

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Sharon Stenger
29 Spruce Dr
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 #004680

OWNER(S): Sharon Stenger

PROPERTY LOCATION: 29 Spruce Dr

DATE OF APPEAL HEARING: April 19, 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): SHARON STENGER

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: SHARON STENGER

Address: 29 Spruce Drive,
Wilton, CT 06897

Phone: 203-247-3301

RECEIVED
MAR 19 2021
ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: _____ Lot: _____ Account #: 2017-1-0004680

Property Location: 29 Spruce Drive, Wilton CT- 06897

Property Type: Residential: Commercial:

Reason for Appeal:

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

This property is over valued based upon its current condition.

Appellant's estimate of Market Value as of October 1, 2017: \$ 450,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 315,000
(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.

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 | | TOPO. | | UTILITIES | | STRT./ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|-------------|-----------------|----------------|--------------------|--|------------|--|----------|--|---|--|--|------|-------------|-----------------|----------------|-----|----------|---------|---------|-----|-----------|-----|-----|-----|----------|---------|---------|-----|-----------|-------|-------|--------------|--|----------------|----------------|
| STENGER SHARON E | | 3 Below Street | | 5 Well 6 Septic | | 1 Paved | | | | <table border="1"> <tr> <th>Code</th> <th>Description</th> <th>Appraised Value</th> <th>Assessed Value</th> </tr> <tr> <td>1-1</td> <td>RES LAND</td> <td>418,200</td> <td>292,740</td> </tr> <tr> <td>1-2</td> <td>RES EXCES</td> <td>400</td> <td>280</td> </tr> <tr> <td>1-3</td> <td>DWELLING</td> <td>154,400</td> <td>108,080</td> </tr> <tr> <td>1-4</td> <td>RES OUTBL</td> <td>2,200</td> <td>1,540</td> </tr> <tr> <td colspan="2">Total</td> <td>575,200</td> <td>402,640</td> </tr> </table> | | | Code | Description | Appraised Value | Assessed Value | 1-1 | RES LAND | 418,200 | 292,740 | 1-2 | RES EXCES | 400 | 280 | 1-3 | DWELLING | 154,400 | 108,080 | 1-4 | RES OUTBL | 2,200 | 1,540 | Total | | 575,200 | 402,640 |
| Code | Description | Appraised Value | Assessed Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1-1 | RES LAND | 418,200 | 292,740 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1-2 | RES EXCES | 400 | 280 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1-3 | DWELLING | 154,400 | 108,080 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1-4 | RES OUTBL | 2,200 | 1,540 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | 575,200 | 402,640 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 29 SPRUCE DR | | | | | | | | | | 6161 WILTON, CT | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WILTON, CT 06897 | | | | | | | | | | VISION | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Owners: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| RECORD OF OWNERSHIP | | | | SALE PRICE V.C. | | | |
|---------------------|------------|-----|-----|-----------------|----|----|------|
| BK-VOL/PAGE | SALE DATE | q/u | v/i | 0 | CN | WD | Yr. |
| 1851/0262 | 02/10/2006 | U | I | | | | 2019 |
| 1352/0261 | 01/28/2002 | Q | I | | | | 2019 |
| 0999/0326 | 07/15/1996 | Q | I | | | | 2019 |
| 0503/0104 | 08/02/1985 | Q | I | | | | 2019 |
| ASSOC PID# | | | | Total: | | | |
| 2364 23 | | | | 402,640 | | | |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | | | | | | | | |
|--|-----------|-------------------|-------------------|--------|------------|-----------|-----------|-------------------|---------|-------|--------|--|--|--|--|
| Year | Type | Description | Amount | Number | Comm. Int. | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <th>NBHD/ SUB</th> <th>NBHD Name</th> <th>Street Index Name</th> <th>Tracing</th> <th>Batch</th> </tr> <tr> <td>0001/A</td> <td></td> <td></td> <td></td> <td></td> </tr> </table> | | | | | | NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch | 0001/A | | | | |
| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch | | | | | | | | | | | |
| 0001/A | | | | | | | | | | | | | | | |

