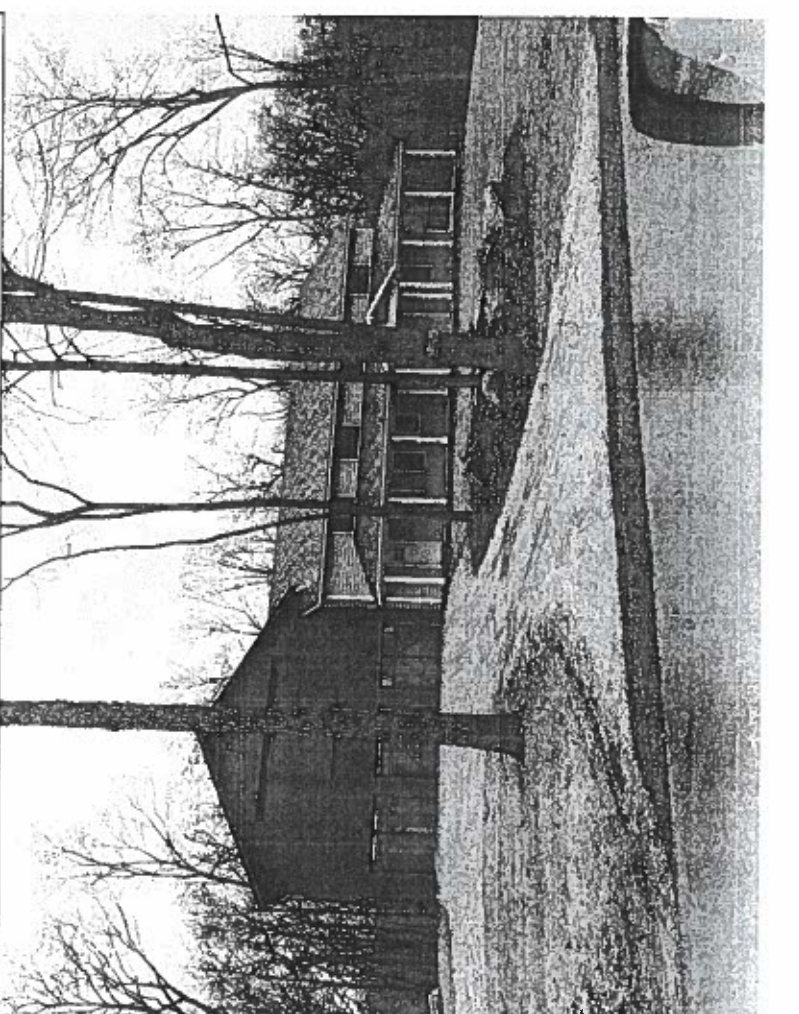
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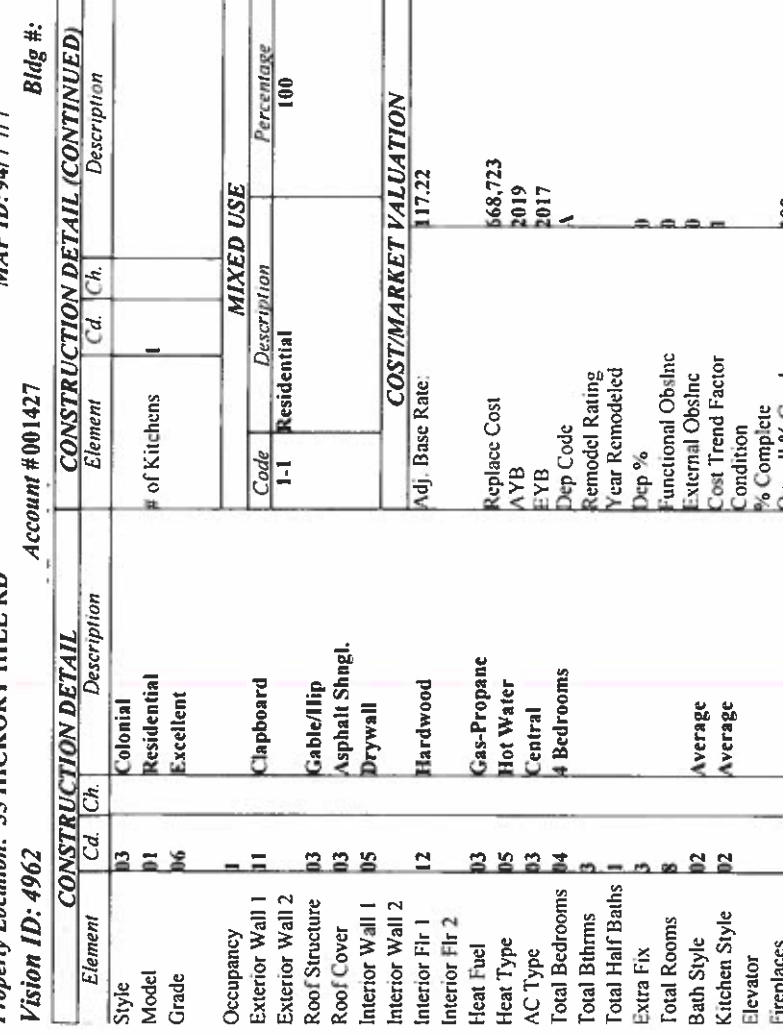
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Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	03		Colonial				
Model	01		Residential				
Grade	06		Excellent				
Occupancy	1		Chapboard				
Exterior Wall 1	11						
Exterior Wall 2	03		Cable/Hip				
Roof Structure	03		Asphalt Shngl.				
Roof Cover	03		Drywall				
Interior Wall 1	05						
Interior Wall 2	12		Hardwood				
Interior Fir 1	03		Gas-Propane				
Interior Fir 2	05		Hot Water				
Heat Fuel	03		Central				
Heat Type	04		4 Bedrooms				
AC Type	3						
Total Bedrooms	3						
Total Baths	1						
Total Half Baths	3						
Extra Fix	8						
Total Rooms	02						
Bath Style	02						
Kitchen Style	02						
Elevator							
Fireplaces							
Sauna							
Spa/Jet Tub							
Whirlpool Tub							
Cath. Ceil	646						

