

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

PJ Wax
47 Coley 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 #002091

OWNER(S): Phillip J. Wax III & Kristin Gilchrist-Wax

PROPERTY LOCATION: 47 Coley Rd

DATE OF APPEAL HEARING: April 15, 2021

TIME OF APPEAL HEARING: 5:40pm

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): PHILIP J. WAX III

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: PJ WAX

Address: 47 COLEY ROAD

WILTON CT 06897

Phone: 203 994 1797 (C) 203 529 3529 (H)

RECEIVED

MAR 19 2021

ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 9

Lot: 31

Account #: 002091

Property Location: 47 COLEY ROAD WILTON CT 06897

Property Type: Residential:

Commercial:

Reason for Appeal:

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

SEE ATTACHMENT

Appellant's estimate of Market Value as of October 1, 2017: \$ 690,065

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 483,046
(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.

12 MARCH 2021

Date Signed

Signature

PROPERTY OWNER

Position of Signer

PHILIP J. WAX
Printed Name 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		STRT./ROAD		LOCATION		CURRENT ASSESSMENT			
WAX PHILIP J III & GILCHRIST WAX KRISTIN 47 COLEY RD	WILTON, CT 06897 Additional Owners:	5 Well	6 Septic	1 Paved				Description	Code	Appraised Value	Assessed Value
WILTON, CT 06897								RES LAND	1-1	418,200	292,740
								DWELLING	1-3	484,400	339,080
								RES OUTBL	1-4	20,100	14,070
SUPPLEMENTAL DATA											
Other ID: 2562 1											
Taxable/Exem 1											
Fire Distric 1											
Census Tract 451											
Legal Notes											
Legal Notes											
Call Back											
ASSOC. PID#											
GIS ID: 211											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	V.C.
WAX PHILIP J III & O'NEILL ROBERT E & PATRICIA M MERRIFIELD, STEVEN D + CYNTHIA A		2499/0861 0920/0073 0834/0304	08/08/2019 08/30/1994 04/05/1993	Q Q Q	I I I	725,000 437,000 365,000	SW SW SW

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Amount	Comm. Int.
Total:		645,890	

ASSESSING NEIGHBORHOOD	
NBHD/SUB	Street Index Name
0001/A	
Notes	

BUILDING PERMIT RECORD							
Permit ID	Issue Date	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
019535	05/16/2007	ADD BATH TO FBM	15,000	10/05/2007	100	07/11/2019	CO#18-25027
018644	12/07/2004	FSP TO BAS-KIT	72,000		100	07/11/2019	CO#18-25029
017572	06/24/2002	REBUILD & EXP DE	12,000	10/08/2002	100	07/11/2019	CO#18-25028
016685	07/18/2000	FUS 24X24 W/BTH,C	150,000	03/28/2001	100	03/13/2002	CO#07089
015458	04/29/1998	OB#3 & #4	15,000	08/12/1998	100	09/24/1998	CO#05595

VISIT/CHANGE HISTORY			
Permit ID	Issue Date	Type	Date
019535	05/16/2007	SR	02/07/2019
018644	12/07/2004	WG	10/02/2017
017572	06/24/2002	DS	10/05/2007
016685	07/18/2000	JP	02/09/1993
015458	04/29/1998	JP	

LAND LINE VALUATION SECTION												
Zone	D	Front	Depth	Units	Unit Price	Factor	A	Acres	Disc	Factor	Idx	Adj
R-2				87,120	SF	4.80	1.0000	5	1.0000	1.00	05	1.00

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	484,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	20,100
Appraised Land Value (Bldg)	418,200
Special Land Value	0
Total Appraised Parcel Value	922,700

PREVIOUS ASSESSMENTS (HISTORY)					
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2019	1-1	292,740	2018	1-1	292,740
2019	1-3	339,080	2018	1-3	339,080
2019	1-4	14,070	2018	1-4	14,070
Total:		645,890	Total:		645,890

