

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Douglas Brown
C/O Lynne Murphy
142 Old Ridgefield 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 #000435

OWNER(S): Douglas & Patricia Brown

PROPERTY LOCATION: 42 Drum Hill Rd

DATE OF APPEAL HEARING: April 15, 2021

TIME OF APPEAL HEARING: 6:00pm

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): Douglas L & Patti T Brown

Property Owner will be represented by: Douglas Brown-Owner

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: Douglas Brown

Address: C/o Lynne Murphy

142 Old Ridgefield Road

Phone: Wilton, CT 06897

RECEIVED

MAR 11 2021

ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 89

Lot: 22

Account #: 00435435

Property Location: 42 Drum Hill Road, Wilton, CT 06897

Property Type:

Residential:

Commercial:

Reason for Appeal:

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

Valuation too high relative to comparables. Valuation increased by 40% in last assessment. Property is listed at \$2,049,000 lowered from \$2,750,000

Comparable sales sold at a substantial premium to 42 Drum Hill Road in 2017 and have interior finish and size which is substantially better than 42 Drum Hill Road (see attached photos and spreadsheet)

137 Olmstead sold for \$2,850,000 in 2017 with an assessment of \$877,000.51 Graenest sold at \$2,550,00 with an assessment of \$1,474,000

Curent listing show prices of \$2,599,000 to \$2,995,000 with assessed values of \$890,000 to \$1,365,000

Appellant's estimate of Market Value as of October 1, 2017: 1,950,0000

Appellant's estimate of Assessed Value as of October 1, 2017: 955,500

(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

DOUGLAS L. BROWN

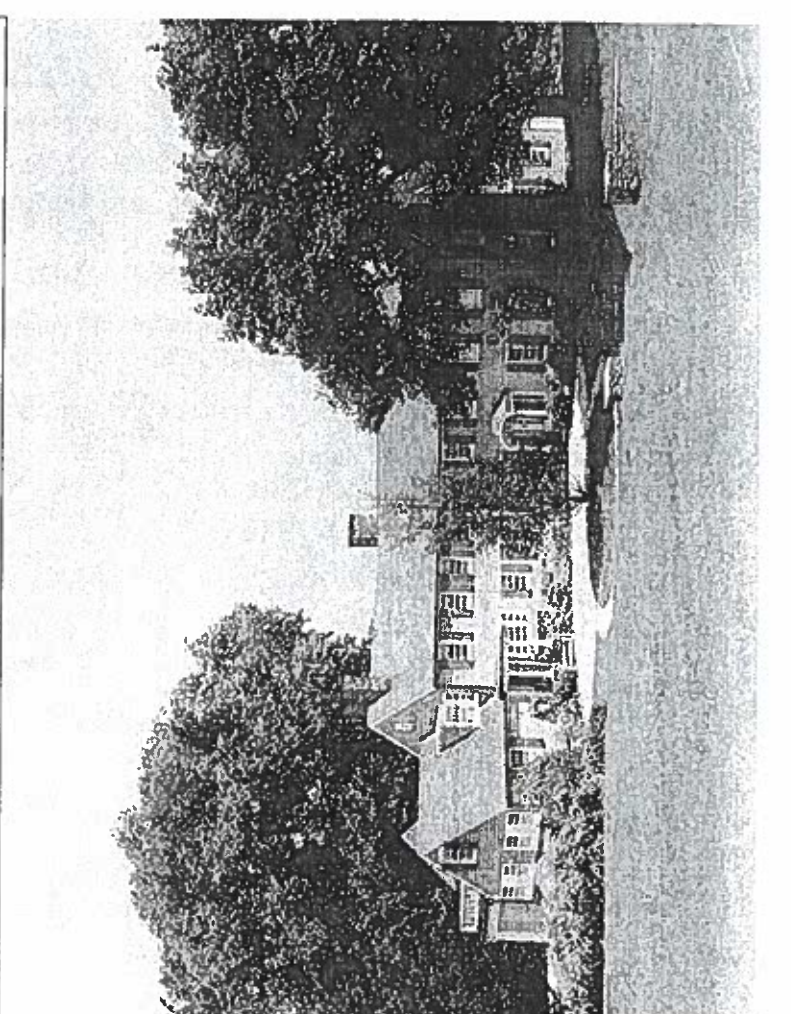
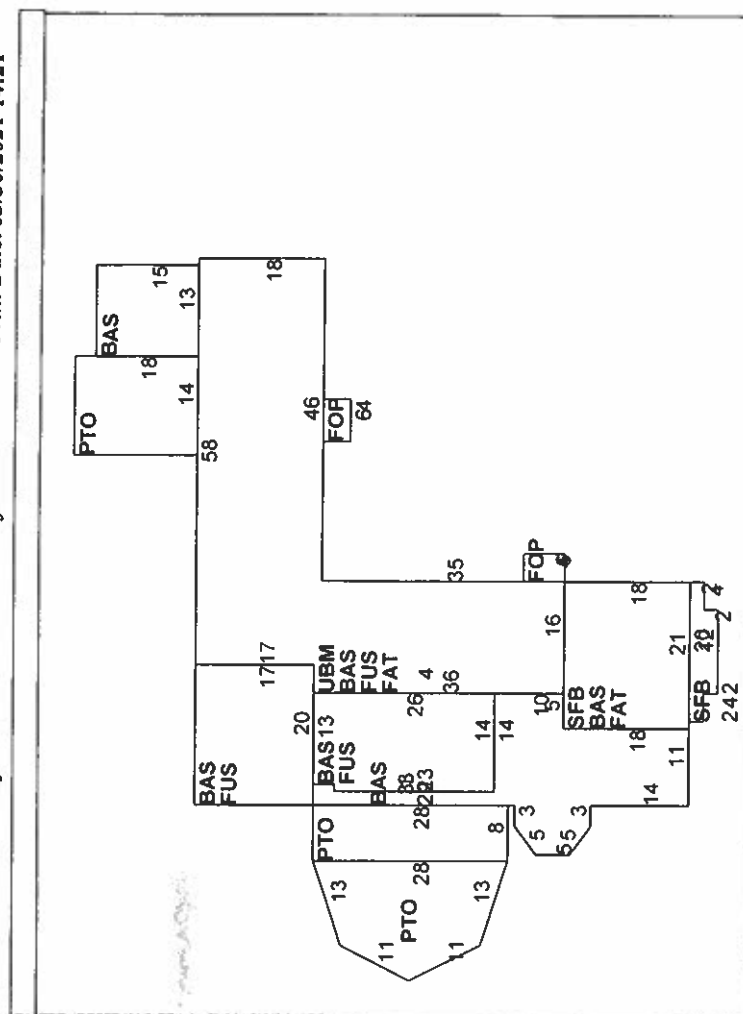
Printed Name of Signer

