

**BOARD OF ASSESSMENT APPEALS**  
**ROOM # GREEN ROOM**

**SCHEDULE -Date THURSDAY MARCH 5, 2020**

|      | PROP LOC           | NAME                            | TYPE | ORIGINAL 2019 | LIST # | RESULT  |
|------|--------------------|---------------------------------|------|---------------|--------|---------|
| 7:00 | 24 Silver Brk Rd   | Bonaventura, Thomas & Katherine | RES  | \$ 1,182,200  | 8666   |         |
| 7:15 | 18 Danbury Ave     | Stern, Bradley Ave              | RES  | \$ 1,596,400  | 13588  |         |
| 7:30 | 34 High Pt Rd      | Csoiregh, Peter                 | RES  | \$ 708,600    | 13568  |         |
| 7:45 | 105 Easton Rd      | Disaelly, Elaine                | RES  | \$ 750,700    | 9802   | No Show |
| 8:00 | 7 Deerwood Rd      | Duncan, Mark                    | RES  | \$ 1,045,400  | 8764   |         |
| 8:15 | 512 Riverside Ave  | Giannitti, Sal & Ted            | COMM | \$ 539,100    | 7046   |         |
| 8:30 | 14 Brooklawn Dr    | Lewis, Michael                  | RES  | \$ 1,558,000  | 5567   |         |
| 8:45 | 62 Lyons Plains Rd | Hong, Erik & Sivan              | RES  | \$ 1,122,500  | 8293   | No Show |
| 9:00 | 34 Maple Ln        | Wang, Yu & Teng, Peter          | RES  | \$ 1,049,100  | 10351  |         |
| 9:15 |                    |                                 |      |               |        |         |
| 9:30 | 2 Murvon Ct        | Dupont, Julia                   | RES  | \$ 1,493,600  | 6267   | No Show |
| 9:45 |                    |                                 |      | \$            |        |         |

Meeting convened: 7:00 PM Meeting adjourned: 9:35 PM

Signed: Jason J. Heller

3/5/20

① 24 Silver Brook Rd

House expanded - now valued as new

Does it need Inspection?

did the renovations really bring the entire house up to "as new construction" quality

② 18 Danbury Rd

already inspected

③ 34 High Point Rd

203-216-5477

917-319-3031

Needs Inspection!

permit for electrical + remove a wall.

3/5/20

Page 2 of 2

⑤ 7 Deerwood Rd Needs Inspection!  
ceiling are 8' not 9'

additions in rear + update Kitchen + Master Bath

16/1/19 about 80% complete

|       |    |           |
|-------|----|-----------|
| Camps | 46 | Cross Hwy |
|       | 4  | Deerwood  |
|       | ?  | "         |

⑥ 512 Riverside Ave (Comm)

did not get form in mail! (filed 6/24/19)

⑦ 14 Brooklawn Dr

Needs Inspection! done 3/5/20

⑧ 341 Maple Ln

inspected 3/2/20

sprinklers? No!!

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

Office Use Only  
GL Year: 2019  
List No: 8666

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

RECEIVED  
FEB 20 2020

By authority of Connecticut State Statute 12-111

Please print or fill in on the computer the following information about each property being appealed. Print copies of the forms 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: MARCH 2, 3, 4, 9, 10, 11, 12, 19

Property Owner's Name: THOMAS + KATHERINE BONAVENTURA

Property Location: 24 SILVER BROOK ROAD Telephone contact: 908.768.7928  
(number and street)

Appellant's Name: MARC J. GRENIER, ESA Property Type: RESIDENTIAL  
(residential, commercial, personal property, motor vehicle)

Mailing Address: 25 BELDEN AVENUE, NORWALK, CT 06852 Phone Number: 203.846.9585

Total Assessment: \$1,182,200.00 Appellant's Estimate of Market Value: \$1,275,000.00

BRIEFLY STATE YOUR REASON FOR APPEAL: THE FAIR MARKET VALUE OF THE PROPERTY AS DETERMINED BY THE ASSESSORS OFFICE IS NOT THE FAIR MARKET VALUE OF THE PROPERTY AS OF OCTOBER 1, 2015.

Signature at Application: [Signature] Date: 2.20.2020

Signature at Time of Hearing: [Signature] Date: 3.5.2020

**For Official Use Only**

|                                       |                              |
|---------------------------------------|------------------------------|
| BOARD ACTION                          |                              |
| No Change _____                       | Reduced _____                |
| Increased _____                       |                              |
| ORIGINAL ASSESSMENT:                  | BAA CHANGE:                  |
| Land: <u>452,200</u>                  | Land: _____                  |
| Building: <u>730,000</u>              | Building: _____              |
| Other: _____                          | Othe _____                   |
| Total: <u>1,182,200</u>               | Tota <u>24 Silver Brk 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>Thurs March 5, 2020</u>      | Signed: _____                |
| Time: <u>7:00 PM</u>                  | Signed: _____                |



BOARD OF ASSESSMENT APPEALS HEARINGS  
2019 GL

UNDER CONSTRUCTION? Y \_\_\_ N  % COMPLETE \_\_\_\_\_

PRIOR BAA REDUCTION? No WHEN? \_\_\_\_\_

DATE OF LAST INSPECTION: 3.27.2019

PURCHASE DATE: 6.21.2018

PROPERTY ADDRESS: 24 Silver Brk Rd.

OWNER: Boraventura, Thomas & Katherine

ASSESSMENT: 1,182,200

ARE TAXES CURRENT? \_\_\_\_\_

OWNERS COMMENTS/COMPARABLE PROPERTIES:

House was in disrepair when they bought it.  
10/1/15                      2/14                      10/1/15 was 1,2275,000

Comps - Elliot Ln                      18 Spicer                      81 Easton Rd  
House needs inspection - CO as of Aug. '19  
miscellaneous Landscaping needed

BAA COMMENTS/COMPARABLE PROPERTIES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

|                              |  |  |  |                    |  |                      |  |                                       |  |
|------------------------------|--|--|--|--------------------|--|----------------------|--|---------------------------------------|--|
| <b>CURRENT OWNER</b>         |  | <b>UTILITIES</b>   |  | <b>STRT / ROAD</b> |  | <b>LOCATION</b>      |  | <b>CURRENT ASSESSMENT</b>             |  |
| BONAVENTURA THOMAS J & KATHE |  | 6 Septic<br>5 Well<br>2 Public Water                                   |  | 1 Public           |  | RES LAND<br>DWELLING |  | Appraised 646,000<br>Assessed 452,200 |  |
| 24 SILVER BRK RD             |  | <b>SUPPLEMENTAL DATA</b>   |  | Assoc Pld#         |  | 1,042,800            |  | 730,000                               |  |
| WESTPORT CT 06880            |  | Alt Ptbl ID 532111-5<br>Lift Hse                                       |  | D14004000          |  | 1,688,800            |  | 1,182,200                             |  |
| 1                            |  | Historic ID 503<br>Census WestportC B34<br>Survey Ma 2545<br>Survey Ma |  | GIS ID D14004000   |  | Total 1,688,800      |  | Total 1,182,200                       |  |

|                                    |  |                    |  |                  |  |            |  |           |  |                   |  |           |  |
|------------------------------------|--|--------------------|--|------------------|--|------------|--|-----------|--|-------------------|--|-----------|--|
| <b>RECORD OF OWNERSHIP</b>         |  | <b>BK-VOL/PAGE</b> |  | <b>SALE DATE</b> |  | <b>Q/U</b> |  | <b>VI</b> |  | <b>SALE PRICE</b> |  | <b>VC</b> |  |
| BONAVENTURA THOMAS J & KATHERINE L |  | 3867 0026          |  | 06-21-2018       |  | Q          |  | I         |  | 710,000           |  | 00        |  |
| KRANICK SHIRLEY                    |  | 0871 0346          |  | 03-31-1987       |  | U          |  | I         |  | 0                 |  | 29        |  |
| Total                              |  | 0.00               |  |                  |  |            |  |           |  | Total             |  | 667,500   |  |

|                               |      |                          |        |
|-------------------------------|------|--------------------------|--------|
| <b>EXEMPTIONS</b>             |      | <b>OTHER ASSESSMENTS</b> |        |
| Year                          | Code | Description              | Amount |
|                               |      |                          |        |
| Total 0.00                    |      |                          |        |
| <b>ASSESSING NEIGHBORHOOD</b> |      |                          |        |
| Nbhd                          | Sub  | Nbhd Name                | Batch  |
| 0001                          | R    |                          |        |

|  |           |  |  |
|--|-----------|--|--|
| <b>NOTES</b>                           |           |  |  |
| MI 2506, 2516(5)                       |           |  |  |
| <b>APPRAISED VALUE SUMMARY</b>         |           |  |  |
| Appraised Bldg. Value (Card)           | 1,042,800 |  |  |
| Appraised Xf (B) Value (Bldg)          | 0         |  |  |
| Appraised Ob (B) Value (Bldg)          | 0         |  |  |
| Appraised Land Value (Bldg)            | 646,000   |  |  |
| Special Land Value                     | 0         |  |  |
| Total Appraised Parcel Value           | 1,688,800 |  |  |
| Valuation Method                       | C         |  |  |
| Total Appraised Parcel Value 1,688,800 |           |  |  |

|                               |            |      |                                  |
|-------------------------------|------------|------|----------------------------------|
| <b>BUILDING PERMIT RECORD</b> |            |      |                                  |
| Permit Id                     | Issue Date | Type | Description                      |
| 84541                         | 09-21-2018 | AD   | Additions                        |
|                               |            |      | Amount 350,000                   |
|                               |            |      | Insp Date 08-01-2019             |
|                               |            |      | % Comp 100                       |
|                               |            |      | Date Comp 08-01-2019             |
|                               |            |      | Comments 2 STORY ADDITION FOR ST |

|                                    |             |      |                               |
|------------------------------------|-------------|------|-------------------------------|
| <b>LAND LINE VALUATION SECTION</b> |             |      |                               |
| B Use Code                         | Description | Zone | Land Type                     |
| 1                                  | 101         | AAA  | Single Family Re              |
|                                    |             |      | Land Units 1.000 AC           |
|                                    |             |      | Unit Price 380,000            |
|                                    |             |      | Size Adj 1.00000              |
|                                    |             |      | Site Index 5                  |
|                                    |             |      | Cond. 1.00                    |
|                                    |             |      | Nbhd. 170                     |
|                                    |             |      | Nbhd. Adj 1.700               |
|                                    |             |      | Parcel Total Land Area 1.0000 |
| Total Card Land Units 1.000 AC     |             |      |                               |
| Total Land Value 646,000           |             |      |                               |

This signature acknowledges a visit by a Data Collector or Assessor

# Board of Assessment Appeals

## Agent Certification

DATE

2/14/20

To Whom It May Concern: I, THOMAS BONAVENTURA

Being the legal owner of property located at: 24 SILVER BROOK ROAD

Or, account number: \_\_\_\_\_

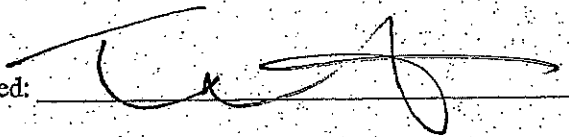
Hereby authorize: MARC J. GRENIER, ESQ.

To act as my representative or agent in all matters before the Board of Assessment Appeals

For the Town/City of: WESTPORT

For the assessment year commencing October 1, 2019

Signed: \_\_\_\_\_



|                  |                    |          |                 |
|------------------|--------------------|----------|-----------------|
| Client           | Thomas Bonaventura | File No. | 24 SILVER BROOK |
| Property Address | 24 Silver Brook Rd |          |                 |
| City             | Westport           | County   | Fairfield       |
|                  |                    | State    | CT              |
|                  |                    | Zip Code | 06880           |
| Lender           | N/A                |          |                 |

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# RESTRICTED APPRAISAL REPORT

File No.: 24 SILVER BROOK

Property Address: 24 Silver Brook Rd City: Westport State: CT Zip Code: 06880  
 County: Fairfield Legal Description: Volume 3867 Page 26 Assessor's Parcel #: D14/004  
 Tax Year: 2019 R.E. Taxes: \$ 19,932 Special Assessments: \$ N/A Borrower (if applicable): N/A  
 Current Owner of Record: Thomas/Katherine Bonaventura Occupant:  Owner  Tenant  Vacant  Manufactured Housing  
 Property Type:  SFR  2-4 Family  # of Units: 1 Ownership Restriction:  None  PUD  Condo  Coop  
 Market Area Name: Coleytown Map Reference: 14860 Census Tract: 0503.00  Flood Hazard  
 The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe)  
 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: Market Value as of 10/1/2015  
 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: Thomas Bonaventura Address: 24 Silver Brook Road, Westport, CT 06880  
 Appraiser: Harriet Busker Address: 31 Cell Road, Trumbull, CT 06611

