

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Wilson Tsai
70 St Johns 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 #071206

OWNER(S): Wilson & Danielle Tsai

PROPERTY LOCATION: 70 St Johns Rd

DATE OF APPEAL HEARING: April 19, 2021

TIME OF APPEAL HEARING: 6:00pm

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): WILSON and DANILLE TSAI
Property Owner will be represented by: WILSON TSAI
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: WILSON TSAI
Address: 70 SAINT JOHN'S ROAD
WILTON, CT 06897
Phone: (917) 386-3723

RECEIVED
MAR 19 2021
ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 49 Lot: 1 Account #: 071206
Property Location: _____
Property Type: Residential: Commercial:

Reason for Appeal:

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

We purchased the home in 2019 for \$864,000 close to the town's assessed value (6% difference). The inside of the home has degraded since the previous town assessment due to the previous lack of maintenance and repairs. In addition, there are comparisons in the area that have relatively higher market value and have a lower assessment value.

Appellant's estimate of Market Value as of October 1, 2017: \$876,000
Appellant's estimate of Assessed Value as of October 1, 2017: \$613,500
(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.

Wilson Tsai
Signature
Wilson Tsai
Printed Name of Signer

3/19/21
Date Signed
Homeowner
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		
TS/SAI WILSON & DANILLE		4 Rolling	5 Well 6 Septic	1 Paved		Code	Appraised Value	Assessed Value
70 ST JOHNS RD						1-1	460,000	322,000
WILTON, CT 06897						1-2	9,200	6,440
Additional Owners:						1-3	673,500	471,450
						1-4	17,800	12,460

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/f	SALE PRICE	V.C.
TS/SAI WILSON & DANILLE		2499/0696	08/07/2019	Q	1	864,000	SW
KANTOR RICHARD G		2492/0799	12/06/2018	U	1	0	OC
KANTOR RICHARD G & MARIA VICTORIA		1860/0068	03/28/2006	Q	1	1,820,000	SW
MAKIN JOSEPHE		0799/0056	07/29/1992	U	1	0	00

EXEMPTIONS		Amount	Description	Code	Number	Amount	Comm. Int.
Total:							

OTHER ASSESSMENTS

Year	Type	Amount	Description	Code	Number	Amount	Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD SUB	NBHD Name	Street Index Name	Tracing	Batch
0002/A				

NOTES

TOOK INFO FROM ASSESSOR,
 OWNER ON PHONE 10/24/07

BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments
20-500	Building Permit	24,290		100	09/19/2012	REPLACE ROOF
021008	REMOD 3 BATHS	35,000		100	09/13/2004	CO#10984 INFO
013199	OB#5	43,000	10/01/1994	100		CO#87961

LAND LINE VALUATION SECTION		Units	Depth	Front	Zone	Use Description	Units	Price	Factor	Disc	Acre	ST.
1	R-2 Residential	87,120 SF			R-2	Residential	4.80	1.00000	5	1.00000	1.10	05
1	Res Excess	0.23 AC			R-2	Res Excess	40,000.00	1.00000	0	1.00000	1.00	

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	673,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	17,800
Appraised Land Value (Bldg)	469,200
Special Land Value	0
Total Appraised Parcel Value	1,160,500

ADJUSTMENT

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
20-500	10/13/2020	BP	Building Permit	24,290		100	09/19/2012	REPLACE ROOF
021008	06/28/2012		REMOD 3 BATHS	35,000		100	09/13/2004	CO#10984 INFO
013199	10/30/1992		OB#5	43,000	10/01/1994	100		CO#87961

VISIT/CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
11/06/2020	02		TH	80	Permit Check
10/22/2018			SCS	00	Measure+Listed
09/25/2017			WG	22	Field Review No Change
09/15/2017			MM	61	Data Mailer No Change
09/30/2012			MI	07	Measured - Info at Door

