

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Jame Crossen
50 Erdmann Lane
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 #000985

OWNER(S): James & Kerry Crossen

PROPERTY LOCATION: 50 Erdmann Lane

DATE OF APPEAL HEARING: April 15, 2021

TIME OF APPEAL HEARING: 6:40pm

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): James and Kerry Crossen

Property Owner will be represented by: James Crossen

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: James Crossen

Address: 50 Erdmann Lane

Wilton, CT 06897

Phone: 917-655-6961

RECEIVED
MAR 19 2021
ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: MBLU 54/114

Lot: _____

Account #: 000985

Property Location: 50 Erdmann Lane Wilton, CT 06897

Property Type: Residential:

Commercial:

Reason for Appeal:

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

Please see attached letter.
Thank you!

Appellant's estimate of Market Value as of October 1, 2017: \$722,700

Appellant's estimate of Assessed Value as of October 1, 2017: \$505,890
(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

James R. Crossen

Printed Name of Signer

3-18-21
Date Signed

Home 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.

CURRENT OWNER		CURRENT ASSESSMENT	
TOPO	UTILITIES	STRT/ROAD	LOCATION
1 Level	5 Well	1 Paved	
	6 Septic		
SUPPLEMENTAL DATA			
Other ID: 2045 2			
Taxable/Exem 1			
Fire Distric 1			
Census Tract 454			
Legal Notes BAA-15-D-#36			
Call Back			
ASSOC PID#			
GIS ID: 2645			

RECORD OF OWNERSHIP		SALE DATE		SALE PRICE		V.C.	
BK-VOL/PAGE	q/u	w/		Number	Amount	Comm. Int.	
2244/0020	04/09/2012	Q	1	673,124	SW		
1714/0181	07/22/2004	Q	1	692,000	WD		
1285/0029	06/07/2001	Q	1	536,000	WD		
0272/0178	04/07/1977	Q	1	88,000	00		

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
Total:			

ASSESSING NEIGHBORHOOD	
NBHD, SUB	Street Index Name
0001/A	

BUILDING PERMIT RECORD								
Permit ID	Issue Date	Description	Type	Amount	Insp. Date	% Comp.	Date Comp.	Comments
M15-238	05/14/2015	VINYL SIDING		20,000		100	09/18/2015	CO#M15-238 + 1%
14-307	08/14/2014	ESTRY ADD +		175,000		100	10/02/2015	CO#14-307 PLANS
020879	01/31/2012	FBM		7,000		100	03/21/2012	CO#10782 PLANS

VISIT/CHANGE HISTORY							
Permit ID	Issue Date	Description	Type	IS	ID	Cd.	Purpose/Result
WG	10/10/2017					23	Field Review Change
GS	08/01/2017					61	Data Mailer No Change
DL	04/27/2016					52	Permit Ext. Only
MI	01/09/2016					51	Permit-Info Bldg
DL	11/05/2014					52	Permit Ext. Only

