

BOARD OF ASSESSMENT APPEALS
ROOM # GREEN ROOM

SCHEDULE -Date WEDNESDAY MARCH 4, 2020

	PROP LOC	NAME	TYPE	ORIGINAL 2019	LIST #	RESULT
7:00	106 Imperial Ave	Dodge, Nicole & Don	RES	\$ 1,027,600	13920	
7:15						
7:30	6 Sylvan Rd S	Ferrigno, Lawrence	RES	\$ 1,159,600	4554	
7:45	6 Saint George Pl	Surin, Marcus & Nicole	RES	\$ 541,500	13629	No Show
8:00	77 Cavalry Rd	Maragos, Sophia	RES	\$ 1,526,100	4685	
8:15	161 Cross Hwy	Purcell, Timothy	COMM	\$ 982,300	9508	
8:30	8 Keller Ln	8 Keller LLC (Reggie Benoit)	RES	\$ 1,211,400	13555	No Show
8:45	17 Boxwood Ln	Mori LLC (Reggie Benoit)	RES	\$ 1,903,700	5584	No Show
9:00	1 Charcoal Ln	Epstein, Adam	RES	\$ 1,727,500	9651	No Show
9:15						
9:30						
9:45						

Meeting convened: 7:00 PM Meeting adjourned: 9:10 PM

Signed: Jarvis F. Heller

① 106 Imperial Ave

② C Sylvan Rds

comps	1106	Imperial	✓ best Comp
	6	Marion	
	6	Birchwood Ln	

Needs Inspection!

203 410 4435

④ 77 Cavalry Road

Needs Inspection!

203 295 5503

Attic is not full attic (slopes to sides)

Comp #2 Viking Green, #15 Partrick, 12 Blue Ribbon
15 Rices Ln, 4 Victoria Ln, #3 Feather Hill Rd
driveway entrance on Viking Green

3/4/20
page 2 of

⑥ 161 Crossway - Commercial

2 car buy repair shop

2018	6 months rent
2019	5 " "
2020	none to date

**TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS**

Office Use Only
GL Year: 2019
List No: 13920

**MUST BE FILED BY THURSDAY, FEBRUARY 20, 2020
EMAILED OR FAXED FORMS ARE NOT ACCEPTED**

RECEIVED

By authority of Connecticut State Statute 12-111

FEB 07 2020

Please print or fill in on the computer the following information about each property being appealed. Print 3 copies, keep one for your records.

Two copies of the forms must be returned to:

WESTPORT TOWN HALL
BOARD OF ASSESSMENT APPEALS
110 MYRTLE AVENUE - ROOM 104
WESTPORT, CT 06880

Grand List of October 1, 2019 Date(s) not available: _____

Property Owner's Name: Nicole + Dan Dodge

Property Location: 106 Imperial Ave Telephone contact: 203 219 1067
(number and street)

Appellant's Name: Nicole Dodge Property Type: residential
(residential, commercial, personal property, motor vehicle)

Mailing Address: 106 Imperial Ave Phone Number: 203 219 1067

Total Assessment: 1,027,600 Appellant's Estimate of Market Value: _____

BRIEFLY STATE YOUR REASON FOR APPEAL: The assessment is higher than recent comps, my direct neighbors, 2015 closed properties and even new construction in my neighborhood.

Signature at Application Nicole Dodge Date: 2/5/20

Signature at Time of Hearing [Signature] Date: 3/4/20 PH

For Official Use Only

BOARD ACTION		
No Change	Reduced	Increased
_____	_____	_____
ORIGINAL ASSESSMENT:		BAA CHANGE:
Land: <u>443,300</u>	_____	Land: _____
Building: <u>584,300</u>	_____	Building: _____
Other: _____	_____	Other: _____
Total: <u>1,027,600</u>	_____	Total: <u>106 Imperial Ave</u>
Personal Property: _____	_____	Personal Property: _____
Motor Vehicle: _____	_____	Motor Vehicle: _____

DATE AND TIME OF HEARING AT TOWN HALL
ROOM: Green Rm
Date: Wed. March 4, 2020
Time: 9:45 PM.

Dated: _____
Signed: _____
Signed: _____
Signed: _____

FEES INSPECTION

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT
DODGE DANIEL & NICOLE	3 Public Sewer 2 Public Water	1 Public	1	RES LAND DWELLING	Code Appraised Assessed 1-1 633,260 443,300 1-3 816,200 571,300
106 IMPERIAL AVE	SUPPLEMENTAL DATA	VISION			
WESTPORT CT 06880	Alt Prcl ID 530207A-3 Historic ID 505 Census WestportC G16 Survey Ma 8702 Survey Ma				
	GIS ID C08071000	Total 1,449,460 1,014,600			

RECORD OF OWNERSHIP					PREVIOUS ASSESSMENTS (HISTORY)						
BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	Year	Code	Assessed V	Year	Code	Assessed
3874 0162	08-02-2018	U	-	665,000	08	2019	1-1	443,300	2017	1-1	443,300
3874 0159	08-02-2018	U	-	665,000	10		1-3	584,300		1-3	475,700
3872 0350	07-26-2018	U	-	0	29						
3844 0259	03-05-2018	U	-	0	29						
3717 0157	07-26-2016	U	-	0	29						
Total						1027600	Total	919000	Total	Total	919000

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Number	Amount	Comm Int
Total			0.00			

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0001	R		
Tracing			

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
84345	08-08-2018	AL	Alterations	140,000		100	11-28-2018	08-16-2019	CP	2	1	07	Measur/Int/Dr Info taken at
59068	10-01-1999		RENOVATE EX	40,000		100		11-07-2015	VA			80	Data Mailer No Change
								04-13-2015	VA			10	Measur/LtrSnt - Letter Sent
								03-28-2015	RH			02	Sat or >SPM Attm @ Int in
								02-25-2015	FSR			01	Measur/No Interior insp
								01-05-2015	VA			66	INSPECTION NOTICE SE
								10-26-2013	PG			01	Measured/No Interior Insp

LAND LINE VALUATION SECTION															
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	101R	Single Family R	A	0.570	AC	380,000	1.58891	5	1.00	160	1.600	INLET	SR3	1.1500	633,260
Total Card Land Units				0.570	AC	Parcel Total Land Area 0.5700				INLET		Total Land Value		633,260	

APPRaised VALUE SUMMARY			
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
816,200	0	0	633,260
Special Land Value			
Total Appraised Parcel Value			
Valuation Method			
1,449,460			
C			
Total Appraised Parcel Value			
1,449,460			

NOTES			
INLET			

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6158	
DODGE DANIEL & NICOLE		530207A-3		3 Public Sewer 2 Public Water		1 Public		1		Code Appraised Assessed		443,300 571,300	
106 IMPERIAL AVE		Alt Prci ID 530207A-3		SUPPLEMENTAL DATA		Lift Hse		Assoc Prid#		Code Year Code Year Code Year		1,449,460 1,014,600	
WESTPORT CT 06880		GIS ID C08071000		Historic ID 505		Census WestportC G16		Survey Ma 8702		Code Year Code Year Code Year		443,300 2017 1-1 443,300 2017 1-1 584,300 475,700 1-3 475,700 1-3 475,700 1-3	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC
Total		1027600				919000	Total

EXEMPTIONS		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Total		2019	1-1	443,300	2018	1-1	443,300	2017	1-1	443,300
			1-3	584,300		1-3	475,700		1-3	475,700

This signature acknowledges a visit by a Data Collector or Assessor

OTHER ASSESSMENTS		Year	Code	Assessed	Year	Code	Assessed
Total		2019	1-1	443,300	2018	1-1	443,300
			1-3	584,300		1-3	475,700

ASSESSING NEIGHBORHOOD		Nbhd	Sub	R	Nbhd Name	Batch
Total		0001				

EXEMPTIONS		Year	Code	Assessed	Year	Code	Assessed
Total		2019	1-1	443,300	2018	1-1	443,300
			1-3	584,300		1-3	475,700

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total		816,200	0	0	633,260	0	1,449,460

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
Total Appraised Parcel Value		1,449,460									

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value		1,449,460					

LAND LINE VALUATION SECTION		B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
Total Card Land Units		Parcel Total Land Area														
Total Card Land Value		Total Land Value														

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? _____

DATE OF LAST INSPECTION: Never

PURCHASE DATE: 8-2-18

PROPERTY ADDRESS: 106 Imperial Ave.

OWNER: Dodge, Daniel & Nicole

ASSESSMENT: 1,027,600

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

Owner says "too high". Owner moved one wall.
re-tiled, 2015 prices.
New construction in 2015 #241-
#108
attic in garage - #

BAA COMMENTS/COMPARABLE PROPERTIES:

Address	recent comps	close date	sq feet	assessment	sold price	APSF
3 otter trail		5/22/19	2600	\$614,500.00	\$1,100,000.00	\$236.00
16 bridge stree		8/10/18	2742	\$696,000.00	\$1,425,000.00	\$253.00
3 thomas rd		11/14/18	4302	\$1,181,900.00	\$1,830,000.00	\$274.00
6 laurel lane		7/31/18	4490	\$860,500.00	\$1,706,000.00	\$191.00
15 Pine Drive		10/9/19	4858	\$877,400.00	\$1,015,000.00	\$180.00
7 dogwood lane		11/9/18	4989	\$1,098,000.00	\$1,650,000.00	\$220.00
10 ridge drive		4/12/19	5247	\$1,304,500.00	\$1,014,100.00	\$248.00

average
\$228.00

direct neighbors current taxation

102 imperial ave		9/1/88	5672	\$1,256,000.00	\$836,000.00	\$221.00
2a baker ave		4/30/02	4575	\$912,800.00	\$1,100,000.00	\$199.00
108 imperial ave		4/18/88	3701	\$746,000.00	\$799,000.00	\$201.00
128 imperial ave		10/1/14	2672	\$531,000.00	\$977,250.00	\$198.00
33 otter trail		8/21/18	5452	\$1,074,000.00	\$1,737,000.00	\$196.00
110b imperial ave		9/26/97	2800	\$699,300.00	\$759,900.00	\$249.00
104 imperial		9/8/88	4015	\$1,067,000.00	\$1,065,000.00	\$265.00

average
\$204.00

2015 close date comps

35 Treadwell		7/15/15	3166	\$691,900.00	\$1,030,000.00	\$220.00
8 bobwhite dr		2/5/15	3006	\$678,100.00	\$1,020,000.00	\$225.00
6 pebble beach lane		8/7/15	5246	\$745,300.00	\$1,075,000.00	\$142.00
23 grove point rd		3/7/15	3150	\$778,000.00	\$1,050,000.00	\$246.00
same house		8/22/19	3150	\$778,000.00	\$1,490,000.00	\$246.00
10 signal lane		6/26/15	3887	\$659,700.00	\$1,095,000.00	\$169.00
20 joanne circle		7/9/15	3887	\$765,100.00	\$1,090,000.00	\$196.00
110c imperial ave		7/13/15	4949	\$894,100.00	\$1,099,000.00	\$180.00
12 timber lane		10/29/15	3796	\$739,300.00	\$1,100,000.00	\$196.00

1 quaker lane	10/13/15	3774	\$900,700.00	\$1,150,000.00	\$238.00
1 burr school rd	9/1/15	3679	\$800,100.00	\$1,500,000.00	\$217.00
32 roseville rd	11/13/15	4445	\$824,600.00	\$1,250,000.00	\$185.00
6 willow walk	10/5/15	3758	\$809,700.00	\$1,270,000.00	\$215.00
2 bonnie brook	10/7/15	4115	\$869,900.00	\$1,300,000.00	\$211.00
44 woodside	9/11/15	3010	\$776,000.00	\$1,300,000.00	\$252.00
5 twin bridge	11/24/15	4586	\$845,300.00	\$1,347,500.00	\$184.00
17 wake robin road	12/1/15	7171	\$770,000.00	\$1,495,000.00	\$107.00
17 sherwood farms road	5/28/15	5460	\$1,099,000.00	\$1,525,000.00	\$201.00
23 rayfield	8/11/15	4605	\$1,086,000.00	\$1,550,000.00	\$235.00
23 sandhopper	10/20/15	4572	\$1,162,000.00	\$1,565,000.00	\$254.00
9 kirock place	5/8/15	4600	\$1,036,000.00	\$1,580,000.00	\$225.00
8 hogan trail	6/7/15	4706	\$971,000.00	\$1,635,000.00	\$206.00
30 maple ave north	6/17/15	5000	\$1,195,000.00	\$1,712,500.00	\$239.00
15 sturges commons	15-Nov	4819	\$1,164,000.00	\$1,750,000.00	\$241.00
58 maple ave south	5/25/15	3981	\$1,090,700.00	\$1,750,000.00	\$273.00
78 maple ave north	3/11/15	6300	\$1,219,000.00	\$1,800,000.00	\$193.00
26 manitou	7/1/15	5584	\$1,207,600.00	\$1,857,500.00	\$216.00
11 ledgmoor lane	4/7/15	5348	\$1,269,000.00	\$1,875,000.00	\$237.00
45 red coat rd	12/16/15	4980	\$1,164,200.00	\$1,975,000.00	\$233.00
		average		\$213.00	

new construction in my neighborhood based on 2015

168 imperial ave	3/27/19	5000	\$1,146,000.00	\$1,700,000.00	\$229.00
10 keyser rd	3/16/17	5000	\$1,161,700.00	\$1,750,000.00	\$232.00
164 imperial ave	6/7/16	5011	\$1,473,000.00	\$2,050,000.00	\$293.00
5 horseshoe lane	4/8/16	4900	\$995,700.00	\$1,580,000.00	\$203.00
5 laurel rd	3/31/17	4500	\$1,106,100.00	\$1,685,000.00	\$245.00
3 laurel rd	4/7/13	4787	\$1,169,500.00	\$1,735,000.00	\$244.00
20 bridge street	8/30/18	5420	\$1,315,200.00	\$1,650,000.00	\$242.00
		average		\$241.00	

106 imperial ave

8/1/18

3700 \$1,027,600.00
3700 \$919,000.00

\$1,330,000.00

\$277.00
\$248.00

Address	close date	sq feet	assessment	sold price	APSF
recent comps					
3 otter trail	5/22/19	2600	\$614,500.00	\$1,100,000.00	\$236.00
16 bridge strée	8/10/18	2742	\$696,000.00	\$1,425,000.00	\$253.00
3 thomas rd	11/14/18	4302	\$1,181,900.00	\$1,830,000.00	\$274.00
6 laurel lane	7/31/18	4490	\$860,500.00	\$1,706,000.00	\$191.00
15 Pine Drive	10/9/19	4858	\$877,400.00	\$1,015,000.00	\$180.00
7 dogwood lane	11/9/18	4989	\$1,098,000.00	\$1,650,000.00	\$220.00
10 ridge drive	4/12/19	5247	\$1,304,500.00	\$1,014,100.00	\$248.00

direct neighbors current taxation	close date	sq feet	assessment	sold price	APSF
102 imperial ave	9/1/88	5672	\$1,256,000.00	\$836,000.00	\$221.00
2a baker ave	4/30/02	4575	\$912,800.00	\$1,100,000.00	\$199.00
108 imperial ave	4/18/88	3701	\$746,000.00	\$799,000.00	\$201.00
128 imperial ave	10/1/14	2672	\$531,000.00	\$977,250.00	\$198.00
33 otter trail	8/21/18	5452	\$1,074,000.00	\$1,737,000.00	\$196.00
110b imperial ave	9/26/97	2800	\$699,300.00	\$759,900.00	\$249.00
104 imperial	9/8/88	4015	\$1,067,000.00	\$1,065,000.00	\$265.00
			average		\$204.00

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23 grove pointt rd	3/7/15	3150	\$778,000.00	\$1,050,000.00	\$246.00
same house	8/22/19	3150	\$778,000.00	\$1,490,000.00	\$246.00
10 signal lane	6/26/15	3887	\$659,700.00	\$1,095,000.00	\$169.00
20 joanne circle	7/9/15	3887	\$765,100.00	\$1,090,000.00	\$196.00
110c imperial ave	7/13/15	4949	\$894,100.00	\$1,099,000.00	\$180.00
12 timber lane	10/29/15	3796	\$739,300.00	\$1,100,000.00	\$196.00

