

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	75,300	52,710
SAN RAFAEL, CA 94915		SUPPLEMENTAL DATA Other ID: 5967 10, 2784 10 Taxable/Exem 1 Fire Distric 1 Cencus Tract 451 Legal Notes BAA-17-A-#4 Legal Notes GIS ID: 4926							
Additional Owners:									
						Total		75,300	52,710

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 TR		0179/0292	07/24/1972	Q	I	0	00	2019	5-1	32,900	2018	5-1	32,900	2018	5-1	187,460
								Total:		32,900	Total:		32,900	Total:		187,460

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)	75,300
Special Land Value	0
Total Appraised Parcel Value	75,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	75,300

NOTES

TOPO-20% ACCESS-25%

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	0.54	05	1.00	TOPO-20% & ACCESS -25% BAA CHANGE 18 GL			.00		47,000
1	5-1	Vacant Res	R-2				1.31	AC	40,000.00	1.0000	0	1.0000	0.54	0.00					1.00		28,300

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			

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  FIMLEY BOWES
ZIP 06897 \$ 000.51⁰
02 4M
0000364400 APR 01 2021

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 #000223

OWNER(S): Smokey Hormel

PROPERTY LOCATION: 87 Hickory Hill Rd

DATE OF APPEAL HEARING: April 20, 2021

TIME OF APPEAL HEARING: 6:20pm

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

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

ASSESSOR'S OFFICE
MAR 19 2021
RECEIVED

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 93 Lot: 17 Account #: 223

Property Location: 87 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: 52,250

Appellant's estimate of Assessed Value as of October 1, 2017: 36,575
(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.

87 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, 73 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 87 Hickory Hill Road, the parcel was 3.05 acres with an assessment of \$32,900 which equates to \$10,786 per acre. Therefore, the new assessment based upon the revised parcel with 3.39 acres is \$36,567, and the fair market value is \$52,238. The assessment of \$52,710 equates to \$15,548 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 it is a flag lot with a long access way which acreage only benefits the parcel for access to Hickory Hill. As such, the valuation should be reduced to reflect an assessment of \$36,575.

87 HICKORY HILL RD

Location 87 HICKORY HILL RD

Mblu 93 / 17 / 1

Acct# 000223

Owner DERRY MUSIC COMPANY

Assessment \$32,900

Appraisal \$47,000

PID 4926

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$47,000	\$47,000

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$32,900	\$32,900

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 TR	\$0		0179/0292	00	07/24/1972

Building Information

Building 1 : Section 1

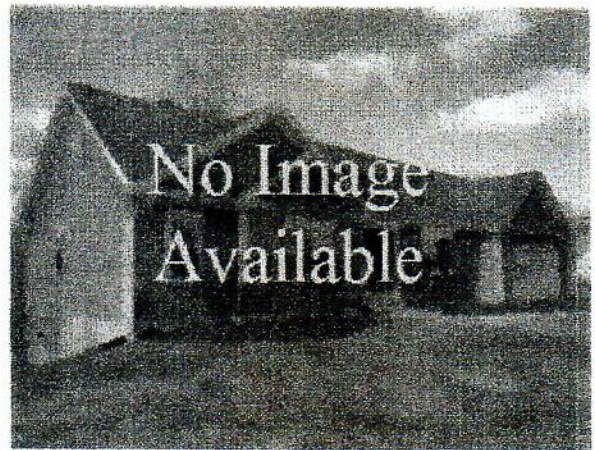
Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

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/4926_4926.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) 3.05
 Frontage
 Depth
 Assessed Value \$32,900
 Appraised Value \$47,000