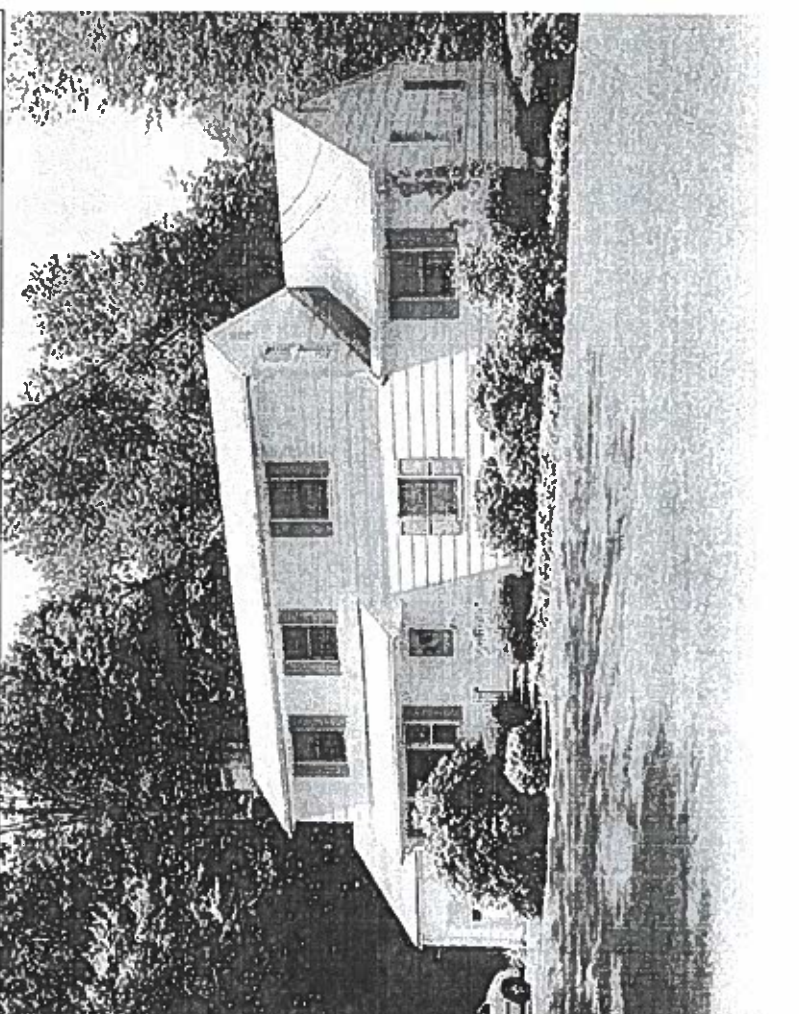
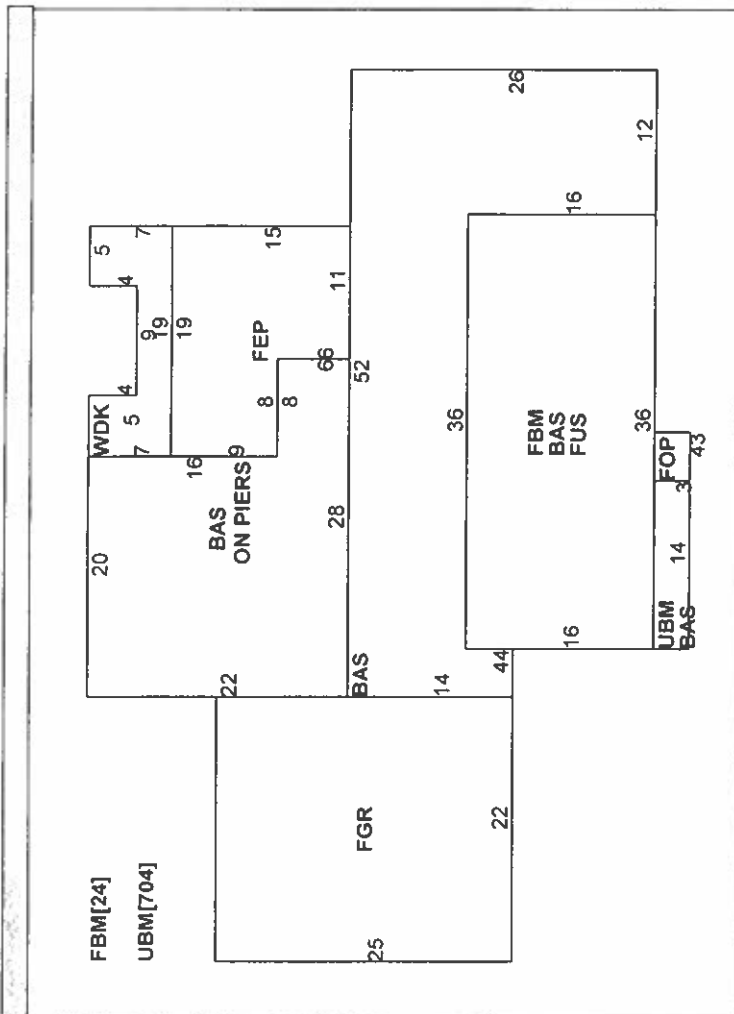
LAND LINE VALUATION SECTION															
B Use Code	Use Description	Zone	Front Depth	Units	Unit Price	Factor	A.C.	Acre Disc	ST Idx	Notes Adj	S Adj	Spec Use	Spec Calc	Adj. Unit Price	Land Value
1-1	Residential	R-1		43,560	9.16	1.00000	5	1.00000	1.00	1.00	1.00				399,000
1-2	Res Excess	R-1		0.16 AC	40,000.00	1.00000	0	1.00000	1.00	0.00	1.00				6,400
Total Card Land Units: 1.16 AC															
Parcel Total Land Area: 1.16 AC															
Total Land Value: 405,400															