1 quaker lané	10/13/15	3774	\$900,700.00	\$1,150,000.00	\$238.00
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5 laurel rd	3/31/17	4500	\$1,106,100.00	\$1,685,000.00	\$245.00
3 laurel rd	4/7/13	4787	\$1,169,500.00	\$1,735,000.00	\$244.00
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average				\$241.00	

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		3700	\$919,000.00		\$248.00

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128 imperial ave	10/1/14	2672	\$531,000.00	\$977,250.00	\$198.00
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same house	8/22/19	3150	\$778,000.00	\$1,490,000.00	\$246.00
10 signal lané	6/26/15	3887	\$659,700.00	\$1,095,000.00	\$169.00
20 joanne circle	7/9/15	3887	\$765,100.00	\$1,090,000.00	\$196.00
110c imperial ave	7/13/15	4949	\$894,100.00	\$1,099,000.00	\$180.00
12 timber lane	10/29/15	3796	\$739,300.00	\$1,100,000.00	\$196.00

1 quaker lané	10/13/15	3774	\$900,700.00	\$1,150,000.00	\$238.00
1 burr school rd	9/1/15	3679	\$800,100.00	\$1,500,000.00	\$217.00
32 roseville rd	11/13/15	4445	\$824,600.00	\$1,250,000.00	\$185.00
6 willow walk	10/5/15	3758	\$809,700.00	\$1,270,000.00	\$215.00
2 bonnie brook	10/7/15	4115	\$869,900.00	\$1,300,000.00	\$211.00
44 woodside	9/11/15	3010	\$776,000.00	\$1,300,000.00	\$252.00
5 twin bridge	11/24/15	4586	\$845,300.00	\$1,347,500.00	\$184.00
17 wake robin road	12/1/15	7171	\$770,000.00	\$1,495,000.00	\$107.00
17 sherwood farms road	5/28/15	5460	\$1,099,000.00	\$1,525,000.00	\$201.00
23 rayfield	8/11/15	4605	\$1,086,000.00	\$1,550,000.00	\$235.00
23 sandhopper	10/20/15	4572	\$1,162,000.00	\$1,565,000.00	\$254.00
9 kirock place	5/8/15	4600	\$1,036,000.00	\$1,580,000.00	\$225.00
8 hogan trail	6/7/15	4706	\$971,000.00	\$1,635,000.00	\$206.00
30 maple ave north	6/17/15	5000	\$1,195,000.00	\$1,712,500.00	\$239.00
15 sturges commons	15-Nov	4819	\$1,164,000.00	\$1,750,000.00	\$241.00
58 maple ave south	5/25/15	3981	\$1,090,700.00	\$1,750,000.00	\$273.00
78 maple ave north	3/11/15	6300	\$1,219,000.00	\$1,800,000.00	\$193.00
26 manitou	7/1/15	5584	\$1,207,600.00	\$1,857,500.00	\$216.00
11 ledgmoor lane	4/7/15	5348	\$1,269,000.00	\$1,875,000.00	\$237.00
45 red coat rd	12/16/15	4980	\$1,164,200.00	\$1,975,000.00	\$233.00
			average	\$213.00	

new construction in my neighborhood based on 2015

168 imperial ave	3/27/19	5000	\$1,146,000.00	\$1,700,000.00	\$229.00
10 keyser rd	3/16/17	5000	\$1,161,700.00	\$1,750,000.00	\$232.00
164 imperial ave	6/7/16	5011	\$1,473,000.00	\$2,050,000.00	\$293.00
5 horseshoe lane	4/8/16	4900	\$995,700.00	\$1,580,000.00	\$203.00
5 laurel rd	3/31/17	4500	\$1,106,100.00	\$1,685,000.00	\$245.00
3 laurel rd	4/7/13	4787	\$1,169,500.00	\$1,735,000.00	\$244.00
20 bridge street	8/30/18	5420	\$1,315,200.00	\$1,650,000.00	\$242.00
			average	\$241.00	

106 imperial ave

8/1/18

3700 \$1,027,600.00
3700 \$919,000.00

\$1,330,000.00

\$277.00
\$248.00

**TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS**

Office Use Only
GL Year: 2019 4554
List No: _____

**MUST BE FILED BY THURSDAY, FEBRUARY 20, 2020
EMAILED OR FAXED FORMS ARE NOT ACCEPTED RECEIVED**

By authority of Connecticut State Statute 12-111 **FEB 19 2020**

Please print or fill in on the computer the following information about each property being appealed. Print 3 copies; keep one for your records. **ASSESSOR'S OFFICE**

Two copies of the forms must be returned to:
WESTPORT TOWN HALL
BOARD OF ASSESSMENT APPEALS
110 MYRTLE AVENUE - ROOM 104
WESTPORT, CT 06880

Grand List of October 1, 2019 Date(s) not available: March 6, 9, 23

Property Owner's Name: Lawrence J Ferrigno

Property Location: 6 Sylvan Rd South Telephone contact: 203-410-4435
(number and street)

Appellant's Name: Lawrence Ferrigno Property Type: Residential
(residential, commercial, personal property, motor vehicle)

Mailing Address: 6 Sylvan Rd South Phone Number: 203-410-4435

Total Assessment: 1,159,600 ~~1,656,600.00~~ Appellant's Estimate of Market Value: 1,150,000

BRIEFLY STATE YOUR REASON FOR APPEAL: True valuation of home is less than value given by Vision Appraisal

Signature at Application [Signature] Date: 2/17/2020

Signature at Time of Hearing [Signature] Date: 3/4/2020 PH

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: <u>402,200</u>	Land: _____
Building: <u>757,400</u>	Building: _____
Other: _____	(<u>6 Sylvan Rd S.</u>
Total: <u>1,159,600</u>	1 _____
Personal Property: _____	F _____
Motor Vehicle: _____	N _____
DATE AND TIME OF HEARING AT TOWN HALL	Dated: _____
ROOM: <u>Green Rm</u>	Signed: _____
Date: <u>Wed. March 4, 2020</u>	Signed: _____
Time: <u>7:30 PM</u>	Signed: _____

NEEDS INSPECTION

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION	
FERRIGNO LAWRENCE & HEIDI		4 Gas		1 Public			
6 SYLVAN RD S		3 Public Sewer					
WESTPORT CT 06824		2 Public Water					
		SUPPLEMENTAL DATA					
Alt Prcl ID 53020123-A		Lift Hse		Assoc Pld#			
Historic ID 504				B08084000			
Census WestportC G12							
Survey Ma 3708							
GIS ID							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	VS
FERRIGNO LAWRENCE & HEIDI	3943	283	08-27-2019	U	I	1,050,000	14
DEUTSCHE BANK NATL TR AS TRUSTEE	3938	180	08-01-2019	U	I	0	0
DEUTSCHE BANK NATIONAL TRUST CO-TR	3897	0196	12-26-2018	U	I	1,260,000	14
6 SYLVAN ROAD SOUTH LLC	3833	0199	12-29-2017	U	I	0	29
BLISS HEATHER	2673	0025	04-27-2006	Q	I	1,680,000	00
Total						1159600	1159600

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
		0.00				

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
Nbrhd	Nbrhd Name	Tracing	Batch
0001	R		

NOTES		APPRaised VALUE SUMMARY	
M/ 3708 -		Appraised Bldg. Value (Card)	1,046,000
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	0
		Appraised Land Value (Bldg)	574,600
		Special Land Value	0
		Total Appraised Parcel Value	1,620,600
		Valuation Method	C

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Purpose/Result
65140	09-01-2004	PG	56 Changed as a result of disc
62401	07-22-2002	VA	10 Measur/LtrSnt - Letter Sent
62343	07-03-2002	BG	08 Measur/Int Refusal - No Inf
		VA	66 INSPECTION NOTICE SE
		DM	13 QC - Interior Inspection
		DM	54 Re-Check - NOAH
		VA	10 Measur/LtrSnt - Letter Sent

LAND LINE VALUATION SECTION		LOCATION ADJUSTMENT	
B Use Code	Description	Zone	Land Type
1	Single Family Re	A	
		Size Adj	Site Index
		1.77894	5
		Unit Price	Cond.
		380,000	1.00
		Land Units	Nbhd.
		0.500 AC	170
		Nbhd. Adj	
		1.700	
		Parcel Total Land Area	0.5000
		Total Card Land Units	0.500 AC
		Adj Unit P	1.0000
		Land Value	574,600
		Total Land Value	574,600

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? _____

DATE OF LAST INSPECTION: None

PURCHASE DATE: 8-27-2019

PROPERTY ADDRESS: 6 Sylvan Rd. S.

OWNER: Ferrigno, Lawrence

ASSESSMENT: 1,159,600

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

Inspection to be

BAA COMMENTS/COMPARABLE PROPERTIES:

LOCATED AT:

6 Sylvan Rd S
VOLUME 3943 PAGE 283
Westport, CT 06880

FOR:

LAWRENCE & HEIDI FERRIGNO
6 SYLVAN ROAD S, WESTPORT, CT 06880

AS OF:

02/10/2020

BY:

MICHAEL J. PARSELL

LAWRENCE & HEIDI FERRIGNO
6 SYLVAN ROAD S, WESTPORT, CT 06880

Re: Property: 6 Sylvan Rd S
Westport, CT 06880
Borrower: LAWRENCE & HEIDI FERRIGNO
File No.:

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,


MICHAEL J. PARSELL

RESTRICTED APPRAISAL REPORT

File No.: 20020065
 State: CT Zip Code: 06880


Property Address: 6 Sylvan Rd S City: Westport
 County: FAIRFIELD Legal Description: VOLUME 3943 PAGE 283
 Assessor's Parcel #: BB/84 - 4554
 Tax Year: 2018 R.E. Taxes: \$ 19,551 Special Assessments: \$ 0
 Current Owner of Record: LAWRENCE & HEIDI FERRIGNO Borrower (if applicable): LAWRENCE & HEIDI FERRIGNO
 Property Type: SFR 2-4 Family # of Units: 1 Ownership Restriction: None PUD Condo Coop
 Market Area Name: N/A Map Reference: 14860 Census Tract: 0504.00 Flood Hazard
 The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) MARKET VALUE
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach Other:
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: ESTIMATE MARKET VALUE FOR TAX APPEAL PURPOSES AS OF 10/01/2015
 Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is Intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.
 Client: LAWRENCE & HEIDI FERRIGNO Address: 6 SYLVAN ROAD S, WESTPORT, CT 06880
 Appraiser: MICHAEL J. PARSELL Address: P.O. BOX 756, MONROE, CT, CT 06468

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
		Address	110C Imperial Ave Westport, CT 06880-5036	6 Marion Rd Westport, CT 06880-2919	6 Birchwood Ln Westport, CT 06880-4707		
Proximity to Subject		0.46 miles SE		0.30 miles SW		0.66 miles SW	
Sale Price		\$ 1,099,000		\$ 1,290,000		\$ 1,325,000	
Sale Price/GLA		\$ 299.21 /sq.ft.		\$ 292.19 /sq.ft.		\$ 447.94 /sq.ft.	
Data Source(s)		CMLS#99091211;DOM 135		CMLS#99071124;DOM 102		CMLS#99113780;DOM 21	
Verification Source(s)	TOWN HALL	TOWN RECORDS		TOWN RECORDS		TOWN RECORDS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0		Conv;0	
Date of Sale/Time		07/2015		07/2015		09/2015	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	AVERAGE/COMM	AVERAGE/Busy R		SUPERIOR	-64,500	SUPERIOR	-66,250
Site	.5 ac	.49 ac	0	1.06 ac	-28,000	.55 ac	0
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Design (Style)	COLONIAL	COLONIAL		COLONIAL		COLONIAL	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Age	13	18	0	80	+64,500	42	0
Condition	GOOD	SIMILAR		SIMILAR		SIMILAR	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	9 5 3.1	10 5 3.1	0	10 5 4.1	-10,000	10 5 3.1	0
Gross Living Area	3,814 sq.ft.	3,673 sq.ft.	+5,640	4,415 sq.ft.	-24,040	2,958 sq.ft.	+34,240
Basement & Finished	BASEMENT	BASEMENT		BASEMENT	+25,000	BASEMENT	
Rooms Below Grade	FINISHED	FINISHED		UNFINISHED		FINISHED	
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Heating/Cooling	FHA/CAC	FHA/CAC		HW/CAC	0	FHA/CAC	
Energy Efficient Items	NONE NOTED	NONE NOTED		NONE NOTED		NONE NOTED	
Garage/Carport	2 CAR ATTCHD	2 CAR ATTCHD		2 CAR ATTCHD		2 CAR ATTCHD	
Porch/Patio/Deck	WD/PAT/FPLC	PATIO/2 FPLC	0	PATIO/2 FPLC	0	PATIO/OP/2 FPLC	-5,000
AMENITIES	NONE	NONE		POOL/PL HSE	-50,000	NONE	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,640		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -87,040		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -37,010	
Adjusted Sale Price of Comparables		\$ 1,104,640		\$ 1,202,960		\$ 1,287,990	

Summary of Sales Comparison Approach NO TIME ADJUSTMENTS WERE MADE AS ALL COMPARABLE SALES ARE FAIRLY RECENT. ADJUSTMENTS REFLECT LOCAL MARKET TRENDS, CONDITIONS, AND VALUES. ALL SALES UTILIZED ARE CONSIDERED THE MOST SIMILAR AND THE BEST AVAILABLE AT THIS TIME. GROSS LIVING AREA ADJUSTMENTS WERE CALCULATED AT \$40 PER SQUARE FOOT AND \$5,000/HALF FULL BATHROOM.

RESTRICTED APPRAISAL REPORT

File No.: 20020065

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): TOWN RECORD/CMLS	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>NONE OF THE COMPARABLE PROPERTIES IN THIS REPORT HAVE SOLD WITHIN THE PAST YEAR.</u>
	Date: Price: Source(s): TOWN RECORDS 2nd Prior Subject Sale/Transfer	
MARKET	Subject Market Area and Marketability: <u>THE MARKET IS CURRENTLY CONSIDERED TO BE STABLE WITH SUPPLY AND DEMAND IN BALANCE. THERE IS AN ADEQUATE AMOUNT OF MORTGAGE MONEY AVAILABLE AT ATTRACTIVE INTEREST RATES, THEREBY LENDING TO THE STABILITY OF THE MARKETPLACE. SEE 1004MC</u>	
SITE	Site Area: <u>.5 ac</u> Site View: <u>AVERAGE</u> Topography: <u>SLOPE TO REAR</u> Drainage: <u>ADEQUATE</u>	
	Zoning Classification: <u>A</u> Description: <u>1/2 ACRE MINIMUM</u>	
	Zoning Compliance: <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____ Actual Use as of Effective Date: <u>RESIDENTIAL</u> Use as appraised in this report: <u>RESIDENTIAL</u> Opinion of Highest & Best Use: <u>RESIDENTIAL</u>	
IMPROVEMENTS	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>X</u> FEMA Map # <u>09001C0413G</u> FEMA Map Date <u>07/08/2013</u>	
	Site Comments: <u>NO ADVERSE EASEMENTS OR ENCROACHMENTS WERE NOTED AT THE TIME OF INSPECTION. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" ON THE ABOVE REFERENCED FEMA MAP.</u>	
	Improvements Comments: <u>THE SUBJECT PROPERTY WAS MAINTAINED IN AVERAGE TO GOOD OVERALL CONDITION.</u>	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ <u>1,150,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ _____ Indicated Value by: Income Approach (if developed) \$ _____	
	Final Reconciliation <u>GIVEN THE AVAILABILITY OF ADEQUATE COMPARABLE SALES, THE SALES COMPARISON APPROACH IS GIVEN THE MOST WEIGHT AS BEST REFLECTING THE DEFINITION OF MARKET VALUE. THE COST AND INCOME APPROACHES TO VALUE WERE CONSIDERED BUT NOT DEVELOPED.</u>	
ATTACHMENTS	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the Improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>THIS APPRAISAL IS MADE BASED ON "AS IS" CONDITION SUBJECT TO NO REPAIRS OR ALTERATIONS.</u>	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>1,150,000</u> , as of: <u>10/01/2015</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains _____ pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
SIGNATURES	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____	
	Client Contact: _____ Client Name: <u>LAWRENCE & HEIDI FERRIGNO</u>	
	E-Mail: _____ Address: <u>6 SYLVAN ROAD S, WESTPORT, CT 06880</u>	
	APPRAISER  Appraiser Name: <u>MICHAEL J. PARSELL</u> Company: <u>DOMINION GROUP</u> Phone: <u>(203) 452-5290</u> Fax: _____ E-Mail: <u>MJPARSELL@SBCGLOBAL.NET</u> Date of Report (Signature): <u>02/12/2020</u> License or Certification #: <u>RCR.0000748</u> State: <u>CT</u> Designation: _____ Expiration Date of License or Certification: <u>04/30/2020</u> Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>02/10/2020</u>	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____

Supplemental Addendum

File No. 20020065

Borrower/Client	LAWRENCE & HEIDI FERRIGNO						
Property Address	6 Sylvan Rd S						
City	Westport	County	FAIRFIELD	State	CT	Zip Code	06880
Lender	LAWRENCE & HEIDI FERRIGNO						

SCOPE OF THE APPRAISAL

THE SCOPE OF THIS APPRAISAL IS THE ANALYSIS AND DETERMINATION OF THE VALUE OF THE PROPERTY IN ACCORDANCE WITH THE METHODS SHOWN ON THE REPORT AND RECONCILIATION THEREOF, TOGETHER WITH AN INSPECTION OF THE PROPERTY AND PUBLIC RECORDS, COMPARABLE SALES DATA AND OTHER INFORMATION SHOWN ON THE APPRAISAL REPORT.

