

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Timothy Armenta
10 Scribner Hill 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 #001332

OWNER(S): Timothy & Sara Armenta

PROPERTY LOCATION: 10 Scribner Hill Rd

DATE OF APPEAL HEARING: April 19, 2021

TIME OF APPEAL HEARING: 5:20pm

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 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):

Sara Armenta & Timothy Armenta

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:

Timothy Armenta

Address:

10 Scribner Hill Rd
Wilton CT 06897

Phone:

917 957 5218

RECEIVED

MAR 11 2021

ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map:

22

Lot:

6

Account #:

001332

Property Location:

10 Scribner Hill Rd Wilton CT 06897

Property Type:

Residential:

Commercial:

Reason for Appeal:

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

Taxes were drastically increased without any improvement to the home; 23% above comparable home taxes. See supporting data. Home is on RT which is not desirable location and Wetlands prevent future additions to the home. Over-paid for home negligent real estate agent.

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

\$707,284

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

\$495,098

(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

Timothy Armenta

Printed Name of Signer

Date Signed

3/12/21

Property 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		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT	
Level	Type	Well	Septic	Paved		Description	Code	Appraised Value	Assessed Value
1	Level	5		1		RES LAND	1-1	397,300	278,110
		6				RES EXCES	1-2	10,800	7,560
						DWELLING	1-3	379,300	265,510
						RES OUTBL	1-4	14,400	10,080
Other ID: 830 B						SUPPLEMENTAL DATA		Total: 801,800	
Taxable/Exem 1						Legal Notes VOL.662-PG.276-78 REFI		PREVIOUS ASSESSMENTS (HISTORY)	
Fire Distric 1						Legal Notes DRIVEWAY		Yr. Code Assessed Value	
Cencus Tract 451						Legal Notes		278,110/2018 1-1 278,110	
Legal Notes						Call Back X		7,560/2018 1-2 7,560	
Legal Notes						ASSOC PID#		265,510/2018 1-3 265,510	
GIS ID: 1008								10,080/2018 1-4 10,080	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		SALE PRICE		V.C.	
Yr.	Type	Amount	Code	Description	Number	Amount	Comm. Int	Yr.	Code
		2476/0457		07/14/2017	U	920,000		2019	1-1
		2401/0234		11/14/2014	U	0		2019	1-2
		1958/0072		08/01/2007	U	790,000		2019	1-3
		0662/0276		09/22/1988	Q	0		2019	1-4
Total:								Total: 561,260	

EXEMPTIONS		OTHER ASSESSMENTS	
Description	Amount	Description	Amount

ASSESSING NEIGHBORHOOD	
NBHD SUB	Street Index Name
0002/A	

2017-IG

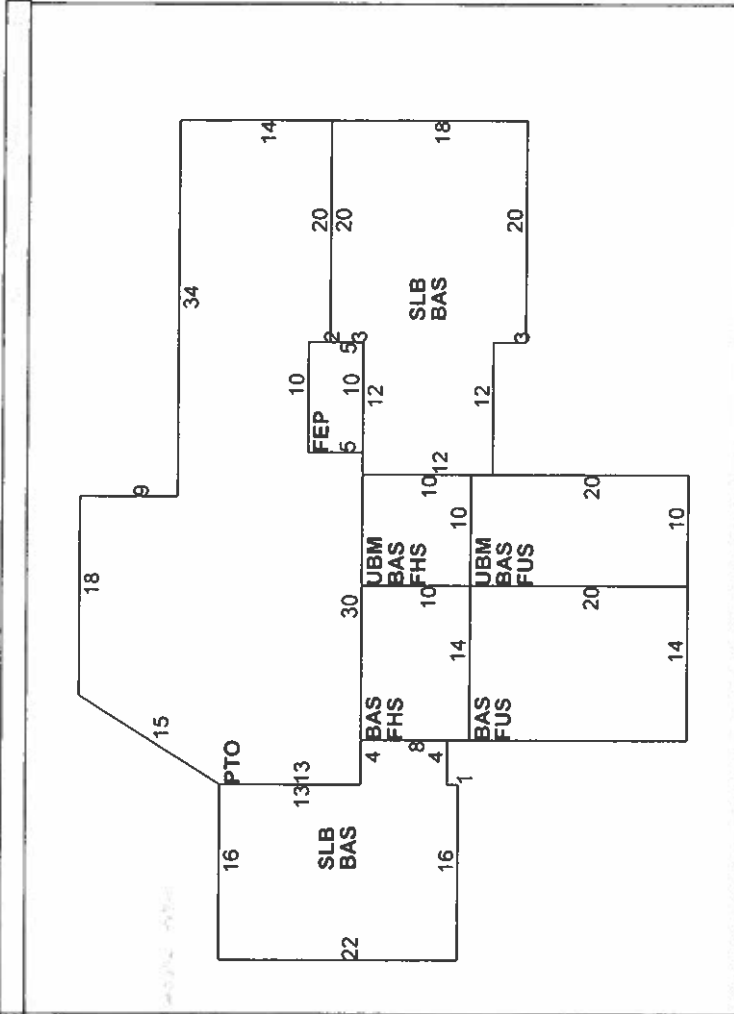
FUNC=PART.BSMT.
 HEAT IN CEILINGS, WB
 OB#5,6,7=ATTACHED
 2017-4 FX BTH (REMODELED)
 (1) RM "CABIN" ATT TO FGR

