

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
DERRY MUSIC COMPANY		4	Rolling	1	Paved	Description	Code	Appraised Value	Assessed Value
PO BOX 150270						VAC RS LN	5-1	93,657	65,560
SAN RAFAEL, CA 94915		SUPPLEMENTAL DATA Other ID: 5967 9, 2784 9 Taxable/Exem 1 Fire Distric 1 Cencus Tract 451 Legal Notes BAA-17-A-#3 Legal Notes GIS ID: 4925							
Additional Owners:									
						Total		93,657	65,560

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	4,030	2018	5-1	4,030	2018	5-1	198,660
								Total:		4,030	Total:		4,030	Total:		198,660

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)	93,657
Special Land Value	0
Total Appraised Parcel Value	93,657
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	93,657

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
									04/29/2019			BAA	14	BAA Change
									04/26/2018			BAA	14	BAA Change
									09/15/2017			WG	23	Field Review Change
									10/12/2007			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	0.65	05	1.00	TOPO-20% & ACCESS -10%				.00		5,757
1	5-1	Vacant Res	R-2				3.38	AC	40,000.00	1.0000	0	1.0000	0.65	00	0.00					1.00		87,900

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 #000228

OWNER(S): Smokey Hormel

PROPERTY LOCATION: 85 Hickory Hill Rd

DATE OF APPEAL HEARING: April 20, 2021

TIME OF APPEAL HEARING: 7:20pm

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

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 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: 93 Lot: 16 Account #: 228

Property Location: 85 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: 13,500

Appellant's estimate of Assessed Value as of October 1, 2017: 9,500

(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

Attorney

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.**

85 Hickory Hill Road, Wilton, Connecticut

The subject property, 85 Hickory Hill Road, was recently the subject of a lot line revision in connection with 67 Hickory Hill Road, 69 Hickory Hill Road, 73 Hickory Hill Road, 87 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 85 Hickory Hill Road, the parcel was 2.3 acres with an assessment of \$4,030 which equates to \$1,752 per acre. Therefore, the new assessment based upon the revised parcel with 5.383 acres is \$9,432, and the fair market value is \$13,475. The assessment of \$65,560 equates to \$12,179 per acre which is excessive and disproportionate. The subject property has a stream which runs through the property essentially cutting the parcel into two and rendering the additional acreage unusable for any purpose other than its current natural state. As such, the valuation should be reduced to reflect an assessment of \$9500.

85 HICKORY HILL RD

Location 85 HICKORY HILL RD

Mblu 93 / 16 / 1

Acct# 000228

Owner DERRY MUSIC COMPANY

Assessment \$4,030

Appraisal \$5,757

PID 4925

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$5,757	\$5,757
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$4,030	\$4,030

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

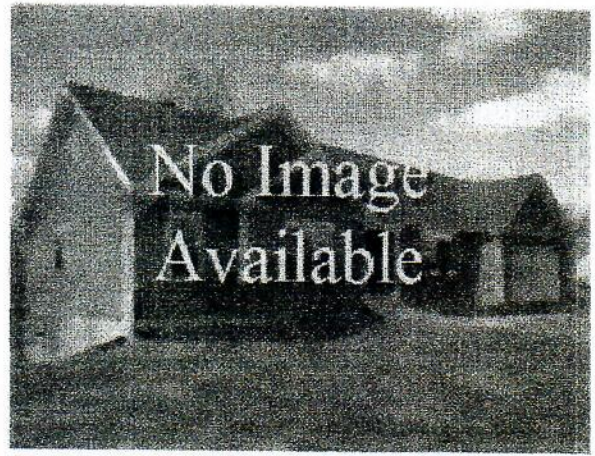
Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

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/4925_4925.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) 2.3
 Frontage
 Depth
 Assessed Value \$4,030
 Appraised Value \$5,757

