

BOARD OF ASSESSMENT  
APPEALS  
(203) 563-0121



TOWN HALL  
238 Danbury Road  
Wilton, Connecticut 06897

April 1, 2021

Jeff Norman  
21 Surrey Glen  
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 #003853

OWNER(S): Jeff Norman

PROPERTY LOCATION: 21 Surrey Glen

DATE OF APPEAL HEARING: April 19, 2021

TIME OF APPEAL HEARING: 6:20pm

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](mailto: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):

JEFF NORMAN

Property Owner will be represented by:

JEFF NORMAN

**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:

JEFF NORMAN

Address:

21 SURREY GLEN  
WILTON CT 06897

Phone:

203 984-3702

RECEIVED

MAR 16 2021

ASSESSOR'S OFFICE

### Description of Property Being Appealed:

**NOTE:** One application per property being appealed

Map: \_\_\_\_\_

Lot: \_\_\_\_\_

Account #: \_\_\_\_\_

Property Location:

21 SURREY GLEN

Property Type:

Residential:

Commercial:

### Reason for Appeal:

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

I LIVE IN A 2 BEDROOM ~ 2000 Sq Ft - HOME

JUST RE-FIXED AND THE APPRAISALS WERE 650,000 685,000

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

680,000 - TOOKY - 658,000

Appellant's estimate of Assessed Value as of October 1, 2017:

(70% of market value)

470,000 - EST. 101-19-500

### Signature:

By signing this application I hereby certify that the submitted information is true and correct to the best of my knowledge.

Signature

Printed Name of Signer

Date Signed

Position of Signer

Jeff Norman

JEFF NORMAN

3-16-21

HOME 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 OWNER		TOPO.	UTILITIES	SURT./ROAD	LOCATION	CURRENT ASSESSMENT	
Level	Well	Septic	Paved		Description	Code	Assessed Value
1	5	6	1		RES LAND	1-1	480,900
					RES EXCES	1-2	400
					DWELLING	1-3	209,100
<b>SUPPLEMENTAL DATA</b> Other ID: 2690 17 Taxable/Exem 1 Fire Distric 1 Census Tract 452 Legal Notes Call Back ASSOC PID# GIS ID: 3146							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q	EX	SALE PRICE	V.C.
NORMAN JEFFREY W		1974/0246	11/21/2007	1	0	658,350	EX
MUHLETHALER JANE T ESTATE OF		1948/0244	06/25/2007	U	0		TD
MUHLETHALER JANE T		0138/0478	02/05/1969	Q	1	93,000	00

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type						
<b>OTHER ASSESSMENTS</b> Total: 483,280							

ASSESSING NEIGHBORHOOD		Street Index Name	Batch
NBHD: SUB			
0001/A			

BUILDING PERMIT RECORD		Amount	% Comp.	Date Comp.	Comments
Permit ID	Issue Date				
13-176	11/22/2013	330,000	40		MISC-ALT'S+ADD'S

VISIT/CHANGE HISTORY		Date	Type	IS	ID	Cd.	Purpose/Result
		12/20/2019			SCS	55	Permit - Int Only
		10/06/2018			MI	80	Permit Check
		09/23/2017			MI	50	Permit Inspection
		07/21/2017			GS	61	Data Mailer No Change
		10/17/2015			MI	52	Permit Ext. Only

LAND LINE VALUATION SECTION		Unit Price	Units	Front Depth	Zone ID	Use Description	Zone Use	Special Pricing	S Adj	Land Value
B #	Use Code							Spec Use	Spec Calc	
1	1-1 Residential	40,000.00	87,120 SF		R-2					480,900
1	1-2 Res Excess		0.01 AC		R-2					400

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		209,100	0	0	481,300	0	690,400
Total Appraised Parcel Value: 690,400 Valuation Method: Adjustment:							