This signature acknowledges a visit by a Data Collector or Assessor

VISION

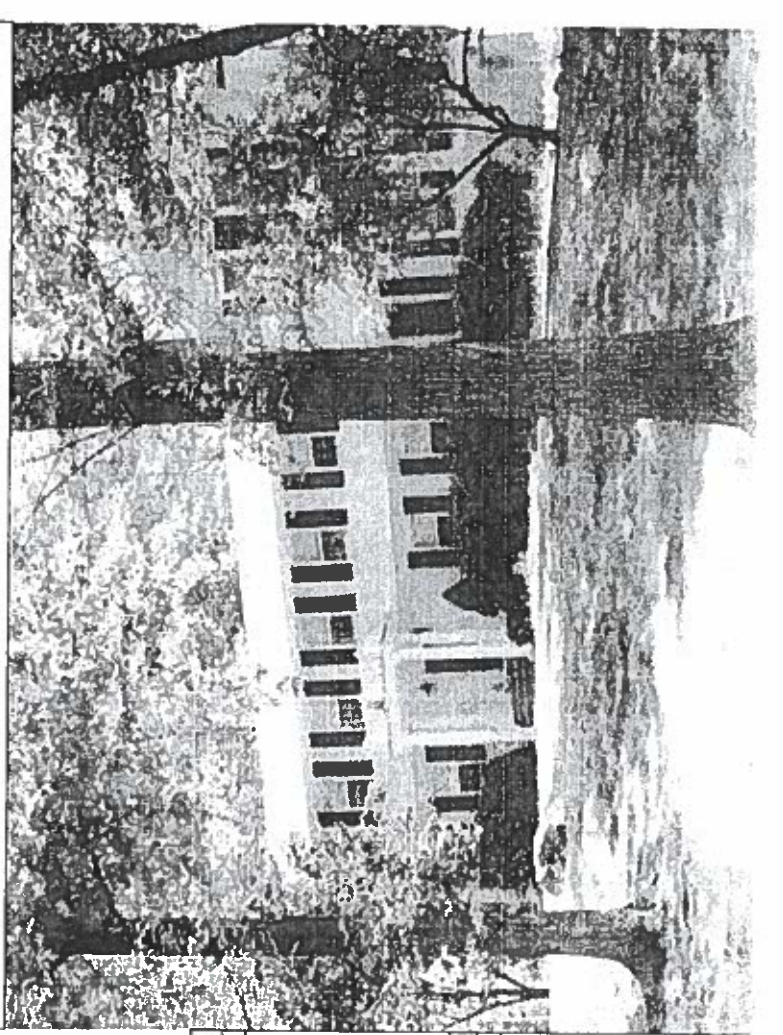
6161 WILTON, CT

Net Total Appraised Parcel Value 922,700

Total Card Land Units: 2.00 AC Parcel Total Land Area: 2 AC Total Land Value: 418,200

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd. Ch. Description	Element	Cd. Ch. Description
Style	03 Colonial		
Model	01 Residential		
Grade	05 Average ++		
Occupancy	1 Clapboard		
Exterior Wall 1	11		
Exterior Wall 2			
Roof Structure	03 Gable/Hip		
Roof Cover	03 Asphalt Shngl.		
Interior Wall 1	05 Drywall		
Interior Wall 2			
Interior Flr 1	12 Hardwood		
Interior Flr 2	14 Carpet		
Heat Fuel	02 Oil		
Heat Type	04 Forced Air		
AC Type	03 Central		
Total Bedrooms	05 5 Bedrooms		
Total Bthrms	4		
Total Half Baths	1		
Extra Fix			
Total Rooms	10		
Bath Style	02 Average		
Kitchen Style	03 Remodeled		
Elevator			
Fireplaces	2		
Sauna			
Spa/Jet Tub	1		
Whirlpool Tub			
Cath. Ceil			

OB-BUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)		BUILDING SUB-AREA SUMMARY SECTION	
Code	Description	Sub Description	Sub Description
SPL2	Pool IG Vinyl	L 575 36.00	2002 70 14,500
PAT1	Patio	L 504 9.00	2002 70 3,200
WDK	Wood Deck	L 500 8.00	2002 60 2,400
		Living Area	Gross Area
		1,908	1,908
		Basement, Finished	1,032
		Open Porch	64
		Upper Story, Finished	1,742
		Basement, Unfinished	300
		Garage, Under	576
		Wood Deck	288
		TH. Gross Liv. Lease Area:	3,650
		Undepr. Value	274,800
			51,993
			1,872
			250,892
			8,642
			20,740
			4,177
			613,116



FBM	11	43	19	24	12
BAS	10				
FUS					
UBM	16	43	27	24	24
BAS					
FUS					
WDK					

FOP	8
FUS	8

WILTON BOARD OF ASSESSMENT APPEALS APPLICATION
Reason for Appeal

47 Coley Road

Vision Appraisal set the "appraised value" of the house at 47 Coley Road at \$922,700 for the 2017 evaluation.

Also in 2017, the property was listed for sale at \$999,999 (see attached from relator.com). It did not sell because it was overpriced.

The asking price was repeatedly lowered for the next two years, 14 times, until it sold in August 2019 for the fair market value of \$725,000.

The appraisal value for 2019 should accurately be \$725,000.

However, the Assessment Appeal Application asks for the market value in 2017.

Various websites estimate the real estate appreciation rates for Fairfield County. The Reid Real Estate Group estimates the rate at 2%. Realtor.com estimates the rate at 3%. We have split the difference and assumed a 2.5% growth rate over the two years.

2019 Value = \$725,000

2018 Value = \$707,317

2017 Value = \$690,065

70% Assessed Value in 2017 = \$483,046

Additionally, the assessment shows inaccurate information. It lists the house as having two fireplaces, which it does not. There is only one. This indicates that the assessment was inaccurate from the beginning.