COMMENTS ON SALES COMPARISON

THE APPRAISER RESEARCHED THE SUBJECTS GENERAL MARKET AREA IN AN EFFORT TO LOCATE THE MOST RECENT COMPARABLE SALES AVAILABLE FOR USE WITHIN THE MARKET DATA ANALYSIS. EVERY AVAILABLE DATA SOURCE WAS UTILIZED TO OBTAIN THE BEST AVAILABLE MARKET DATA. DUE TO THE LACK OF MORE RECENT SIMILAR COMPARABLE SALES IN THE SUBJECTS MARKET AREA IT WAS NECESSARY TO UTILIZE A COMPARABLE SALE OVER SIX MONTHS FROM SALE DATE AND COMPARABLE SALES OVER A ONE MILE RANGE. IF MORE RECENT DATA HAD BEEN AVAILABLE THE INCLUSION OF THESE SALES WOULD NOT HAVE BEEN NECESSARY. AS ADJUSTED, THESE SALES ARE DEEMED TO BE VALID VALUE INDICATORS.

SITE COMMENT

COMPARABLE SALES HAVE BEEN ADJUSTED AT A RATE OF (+/-) \$50,000 PER EXCESS ACREAGE FOR THEIR SITE SIZE DIFFERENTIAL. THESE ADJUSTMENTS ARE BASED ON LAND SALES IN THE AREA, BRACKETED DATA AND LOCAL BUILDER INPUT. SITE ADJUSTMENTS WERE MADE BASED ON .50 ACRE SITE SIZE DIFFERENTIAL.

AGE COMMENT

NO AGE ADJUSTMENTS WERE WARRANTED. THE SUBJECT AND COMPARABLE SALES ARE CONSIDERED TO HAVE SIMILAR EFFECTIVE AGES.

FINAL RECONCILIATION

COMPARABLE SALE PRICES, ADJUSTED SALE PRICES AND COST PER SQUARE FOOT HAVE ALL BEEN CONSIDERED AND WEIGHTED IN DEVELOPING AN ESTIMATED VALUE. MOST WEIGHT TO VALUE HAS BEEN PLACED ON SALES #1 AND #2 DUE TO SIMILAR APPEAL, CONDITION, PROXIMITY AND SALE #1'S SIMILAR AGE.

COMMENT ON ADJUSTMENTS

ALL ADJUSTMENTS TO ALL COMPARABLE SALES FALL WITHIN THE ESTABLISHED FANNIE MAE GUIDELINES.

URAR: Conditions of Appraisal

ALL SALES ARE CLOSED UNLESS OTHERWISE NOTED.

DIGITAL SIGNATURES AND PICTURES WERE UTILIZED IN THIS REPORT. THEY ARE CONSIDERED ORIGINAL. IF ANY ATTEMPT IS MADE TO ALTER THE APPRAISAL, THE SIGNATURES WILL BE REMOVED.

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for tax appeal, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

THE OTHER LAND USE NOTED ON THE FIRST PAGE REPRESENTS VACANT LAND.

THE MAJOR ROADS THAT SEPARATE THE SUBJECT AND COMPARABLE SALES ARE NOT CONSIDERED A BARRIER OR DIVISION IN THE MARKET. TYPICAL BUYERS WOULD VIEW ALL LOCATIONS EQUALLY DUE TO SIMILAR SCHOOLS AND CONVENIENCE TO MAJOR AMENITIES.

DUE TO THE TOWNS CURRENT ZONING REGULATIONS THE SALES IN THIS REPORT ARE CONSIDERED TO BE LOCATED WITHIN A REASONABLE DISTANCE.

COMPARABLE SALES EXCEED 15% GLA GUIDELINE DIFFERENCE AND HAVE BEEN UTILIZED DUE TO THE LACK OF MORE RECENT SIMILAR MARKET DATA IN THE AREA.

DUE TO THE AMOUNT OF AVAILABLE SALES IT WAS NECESSARY TO UTILIZE COMPARABLE PROPERTIES THAT DIFFER MORE THAN 5 YEARS AGE DIFFERENCE FROM THE SUBJECT.

EXPOSURE TIME

A REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY DEVELOPED INDEPENDENTLY FROM THE STATED MARKETING TIME IS 120 DAYS.

EXPOSURE TIME AND MARKETING TIME ESTIMATES ARE DEVELOPED INDEPENDENTLY OF EACH OTHER EVEN IN INSTANCES WHEN THE TIME PERIODS/ESTIMATES ARE THE SAME.

PRIOR SERVICES STATEMENT

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

DUE TO HOME DIFFERENCES AND THE AMOUNT OF RECENT AVAILABLE SALES, SALES OUTSIDE THE TYPICAL 90 DAY SALE DATE GUIDELINE WERE UTILIZED. THIS IS NOT ADVERSE DUE TO STABLE VALUES IN THE AREA.

DUE TO THE AMOUNT OF AVAILABLE SALES AND CURRENT ZONING REGULATIONS IT WAS NECESSARY TO UTILIZE COMPARABLE SALES OVER A ONE MILE RANGE. TYPICAL BUYERS WOULD VIEW ALL LOCATIONS EQUALLY DUE TO SIMILAR SCHOOLS AND CONVENIENCE TO MAJOR AMENITIES.

THE SUBJECT PROPERTY IS FUNCTIONAL, GENERALLY CONFORMS TO ITS SURROUNDINGS, IS CONSIDERED MARKETABLE AND IS NOT AFFECTED BY ADVERSE EXTERNAL INFLUENCES.

THE INCOME APPROACH IS NOT DEVELOPED AS SINGLE FAMILY RESIDENTIAL PROPERTIES ARE NOT TYPICALLY PURCHASED ON THEIR INCOME GENERATING POTENTIAL.

THE COST APPROACH IS NOT CONSIDERED APPLICABLE DUE TO THE AGE OF THE DWELLING.

Supplemental Addendum

File No. 20020065

Borrower/Client	LAWRENCE & HEIDI FERRIGNO			
Property Address	6 Sylvan Rd S			
City	Westport	County	FAIRFIELD	State CT Zip Code 06880
Lender	LAWRENCE & HEIDI FERRIGNO			

BASED ON THE SUBJECTS CURRENT ZONING CLASSIFICATION, THE SUBJECTS CURRENT RESIDENTIAL USE IS CONSIDERED ITS HIGHEST AND BEST USE.

USPAP Compliance Addendum

Loan #
File # 20020065

Borrower/Client	LAWRENCE & HEIDI FERRIGNO		
Property Address	6 Sylvan Rd S		
City	Westport	County FAIRFIELD	State CT Zip Code 06880
Lender	LAWRENCE & HEIDI FERRIGNO		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I have NOT made a personal inspection of the property that is the subject of this report.
- I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is _____ day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 120 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature *Michael J. Parsell*
 Name MICHAEL J. PARSELL
 Date of Signature 02/12/2020
 State Certification # RCR.0000748
 or State License # _____
 State CT
 Expiration Date of Certification or License 04/30/2020

Signature _____
 Name _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

Effective Date of Appraisal 10/01/2015

- Supervisory Appraiser Inspection of Subject Property
 Did Not Exterior-only from Street Interior and Exterior

Market Conditions Addendum to the Appraisal Report

File No. 20020065

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **6 Sylvan Rd S** City **Westport** State **CT** ZIP Code **06880**
 Borrower **LAWRENCE & HEIDI FERRIGNO**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	19	11	10	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.17	3.67	3.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	23	15	13	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	7.3	4.1	3.9	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	605,000	594,600	548,250	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	56	90	96	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	649,000	627,000	624,900	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	172	177	152	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	94.68	91.62	87.58	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **SELLER CONCESSIONS ARE TYPICALLY NOT DISCLOSED THEREFORE, COULD NOT BE ANALYZED.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).
THERE ARE NOT MANY SOLD BANK OWNED PROPERTIES OR FORECLOSED PROPERTIES IN THE AREA.

Cite data sources for above information. **LOCAL MLS DATA.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
THE INVENTORY ANALYSIS WAS BASED ON SEARCH OF SIMILAR HOMES IN MONROE. OVERALL TREND RESULTS WERE GENERATED FROM INFORMATION PROVIDED IN THIS ADDENDUM.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature <i>[Signature]</i>	Signature
Appraiser Name MICHAEL J. PARSELL	Supervisory Appraiser Name
Company Name DOMINION GROUP	Company Name
Company Address P.O. BOX 756, MONROE, CT, CT 06468	Company Address
State License/Certification # RCR.0000748 State CT	State License/Certification # State
Email Address MJPARSELL@SBCGLOBAL.NET	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Photo Page

Borrower/Client	LAWRENCE & HEIDI FERRIGNO						
Property Address	6 Sylvan Rd S						
City	Westport	County	FAIRFIELD	State	CT	Zip Code	06880
Lender	LAWRENCE & HEIDI FERRIGNO						



Subject Front

6 Sylvan Rd S
Sales Price
G.L.A. 3,814
Tot. Rooms 9
Tot. Bedrms. 5
Tot. Bathrms. 3.1
Location AVERAGE/COMM
View AVERAGE
Site .5 ac
Quality AVERAGE
Age 13



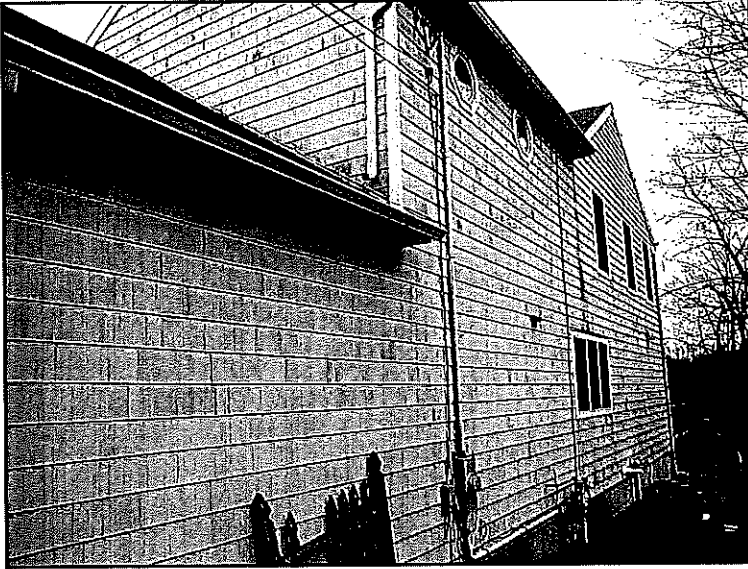
Subject Rear



Subject Street

Photograph Addendum

Borrower/Client	LAWRENCE & HEIDI FERRIGNO						
Property Address	6 Sylvan Rd S						
City	Westport	County	FAIRFIELD	State	CT	Zip Code	06880
Lender	LAWRENCE & HEIDI FERRIGNO						



RIGHT SIDE

Comparable Photo Page

Borrower/Client	LAWRENCE & HEIDI FERRIGNO			
Property Address	6 Sylvan Rd S			
City	Westport	County FAIRFIELD	State CT	Zip Code 06880
Lender	LAWRENCE & HEIDI FERRIGNO			



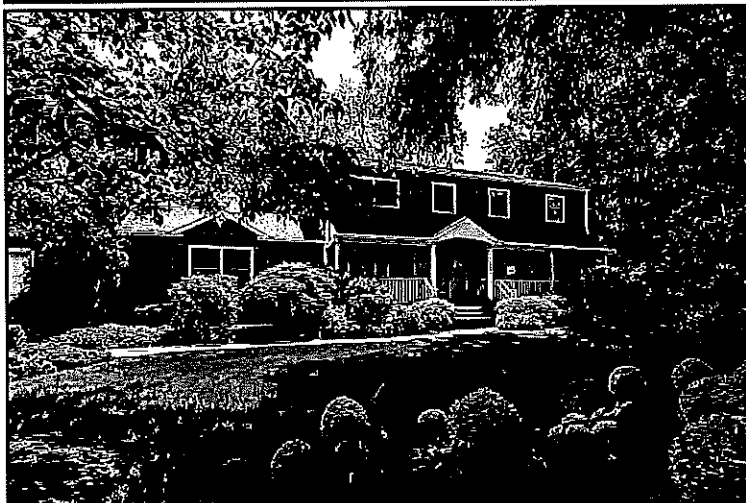
Comparable 1

110C Imperial Ave
 Prox. to Subj. 0.46 miles SE
 Sales Price 1,099,000
 G.L.A. 3,673
 Tot. Rooms 10
 Tot. Bedrms. 5
 Tot. Bathrms. 3.1
 Location AVERAGE/Busy R
 View AVERAGE
 Site .49 ac
 Quality AVERAGE
 Age 18



Comparable 2

6 Marion Rd
 Prox. to Subj. 0.30 miles SW
 Sales Price 1,290,000
 G.L.A. 4,415
 Tot. Rooms 10
 Tot. Bedrms. 5
 Tot. Bathrms. 4.1
 Location SUPERIOR
 View AVERAGE
 Site 1.06 ac
 Quality AVERAGE
 Age 80

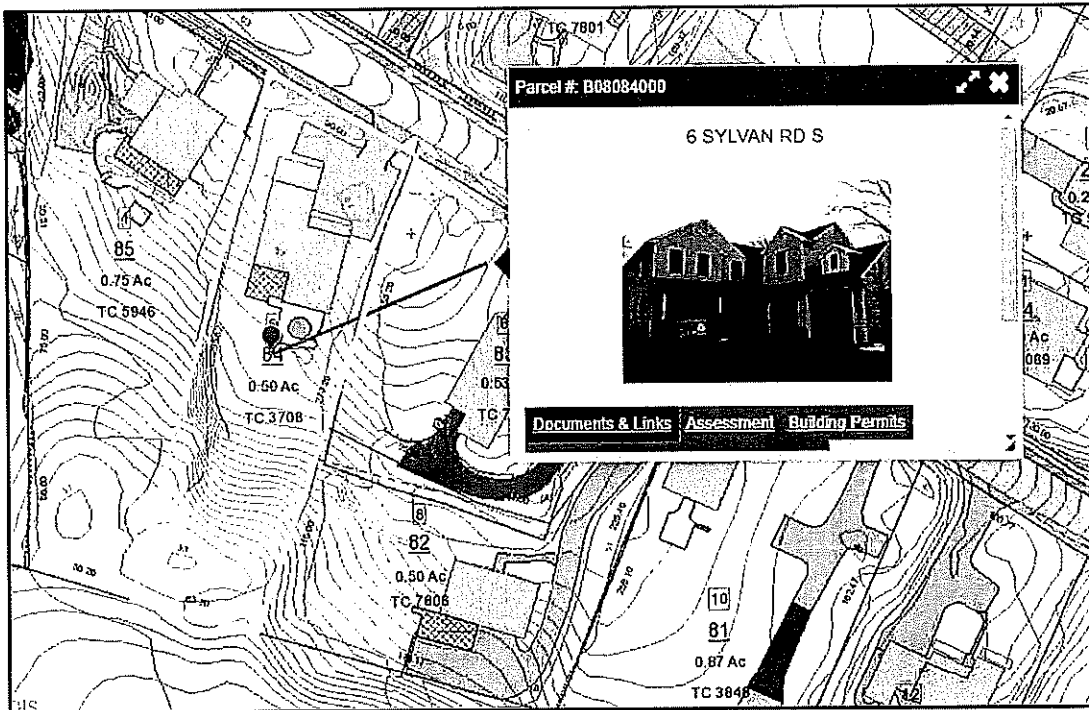


Comparable 3

6 Birchwood Ln
 Prox. to Subj. 0.66 miles SW
 Sales Price 1,325,000
 G.L.A. 2,958
 Tot. Rooms 10
 Tot. Bedrms. 5
 Tot. Bathrms. 3.1
 Location SUPERIOR
 View AVERAGE
 Site .55 ac
 Quality AVERAGE
 Age 42

