

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Chun Lam
130 Washington Post 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 #000756

OWNER(S): Chun Lam & Christine Ng

PROPERTY LOCATION: 130 Washington Post Dr

DATE OF APPEAL HEARING: April 19, 2021

TIME OF APPEAL HEARING: 7:00pm

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): Chun Lam + Christine Ng
Property Owner will be represented by: Chun Lam
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: Chun Lam
Address: 130 Washington Post Dr
Wilton CT 06897
Phone: 203-658-4610

RECEIVED
MAR 19 2021
ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: _____ Lot: _____ Account #: 000756
Property Location: 130 Washington Post Dr
Property Type: Residential: Commercial:

Reason for Appeal:

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

Our property taxes are higher than comparable properties.

Appellant's estimate of Market Value as of October 1, 2017: 657,900

Appellant's estimate of Assessed Value as of October 1, 2017: 460,530
(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: [Handwritten Signature] Date Signed: 3-19-21
Printed Name of Signer: Chun Lam Position of Signer: owner

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 ASSESSMENT

Code	Description	Appraised Value	Assessed Value
1-1	RES LAND	399,000	279,300
1-3	DWELLING	257,700	180,390
1-4	RES OUTBL	1,200	840
Total		657,900	460,530

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2019	1-1	279,300	2018	1-1	279,300
2019	1-3	180,390	2018	1-3	180,390
2019	1-4	840	2018	1-4	840
Total		460,530	Total		460,530

RECORD OF OWNERSHIP

LAM CHUN H & NG CHRISTINE	2477/0478	07/28/2017	Q	1	740,000	SW
130 WASHINGTON POST DR	1288/0112	06/18/2001	Q	1	545,000	SW
WILTON, CT 06897	0214/0008	03/22/1974	Q	1	86,000	00

EXEMPTIONS

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

OTHER ASSESSMENTS

Other Assessments	Amount	Code	Description	Number	Amount	Comm. Int.
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ASSESSING NEIGHBORHOOD

NBHD/SUB	Street Index Name	Tracing	Batch
0001/A			

NOTES

2017-NEW ROOF
 2017 MLS UPDATED KIT/BTH; NEW WINDOWS;

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	257,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	1,200
Appraised Land Value (Bldg)	399,000
Special Land Value	0
Total Appraised Parcel Value	657,900

VALUATION METHOD

Valuation Method:
 Adjustment:

NET TOTAL APPRAISED PARCEL VALUE

657,900

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	% Comp.	Insp. Date	Date Comp.	Comments
018747	04/25/2005		SHED	2,000	100	10/10/2005	05/18/2015	CO#15-25147
016993	04/17/2001		FBM BLT W/OUT PE	3,000	100	08/07/2001	06/05/2001	CO#06739

LAND LINE VALUATION SECTION

Zone D	Front	Depth	Units	Unit Price	Factor	Disc	Acre	ST.
R-1			43,560 SF	9.16	1.0000	5	1.0000	1.00 05

VISIT/CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
12/28/2017			MI	12	RE LISTING/INTERNET
10/09/2017			WG	22	Field Review No Change
08/29/2017			ES	72	Sale Two Visits - No Entry
08/28/2017			ES	71	Sale One Visit - No Entry
08/29/2007			ES	00	Measur++Listed

