

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Morgan Norful
314 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 #073003

OWNER(S): Morgan & Allison Norful

PROPERTY LOCATION: 314 Ridgefield Rd

DATE OF APPEAL HEARING: April 8, 2021

TIME OF APPEAL HEARING: 7:00pm

Rescheduled
Mon 4/19/21
7:40 pm

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): Allison and Morgan Norful

Property Owner will be represented by: Morgan Norful

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: Morgan Norful

Address: 314 Ridgfield Road

Wilton, CT 06897

Phone: 347 525 3198

RECEIVED

MAR 18 2021

ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 89 Lot: 1-2 Account #: 673008

Property Location: 314 Ridgfield Road

Property Type: Residential: Commercial:

Reason for Appeal:

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

We believe the assessed value is too high, especially in comparison to
similar
smaller
homes sold during the prescribed time frame and their respective assessments

Appellant's estimate of Market Value as of October 1, 2017: 1,515,900

Appellant's estimate of Assessed Value as of October 1, 2017: 1,061,130
(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.

Morgan R S Norful
Signature

3/17/21

Date Signed

MORGAN R S NORFUL
Printed Name of Signer

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		TOPO.	UTILITIES	STRT./ROAD	LOCATION
NORFUL MORGAN & ALLISON		3 Below Street	5 Well	1 Paved	
314 RIDGEFIELD RD			6 Septic		
WILTON, CT 06897					
Additional Owners:					

CURRENT ASSESSMENT		Appraised Value		Assessed Value	
Code	Description	Yr.	Code	Yr.	Code
1-1	RES LAND	2019	1-1	2018	1-1
1-2	RES EXCES	2019	1-2	2018	1-2
1-3	DWELLING	2019	1-3	2018	1-3
1-4	RES OUTBL	2019	1-4	2018	1-4
Total		1,524,000		1,066,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/i	SALE PRICE	V.C.
NORFUL MORGAN & ALLISON		2515/0256	08/31/2020	Q	1	1,240,000	SW
LAVORNA PAUL		2197/0016	08/10/2011	U	1	0	QC
LAVORNA PAUL & KATHLEEN		2168/0274	01/24/2011	U	1	0	QC
LAVORNA PAUL		1552/0316	06/02/2003	U	1	0	QC
LAVORNA PAUL & KATHLEEN A		1439/0176	10/21/2002	U	1	0	QC
LAVORNA PAUL P		1153/0055	02/11/1999	U	1	0	00
Total:		1,061,130		Total:		1,061,130	

EXEMPTIONS		Year	Type	Description	Amount	Code	Number	Amount	Comm Int.
OTHER ASSESSMENTS									
ASSESSING NEIGHBORHOOD									
NOTES									

PREVIOUS ASSESSMENTS (HISTORY)		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		2018	1-1	336,630	2018	1-1	336,630
		2018	1-2	4,480	2018	1-2	4,480
		2018	1-3	717,920	2018	1-3	717,920
		2018	1-4	2,100	2018	1-4	2,100
Total:		1,061,130		Total:		1,061,130	