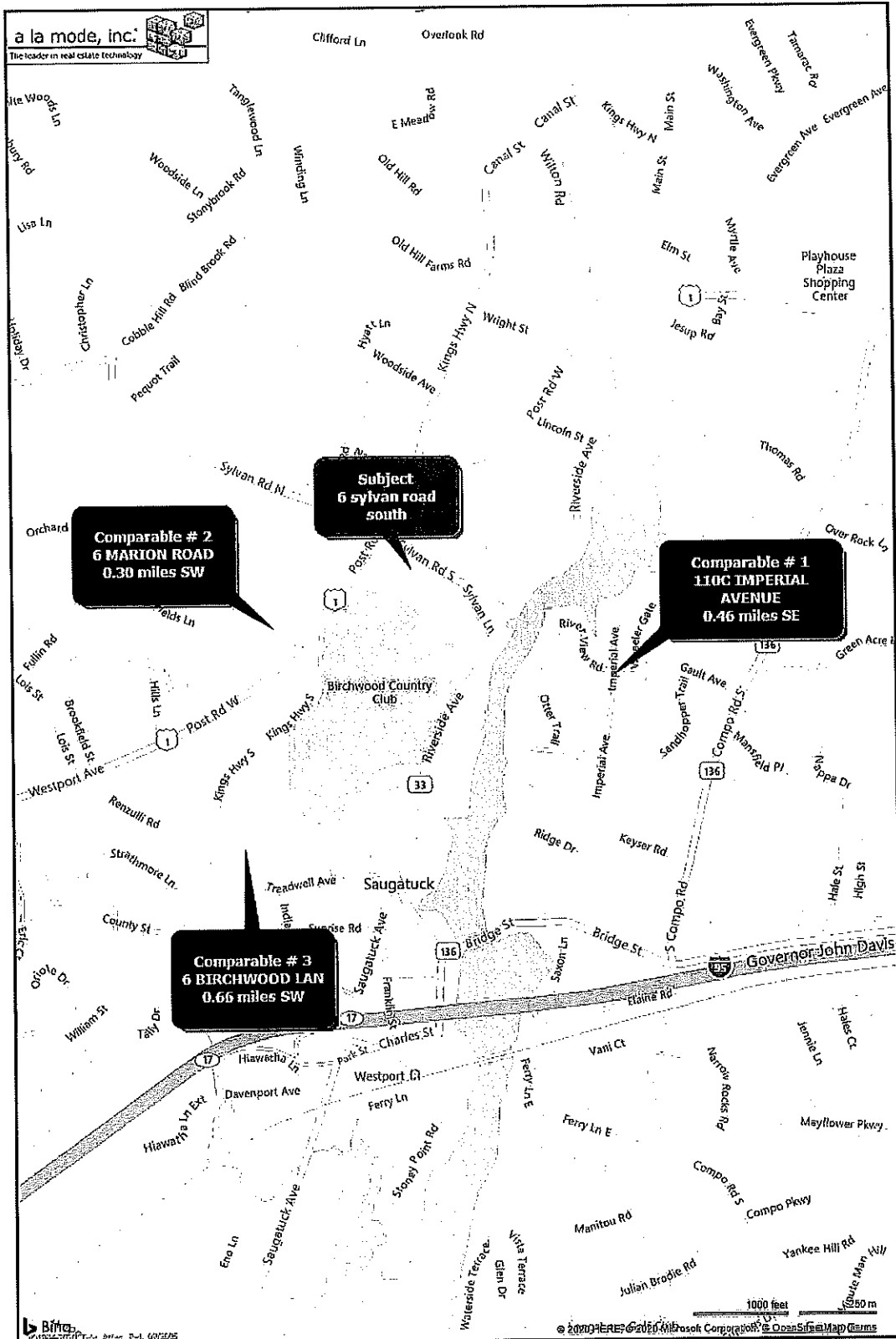
Site Map

Borrower/Client	LAWRENCE & HEIDI FERRIGNO						
Property Address	6 Sylvan Rd S						
City	Westport	County	FAIRFIELD	State	CT	Zip Code	06880
Lender	LAWRENCE & HEIDI FERRIGNO						



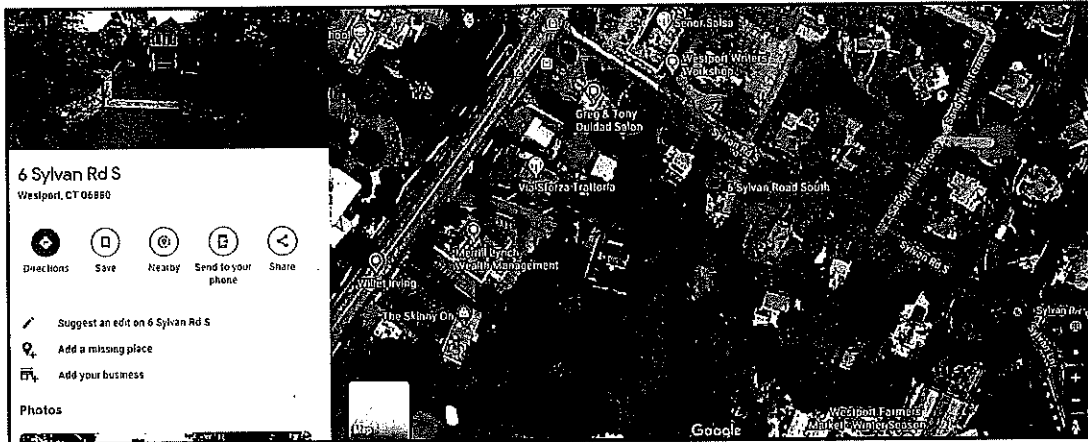
Location Map

Borrower/Client	LAWRENCE & HEIDI FERRIGNO			
Property Address	6 Sylvan Rd S			
City	Westport	County	FAIRFIELD	State CT Zip Code 06880
Lender	LAWRENCE & HEIDI FERRIGNO			



Aerial Map

Borrower/Client	LAWRENCE & HEIDI FERRIGNO						
Property Address	6 Sylvan Rd S						
City	Westport	County	FAIRFIELD	State	CT	Zip Code	06880
Lender	LAWRENCE & HEIDI FERRIGNO						



Photograph Addendum

Borrower/Client	LAWRENCE & HEIDI FERRIGNO				
Property Address	6 Sylvan Rd S				
City	Westport	County	FAIRFIELD	State	CT Zip Code 06880
Lender	LAWRENCE & HEIDI FERRIGNO				



Assumptions, Limiting Conditions & Scope of Work

File No.: 20020065

Property Address: 6 Sylvan Rd S City: Westport State: CT Zip Code: 06880
Client: LAWRENCE & HEIDI FERRIGNO Address: 6 SYLVAN ROAD S, WESTPORT, CT 06880
Appraiser: MICHAEL J. PARSELL Address: P.O. BOX 756, MONROE, CT, CT 06468

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the Intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 20020065

Property Address: 6 Sylvan Rd S	City: Westport	State: CT	Zip Code: 06880
Client: LAWRENCE & HEIDI FERRIGNO		Address: 6 SYLVAN ROAD S, WESTPORT, CT 06880	
Appraiser: MICHAEL J. PARSELL		Address: P.O. BOX 756, MONROE, CT, CT 06468	

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact:	Client Name: LAWRENCE & HEIDI FERRIGNO
E-Mail:	Address: 6 SYLVAN ROAD S, WESTPORT, CT 06880
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: <i>Michael J. Parsell</i> MICHAEL J. PARSELL Company: DOMINION GROUP Phone: (203) 452-5290 Fax: E-Mail: MJPARSELL@SBCGLOBAL.NET Date Report Signed: 02/12/2020 License or Certification #: RCR.0000748 State: CT Designation: Expiration Date of License or Certification: 04/30/2020 Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 02/10/2020	Supervisory or Co-Appraiser Name: Company: Phone: Fax: E-Mail: Date Report Signed: License or Certification #: State: Designation: Expiration Date of License or Certification: Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection:

SIGNATURES



**TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS**

Office Use Only
GL Year: 2019 4685
List No: _____

**MUST BE FILED BY THURSDAY, FEBRUARY 20, 2020
EMAILED OR FAXED FORMS ARE NOT ACCEPTED**

By authority of Connecticut State Statute 12-1 **RECEIVED**

Two copies of the forms must be returned to:

WESTPORT TOWN HALL
BOARD OF ASSESSMENT APPEALS
110 MYRTLE AVENUE - ROOM 104
WESTPORT, CT 06880

Please print or fill in on the computer the following information about each property being appealed. Print 3 copies, keep one for your records.

ASSESSOR'S OFFICE

Grand List of October 1, 2019 Date(s) not available: Feb 25 + 26 ; march 6

Property Owner's Name: Sophia maragos

Property Location: 77 Cavalry Road Telephone contact: 203-295-5503
(number and street)

Appellant's Name: Sophia maragos Property Type: Residential
(residential, commercial, personal property, motor vehicle)

Mailing Address: 77 Cavalry Road Phone Number: 203-295-5503

Total Assessment: 1,526,100 Appellant's Estimate of Market Value: \$1,673,000

BRIEFLY STATE YOUR REASON FOR APPEAL: Houses that are comparable to ours are paying less taxes

Signature at Application [Signature] Date: 2/16/20

Signature at Time of Hearing [Signature] Date: 3/4/20 924

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: <u>629,800</u>	Land: _____
Building: <u>896,300</u>	Building: _____
Other: _____	Othe: _____
Total: <u>1,526,100</u>	Total: <u>77 Cavalry Rd</u>
Personal Property: _____	Pers: _____
Motor Vehicle: _____	Mot: _____
DATE AND TIME OF HEARING AT TOWN HALL	Dated: _____
ROOM: <u>Green Rm</u>	Signed: _____
Date: <u>Wed. March 4, 2020</u>	Signed: _____
Time: <u>8:00 PM</u>	Signed: _____

NEEDS INSPECTION

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION	
MARAGOS SOPHIA S		6	Septic	1	Public				
		5	Well						
SUPPLEMENTAL DATA									
Lift Hse									
Assoc Pid#									
GIS ID B16043000									
Alt Prcl ID 529606-1A									
Historic ID									
Census 501									
WestportC A25									
Survey Ma 6983									
Survey Ma									

RECORD OF OWNERSHIP		BK VOL/PAGE		SALE DATE		QU/VL		SALE PRICE		VC	
MARAGOS SOPHIA S		2636	0057	12-27-2005	Q	1		1,289,300	00		
BLOCK JOSEPH & LOIS		0350	0083	07-10-1973	U	1		0	29		
Total											

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Sub	Description	Batch
0001	R		
M/ 6983			
2015 FPL IN MBR NOT FUNCTIONAL			

BUILDING PERMIT RECORD		DATE COMP		COMMENTS	
Permit Id	Issue Date	Insp Date	% Comp	Date Comp	Comments
84198	07-05-2018	05-16-2019	100	06-01-2019	NEW 2-STORY SINGLE FAMI
83885	04-27-2018		100		DEMOLISH HOUSE AND RE
77189	08-23-2013		100	10-07-2013	2 EXTENSION TO EXISTING

LAND-LINE VALUATION SECTION		LAND AREA	
Use Code	Description	Zone	Unit Price
1	201 Single Family Re	AA	418,000
Total Card Land Units		1.260 AC	Parcel Total Land Area 1.2600

CURRENT ASSESSMENT		LOCATION	
Description	Code	Appraised	Assessed
RES LAND	1-1	899,670	629,800
DWELLING	1-3	1,280,473	896,300
Total		2,180,143	1,526,100

PREVIOUS ASSESSMENTS (HISTORY)		CODE	
Year	Code	Assessed V	Year
2019	1-1	629,800	2017
	1-3	896,300	
Total		993,100	Total

VISIT/CHANGE HISTORY		PURPOSE/RESULT	
Date	Id	Type	Cd
05-16-2019	PG	2	53
01-18-2019	TM	2	00
09-20-2018	CP	2	17
12-23-2015	RH	43	43
12-14-2015	RH	41	41
10-06-2015	VA	81	81
01-06-2015	FSR	00	00

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Caro)	1,280,473
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	899,670
Special Land Value	0
Total Appraised Parcel Value	2,180,143
Valuation Method	0

LAND VALUE	
Location Adjustment	Adj Unit P
VAC	1.1000
Total Land Value	899,670

This signature acknowledges a visit by a Data Collector or Assessor
 WESTPORT, CT
VISION

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? ___

DATE OF LAST INSPECTION: 5.16.2019 (WIP)

PURCHASE DATE: 2005

PROPERTY ADDRESS: 77 Cavalry Rd.

OWNER: Maragos, Sophia

ASSESSMENT: 7,526,100

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

1,526,100 - #2 Viking Green - private road
corner of Viking Rd + Cavalry Rd. - driveway on Viking Green
* Neighbor valued at much less
un finished attic & basement - Check

BAA COMMENTS/COMPARABLE PROPERTIES:

2 Tony Lane
4 Victoria Lane
3 Feather Hill Rd
1

2 VIKING GRN

Taxes - 21,235

Location 2 VIKING GRN

Mblu B16//048/000/

Acct# 7871

Owner PAULEY KIMBERLEY & TRAVIS

Assessment \$1,259,500

Appraisal \$1,799,286

PID 3808

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,152,386	\$646,900	\$1,799,286

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$806,700	\$452,800	\$1,259,500

Owner of Record

Owner PAULEY KIMBERLEY & TRAVIS
 Co-Owner
 Address 2 VIKING GRN
 WESTPORT, CT 06880

Sale Price \$1,480,000
 Certificate
 Book & Page 3712/0108
 Sale Date 07/06/2016
 Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PAULEY KIMBERLEY & TRAVIS	\$1,480,000		3712/0108	00	07/06/2016
ECONOMOS MARIA E	\$0		3262/201-2	29	12/29/2011
ECONOMOS MICHAEL G & BESS & MARIA E	\$0		3064/0129	29	03/02/2010
ECONOMOS MICHAEL G & BESS & MARIA G	\$1,999,000		2882/0123	00	03/06/2008
MAZZELLA RICARDO G & MARION	\$950,000	1	2143/0001	00	02/14/2003

Building Information

Building 1 : Section 1

Year Built: 1971

Building Photo

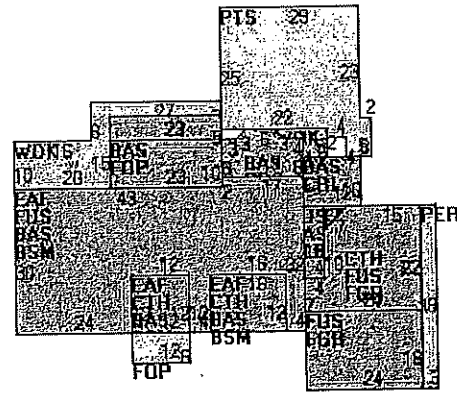
Living Area: 5,747
Replacement Cost: \$1,458,971
Building Percent Good: 79
Replacement Cost Less Depreciation: \$1,152,600



(http://images.vgsi.com/photos2/WestportCTPhotos/\00\03\23\50.jpg)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	A+
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4 Full Baths
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	9
Total Rooms:	11 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Kitchens	1
Whirlpool Tubs	1
Hot Tubs	
Sauna (SF Area)	
Fin Basement	1814
Fin Bsmt Qual	3
Bsmt. Garages	0
Interior Cond	A
Fireplaces	4
Ceiling Height	8.00
Elevator	
Sprinklers	No - <i>yes</i>

Building Layout



(http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/3808_380i)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,511	2,511
FUS	Upper Story, Finished	2,411	2,411
EAF	Attic, Expansion, Finished	1,834	825
BSM	Basement Area	1,834	0
CRL	Crawl Space	120	0
CTH	Cathedral Ceiling	792	0
FGR	Garage	853	0
FOP	Porch, Open	302	0
PER	Pergola	114	0
PRS	Piers	267	0
PTS	Patio - Stone	767	0
SLB	Slab	60	0
WDK	Deck, Wood	341	0
		12,206	5,747

Fin.

