

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
DERRY MUSIC COMPANY		1	Level	1	Paved	Description	Code	Appraised Value	Assessed Value	
PO BOX 150270						VAC RS LN	5-1	60,857	42,600	
SAN RAFAEL, CA 94915		SUPPLEMENTAL DATA Other ID: 5967 8, 5965 8, 2784 8 Taxable/Exem 1 Fire Distric 1 Cencus Tract 451 Legal Notes BAA-17-A-#7 Legal Notes GIS ID: 4965								6161 WILTON, CT VISION
Additional Owners:										
Legal Notes										
Legal Notes										
ASSOC PID#										
		Total		60,857	42,600					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
DERRY MUSIC COMPANY		2350/0185	10/02/2013	U	V	0	QC	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
BANCROFT JAMES R TRUSTEE		0179/0292	07/24/1982	Q	I	0	00	2019	5-1	5,500	2018	5-1	5,500	2018	5-1	223,020
								Total:		5,500	Total:		5,500	Total:		223,020

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
0002/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	60,857
Special Land Value	0
Total Appraised Parcel Value	60,857
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	60,857

NOTES	
TOPO-20%	
ACCESS-10%	

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
									02/26/2021			SCS	54	Data Correction
									02/26/2021			SCS	54	Data Correction
									04/29/2019			BAA	14	BAA Change
									04/26/2018			BAA	14	BAA Change
									09/15/2017			WG	23	Field Review Change

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	5-1	Vacant Res	R-2				87,120 SF	4.80	1.0000	5	1.0000	0.65	05	1.00	TOPO-20% & ACCESS - 10%			.00		7,857
1	5-1	Vacant Res	R-2				2.04 AC	40,000.00	1.0000	0	1.0000	0.65		0.00	BAA CHANGE 2018 GL			1.00		53,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				
MIXED USE							
	<i>Code</i>		<i>Description</i>				<i>Percentage</i>
	5-1		Vacant Res				100
COST/MARKET VALUATION							
	Adj. Base Rate:						0.00
	Replace Cost						0
	AYB						
	EYB						0
	Dep Code						
	Remodel Rating						
	Year Remodeled						
	Dep %						
	Functional Obslnc						
	External Obslnc						
	Cost Trend Factor						1
	Condition						
	% Complete						
	Overall % Cond						
	Apprais Val						
	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	Gde	Dp Rt	Cnd	%Cnd	Apr Value

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
Ttl. Gross Liv/Lease Area:		0	0			

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Cynthia L. Smith Esq.,
Whitman Breed Abbott & Morgan
500 West Putnam Ave
Greenwich, CT 06830

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 #000227

OWNER(S): Smokey Hormel

PROPERTY LOCATION: 69 Hickory Hill Rd

DATE OF APPEAL HEARING: April 20, 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

Jennifer Pirrello

500 West Putnam Avenue

Greenwich, CT 06830

Tel 203.862.2315 | Fax 203.869.1951

jpirrello@wbamct.com

March 19, 2021

VIA HAND DELIVERY

Wilton Town Hall
238 Danbury Road
Wilton, CT 06897
Attention: Assessor's Office

Re: 69, 73, 85, and 87 Hickory Hill Road, Wilton, CT 06897

To Whom It May Concern:

Enclosed herewith please find four (4) original executed Petition to the Board of Assessment Appeals of the Town of Wilton and related supporting documentation for properties located at 69, 73, 87, and 85 Hickory Hill Road in Wilton Connecticut. I appreciate your providing the undersigned with a hearing date at your next earliest convenience.

Very truly yours,



Jennifer Pirrello
Legal Administrative Assistant

Enclosures

Whitman Breed Abbott & Morgan LLC

Greenwich, CT 500 West Putnam Avenue, Greenwich, CT 06830 | Tel 203.869.3800 | Fax 203.869.1951

Greenwich, CT 9 Greenwich Office Park, P.O. Box 4459, Greenwich, CT 06831 | Tel 203.900.3942 | Fax 203.661.3392

White Plains, NY 50 Main Street, Suite 1000, White Plains, NY 10606 | Tel 914.682.2123 | Fax 914.682.7784

AUTHORIZATION

TO WHOM IT MAY CONCERN:

The undersigned, **Smokey Hormel**, does hereby authorize Whitman Breed Abbott & Morgan LLC, including but not limited to, its attorneys Cynthia L. Smith, Esq. and Brittany R. Young, Esq., to represent **Smokey Hormel**, in the Real Estate Tax Appeal with the Wilton Board of Assessment Appeals for **85 Hickory Hill Road (parcel #228)** and **69 Hickory Hill Road (parcel #227)**, 87 Hickory Hill Road (parcel #223), 73 Hickory Hill Road (parcel #225)