Date Signed

3/8/2021
OWNER

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.



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Cd.	Ch.
Style	Colonial		
Model	Residential		
Grade	Superior +		
Occupancy	Wood Shingle		
Exterior Wall 1	Gable/Hip		
Exterior Wall 2	Asphalt Shngl.		
Roof Structure	Drywall		
Roof Cover	Hardwood		
Interior Wall 1	Carpet		
Interior Wall 2	Oil		
Interior Flr 1	Forced Air		
Interior Flr 2	Central		
Heat Fuel	6 Bedrooms		
Heat Type	Total Bthrms		
AC Type	Total Half Baths		
6 Bedrooms	Extra Fix		
Total Bthrms	Total Rooms		
Total Half Baths	Bath Style		
Extra Fix	Kitchen Style		
Total Rooms	Elevator		
Bath Style	Fireplaces		
Kitchen Style	Sauna		
Elevator	Spa/Jet Tub		
Fireplaces	Whirlpool Tub		
Sauna	Cath. Cell		
Spa/Jet Tub			
Whirlpool Tub			
Cath. Cell			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Description	I/B	Units	Unit Price	Yr	Gde	Dp	Rt	Chd	%Cnd	Apr Value
SPL2	Pool IG Vynl	L			592	36.00	2002					75	16,000
PATI	Patio	L			240	9.00	2002					80	1,300

BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Gross Area	Unit Cost
BAS	First Floor	3,360	3,360	738,680
FAT	Attic, Finished	397	1,986	87,279
FOP	Open Porch	0	48	2,198
FUS	Upper Story, Finished	2,309	2,309	507,623
PTO	Patio	0	814	17,807
SFB	Basement, Finished	0	442	67,932
IBM	Basement, Unfinished	0	1,608	70,790
Tot. Gross Liv/Lease Area:		6,066	10,567	1,492,310