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	317,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	405,400
Special Land Value	0
Total Appraised Parcel Value	722,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	722,700

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Ch.	Element	Cd.	Ch.
Style	03	Colonial			
Model	01	Residential			
Grade	04	Average +			
Occupancy	1	Vinyl Siding			
Exterior Wall 1	25				
Exterior Wall 2					
Roof Structure	05	Salt Box			
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	05	Hot Water			
AC Type	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms	3				
Total Half Baths	0				
Extra Fix					
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	03	Remodeled			
Elevator					
Fireplaces					
Sauna					
Spa/Jet Tub					
Whirlpool Tub					
Bath Ceil					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)														
Code	Description	Sub	Sub Description	LB	Units	Unit Price	Yr	Gale	Dp	Rt	Cnd	%Cnd	Apr	Value
BUILDING SUB-AREA SUMMARY SECTION														
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value								
BAS	First Floor	1,834	1,834	1,834		228,797								
BM	Basement, Finished	0	600	600		26,198								
EP	Enclosed Porch	0	237	237		20,709								
GR	Garage	0	550	550		24,077								
OP	Open Porch	0	12	12		250								
US	Upper Story, Finished	576	576	576		71,858								
BM	Basement, Unfinished	0	746	746		18,588								
VDK	Wood Deck	0	97	97		1,248								
		Ttl. Gross Liv./Lease Area:	2,410	4,652		391,724								



March 18, 2021

Dear Board Members,

Due to our increased knowledge of comparable real estate in South Wilton and their related assessment values, we would like to take this opportunity to formally submit an appeals application. We have included three homes for comparison, all within close proximity to our home at 50 Erdmann Lane. We also kindly ask that you review the style of house listed in the assessment database, as we are not considered a Colonial style.

Thank you in advance for your time and consideration.

Reason for Appeal

Evidence 1: Comparison to 52 Erdmann Lane

We previously did not even consider our neighbor's house as a comparable, due to the upgrades and the fact that it is significantly bigger. However, after further review of their assessment, please see the chart below:

50 Erdmann Lane	52 Erdmann Lane
Assessment: \$505,890	Assessment: \$469,840
Living Area: 2,410	Living Area: 3,272
Number of Bedrooms: 4	Number of Bedrooms: 5
Number of Bathrooms: 3	Number of Bathrooms: 4
Year Built: 1961	Year Built: 1968

Additionally, 52 Erdmann has a proper second floor versus our cape style with a slanted/salt box roof. This limits our resale value due to the fact that is not appealing to buyers to have a sloped roof in the bedrooms, as it limits the ability to stand upright in the second floor.

Evidence 2: Comparison to 47 Erdmann Lane

This is another neighbor, whose house is almost identical, except for the fact that again they have a typical second floor. Our house is the only cape style in our neighborhood.

50 Erdmann Lane	47 Erdmann Lane
Assessment: \$505,890	Assessment: \$445,410
Living Area: 2,410	Living Area: 2,382
Number of Bedrooms: 4	Number of Bedrooms: 4
Year Built: 1961	Year Built: 1960
Grade: Average +	Grade: Average +

Evidence 3: Comparison to 72 Washington Post Road

Washington Post Road is a neighborhood around the corner from us in South Wilton, and is considered a desirable street to live on. This home was on the market in 2019, and shows 25% more living area and an updated kitchen- which is not reflected on their assessment. This home also has city water, which would add to its resell value.

50 Erdmann Lane	72 Washington Post Road.
Assessment: \$505,890	Assessment: \$484,120
Living Area: 2,410	Living Area: 3,022
Number of Bedrooms: 4	Number of Bedrooms: 4
Year Built: 1961	Year Built: 1970
Grade: Average +	Grade: Average +

52 ERDMANN LA

Location 52 ERDMANN LA

Mblu 54 / 24 / 1

Acct# 003084

Owner KUCZO JOHN J JR & DIANE M

Assessment \$469,840

Appraisal \$671,200

PID 2658

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$272,300	\$398,900	\$671,200

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$190,610	\$279,230	\$469,840

