

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

JoAnn Logiurato
70 Village Court
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 #074070

OWNER(S): JoAnn Logiurato

PROPERTY LOCATION: 70 Village Court

DATE OF APPEAL HEARING: April 19, 2021

TIME OF APPEAL HEARING: 6:40pm

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): JoAnn LoGiurato

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: JoAnn LoGiurato

Address: 70 Village Court

Wilton CT 06897

Phone: 203 216 4163

RECEIVED

MAR 19 2021

ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: _____ Lot: _____ Account #: 074070

Property Location: 70 Village Court Wilton CT 06897

Property Type: Residential: Commercial:

Reason for Appeal:

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

Our condo home is 2 1/2 bath, 5 Rooms, 2 car garage, no basement - 1900sqft
19 Deepwood Rd w/ 1 acre + 3,000sqft, plus a pool sold for \$1million - taxes are \$15K.
Homes on Thunderlake w/ 2 acres - taxes \$14K. What is the rationale for our taxes?
2017 - 10,396, 2018 - 12,230, 2019 \$11,812 = The home value has decreased, too.
We need tax decrease!!

Appellant's estimate of Market Value as of October 1, 2017: 614,500

Appellant's estimate of Assessed Value as of October 1, 2017: 430,150
(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: JoAnn LoGiurato Date Signed: 3/18/2021

Printed Name of Signer: JoAnn LoGiurato Position of Signer: 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 | | UTILITIES | | STRT./ROAD | | LOCATION | |
|--|--------------|-----------------------|----------------|------------|---------------------|----------|------|
| LOGIURATO JOANN 70 VILLAGE CT WILTON, CT 06897 Additional Owners: | | 2 Public Water | 3 Public Sewer | | | | |
| SUPPLEMENTAL DATA | | | | | | | |
| Other ID: 4951 | Legal Notes | SALE DATE: 11/05/2014 | Q | VI | SALE PRICE: 665,000 | WD | V.C. |
| Taxable/Exem 1 | Legal Notes | 2315/0276 | Q | 1 | 530,000 | SV | |
| Fire Distric 1 | Legal Notes | 1923/0221 | Q | 1 | 689,000 | WD | |
| Census Tract 454 | Legal Notes | 1811/0193 | Q | 1 | 674,000 | WD | |
| Legal Notes | Call Back: X | 1018/0301 | Q | 1 | 339,900 | 00 | |
| Legal Notes | ASSOC PID# | 0989/0083 | U | V | 2,880,000 | 00 | |
| GIS ID: 101516 | | | | | | | |

| RECORD OF OWNERSHIP | | | | | | | |
|--|-----------|------------|---|---|-----------|----|--|
| LOGIURATO JOANN | 2400/0200 | 11/05/2014 | Q | 1 | 665,000 | WD | |
| SAUNDERS JASON G & DIORIO CONSTANCE PRATT | 2315/0276 | 04/01/2013 | Q | 1 | 530,000 | SV | |
| MILHOUA ERIC & AMY O'BRIEN- BRADFIELD RICHARD J GRUMMAN HILL LLC | 1923/0221 | 02/20/2007 | Q | 1 | 689,000 | WD | |
| | 1811/0193 | 08/12/2005 | Q | 1 | 674,000 | WD | |
| | 1018/0301 | 12/02/1996 | Q | 1 | 339,900 | 00 | |
| | 0989/0083 | 05/06/1996 | U | V | 2,880,000 | 00 | |
| GIS ID: 101516 | | | | | | | |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|------------|------|-------------|------|-------------------|--------|--------|------------|
| Year | Type | Description | Code | Amount | Number | Amount | Comm. Int. |
| | | | | | | | |
| Total: | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|-------------------|-------|
| NBHD/ SUB | NBHD Name | Street Index Name | Batch |
| 0001/A | | | |
| UNIT C | | | |

| | | |
|-----------------------|----------------------------------|---------|
| (1) 6 FT FRONT DORMER | Appraised Bldg. Value (Card) | 614,500 |
| 1-4 FIX BTH | Appraised XF (B) Value (Bldg) | 0 |
| LOC +10% | Appraised OB (L) Value (Bldg) | 0 |
| | Appraised Land Value (Bldg) | 0 |
| | Special Land Value | 0 |
| | Total Appraised Parcel Value | 614,500 |
| | Valuation Method: | C |
| | Adjustment: | 0 |
| | Net Total Appraised Parcel Value | 614,500 |