Smokey Hormel

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): Smokey Horne1
Property Owner will be represented by: Cynthia L. Smith, Esq., or Brittany Young, Esq.
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: Cynthia L. Smith, Esq., Whitman Breed Abbott & Morgan

Address: 500 West Putnam Ave
Greenwich, CT 06830

Phone: 203-862-2318

RECEIVED
MAR 19 2021
ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 94 Lot: 10 Account #: 227
Property Location: 69 Hickory Hill Road
Property Type: Residential: Commercial:

Reason for Appeal:

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

Appellant's estimate of Market Value as of October 1, 2017: 10,011.00
Appellant's estimate of Assessed Value as of October 1, 2017: 7,000.00
(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.
3/19/2021

Signature

Date Signed

Brittany Young
Printed Name of Signer

Attorney

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.

69 Hickory Hill Road, Wilton, Connecticut

The subject property, 69 Hickory Hill Road, was recently the subject of a lot line revision in connection with 67 Hickory Hill Road, 73 Hickory Hill Road, 87 Hickory Hill Road, 85 Hickory Hill Road and 221 Millstone Road (collectively, "Lots"). The Lots were previously owned by Derry Music Company, the David W. Brubeck Trust and the Iola W. Brubeck Trust and utilized as one property, albeit the Lots constitute separate lots and tax parcels. The primary residence is located on 221 Millstone Road with direct frontage and access to Millstone Road. The lot line revisions were approved and maps were filed in May 2020. Attached hereto is a copy of Map No 5966 and Map No. 5967 as filed on the Wilton Land Records.

In connection with the revision of the lot lines, the total acreage for 221 Millstone Road was reduced, however, the tax assessment for 221 Millstone Road remained the same. The remaining Lots were reconfigured, and the acreage increased insignificantly. Notwithstanding the lot line revisions and the slightly increased acreage, the topography of the land, the ability to construct improvements thereon, and consequently the use, remained unaltered. As such, any increase in assessment should be proportionate to the increase in acreage based upon the valuation of the property prior to the lot line revision. For the purpose of clarification only, if the property prior to the lot line revision was one acre valued at \$2,000 per acre, and the total acreage increased by one acre the new assessment would correspondingly be \$4,000.

In particular, with respect to 69 Hickory Hill Road, the parcel was 3.17 acres with an assessment of \$5,500 which equates to \$1,735 per acre. Therefore, the new assessment based upon the revised parcel with 4.039 acres is \$7,000, and the fair market value is \$10,011. The assessment of \$42,600 equates to \$10,547 per acre which is excessive and disproportionate. The subject property has a stream which runs through the property essentially cutting the parcel into two rendering the additional acreage unusable for any purpose other than its current natural state, and further has significant wetlands reducing the useability of the property. As such, the valuation should be reduced to reflect an assessment of \$7,000.

69 HICKORY HILL RD

Location 69 HICKORY HILL RD

Mblu 94 / 10 / 1

Acct# 000227

Owner DERRY MUSIC COMPANY

Assessment \$5,500

Appraisal \$7,857

PID 4965

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$7,857	\$7,857

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$5,500	\$5,500

Owner of Record

Owner DERRY MUSIC COMPANY
Co-Owner
Address PO BOX 150270
 SAN RAFAEL, CA 94915

Sale Price \$0
Certificate
Book & Page 2350/0185
Sale Date 10/02/2013
Instrument QC

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DERRY MUSIC COMPANY	\$0		2350/0185	QC	10/02/2013
BANCROFT JAMES R TRUSTEE	\$0		0179/0292	00	07/24/1982

Building Information

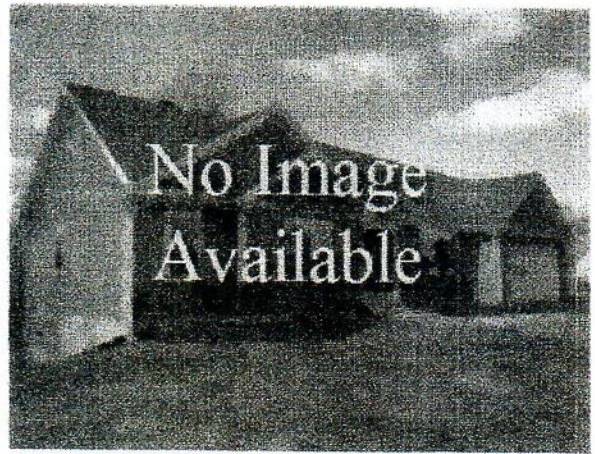
Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

Replacement Cost
 Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Extra Fix	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Elevator	
Fireplaces	
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Cath. Ceil	
# of Kitchens	