| 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 |
| 019274 | 07/19/2006 | | SHED | 4,200 | 09/28/2007 | 100 | | CO#00000 | 10/02/2017 | | | WG | 22 | Field Review No Change |
| | | | | | | | | | 05/08/2008 | | | DL | 00 | Measur+Listed |
| | | | | | | | | | 09/28/2007 | | | NS | 00 | Measur+Listed |
| | | | | | | | | | 06/25/2002 | | | SA | 01 | Measur+IVisit |
| | | | | | | | | | 02/10/1993 | | | NR | 00 | Measur+Listed |
| <p>LA 9/07 2 - 4 FIXT BTHS A/C 29 X 27 ONLY ROOM COUNT INCLUDES FRB ROOMS</p> | | | | | | | | | | | | | | |
| <p>Appraised Bldg. Value (Card) 152,800 Appraised XF (B) Value (Bldg) 1,600 Appraised OB (L) Value (Bldg) 2,200 Appraised Land Value (Bldg) 418,600 Special Land Value 0 Total Appraised Parcel Value 575,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 575,200</p> | | | | | | | | | | | | | | |

| LAND LINE VALUATION SECTION | | | | | | | | | |
|---|----------|-----------------|------|---|-------|-------|-----------|------------|-----------|
| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | Unit Price | Price |
| 1 | 1-1 | Residential | R-2 | | | | 87,120 SF | 4.80 | 40,000.00 |
| 1 | 1-2 | Res Excess | R-2 | | | | 0.01 AC | 1.0000 | 40,000.00 |
| <p>Total Card Land Units: 2.01 AC Parcel Total Land Area: 2.01 AC</p> | | | | | | | | | |

| LAND LINE VALUATION SECTION | | | | | | | | | |
|----------------------------------|----------|-----------------|------|---|-------|-------|-------|------------|-------|
| B # | Use Code | Use Description | Zone | D | Front | Depth | Units | Unit Price | Price |
| | | | | | | | | | |
| <p>Total Land Value: 418,600</p> | | | | | | | | | |

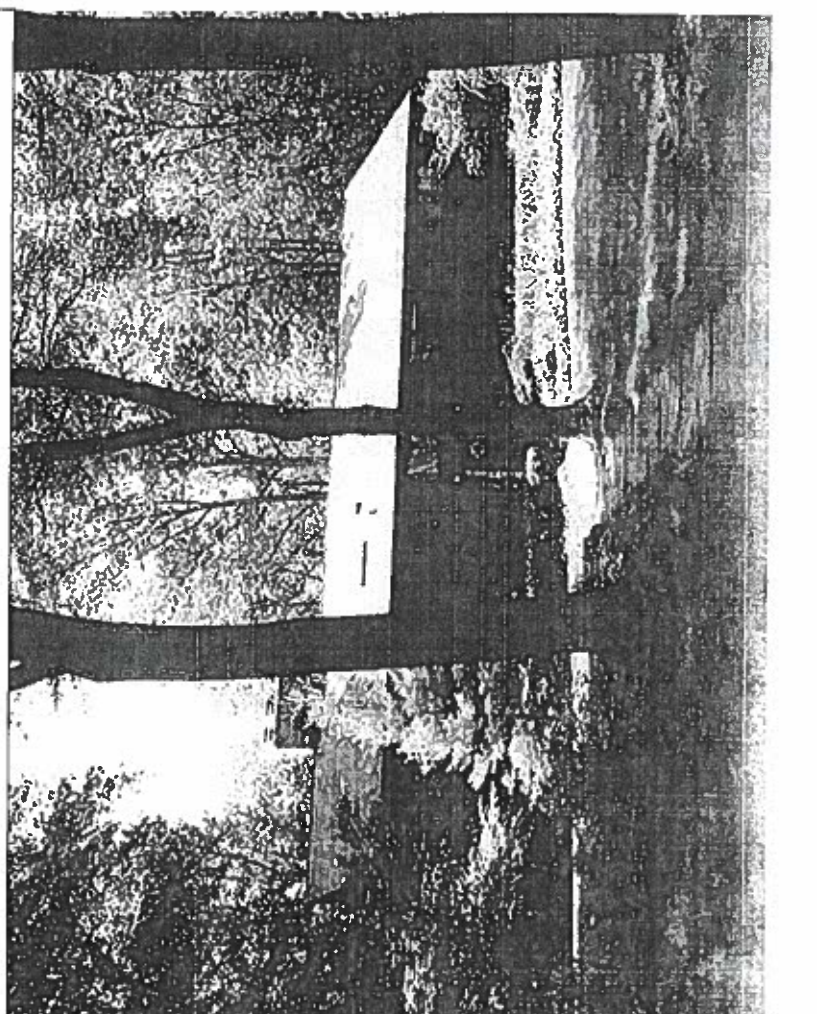
| CONSTRUCTION DETAIL | | Element | Cd. | Ch. | Description |
|---------------------|------------------|----------------|-----|-----|-------------|
| 08 | Style | Raised Ranch | | | |
| 01 | Model | Residential | | | |
| 03 | Grade | Average | | | |
| MIXED USE | | | | | |
| 01 | Occupancy | Wood on Sheath | | | |
| 08 | Exterior Wall 1 | | | | |
| 08 | Exterior Wall 2 | | | | |
| 03 | Roof Structure | Gable/Hip | | | |
| 03 | Roof Cover | Asphalt Shngl. | | | |
| 05 | Interior Wall 1 | Drywall | | | |
| 05 | Interior Wall 2 | | | | |
| 12 | Interior Flr 1 | Hardwood | | | |
| 14 | Interior Flr 2 | Carpet | | | |
| 02 | Heat Fuel | Oil | | | |
| 05 | Heat Type | Hot Water | | | |
| 06 | AC Type | Partial | | | |
| 04 | Total Bedrooms | 4 Bedrooms | | | |
| 03 | Total Bthrms | | | | |
| 00 | Total Half Baths | | | | |
| 00 | Extra Fix | | | | |
| 00 | Total Rooms | | | | |
| 02 | Bath Style | Average | | | |
| 02 | Kitchen Style | Average | | | |
| 00 | Elevator | | | | |
| 00 | Fireplaces | | | | |
| 00 | Sauna | | | | |
| 00 | Spa/Jet Tub | | | | |
| 00 | Whirlpool Tub | | | | |
| 00 | Cath Ceil | | | | |