CONSTRUCTION DETAIL (CONTINUED)				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Ch	Description	Element	Cd	Ch	Description
# of Kitchens	1						
MIXED USE							
Code	1-1		Residential				
Percentage			100				
COST/MARKET VALUATION							
Adj. Base Rate:			117.22				
Replace Cost			568,723				
AYB			2019				
EYB			2017				
Dep Code			A				
Remodel Rating							
Year Remodeled							
Dep %							
Functional Obslnc							
External Obslnc							
Cost Trend Factor							
Condition							
% Complete			100				
Overall % Cond							
Apprais Val			568,700				
Dep % Ovr							
Dep Ovr Comment							
Misc Imp Ovr							
Misc Imp Ovr Comment							
Cost to Cure Ovr							
Cost to Cure Ovr Comment							

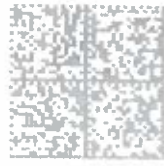


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)														
Code	Description	Sub	Sub Description	LB	Units	Unit Price	Yr	Gade	Dep	Rt	Chd	%Cnd	Apr	Value
3AS	First Floor				2,361									276,749
CTH	Cathedral				0									0
GR	Garage				646									64,000
POP	Open Porch				1,427									33,407
ST	Utility Storage				1,620									75,957
US	Upper Story, Finished				1,394									163,400
UBM	Basement, Unfinished				2,301									53,920
NDK	Wood Deck				112									1,289
Ttl. Gross Liv/Lense Area:													668,723	



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

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U.S. POSTAGE >> PITNEY BOWES  
ZIP 06897 \$ 000.51<sup>0</sup>  
02 4W  
0000364400 APR 01 2021