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Date
MINOR 010943	12/03/1984	WD STOVE	01/17/2019
	08/10/1984	FGR TO BAS & LAV	12/06/2017
			09/21/2017
			08/30/2017
			08/01/2017

LAND LINE VALUATION SECTION		SPECIAL PRICING	
Zone	Description	Spec. Use	Spec. Calc.
R-2	Residential		
R-2	Res Excess		
		1.00	1.00
		1.00	1.00

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	379,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	14,400
Appraised Land Value (Bldg)	408,100
Special Land Value	0
Total Appraised Parcel Value	801,800

NET TOTAL APPRAISED PARCEL VALUE	
Net Total Appraised Parcel Value	801,800



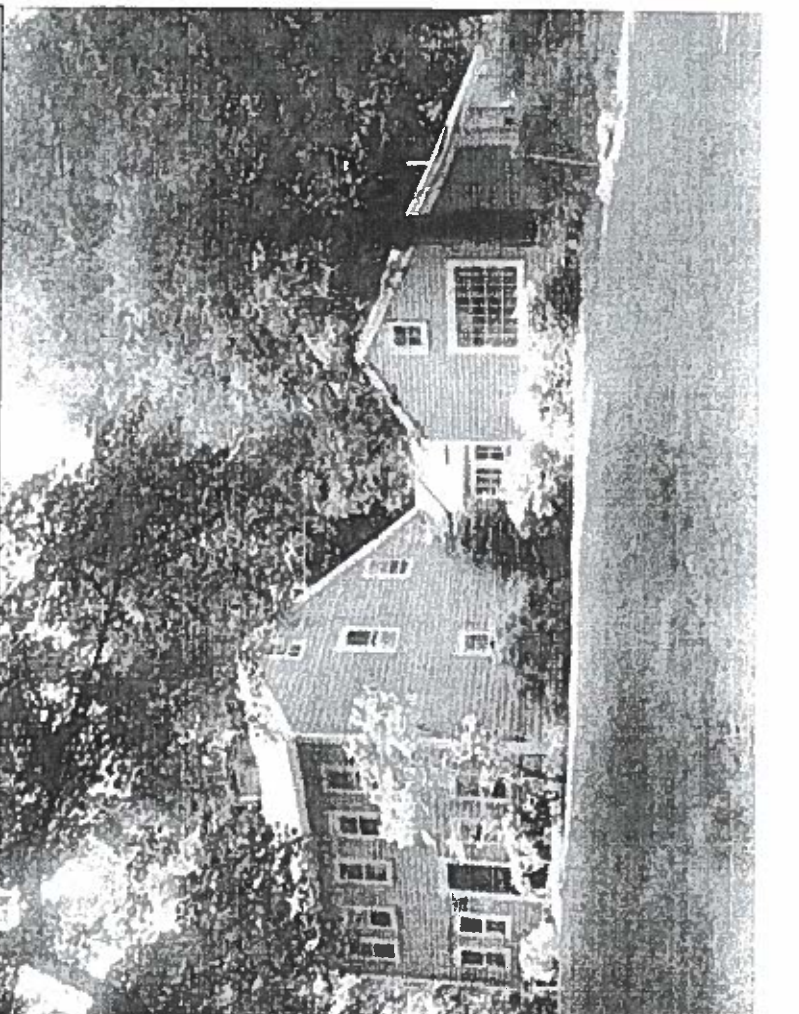
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		Antique				
Model	01		Residential				
Grade	07		Excellent +				
Occupancy	1		MIXED USE				
Exterior Wall 1	11		Clapboard				
Exterior Wall 2	11		Residential				100
Roof Structure	05		Salt Box				
Roof Cover	03		Asphalt Shngl.				
Interior Wall 1	03		Plastered				
Interior Wall 2	05		Drywall				
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2	09		Pine/Soft Wood				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Baths	2						
Total Half Baths	1						
Extra Fix							
Total Rooms	9						
Bath Style	02		Average				
Kitchen Style	03		Remodeled				
Elevator							
Fireplaces	2						
Sauna							
Spa/Jet Tub							
Whirlpool Tub							
Cath. Ceil	144						