| CONSTRUCTION DETAIL (CONTINUED) | | Element | Cd. | Ch. | Description |
|---------------------------------|------------------|----------------|-----|-----|-------------|
| 08 | Style | Raised Ranch | | | |
| 01 | Model | Residential | | | |
| 03 | Grade | Average | | | |
| MIXED USE | | | | | |
| 01 | Occupancy | Wood on Sheath | | | |
| 08 | Exterior Wall 1 | | | | |
| 08 | Exterior Wall 2 | | | | |
| 03 | Roof Structure | Gable/Hip | | | |
| 03 | Roof Cover | Asphalt Shngl. | | | |
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| 00 | Fireplaces | | | | |
| 00 | Sauna | | | | |
| 00 | Spa/Jet Tub | | | | |
| 00 | Whirlpool Tub | | | | |
| 00 | Cath Ceil | | | | |

| OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B) | | Code | Description | Sub | Sub Description | Yr | Gde | Dp | Rt | Cnd | %Cnd | Unit Price | Unit | Area | Eff. Area | Unit Cost | Undeprec. Value |
|--|-----------|------|-------------|-------|-----------------|----|-----|----|----|-----|------|------------|------|------|-----------|-----------|-----------------|
| SHD1 | Shed | L | 180 | 20.00 | 2002 | 0 | 0 | 0 | 0 | 0 | 60 | 2,200 | 1 | 180 | 0 | 1,848 | 116,924 |
| A/C | Air-Cond. | B | 783 | 2.75 | 1993 | 1 | 1 | 1 | 1 | 1 | 100 | 1,600 | 1 | 783 | 0 | 1,279 | 43,214 |

| BUILDING SUB-AREA SUMMARY SECTION | | Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|-----------------------------------|------------------------------|------|-------------|-------------|------------|-----------|-----------|-----------------|
| BAS | First Floor | | | 1,848 | 1,848 | | | 116,924 |
| FEP | Enclosed Porch | | | 0 | 364 | | | 16,134 |
| FRB | Basement, Finished Raised | | | 0 | 976 | | | 43,214 |
| FSP | Screen Porch | | | 0 | 364 | | | 5,758 |
| PTO | Patio | | | 0 | 978 | | | 6,200 |
| UGR | Garage, Under | | | 0 | 700 | | | 11,072 |
| UST | Utility, Storage, Unfinished | | | 0 | 60 | | | 1,329 |
| WDK | Wood Deck | | | 0 | 60 | | | 380 |
| Ttl. Gross Liv/Lease Area: | | | | | | | | 201,010 |

FRB[-60] UST[60] = UTILITY ROOM



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



U.S. POSTAGE >>> PITNEY BOWES



ZIP 06897 \$ 000.51⁰
02 4W
0000364400 APR 01 2021

Sharon Stenger
29 Spruce Dr
Wilton, CT 06897