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT			
Brown Douglas L & Patricia T	2	Above Street	5	Well	1	Paved				Description	Code	Appraised Value	Assessed Value
790 ANDREWS AVE D101			6	Septic						RES LAND	1-1	522,700	365,890
DELRAY BEACH, FL 33483										RES EXCES	1-2	74,400	52,080
Additional Owners:										DWELLING	1-3	1,442,900	1,010,030
										RES OUTBL	1-4	17,300	12,110
SUPPLEMENTAL DATA										Total			
Other ID: 5377.4809 1B										2,057,300			
Taxable/Exem 1										1,440,110			
Fire District 1													
Census Tract 452													
Legal Notes													
Legal Notes													
GIS ID: 4804													
ASSOC PID#													
SALE DATE 04/15/2009 U 1													
SALE PRICE 985,000 00													
V.C.													
BK-VOL/PAGE 2048/0103													
0626/0119													

RECORD OF OWNERSHIP										PREVIOUS ASSESSMENTS (HISTORY)			
Year	Type	Description	Code	Amount	Comm. Int	Yr	Code	Assessed Value	Yr	Code	Assessed Value	Assessed Value	
2019	1-1		1-1			2019	1-1	365,890	2018	1-1	365,890	365,890	
2019	1-2		1-2			2019	1-2	52,080	2018	1-2	52,080	52,080	
2019	1-3		1-3			2019	1-3	1,010,030	2018	1-3	1,010,030	1,010,030	
2019	1-4		1-4			2019	1-4	12,110	2018	1-4	12,110	12,110	
Total:										Total: 1,440,110			

EXEMPTIONS
 This signature acknowledges a visit by a Data Collector or Assessor

OTHER ASSESSMENTS		
Year	Type	Amount
Total:		

ASSESSING NEIGHBORHOOD	
NBHD/SUB	Street Index Name
0001/A	Tracing
Notes: NO BSMT	
OB#9 & BLDG#2=ATTACH	
APPROXIMATED VALUE SUMMARY	
Appraised Bldg. Value (Card)	55,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	2,057,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	2,057,300

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
									04/18/2019			BAA	15	BAA No Change
									02/19/2019			SCS	12	RE LISTING/INTERNET
									09/26/2017			WG	23	Field Review Change
									09/11/2007			MI	08	Measured - Refusal no Int
									10/05/1993			NL	10	Letter no Resp

LAND LINE VALUATION SECTION									
B #	Use Description	Zone D	Front Depth	Units	Unit Price	Factor	A.A. Disc	Acre	ST.
2	1-1 Residential	R-2		0 SF	0.00	1.0000	5	1.0000	05
Total Card Land Units: 0.00 AC Parcel Total Land Area: 3.86 AC									
Total Land Value: 0									

VISION

6161
WILTON, CT

Town of Wilton – Assessor's Office
238 Danbury Rd
Wilton, CT 06897
Property Revaluation
PID:****

SECOND NOTICE

February 21, 2019

WILTON, CT

BROWN DOUGLAS L & PATRICIA T
790 ANDREWS AVE D101
DELRAY BEACH, FL 33483

NOTICE OF REVISED ASSESSMENT CHANGE
Prop Loc: 42 DRUM HILL RD
MBLU: 89 / / 22 / /
PID # 4804

Dear Wilton Property Owner:

In accordance with Connecticut General Statutes, the Town of Wilton has completed a Revaluation of all real property for the October 1, 2018 Grand List. Pursuant to section 12-55 and HB-5181 of the Connecticut General Statutes, shown below is the revised assessment of your property as established by Wilton's Office of the Assessor and its consultant, Vision Government Solutions.

This second notice informs you that, as part of the hearing and review process, your assessment has been reviewed. Your assessment has either been reduced, increased, or has had no change made. Most property owners receiving this notice have attended a hearing or requested a review in writing. Some property owners who did not attend a hearing or request a review in writing have been sent this notice to inform them that, upon review, and information provided, their assessment has been revised.