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 1,033,700

Appraised XF (B) Value (Bldg) 0

Appraised OB (L) Value (Bldg) 3,000

Appraised Land Value (Bldg) 487,300

Special Land Value 0

Total Appraised Parcel Value 1,524,000

Valuation Method: C

Adjustment: 0

Net Total Appraised Parcel Value 1,524,000

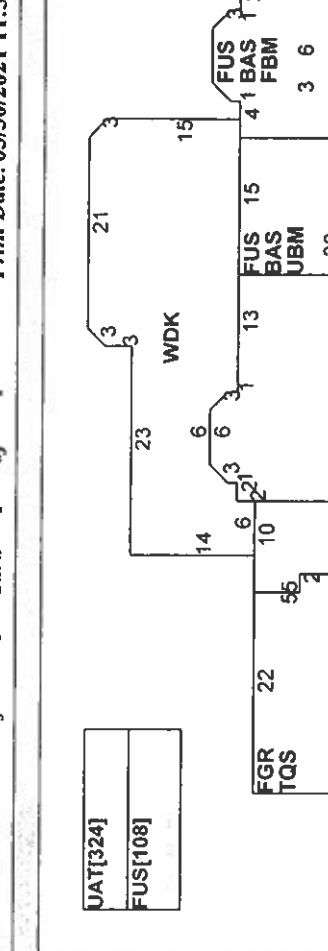
BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
20-301	08/27/2020	FB	Finished Bsmt	15,000	09/09/2020	100	09/09/2020	FIN BSMINT		
017076	05/31/2001		W/G POOL	3,000	07/12/2001	100	07/12/2001	CO#06782		
014325	09/19/1995			450,000	04/24/1996	100	04/24/1996	CO#04528		

LAND LINE VALUATION SECTION		Zone	Depth	Units	Unit Price	Factor	SA	Disc	Acre	C	ST
1	1-1 Residential	R-2	87.120	SF	4.80	1.0000	5	1.0000	1.00	07	
1	1-2 Res Excess	R-2	0.16	AC	40,000.00	1.0000	0	1.0000	1.00	00	
Total Card Land Units:		2.16 AC		Parcel Total Land Area:		2.16 AC		Total Land Value:		487,300	

VISION

This signature acknowledges a visit by a Data Collector or Assessor

VISIT/CHANGE HISTORY		Date	Type	ID	Cd.	Purpose/Result
12/28/2020	03	TH	80	Permit Check		
09/15/2017		WG	23	Field Review Change		
08/01/2017		GS	60	Data Mailer Change		
09/19/2007		MI	08	Measured - Refusal no In		
07/10/1996		DL	00	Measur+Listed		



Element	Cd.	Ch.	Description
Occupancy	1		Colonial Residential Excellent ++
Interior Wall 1	11		Clapboard
Interior Wall 2	11		Gable/Hip Asphalt Shngl. Drywall
Roof Structure	03		Hardwood
Roof Cover	03		Oil
Interior Wall 1	05		Forced Air Central
Interior Wall 2	05		5 Bedrooms
Interior Flr 1	12		Average
Interior Flr 2	12		Average
Heat Fuel	02		
Heat Type	04		
AC Type	03		
Total Bedrooms	05		
Total Bthrms	4		
Total Half Baths	2		
Extra Fix	2		
Total Rooms	11		
Bath Style	02		
Kitchen Style	02		
Elevator	2		
Replaces	2		
Staircase	1		
Whirlpool Tub	108		
Bath. Ceil	108		

Code	Sub	Units	Unit Price	Yr	Gde	Lp Rt	Cnd	%Cnd	Apr Value
AT2	Patio Good	1	336	12.00	2007	0	0	75	3,000
GEN	Generator	1	15	1.00	2005	1	1	100	0

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
AS	First Floor Cathedral	2,446	0	2,446	108	440,967
BMI	Basement, Finished	0	666	666	666	42,005
GR	Garage	0	822	822	822	51,921
OP	Open Porch	0	152	152	152	5,408
US	Upper Story, Finished	2,244	0	2,244	2,244	404,550
QS	Three Quarter Story Attic, Unfinished	819	0	1,024	324	147,650
AT	Basement, Unfinished	0	1,780	1,780	5,769	64,180
DK	Wood Deck	0	683	683	683	12,259
Til. Gross Liv/Louse Area:		5,509	10,249			1,174,710

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)										
Code	Description	Sub	Units	Unit Price	Yr	Gde	Lp Rt	Cnd	%Cnd	Apr Value
AT2	Patio Good	1	336	12.00	2007	0	0	0	75	3,000
GEN	Generator	1	15	1.00	2005	1	1	1	100	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
AS	First Floor Cathedral	2,446	0	2,446	108	440,967
BMI	Basement, Finished	0	666	666	666	42,005
GR	Garage	0	822	822	822	51,921
OP	Open Porch	0	152	152	152	5,408
US	Upper Story, Finished	2,244	0	2,244	2,244	404,550
QS	Three Quarter Story Attic, Unfinished	819	0	1,024	324	147,650
AT	Basement, Unfinished	0	1,780	1,780	5,769	64,180
DK	Wood Deck	0	683	683	683	12,259
Til. Gross Liv/Louse Area:		5,509	10,249			1,174,710