| FEATURE  | SUBJECT                                  | COMPARABLE SALE # 1  |                 | COMPARABLE SALE # 2  |                 | COMPARABLE SALE # 3  |                 |
|--|--|--|-----------------|--|-----------------|--|-----------------|
| Address  | 24 Silver Brook Rd<br>Westport, CT 06880 | 7 Elliot Ln<br>Westport, CT 06880                                |                 | 18 Spicer Rd<br>Westport, CT 06880                               |                 | 81 Easton Rd<br>Westport, CT 06880                               |                 |
| Proximity to Subject                                       |  | 0.35 miles N   |                 | 2.16 miles SE  |                 | 0.93 miles NE  |                 |
| Sale Price   | \$                                       | \$ 1,399,000   |                 | \$ 1,345,000   |                 | \$ 1,262,500   |                 |
| Sale Price/GLA   | \$ /sq.ft.                               | \$ 358.90 /sq.ft.  |                 | \$ 374.34 /sq.ft.  |                 | \$ 311.34 /sq.ft.  |                 |
| Data Source(s)   | City Hall Records                        | Volume 3649 Page 342   |                 | Volume 3645 Page 22  |                 | Volume 3609 Page 235   |                 |
| Verification Source(s)                                     | Interior Inspection                      | CMLS/Matrix#99106444   |                 | CMLS/Matrix#99101295   |                 | CMLS/Matrix#99074477   |                 |
| VALUE ADJUSTMENTS  | DESCRIPTION                              | DESCRIPTION  | +(-) \$ Adjust. | DESCRIPTION  | +(-) \$ Adjust. | DESCRIPTION  | +(-) \$ Adjust. |
| Sales or Financing Concessions                             | N/A                                      | Conventional Unknown   |                 | Conventional Unknown   |                 | Conventional Unknown   |                 |
| Date of Sale/Time  | N/A                                      | 10/1/2015 Clsd   |                 | 9/16/2015 Clsd   |                 | 5/11/2015 Clsd   |                 |
| Rights Appraised   | Fee Simple                               | Fee Simple   |                 | Fee Simple   |                 | Fee Simple   |                 |
| Location   | Good                                     | Good   |                 | Good/EcoCommercial   | +67,250         | Good/ High Traffic   | +126,250        |
| Site   | 1 Acre/NoLandscaping                     | 2.27 Acres/Landscaping   | -37,000         | 54 Acres/Landscaping   | -30,400         | 2.01 Acres/Landscaping   | -35,000         |
| View   | Neighborhood                             | Neighborhood   |                 | Neighborhood   |                 | Neighborhood   |                 |
| Design (Style)   | Colonial                                 | Colonial   |                 | Colonial   |                 | Colonial   |                 |
| Quality of Construction                                    | Good (A+)                                | Good (A+)  |                 | Good (A+)  |                 | Good (A-)  | +63,125         |
| Age  | 1947/Remod 2018                          | 1995   |                 | 2008   |                 | 1975/Remodeled   |                 |
| Condition  | Good                                     | Good   |                 | Good   |                 | Good   |                 |
| Above Grade  | Total Bdrms Baths                        | Total Bdrms Baths  |                 | Total Bdrms Baths  |                 | Total Bdrms Baths  |                 |
| Room Count   | 10 4 3.1                                 | 10 4 3.1   |                 | 8 4 4.1  | -20,000         | 11 5 5.1   | -40,000         |
| Gross Living Area  | 4,302 sq.ft.                             | 3,898 sq.ft.   | +20,200         | 3,593 sq.ft.   | +35,450         | 4,055 sq.ft.   | +12,350         |
| Basement & Finished Rooms Below Grade                      | Part Bsmnt/PICraw/Spac                   | Full Basement  |                 | Full Basement Approx 600sf                                       | -18,000         | Full Basement 1000sf Finished                                    | -30,000         |
| Functional Utility   | Good                                     | Good   |                 | Good   |                 | Good   |                 |
| Heating/Cooling  | Gas/CAC                                  | Oil/CAC  |                 | Gas/CAC  |                 | Oil/CAC  |                 |
| Energy Efficient Items                                     | Standard                                 | Standard   |                 | Generator  | -12,000         | Generator  | -12,000         |
| Garage/Carport   | 2 Car Garage                             | 3 Car Garage   | -10,000         | 2 Car Garage   |                 | 2 Car Garage   |                 |
| Porch/Patio/Deck   | None                                     | Deck   | -10,000         | Patio/OpenPorch  | -12,000         | Deck/Patio   | -12,000         |
| Fireplaces   | 2 Fireplaces                             | 3 Fireplaces   | -5,000          | 2 Fireplaces   |                 | 2 Fireplaces   |                 |
| Unfinished Area  | Bdrm/Bth/Misc/Unf                        | None/All Finished  | -40,000         | None/All Finished  | -40,000         | None/All Finished  | -40,000         |
| Pool/Amenities   | None                                     | Gunite Pool  | -35,000         | None   |                 | Gunite Pool  | -35,000         |
| Water/Sewer  | Well/Septic                              | City Water/Septic  | -10,000         | Water/Sewer  | -20,000         | Well/Septic  |                 |
| Net Adjustment (Total)                                     |  | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ -126,800     | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ -49,700      | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ -2,275       |
| Adjusted Sale Price of Comparables                         |  | Net 9.1%<br>Gross 12.0%  | \$ 1,272,200    | Net 37%<br>Gross 19.0%   | \$ 1,295,300    | Net 0.2%<br>Gross 32.1%  | \$ 1,260,225    |
| Summary of Sales Comparison Approach See attached addenda. |  |  |                 |  |                 |  |                 |



# RESTRICTED APPRAISAL REPORT

File No.: 24 SILVER BROOK

|                  |  |  |  |  |
|------------------|--|--|--|--|
| 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): City Hall Records  |  |  |  |
|                  | 1st Prior Subject Sale/Transfer  | Analysis of sale/transfer history and/or any current agreement of sale/listing: Since this Appraisal is being done as of 10/1/2015 there have been no recent sales prior to this date. |  |  |
| MARKET           | Date:  |  |  |  |
|                  | Price:   |  |  |  |
|                  | Source(s):   |  |  |  |
| MARKET           | 2nd Prior Subject Sale/Transfer  |  |  |  |
|                  | Date:  |  |  |  |
|                  | Price:   |  |  |  |
| MARKET           | Source(s):   |  |  |  |
|                  | Subject Market Area and Marketability: The Westport market has been decreasing since 2008. Homes priced to market tend to sell more quickly than homes priced over market values. The subject's market prices are lower than other sections of Westport. Many of the surrounding streets contain well and septic versus the other sections that offer city water and city sewers. The subject neighborhood is located on the Weston border in the northwest section of Westport. Homes closer to Town and beach areas tend to sell for higher prices. Supply and demand has been the overall reason for declining values as there have been greater number of homes for sale.  |  |  |  |
|                  |  |  |  |  |
| SITE             | Site Area: 1 Acre/No Landscaping   | Site View: Neighborhood  | Topography: Mostly Level   | Drainage: Adequate                                     |
|                  | Zoning Classification: AAA   | Description: 2 Acre Minimum  |  |  |
|                  | Zoning Compliance: <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning  |  |  |  |
| IMPROVEMENTS     | Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)   |  |  |  |
|                  | Actual Use as of Effective Date: Single Family Dwelling  |  | Use as appraised in this report: Single Family Residence   |  |
|                  | Opinion of Highest & Best Use: The highest and best use of the site is that of a Single Family dwelling.   |  |  |  |
| RECONCILIATION   | FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X  |  | FEMA Map # 09001C0411F   | FEMA Map Date 06/18/2010                               |
|                  | Site Comments: The subject property is located on a 1 acre predominantly level lot. Landscaping and plantings are needed. Well and septic are located in the subject street and this could affect marketability since city water and city sewers are preferable in the market. The subject is a legal nonconforming lot and can be rebuilt to specs if destroyed. New driveway is recommended. Lack of landscaping reduces the marketability as comparable homes do include landscaping and the cost to landscape is greater than purchasing a home already landscaped.  |  |  |  |
|                  | Improvements Comments: Although this Appraisal is based on market value as of 10/1/2015 the Town of Westport is requiring this Appraisal to determine market value based on the current condition of the dwelling. The inspection of the subject property was completed on 2/14/2020. Based on the inspection on 2/14/2020 the following was noted. A permit was issued by the Town of Westport on 9-21-2018 to add a 2 story addition with a cost of \$350,000. Although the Town of Westport signed off on the permit on 8/1/2019 as being 100% completed there are areas of the dwelling that are not completed. Please note this report contains photos of the unfinished items. The bedroom above the garage is unfinished as well as the full bath. The approximate cost to complete these areas is \$40,000. Other unfinished items include trim work throughout a portion of the dwelling for which photos of these areas can be found in this report. |  |  |  |
| ATTACHMENTS      | Indicated Value by: Sales Comparison Approach \$ 1,275,000   |  |  |  |
|                  | Indicated Value by: Cost Approach (if developed) \$ N/A  |  | Indicated Value by: Income Approach (if developed) \$ N/A  |  |
|                  | Final Reconciliation Most weight was placed on the Sales Comparison Analysis as it is the most reliable indicator of value in the current market. The Cost Approach is not developed since it is not applicable to this analysis. The Income Approach is not applicable to this analysis.  |  |  |  |
| SIGNATURES       | For the purpose of this Appraisal land and dwelling values may be needed to be addressed separately. Should this be the case, the land value is \$550,000 and the building value is \$725,000. Land value is based on recent sales and listings.   |  |  |  |
|                  | This Appraisal is being done as a retrospective Appraisal as of 10/1/2015. the inspection on the home was done on which is noted in the signature section of this report.  |  |  |  |
|                  | 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:   |  |  |  |
| SIGNATURES       | <input checked="" 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: \$ 1,275,000 as of: October 1, 2015, 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 29 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 checked="" type="checkbox"/> Limiting Cond./Certifications  | <input type="checkbox"/> Narrative Addendum  | <input checked="" type="checkbox"/> Photograph Addenda |
|                  | <input checked="" type="checkbox"/> Map Addenda  | <input type="checkbox"/> Additional Sales  | <input type="checkbox"/> Cost Addendum   | <input type="checkbox"/> Flood Addendum                |
| SIGNATURES       | <input type="checkbox"/> Hypothetical Conditions   | <input type="checkbox"/> Extraordinary Assumptions   | <input type="checkbox"/>   | <input type="checkbox"/> Sketch Addendum               |
|                  | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/> Manuf. House Addendum         |
|                  | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>                               |
| SIGNATURES       | Client Contact: Thomas Bonaventura   |  | Client Name: Thomas Bonaventura  |  |
|                  | E-Mail: tbonav98@msn.com   |  | Address: 24 Silver Brook Road, Westport, CT 06880  |  |
|                  | <b>APPRAISER</b>   |  | <b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>   |  |
| SIGNATURES       | Appraiser Name: <i>Harriet Busker</i>  |  | Supervisory or Co-Appraiser Name: _____  |  |
|                  | Company: Harriet Busker  |  | Company: _____   |  |
|                  | Phone: (203) 374-9542 Fax: _____   |  | Phone: _____ Fax: _____  |  |
| SIGNATURES       | E-Mail: hrbusker@earthlink.net   |  | E-Mail: _____  |  |
|                  | Date of Report (Signature): February 17, 2020  |  | Date of Report (Signature): _____  |  |
|                  | License or Certification #: RCR.0000086 State: CT  |  | License or Certification #: _____ State: _____   |  |
| SIGNATURES       | Designation: Certified Real Estate Appraiser   |  | Designation: _____   |  |
|                  | Expiration Date of License or Certification: 04/30/2020  |  | Expiration Date of License or Certification: _____   |  |
|                  | Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None  |  | Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None |  |
| SIGNATURES       | Date of Inspection: February 13, 2020  |  | Date of Inspection: _____  |  |
|                  |  |  |  |  |
|                  |  |  |  |  |



**Supplemental Addendum**

File No. 24 SILVER BROOK

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |

• **GP Restricted : Sales Comparison Approach - Summary of Sales Comparison Approach**

GLA adjustment applied \$50/sf. Full baths adjusted at \$20,000 and half baths adjusted at \$10,000. Finished basement area is adjusted \$30/sf.

Finished basement area for comp is estimated since the Town has no record of finished area, however, the MLS data indicates the finished basement as "rec room, mud room and ample storage area". This comp also contains a sprinkler system and the adjustment for this system is included in the site adjustment.

The subject property contains one acre of land that is in need of landscaping. The comps are adjusted based on approximately \$10,000 per acre considered to be excess land only. The other portion of the site adjustment takes into account the lack of landscaping of the subject property. All 3 comps are adjusted approximately \$25,000 for landscaping as they compare to the subject property. This value is on the lower end of what typical properties in the Town of Westport's values are for professional landscaping.

Comp 2 is adjusted approximately 5% for location since it is located within close proximity to Route 1.

Comp 3 is adjusted approximately 10% for location since it is located on a high traffic road.

The Town of Westport has classified the subject property, comp 1 and comp 2 as having an A+ grade for construction. The Town of Westport has graded comp 3 an A-rating. A 5% adjustment is applied to comp 3 for the difference in grade quality.

Approximate adjustments are made across the board to the comparables as they compare to the subject property's unfinished areas. These areas include the bedroom above the garage along with the adjoining bathroom and miscellaneous items throughout the dwelling in need of completion.

The subject contains well and septic. City water and city sewers are considered more desirable in the market and a premium is paid for these utilities. Approximate adjustments are applied to the comparables as they compare to the subject property. These adjustments are low.

The submitted comp photos are taken from MLS at the time of the sale as these photos represent the condition as of the date of sale, however, the appraiser has driven by each of the comparables during the process of this Appraisal.

Items in need of completion are as follows:

Completion of bedroom above garage including floor covering, baseboard trim and miscellaneous items

Completion of the bathroom off the bedroom above the garage. At this time only the bathtub has been installed

Areas of trim needed throughout the dwelling

Door knobs need to be installed

Railing and steps from the rear sliding doors need to be installed

It is also recommended that a mold inspector be hired to determine if there is mold in a portion of the foundation wall in the basement. The appraiser is not an expert in the field of mold determination. A photo is included in this report indicating the area in question.

**Assumptions, Limiting Conditions & Scope of Work**

File No.: 24 SILVER BROOK

|                                      |   |           |                 |
|--------------------------------------|---|-----------|-----------------|
| Property Address: 24 Silver Brook Rd | City: Westport                                    | State: CT | Zip Code: 06880 |
| Client: Thomas Bonaventura           | Address: 24 Silver Brook Road, Westport, CT 06880 |           |                 |
| Appraiser: Harriet Busker            | Address: 31 Cell Road, Trumbull, CT 06611         |           |                 |

**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.: 24 SILVER BROOK

|                                      |   |           |                 |
|--------------------------------------|---|-----------|-----------------|
| Property Address: 24 Silver Brook Rd | City: Westport                                    | State: CT | Zip Code: 06880 |
| Client: Thomas Bonaventura           | Address: 24 Silver Brook Road, Westport, CT 06880 |           |                 |
| Appraiser: Harriet Busker            | Address: 31 Ceil Road, Trumbull, CT 06611         |           |                 |

**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: Thomas Bonaventura  | Client Name: Thomas Bonaventura  |
| E-Mail: tbonav98@msn.com  | Address: 24 Silver Brook Road, Westport, CT 06880  |
| <b>APPRAISER</b>  | <b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>   |
| <p><i>Harriet Busker</i><br/>Appraiser Name: Harriet Busker</p> <p>Company: Harriet Busker</p> <p>Phone: (203) 374-9542 Fax: _____</p> <p>E-Mail: hrbusker@earthlink.net</p> <p>Date Report Signed: February 17, 2020</p> <p>License or Certification #: RCR.0000086 State: CT</p> <p>Designation: Certified Real Estate Appraiser</p> <p>Expiration Date of License or Certification: 04/30/2020</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: February 13, 2020</p> | <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date Report Signed: _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior &amp; Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p> |