Owner of Record

Owner KUCZO JOHN J JR & DIANE M
Co-Owner
Address 52 ERDMANN LA
 WILTON, CT 06897

Sale Price \$730,000
Certificate
Book & Page 1626/0001
Sale Date 10/15/2003
Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KUCZO JOHN J JR & DIANE M	\$730,000		1626/0001	SW	10/15/2003
LAGIOS JOHN & JOAN	\$210,000		0465/0182	00	09/05/1984

Building Information

Building 1 : Section 1

Year Built: 1968
Living Area: 3,272
Replacement Cost: \$347,370
Building Percent Good: 78

Replacement Cost

Less Depreciation: \$270,900

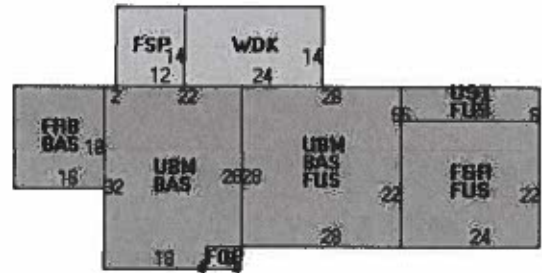
Building Attributes	
Field	Description
Style	Split-Level
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Partial
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	0
Extra Fix	
Total Rooms:	10
Bath Style:	Average
Kitchen Style:	Remodeled
Elevator	
Fireplaces	2
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/A00100135/01.jpg>)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/2658_2658.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,816	1,816	
FUS	Upper Story, Finished	1,456	1,456	
FGR	Garage	528	0	
FOP	Open Porch	24	0	
FRB	Basement, Finished Raised	288	0	
FSP	Screen Porch	168	0	
UBM	Basement, Unfinished	1,528	0	
UST	Utility, Storage, Unfinished	144	0	
WDK	Wood Deck	336	0	
		6,288	3,272	

Extra Features

Extra Features

Legend

Code	Description	Size	Value	Bldg #
A/C	Air-Cond.	672 S.F.	\$1,400	1

Land

Land Use

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

Land Line Valuation

Size (Acres) 0.91
Frontage
Depth
Assessed Value \$279,230
Appraised Value \$398,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$272,300	\$398,900	\$671,200
2018	\$272,300	\$398,900	\$671,200
2018	\$272,300	\$398,900	\$671,200

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$190,610	\$279,230	\$469,840
2018	\$190,610	\$279,230	\$469,840
2018	\$190,610	\$279,230	\$469,840

47 ERDMANN LA

Location 47 ERDMANN LA

Mblu 54 / 11 / 1

Acct# 004208

Owner KRIGER DMITRIY & INNA

Assessment \$445,410

Appraisal \$636,300

PID 2642

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$237,300	\$399,000	\$636,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$166,110	\$279,300	\$445,410

Owner of Record

Owner KRIGER DMITRIY & INNA

Sale Price \$729,000

Co-Owner

Certificate

Address 47 ERDMANN LA
WILTON, CT 06897

Book & Page 2150/0273

Sale Date 11/10/2010

Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KRIGER DMITRIY & INNA	\$729,000		2150/0273	SW	11/10/2010
SHERMAN STEVEN W & ALISON G	\$745,000		1708/0158	SW	07/02/2004
FLEURY MICHAEL W	\$652,500		1439/0239	WD	10/22/2002
NITKA GRZEGORZ & SHERRI PAYSINGE	\$559,000		1295/0108	WD	07/16/2001
LEMCO, JONATHAN + JUDITH Y	\$388,000		1000/0127	00	07/17/1996

Building Information

Building 1 : Section 1

Year Built: 1960

Building Photo

Living Area: 2,382
Replacement Cost: \$292,930
Building Percent Good: 81
Replacement Cost Less Depreciation: \$237,300

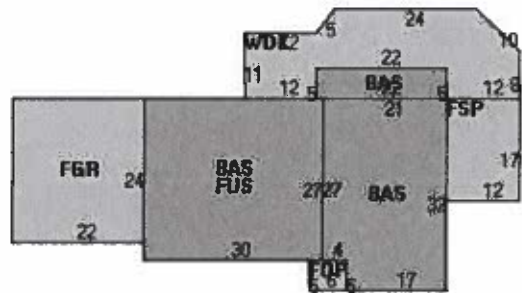
Building Attributes	
Field	Description
Style	Split-Level
Model	Residential
Grade:	Average +
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	8
Bath Style:	Remodeled
Kitchen Style:	Remodeled
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	