Acc Apts'	
Usrflid 300	
Usrflid 301	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
GEN	Generator	1.00 UNITS	\$0	1

Land

Land Use

Use Code 201
 Description Single Family Res
 Zone AA
 Neighborhood 170
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.1
 Frontage 0
 Depth 0
 Assessed Value \$452,800
 Appraised Value \$646,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,152,386	\$646,900	\$1,799,286
2018	\$1,152,400	\$646,900	\$1,799,300
2017	\$1,152,400	\$646,900	\$1,799,300

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$806,700	\$452,800	\$1,259,500
2018	\$806,700	\$452,800	\$1,259,500
2017	\$806,700	\$452,800	\$1,259,500

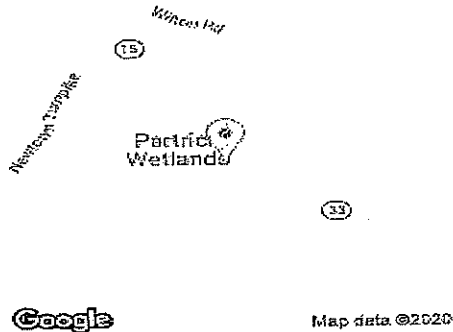
Taxes - 20,009

Listing

15 Partrick Road, Westport, CT 06830
County: Fairfield Neighborhood: Old Hill
MLS#: 99092235
Single Family For Sale

Status: Closed
Closed: 09/15/2015

Tax Parcel#: 419662
Closed Price: \$1,675,000
List Price: \$1,799,000
Days On Market: 151



Walkscore is: - - 20

Car-Dependent - Almost all errands require a car.
Residential Property Information

Potential Short Sale: No

Style: Colonial Total Rooms: 13 Bedrooms: 4 Bathrooms: 4 Full & 1 Partial
Home Warranty Offered: No
Square Footage: Estimated heated: above grade 4,451 and below grade 1,000; total Fireplaces: 2
5,451
Public records lists total living area as 5,451 Sq.Ft. and gross basement area as 400 Sq.Ft.
New Construction: No Year Built: 1994 (Public Records) Color: grey
Dir. Waterfront: No Acres: 1.00 (Public Records) Zoning: AA
Property Tax: \$23,291 Mil Rate: 18.09 Assessed Value: \$1,287,500 Tax Year: July 2015-June 2016

Room Descriptions

Table with 4 columns: Room, Level, Apx. Size, Features. Lists rooms like Living Room, Dining Room, Kitchen, etc. with their respective levels and sizes.

Laundry Location: 2nd floor

Features

Appliances Incl.: Cook Top, Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Wall Oven
Interior Features: Central Vacuum, Security System
Energy Features: Thermopane Windows, Ridge Vents
Home Automation:
Attic: Has Attic - Pull-Down Stairs
Basement Desc.: Full, Heated, Liveable Space, Partially Finished, Storage, Sump Pump
Exterior Siding: Wood Color: grey
Exterior Features: French Doors, Gutters, Lighting, Patio
Construction Info.: Frame Foundation: Concrete Roof: Asphalt Shingle
Garage & Parking: 2 Car, Attached Garage
Swimming Pool: No Pool
Waterfront Feat.: Beach Rights
Lot Description: Level Lot, Fence - Partial
Assoc. Amenities: Golf Course, Health Club, Park, Playground/Tot Lot, Pool, Tennis Courts
Nearby Amenities: Golf Course, Health Club, Library, Park, Playground/Tot Lot, Pool, Public Transportation, Tennis Courts

Home Owners Association Information

Home Owner's Association: No Association Fee: Fee Payable:
Special Assoc. Assessments:

Utility Information

Hot Water System: Tankless Hotwater	Est. Annual Heating Cost:
Heat Type: Zoned, Fueled By: Oil	Fuel Tank Location: In Basement
Cooling: Attic Fan, Ceiling Fans, Central Air, Zoned	Radon Mitigation: Air Yes , Water No
Water & Sewer Service: Private Well, Sewage System: Septic	

School Information

Elem: Kings Hwy	Interm:	Middle: Coleytown	High: Staples
Public Remarks			

Move right in to this beautiful, well maintained 5400+ sq ft colonial in Old Hill. A warm and inviting home with 4 bedrooms, 4.5 baths, offers terrific flow for formal and informal gatherings. The sun filled EIK opens to large FR with fireplace. French doors connect FR to both the LR and bonus room, overlooking the flat 1 acre yard. Renovated kitchen has top of the line appliances and a beautiful walnut island counter top. Mud room has many closets to keep everyone organized. Back stairs leads to media room and office. Main staircase leads to MBR suite, 3 more bedrooms, 2 baths and laundry. Approx. 1,000 sq ft additional space in LL. Back yard has 6' berm along perimeter, creating very private space for outdoor fun! Room for a pool.

Confidential Agent Remarks

A warm and inviting home with 4 bedrooms, 4.5 baths, offers terrific flow for formal and informal gatherings. Sunny, EIK has top appliances and granite counter tops. Kitchen island has a beautiful walnut counter top. Mudroom off kitchen with full bath, well organized and lots of closets. Additional 1,000+ sq ft in lower level. Flat, private acre, w/room for a pool.

Marketing History

Current List Price: \$1,799,000	Last Updated: 09/15/15	Deposit Date:	DOM: 151
Previous List Price: \$1,850,000	Entered in MLS: 02/13/15	Contract Date: 06/19/15	CDOM: 206
Original List Price: \$1,850,000	Listing Date: 02/13/15	Proposed Closing Date: 09/18/15	Expiration Date:
Sold Price: \$1,675,000	Closed Date: 09/15/15		
List Price as % of Assessed Value: 140%	Closed Price as % of Assessed Value: 130%	Closed Price as % of Last List Price: 93.11%	

Showing & Contact Information

Showing Inst: Call/text Mary Ellen Gallagher for confirmed appointment. 203.216.0699. ALARM! Need 2+ hour notice.	Date Available: negotiable	Bank Owned: No
Lockbox: SMLS Compatible Elec./front porch	Owners Phone:	Occupied By: Owner
Owner: Of Record		
Directions: Rte 33 to Partrick Road. Shared driveway with #'s 7/11/15- House on RIGHT.		

Listing & Compensation Information

Listing Contract Type: Exclusive Right to Sell/Lease	Service Type: Full Service	Sign: Yes
Buyer's Agent Comp.: 2.00 % of sale price		

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homesnap, IDX Sites, Realtor.com, Zillow Group, immoviewer**
 The List Agent has authorized distribution to: **IDX Sites, Realtor.com, Homesnap**

** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. **

Listing Agent/Broker Information

List Agent: KMS Partners, LLC (3055) Lic.#:	Phone: (203) 454-5411
Website: http://www.kmspartners.com	Email: info@kmspartners.com
List Office: Coldwell Banker Residential Brokerage (CBRB102)	Phone: (203) 227-8424
Website: https://www.coldwellbankerhomes.com	

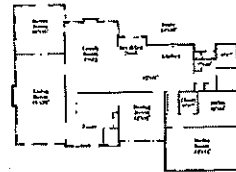
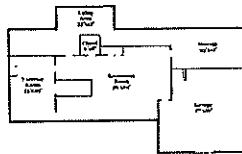
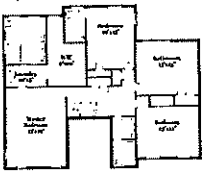
Selling Agent/Broker Information

Sale Agent: Cynthia Raney (6197) Lic.#: RES.0766946	Phone: (203) 257-8320
Website: http://cindyraney.com	Email: cindy@cindyraney.com
Sale Office: The Riverside Realty Group (3972)	Phone: (203) 226-8300
Website: www.theriversiderealtygroup.com	

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 Photos

99092235	15 Partrick Road, Westport	Closed	Closed Price: \$1,675,000
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3 Feather Hill Road, Westport, CT 06880
 County: **Fairfield** Neighborhood: **Old Hill**
 MLS#: **99104566**
Single Family For Sale

Status: **Closed**
 Closed: **07/13/2015**

Tax Parcel#: **413194**
 Closed Price: **\$2,325,000**
 List Price: **\$2,399,000**
 Days On Market: **30**



Patrick
Wetlands

Map data ©2020

Walkscore is: - - 8

Car-Dependent - Almost all errands require a car.

Residential Property Information

Potential Short Sale: **No**

Style: **Colonial** Total Rooms: **14** Bedrooms: **5** Bathrooms: **4 Full & 1 Partial**
 Home Warranty Offered: **No**
 Square Footage: Estimated heated: above grade **5,100**; total **5,100** Fireplaces: **3**
 Public records lists total living area as **4,718** Sq.Ft.
 New Construction: **No** Year Built: **1998 (Public Records)** Color: **White**
 Dir. Waterfront: **No** Acres: **2.30 (Public Records)** Zoning: **AAA**
 Property Tax: **\$23,749** Mil Rate: **18.07** Assessed Value: **\$1,314,300** Tax Year: **July 2014-June 2015**

Room Descriptions

Room	Level	Apx. Size	Features
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Bedroom	Upper		Hardwood Floor
Master Bedroom	Upper		Full Bath, Fireplace, Hardwood Floor
Other	Upper		
Dining Room	Main		Hardwood Floor
Living Room	Main		Bay/Bow Window, Fireplace, Hardwood Floor
Office	Main		
Rec/Play Room	Upper		Hardwood Floor
Eat-In Kitchen	Main		Granite Counters, Hardwood Floor
Family Room	Main		Fireplace, Hardwood Floor
Rec/Play Room			

Additional Rooms: **Foyer, Wine Cellar**

Laundry Location: **Main level**

Features

Appliances Incl.: **Cook Top, Dishwasher, Dryer, Freezer, Microwave, Oven/Range, Refrigerator**
 Interior Features: **Security System**
 Home Automation:
 Attic: **Has Attic - Partially Finished, Walk-up**
 Basement Desc.: **Full**
 Exterior Siding: **Clapboard, Shake, Stone** Color: **White**
 Exterior Features: **Gutters, Lighting, Patio, Underground Sprinkler**
 Construction Info.: **Concrete** Foundation: **Stone, Concrete** Roof: **Asphalt Shingle**
 Garage & Parking: **3 Car, Attached Garage**
 Swimming Pool: **No Pool**
 Waterfront Feat.: **Beach Rights**
 Lot Description: **On Cul-De-Sac**
 Assoc. Amenities: **Golf Course, Medical Facilities, Playground/Tot Lot, Pool, Tennis Courts**
 Nearby Amenities: **Golf Course, Library, Medical Facilities, Playground/Tot Lot, Pool, Public Transportation, Shopping/Mall, Tennis Courts**

Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:
 Special Assoc. Assessments:

Utility Information

Hot Water System
 Heat Type: **Zoned, Fueled By: Oil**
 Cooling: **Central Air**
 Water & Sewer Service: **Private Well, Sewage System: Septic**
 Est. Annual Heating Cost:
 Fuel Tank Location: **In Basement**
 Radon Mitigation: Air **Yes**, Water **No**

School Information

Elem: **Kings Hwy** Interm: Middle: **Coleytown** High: **Staples**

Public Remarks

Gracious colonial in impeccable condition, located on a quiet cul de sac in coveted Old Hill. Beautiful 2.3 acres of luscious landscaping for year round enjoyment. The level back yard is graced by a blue stone patio, and a beautiful screened in sun room, overlooking the beautiful park like gardens, and plenty of room for pool. Convenient to all, train, shopping and schools.

Marketing History

Current List Price: \$2,399,000	Last Updated: 07/13/15	Deposit Date:	DOM: 30
Previous List Price: \$2,999,000	Entered in MLS: 05/13/15	Contract Date: 05/18/15	CDOM: 30
Original List Price: \$2,999,000	Listing Date: 05/12/15	Proposed Closing Date: 07/13/15	Expiration Date:
Sold Price: \$2,325,000	Closed Date: 07/13/15		

List Price as % of Assessed Value **183%** Closed Price as % of Assessed Value **177%** Closed Price as % of Last List Price **96.92%**

Showing & Contact Information

Showing Inst: **Text Georgia 917 923-5400 24 hours notice preferred.**
 Lockbox: **SMLS Compatible Elec./Beind Planters** Date Available: **Neg** Bank Owned: **No**
 Owner: **per records** Owners Phone: Occupied By: **Owner**
 Directions: **Partrick Road to Crawford to Feather Hill.**

Listing & Compensation Information

Listing Contract **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **Yes**
 Type:
 Buyer's Agent **2.00 % of sale price**
 Comp.:

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homesnap, IDX Sites, Realtor.com, Zillow Group, immoviewer**
 The List Agent has authorized distribution to: **IDX Sites, Realtor.com, Homesnap**

**** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ****

Listing Agent/Broker Information

List Agent: **Georgia Wasserman (17938)** Lic.#: **RES.0793732** Phone: **(917) 923-5400**
 Website: Email: **georgia96@aol.com**
 List Office: **The Riverside Realty Group (3972)** Phone: **(203) 226-8300**
 Website: **www.theriversiderealtygroup.com**

Selling Agent/Broker Information

Sale Agent: **Georgia Wasserman (17938)** Lic.#: **RES.0793732** Phone: **(917) 923-5400**
 Website: Email: **georgia96@aol.com**
 Sale Office: **The Riverside Realty Group (3972)** Phone: **(203) 226-8300**
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 Co Sale Agent: **Georgia Wasserman (17938)** Lic.#: **RES.0793732** Phone: **(917) 923-5400**
 Website: Email: **georgia96@aol.com**
 Co Sale Office: **The Riverside Realty Group (3972)** Phone: **(203) 226-8300**
 Website: **www.theriversiderealtygroup.com**

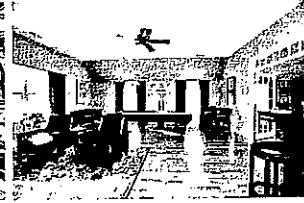
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 Photos

99104566 **3 Feather Hill Road, Westport**

Closed

Closed Price: **\$2,325,000**





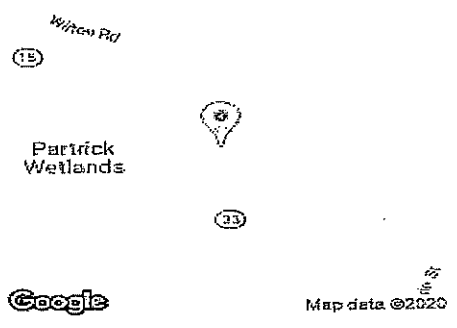
TaxCS 25, 617

Listing

15 Rices Lane, Westport, CT 06880
County: Fairfield Neighborhood: Old Hill
MLS#: 99091543
Single Family For Sale

Status: Closed
Closed: 06/03/2015

Tax Parcel#: 410520
Closed Price: \$2,215,000
List Price: \$2,225,000
Days On Market: 78



Walkscore is: - - 22

Car-Dependent - Almost all errands require a car.
Residential Property Information

Potential Short Sale: No

Style: Colonial Total Rooms: 14 Bedrooms: 5 Bathrooms: 5 Full & 2 Partial
Home Warranty Offered: No
Square Footage: Estimated heated: above grade 5,587 and below grade 1,000; total 6,587 Fireplaces: 3
Public records lists total living area as 5,587 Sq.Ft. and gross basement area as 1,000 Sq.Ft.
New Construction: No Year Built: 2007 (Owner) Color: Gray
Dir. Waterfront: No Acres: 1.58 (Public Records) Zoning: AAA
Property Tax: \$28,404 Mil Rate: 17.94 Assessed Value: \$1,583,300 Tax Year: July 2014-June 2015

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		Fireplace, Hardwood Floor
Dining Room	Main		Hardwood Floor
Family Room	Main		Fireplace, French Doors, Hardwood Floor
Eat-In Kitchen	Main		Breakfast Bar, Hardwood Floor, Pantry
Office	Main		Hardwood Floor
Sun Room	Main		Bay/Bow Window, French Doors, Hardwood Floor, Vaulted Ceiling
Master Bedroom	Upper		Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Upper		Bay/Bow Window, Hardwood Floor, Walk-In Closet
Bedroom	Upper		Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Upper		Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Upper		Full Bath, Hardwood Floor
Rec/Play Room	Upper		Wall/Wall Carpet
Family Room	Lower		Full Bath, Fireplace, Wall/Wall Carpet
Additional Rooms: Exercise Room, Foyer, Laundry Room, Mud Room, Sitting Room			

Laundry Location: 2nd floor

Features

Appliances Incl.: Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Wall Oven, Washer
Energy Features: Generator
Home Automation:
Attic: Has Attic - Finished, Storage Space, Walk-up
Basement Desc.: Fully Finished, Full, Heated, Sump Pump, Walk-out
Exterior Siding: Shake, Wood Color: Gray
Exterior Features: Grill, Gutters, Patio, Underground Sprinkler
Construction Info.: Concrete Foundation: Concrete Roof: Wood Shingle
Garage & Parking: 3 Car, Attached Garage
Swimming Pool: No Pool
Waterfront Feat.: Water Community
Lot Description: Corner Lot, On Cul-De-Sac, Level Lot, Treed, Fence - Partial
Assoc. Amenities: Golf Course, Park, Playground/Tot Lot, Tennis Courts
Nearby Amenities: Golf Course, Library, Park, Playground/Tot Lot, Public Transportation, Tennis Courts
The following Items are not included in this sale: Lower Level and third floor televisions. Dining Room Chandelier and Sconces.