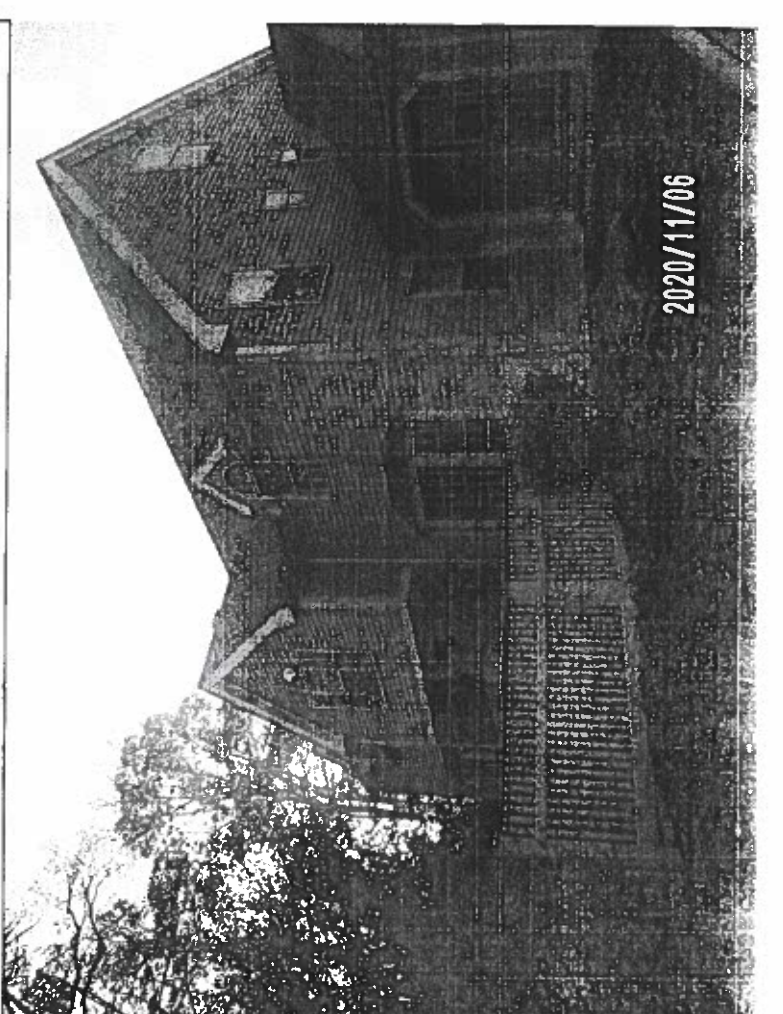
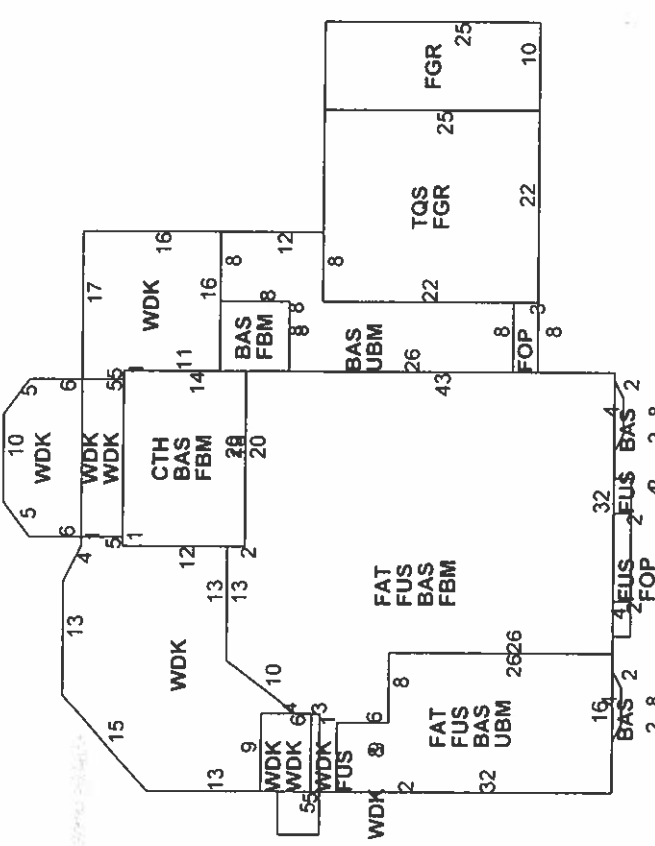
NET TOTAL APPRAISED PARCEL VALUE

1,160,500

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
03	Colonial		
01	Residential		
06	Excellent		
MIXED USE			
			Percentage
1	Clapboard		100
03	Gable/Hip		
03	Roof Structure		
03	Roof Cover		
05	Interior Wall 1		
	Asphalt Shngl.		
	Drywall		
12	Hardwood		
14	Carpet		
02	Oil		
04	Heat Type		
03	Central		
05	5 Bedrooms		
6	Total Bthrms		
11	Total Half Baths		
	Extra Fix		
12	Total Rooms		
03	Bath Style		
02	Kitchen Style		
	Remodeled		
3	Elevator		
	Average		
1	Fireplaces		
1	Sauna		
1	Spa/Jet Tub		
1	Whirlpool Tub		
280	Cath. Ceil		

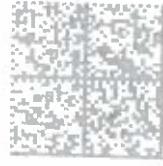
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)														
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gate	Dp	Rt	Cnd	%Cnd	Apr	Value
SPL3	Pool IG	Gunit		L	840	40.00	2002					50	16,800	
SHD1	Shed			L	96	20.00	2007					50	1,920	

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Gross Area	Unit Cost	Undeprac. Value
BAS	First Floor	2,657	2,657		311,216
CTH	Cathedral	0	280		0
FAT	Attic, Finished	399	1,997		46,735
FBM	Basement, Finished	0	1,877		76,955
FGR	Garage	0	800		32,797
FOP	Open Porch	0	44		1,054
FUS	Upper Story, Finished	2,042	2,042		239,181
TQS	Three Quarter Story	440	550		51,538
UBM	Basement, Unfinished	0	768		18,038
WDK	Wood Deck	0	1,271		14,876
		Ttl. Gross Liv/Lease Area:	5,538		792,389



2020/11/06

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



U.S. POSTAGE >>> FITNEY SOWES

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

Wilson Tsai
70 St Johns Rd
Wilton, CT 06897

RE: Board of Assessors