

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
FRANK TAYLOR L & JOLLEY MODIC WENDY J 111 CHESTNUT HILL RD WILTON, CT 06897 Additional Owners:		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
		4 Rolling	6 Septic			RES LAND	1-1	397,300	278,110
						RES EXCES	1-2	8,000	5,600
						DWELLING	1-3	389,900	272,930
<b>SUPPLEMENTAL DATA</b>									
Other ID: 5970, 2757. P		Legal Notes							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 454		Legal Notes							
Legal Notes		Call Back							
Legal Notes		ASSOC PID#							
GIS ID: 1211					Total			795,200	556,640

6161  
WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
FRANK TAYLOR L & JOLLEY MATHEWS ROBERT W DEVINE, HENRY C + ALESSANDRA H		2470/0468	04/17/2017	Q	1	687,500	WT	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
		1199/0338	11/15/1999	Q	1	525,000	00	2019	1-1	278,110	2018	1-1	278,110	2018	1-1	278,110						
		0439/0037	01/06/1984	Q	1	180,000	00	2019	1-2	7,840	2018	1-2	7,840	2018	1-2	7,840						
								2019	1-3	149,800	2018	1-3	149,800	2018	1-3	149,800						
Total:								435,750			Total:			435,750			Total:			435,750		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

*This signature acknowledges a visit by a Data Collector or Assessor*

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

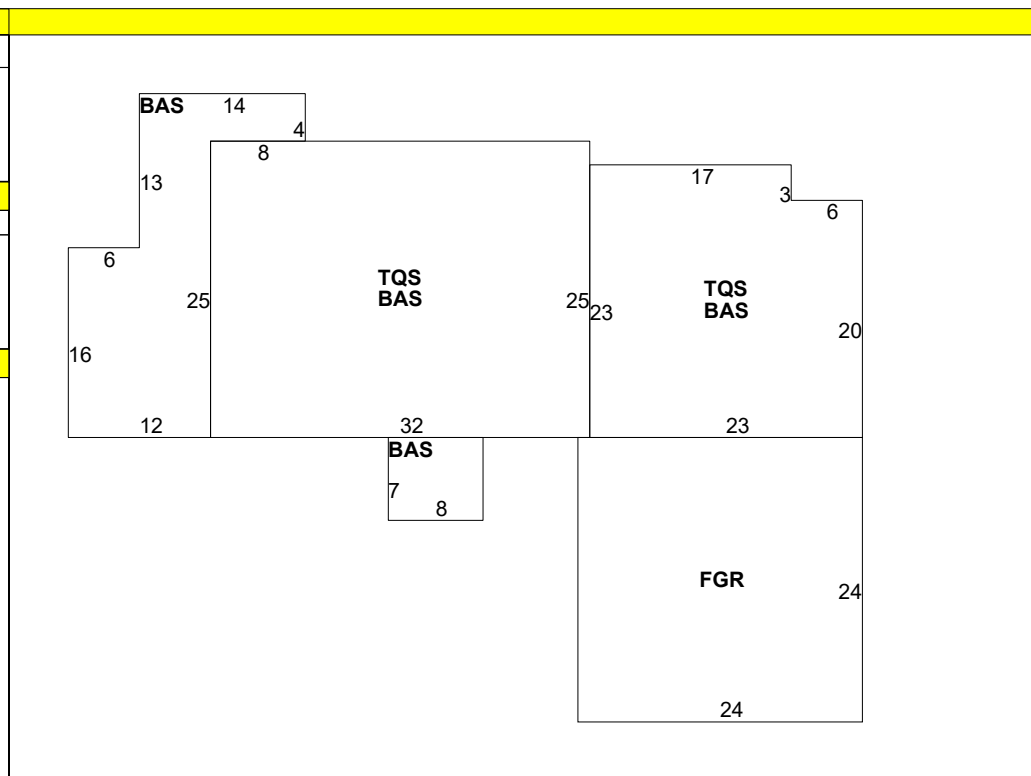
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	389,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	405,300
Special Land Value	0
Total Appraised Parcel Value	795,200
Valuation Method:	C
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>795,200</b>