This signature acknowledges a visit by a Data Collector or Assessor  
 Net Total Appraised Parcel Value: 690,400  
 Total Card Land Units: 2.01 AC  
 Parcel Total Land Area: 2.01 AC  
 Total Land Value: 481,300





Proximity to Subject		2.94 miles SW		2.88 miles SE		0.60 miles SE	
Sale Price	\$		\$ 525,000		\$ 546,250		\$ 555,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.	\$ 226.98 sq. ft.	\$ 265.30 sq. ft.	\$ 304.28 sq. ft.		
Data Source(s)		CTMLS #170173885;DOM 170		CTMLS #170199674;DOM 93		CTMLS #170139534;DOM 136	
Verification Source(s)		ASSESSORS PROPERTY CARD		ASSESSORS PROPERTY CARD		ASSESSORS PROPERTY CARD	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	*(-) \$ Adjustment	DESCRIPTION	*(-) \$ Adjustment	DESCRIPTION	*(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		Estate Conv;0	
Date of Sale/Time		s10/19;c10/19		s09/19;c09/19		s04/19;c04/19	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	2.01 ac	2.01 ac		1.50 ac	+5,000	2.55 ac	-5,500
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;RANCH	DT1.5;CAPE	0	DT2;COLONIAL	0	DT1;RANCH	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	50	60	0	65	0	51	0
Condition	C4	C4		C4		C4	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 2 2.0	8 4 2.0	0	8 3 2.1	-5,000	6 3 2.0	0
Gross Living Area	40 2,151 sq. ft.	2,313 sq. ft.	-6,500	2,059 sq. ft.	0	1,824 sq. ft.	13,000
Basement & Finished Rooms Below Grade	984sf0sfin	1280sf0sfo	-1,500	0sf	5,000	1260sf1260sfwo	-14,000
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	CENTRAL A/C	INDIVIDUAL	+10,000	CENTRAL A/C		INDIVIDUAL	+10,000
Energy Efficient Items	NONE	NONE		NONE		NONE	
Garage/Carport	3ga6dw	2ga6dw	+10,000	2gd6dw	+10,000	2qd6dw	0
Porch/Patio/Deck	PORCH/PATIO	DECK	+5,000	PORCH	+5,000	DECKS	0
	FIREPLACE	FIREPLACE		3 FIREPLACES	-5,000	2 FIREPLACES	-2,500
	NONE	NONE		NONE		NONE	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 17,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 15,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 9,000
Adjusted Sale Price of Comparables		Net Adj. 3.2% % Gross Adj. 6.3% %	\$ 542,000	Net Adj. 2.7% % Gross Adj. 6.4% %	\$ 561,250	Net Adj. -1.6% % Gross Adj. 9.9% %	\$ 546,000

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain NA

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) REALIST/MLS  
My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) REALIST/MLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CTMLS	CTMLS	CTMLS	CTMLS
Effective Date of Data Source(s)	12/18/2019	12/18/2019	12/18/2019	12/18/2019

Analysis of prior sale or transfer history of the subject property and comparable sales THE SUBJECT HAS NOT SOLD IN THE PAST 3 YEARS AND THE COMPARABLES UTILIZED HAVE NOT SOLD IN THE PAST 12 MONTHS PER MLS/REALIST.

Summary of Sales Comparison Approach. SEE ADDITIONAL COMMENTS PAGE.

*BASEMENT NOT FINISHED.  
I LIVE IN A 2 BEDROOM - 2 BATHROOM HOME -*

Indicated Value by Sales Comparison Approach \$ 550,000

Indicated Value by: Sales Comparison Approach \$ 550,000 Cost Approach (if developed) \$ 550,100 Income Approach (if developed) \$ 0

HAVING CONSIDERED ALL APPROACHES TO VALUE THIS APPRAISER RELIES AND RECONCILES TOWARDS THE SALES COMPARISON APPROACH WHICH IS DEEMED THE MOST INDICATIVE OF THE MOTIVATION OF BOTH THE SELLERS AND BUYERS.