Your Assessment is based on **70% of October 1, 2017 market value**. Assessment exemptions (for example: Veteran's exemptions) are not reflected in the new assessment shown below, but will be applied to the final assessments.

Do not apply the current tax (mill) rate to your new assessment, as doing so will result in an inaccurate tax calculation. The new mill rate will be determined by the Town in the spring of 2019.

You may review your new assessment on the Vision Government Solutions web site: <http://gis.vgsi.com/wiltonct>. This site will allow inquiry access to the Assessor's database, including value summary, property data, and general revaluation information.

If you wish to appeal your assessment, you must file a written appeal to the Wilton Board of Assessment Appeals on the prescribed appeal application which can be found at the Assessor's Office *after March 1, 2019*. The completed appeals form must be *physically received* by the Assessor's Office on or before March 20, 2019.

Sincerely,

Sarah C. Scacco
Assessor, CCMA II

**RE ASSESSMENT RECEIVED AFTER POSTING
HOUSE FOR SALE-NOTHING ELSE CHANGED**

****Revised Assessment**
\$1,440,110

*** Assessment before hearing/review**
\$1,051,890

* Assessment before review based on 70% of October 1, 2017 market value

**Revised Assessment based on 70% of October 1, 2017 market value after review

42 Drum Hill tax appeal March 2021

42 Drum Hill Road information

NO CHANGES TO HOUSE SINCE 2018 ASSESSMENT YET ASSESSMENT WENT UP

	Assessment	Taxes	listing price
2018	\$ 1,114,610.00	\$ 31,421.00	\$ 2,049,000.00
2019	\$ 1,440,110.00	\$ 41,101.00	
2020	\$ 1,440,110.00	\$ 39,543.00	

SOLD IN 2017

51 Graenest ridge road

assessment	Assessment	Taxes	sold 2017
2018	\$ 1,479,100.00	\$ 38,023.00	\$ 2,550,000.00
2019	\$ 1,384,670.00	\$ 39,518.00	
2020	\$ 1,384,670.00	\$ 41,696.00	

137 Olmstead drum is appraised at \$1444110

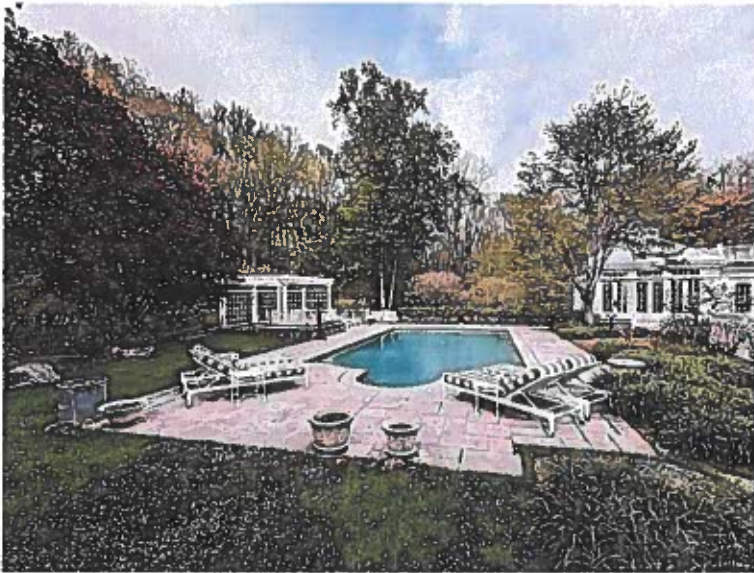
	Assessment	Taxes	sold 2017
2018	\$ 877,240.00	\$ 26,063.00	\$ 2,850,000.00
2019	\$ 877,240.00	\$ 25,036.00	
2020	\$ 924,560.00	\$ 24,089.00	