CONSTRUCTION DETAIL (CONTINUED)												
Code	Description	Sub	Stb	Descrpt	Unit Price	Yr	Gde	Lp	Rt	Cnd	%Cnd	Apr Value
CAB2	Cabin				\$9.00	2002					75	\$2,400
SHDI	Shed				\$8.00	2002					60	\$1,100
FGRI	Garage				\$28.00	2002					6	\$900

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Stb	Descrpt	Unit Price	Yr	Gde	Lp	Rt	Cnd	%Cnd	Apr Value
CAB2	Cabin				\$9.00	2002					75	\$2,400
SHDI	Shed				\$8.00	2002					60	\$1,100
FGRI	Garage				\$28.00	2002					6	\$900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprc. Value	
BAS	First Floor	1,608	1,608			278,604	
FEP	Enclosed Porch	0	50			6,064	
FHS	Half Story, Finished	168	240			29,108	
FUS	Upper Story, Finished	480	480			83,165	
PTO	Patio	0	1,092			18,885	
SLB	Slab	0	888			0	
UBM	Basement, Unfinished	0	300			10,396	
Tot. Gross Liv/Lease Area:		2,256	4,658			426,223	

COST/MARKET VALUATION							
Code	Description	Value					
	Adj. Base Rate:	173.26					
	Replace Cost	426,223					
	AYB	1810					
	EYB	2010					
	Dep Code	F					
	Remodel Rating	7					
	Year Remodeled	4					
	Dep %	0					
	Functional Obslnc	0					
	External Obslnc	0					
	Cost Trend Factor	0					
	Condition	0					
	% Complete	89					
	Overall % Cond	379,300					
	Apprais Val	0					
	Dep % Ovr	0					
	Dep Ovr Comment	0					
	Misc Imp Ovr	0					
	Misc Imp Ovr Comment	0					
	Cost to Cure Ovr	0					
	Cost to Cure Ovr Comment	0					



<u>Property Address</u>	<u>Square Footage</u>	<u># Bedrooms</u>	<u># Bathrooms</u>	<u># Rooms</u>	<u>Acres</u>	<u>2017 Taxes</u>	<u>2019 Taxes</u>	<u>Close Date</u>	<u>NOTES</u>
10 Scribner Hill rd	2,256	3	2.5	9	3.3	\$ 12,375	\$15,413		23% above the average taxes 41% below average in SF 1 BR below average
15 Indian rock	3,738	4	3	8	2.29	\$ 13,226	\$ 12,391	7/7/17	taxes decreased
41 Scribner Hill rd	3,468	3	2	6	1.99	\$ 10,623	\$ 10,980	6/6/17	No change
246 Hurlbutt	2,485	3	3	8	2	\$ 11,037	\$ 10,899	3/10/17	taxes decreased
6 Pine Ridge	2,620	4	2	8	2.15	\$ 12,294	\$ 11,902	8/9/17	taxes decreased
1090 Ridgefield Road	4,432	6	5	14	3.32	\$ 15,785	\$ 15,834	4/18/17	Same taxes- 2X SF and 2X number of BDRMS, 2x number of Bath
216 Belden Hill	2,190	4	2	9	2.74	\$ 13,833	\$ 13,379	11/11/16	Best Comparable- more bedrooms
19 Overidge Lane	2,882	3	5	9	0.97	\$ 12,839	\$ 12,960	11/1/16	No change
84 Old Driftway	3,600	4	3	8	2.16	\$ 13,310	\$ 12,068	11/28/16	taxes decreased
Average	3,177	4	3	9	2	\$ 12,868	\$ 12,552		

A Mill Rate	28.175
B Average Tax	\$ 12,552
C Real Value	\$ 707,284
D Assessed Value	\$ 495,099

A x B x 2
C x 70%

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



U.S. POSTAGE >>> PITNEY BOWES



ZIP 06897 \$ 000.51⁰
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Timothy Armenta
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Wilton, CT 06897