**Subject Photo Page**

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |

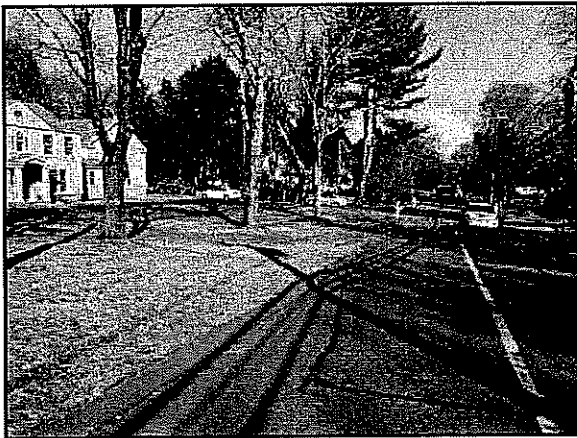


**Subject Front**

24 Silver Brook Rd  
 Sales Price  
 Gross Living Area 4,302  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location Good  
 View Neighborhood  
 Site 1 Acre/NoLandscaping  
 Quality Good (A+)  
 Age 1947/Remod 2018



**Subject Rear**



**Subject Street**

**Subject Photo Page**

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |

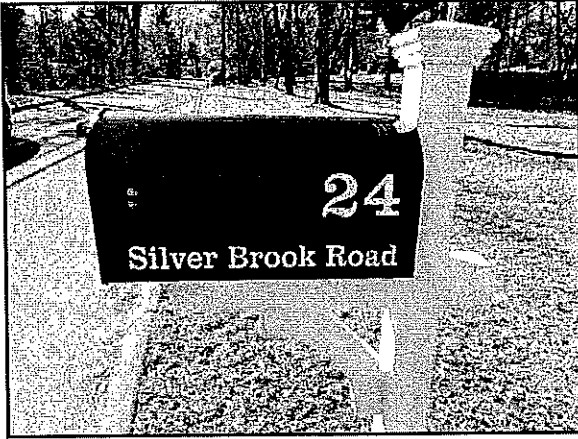
**Subject Front**

24 Silver Brook Rd  
 Sales Price  
 Gross Living Area 4,302  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location Good  
 View Neighborhood  
 Site 1 Acre/No Landscaping  
 Quality Good (A+)  
 Age 1947/Remod 2018

**Subject Rear****Subject Street**

### Subject Photo Page

|                  |                    |        |           |          |       |
|------------------|--------------------|--------|-----------|----------|-------|
| Client           | Thomas Bonaventura |        |           |          |       |
| Property Address | 24 Silver Brook Rd |        |           |          |       |
| City             | Westport           | County | Fairfield | State    | CT    |
|                  |                    |        |           | Zip Code | 06880 |
| Lender           | N/A                |        |           |          |       |

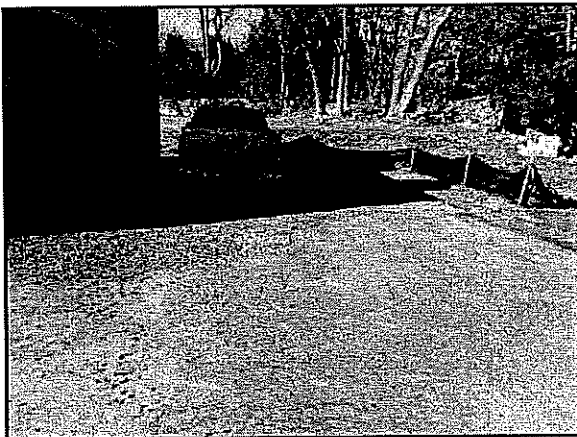


#### Subject Mailbox

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/No Landscaping  
Quality Good (A+)  
Age 1947/Remod 2018



#### Lack of Landscaping



#### Driveway

### Subject Photo Page

|                  |                    |        |           |       |    |
|------------------|--------------------|--------|-----------|-------|----|
| Client           | Thomas Bonaventura |        |           |       |    |
| Property Address | 24 Silver Brook Rd |        |           |       |    |
| City             | Westport           | County | Fairfield | State | CT |
| Zip Code         | 06880              |        |           |       |    |
| Lender           | N/A                |        |           |       |    |



#### Landscaping needed

24 Silver Brook Rd  
 Sales Price  
 Gross Living Area 4,302  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location Good  
 View Neighborhood  
 Site 1 Acre/No Landscaping  
 Quality Good (A+)  
 Age 1947/Remod 2018



#### Lack of Landscaping

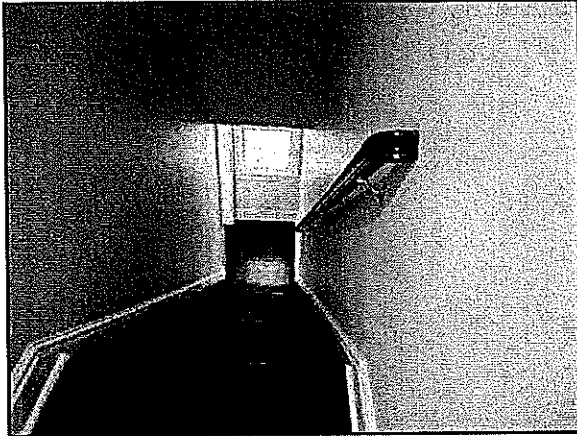


#### Subject Rear

in need of landscaping  
 and finishing of rear steps

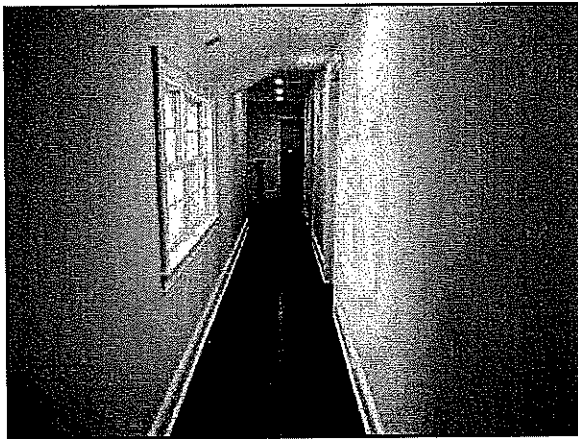
### Subject Interior Photo Page

|                  |                    |        |           |       |    |          |       |
|------------------|--------------------|--------|-----------|-------|----|----------|-------|
| Client           | Thomas Bonaventura |        |           |       |    |          |       |
| Property Address | 24 Silver Brook Rd |        |           |       |    |          |       |
| City             | Westport           | County | Fairfield | State | CT | Zip Code | 06880 |
| Lender           | N/A                |        |           |       |    |          |       |



#### Subject Interior

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/No Landscaping  
Quality Good (A+)  
Age 1947/Remod 2018



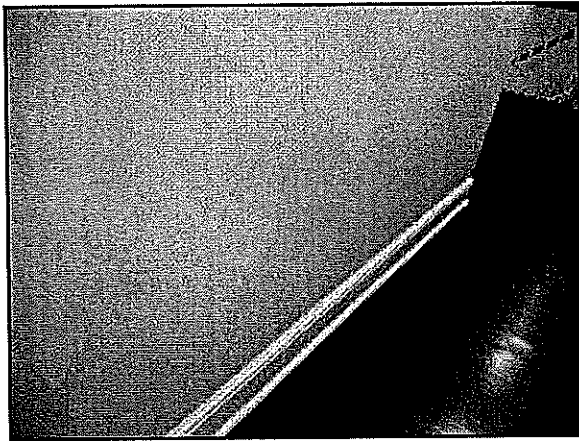
#### Subject Interior



#### Subject Interior

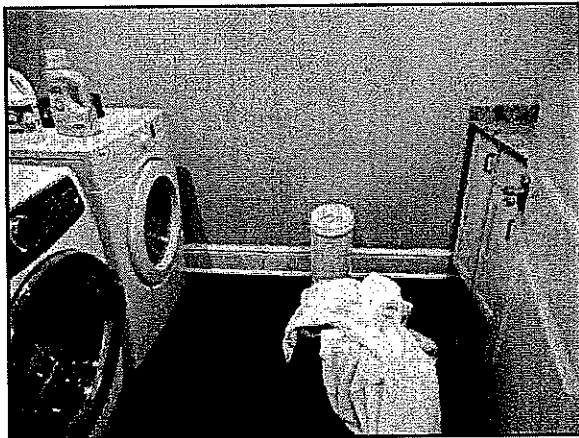
### Subject Interior Photo Page

|                  |                    |        |           |       |    |          |       |
|------------------|--------------------|--------|-----------|-------|----|----------|-------|
| Client           | Thomas Bonaventura |        |           |       |    |          |       |
| Property Address | 24 Silver Brook Rd |        |           |       |    |          |       |
| City             | Westport           | County | Fairfield | State | CT | Zip Code | 06880 |
| Lender           | N/A                |        |           |       |    |          |       |

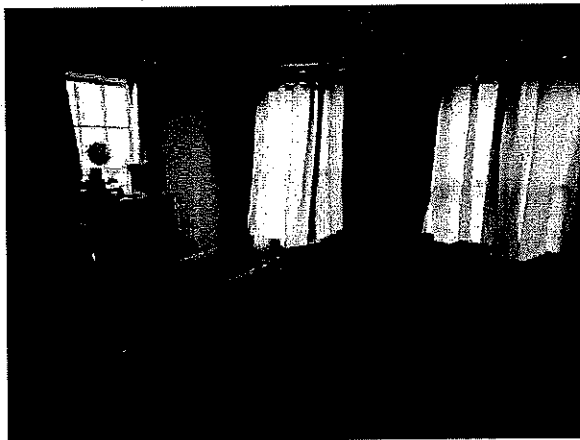


#### Subject Interior/Paint

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/No Landscaping  
Quality Good (A+)  
Age 1947/Remod 2018



#### Subject Interior



#### Subject Interior

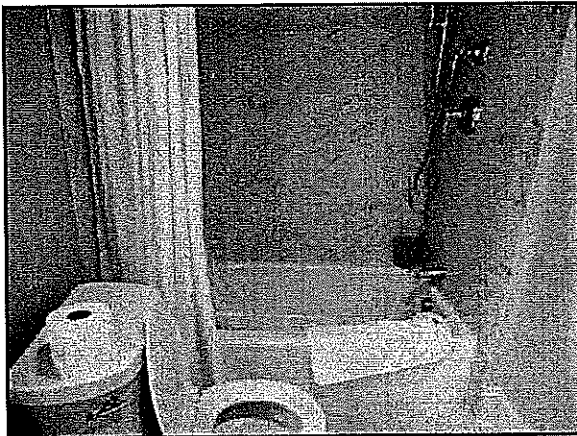
### Subject Interior Photo Page

|                  |                    |        |           |       |    |          |       |
|------------------|--------------------|--------|-----------|-------|----|----------|-------|
| Client           | Thomas Bonaventura |        |           |       |    |          |       |
| Property Address | 24 Silver Brook Rd |        |           |       |    |          |       |
| City             | Westport           | County | Fairfield | State | CT | Zip Code | 06880 |
| Lender           | N/A                |        |           |       |    |          |       |

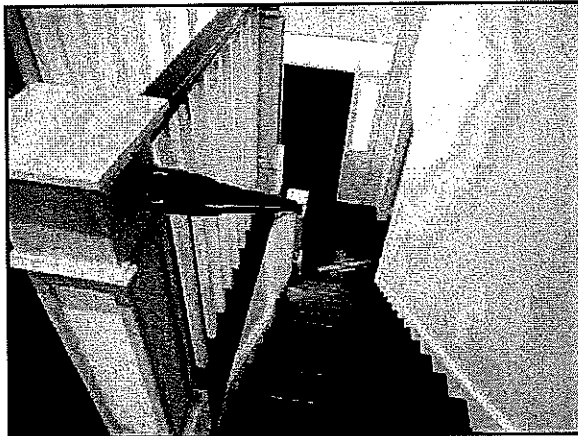


#### Subject Interior

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/NoLandscaping  
Quality Good (A+)  
Age 1947/Remod 2018



#### Subject Interior



#### Subject Interior



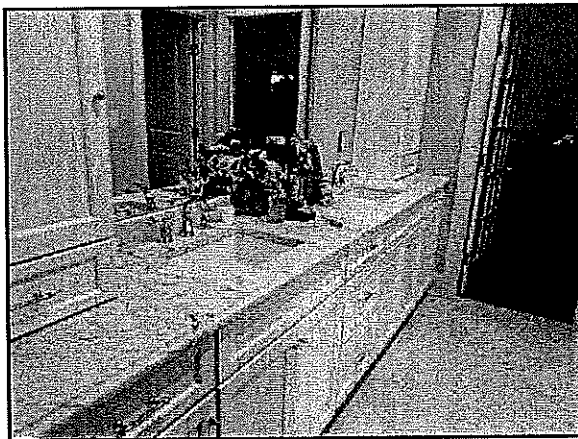
### Subject Interior Photo Page

|                  |                    |          |           |
|------------------|--------------------|----------|-----------|
| Client           | Thomas Bonaventura |          |           |
| Property Address | 24 Silver Brook Rd |          |           |
| City             | Westport           | County   | Fairfield |
|                  |                    | State    | CT        |
|                  |                    | Zip Code | 06880     |
| Lender           | N/A                |          |           |



#### Subject Interior

24 Silver Brook Rd  
 Sales Price  
 Gross Living Area 4,302  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location Good  
 View Neighborhood  
 Site 1 Acre/No Landscaping  
 Quality Good (A+)  
 Age 1947/Remod 2018



#### Subject Interior



#### Subject Interior

### Subject Interior Photo Page

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |

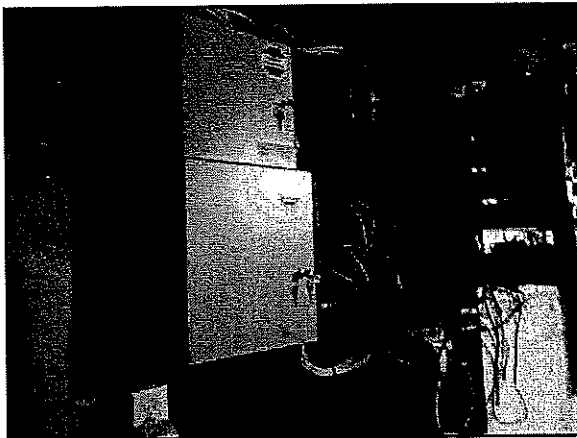


#### Subject Interior

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/No Landscaping  
Quality Good (A+)  
Age 1947/Remod 2018