NOTES	
W/O	8/2017-ORIG KITCHEN (DATED)
18' R DORM	2017-IA
NO INSIDE ACCESS TO UBM-LOW 6'	
11/07 IA	
PDAS	
400 SQ FT CRL	

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
19-25511	12/04/2019	EL	Electric	0		100	12/06/2019	TEMP SERV		02/04/2021	03		TH	80	Permit Check
19-540	11/22/2019	AD	Addition	375,000		100	08/31/2020	2 STRY ADD +		10/04/2017			WG	22	Field Review No Change
										08/03/2017			ES	73	Sale Two Visits - Inspected
										07/06/2017			ES	71	Sale One Visit - No Entry
										06/28/2017			PH	21	Field Review

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc			
1	1-1	Residential	R-2				87,120	SF	4.80	1.0000	5	1.0000	1.00	04	0.95			1.00		397,300
1	1-2	Res Excess	R-2				0.20	AC	40,000.00	1.0000	0	1.0000	1.00		0.00			1.00		8,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial	# of Kitchens	1		
Model	01		Residential				
Grade	06		Excellent				
Occupancy	1			<b>MIXED USE</b>			
Exterior Wall 1	14		Wood Shingle	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip	<b>COST/MARKET VALUATION</b>			
Roof Cover	03		Asphalt Shngl.	Adj. Base Rate:	173.43		
Interior Wall 1	03		Plastered	Replace Cost	506,406		
Interior Wall 2	05		Drywall	AYB	1927		
Interior Flr 1	12		Hardwood	EYB	1994		
Interior Flr 2				Dep Code	G		
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	09		Hydro Air	Year Remodeled			
AC Type	03		Central	Dep %	23		
Total Bedrooms	03		3 Bedrooms	Functional Obslnc	0		
Total Bthrms	3			External Obslnc	0		
Total Half Baths	2			Cost Trend Factor	1		
Extra Fix	4			Condition			
Total Rooms	7			% Complete	77		
Bath Style	02		Average	Overall % Cond	77		
Kitchen Style	02		Average	Apprais Val	389,900		
Elevator				Dep % Ovr	0		
Fireplaces	2			Dep Ovr Comment			
Sauna				Misc Imp Ovr	0		
Spa/Jet Tub				Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr	0		
Cath. Ceil				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	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	1,669	1,669			289,449	
FGR	Garage	0	576			35,032	
TQS	Three Quarter Story	1,049	1,311			181,925	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,718</b>	<b>3,556</b>			<b>506,406</b>	





# 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):	<u>Taylor Frank, Jolley Frank, Wendy Modic</u>
Property Owner will be represented by:	<u>Wendy Modic</u>
<b>NOTE:</b> If agent is used a signed authorization form from the property owner is required.	

RECEIVED

MAR 13 2021

ASSESSOR'S OFFICE

Correspondence:	
Name of Person and Address to which all BAA notices and correspondence will be sent (list one only):	
Name:	<u>Wendy Modic</u>
Address:	<u>111 Chestnut Hill Rd. Wilton, CT 06897</u>
Phone:	<u>626-676-1414</u>

Description of Property Being Appealed:		
<b>NOTE:</b> One application per property being appealed		
Map:	<u>28</u>	Lot: <u>6</u>
Property Location:	<u>111 Chestnut Hill Rd, Wilton</u>	
Property Type:	Residential: <input checked="" type="checkbox"/>	Commercial: <input type="checkbox"/>

Reason for Appeal:	
Describe your reason for appeal: (Attach additional pages if necessary)	
<u>We purchased our property in April, 2017 for \$687,500. Our property did not increase in value by \$107,700 in six months time, especially considering that we did nothing to improve it's value. Land values were decreasing during this period and our property may have been worth less than we paid for it.</u>	
Appellant's estimate of Market Value as of October 1, 2017:	<u>687,500</u>
Appellant's estimate of Assessed Value as of October 1, 2017: (70% of market value)	<u>481,250 Max, if not less</u>

Signature:	
By signing this application I hereby certify that the submitted information is true and correct to the best of my knowledge.	
<u>[Signature]</u>	<u>3-18-21</u>
Signature	Date Signed
<u>Wendy Modic</u>	<u>owner</u>
Printed Name of Signer	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.