Home Owner's Association: **No**
Special Assoc. Assessments:

Association Fee:

Fee Payable:

Utility Information

Hot Water System
Heat Type: **Hot Air, Hot Water, Zoned**, Fueled By: **Oil**
Cooling: **Central Air**
Water & Sewer Service: **Public Water Connected**, Sewage System: **Septic**
Est. Annual Heating Cost:
Fuel Tank Location: **In Basement**
Radon Mitigation: Air **Yes**, Water **Unknown**

School Information

Elem: **Kings Hwy** Interm: Middle: **Coleytown** High: **Staples**
Public Remarks

Fresh and stunning 5 bedroom, 5 full and 2 half bath home with 6500 sq. ft. on 4 levels. Gourmet kitchen (Viking appliances) opens to breakfast/sun and family room w/stone fireplace and built-ins. Mudroom, private Office, Living room and Dining room with Venetian plaster finishes complete the 1st level. The property is beautifully landscaped with expansive lawns, mature trees, blue stone patio, outdoor kitchen with Lynx grill and stone fireplace, putting green, sand trap, Belgium-block lined driveway and fully fenced backyard. Quality construction, high end finishes, Nest thermostats and generator make this property an exceptional value on 1.5 private acres. Convenient commuter location with easy access to Merritt Parkway, town and train!

Confidential Agent Remarks

Family room television included. All other TV's excluded. All fabric window treatments included.

Marketing History

Current List Price: **\$2,225,000** Last Updated: **06/03/15** Deposit Date: DOM: **78**
Previous List Price: **\$2,375,000** Entered in MLS: **02/02/15** Contract Date: **04/15/15** CDOM: **78**
Original List Price: **\$2,375,000** Listing Date: **02/02/15** Proposed Closing Date: **06/04/15** Expiration Date:
Sold Price: **\$2,215,000** Closed Date: **06/03/15**

List Price as % of Assessed Value: **141%** Closed Price as % of Assessed Value: **140%** Closed Price as % of Last List Price: **99.55%**

Showing & Contact Information

Showing Inst: **Call or text Leslie, Easy to show! 203.984.1856**
Lockbox: **SMLS Compatible Elec./Front Door** Date Available: **negotiable** Bank Owned: **No**
Owner: **withheld** Owners Phone: Occupied By:
Directions: **Wilton Rd to Rices Lane. On the left.**

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **Yes**
Buyer's Agent Comp.: **2.25 % of sale price**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homesnap, IDX Sites, Realtor.com, immoviewer**
The List Agent has authorized distribution to: **IDX Sites, Realtor.com, Homesnap**

**** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ****

Listing Agent/Broker Information

List Agent: **Leslie Clarke Homes (19686)** Lic.#: Phone: **(203) 984-1856**
Website: **<http://leslieclarkehomes.com/>** Email: **leslie@leslieclarkehomes.com**
List Office: **WILLIAM RAVEIS (RAVE101)** Phone: **(203) 227-4343**
Website: **<http://raveis.com>**

Selling Agent/Broker Information

Sale Agent: **Non-Member Non-Member (J999)** Lic.#: Phone:
Website: Email:
Sale Office: **Non Member Office (J999)** Phone: **(203) 555-5555**
Website:

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99091543 **15 Rices Lane, Westport**

Closed

Closed Price: **\$2,215,000**



12 Blue Ribbon Drive, Westport, CT 06880

County: **Fairfield** Neighborhood: **Coleytown**

MLS#: **99102438**

Single Family For Sale

Status: **Closed**
Closed: **07/14/2015**

Tax Parcel#: **414196**
Closed Price: **\$2,375,000**
List Price: **\$2,390,000**
Days On Market: **40**



Merritt Pkwy



Norfolk Ave

Google

Map data ©2020

Walkscore is: - - 8

Car-Dependent - Almost all errands require a car.

Residential Property Information

Potential Short Sale: **No**

Style: **Colonial** Total Rooms: **14** Bedrooms: **6** Bathrooms: **5 Full & 2 Partial**
Home Warranty Offered: **No**
Square Footage: Estimated heated: above grade **6,070**; total **6,070** Fireplaces: **3**
Public records lists total living area as **4,993** Sq.Ft. and gross basement area as **1,078** Sq.Ft.
New Construction: **No** Year Built: **2009 (Public Records)** Color: **White**
Dir. Waterfront: **No** Acres: **1.08 (Public Records)** Zoning: **AA**
Property Tax: **\$26,907** Mil Rate: **18.09** Assessed Value: **\$1,487,400** Tax Year: **July 2015-June 2016**
25,224

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main	18 x 17	Fireplace, French Doors, Hardwood Floor
Library	Main	12 x 11	Hardwood Floor
Formal Din. Rm.	Main	16 x 14	Hardwood Floor
Eat-In Kitchen	Main	25 x 18	Dining Area, French Doors, Granite Counters, Hardwood Floor
Family Room	Main	20 x 18	Fireplace, Hardwood Floor
Master Bedroom	Upper	18 x 17	Full Bath, Fireplace, Hardwood Floor, Walk-In Closet
Bedroom	Upper	16 x 14	Full Bath, Hardwood Floor
Bedroom	Upper	16 x 12	Full Bath, Hardwood Floor
Bedroom	Upper	16 x 14	Full Bath, Hardwood Floor
Bedroom	Upper	15 x 13	Hardwood Floor
Bedroom	Lower	13 x 12	Full Bath, Wall/Wall Carpet
Rec/Play Room	Lower	27 x 18	Wall/Wall Carpet

Additional Rooms: **Exercise Room, Foyer, Laundry Room, Mud Room, Sitting Room**

Laundry Location: **2nd fl**

Features

Appliances Incl.: **Dishwasher, Oven/Range**
Home Automation:
Attic: **Has Attic - Storage Space, Walk-up**
Basement Desc.: **Fully Finished, Full, Interior Access, Liveable Space, Storage, Walk-out**
Exterior Siding: **Clapboard, Wood** Color: **White**
Exterior Features: **Patio**
Construction Info.: **Frame** Foundation: **Concrete** Roof: **Asphalt Shingle**
Garage & Parking: **3 Car, Attached Garage**
Swimming Pool: **No Pool**
Waterfront Feat.: **Beach, Beach Rights, L. I. Sound Frontage, Water Community**
Lot Description: **On Cul-De-Sac, Level Lot**
Assoc. Amenities: **Golf Course, Health Club, Park, Playground/Tot Lot, Pool, Tennis Courts**
Nearby Amenities: **Golf Course, Health Club, Library, Park, Playground/Tot Lot, Pool, Tennis Courts**
Home Owners Association Information

Home Owner's Association: **No** Association Fee: Fee Payable:
Special Assoc. Assessments:

Utility Information

Hot Water System
 Heat Type: **Hot Air, Zoned, Fueled By: Oil**
 Cooling: **Central Air, Zoned**
 Water & Sewer Service: **Public Water Connected, Sewage System: Septic**

Est. Annual Heating Cost:
 Fuel Tank Location: **In Basement**
 Radon Mitigation: **Air No, Water No**

School Information

Elem: **Coleytown** Interm: Middle: **Coleytown** High: **Staples**
 Public Remarks

Classic Center Hall Colonial situated on a private, level 1.08 ac. in charming, sought-after Coleytown neighborhood, mint condition 2009 built home features 6 bdrms, 5 full, 2 half baths. Gourmet eat-in kitchen boasting Viking 6-burner range, 2 ovens, 2 Bosch dishwashers, opens to great rm & stone patio overlooking yard. Easy flow & expert millwork throughout. Peaceful master suite w/firepl., sitting rm, his/her walk-in closets & spa bath. Finished walk-out lower level w/ game room, exercise room & 6th bedrm w/full bath. Unfinished walk-up 3rd Fl w/additional 1,400sq.ft to customize. Oversized 3 car garage w/premium flooring & storage. Room for pool. 20kw generator. Close to schools & all transportation.

Confidential Agent Remarks

Center Hall Colonial on private, level 1.08 ac. in sought-after Coleytown neighborhood, mint cond 2009 blt, 6 bedrms, 5 full, 2 half baths. Gourmet kitchen w/viking 6-burner range, 2 ovens, 2 Bosch DW, & dining area opens to great rom.. Easy flow & expert millwork throughout. Graceful mster suite w/frpl., sitting rm, walk-in closets, spa bath. Fin lower level gm rm, gym & 6th Bdrn w/bath.rm for pool.

Marketing History

Current List Price: \$2,390,000	Last Updated: 07/14/15	Deposit Date:	DOM: 40
Previous List Price: \$2,390,000	Entered in MLS: 05/13/15	Contract Date: 05/16/15	CDOM: 40
Original List Price: \$2,390,000	Listing Date: 05/13/15	Proposed Closing Date: 07/16/15	Expiration Date:
Sold Price: \$2,375,000	Closed Date: 07/14/15		

List Price as % of Assessed Value: **161%** Closed Price as % of Assessed Value: **160%** Closed Price as % of Last List Price: **99.37%**

Showing & Contact Information

Showing Inst: **call listing Agent, Jeanette 203-246-1168 showing instructions**
 Lockbox: **SMLS Compatible Elec./front door** Date Available: **negotiable** Bank Owned: **No**
 Owner: **with held, (203) 246-1168** Owners Phone: **(203) 246-1168** Occupied By: **Owner**
 Directions: **north avenue, north of cross hwy**

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **Yes**
 Buyer's Agent Comp.: **2.00 % of sale price**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homesnap, IDX Sites, Realtor.com, immoviewer**
 The List Agent has authorized distribution to: **IDX Sites, Realtor.com, Homesnap, without its address.**

****NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ****

Listing Agent/Broker Information

List Agent: **Jeanette Dryburgh and Associates (jeandry)** Lic.#: Phone: **(203) 246-1168**
 Website: Email: **jeanette@ct-realestate.com**
 List Office: **WILLIAM RAVEIS (RAVE101)** Phone: **(203) 227-4343**
 Website: **http://raveis.com**

Selling Agent/Broker Information

Sale Agent: **Erica Acheychek (19410)** Lic.#: **RES.0797461** Phone: **(646) 303-0303**
 Website: **http://www.eahomesct.com** Email: **eacheychek@gmail.com**
 Sale Office: **The Higgins Group (HIGG100)** Phone: **(203) 226-0300**
 Website:

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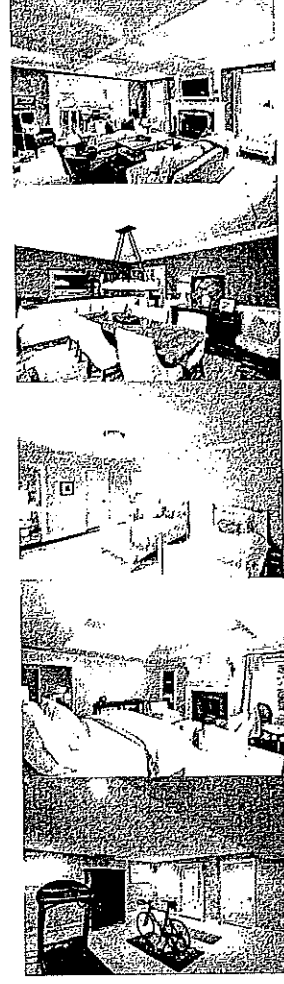
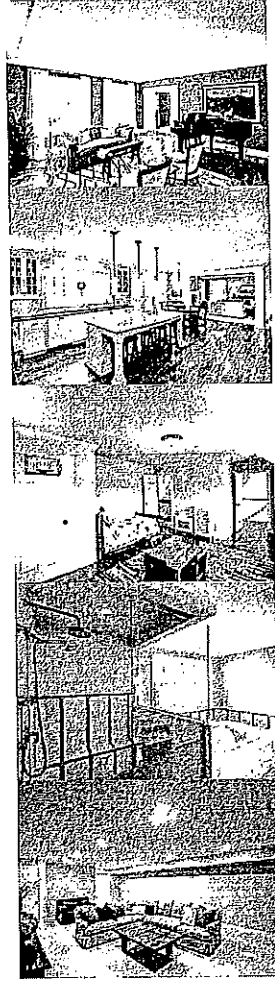
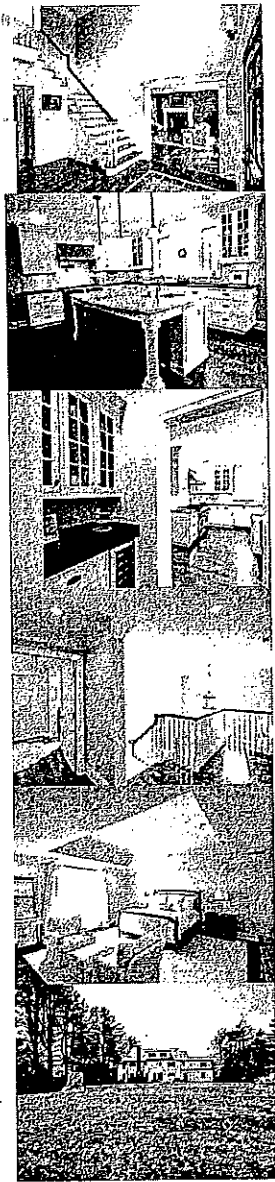
Photos

99102438 12 Blue Ribbon Drive, Westport

Closed

Closed Price: \$2,375,000





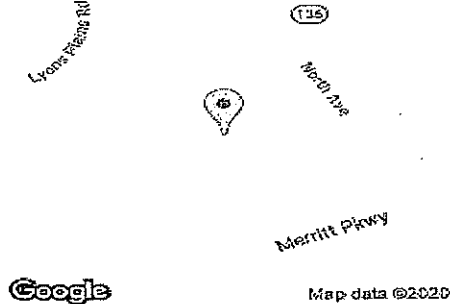
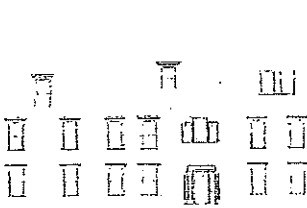
eyes - 27,730

2 Pony Lane, Westport, CT 06880

County: **Fairfield** Neighborhood: **Coleytown**
 MLS#: **99082218**
Single Family For Sale

Status: **Closed**
 Closed: **08/18/2015**

Tax Parcel#: **411340**
 Closed Price: **\$2,100,000**
 List Price: **\$2,295,000**
 Days On Market: **206**



Walkscore is: -- 5

Car-Dependent - Almost all errands require a car.