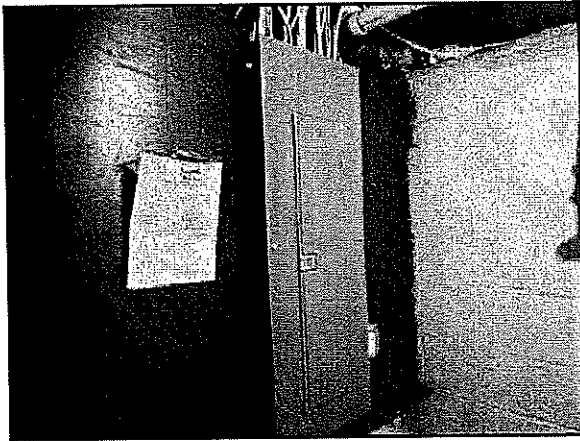
#### Subject Interior



#### Subject Interior

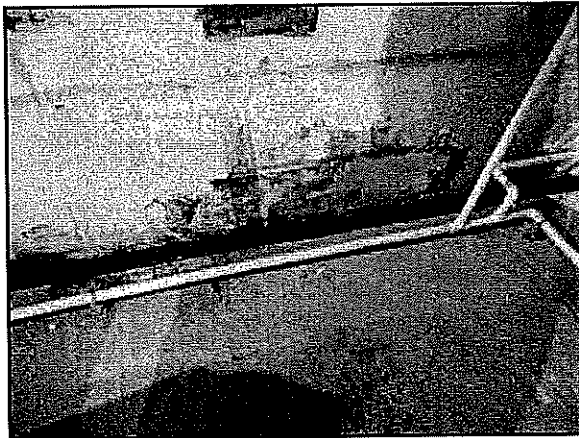
### Subject Interior Photo Page

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |



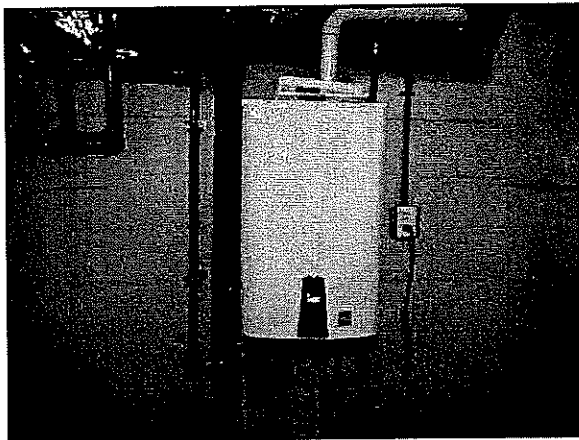
#### Subject Interior

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/No Landscaping  
Quality Good (A+)  
Age 1947/Remod 2018



#### Subject Interior

Potential mold



#### Subject Interior

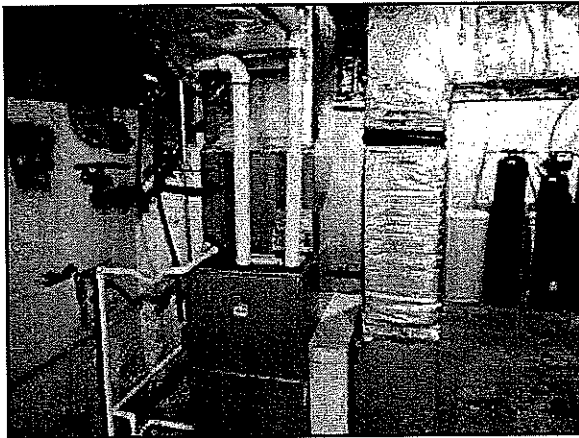
### Subject Interior Photo Page

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |

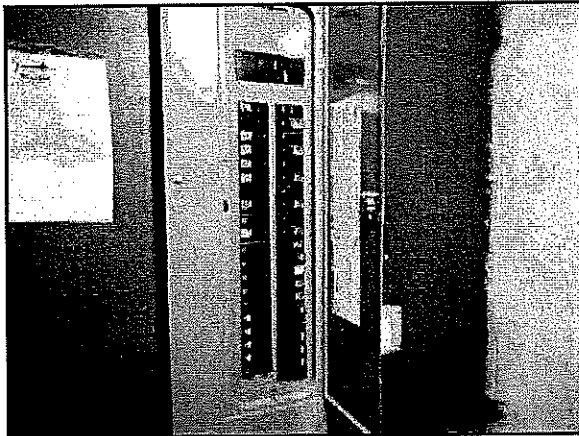


#### Subject Interior

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/No Landscaping  
Quality Good (A+)  
Age 1947/Remod 2018



#### Subject Interior



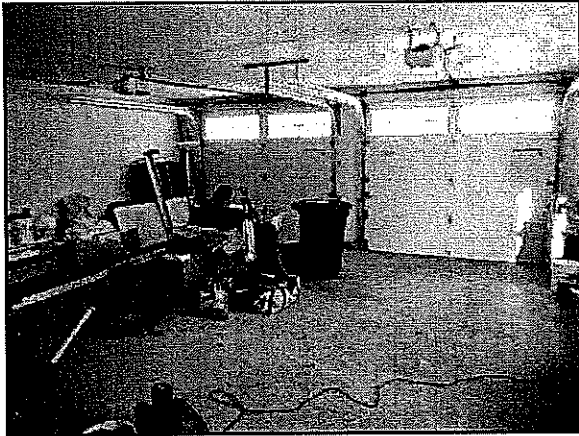
#### Subject Interior

**Subject Interior Photo Page**

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |

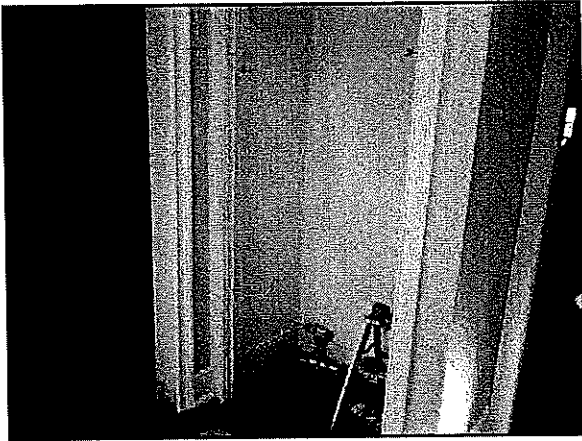
**Subject Int/Unfinished Walls**

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/NoLandscape  
Quality Good (A+)  
Age 1947/Remod 2018

**Subject Interior**

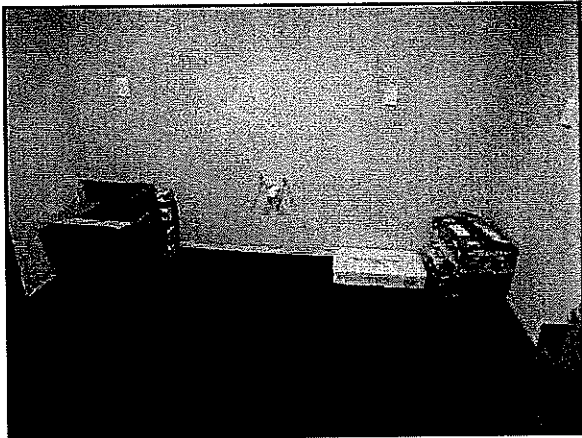
### Subject Interior Photo Page

|                  |                    |        |           |       |    |          |       |
|------------------|--------------------|--------|-----------|-------|----|----------|-------|
| Client           | Thomas Bonaventura |        |           |       |    |          |       |
| Property Address | 24 Silver Brook Rd |        |           |       |    |          |       |
| City             | Westport           | County | Fairfield | State | CT | Zip Code | 06880 |
| Lender           | N/A                |        |           |       |    |          |       |

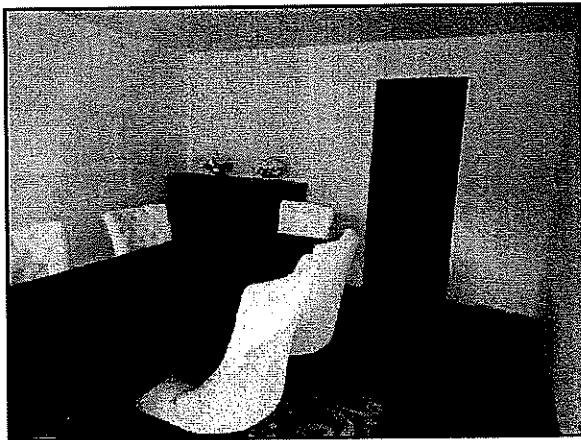


#### Subject Interior

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/No Landscaping  
Quality Good (A+)  
Age 1947/Remod 2018



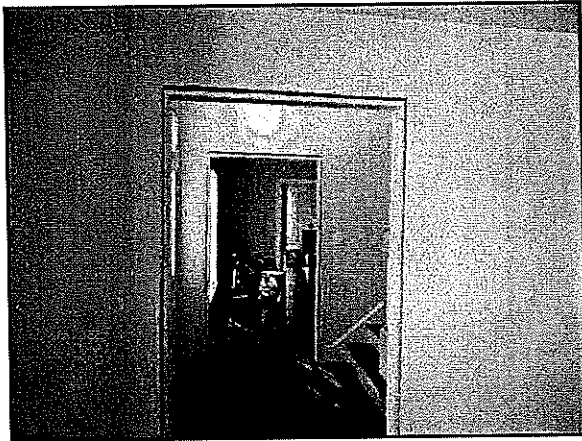
#### Subject Interior



#### Subject Interior

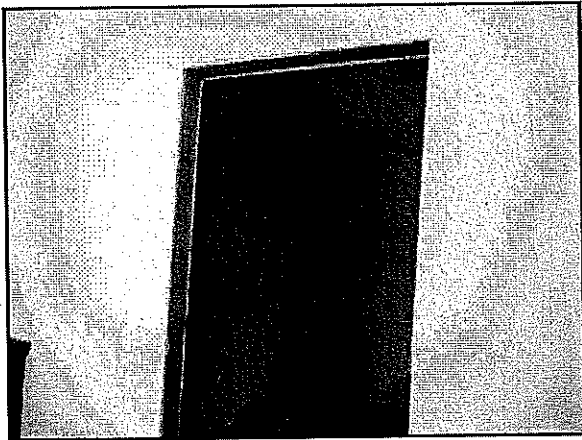
### Subject Interior Photo Page

|                  |                    |        |           |       |    |          |       |
|------------------|--------------------|--------|-----------|-------|----|----------|-------|
| Client           | Thomas Bonaventura |        |           |       |    |          |       |
| Property Address | 24 Silver Brook Rd |        |           |       |    |          |       |
| City             | Westport           | County | Fairfield | State | CT | Zip Code | 06880 |
| Lender           | N/A                |        |           |       |    |          |       |

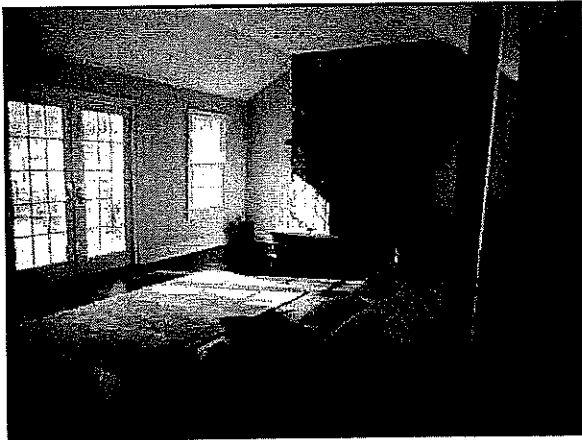


#### Subject Interior/Need Trim

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/No Landscaping  
Quality Good (A+)  
Age 1947/Remod 2018



#### Subject Interior



#### Subject Interior

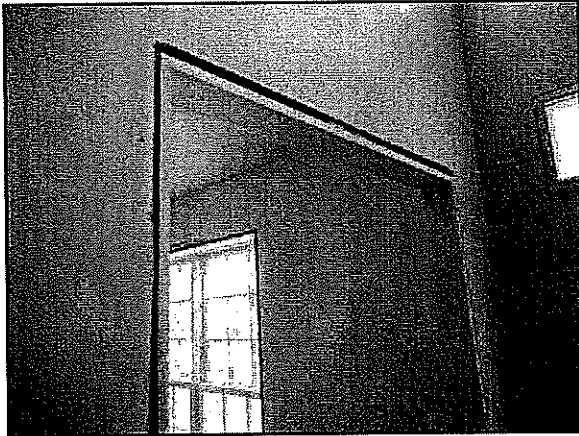
### Subject Interior Photo Page

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |



#### Subject Interior

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/No Landscaping  
Quality Good (A+)  
Age 1947/Remod 2018



Subject Interior/Need Trim

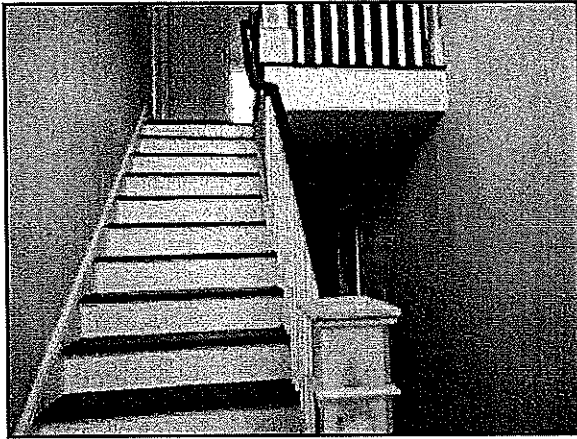


Subject Interior/Need Trim



**Subject Interior Photo Page**

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |

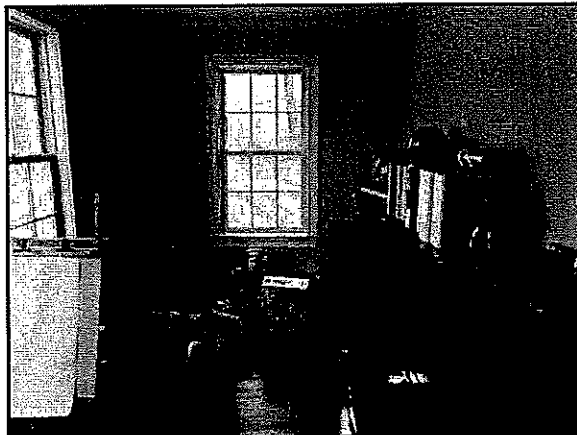


**Subject Interior**

24 Silver Brook Rd  
 Sales Price  
 Gross Living Area 4,302  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location Good  
 View Neighborhood  
 Site 1 Acre/No Landscaping  
 Quality Good (A+)  
 Age 1947/Remod 2018