Building Photo



(<http://images.vgsi.com/photos/WiltonCTPhotos/default.jpg>)

Building Layout

(http://images.vgsi.com/photos/WiltonCTPhotos/Sketches/4965_4965.jpg)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 5-1
 Description Vacant Res
 Zone R-2
 Neighborhood 05
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 3.17
 Frontage
 Depth
 Assessed Value \$5,500
 Appraised Value \$7,857

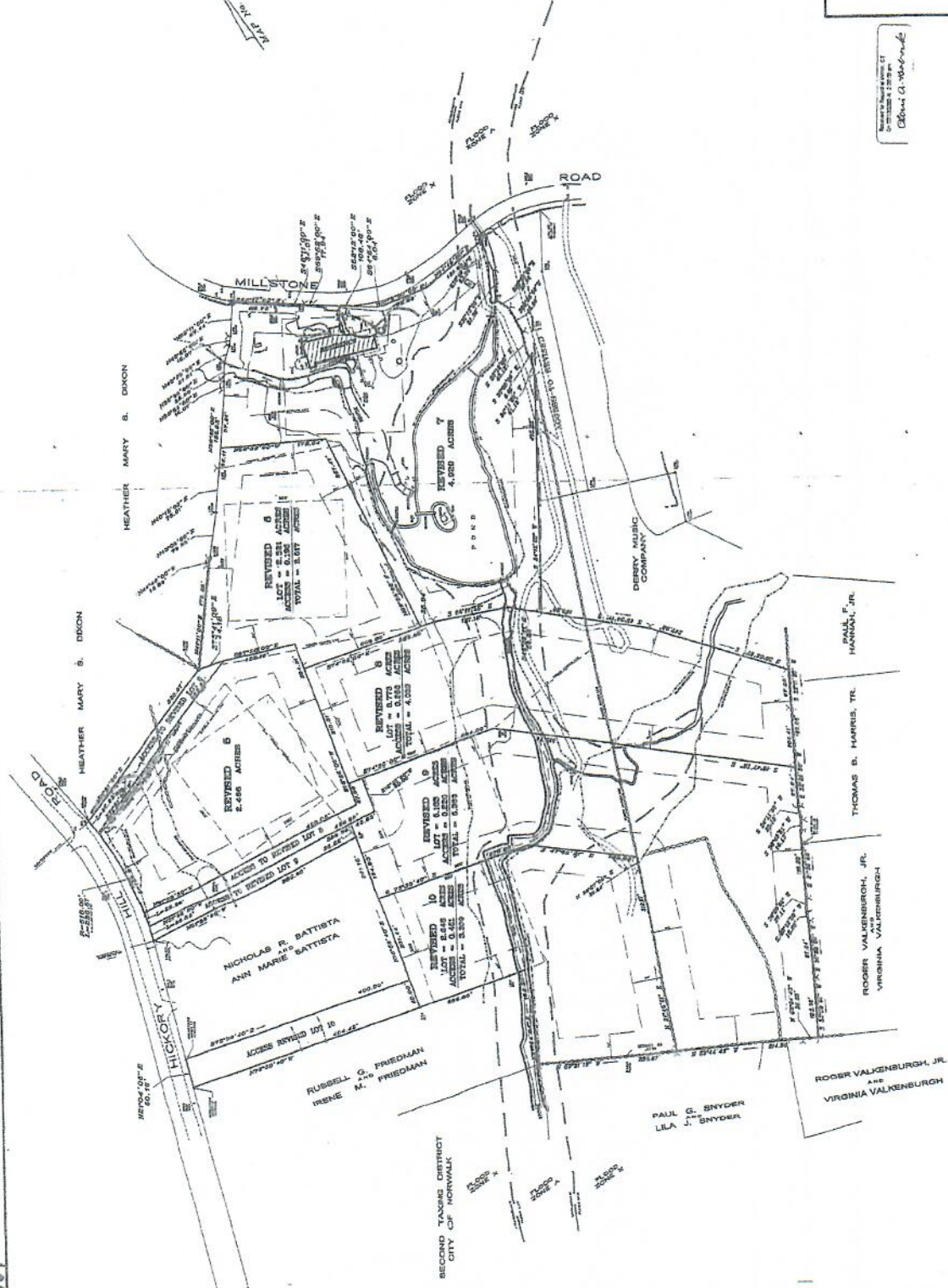
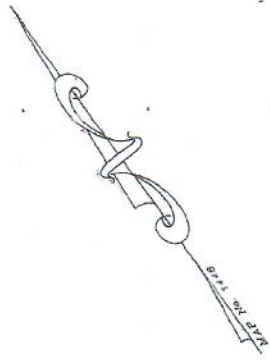
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$7,857	\$7,857
2018	\$0	\$318,600	\$318,600
2018	\$0	\$318,600	\$318,600