Special Pricing

Spec Use	Spec Calc	S Adj	Fact
		1.00	1.00

Total Card Land Units

1.00 AC

Parcel Total Land Area

1.00 AC

Total Land Value

399,000

Signature

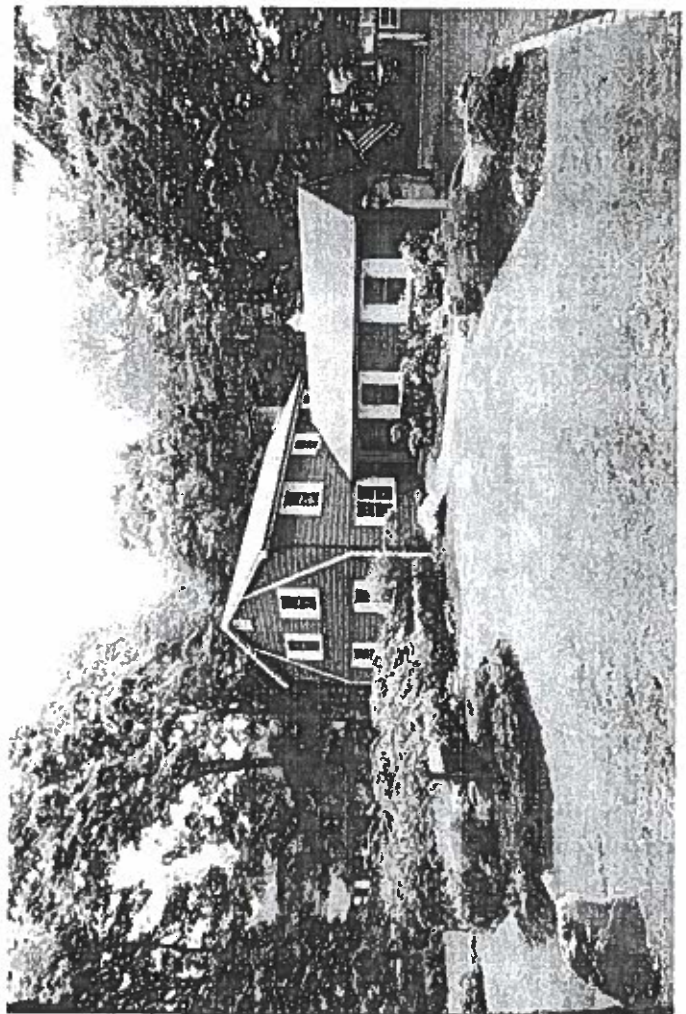
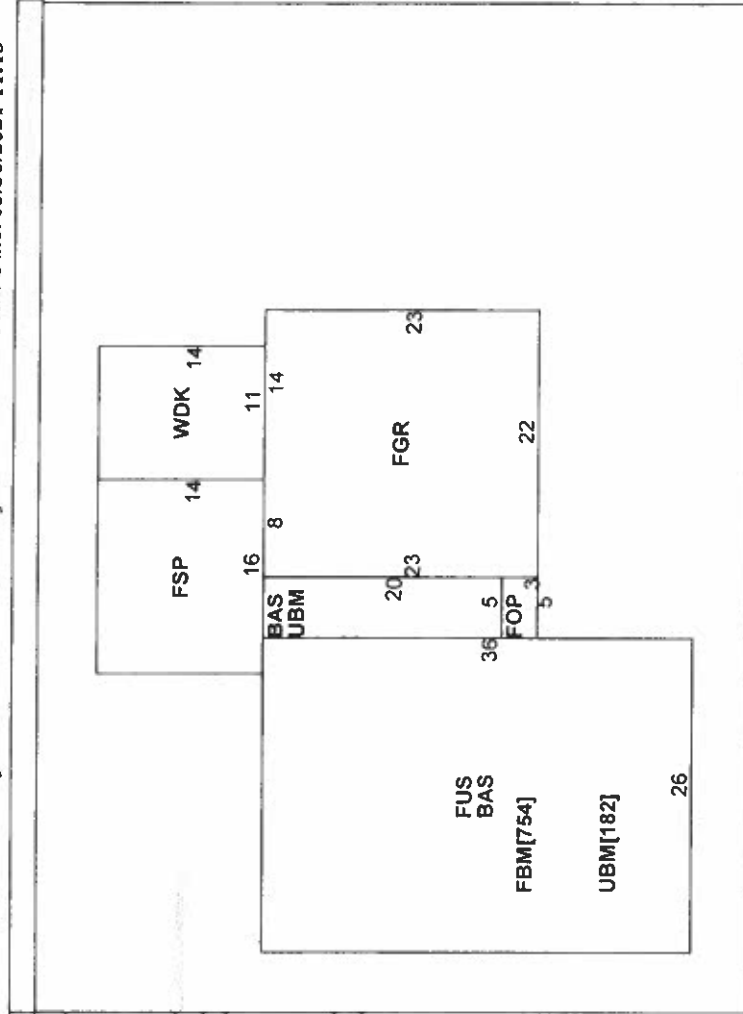
This signature acknowledges a visit by a Data Collector or Assessor

Additional Owners:

Additional Owners:

VISION

VISION



CONSTRUCTION DETAIL		Element	Cd.	Ch.	Description
03	Style	Colonial			
01	Model	Residential			
04	Grade	Average +			
1	Occupancy	Wood Shingle			
14	Exterior Wall 1				
14	Exterior Wall 2				
03	Roof Structure	Gable/Hip			
03	Roof Cover	Asphalt Shngl.			
05	Interior Wall 1	Drywall			
12	Interior Wall 2				
12	Interior Fir 1	Hardwood			
12	Interior Fir 2				
02	Heat Fuel	Oil			
05	Heat Type	Hot Water			
03	AC Type	Central			
04	Total Bedrooms	4 Bedrooms			
2	Total Bathrms				
1	Total Half Baths				
8	Extra Fix				
02	Total Rooms				
02	Bath Style	Average			
02	Kitchen Style	Average			
1	Elevator				
1	Fireplaces				
1	Sauna				
1	Spa/Jet Tub				
1	Whirlpool Tub				
1	Cath. Cell				

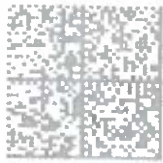
CONSTRUCTION DETAIL (CONTINUED)														
Code	Description	Sub	Stb	Description	Units	Unit Price	Yr	Gde	Dpr	Rt	Chd	%Cnd	Apr	Value
SMD1	Shed				1	20.00	2005					60	1.200	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)														
Code	Description	Sub	Stb	Description	Units	Unit Price	Yr	Gde	Dpr	Rt	Chd	%Cnd	Apr	Value
BAS	First Floor				1,036									132,874
FBM	Basement, Finished				754									33,860
FGR	Garage				506									22,701
FOP	Open Porch				15									385
FSP	Screen Porch				224									7,182
FUS	Upper Story, Finished				936									120,048
UBM	Basement, Unfinished				282									7,182
WDK	Wood Deck				154									1,924
													3,907	326,156

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Indeprec.	Value		
BAS	First Floor	1,036	1,036				132,874		
FBM	Basement, Finished		754				33,860		
FGR	Garage		506				22,701		
FOP	Open Porch		15				385		
FSP	Screen Porch		224				7,182		
FUS	Upper Story, Finished	936	936				120,048		
UBM	Basement, Unfinished		282				7,182		
WDK	Wood Deck		154				1,924		
							Tot. Gross Liv/Lense Area:	3,907	326,156

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

Chun Lam
130 Washington Post Dr
Wilton, CT 06897



U.S. POSTAGE >> PITNEY BOWES



ZIP 06897 \$ 000.51⁰
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