COMPARISON OF 42 DRUM HILL ROAD TO TWO 2017 SALES

51 GRAENEST RIDGE ROAD-Appraised at roughly same value as 42 Drum Hill Road

51 Greenest Ridge Appraised value-\$1,479,000

42 Drum Hill Road Appraised at \$1,441,000



Greenest Pool -Gunite-more valuable

42 Drum Hill Pool—Vinyl Liner-



42 Drum Hill Living Room and entry Hall



Entry Hall-Graenest-Far superior



42 Drum Hill " Sun Room"



Graenest- sunroom-nte superior finish Graenest Ridge home



Graenest aerial view-more manicured grounds



CMLS

137 OLMSTEAD—Appriased at \$877,000

42 Drum Hill Appraised at \$1,441,000

137 Olmstead





42 Drum Hill Road



137 Olmstead family room

42 Drum Hill does not have a family room

137 Olmstead Finished attic—42 Drum Hill does not have a finished attic



42 Drum Hill Living room and bookcases-Much lower level of finish than Olmstead Icing room below



137 Olmstead Living room and Bookcases-Note superior molding and quality in Olmstead home



CMLS

137 Olmstead Kitchen-larger and superior finish



42 Drum Hill Kitchen-smaller





Drum Hill does not have this room

Doug & Patti Brown
42 Drum Hill Road
Wilton, CT 06897

March 8,2021

Property Tax Appeal

Attached please find.

- Tax appeal form
- Re-assessment letter
- 2017 comparable financial analysis
- Comparable photo analysis

Thank you

Haas, Pamela

From: Doug Brown <Dlb@Dlbcapital.com>
Sent: Tuesday, April 6, 2021 2:26 PM
To: assessor
Subject: Additional appeal exhibit-42 Drum Hill Road
Attachments: letter from Town with new appraisal.pdf

Please add this to the appeal file for property #000435..The note in red is from me

Thank you

Douglas L. Brown
42 Drum Hill Road
Wilton,CT 06897
561.699.7184 (C)

Town of Wilton - Assessor's Office
238 Danbury Rd
Wilton, CT 06897
Property Revaluation
PIO #4804

SECOND NOTICE

February 21, 2019

WILTON, CT

BROWN DOUGLAS L & PATRICIA T
790 ANDREWS AVE D101
DELRAY BEACH, FL 33483

NOTICE OF REVISED ASSESSMENT CHANGE

Prop Loe: 42 DRUM HILL RD
MBLU: 89 / 22 /
PIO #4804

Dear Wilton Property Owner:

In accordance with Connecticut General Statutes, the Town of Wilton has completed a Revaluation of all real property for the October 1, 2018 Grand List. Pursuant to section 12-55 and HB-5181 of the Connecticut General Statutes, shown below is the **revised** assessment of your property as established by Wilton's Office of the Assessor and its consultant, Vision Government Solutions.

This second notice informs you that, as part of the hearing and review process, your assessment has been reviewed. Your assessment has either been reduced, increased, or has had no change made. Most property owners receiving this notice have attended a hearing or requested a review in writing. Some property owners who did not attend a hearing or request a review in writing have been sent this notice to inform them that, upon review, and information provided, their assessment has been revised.

Your Assessment is based on **70% of October 1, 2017 market value**. Assessment exemptions (for example: Veteran's exemptions) are not reflected in the new assessment shown below, but will be applied to the final assessments.

Do not apply the current tax (mill) rate to your new assessment, as doing so will result in an inaccurate tax calculation. The new mill rate will be determined by the Town in the spring of 2019.

You may review your new assessment on the Vision Government Solutions web site: <http://gis.vgsi.com/wiltonct>. This site will allow inquiry access to the Assessor's database, including value summary, property data, and general revaluation information.

If you wish to appeal your assessment, you must file a written appeal to the Wilton Board of Assessment Appeals on the prescribed appeal application which can be found at the Assessor's Office after March 1, 2019. The completed appeals form must be physically received by the Assessor's Office on or before March 20, 2019.

Sincerely,

Sarah C. Scacco
Assessor, CCMA I

RE ASSESSMENT RECEIVED AFTER POSTING
HOUSE FOR SALE-NOTHING ELSE CHANGED-note
added by D Brown-owner

****Revised Assessment**
\$1,440,110

***Assessment before hearing/review**
\$1,051,890

* Assessment before review based on 70% of October 1, 2017 market value

**Revised Assessment based on 70% of October 1, 2017 market value after review

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

Douglas Brown
C/O Lynne Murphy
142 Old Ridgfield Rd
Wilton, CT 06897



U.S. POSTAGE  PITNEY BOWES
ZIP 06897 \$ 000.51⁰
02 4W
0000364400 APR 01 2021