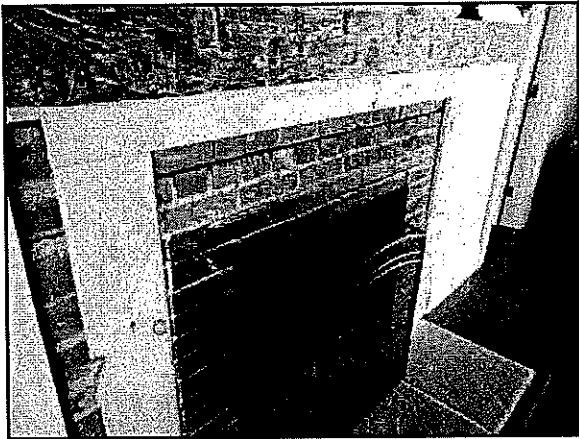
**Subject Interior**



**Subject Interior**

### Subject Interior Photo Page

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |



#### Subject Int/Need to complete

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/NoLandscaping  
Quality Good (A+)  
Age 1947/Remod 2018



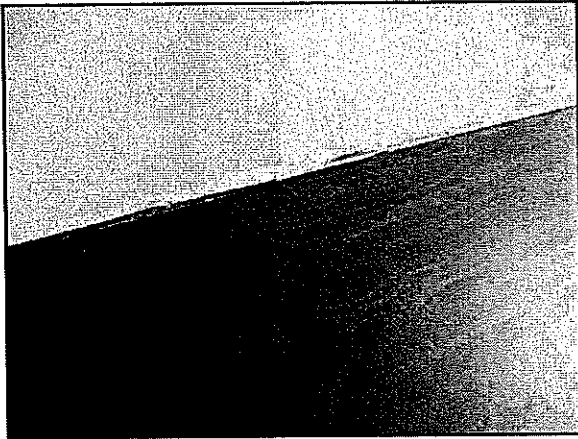
#### Subject Interior



#### Subject Exterior need Finishing

## Subject Interior Photo Page

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |



## Subject Interior/Need Trim

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/NoLandscaping  
Quality Good (A+)  
Age 1947/Remod 2018



## Subject Interior



## Subject Interior

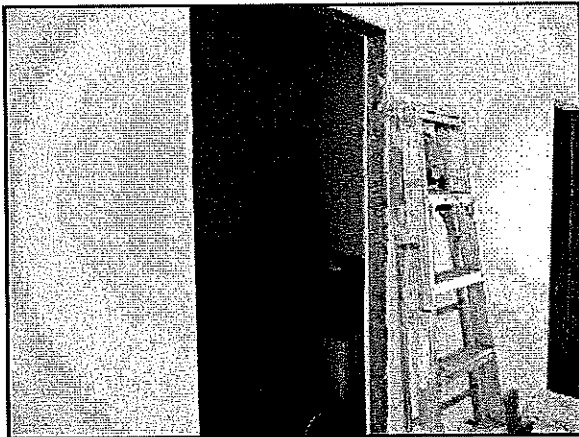
### Subject Interior Photo Page

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |



#### Subject Int/Unfinished Bedroom

24 Silver Brook Rd  
Sales Price  
Gross Living Area 4,302  
Total Rooms 10  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location Good  
View Neighborhood  
Site 1 Acre/No Landscaping  
Quality Good (A+)  
Age 1947/Remod 2018



#### Subject Interior/Trim



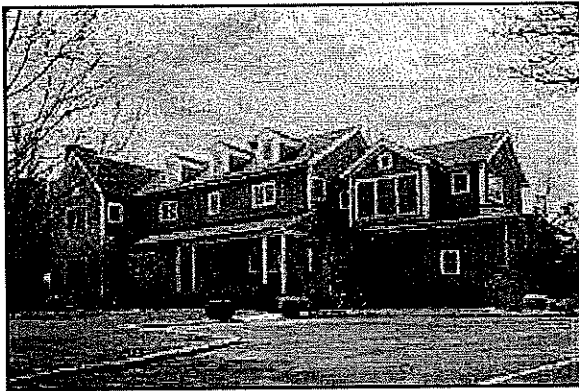
#### Unfinished Bathroom

## Comparable Photo Page

|                  |                    |        |           |       |    |
|------------------|--------------------|--------|-----------|-------|----|
| Client           | Thomas Bonaventura |        |           |       |    |
| Property Address | 24 Silver Brook Rd |        |           |       |    |
| City             | Westport           | County | Fairfield | State | CT |
| Zip Code         | 06880              |        |           |       |    |
| Lender           | N/A                |        |           |       |    |

**Comparable 1**

7 Elliot Ln  
 Prox. to Subject 0.35 miles N  
 Sales Price 1,399,000  
 Gross Living Area 3,898  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3.1  
 Location Good  
 View Neighborhood  
 Site 2.27 Acres/Landscaping  
 Quality Good (A+)  
 Age 1995

**Comparable 2**

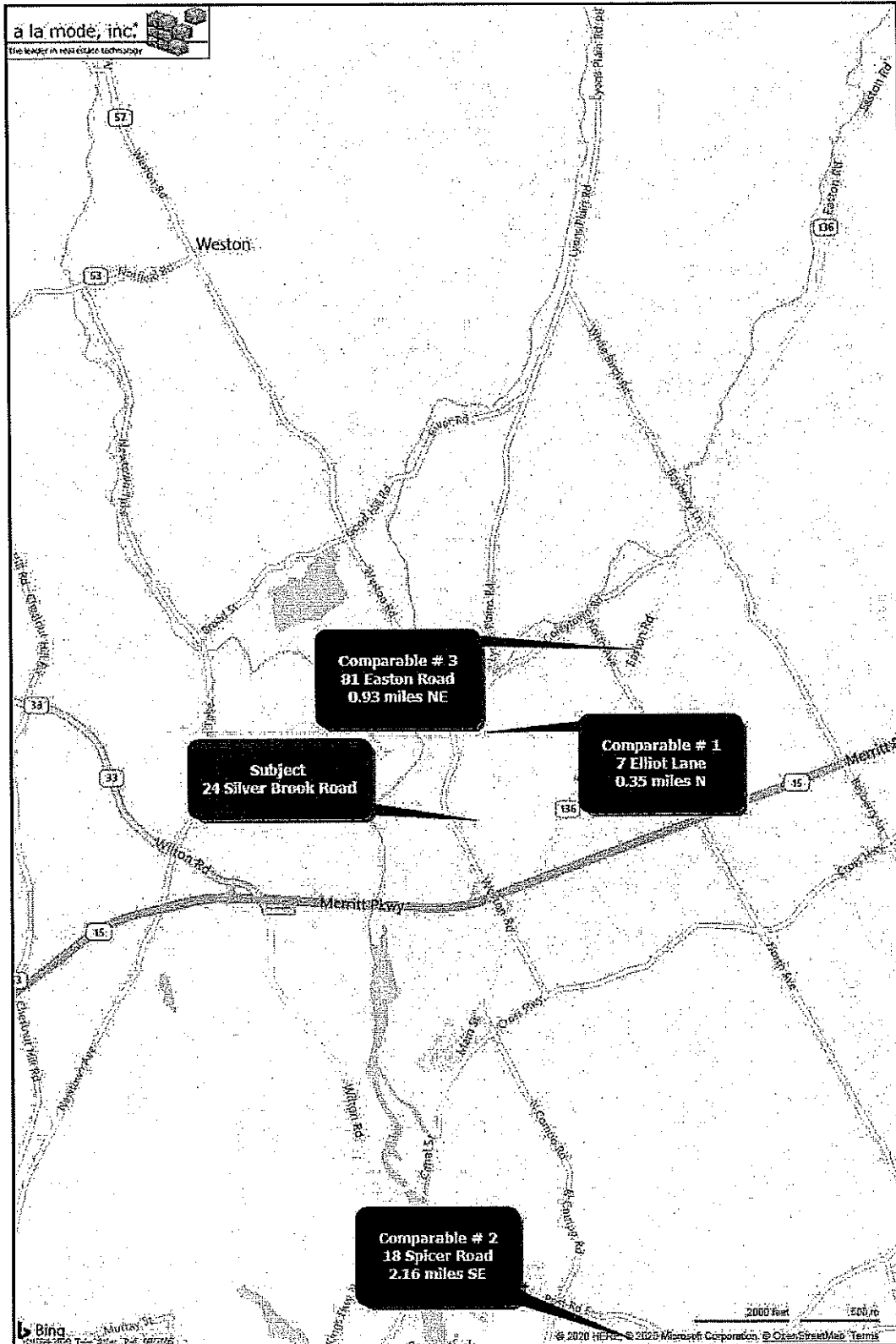
18 Spicer Rd  
 Prox. to Subject 2.16 miles SE  
 Sales Price 1,345,000  
 Gross Living Area 3,593  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 4.1  
 Location Good/EcoCommercial  
 View Neighborhood  
 Site .54 Acres/Landscaping  
 Quality Good (A+)  
 Age 2008

**Comparable 3**

81 Easton Rd  
 Prox. to Subject 0.93 miles NE  
 Sales Price 1,262,500  
 Gross Living Area 4,055  
 Total Rooms 11  
 Total Bedrooms 5  
 Total Bathrooms 5.1  
 Location Good/ High Traffic  
 View Neighborhood  
 Site 2.01 Acres/Landscaping  
 Quality Good(A-)  
 Age 1975/Remodeled

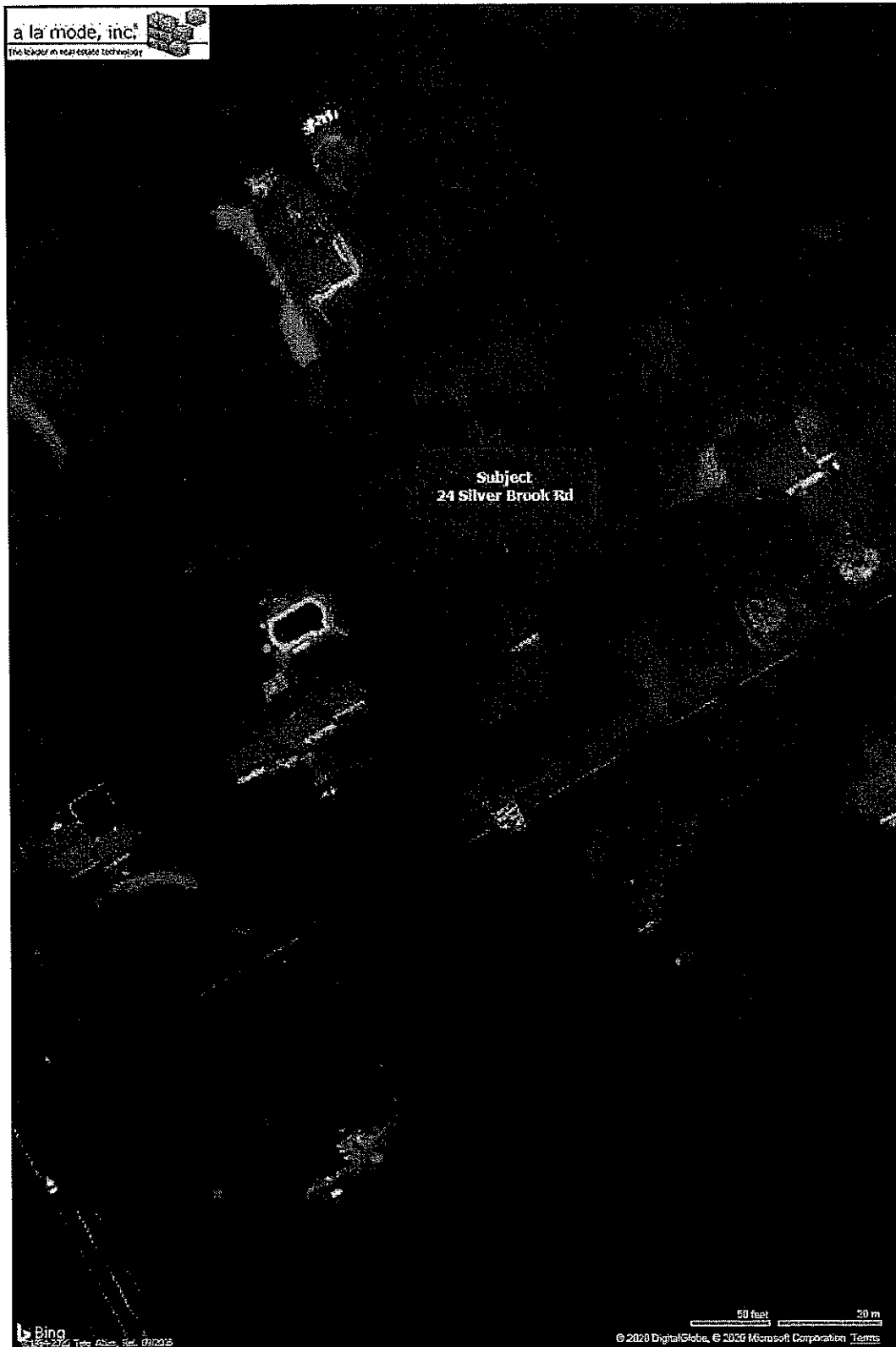
### Location Map

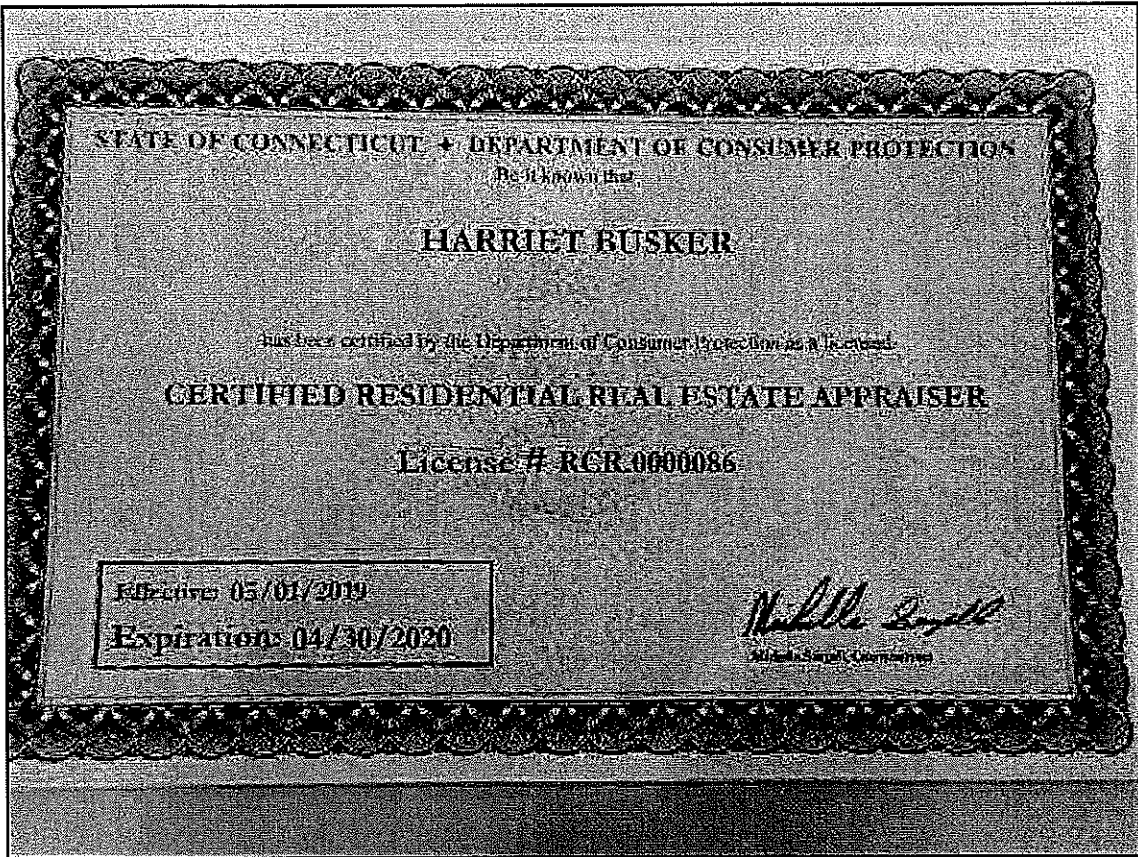
|                  |                    |        |           |          |       |
|------------------|--------------------|--------|-----------|----------|-------|
| Client           | Thomas Bonaventura |        |           |          |       |
| Property Address | 24 Silver Brook Rd |        |           |          |       |
| City             | Westport           | County | Fairfield | State    | CT    |
|                  |                    |        |           | Zip Code | 06880 |
| Lender           | N/A                |        |           |          |       |



