

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
VALENTIN JORGE & AMY SV		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
573 NOD HILL RD			6 Septic			RES LAND	1-1	418,200	292,740
WILTON, CT 06897						RES EXCES	1-2	2,400	1,680
Additional Owners:						DWELLING	1-3	329,700	230,790
						RES OUTBL	1-4	23,500	16,450
SUPPLEMENTAL DATA									
Other ID: 5194 1,		Legal Notes MAP 52-30							
Taxable/Exem 1		Legal Notes							
Fire Distric 1		Legal Notes							
Cencus Tract 451		Legal Notes							
Legal Notes		Call Back Y							
Legal Notes SALE INCLUDES		ASSOC PID#							
GIS ID: 2593					Total 773,800 541,660				

6161 WILTON, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
VALENTIN JORGE & AMY SV		2512/1068	07/27/2020	Q	1	861,700	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
ERALE LLC		2485/0137	03/19/2018	U	1	439,000	18	2019	1-1	292,740	2018	1-1	292,740	2018	1-1	292,740
GRACE TIMOTHY C & SHARON L		1381/0271	05/03/2002	U	1	629,555	WD	2019	1-2	1,680	2018	1-2	1,680	2018	1-2	1,680
GRACE, JAMES C + NANCY M		1156/0028	03/02/1999	Q	1	994,000	00	2019	1-3	227,780	2018	1-3	225,820	2018	1-3	225,820
HEYMANN, STEPHEN T		0341/0084	01/29/1980	Q	1	0	00	2019	1-4	6,580						
Total:										528,780	Total:		520,240	Total:		520,240

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)	329,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	23,500
Appraised Land Value (Bldg)	420,600
Special Land Value	0
Total Appraised Parcel Value	773,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	773,800

NOTES	
IG, FUNC=SUMP	
CRL EXCEPT 24X24	'91 ADD
'73 REMOD	
UAT 108 SF	
LOFT AREA	
LOW CEIL	

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
21-107	03/30/2021	BP	Building Permit	86,000		0		POOL (18x36) W/SPA	01/09/2021			SCS	51	Permit-Info Bldg
21-203	03/18/2021	BP	Building Permit	10,000		0		NEW ROOF	01/10/2020			SCS	18	Partial Ext Only
20-650	03/02/2021	BP	Building Permit	20,000		0		Convert existing detached	09/19/2017			WG	22	Field Review No Change
20-25205	07/13/2020	EL	Electric	0		0		REPL A/C	11/02/2007			KM	01	Measur+IVisit
19-120	03/29/2019	AD	Addition	35,000		100	09/24/2020	2 CAR DET & PATIO	01/06/1995			KC	00	Measur+Listed
017698	10/03/2002		REPL FLR IN LR	6,000		100	11/20/2006	CO#08772 NO INSPECT						
015973	04/20/1999		REMOD KITCH	30,000		100	11/20/2006	CO#08771 VISUAL						

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	05	1.00					1.00		418,200
1	1-2	Res Excess	R-2				0.06 AC	40,000.00	1.0000	0	1.0000	1.00	05	1.00					1.00		2,400