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,

SALES COMPARISON APPROACH

LATION



SALES COMPARISON APPROACH

Proximity to Subject		0.12 miles SE		0.44 miles SW		0.99 miles N		
Sale Price	\$		\$	749,000	\$	749,900	\$	659,000
Sale Price/Gross Liv. Area	\$	sq.ft.	\$	223.52 sq.ft.	\$	197.45 sq.ft.	\$	222.86 sq.ft.
Data Source(s)		NHMLS # 170271993;DOM 29		NHMLS # 170176226;DOM 157		NHMLS # 170231554;DOM 37		
Verification Source(s)		Public Records/V2507 P108		Public Records/V2503 P748		Public Records/V2503 p279		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0		
Date of Sale/Time		s03/20;Unk		s12/19;Unk		s11/19;Unk		
Location	N;Res;	N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		
Site	2.01 ac	2.21 ac	0	3.21 ac	-12,000	2.03 ac	0	
View	N;Res;	N;Res;		N;Res;		N;Res;		
Design (Style)	DT1.1;Cape	DT2.0;Colonial	0	DT2.0;Colonial	0	DT2.0;Colonial	0	
Quality of Construction	Q4	Q4		Q4		Q4		
Actual Age	51	46	0	41	0	57	0	
Condition	C4	C3	-37,500	C3	-37,500	C4		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	8 4 4.0	10 4 3.1	+2,500	9 4 2.1	+7,500	10 4 2.1	+7,500	
Gross Living Area	3,221 sq.ft.	3,351 sq.ft.	-5,200	3,798 sq.ft.	-23,100	2,957 sq.ft.	+10,600	
Basement & Finished Rooms Below Grade	990sf0sfin	306sf0sfin	0	984sf0sfin	0	702sf526sfin 1r0br0.0ba0o	-5,300 0	
Functional Utility	4 Bedrooms	4 Bedrooms		4 Bedrooms		4 Bedrooms		
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		HWBB/None	+9,900	
Energy Efficient Items	None	None		None		None		
Garage/Carport	3ga3dw	2ga2dw	+5,000	2ga2dw	+5,000	3gd3dw	0	
Porch/Patio/Deck	OpPorch/Patio	Deck	+7,500	Op/EnPr/Deck	-7,500	OpPorch/Patio		
Fireplace	1 Fireplace	2 Fireplaces	-7,500	3 Fireplaces	-15,000	1 Fireplace		
Pool	None	In-Ground Pool	-10,000	None		None		
Shed	None	2 Sheds	-4,000	None		1 Shed	-2,000	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -49,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -82,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 20,700	
Adjusted Sale Price of Comparables		Net Adj. 6.6%		Net Adj. 11.0%		Net Adj. 3.1%		
		Gross Adj. 10.6%	\$ 699,800	Gross Adj. 14.3%	\$ 667,300	Gross Adj. 5.4%	\$ 679,700	

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Public Records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Public Records/MLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Public Records	Public Records	Public Records	Public Records
Effective Date of Data Source(s)	04/21/2020	04/21/2020	04/21/2020	04/21/2020

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property is not currently listed for sale on NHMLS. A 36 month review of land records was made and no transfer of title was reported. The comparable sales have not been listed for sale since their last transfer dates.

Summary of Sales Comparison Approach See attached addenda.

*BASMENT IS NOT FINISHED*  
*2 BED ROOMS & 2 BATHROOM NOT FINISHED & I HAVE NOT MADE ROCKIN INSPECTION YET*  
*UPSTAIRS*

Indicated Value by Sales Comparison Approach \$ 690,000

Indicated Value by: Sales Comparison Approach \$ 690,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

See attached addenda.

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair

ENCILIATION

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

Jeff Norman  
21 Surrey Glen  
Wilton, CT 06897



U.S. POSTAGE >> PITNEY BOWES



ZIP 06897 \$ 000.51<sup>0</sup>  
02 4W  
0000364400 APR 01 2021