### Aerial Map

|                  |                    |        |           |       |                   |
|------------------|--------------------|--------|-----------|-------|-------------------|
| Client           | Thomas Bonaventura |        |           |       |                   |
| Property Address | 24 Silver Brook Rd |        |           |       |                   |
| City             | Westport           | County | Fairfield | State | CT Zip Code 06880 |
| Lender           | N/A                |        |           |       |                   |







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

Office Use Only  
GL Year: 2019  
List No: 13588

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

By authority of Connecticut State Statute 12-111

**RECEIVED**

Please print or fill in on the computer the following information Feb 04 2020  
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

ASSESSOR'S OFFICE

Grand List of October 1, 2019 Date(s) not available: Tues 3/3/20, Tues 3/12; 3/19

Property Owner's Name: Bradley C. Stern

Property Location: 18 Danbury Ave Telephone contact: 203 246-5969  
(number and street)

Appellant's Name: Bradley C. Stern Property Type: Residential  
(residential, commercial, personal property, motor vehicle)

Mailing Address: 18 Danbury Ave, Westport CT 06890 Phone Number: 203 246-5969

Total Assessment: 1,596,400 (2019) Appellant's Estimate of Market Value: 1.8 million

BRIEFLY STATE YOUR REASON FOR APPEAL: House wont sell under 2 million as listed house is under Fema <sup>height</sup> guidelines. Taxes very high relative to other homes of similar VALUE

Signature at Application [Signature] Date: 2/3/20  
Signature at Time of Hearing [Signature] Date: 3/5/20 gjt

**For Official Use Only**

|                                       |                          |
|---------------------------------------|--------------------------|
| BOARD ACTION                          |                          |
| No Change _____                       | Reduced _____            |
| Increased _____                       |                          |
| ORIGINAL ASSESSMENT:                  | BAA CHANGE:              |
| Land: <u>806,400</u>                  | Land: _____              |
| Building: <u>790,000</u>              | Building: _____          |
| Other: _____                          | Of _____                 |
| Total: <u>1,596,400</u>               | To <u>18 Danbury Ave</u> |
| Personal Property: _____              | Pe _____                 |
| Motor Vehicle: _____                  | Mt _____                 |
| DATE AND TIME OF HEARING AT TOWN HALL | Dated: _____             |
| ROOM: <u>Green Rm.</u>                | Signed: _____            |
| Date: <u>Thurs. March 5, 2020</u>     | Signed: _____            |
| Time: <u>7:15 PM</u>                  | Signed: _____            |

**NEEDS INSPECTION**

| CURRENT OWNER         |  | TOPO                     | UTILITIES  | STRT./ROAD | LOCATION                       | CURRENT ASSESSMENT |            |
|-----------------------|--|--------------------------|------------|------------|--------------------------------|--------------------|------------|
| STERN BRADLEY CHARLES |  | 3 Public Sewer           | 1 Public   | 1 Compo SE | Code                           | Appraised          | Assessed   |
| 18 DANBURY AVE        |  | 2 Public Water           |            |            | 1-1                            | 1,152,000          | 806,400    |
| WESTPORT CT 06880     |  | SUPPLEMENTAL DATA        |            |            | 1-3                            | 1,128,600          | 790,000    |
|                       |  | Lift Hse                 |            |            | Total 2,280,600 1,596,400      |                    |            |
|                       |  | Alt Prcd ID 53150404,405 | Assoc Pld# |            | PREVIOUS ASSESSMENTS (HISTORY) |                    |            |
|                       |  | Historic ID 240          |            |            | Year                           | Code               | Assessed V |
|                       |  | Census 505               |            |            | 2018                           | 1-1                | 806,400    |
|                       |  | WestportC J13            |            |            | 2019                           | 1-1                | 806,400    |
|                       |  | Survey Ma 10067          |            |            | 2019                           | 1-3                | 818,400    |
|                       |  | Survey Ma                |            |            | 2019                           | 1-3                | 818,400    |
|                       |  | GIS ID D03112000         |            |            | Total 1596400 1624800          |                    |            |

| RECORD OF OWNERSHIP            |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC |
|--------------------------------|--|-------------|------------|-----|-----|------------|----|
| STERN BRADLEY CHARLES          |  | 3313        | 06-08-2012 | Q   | 1   | 2,450,000  | 00 |
| OESTREICHER MARK I & MARILYN E |  | 2386        | 04-13-2004 | Q   | 1   | 1,995,000  | 00 |
| WYLER MARJORIE G EST OF        |  | 2152        | 03-03-2003 | U   | 0   | 0          | 29 |
| PIERKARSKI MALGORZATA TRUSTEE  |  | 2152        | 03-03-2003 | U   | 1   | 1,170,000  | 31 |
| WYLER MARJORIE G EST OF        |  | 2138        | 02-06-2003 | U   | 0   | 0          | 29 |
| Total                          |  | 0.00        |            |     |     |            |    |

| EXEMPTIONS  |  | Code | Description | Number | Amount | Comm Int |
|-------------|--|------|-------------|--------|--------|----------|
| Year        |  |      |             |        |        |          |
| Description |  |      |             |        |        |          |
| Total       |  |      |             | 0.00   |        |          |

| ASSESSING NEIGHBORHOOD |     | Code | Description | Number | Amount |
|------------------------|-----|------|-------------|--------|--------|
| Nbhd                   | Sub |      |             |        |        |
| 0001                   | C   |      |             |        |        |
| Total                  |     |      |             | 0.00   |        |

| NOTES                                  |  |
|--|--|
| M/ 99(19,101). 10067                   |  |
| 12/11/12 ZONING LOCATION M/10067       |  |
| Appraised Bldg. Value (Card) 1,128,600 |  |
| Appraised Xf (B) Value (Bldg) 0        |  |
| Appraised Ob (B) Value (Bldg) 0        |  |
| Appraised Land Value (Bldg) 1,152,000  |  |
| Special Land Value 0                   |  |
| Total Appraised Parcel Value 2,280,600 |  |
| Valuation Method C                     |  |

| BUILDING PERMIT RECORD |               | Amount  | Insp Date  | % Comp | Date Comp | Comments                |
|------------------------|---------------|---------|------------|--------|-----------|-------------------------|
| Permit Id              | Description   |         |            |        |           |                         |
| 63442                  | New Construct | 500,000 | 11-02-2005 | 100    |           | NEW 2-STY S/F DWELLING  |
| 63432                  | Demolish      | 0       |            | 100    |           | DEMO 1920 S/F HOME & RE |

| LAND LINE VALUATION SECTION |                    | Unit Price | Size Adj | Site Index             | Cond. | Nbhd.  | Nbhd. Adj | Notes | Location Adjustment | Adj Unit P                 | Land Value |
|-----------------------------|--------------------|------------|----------|------------------------|-------|--------|-----------|-------|---------------------|----------------------------|------------|
| B Use Code                  | Description        |            |          |                        |       |        |           |       |                     |                            |            |
| 1                           | 201C Single Family | 512,500    | 3.05408  | 7                      | 1.00  | 320    | 3.200     |       | 1.0000              |                            | 1,152,000  |
| Total Card Land Units       |                    | 0.230 AC   |          | Parcel Total Land Area |       | 0.2300 |           |       |                     | Total Land Value 1,152,000 |            |

This signature acknowledges a visit by a Data Collector or Assessor  
**APPRaised VALUE SUMMARY**  
 Appraised Bldg. Value (Card) 1,128,600  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 0  
 Appraised Land Value (Bldg) 1,152,000  
 Special Land Value 0  
 Total Appraised Parcel Value 2,280,600  
 Valuation Method C

**VISION**

**VISIT / CHANGE HISTORY**

| Date       | Id | Type | Is | Cd  | Purpost/Result              |
|------------|----|------|----|-----|-----------------------------|
| 05-01-2019 | PG | 6    | 5  | 56  | Changed as a result of disc |
| 11-07-2015 | VA |      |    | 80  | Data Mailer No Change       |
| 08-17-2015 | VA |      |    | 10  | Meas/LtrSnt - Letter Sent   |
| 07-27-2015 | BG |      |    | 02  | Sat or >5PM Attn @ Int In   |
| 07-24-2015 | BG |      |    | 01  | Measured/No Interior insp   |
| 07-09-2015 | VA |      |    | 66  | INSPECTION NOTICE SE        |
| 06-25-2012 | TM | 7    | 1  | .00 | Measur+Listed               |

|   |  |   |  |                          |  |  |  |                    |  |                                     |  |                                |  |
|---|--|---|--|--------------------------|--|--|--|--------------------|--|-------------------------------------|--|--------------------------------|--|
| <b>CURRENT OWNER</b><br>STERN BRADLEY CHARLES |  | <b>TOPO</b><br>3 Public Sewer<br>2 Public Water |  | <b>UTILITIES</b>         |  | <b>STRT / ROAD</b><br>1 Public<br>1 Compo SE |  | <b>LOCATION</b>    |  | <b>CURRENT ASSESSMENT</b>           |  | 6158<br>WESTPORT, CT           |  |
| 18 DANBURY AVE                                |  | 53150404,405<br>Lift Hse                        |  | <b>SUPPLEMENTAL DATA</b> |  | RES LAND<br>DWELLING                         |  | Code<br>1-1<br>1-3 |  | Appraised<br>1,152,000<br>1,128,600 |  | Assessed<br>806,400<br>790,000 |  |
| WESTPORT CT 06880                             |  | GIS ID D03112000                                |  | Assoc Pld#               |  | Total  |  | 2,280,600          |  | 1,596,400                           |  | VISION                         |  |

| RECORD OF OWNERSHIP |      |           |       | PREVIOUS ASSESSMENTS (HISTORY) |           |       |      |           |
|---------------------|------|-----------|-------|--------------------------------|-----------|-------|------|-----------|
| Year                | Code | Assessed  | Year  | Code                           | Assessed  | Year  | Code |           |
| 2019                | 1-1  | 806,400   | 2018  | 1-1                            | 806,400   | 2017  | 1-1  |           |
|                     | 1-3  | 790,000   |       | 1-3                            | 818,400   |       | 1-3  |           |
| Total               |      | 1,596,400 | Total |                                | 1,624,800 | Total |      | 1,624,800 |

**EXEMPTIONS**  
Description

| OTHER ASSESSMENTS |      |             |        |
|-------------------|------|-------------|--------|
| Year              | Code | Description | Amount |
|                   |      |             |        |

| ASSESSING NEIGHBORHOOD |     |           |       |
|------------------------|-----|-----------|-------|
| Nbhd                   | Sub | Nbhd Name | Batch |
| 0001                   | C   |           |       |

**NOTES**

| BUILDING PERMIT RECORD |            |      |             |
|------------------------|------------|------|-------------|
| Permit Id              | Issue Date | Type | Description |
|                        |            |      |             |

| VISIT / CHANGE HISTORY |    |      |       |
|------------------------|----|------|-------|
| Date                   | Id | Type | Is Cd |
|                        |    |      |       |

| LAND LINE VALUATION SECTION |             |      |           |
|-----------------------------|-------------|------|-----------|
| B Use Code                  | Description | Zone | Land Type |
|                             |             |      |           |

| APPRaised VALUE SUMMARY      |                               |                               |                              |
|------------------------------|-------------------------------|-------------------------------|------------------------------|
| Appraised Bldg. Value (Card) | Appraised Xf (B) Value (Bldg) | Appraised Ob (B) Value (Bldg) | Appraised Land Value (Bldg)  |
| 1,128,600                    | 0                             | 0                             | 1,152,000                    |
|                              |                               |                               | Special Land Value           |
|                              |                               |                               | Total Appraised Parcel Value |
|                              |                               |                               | Valuation Method             |
|                              |                               |                               | 2,280,600                    |

| TOTAL APPRAISED PARCEL VALUE |           |         |      |
|------------------------------|-----------|---------|------|
| Total                        | Assessed  | Year    | Code |
| 2,280,600                    | 1,596,400 | 2018    | 1-1  |
|                              |           |         | 1-3  |
|                              |           | 2017    | 1-1  |
|                              |           |         | 1-3  |
|                              |           | Total   |      |
|                              |           | 1624800 |      |

This signature acknowledges a visit by a Data Collector or Assessor

| BUILDING PERMIT RECORD |            |      |             |
|------------------------|------------|------|-------------|
| Permit Id              | Issue Date | Type | Description |
|                        |            |      |             |

| LAND LINE VALUATION SECTION |             |      |           |
|-----------------------------|-------------|------|-----------|
| B Use Code                  | Description | Zone | Land Type |
|                             |             |      |           |

| TOTAL APPRAISED PARCEL VALUE |           |         |      |
|------------------------------|-----------|---------|------|
| Total                        | Assessed  | Year    | Code |
| 2,280,600                    | 1,596,400 | 2018    | 1-1  |
|                              |           |         | 1-3  |
|                              |           | 2017    | 1-1  |
|                              |           |         | 1-3  |
|                              |           | Total   |      |
|                              |           | 1624800 |      |

My house is located at 18 Danbury Ave and I am here to argue that my assessment is too high relative to three other homes, two being on my street and the other near the Elvira's beach. I also believe that the 2015 assessment did not account for my house being under Fema height guidelines and how significant that is given the recent superstorm and its effect on the ability to get insurance.

