

| 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 | 22,600 | 15,820 |
| SAN RAFAEL, CA 94915 | | SUPPLEMENTAL DATA Other ID: 5967 5, 2784 5 Taxable/Exem 1 Fire Distric 1 Cencus Tract 451 Legal Notes BAA-17-A-#6 Legal Notes GIS ID: 4966 | | | | | | | |
| Additional Owners: | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | Total | | 22,600 | 15,820 |

6161 WILTON, CT

VISION

| 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 | 07/24/1972 | Q | I | 0 | 00 | 2019 | 5-1 | 3,500 | 2018 | 5-1 | 3,500 | 2018 | 5-1 | 263,480 |
| | | | | | | | | Total: | | 3,500 | Total: | | 3,500 | Total: | | 263,480 |

| 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) | 22,600 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 22,600 |
| Valuation Method: | C |
| Adjustment: | 0 |
| Net Total Appraised Parcel Value | 22,600 |

| NOTES | | | | | | | |
|-------|--|--|--|--|--|--|--|
| | | | | | | | |

| BUILDING PERMIT RECORD | | | | | | | | |
|------------------------|------------|------|-------------|--------|------------|---------|------------|----------|
| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
| | | | | | | | | |

| VISIT/ CHANGE HISTORY | | | | | |
|-----------------------|------|----|-----|-----|---------------------|
| Date | Type | IS | ID | Cd. | Purpose/Result |
| 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 |
| 10/17/2007 | | | DS | 99 | Vacant |

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 | 0.90 | 05 | 1.00 | BAA CHANGE 2018 GL | | | | .00 | | 5,000 |
| 1 | 5-1 | Vacant Res | R-2 | | | | 0.49 | AC | 40,000.00 | 1.0000 | 0 | 1.0000 | 0.90 | | 0.00 | | | | | 1.00 | | 17,600 |

| 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 #000225

OWNER(S): Smokey Hormel

PROPERTY LOCATION: 73 Hickory Hill Rd

DATE OF APPEAL HEARING: April 20, 2021

TIME OF APPEAL HEARING: 7:00pm

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

Jennifer Pirrello

500 West Putnam Avenue

Greenwich, CT 06830

Tel 203.862.2315 | Fax 203.869.1951

jpирrello@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 Hormel

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: 11 Account #: 225

Property Location: 73 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: 6,200

Appellant's estimate of Assessed Value as of October 1, 2017: 4,340
(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

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.**

73 Hickory Hill Road, Wilton, Connecticut

The subject property, 87 Hickory Hill Road, was recently the subject of a lot line revision in connection with 67 Hickory Hill Road, 69 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 73 Hickory Hill Road, the parcel was 2.0 acres with an assessment of \$3,500 which equates to \$1,750 per acre. Therefore, the new assessment based upon the revised parcel with 2.486 acres is \$4,350, and the fair market value is \$6,215. The assessment of \$15,820 equates to \$6,363 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 \$4,350.

73 HICKORY HILL RD

Location 73 HICKORY HILL RD

Mblu 94//11//

Acct# 000225

Owner DERRY MUSIC COMPANY

Assessment \$3,500

Appraisal \$5,000

PID 4966

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|---------|---------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$0 | \$5,000 | \$5,000 |

| Assessment | | | |
|----------------|--------------|---------|---------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$0 | \$3,500 | \$3,500 |

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 | 07/24/1972 |

Building Information

Building 1 : Section 1

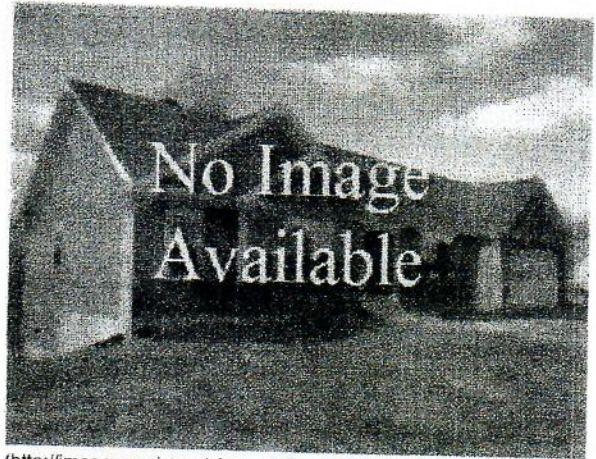
Year Built:
 Living Area: 0
 Replacement Cost: \$0
 Building Percent Good:

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/4966_4966.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) 2
 Frontage
 Depth
 Assessed Value \$3,500
 Appraised Value \$5,000

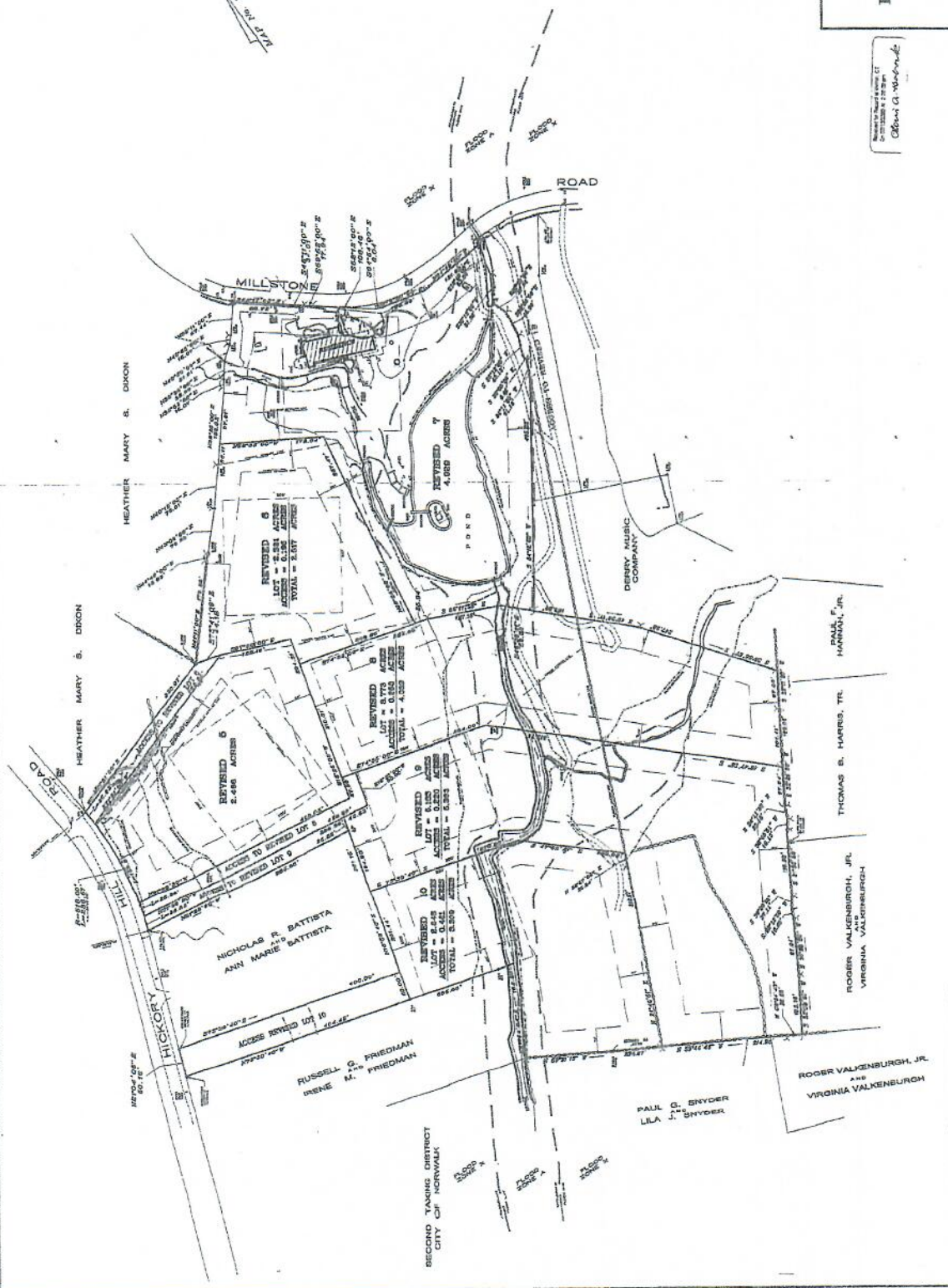
Outbuildings

| Outbuildings | | Legend |
|--------------------------|--|--------|
| No Data for Outbuildings | | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$0 | \$5,000 | \$5,000 |
| 2018 | \$0 | \$376,400 | \$376,400 |
| 2018 | \$0 | \$376,400 | \$376,400 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$0 | \$3,500 | \$3,500 |
| 2018 | \$0 | \$263,480 | \$263,480 |
| 2018 | \$0 | \$263,480 | \$263,480 |



NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF MARCH 2, 1909, CHAP. 108, PUBLIC LAW 109, 34 STAT. 2541, AS AMENDED BY THE ACT OF MARCH 3, 1909, CHAP. 109, PUBLIC LAW 109, 34 STAT. 2542, AND THE ACT OF MARCH 4, 1909, CHAP. 110, PUBLIC LAW 109, 34 STAT. 2543.

2. THE SURVEY WAS MADE BY MEANS OF A SUBMERGED TIDE GAUGE AND A LEVEL.

3. THE SURVEY WAS MADE BY MEANS OF A SUBMERGED TIDE GAUGE AND A LEVEL.

4. THE SURVEY WAS MADE BY MEANS OF A SUBMERGED TIDE GAUGE AND A LEVEL.

5. THE SURVEY WAS MADE BY MEANS OF A SUBMERGED TIDE GAUGE AND A LEVEL.

6. THE SURVEY WAS MADE BY MEANS OF A SUBMERGED TIDE GAUGE AND A LEVEL.