Residential Property Information

Potential Short Sale: **No**

Style: **Colonial** Total Rooms: **15** Bedrooms: **7** Bathrooms: **6 Full & 1 Partial** Home Warranty Offered: **Yes**
 Square Footage: Estimated heated: above grade **7,000** and below grade **2,000**; total **9,000** Fireplaces: **4**
 Public records lists total living area as **2,386** Sq.Ft.
 New Construction: **Under Construction** Year Built: **2015 (Owner)**
 Dir. Waterfront: **No** Acres: **1.05 (Public Records)** Zoning: **RES**
 Property Tax: **\$99,999** Mill Rate: **18.09** Assessed Value: **\$99,999** Tax Year: **July 2014-June 2015**

Room Descriptions

Room	Level	Apx. Size	Features
Bedroom	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Hardwood Floor
Bedroom	Upper		On 3rd Floor, 9 ft+ Ceilings, Hardwood Floor
Master Bedroom	Upper		9 ft+ Ceilings, Full Bath, Gas Log Fireplace, Hardwood Floor, Walk-In Closet
Living Room	Main		9 ft+ Ceilings, Gas Log Fireplace, Hardwood Floor
Study	Main		9 ft+ Ceilings, Hardwood Floor
Eat-In Kitchen	Main		9 ft+ Ceilings, French Doors, Hardwood Floor
Dining Room	Main		9 ft+ Ceilings, Hardwood Floor
Family Room	Main		9 ft+ Ceilings, Fireplace, Hardwood Floor
Bedroom	Lower		9 ft+ Ceilings, Wall/Wall Carpet
Rec/Play Room	Lower		9 ft+ Ceilings, Full Bath, Fireplace, Wall/Wall Carpet
Additional Rooms:			Exercise Room, Foyer, Laundry Room, Mud Room, Staff Quarters, Wine Cellar

Laundry Location: **2ND FLOOR**

Features

Appliances Incl.: **Dishwasher, Disposal, Freezer, Microwave, Oven/Range, Refrigerator**
 Interior Features: **Security System**
 Energy Features: **Extra Insulation, Energy Star Rated, Thermopane Windows, Ridge Vents**
 Home Automation:
 Attic: **Has Attic - Finished, Heated, Walk-up**
 Basement Desc.: **Cooled, Full, Heated, Partially Finished, Storage, Sump Pump**
 Exterior Siding: **Cedar, Shake**
 Exterior Features: **French Doors, Gutters, Lighting, Patio, Underground Sprinkler**
 Construction Info.: **Frame** Foundation: **Concrete** Roof: **Asphalt Shingle**
 Garage & Parking: **3 Car, Attached Garage, Paved**
 Swimming Pool: **No Pool**
 Waterfront Feat.: **Beach Rights**
 Lot Description: **Level Lot, Treed, Fence - Partial**
 Assoc. Amenities: **Golf Course, Medical Facilities, Park, Playground/Tot Lot, Tennis Courts**
 Nearby Amenities: **Golf Course, Library, Medical Facilities, Park, Playground/Tot Lot, Public Transportation, Shopping/Mall, Tennis Courts**

Home Owners Association Information

Home Owner's Association: **Yes** Association Fee: Fee Payable:
 Special Assoc. Assessments:

Utility Information

Hot Water System: **Tankless Hotwater** Est. Annual Heating Cost:

Heat Type: **Hot Air, Zoned, Fueled By: Propane**
Cooling: **Central Air, Zoned**
Water & Sewer Service: **Public Water Connected, Sewage System: Septic**

Fuel Tank Location: **Non Applicable**
Radon Mitigation: Air **Unknown, Water Unknown**

Elem: **Coleytown** Interm: _____ Middle: **Coleytown** High: **Staples**
School Information
Public Remarks

High quality new home by sought-after H&P Builders-offering a "whole lotta house" on a stunning acre and short walk from schools. This spacious, architecturally-designed home offers an incredible floorplan. 7 bedrooms assure room for everyone! The main level strikes a perfect balance between open spaces like the smashing gourmet kitchen/family room ideally-suited to the modern lifestyle, & traditional areas like the living & dining rooms for memorable entertaining. The library, w/custom millwork, is a great place to work from home or seek quiet reflection. The noted interior designer has planned a dazzling array of finish selections for all areas of the home, resulting in 4 levels of lavishly finished space. Photos similar to finished home.

Confidential Agent Remarks

Photos show builder's recently completed homes.

Marketing History
Current List Price: **\$2,295,000** Last Updated: **08/19/15** Deposit Date: _____ DOM: **206**
Previous List Price: **\$2,295,000** Entered in MLS: **10/29/14** Contract Date: **04/08/15** CDOM: **206**
Original List Price: **\$2,295,000** Listing Date: **10/29/14** Proposed Closing Date: **08/31/15** Expiration Date: _____
Sold Price: **\$2,100,000** Closed Date: **08/18/15**
List Price as % of Assessed Value **2,295%** Closed Price as % of Assessed Value **2,100%** Closed Price as % of Last List Price **91.50%**

Showing & Contact Information
Showing Inst: **Call/text Doug 203 526 6537 or Alex 203 451 0081 for showing instructions.**
Lockbox: **None/None** Date Available: **June 2015** Bank Owned: **No**
Owner: **2 Pony Lane LLC** Owners Phone: _____ Occupied By: _____
Directions: **Easton Road to Pony Lane**

Listing & Compensation Information
Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **Yes**
Buyer's Agent Comp.: **2.00 % of sale price**

Listing Distribution Authorizations
The List Office has authorized distribution to: **RPR, Homesnap, IDX Sites, Realtor.com, Zillow Group, immoviewer**
The List Agent has authorized distribution to: **IDX Sites, Realtor.com, Homesnap**

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Listing Agent/Broker Information
List Agent: **Bross Chingas Bross (18760) Lic.#:** Phone: **(203) 454-8000**
Website: **<http://www.BrossChingas.com>** Email: **Info@BrossChingas.com**
List Office: **The Riverside Realty Group (3972)** Phone: **(203) 226-8300**
Website: **www.theriversiderealtygroup.com**

Selling Agent/Broker Information
Sale Agent: **Bross Chingas Bross (18760) Lic.#:** Phone: **(203) 454-8000**
Website: **<http://www.BrossChingas.com>** Email: **Info@BrossChingas.com**
Sale Office: **The Riverside Realty Group (3972)** Phone: **(203) 226-8300**
Website: **www.theriversiderealtygroup.com**

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 Public Records

Public Records & Tax Report

2 Pony Ln, Westport, CT 06880-1537

Parcel Number: 411340	Assessor's APN: D15 057 000	County: Fairfield
Census Block: 5018	Census Tract: 050300	Carrier Route: C011
Zoning: AAA	Latitude: 41.171764	Longitude: -73.351141

Property Use Type: **Single Family / 1 Family Residence**

Current Ownership Information

Owner(s): **F Deandrade-Zonzini**
How Related: _____
Owner's Address: **2 Pony Ln, Westport, CT 06880**
Owner Occupied: **Unknown**
Most Recent Mortgage
Date Originated: **06/24/2019** Recorded: _____ Vol: , Page:
Amt. Borrowed: **\$1,755,000**
Lender: **Anheuser-Busch Emp CU**

Transaction Details

Lyons Farm Rd

135

North Ave

136

Merritt Pkwy



Map data ©2020

Type of Sale:
Closing Date:
Type of Deed:
Arms Length Sale:

06/24/2019
Warranty

Recorded:
Sale Price:
Nominal Sale:

Vol: 3929, Page: 125
\$1,950,000
No

Most Recent Tax & Assessment Information

Tax Amount: **\$27,730.00**
Tax Year: **July 2019-June 2020**
Fiscal Year: **2019**

Base Mil Rate: **16.860**
Tax Dist. Mil Rate: **N/A**
Total Mil Rate: **16.860**
Municipal Tax District:

Assessed Land Value: **\$366,700**
Assessed Building Value: **\$1,278,000**
Total Assessed Value: **\$1,644,700**
Date of Last Update: **08/19/19**

Property Characteristics

Lot & Exterior

Lot Size in Acres: **1.05**
Type of Parking:

Lot Size in Sq Ft: **45,738**
of Parking Spaces:

Common Ownership %:

General Construction:

of Buildings: **1**
Type of Construction:
Exterior Covering: **Wood Side/Shing**
Type of Basement: **Slab**

Building Style: **Colonial**
Building Condition: **Average**
Type of Roof: **Gable**
Heating System: **Forced Air**

Year Built: **2015**
Last Major Renovation:
Roofing Material: **Shngls&Asphalt**
Heating Fuel: **Natl Gas**

Building Size Information

Gross Building Sq Ft: **11,245**
Living Area in Sq Ft: **6,306**
Basement Area in Sq Ft: **1,946**
of Rooms: **15**
of Half Baths: **1**

of Units: **1**
First Floor Sq Ft: **2,088**
Unfinished Bsmt Sq Ft: **126**
of Bedrooms: **7**

Unit Is on Floor #:
Attic Area in Sq Ft: **782**
of Floors: **3**
of Full Baths: **6**

Property Amenities

Number of Fireplaces: **5**
Additional Amenity: **Pool**

Additional Amenity: **Outbuildings**
Additional Amenity: **Open Porch**

Additional Amenity: **Air Conditioned**
Additional Amenity: **Terrace/Patio**

Recent Public Notices

Public Notice: **None**

Property Lien History

2 Pony Ln, Westport, CT 6880-1537

Parcel Number: **411340**

1. Lien Against Property.

Lien Recorded: **Vol: 3314, Page: 249**
Document Reference #: **24877**

Lien Type: **State Tax Lien** Amount: **\$1,611**
Defendant(s): **Henry W Mciver & Joan S Mciver**
Plaintiff(s): **Connecticut State Of**

Date Filed: **06/12/2012**

Sale & Mortgage Origination History

1. Mortgage Origination

Mortgage Recorded: **Vol: 3929, Page: 125**
Transaction ID: **5868310/s**

Lender: **Anheuser-Busch Emp CU**
Borrower(s): **F Deandrade-Zonzini**
Amount: **\$1,755,000** Term: **30 Years**
Origination Date: **06/24/2019** Mortgage Type: **Jumbo**
Commercial. Mtg: **No**

Interest Rate:

Property Transfer

Sale Recorded: **Vol: 3929, Page: 125**
Transaction ID: **5868310/s**

Buyer(s): **F Deandrade-Zonzini**
Seller(s): **Andrew J Stocker & Sheetal A Stocker**
Sale Date: **06/24/2019** Sale Price: **\$1,950,000**
Sale Type: **Deed** Deed Type: **Warranty**
Multi Parcels? **No**

Nominal Sale: **No**
Arms Length Sale:

2. Mortgage Origination

Mortgage Recorded: Vol: 3637, Page: 1
Transaction ID: 5254861/s

Lender: Sirva Mortgage
Borrower(s): Andrew J Stocker & James Stocker
Amount: \$1,680,000 Term: 30 Years
Origination Date: 08/18/2015 Mortgage Type: Jumbo
Commercial. Mtg:No

Interest Rate:

Property Transfer

Sale Recorded: Vol: 3637, Page: 1
Transaction ID: 5254861/s

Buyer(s): Andrew J Stocker & James Stocker
Seller(s): 2 Pony Lane LLC
Sale Date: 08/18/2015 Sale Price: \$2,100,000
Sale Type: Deed Type: Warranty
Multi Parcels? No

Nominal Sale: No
Arms Length Sale:

3. Mortgage Origination

Mortgage Recorded: Vol: 3551, Page: 181
Transaction ID: 5099422/s

Lender: Fairwest Investors Jo
Borrower(s): 2 Pony Lane LLC
Amount: \$1,499,680 Term:
Origination Date: 09/05/2014 Mortgage Type: Jumbo
Commercial. Mtg:No

Interest Rate:

Property Transfer

Sale Recorded: Vol: 3551, Page: 181
Transaction ID: 5099422/s

Buyer(s): 2 Pony Lane LLC
Seller(s): Henry W Mciver & Joan S Mciver
Sale Date: 09/05/2014 Sale Price: \$600,000
Sale Type: Deed Type: Warranty
Multi Parcels? No

Nominal Sale: No
Arms Length Sale:

4. Property Transfer

Buyer(s): Henry McIver
Seller(s): Gary Brown
Sale Date: 08/01/1990 Sale Price: \$320,000
Sale Type: Deed Type:
Multi Parcels? No

Sale Recorded: Vol: , Page:
Transaction ID: 391529/s
How Related: and Spouse
How Related: and Others
Nominal Sale: No
Arms Length Sale:

Mortgage Discharge History

1. Mortgage Discharge

Discharge Recorded: Vol: 3636, Page: 337
Original Mortgage Recorded: Vol: 3551, Page: 181
How Related: Company
Date Signed: 08/13/2015 Date Recorded: 08/18/2015
Original Amount: Date Recorded: 09/04/2014

Borrower(s): 2 Pony Lane LLC
Discharge Lender: Fairwest Investors
Original Lender: Not Provided

2. Mortgage Discharge


Discharge Recorded: Vol: 3933, Page: 226
Original Mortgage Recorded: Vol: 3637, Page: 1
Date Signed: 07/10/2019 Date Recorded: 07/11/2019
Original Amount: Date Recorded: 08/18/2015

Borrower(s): Andrew J Stocker & Sheetal A Stocker
Discharge Lender: Mortgage Electronic Registration System
Original Lender: Not Provided

Tax Assessment History

Year	Assessment	Year	Assessment	Year	Assessment	Year	Assessment
2018:	\$1,644,700	2017:	\$1,644,700	2016:	\$1,604,300	2015:	\$453,100
2013:	\$453,100	2012:	\$453,100	2011:	\$453,100	2010:	\$559,500
						2009:	\$559,500

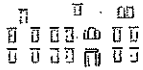
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 Prop. History

2 Pony Lane, Westport, CT 06880



<u>170176074</u>	Single Family For Sale	DOM: 40	CDOM: 40	List Office: <u>William Raveis Real Estate</u>		
Change Type	Price History	Change Details	When Changed	DOM	Modified By	
Closed	\$1,950,000	D -> CL	06/22/19 06:29 AM	40	<u>18406</u>	
Deposit		SH -> D	05/12/19 04:57 AM	46	<u>18406</u>	
Show		A -> SH	04/03/19 05:13 AM	7	<u>18406</u>	
New Listing	\$1,999,999	ACTV -> \$1,999,999	03/27/19 06:01 PM		<u>18406</u>	



<u>99082218</u>	Single Family For Sale	DOM: 206	CDOM: 206	List Office: <u>The Riverside Realty Group</u>		
Change Type	Price History	Change Details	When Changed	DOM	Modified By	
Closed	\$2,100,000	D -> CL	08/19/15 02:23 PM		<u>7090</u>	
Deposit		SH -> D	05/24/15 12:10 AM		<u>MatrixSystem</u>	
Show		A -> SH	04/08/15 01:55 PM		<u>4089</u>	
New Listing	\$2,295,000	ACTV -> \$2,295,000	10/29/14 06:05 PM		<u>7090</u>	

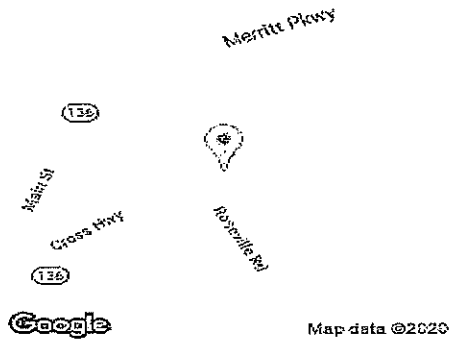
Taxes - 24,604

Listing

15 Hockanum Road, Westport, CT 06880
County: Fairfield
MLS#: 99090904
Single Family For Sale

Status: Closed
Closed: 08/31/2015

Tax Parcel#: 2393363
Closed Price: \$1,987,500
List Price: \$2,125,000
Days On Market: 194