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$5,500	\$5,500
2018	\$0	\$223,020	\$223,020
2018	\$0	\$223,020	\$223,020



NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF APRIL 23, 1926, AS AMENDED BY THE ACT OF APRIL 23, 1936, AND THE ACT OF APRIL 23, 1956, AND THE ACT OF APRIL 23, 1966, AND THE ACT OF APRIL 23, 1976, AND THE ACT OF APRIL 23, 1986, AND THE ACT OF APRIL 23, 1996, AND THE ACT OF APRIL 23, 2006, AND THE ACT OF APRIL 23, 2016, AND THE ACT OF APRIL 23, 2026.

2. THE AREA OF THIS SURVEY IS A PART OF THE ESTATE OF DAVID W. BRUBECK, TRUST, AS SET FORTH IN THE INSTRUMENT OF TRUST DATED AND RECORDED AS ABOVE.

3. THE AREA OF THIS SURVEY IS A PART OF THE ESTATE OF IOLA W. BRUBECK, TRUST, AS SET FORTH IN THE INSTRUMENT OF TRUST DATED AND RECORDED AS ABOVE.

4. THE AREA OF THIS SURVEY IS A PART OF THE ESTATE OF DERRY MUSIC COMPANY, AS SET FORTH IN THE INSTRUMENT OF TRUST DATED AND RECORDED AS ABOVE.

5. THE AREA OF THIS SURVEY IS A PART OF THE ESTATE OF HEATHER MARY S. DIXON, AS SET FORTH IN THE INSTRUMENT OF TRUST DATED AND RECORDED AS ABOVE.

6. THE AREA OF THIS SURVEY IS A PART OF THE ESTATE OF NICHOLAS R. BATTISTA AND ANN MARIE BATTISTA, AS SET FORTH IN THE INSTRUMENT OF TRUST DATED AND RECORDED AS ABOVE.

7. THE AREA OF THIS SURVEY IS A PART OF THE ESTATE OF RUSSELL G. FRIEDMAN AND IRENE M. FRIEDMAN, AS SET FORTH IN THE INSTRUMENT OF TRUST DATED AND RECORDED AS ABOVE.

8. THE AREA OF THIS SURVEY IS A PART OF THE ESTATE OF PAUL G. SNYDER AND LILA J. SNYDER, AS SET FORTH IN THE INSTRUMENT OF TRUST DATED AND RECORDED AS ABOVE.

9. THE AREA OF THIS SURVEY IS A PART OF THE ESTATE OF ROGER VALKENBURGH, JR. AND VIRGINIA VALKENBURGH, AS SET FORTH IN THE INSTRUMENT OF TRUST DATED AND RECORDED AS ABOVE.

10. THE AREA OF THIS SURVEY IS A PART OF THE ESTATE OF THOMAS B. HARRIS, TR. AND PAUL F. HANNAN, JR., AS SET FORTH IN THE INSTRUMENT OF TRUST DATED AND RECORDED AS ABOVE.

PROPERTY SURVEY
DEPOSITING REVISIONS
 REVISED LOTS 5, 6, 7, 8, 9, and 10
DAVID W. BRUBECK, TRUST
IOLA W. BRUBECK, TRUST
DERRY MUSIC COMPANY
 WILTON, CONNECTICUT

MAV 4, 2026

Ryan and Faul
 LAND SURVEYORS & ENGINEERS
 11 MILLSTONE HILL ROAD
 WILTON, CT 06397
 PHONE: 860-793-5882

This map prepared by
 Ryan and Faul
 Land Surveyors
 and Engineers
 at Wilton, Connecticut

5967

7/10/2026

5967 Revised for Derry Music Co. July 10, 2026

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF APRIL 23, 1926, AS AMENDED BY THE ACT OF APRIL 23, 1936, AND THE ACT OF APRIL 23, 1956, AND THE ACT OF APRIL 23, 1966, AND THE ACT OF APRIL 23, 1976, AND THE ACT OF APRIL 23, 1986, AND THE ACT OF APRIL 23, 1996, AND THE ACT OF APRIL 23, 2006, AND THE ACT OF APRIL 23, 2016, AND THE ACT OF APRIL 23, 2026.

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

Cynthia L. Smith Esq.,
Whitman Breed Abbott & Morgan
500 West Putnam Ave
Greenwich, CT 06830



U.S. POSTAGE  PRIORITY MAIL
ZIP 06897 \$000.51⁰
02 4M
0000364400 APR 01 2021