7. THE SURVEY WAS MADE BY MEANS OF A SUBMERGED TIDE GAUGE AND A LEVEL.

8. THE SURVEY WAS MADE BY MEANS OF A SUBMERGED TIDE GAUGE AND A LEVEL.

9. THE SURVEY WAS MADE BY MEANS OF A SUBMERGED TIDE GAUGE AND A LEVEL.

10. THE SURVEY WAS MADE BY MEANS OF A SUBMERGED TIDE GAUGE AND A LEVEL.

PROPERTY SURVEY
 DERRICKING REVISED PROPERTIES
 REVISED LOTS 5, 6, 7, 8, 9, and 10
 AS SHOWN ON MAP
DAVID W. BRUBECK, TRUST
IOLA W. BRUBECK, TRUST
 AND
DERRY MUSIC COMPANY
 WILTON, CONNECTICUT

MAY 4, 2020

11. SHANNON HILL ROAD
 WILTON, CT 06097
 P.O. BOX 788-8888
 WILTON, CT 06097

Ryan and Faul
 LAND SURVEYORS | ARCHITECTS & ENGINEERS

LAND SURVEYORS | ARCHITECTS & ENGINEERS
 11. SHANNON HILL ROAD
 WILTON, CT 06097
 P.O. BOX 788-8888
 WILTON, CT 06097

Prepared by
 Robert G. Wainwright
 Surveyor

This map prepared by
 Land Surveyors
 and Engineers
 for purposes of
 recording.

DATE OF SURVEY: MAY 4, 2020
 11-3967

APPROVED
 JAMES H. HARRIS, JR.
 JUNE 10, 2020

5967 Revised and Added to Book 17, 2020 @ 3:29 am by Nicole M. Orsinger, Assessor's Office

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



U.S. POSTAGE PITNEY BOWES



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

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