| BUILDING PERMIT RECORD | | | | VISIT/ CHANGE HISTORY | | | |
|------------------------|------------|-------------|--------|-----------------------|---------|------------|----------|
| Permit ID | Issue Date | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
| M14-493 | 09/02/2014 | 4 WINDOWS | 2,913 | | 100 | | |
| 014684 | 08/02/1996 | | 91,850 | | 100 | 11/27/1996 | CO#04786 |

| LAND LINE VALUATION SECTION | | | | | | | | | | |
|---|----------|-----------------|------|---|-------------|-------|------------|-----------|-----------|---------|
| B # | Use Code | Use Description | Zone | D | Front Depth | Units | Unit Price | I. Factor | S.A. Disc | Acres |
| 1 | 1-5 | Res Condo | THRD | | | 0 | SF | 1.00000 | 5 | 1.00000 |
| | | | | | | | 520.00 | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Total Card Land Units: 0.00 AC Parcel Total Land Area: 0 AC | | | | | | | | | | |

| VISIT/ CHANGE HISTORY | | | | | | | | | |
|-----------------------|------|----|----|-----|------------------------|--|--|--|--|
| Date | Type | IS | ID | Cd. | Purpose/Result | | | | |
| 09/07/2017 | WG | | | 22 | Field Review No Change | | | | |
| 07/21/2017 | GS | | | 60 | Data Mailer Change | | | | |
| 08/17/2007 | BS | | | 01 | Measur+I Visit | | | | |
| 07/22/1996 | DL | | | 00 | Measur+Listed | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Ch | Description | Element | Cd | Ch | Description |
|------------------|----|----|-------------|---------|----|----|-------------|
| Style | 55 | | Condominium | | | | |
| Model | 05 | | Res Condo | | | | |
| Grade | 03 | | Average | | | | |
| Occupancy | 1 | | | | | | |
| Interior Wall 1 | 05 | | Drywall | | | | |
| Interior Wall 2 | | | | | | | |
| Interior Floor 1 | 12 | | Hardwood | | | | |
| Interior Floor 2 | 14 | | Carpet | | | | |
| Heat Fuel | 03 | | Gas-Propane | | | | |
| Heat Type | 04 | | Forced Air | | | | |
| AC Type | 03 | | Central | | | | |
| Ttl Bedrms | 03 | | 3 Bedrooms | | | | |
| Ttl Bathrms | 2 | | 2 Full | | | | |
| Ttl Half Bths | 1 | | | | | | |
| Xtra Fixtcs | | | | | | | |
| Total Rooms | 5 | | | | | | |
| Bath Style | 02 | | Average | | | | |
| Kitchen Style | 02 | | Average | | | | |
| Fireplace | | | | | | | |
| Sauna | | | | | | | |
| Spa/Jet Tub | | | | | | | |
| Whirlpool | | | | | | | |
| Cath Ceil | 72 | | | | | | |

CONDO DATA

| | | | | |
|---------------|-------------|--------------|----------|----|
| Complex Acct# | 101516 | TD 6 | % Ovrn | 0 |
| Complex Name | Village Ct. | B# | I | S# |
| Adjust Type | Code | Description | Factor % | |
| Unit Type | C | Style/Unit C | 250 | |
| Unit Locn | | | | |