(<http://images.vgsi.com/photos/WiltonCTPhotos/A00\00\34\97.jpg>)

Building Layout

FBM[357]
UBM[295]



(http://images.vgsi.com/photos/WiltonCTPhotos//Sketches/2642_2642.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,572	1,572
FUS	Upper Story, Finished	810	810
FBM	Basement, Finished	357	0
FGR	Garage	528	0
FOP	Open Porch	30	0
FSP	Screen Porch	204	0
UBM	Basement, Unfinished	295	0
WDK	Wood Deck	502	0
		4,298	2,382

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

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

Land Line Valuation

Size (Acres) 1
Frontage
Depth
Assessed Value \$279,300
Appraised Value \$399,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$237,300	\$399,000	\$636,300
2018	\$237,300	\$399,000	\$636,300
2018	\$237,300	\$399,000	\$636,300

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$166,110	\$279,300	\$445,410
2018	\$166,110	\$279,300	\$445,410
2018	\$166,110	\$279,300	\$445,410

72 WASHINGTON POST DR

Location 72 WASHINGTON POST DR

Mblu 41 / 64 / 1

Acct# 003900

Owner AKSMAN MICHAEL G & KELLY T

Assessment \$484,120

Appraisal \$691,600

PID 2068

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$292,600	\$399,000	\$691,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$204,820	\$279,300	\$484,120

Owner of Record

Owner AKSMAN MICHAEL G & KELLY T
Co-Owner
Address 72 WASHINGTON POST DR
 WILTON, CT 06897

Sale Price \$710,000
Certificate
Book & Page 2499/1030
Sale Date 08/13/2019
Instrument SW

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
AKSMAN MICHAEL G & KELLY T	\$710,000		2499/1030	SW	08/13/2019
COOPER PATRICIA A & LAWRENCE E	\$881,000		1707/0133	EX	07/01/2004
BROWN BARBARA H V	\$0		1650/0018	TD	01/05/2004
BROWN BARBARA H V	\$659,000		1239/0314	00	08/31/2000
COTRONEO, FRANK J + DIANE K	\$464,500		0998/0013	00	07/01/1996

Building Information

Building 1 : Section 1

Year Built: 1970

Building Photo

Living Area: 3,022
Replacement Cost: \$361,224
Building Percent Good: 81
Replacement Cost Less Depreciation: \$292,600

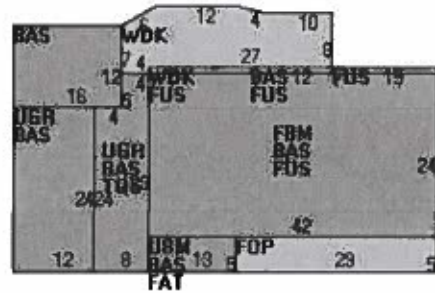


(<http://images.vgsi.com/photos/WiltonCTPhotos/A00\00\24\80.jpg>)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Average
Occupancy	1
Exterior Wall 1	Wood Shingle
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	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fix	
Total Rooms:	9
Bath Style:	Remodeled
Kitchen Style:	Average
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Layout

BAS[12]



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/2068_2068.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,789	1,789	
FUS	Upper Story, Finished	1,050	1,050	
TQS	Three Quarter Story	212	170	
FAT	Attic, Finished	65	13	
FBM	Basement, Finished	1,008	0	
FOP	Open Porch	145	0	
UBM	Basement, Unfinished	65	0	
UGR	Garage, Under	500	0	
WDK	Wood Deck	279	0	
		5,113	3,022	

Extra Features

Extra Features

Legend

No Data for Extra Features

Land

Land Use

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

Land Line Valuation

Size (Acres) 1
Frontage
Depth
Assessed Value \$279,300
Appraised Value \$399,000

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

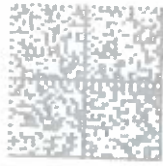
Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$292,600	\$399,000	\$691,600
2018	\$292,600	\$399,000	\$691,600
2018	\$292,600	\$399,000	\$691,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$204,820	\$279,300	\$484,120
2018	\$204,820	\$279,300	\$484,120
2018	\$204,820	\$279,300	\$484,120

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

Jame Crossen
50 Erdmann Lane
Wilton, CT 06897

RE: Board of Assessment Appeals Hearing Date



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