Walkscore is: - - 11

Car-Dependent - Almost all errands require a car.
Residential Property Information

Potential Short Sale: No

Style: Colonial Total Rooms: 13 Bedrooms: 5 Bathrooms: 3 Full & 3 Partial
Home Warranty Offered: Yes
Square Footage: Estimated heated: above grade 6,300; total 6,300 Fireplaces: 3
Public records lists total living area as 5,436 Sq.Ft.
New Construction: Completed Year Built: 2015 (Owner) Color: TBD
Dir. Waterfront: No Acres: 1.30 (Owner) Zoning: res
Property Tax: \$999,999 Mil Rate: 18.09 Assessed Value: \$999,999 Tax Year: July 2015-June 2016

Room Descriptions

Room	Level	Apx. Size	Features
Living Room	Main		9 ft+ Ceilings
Dining Room	Main		9 ft+ Ceilings, Hardwood Floor
Family Room	Main		9 ft+ Ceilings, Fireplace, Hardwood Floor
Kitchen	Main		9 ft+ Ceilings, Dining Area, Hardwood Floor, Pantry
MBR Suite	Upper		9 ft+ Ceilings, Full Bath, Hardwood Floor, Walk-In Closet
Bedroom	Upper		9 ft+ Ceilings, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Hardwood Floor
Bedroom	Upper		9 ft+ Ceilings, Hardwood Floor
Office	Upper		Full Bath, Wall/Wall Carpet
Rec/Play Room	Lower		Fireplace, Wall/Wall Carpet

Additional Rooms: Bonus Room, Exercise Room

Laundry Location: 2nd floor

Features

Appliances Incl.: Cook Top, Dishwasher, Microwave, Refrigerator, Wall Oven
Interior Features: Security System
Home Automation:
Attic: Has Attic - Finished, Walk-up
Basement Desc.: Fully Finished, Full
Exterior Siding: Wood Color: TBD
Exterior Features: Patio
Construction Info.: Foundation: Concrete Roof: Asphalt Shingle
Garage & Parking: 2 Car, Attached Garage
Waterfront Feat.: Beach, Beach Rights, Water Community
Lot Description: Level Lot, Some Wetlands
Assoc. Amenities: Golf Course, Medical Facilities, Playground/Tot Lot, Pool, Tennis Courts
Nearby Amenities: Golf Course, Library, Medical Facilities, Playground/Tot Lot, Pool, Public Transportation, Tennis Courts
Home Owners Association Information

Home Owner's Association: No Association Fee: Fee Payable:
Special Assoc. Assessments:

Utility Information

Hot Water System
Heat Type: Zoned, Fueled By: Natural Gas
Est. Annual Heating Cost:
Fuel Tank Location: Non Applicable

Cooling: **Central Air, Zoned** Radon Mitigation: Air **Unknown**, Water **Unknown**
 Water & Sewer Service: **Public Water Connected**, Sewage System: **Septic**
 School Information

Elem: **Coleytown** Interm: Middle: **Coleytown** High: **Staples**
 Public Remarks

New Colonial set on a picturesque level acre plus built by acclaimed Pieka Construction. This new transitional -style Colonial blending timeless New England beauty with stunning adaptation for today's modern lifestyle. A flawless floor plan, finished on 4 levels, 5 bedrooms, 3 full and 3 half baths offering modern amenities blended with uncompromising craftsmanship and superb attention to detail. Artisan millwork unifies the living spaces that flow beautifully. Room for a pool. Centrally located in the heart of Westport, close to all Town amenities, schools and commuting..Generator

Confidential Agent Remarks

New 5 bedroom construction completed on 4 levels on beautiful level property with room for a pool from Pieka Construction. Transitional finishes, artisan craftsmanship, and wonderful floor plan for casual family living or entertaining. Centrally located in the heart of Westport, close to schools, commuting, and all Town amenities..Generator

Marketing History

Current List Price: \$2,125,000	Last Updated: 08/31/15	Deposit Date:	DOM: 194
Previous List Price: \$2,199,000	Entered in MLS: 01/21/15	Contract Date: 07/30/15	CDOM: 194
Original List Price: \$2,299,000	Listing Date: 01/21/15	Proposed Closing Date: 08/31/15	Expiration Date:
Sold Price: \$1,987,500	Closed Date: 08/31/15		

List Price as % of Assessed Value: **213%** Closed Price as % of Assessed Value: **199%** Closed Price as % of Last List Price: **93.53%**

Showing & Contact Information

Showing Inst: **CALL LIST AGENTS TO LOG IN.. JANET 203-913-9838 or ROBIN 203-859-2998**
 Lockbox: **SMLS Compatible Elec./FRONT DOOR** Date Available: **June 2015** Bank Owned: **No**
 Owner: **1 Lantern Hill, LLC** Owners Phone:
 Directions: **Cross Highway to Hockanum** Occupied By:

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease** Service Type: **Full Service** Sign: **Yes**
 Buyer's Agent Comp.: **2.00 % of sale price**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homesnap, IDX Sites, Realtor.com, Zillow Group, immoviewer**
 The List Agent has authorized distribution to: **IDX Sites, Realtor.com, Homesnap**

**** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ****

Listing Agent/Broker Information

List Agent: Janet Nalezynski (jnalez1) Lic.#: RES.0749784	Phone: (203) 913-9838
Website:	Email: janet.nalezynski@cbmoves.com
List Office: Coldwell Banker Residential Brokerage (CBRB102)	Phone: (203) 227-8424
Website: https://www.coldwellbankerhomes.com	
Co List Agent: Robin Welling (n4705rw) Lic.#: REB.0719657	Phone: (203) 858-2998
Website:	Email: robinjwelling@yahoo.com
Co List Office: Coldwell Banker Residential Brokerage (CBRB102)	Phone: (203) 227-8424
Website: https://www.coldwellbankerhomes.com	

Selling Agent/Broker Information

Sale Agent: Sandy Rappaport (14206) Lic.#: RES.0783485	Phone: (203) 856-9665
Website:	Email: sandy@westportres.com
Sale Office: Westport Residential, LLC. (3561)	Phone: (203) 222-9778
Website:	

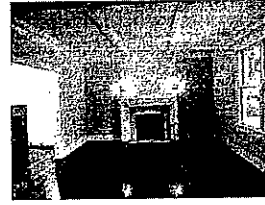
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Photos

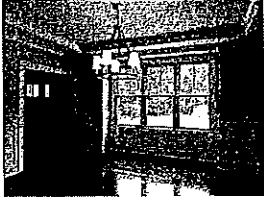
99090904 15 Hockanum Road, Westport

Closed

Closed Price: \$1,987,500



Welcome 15 Hockanum Road



DINING ROOM



BUTLERS PANTRY SERVICING DINING ROOM WITH VIEW OF KITCHEN

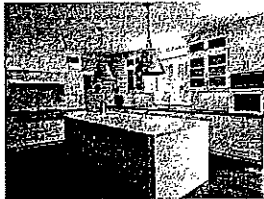


VIEW OF KITCHEN FROM FAMILY ROOM WITH FAR VIEW OF MUD ROOM AND LIBRARY

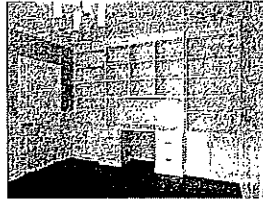
LIVING ROOM WITH COFFERED CEILING WITH VIEW OF FAMILY ROOM



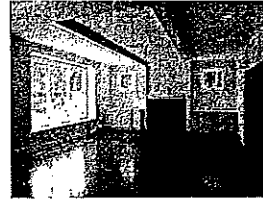
KITCHEN WITH VIEW OF WALK-IN PANTRY



KITCHEN ISLAND WITH SEATING AVAILABLE



LIBRARY/OFFICE



FAMILY ROOM WITH SIDE VIEW OF OPENING INTO LIVING ROOM



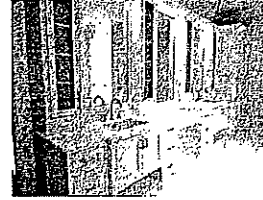
VIEW FROM KITCHEN INTO FAMILY ROOM SHOWING SLIDERS TO REAR PATIO



MASTER BEDROOM WITH WIRING FOR TV ABOVE FIREPLACE



MASTER BATH WITH PRIVATE TOILET ROOM



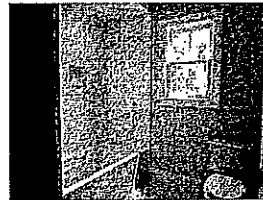
MASTER BATH



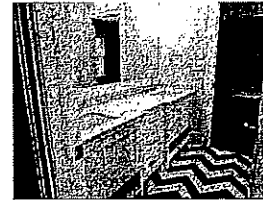
BEDROOM..THERE ARE 4 ON SECOND FLOOR..TWO SETS OF JACK AND JILL IN ADDITION TO THE MASTER



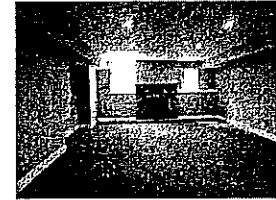
JACK AND JILL BATHROOM



JACK AND JILL BATHROOM



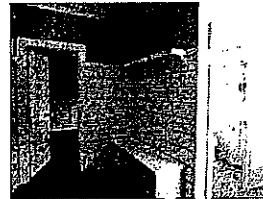
JACK AND JILL BATHROOM



LOWER LEVEL REC ROOM..THERE ARE TWO ADDITIONAL ROOMS PLUS HALF BATH



UPPER LEVEL BONUS ROOM WITH HALF BATH ..AN ADDITIONAL BEDROOM ON THIS LEVEL



MUD ROOM WITH VIEW OF LIBRARY AND POWDER ROOM...ACCESS TO GARAGE AND REAR YARD



LAUNDRY ROOM



TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
GL Year: 2019
List No: 9508

MUST BE FILED BY THURSDAY, FEBRUARY 20, 2020
EMAILED OR FAXED FORMS ARE NOT ACCEPTED

By authority of Connecticut State Statute 12-111 FEB 20 2020

Two copies of the forms must be returned to:
WESTPORT TOWN HALL
BOARD OF ASSESSMENT APPEALS
110 MYRTLE AVENUE - ROOM 104
WESTPORT, CT 06880

Please print or fill in on the computer the following information about each property being appealed. Print 3 copies, keep one for your records. **ASSESSOR'S OFFICE**

Grand List of October 1, 2019 Date(s) not available:

Property Owner's Name: Timothy Purcell

Property Location: 161 Cross Highway Telephone contact: 203-984-6979
(number and street)

Appellant's Name: SAME Property Type: Commercial
(residential, commercial, personal property, motor vehicle)

Mailing Address: SAME Phone Number: _____

Total Assessment: 982,300 Appellant's Estimate of Market Value: 900 - 1006000

BRIEFLY STATE YOUR REASON FOR APPEAL: Value is too high Based upon Comps, Replacement and Income

Signature at Application Timothy Purcell Date: 2-18-20

Signature at Time of Hearing Timothy Purcell Date: 3-4-20 97A

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: <u>782,000</u>	Land: _____
Building: <u>181,200</u>	Building: _____
Other: <u>19,100</u>	Other: _____
Total: <u>982,300</u>	Town: <u>161 Cross Hwy</u>
Personal Property: _____	Parcel: _____
Motor Vehicle: _____	Map: _____
DATE AND TIME OF HEARING AT TOWN HALL	Dated: _____
ROOM: <u>Green Rm</u>	Signed: _____
Date: <u>Wed. March 4, 2020</u>	Signed: _____
Time: <u>8:15 PM</u>	Signed: _____

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE _____

PRIOR BAA REDUCTION? No WHEN? _____

DATE OF LAST INSPECTION: 2015

PURCHASE DATE: 2008

PROPERTY ADDRESS: 161 Cross Hwy

OWNER: Christies Realty

ASSESSMENT: 982,300

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:
non conforming in residential area
Tim Purcell (may know David)

BAA COMMENTS/COMPARABLE PROPERTIES:

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description	Level	1 Level	2 Level	Code	Appraised	Assessed
1	Level	1	Public		2-1	1,117,200	782,000
2	Public Water	2	Public Water		2-2	258,800	181,200
					2-5	27,300	19,100
SUPPLEMENTAL DATA							
Lift Hse							
Alt Prcl ID 5442122-32							
Historic ID 224							
Census 503							
WestportC F27							
Survey Ma 4827							
Survey Ma							
GIS ID F14082000 Assoc Pld#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Amount	Description	Number	Amount	Year	Code	Assessed	Year	Code	Assessed
2019	2-1	1,650,000	00			2018	2-1	782,000	2017	2-1	782,000
2019	2-2	1,100,000	00			2018	2-2	181,200	2017	2-2	181,200
2019	2-5	800,000	00			2018	2-5	19,100	2017	2-5	19,100
Total 982300 Total 982300											

EXEMPTIONS

Year	Code	Amount	Description	Number	Amount	Comm Int
Total		0.00				

ASSESSING NEIGHBORHOOD

Nbhd Name B Tracing Batch

NOTES

13' GAR WALL; 8.5' STORE WALL
 2/15 VIEWED MAJORITY OF BLDG
 CLR SIZE PER OWNER
 ROOM FOR 2 CARS TO SERVICE

M/3878(33,31,32), 4821, 4827
 CHRISTIE'S GARAGE
 CHRISTIE'S COUNTRY STORE (OWNER)
 GAR HEATS WITH OIL.
 NO GAS NOW / 5/10
 PDAS RIGHT SIDE

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
74154	Alterations	30,000	05-08-2012	100	03-12-2012	INSTALL WOOD BURNING FI
69542	ALTERATIONS	70,000	02-11-2009	100	07-24-2008	INTERIOR RENO FOR COUN
66372	ALTERATIONS	3,000		100		INT RENO
61982	REINSTALL GA	12,000		100		REINSTALL GAS DISPENSE

LAND LINE VALUATION SECTION		Unit Price	i. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	320 Retail	1,200,000	1.00000	C	0.90	F	1,000	RESTRICTIONS		0	1,080,000
1	320 Retail	120,000	1.00000	0	1.00	F	1,000			0	37,200
Total Card Land Units 1.310 AC Parcel Total Land Area: 1.3100											

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	248,000
Appraised Xf (B) Value (Bldg)	10,800
Appraised Ob (B) Value (Bldg)	27,300
Appraised Land Value (Bldg)	1,117,200
Special Land Value	0
Total Appraised Parcel Value	1,403,300
Valuation Method	1

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
12-11-2015	MA			41	Hearing - Change
02-25-2015	MJF			00	Measur+Listed
01-22-2015	VA			66	INSPECTION NOTICE SE
05-08-2012	TM	2	1	69	Partial Int Inspn (See Perm
05-26-2010	J			11	QC - Check/Field Review
05-13-2010	TH			08	Measur/Int Refusal - No inf
02-11-2009	TM	2	1	00	Measur+Listed

VISION

WESTPORT, CT

6158

Business Inquiry

Business Details

Business Name: **CHRISTIE'S REALTY, LLC**

Citizenship/State Inc: **Domestic/CT**

Business ID: **0954912**

Last Report Filed Year: **2018**

Business Address: **161 CROSS HIGHWAY, WESTPORT, CT, 06880**

Business Type: **Domestic Limited Liability Company**

Mailing Address: **161 CROSS HIGHWAY, WESTPORT, CT, 06880**

Business Status: **Active**

Date Inc/Registration: **Nov 12, 2008**

Annual Report Due Date: **03/31/2019**

NAICS Code: **NONE**

NAICS Sub Code: **NONE**

Principals Details

Name/Title	Business Address	Residence Address
TIMOTHY PURCELL MANAGER	161 CROSS HIGHWAY, WESTPORT, CT, 06880	14 WHITE BIRCH ROAD, WESTON, CT, 06883

Agent Summary

Agent Name **TIMOTHY PURCELL**

Agent Business Address **161 CROSS HIGHWAY, WESTPORT, CT, 06880**

Agent Residence Address **14 WHITE BIRCH ROAD, WESTON, CT, 06883**

Agent Mailing Address **NONE**