Given that this house is below Fema height guidelines attaining flood insurance is questionable without raising the house and could be denied in the future. The house has been on the market for 2.5 years and is currently at 1.99 million. We have had many visits and many second and even a third visit but no offers. It seems that when they inquire about flood insurance and learn that we don't meet Fema guidelines they move on. In addition to the over assessed value arguments I will make today, I believe that the appraised value of this house should be further reduced by the cost it would take to raise it so that it can be insured.

Fema Guideline : 13 feet

18 Danbury Ave: 11.7 feet

10.1 feet (machinery)

no landscaping in back  
~~now~~ killed by  
sand

|                  | 18 Danbury | 22 Danbury | 8 Danbury | 196 Hillspoint   |
|------------------|------------|------------|-----------|------------------|
| Square Feet      | 3,093      | 3,467      | 3,101     | 3,055            |
| Land Assessment  | 806,400    | 799,400    | 717,100   | 706,600          |
| House Assessment | 818,400    | 649,400    | 845,200   | 621,200          |
| Total Assessment | 1,624,800  | 1,448,800  | 1,562,300 | 1,327,800        |
| Year Built       | 2004       | 2,002      | 2014      | 1929 but updated |
| Ocean view       | no         | no         | yes       | yes              |

|                                   |              |              |              |                    |
|-----------------------------------|--------------|--------------|--------------|--------------------|
| Sale Date                         |              | 9/18/2015    | 4/22/2015    | 9/16/2015          |
| Sale Price                        |              | \$ 2,300,000 | \$ 2,500,000 | \$ 2,082,500       |
| currently offered at with no bids | \$ 1,999,999 |              | <i>New</i>   | <i>water views</i> |

The property is the same size , in the same location, and has a similar assessed land value. The anaomoly is that my house is assessed too highly when compared to that of 22 Danbury. The houses were built around the same time and are both equally outdated yet 22 Danbury has 12% more square feet than mine and I am assigned a 26% higher assesment. I did my kitchen over but the bathrooms and exterior and interior are all outdated and they have much higher square feet. I beleive my house assessment is significantly overvalued relative to that of 22 Danbury Ave.

This house should not be assessed at a value lower than my 18 Danbury. It is similar in size yet it has water views and a rooftop deck over looking all of compo. I would also argue that the land is more valuable , not less, even though it is half the size, given its location overlooking the beach and water. It is Fema compliant, enabling insurance, and only 5 years old while 18 Danbury is 16 . All bathrooms are new while they are outdated at 18 Danbury. This house would sell at a higher price than 18 Danbury both in 2015 and today.

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## Public Records & Tax Report

### Location Information

**Address:** 18 Danbury Ave, Westport, CT 06880-6819 **County:** Fairfield  
**Parcel Number:** 419173 **Assessor's APN:** D03 112 000  
**Census Block:** 3026 **Census Tract:** 050500 **Carrier Route:** C020  
**Zoning:** A **Latitude:** 41.108288 **Longitude:** -73.350595  
**Property Use Type:** Single Family / 1 Family Residence

### Most Recent Sale Information

**Owner Occupied:** Yes **Recorded:** Vol: 3313, Page: 117  
**Closing Date:** 06/08/2012 **Sale Price:** \$2,450,000 **Type of Deed:** Warranty  
**Type of Sale:** **Arms Length Sale:** **Nominal Sale:** No  
**Mtg. Originated:** 03/31/2005 **Amt. Borrowed:** \$1,000,000  
**Lender:** Peoples United Bank

### Most Recent Tax & Assessment Information

**Tax Amount:** \$27,394.00 **Base Mil Rate:** 16.860 **Assessed Land Value:** \$806,400  
**Tax Year:** July 2019-June 2020 **Tax Dist. Mil Rate:** N/A **Assessed Building Value:** \$818,400  
**Fiscal Year:** 2019 **Total Mil Rate:** 16.860 **Total Assessed Value:** \$1,624,800  
**Municipal Tax District:**

### Property Characteristics

#### Lot & Exterior

**Lot Size in Acres:** 0.23 **Lot Size in Sq Ft:** 10,019 **Common Ownership %:**  
**Type of Parking:**

#### General Construction:

**# of Buildings:** 1 **Building Style:** Split Level **Year Built:** 2004  
**Type of Construction:** **Building Condition:** Excellent **Last Major Renovation:**  
**Exterior Covering:** Wood Side/Shing **Type of Roof:** Gable **Roofing Material:** Shngls&Asphalt  
**Type of Basement:** **Heating System:** Forced Air **Heating Fuel:** Natl Gas

#### Building Size Information

**Gross Building Sq Ft:** 6,767 **# of Units:** 1 **Unit is on Floor #:**  
**Living Area in Sq Ft:** 3,093 **First Floor Sq Ft:** 1,534 **Attic Area in Sq Ft:** 1,566  
**Basement Area in Sq Ft:** **Unfinished Bsmt Sq Ft:** **# of Floors:** 2  
**# of Rooms:** 8 **# of Bedrooms:** 5 **# of Full Baths:** 4  
**# of Half Baths:** 1

#### Property Amenities

**Number of Fireplaces:** 1 **Additional Amenity:** Air Conditioned **Additional Amenity:** Jacuzzi  
**Additional Amenity:** Deck **Additional Amenity:** Open Porch **Additional Amenity:** Terrace/Patio

## Public Records & Tax Report

### Location Information

**Address:** 22 Danbury Ave, Westport, CT 06880-6819      **County:** Fairfield  
**Parcel Number:** 409941      **Assessor's APN:** D03 111 000  
**Census Block:** 3026      **Census Tract:** 050500      **Carrier Route:** C020  
**Zoning:** A      **Latitude:** 41.108438      **Longitude:** -73.350940  
**Property Use Type:** Single Family / 1 Family Residence

### Most Recent Sale Information

**Owner Occupied:** Yes      **Recorded:** Vol: 3871, Page: 297  
**Closing Date:** 07/20/2018      **Sale Price:** \$1      **Type of Deed:** Quit Claim  
**Type of Sale:** Nominal Sale      **Arms Length Sale:** No      **Nominal Sale:** Yes  
**Mtg. Originated:** 08/07/2007      **Amt. Borrowed:** \$50,000  
**Lender:** Bank of America NA

### Most Recent Tax & Assessment Information

**Tax Amount:** \$24,427.00      **Base Mil Rate:** 16.860      **Assessed Land Value:** \$799,400  
**Tax Year:** July 2019-June 2020      **Tax Dist. Mil Rate:** N/A      **Assessed Building Value:** \$649,400  
**Fiscal Year:** 2019      **Total Mil Rate:** 16.860      **Total Assessed Value:** \$1,448,800  
**Municipal Tax District:**

### Property Characteristics

#### Lot & Exterior

**Lot Size in Acres:** 0.22      **Lot Size in Sq Ft:** 9,583      **Common Ownership %:**  
**Type of Parking:** Basement Garage      **# of Parking Spaces:** 1

#### General Construction:

**# of Buildings:** 1      **Building Style:** Colonial      **Year Built:** 2002  
**Type of Construction:**      **Building Condition:** Excellent      **Last Major Renovation:**  
**Exterior Covering:** Wood Side/Shing      **Type of Roof:** Gable      **Roofing Material:** Shngls&Asphalt  
**Type of Basement:**      **Heating System:** Forced Air      **Heating Fuel:** Natl Gas

#### Building Size Information

**Gross Building Sq Ft:** 6,484      **# of Units:** 1      **Unit is on Floor #:**  
**Living Area in Sq Ft:** 3,467      **First Floor Sq Ft:** 1,935      **Attic Area in Sq Ft:**  
**Basement Area in Sq Ft:** 370      **Unfinished Bsmt Sq Ft:**      **# of Floors:** 2  
**# of Rooms:** 8      **# of Bedrooms:** 4      **# of Full Baths:** 4  
**# of Half Baths:** 1

#### Property Amenities

**Number of Fireplaces:** 3      **Additional Amenity:** Air Conditioned      **Additional Amenity:** Jacuzzi  
**Additional Amenity:** Open Porch      **Additional Amenity:** Terrace/Patio

## Public Records & Tax Report

### Location Information

**Address:** 8 Danbury Ave, Westport, CT 06880-6819 **County:** Fairfield  
**Parcel Number:** 419207 **Assessor's APN:** D03 117 000  
**Census Block:** 3026 **Census Tract:** 050500 **Carrier Route:** C020  
**Zoning:** A **Latitude:** 41.107906 **Longitude:** -73.349714  
**Property Use Type:** Single Family / 1 Family Residence

### Most Recent Sale Information

**Owner Occupied:** Yes **Recorded:** Vol: 3632, Page: 252  
**Closing Date:** 07/30/2015 **Sale Price:** \$2,500,000 **Type of Deed:** Warranty  
**Type of Sale:** **Arms Length Sale:** **Nominal Sale:** No  
**Mtg. Originated:** 10/17/2012 **Amt. Borrowed:** \$130,000  
**Lender:** Peoples United Bank

### Most Recent Tax & Assessment Information

**Tax Amount:** \$26,340.00 **Base Mil Rate:** 16.860 **Assessed Land Value:** \$717,100  
**Tax Year:** July 2019-June 2020 **Tax Dist. Mil Rate:** N/A **Assessed Building Value:** \$845,200  
**Fiscal Year:** 2019 **Total Mil Rate:** 16.860 **Total Assessed Value:** \$1,562,300  
**Municipal Tax District:**

### Property Characteristics

#### Lot & Exterior

**Lot Size in Acres:** 0.10 **Lot Size in Sq Ft:** 4,356 **Common Ownership %:**  
**Type of Parking:**

#### General Construction:

**# of Buildings:** 1 **Building Style:** Colonial **Year Built:** 2014  
**Type of Construction:** **Building Condition:** Excellent **Last Major Renovation:**  
**Exterior Covering:** Wood Side/Shing **Type of Roof:** Gable **Roofing Material:** Shngls&Asphalt  
**Type of Basement:** Crawl **Heating System:** Forced Air **Heating Fuel:** Natl Gas

#### Building Size Information

**Gross Building Sq Ft:** 6,113 **# of Units:** 1 **Unit is on Floor #:**  
**Living Area in Sq Ft:** 3,101 **First Floor Sq Ft:** 1,293 **Attic Area in Sq Ft:** 905  
**Basement Area in Sq Ft:** **Unfinished Bsmt Sq Ft:** **# of Floors:** 2  
**# of Rooms:** 8 **# of Bedrooms:** 4 **# of Full Baths:** 3  
**# of Half Baths:** 2

#### Property Amenities

**Number of Fireplaces:** 1 **Additional Amenity:** Air Conditioned **Additional Amenity:** Open Porch  
**Additional Amenity:** Terrace/Patio **Additional Amenity:** Attic **Additional Amenity:** Outbuildings





ColdwellBankerHomes.com

## 196 Hillspoint Rd, Westport, CT 06880

### \$2,082,500

Sold | Closed | Single Family | 4 Beds | 2 Full Baths | 2 Partial Baths | 3,055 Sq. Ft. | 3 Car Garage



Enjoy breathtaking beach sunrises at this custom Compo Beach Jewel w/dynamic views from 3 levels. Built 2007/updated 2015 w/ front porch to greet guests as they admire stone walls, perennial gardens & private rear garden w/dining area & outdoor shower. This sophisticated 4/5 bdrm home features spectacular open 1st flr plan w/Brazilian Cherry flr, limestone FPL, built-ins & kitchen/lvg rm w/views, fam rm & 1st flr bdrm/den w/separate entry. Spacious master suite overlooks the water + 2 bdrms. Flexible 3rd level offers your choice of den, bdrm, or ofc w/wetbar. Roof deck boasts commanding views. Hi effic.mechanicals, nat'l gas, A+ storage, low maintenance grounds, vineyard & 3 car gar. Launch your kayak across the street or walk to the beach!

### Full Property Details for 196 Hillspoint Rd

#### General

Sold For: \$2,082,500  
 Taxes: \$17,479 (7/15-6/16)  
 Status: Closed  
 Type: Single Family  
 MLS ID: 99108141  
 Added: 1, 730 day(s) ago  
 Viewed: 39 times

#### Interior

Number of Rooms: 9  
 Rooms/Areas: Laundry/Utility, Mud Room, Office/Comptr Rm, Workshop  
 Interior Features: 9-Foot Ceilings (or Higher), All Window Treatments, Central Vacuum System, Insulated Windows, Security System, Skylight, Audio System  
 Number of Fireplaces: 1  
 Appliances: Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Refrigerator, Wall Oven, Washer

#### Rooms

##### BATHROOMS

Total Bathrooms: 4  
 Full Bathrooms: 2  
 Half Bathrooms: 2

#### Location

County: Fairfield  
 Neighborhood: Compo Beach  
 Driving Directions: Hillspoint opposite Mill Pond...VIEWS!!

#### School Information

Elementary School: Greens Farms  
 Middle School: Bedford  
 High School: Staples

#### Heating & Cooling

Cooling Type: Central Air Conditioning, ZONED  
 Heating Type: Gas, Zoned

BOARD OF ASSESSMENT APPEALS HEARINGS  
2019 GL

UNDER CONSTRUCTION? Y \_\_\_ N  % COMPLETE \_\_\_

PRIOR BAA REDUCTION? \_\_\_ WHEN? \_\_\_

DATE OF LAST INSPECTION: 6.25.12

PURCHASE DATE: 6.8.12

PROPERTY ADDRESS: 18 Danbury Ave.

OWNER: Bradley C. Stern

ASSESSMENT: 1,596,400

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

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BAA COMMENTS/COMPARABLE PROPERTIES:

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

Office Use Only  
GL Year: 2019  
List No: 13568

**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 18 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: 03/09-13

Property Owner's Name: PETER CSOREGH, TANJA VERHAERT

Property Location: 34 HIGH POINT ROAD Telephone contact: 917 819 3031  
(number and street)

Appellant's Name: PETER CSOREGH Property Type: RESIDENTIAL  
(residential, commercial, personal property, motor vehicle)

Mailing Address: 34 HIGH POINT ROAD Phone Number: 917 819 3031

Total Assessment: 708,600 ~~\$1,012,100~~ Appellant's Estimate of Market Value: \$760,000

BRIEFLY STATE YOUR REASON FOR APPEAL: The 1.01 acre of 34 High Pt. Rd. is assessed at the same value as the 1.47 acres of 36 High Pt Rd. The 1956 dwelling is assessed higher than the renovated 35 High Pt. Rd.