* School data provided by National Center for Education Statistics, Pitney Bowes, and GreatSchools. Intended for reference only. The GreatSchools Rating is based on a variety of school quality indicators, including test scores, college readiness, and equity data. To verify enrollment eligibility, contact the school or district directly.

Neighborhood

47 Coley Rd is located in the city of Wilton, CT.

\$879,000

Median Listing Price

\$262

Price Per Sq Ft

Explore The Neighborhood

Learn more about the flood risk of this property

Price & Tax History

Property Price

Date	Event	Price
Today	Estimated	\$838,600
08/08/2019	Sold	\$725,000
12/17/2018	Price Changed	\$737,000
06/21/2018	Price Changed	\$799,000
05/14/2018	Price Changed	\$825,000
04/20/2018	Price Changed	\$849,000
02/02/2018	Price Changed	\$737,000
09/01/2017	Listed	\$899,000
07/25/2017	Price Changed	\$899,000
07/09/2017	Price Changed	\$929,000
06/10/2017	Price Changed	\$945,000
04/20/2017	Price Changed	\$945,000

Date	Event	Price
03/02/2017	Price Changed	\$999,000
03/01/2017	Price Changed	\$999,000
03/01/2017	Listed	\$999,000
02/28/2017	Listed	\$999,999
08/30/1994	Sold	\$437,000

Property Tax

Year	Taxes	Total Assessment
2020	\$17,736	\$645,890
2019	\$18,434	\$645,890
2018	\$17,270	\$612,640
2017	\$17,013	\$612,640
2016	\$16,750	\$612,640
2015	\$16,437	\$612,640
2013	\$15,923	\$612,640
2006	\$13,888	\$593,740
2005	\$12,565	\$557,200
2004	\$11,969	\$557,200
2003	\$11,200	\$557,200

About History & Taxes Data

The price and tax history data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain the most up-to-date information available.

Recently Sold Homes Near 47 Coley Rd

47 COLEY RD

Location 47 COLEY RD

Mblu 5/131/1

Acct# 002091

Owner WAX PHILIP J III &

Assessment \$645,890

Appraisal \$922,700

PID 211

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$504,500	\$418,200	\$922,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$353,150	\$292,740	\$645,890

Owner of Record

Owner WAX PHILIP J III &
Co-Owner GILCHRIST WAX KRISTIN
Address 47 COLEY RD
WILTON, CT 06897

Sale Price \$725,000
Certificate
Book & Page 2499/0861
Sale Date 08/08/2019
Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WAX PHILIP J III &	\$725,000		2499/0861	SW	08/08/2019
O'NEILL ROBERT E & PATRICIA M	\$437,000		0920/0073	00	08/30/1994
MERRIFIELD, STEVEN D + CYNTHIA A	\$365,000		0834/0304	00	04/05/1993

Building Information

Building 1 : Section 1

Year Built: 1967
Living Area: 3,650
Replacement Cost: \$613,116

Less Depreciation: \$484,400

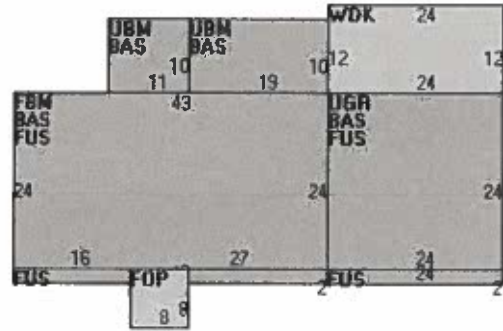
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average ++
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Extra Fix	
Total Rooms:	10
Bath Style:	Average
Kitchen Style:	Remodeled
Elevator	
Fireplaces	2
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/A00\00\22\28.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/211_211.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,908	1,908
FUS	Upper Story, Finished	1,742	1,742
FBM	Basement, Finished	1,032	0
FOP	Open Porch	64	0
UBM	Basement, Unfinished	300	0
UGR	Garage, Under	576	0
WDK	Wood Deck	288	0
		5,910	3,650

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 05
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2
Frontage
Depth
Assessed Value \$292,740
Appraised Value \$418,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL2	Pool IG Vynl			575 S.F.	\$14,500	1
PAT1	Patio			504 S.F.	\$3,200	1
WDK	Wood Deck			500 S.F.	\$2,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$504,500	\$418,200	\$922,700
2018	\$504,500	\$418,200	\$922,700
2018	\$504,500	\$418,200	\$922,700

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$353,150	\$292,740	\$645,890
2018	\$353,150	\$292,740	\$645,890
2018	\$353,150	\$292,740	\$645,890

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

PJ Wax
47 Coley Rd
Wilton, CT 06897

RE: Board of Assessment Annual Revision 2021



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