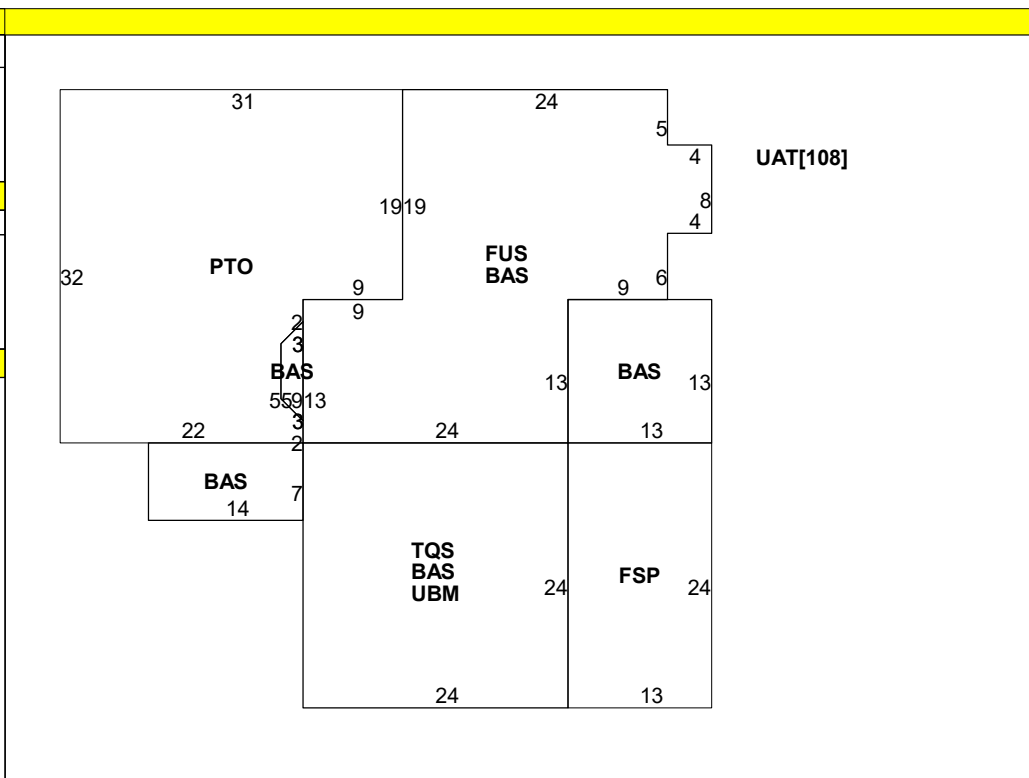
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		Antique				
Model	01		Residential	# of Kitchens			
Grade	05		Average ++				
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description		Percentage
Exterior Wall 2	14		Wood Shingle	1-1	Residential		100
Roof Structure	03		Gable/Hip	COST/MARKET VALUATION			
Roof Cover	10		Wood Shingle	Adj. Base Rate:	131.75		
Interior Wall 1	05		Drywall	Replace Cost	422,662		
Interior Wall 2	03		Plastered	AYB	1800		
Interior Flr 1	09		Pine/Soft Wood	EYB	1997		
Interior Flr 2				Dep Code	G+		
Heat Fuel	02		Oil	Remodel Rating			
Heat Type	04		Forced Air	Year Remodeled			
AC Type	03		Central	Dep %	20		
Total Bedrooms	03		3 Bedrooms	Functional Obslnc	2		
Total Bthrms	2			External Obslnc	0		
Total Half Baths	1			Cost Trend Factor	1		
Extra Fix				Condition			
Total Rooms	8			% Complete	78		
Bath Style	03		Remodeled	Overall % Cond	329,700		
Kitchen Style	03		Remodeled	Apprais Val	0		
Elevator				Dep % Ovr	0		
Fireplaces	4			Dep Ovr Comment			
Sauna				Misc Imp Ovr	0		
Spa/Jet Tub	2			Misc Imp Ovr Comment			
Whirlpool Tub				Cost to Cure Ovr	0		
Cath. Ceil	169			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
FGR4	Garage w Lft			L	576	34.00	2019	04	0		100	23,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,657	1,657			218,314
FSP	Screen Porch	0	312			10,277
FUS	Upper Story, Finished	800	800			105,402
PTO	Patio	0	861			11,331
TQS	Three Quarter Story	461	576			60,738
UAT	Attic, Unfinished	0	108			1,449
UBM	Basement, Unfinished	0	576			15,152
Ttl. Gross Liv/Lease Area:		2,918	4,890			422,662



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): VALENTIN JORGE & AMY SV

Property Owner will be represented by: _____

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: _____

Address: _____

Phone: _____

RECEIVED
MAR 19 2021
ASSESSOR'S OFFICE

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 52 Lot: 4 Account #: 2436

Property Location: 573 NOD Hill Rd.

Property Type: Residential: Commercial:

Reason for Appeal:

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

Our house had been abandon and sold in foreclosure. DAMAGE to interior of the house was extensive. Over the last 8 months we have been slowly restoring & fixing ISSUES. LOTS MORE TO BE DONE. Example of issues: electrical, plumbing, roofing, mold wood rot etc.

Appellant's estimate of Market Value as of October 1, 2017: \$ 420,000

Appellant's estimate of Assessed Value as of October 1, 2017: \$ 510,000
(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.

Signature: Jorge Valentin / Amy Valentin

Date Signed: 3/17/21

Printed Name of Signer: JORGE VALENTIN / AMY VALENTIN

Position of Signer: OWNERS

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.

OFFICE OF THE ASSESSOR
(203) 563-0121
Fax (203) 563-0293



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

ALN
ASSESSOR

March 1, 2021

VALENTIN JORGE & AMY SV
573 NOD HILL RD
WILTON, CT 06897

NOTICE OF REAL ESTATE ASSESSMENT

Property Location: 573 NOD HILL RD

Unique Identification Number: 2436

ACCT#

According to the provisions of Section 12-55 of the General Statutes of the State of Connecticut, you are notified of your new assessment for the property referenced above, located in the Town of Wilton Connecticut as of the October 1, 2020 Grand List.

October 1, 2020 Net Assessment: 541660

October 1, 2019 Net Assessment: 528780

It is required per Section 12-111 of the General Statutes of the State of Connecticut, **that a request for an appeal hearing be in writing and filed with the Board of Assessment Appeals on or before the 19TH day of March 2021.** Applications may be obtained online at www.wiltonct.org or in the Wilton Assessor's Office.

Should you have any questions regarding your assessment please contact the Wilton Assessor's Office at 203-563-0121 Monday through Friday from 8:30am to 4:30pm or via email at assessor@wiltonct.org.

Thank you,
Sarah Scacco
Assessor, CCMAII

Received
3/17/21
←
on line

PLEASE NOTE - THIS IS NOT A BILL

BOARD OF ASSESSMENT
APPEALS
(203) 563-0121



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

April 1, 2021

Jorge & Amy Valetin
573 Nod Hill Rd
Wilton, CT 06897

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 #002436

OWNER(S): Jorge & Amy Valetin

PROPERTY LOCATION: 573 Nod Hill Rd

DATE OF APPEAL HEARING: April 20, 2021

TIME OF APPEAL HEARING: 6:00pm

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

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

Jorge & Amy Valetin
573 Nod Hill Rd
Wilton, CT 06897



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