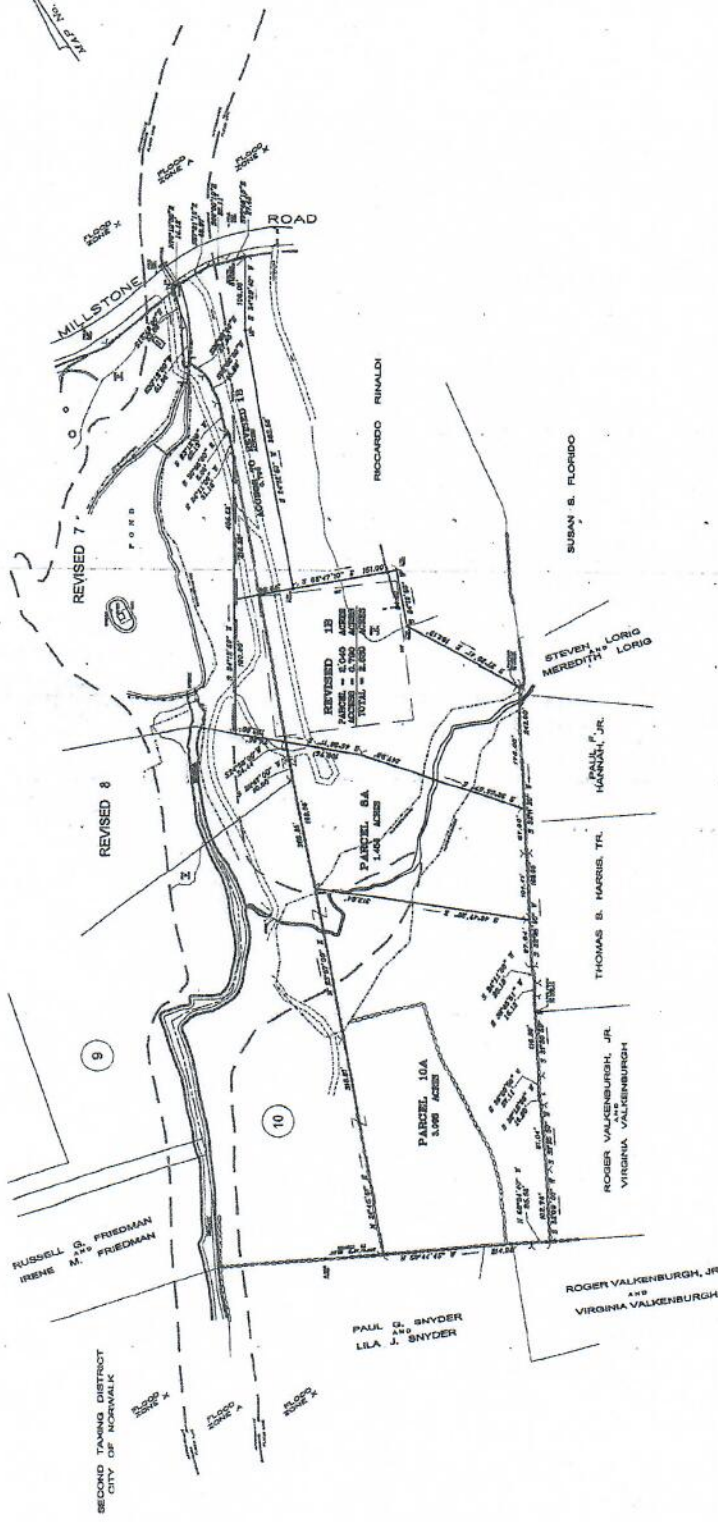
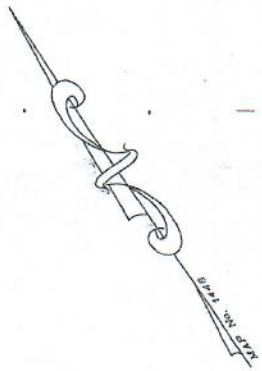
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$5,757	\$5,757
2018	\$0	\$283,800	\$283,800
2018	\$0	\$283,800	\$283,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$4,030	\$4,030
2018	\$0	\$198,660	\$198,660
2018	\$0	\$198,660	\$198,660



NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT CONCERNING THE REGULATION OF THE BUSINESS OF LAND SURVEYORS, PASSED AT THE GENERAL ASSEMBLY OF THE STATE OF CONNECTICUT, FEBRUARY 19, 1930, AS AMENDED BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF CONNECTICUT, APRIL 15, 1931, AND APRIL 15, 1932, AND BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF CONNECTICUT, APRIL 15, 1933, APRIL 15, 1934, APRIL 15, 1935, APRIL 15, 1936, APRIL 15, 1937, APRIL 15, 1938, APRIL 15, 1939, APRIL 15, 1940, APRIL 15, 1941, APRIL 15, 1942, APRIL 15, 1943, APRIL 15, 1944, APRIL 15, 1945, APRIL 15, 1946, APRIL 15, 1947, APRIL 15, 1948, APRIL 15, 1949, APRIL 15, 1950, APRIL 15, 1951, APRIL 15, 1952, APRIL 15, 1953, APRIL 15, 1954, APRIL 15, 1955, APRIL 15, 1956, APRIL 15, 1957, APRIL 15, 1958, APRIL 15, 1959, APRIL 15, 1960, APRIL 15, 1961, APRIL 15, 1962, APRIL 15, 1963, APRIL 15, 1964, APRIL 15, 1965, APRIL 15, 1966, APRIL 15, 1967, APRIL 15, 1968, APRIL 15, 1969, APRIL 15, 1970, APRIL 15, 1971, APRIL 15, 1972, APRIL 15, 1973, APRIL 15, 1974, APRIL 15, 1975, APRIL 15, 1976, APRIL 15, 1977, APRIL 15, 1978, APRIL 15, 1979, APRIL 15, 1980, APRIL 15, 1981, APRIL 15, 1982, APRIL 15, 1983, APRIL 15, 1984, APRIL 15, 1985, APRIL 15, 1986, APRIL 15, 1987, APRIL 15, 1988, APRIL 15, 1989, APRIL 15, 1990, APRIL 15, 1991, APRIL 15, 1992, APRIL 15, 1993, APRIL 15, 1994, APRIL 15, 1995, APRIL 15, 1996, APRIL 15, 1997, APRIL 15, 1998, APRIL 15, 1999, APRIL 15, 2000, APRIL 15, 2001, APRIL 15, 2002, APRIL 15, 2003, APRIL 15, 2004, APRIL 15, 2005, APRIL 15, 2006, APRIL 15, 2007, APRIL 15, 2008, APRIL 15, 2009, APRIL 15, 2010, APRIL 15, 2011, APRIL 15, 2012, APRIL 15, 2013, APRIL 15, 2014, APRIL 15, 2015, APRIL 15, 2016, APRIL 15, 2017, APRIL 15, 2018, APRIL 15, 2019, APRIL 15, 2020, APRIL 15, 2021, APRIL 15, 2022, APRIL 15, 2023, APRIL 15, 2024, APRIL 15, 2025.