COST/MARKET VALUATION

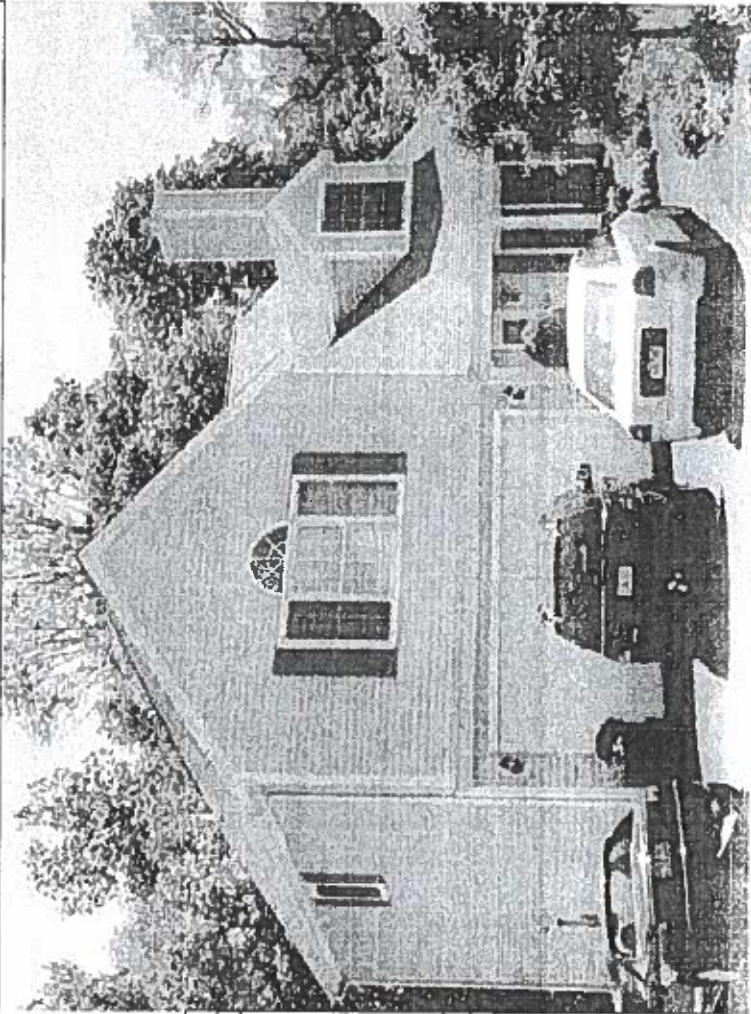
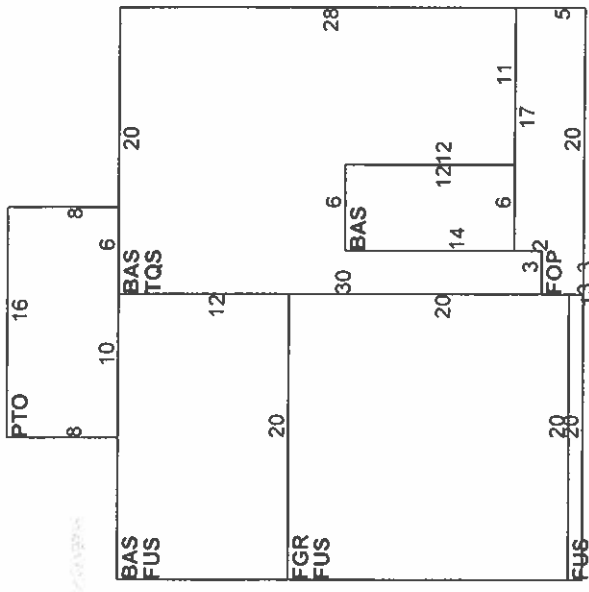
| | |
|--------------------------|---------|
| Adj. Base Rate | 325.03 |
| Replace Cost | 660,782 |
| AYB | 1996 |
| EYB | 2000 |
| Dep Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 17 |
| Functional Obslnc | 0 |
| External Obslnc | 0 |
| Cost Trend Factor | 1 |
| Condition | MA |
| % Complete | 10 |
| Overall % Cond | 93 |
| Apprais Val | 614,500 |
| Dep % Ovr | 0 |
| Dep Ovr Comment | |
| Misc Imp Ovr | 0 |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | 0 |
| Cost to Cure Ovr Comment | |

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

| Code | Description | Sub | Sub Descript | L/B | Units | Unit Price | Yr | Grde | Dp | Rt | Cnd | %Cnd | Apr Value |
|------|-------------|-----|--------------|-----|-------|------------|----|------|----|----|-----|------|-----------|
| | | | | | | | | | | | | | |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff Area | Unit Cost | Undeprc Value |
|------|-----------------------|-------------|------------|----------|-----------|---------------|
| BAS | First Floor | 806 | 806 | 806 | | 261,973 |
| FGR | Garage | 0 | 400 | 400 | | 45,504 |
| FOP | Open Porch | 0 | 94 | 94 | | 6,176 |
| FUS | Upper Story, Finished | 660 | 660 | 660 | | 214,518 |
| PTO | Patio | 0 | 128 | 128 | | 4,225 |
| IQS | Three Quarter Story | 395 | 494 | 494 | | 128,386 |
| | Ttl Gross Livd Area | 1,861 | 2,582 | | | 660,782 |



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



U.S. POSTAGE >> PITNEY BOWES



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

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70 Village Court
Wilton, CT 06897