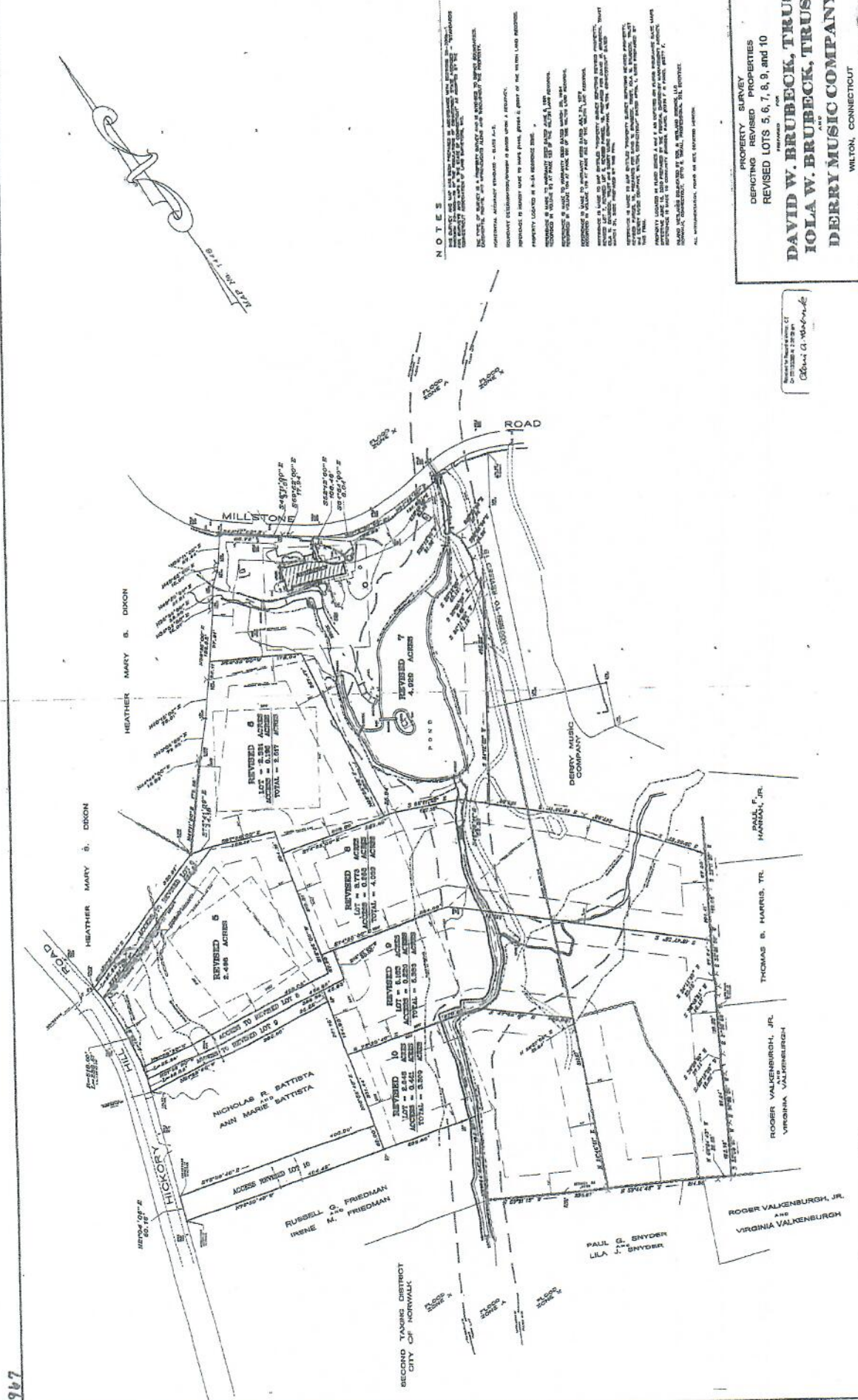
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$0	\$47,000	\$47,000
2018	\$0	\$267,800	\$267,800
2018	\$0	\$267,800	\$267,800

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$32,900	\$32,900
2018	\$0	\$187,460	\$187,460
2018	\$0	\$187,460	\$187,460



5967

SECOND TAXING DISTRICT
CITY OF NORWALK

5967

NOTES

1. THE LANDS SHOWN ON THIS SURVEY WERE RECEIVED FROM DAVID W. BRUBECK, TRUST AND IOLA W. BRUBECK, TRUST BY DERRY MUSIC COMPANY, INC. BY DEED DATED OCTOBER 27, 1987.

2. THE SURVEY IS A REVISION OF A SURVEY MADE BY CHARLES E. BROWN, CIVIL ENGINEER, IN 1968.

3. THE TOTAL AREA OF THE SURVEY IS 13.836 ACRES.

4. THE SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER INTERESTS SHOWN ON RECORD MAPS.

5. THE SURVEY IS SUBJECT TO ANY TAXES, SPECIAL ASSESSMENTS, OR OTHER CHARGES INCURRED BY THE LAND.

6. THE SURVEY IS SUBJECT TO ANY DEEDS, MORTGAGES, OR OTHER INSTRUMENTS AFFECTING THE LAND.

7. THE SURVEY IS SUBJECT TO ANY RECORDS OF THE DEPT. OF CONSERVATION AND ENVIRONMENT.

8. THE SURVEY IS SUBJECT TO ANY RECORDS OF THE STATE OF CONNECTICUT.

9. THE SURVEY IS SUBJECT TO ANY RECORDS OF THE COUNTY OF WILMINGTON.

10. THE SURVEY IS SUBJECT TO ANY RECORDS OF THE CITY OF NORWALK.

HEATHER MARY S. DIXON

REVISION 6
LOT = 2.496 ACRES
TOTAL = 2.496 ACRES

REVISION 7
LOT = 4.408 ACRES
TOTAL = 4.408 ACRES

REVISION 8
LOT = 3.176 ACRES
TOTAL = 3.176 ACRES

REVISION 9
LOT = 0.132 ACRES
TOTAL = 0.132 ACRES

REVISION 10
LOT = 2.624 ACRES
TOTAL = 2.624 ACRES

ACCESS TO REVISED LOT 9

ACCESS TO REVISED LOT 10

NICHOLAS R. BATTISTA
ANN MARIE BATTISTA

RUSSELL G. FRIEDMAN
IRENE M. FRIEDMAN

PAUL G. SNYDER
LILA J. SNYDER

ROGER VALKENBURGH, JR.
VIRGINIA VALKENBURGH

THOMAS B. HARRIS, JR.

PALL F. HANNON, JR.

DERRY MUSIC COMPANY

PROPERTY SURVEY
DEPICTING REVISED PROPERTIES
REVISED LOTS 5, 6, 7, 8, 9, AND 10
FOR
DAVID W. BRUBECK, TRUST
IOLA W. BRUBECK, TRUST
AND
DERRY MUSIC COMPANY

WILMINGTON, CONNECTICUT

MAY 4, 2010

WILMINGTON, CONNECTICUT

DAVID W. BRUBECK, TRUST
IOLA W. BRUBECK, TRUST
AND
DERRY MUSIC COMPANY

WILMINGTON, CONNECTICUT

LAND SURVEYORS & CIVIL ENGINEERS

11. GARDNER HILL ROAD
WILMINGTON, CT 06497

Ph. 860.398.8888

DAVID W. BRUBECK, TRUST
IOLA W. BRUBECK, TRUST
AND
DERRY MUSIC COMPANY

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5967