PROPERTY SURVEY
DEFLECTING REVISED PROPERTY
REVISED PARCEL 10
 FOR THE
DAVID W. BRUBECK, TRUST
IOLA W. BRUBECK, TRUST
 AND
DERRY MUSIC COMPANY
 WILTON, CONNECTICUT

APRIL 1, 2023
Ryan and Faulds
 LAND SURVEYORS & ENGINEERS
 11 BRIMFIELD HILL ROAD
 WILTON, CT 06497
 TEL: (860) 782-5966

This map prepared by
 Ryan and Faulds
 Land Surveyors
 original ink drawing
 of Deflected 5th

This map prepared by
 Ryan and Faulds
 Land Surveyors
 original ink drawing
 of Deflected 5th



THIS MAP WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE ACT CONCERNING THE REGULATION OF THE BUSINESS OF LAND SURVEYORS, PASSED AT THE GENERAL ASSEMBLY OF THE STATE OF CONNECTICUT, FEBRUARY 19, 1930, AS AMENDED BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF CONNECTICUT, APRIL 15, 1931, AND APRIL 15, 1932, AND BY ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF CONNECTICUT, APRIL 15, 1933, APRIL 15, 1934, APRIL 15, 1935, APRIL 15, 1936, APRIL 15, 1937, APRIL 15, 1938, APRIL 15, 1939, APRIL 15, 1940, APRIL 15, 1941, APRIL 15, 1942, APRIL 15, 1943, APRIL 15, 1944, APRIL 15, 1945, APRIL 15, 1946, APRIL 15, 1947, APRIL 15, 1948, APRIL 15, 1949, APRIL 15, 1950, APRIL 15, 1951, APRIL 15, 1952, APRIL 15, 1953, APRIL 15, 1954, APRIL 15, 1955, APRIL 15, 1956, APRIL 15, 1957, APRIL 15, 1958, APRIL 15, 1959, APRIL 15, 1960, APRIL 15, 1961, APRIL 15, 1962, APRIL 15, 1963, APRIL 15, 1964, APRIL 15, 1965, APRIL 15, 1966, APRIL 15, 1967, APRIL 15, 1968, APRIL 15, 1969, APRIL 15, 1970, APRIL 15, 1971, APRIL 15, 1972, APRIL 15, 1973, APRIL 15, 1974, APRIL 15, 1975, APRIL 15, 1976, APRIL 15, 1977, APRIL 15, 1978, APRIL 15, 1979, APRIL 15, 1980, APRIL 15, 1981, APRIL 15, 1982, APRIL 15, 1983, APRIL 15, 1984, APRIL 15, 1985, APRIL 15, 1986, APRIL 15, 1987, APRIL 15, 1988, APRIL 15, 1989, APRIL 15, 1990, APRIL 15, 1991, APRIL 15, 1992, APRIL 15, 1993, APRIL 15, 1994, APRIL 15, 1995, APRIL 15, 1996, APRIL 15, 1997, APRIL 15, 1998, APRIL 15, 1999, APRIL 15, 2000, APRIL 15, 2001, APRIL 15, 2002, APRIL 15, 2003, APRIL 15, 2004, APRIL 15, 2005, APRIL 15, 2006, APRIL 15, 2007, APRIL 15, 2008, APRIL 15, 2009, APRIL 15, 2010, APRIL 15, 2011, APRIL 15, 2012, APRIL 15, 2013, APRIL 15, 2014, APRIL 15, 2015, APRIL 15, 2016, APRIL 15, 2017, APRIL 15, 2018, APRIL 15, 2019, APRIL 15, 2020, APRIL 15, 2021, APRIL 15, 2022, APRIL 15, 2023, APRIL 15, 2024, APRIL 15, 2025.

APR 10 2023

APR 10 2023 11:28 AM AM 5946 777. Original, Resubmitted, Drawn, P. 10/23

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



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