From: Morgan <mnorful@gmail.com>
Sent: Tuesday, April 6, 2021 8:59 AM
To: assessor
Cc: Mom
Subject: Assessment Appeal - acct: 073003, Morgan and Allison Norful
Attachments: 385 Nod Hill Rd - Comparable.pdf; ATT00001.htm; 105 Drum Hill Rd.pdf; ATT00002.htm

To whom it may concern,

Regarding the assessment appeal for our property at 314 Ridgefield Road (acct 073003), I have attached assessments for similar properties sold during the period of October 2016 to October 2017. These assessments, I believe show properties with of similar/greater size of home/property and assessed quality that have were assessed at a lower amount then our property.

The primary comparison would be the property at 385 Nod Hill Road, assessed at 1.274m (235k less), with 600+ more square feet, .7+ acres more land, and a Building Percent Good of 89 (1 higher) then our property.

We appreciate your consideration in this matter.

385 NOD HILL RD

Location 385 NOD HILL RD

Mblu 79 / 24 / 2 /

Acct# 074129

Owner HEFNER GREGORY J &

Assessment \$892,150

Appraisal \$1,274,500

PID 4141

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$842,500	\$432,000	\$1,274,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$589,750	\$302,400	\$892,150

Owner of Record

Owner HEFNER GREGORY J &
Co-Owner HEFNER STEPHANIE S
Address 385 NOD HILL RD
WILTON, CT 06897

Sale Price \$1,210,000
Certificate
Book & Page 2471/0078
Sale Date 04/24/2017
Instrument 25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HEFNER GREGORY J &	\$1,210,000		2471/0078	25	04/24/2017
AMERICAN INTERNATIONAL	\$1,383,290		2453/0138	WD	08/03/2016
DONNELL WILLIAM E & MARY L	\$1,500,000		2249/0111	SW	05/02/2012
KESLER ALAN E & CAROL A	\$2,000,000		1938/0016	WD	05/01/2007
WOLFSON JOHN E & RENA S	\$1,500,000		1175/0154	00	06/15/1999

Building Information

Building 1 : Section 1

Year Built: 1999

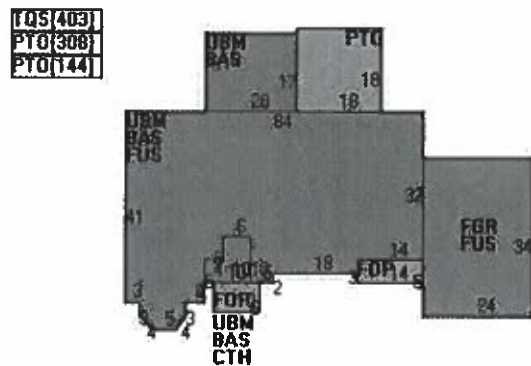
Building Photo

Living Area: 6,162
Replacement Cost: \$946,619
Building Percent Good: 89
Replacement Cost Less Depreciation: \$842,500



(http://images.vgsi.com/photos/WiltonCTPhotos/A00\00\09\45.jpg)

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/4141_4141.jpg)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent +
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	
Heat Fuel	Oil
Heat Type:	Hydro Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5
Total Half Baths:	2
Extra Fix	
Total Rooms:	10
Bath Style:	Remodeled
Kitchen Style:	Remodeled
Elevator	
Fireplaces	3
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	80
# of Kitchens	

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	3,118	3,118
BAS	First Floor	2,722	2,722
TQS	Three Quarter Story	403	322
CTH	Cathedral	80	0
FGR	Garage	816	0
FOP	Open Porch	130	0
PTO	Patio	776	0
UBM	Basement, Unfinished	2,722	0
WDK	Wood Deck	224	0
		10,991	6,162

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 06
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.9
Frontage
Depth
Assessed Value \$302,400
Appraised Value \$432,000

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2018	\$842,500	\$432,000	\$1,274,500
2018	\$842,500	\$432,000	\$1,274,500
2018	\$842,500	\$432,000	\$1,274,500

Assessment

Valuation Year	Improvements	Land	Total
2018	\$589,750	\$302,400	\$892,150
2018	\$589,750	\$302,400	\$892,150
2018	\$589,750	\$302,400	\$892,150

105 DRUM HILL RD

Location 105 DRUM HILL RD

Mblu 102 / 33 / 1

Acct# 074113

Owner FERNANDES LUIS F &
STEPHANIE

Assessment \$1,081,360

Appraisal \$1,544,800

PID 5297

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,091,400	\$453,400	\$1,544,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$763,980	\$317,380	\$1,081,360

Owner of Record

Owner FERNANDES LUIS F & STEPHANIE
Co-Owner
Address 182 PIMPEWAUG RD
WILTON, CT 06897

Sale Price \$958,800
Certificate
Book & Page 2468/0586
Sale Date 03/13/2017
Instrument 14

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FERNANDES LUIS F & STEPHANIE	\$958,800		2468/0586	14	03/13/2017
WELLS FARGO BANK N.A.	\$0		2433/0602	1L	09/30/2015
MILLER PHILIP H & LEE B	\$625,000		0972/0175	00	12/15/1995

Building Information

Building 1 : Section 1

Year Built: 1999
Living Area: 6,259
Replacement Cost: \$1,291,754

Building Percent Good: 83
Replacement Cost
Less Depreciation: \$1,072,200

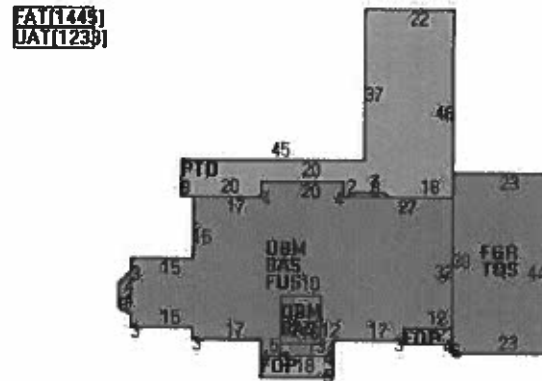
Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/A00100135/58.jpg>)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Excellent ++
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	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	7 Bedrooms
Total Bthrms:	5
Total Half Baths:	2
Extra Fix	
Total Rooms:	14
Bath Style	Average
Kitchen Style:	Average
Elevator	
Fireplaces	5
Sauna	
Spa/Jet Tub	1
Whirlpool Tub	
Cath. Ceil	120
# of Kitchens	

Building Layout



(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/5297_5297.jpg)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,644	2,644
FUS	Upper Story, Finished	2,516	2,516
TQS	Three Quarter Story	1,012	810
FAT	Attic, Finished	1,445	289
FGR	Garage	1,012	0
FOP	Open Porch	138	0
PTO	Patio	1,329	0
UAT	Attic, Unfinished	1,233	0
UBM	Basement, Unfinished	2,644	0
		13,973	6,259

Extra Features

Extra Features	Legend
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No Data for Extra Features

Land

Land Use

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

Land Line Valuation

Size (Acres) 2.88
Frontage
Depth
Assessed Value \$317,380
Appraised Value \$453,400

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio			542 S.F.	\$2,900	1
SPL3	Pool IG Gunite			680 S.F.	\$16,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$1,091,400	\$453,400	\$1,544,800
2018	\$1,328,400	\$453,400	\$1,781,800
2018	\$1,359,900	\$453,400	\$1,813,300

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$763,980	\$317,380	\$1,081,360
2018	\$929,880	\$317,380	\$1,247,260
2018	\$951,930	\$317,380	\$1,269,310

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

Morgan Norful
314 Ridgfield Rd
Wilton, CT 06897



U.S. POSTAGE ▶ PITNEY BOWES

ZIP 06897 \$ 000.51⁰
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