Signature at Application Peter Csoregh Date: 02/17/20

Signature at Time of Hearing Peter Csoregh Date: 03/05/20

**For Official Use Only**

|                                       |                               |
|---------------------------------------|-------------------------------|
| BOARD ACTION                          |                               |
| No Change _____                       | Reduced _____ Increased _____ |
| ORIGINAL ASSESSMENT:                  | BAA CHANGE:                   |
| Land: <u>452,300</u>                  | Land: _____                   |
| Building: <u>242,600</u>              | Building: _____               |
| Other: <u>13,700</u>                  | Ott _____                     |
| Total: <u>708,600</u>                 | Tot <u>34 High Pt Rd.</u>     |
| Personal Property: _____              | Per _____                     |
| Motor Vehicle: _____                  | Mo _____                      |
| DATE AND TIME OF HEARING AT TOWN HALL | Dated: <u>Under Const</u>     |
| ROOM: <u>Green Rm</u>                 | Signed: _____                 |
| Date: <u>Thurs March 5, 2020</u>      | Signed: _____                 |
| Time: <u>7:30 PM</u>                  | Signed: _____                 |

|                      |                              |             |                            |                          |          |                    |  |                 |  |                           |                           |   |  |                      |
|----------------------|------------------------------|-------------|----------------------------|--------------------------|----------|--------------------|--|-----------------|--|---------------------------|---------------------------|---|--|----------------------|
| <b>CURRENT OWNER</b> | CSOREGH PETER AND VERHAERT T | <b>TOPO</b> | 6 Septic<br>2 Public Water | <b>UTILITIES</b>         | 1 Public | <b>STRT / ROAD</b> |  | <b>LOCATION</b> |  | <b>CURRENT ASSESSMENT</b> | Code<br>1-1<br>1-3<br>1-4 | Appraised<br>646,100<br>346,500<br>19,500 | Assessed<br>452,300<br>242,600<br>13,700 | 6158<br>WESTPORT, CT |
|                      | 34 HIGH PT RD                |             |                            | <b>SUPPLEMENTAL DATA</b> |          |                    |  |                 |  |                           |                           |   |  |                      |
|                      | WESTPORT CT 06880            |             |                            | Alt Pct ID 5443114-12E   |          |                    |  |                 |  |                           |                           |   |  |                      |
|                      |                              |             |                            | Historic ID 503          |          |                    |  |                 |  |                           |                           |   |  |                      |
|                      |                              |             |                            | Census WestportC F25     |          |                    |  |                 |  |                           |                           |   |  |                      |
|                      |                              |             |                            | Survey Ma 3730           |          |                    |  |                 |  |                           |                           |   |  |                      |
|                      |                              |             |                            | Survey Ma                |          |                    |  |                 |  |                           |                           |   |  |                      |
|                      |                              |             |                            | GIS ID G12028000         |          |                    |  |                 |  |                           |                           |   |  |                      |

| RECORD OF OWNERSHIP |  |  |  | BK-VOL/PAGE | SALE DATE | QU         | VI | SALE PRICE | VC      |    |
|---------------------|--|--|--|-------------|-----------|------------|----|------------|---------|----|
|                     |  |  |  | 3766        | 0152      | 02-16-2017 | Q  | I          | 845,000 | 00 |
|                     |  |  |  | 3696        | 0169      | 05-12-2016 | U  | I          | 0       | 29 |
|                     |  |  |  | 0826        | 0299      | 09-12-1986 | U  | I          | 0       | 29 |
| Total               |  |  |  |             |           |            |    |            |         |    |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|
| Year       | Code | Description | Amount | Code              | Description | Number | Amount |
|            |      |             | 0.00   |                   |             |        |        |
| Total      |      |             |        |                   |             |        |        |

| ASSESSING NEIGHBORHOOD |     |           |       |
|------------------------|-----|-----------|-------|
| Nbhd                   | Sub | Nbhd Name | Batch |
| 0001                   | R   |           |       |

M/ 3730(12E);  
 WALK-OUT BSM  
 WOOD PANEL IN DINING  
 CEDAR PANEL IN BSM

**NOTES**

| BUILDING PERMIT RECORD       |            |      |             | VISIT / CHANGE HISTORY |            |        |           |                              |     |      |    |    |                             |           |
|------------------------------|------------|------|-------------|------------------------|------------|--------|-----------|------------------------------|-----|------|----|----|-----------------------------|-----------|
| Permit Id                    | Issue Date | Type | Description | Amount                 | Insp Date  | % Comp | Date Comp | Date                         | Id  | Type | Is | Cd | Purpos/Result               |           |
| 83932                        | 05-09-2018 | AL   | Alterations | 5,000                  | 10-11-2019 | 50     |           | 10-11-2019                   | PG  | 2    | 5  | 01 | Measured/No Interior Insp   |           |
|                              |            |      |             |                        |            |        |           | 03-18-2015                   | RH  |      |    | 00 | Measur+Listed               |           |
|                              |            |      |             |                        |            |        |           | 12-15-2014                   | TWM |      |    | 08 | Measur/Int Refusal - No inf |           |
|                              |            |      |             |                        |            |        |           | 11-24-2014                   | VA  |      |    | 66 | INSPECTION NOTICE SE        |           |
|                              |            |      |             |                        |            |        |           | 09-20-2005                   | JG  | 1    | 1  | 00 | Measur+Listed               |           |
|                              |            |      |             |                        |            |        |           | 06-04-2005                   | JB  | 1    | 1  | 02 | Sat or >5PM Attn @ Int in   |           |
|                              |            |      |             |                        |            |        |           | 03-15-2005                   | KC  | 1    | 1  | 01 | Measured/No Interior Insp   |           |
| Total Appraised Parcel Value |            |      |             |                        |            |        |           | Total Appraised Parcel Value |     |      |    |    |                             | 1,012,100 |

| 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                           | 101 Single Family Re | AAA  |           | 1.010 AC   | 380,000    | 0.99022  | 5          | 1.00  | 170   | 1.700     |       | 1.0000              |            | 646,100                |        |                  |         |
| Total Card Land Units       |                      |      |           |            |            |          |            |       |       |           |       |                     | 1.010 AC   | Parcel Total Land Area | 1.0100 | Total Land Value | 646,100 |

**VISION**

My house is located at 18 Danbury Ave and I am here to argue that my assessment is too high relative to three other homes, two being on my street and the other near the Elvira's beach. I also believe that the 2015 assessment did not account for my house being under Fema height guidelines and how significant that is given the recent superstorm and its effect on the ability to get insurance.

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Fema Guideline : 13 Feet

18 Danbury Ave : 11.7 Feet (1st Floor)

10.1 Feet (machinery)

|                  | 18 Danbury | 22 Danbury | 8 Danbury | 196 Hillspoint   |
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| Total Assessment | 1,624,800  | 1,448,800  | 1,562,300 | 1,327,800        |
| Year Built       | 2004       | 2,002      | 2014      | 1929 but updated |
| Ocean view       | no         | no         | yes       | yes              |

|                                   |              |              |              |              |
|-----------------------------------|--------------|--------------|--------------|--------------|
| Sale Date                         |              | 9/18/2015    | 4/22/2015    | 9/16/2015    |
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**Municipal Tax District:**

### Property Characteristics

#### Lot & Exterior

**Lot Size in Acres:** 0.23      **Lot Size in Sq Ft:** 10,019      **Common Ownership %:**  
**Type of Parking:**      **# of Parking Spaces:**

#### General Construction:

**# of Buildings:** 1      **Building Style:** Split Level      **Year Built:** 2004  
**Type of Construction:**      **Building Condition:** Excellent      **Last Major Renovation:**  
**Exterior Covering:** Wood Side/Shing      **Type of Roof:** Gable      **Roofing Material:** Shngls&Asphalt  
**Type of Basement:**      **Heating System:** Forced Air      **Heating Fuel:** Natl Gas

#### Building Size Information

**Gross Building Sq Ft:** 6,767      **# of Units:** 1      **Unit is on Floor #:**  
**Living Area in Sq Ft:** 3,093      **First Floor Sq Ft:** 1,534      **Attic Area in Sq Ft:** 1,566  
**Basement Area in Sq Ft:**      **Unfinished Bsmt Sq Ft:**      **# of Floors:** 2  
**# of Rooms:** 8      **# of Bedrooms:** 5      **# of Full Baths:** 4  
**# of Half Baths:** 1

#### Property Amenities

**Number of Fireplaces:** 1      **Additional Amenity:** Air Conditioned      **Additional Amenity:** Jacuzzi  
**Additional Amenity:** Deck      **Additional Amenity:** Open Porch      **Additional Amenity:** Terrace/Patio

## Public Records & Tax Report

### Location Information

**Address:** 22 Danbury Ave, Westport, CT 06880-6819 **County:** Fairfield  
**Parcel Number:** 409941 **Assessor's APN:** D03 111 000  
**Census Block:** 3026 **Census Tract:** 050500 **Carrier Route:** C020  
**Zoning:** A **Latitude:** 41.108438 **Longitude:** -73.350940  
**Property Use Type:** Single Family / 1 Family Residence

### Most Recent Sale Information

**Owner Occupied:** Yes **Recorded:** Vol: 3871, Page: 297  
**Closing Date:** 07/20/2018 **Sale Price:** \$1 **Type of Deed:** Quit Claim  
**Type of Sale:** Nominal Sale **Arms Length Sale:** No **Nominal Sale:** Yes  
**Mtg. Originated:** 08/07/2007 **Amt. Borrowed:** \$50,000  
**Lender:** Bank of America NA

### Most Recent Tax & Assessment Information

**Tax Amount:** \$24,427.00 **Base Mil Rate:** 16.860 **Assessed Land Value:** \$799,400  
**Tax Year:** July 2019-June 2020 **Tax Dist. Mil Rate:** N/A **Assessed Building Value:** \$649,400  
**Fiscal Year:** 2019 **Total Mil Rate:** 16.860 **Total Assessed Value:** \$1,448,800  
**Municipal Tax District:**

### Property Characteristics

#### Lot & Exterior

**Lot Size in Acres:** 0.22 **Lot Size in Sq Ft:** 9,583 **Common Ownership %:**  
**Type of Parking:** Basment Garage **# of Parking Spaces:** 1

#### General Construction:

**# of Buildings:** 1 **Building Style:** Colonial **Year Built:** 2002  
**Type of Construction:** **Building Condition:** Excellent **Last Major Renovation:**  
**Exterior Covering:** Wood Side/Shing **Type of Roof:** Gable **Roofing Material:** Shngls&A sphalt  
**Type of Basement:** **Heating System:** Forced Air **Heating Fuel:** Natl Gas

#### Building Size Information

**Gross Building Sq Ft:** 6,484 **# of Units:** 1 **Unit is on Floor #:**  
**Living Area in Sq Ft:** 3,467 **First Floor Sq Ft:** 1,935 **Attic Area in Sq Ft:**  
**Basement Area in Sq Ft:** 370 **Unfinished Bsmt Sq Ft:** **# of Floors:** 2  
**# of Rooms:** 8 **# of Bedrooms:** 4 **# of Full Baths:** 4  
**# of Half Baths:** 1

#### Property Amenities

**Number of Fireplaces:** 3 **Additional Amenity:** Air Conditioned **Additional Amenity:** Jacuzzi  
**Additional Amenity:** Open Porch **Additional Amenity:** Terrace/Patio



## Public Records & Tax Report

### Location Information

**Address:** 8 Danbury Ave, Westport, CT 06880-6819 **County:** Fairfield  
**Parcel Number:** 419207 **Assessor's APN:** D03 117 000  
**Census Block:** 3026 **Census Tract:** 050500 **Carrier Route:** C020  
**Zoning:** A **Latitude:** 41.107906 **Longitude:** -73.349714  
**Property Use Type:** Single Family / 1 Family Residence

### Most Recent Sale Information

**Owner Occupied:** Yes **Recorded:** Vol: 3632, Page: 252  
**Closing Date:** 07/30/2015 **Sale Price:** \$2,500,000 **Type of Deed:** Warranty  
**Type of Sale:** **Arms Length Sale:** **Nominal Sale:** No  
**Mtg. Originated:** 10/17/2012 **Amt. Borrowed:** \$130,000  
**Lender:** Peoples United Bank

### Most Recent Tax & Assessment Information

**Tax Amount:** \$26,340.00 **Base Mil Rate:** 16.860 **Assessed Land Value:** \$717,100  
**Tax Year:** July 2019-June 2020 **Tax Dist. Mil Rate:** N/A **Assessed Building Value:** \$845,200  
**Fiscal Year:** 2019 **Total Mil Rate:** 16.860 **Total Assessed Value:** \$1,562,300  
**Municipal Tax District:**

### Property Characteristics

#### Lot & Exterior

**Lot Size in Acres:** 0.10 **Lot Size in Sq Ft:** 4,356 **Common Ownership %:**  
**Type of Parking:** **# of Parking Spaces:**

#### General Construction:

**# of Buildings:** 1 **Building Style:** Colonial **Year Built:** 2014  
**Type of Construction:** **Building Condition:** Excellent **Last Major Renovation:**  
**Exterior Covering:** Wood Side/Shing **Type of Roof:** Gable **Roofing Material:** Shngls&Asphalt  
**Type of Basement:** Crawl **Heating System:** Forced Air **Heating Fuel:** Natl Gas

#### Building Size Information

**Gross Building Sq Ft:** 6,113 **# of Units:** 1 **Unit is on Floor #:**  
**Living Area in Sq Ft:** 3,101 **First Floor Sq Ft:** 1,293 **Attic Area in Sq Ft:** 905  
**Basement Area in Sq Ft:** **Unfinished Bsmt Sq Ft:** **# of Floors:** 2  
**# of Rooms:** 8 **# of Bedrooms:** 4 **# of Full Baths:** 3  
**# of Half Baths:** 2

#### Property Amenities

**Number of Fireplaces:** 1 **Additional Amenity:** Air Conditioned **Additional Amenity:** Open Porch  
**Additional Amenity:** Terrace/Patio **Additional Amenity:** Attic **Additional Amenity:** Outbuildings



ColdwellBankerHomes.com

## 196 Hillspoint Rd, Westport, CT 06880

### \$2,082,500

Sold | Closed | Single Family | 4 Beds | 2 Full Baths | 2 Partial Baths | 3,055 Sq. Ft. | 3 Car Garage



Enjoy breathtaking beach sunrises at this custom Compo Beach Jewel w/dynamic views from 3 levels. Built 2007/updated 2015 w/ front porch to greet guests as they admire stone walls, perennial gardens & private rear garden w/dining area & outdoor shower. This sophisticated 4/5 bdrm home features spectacular open 1st flr plan w/Brazilian Cherry flr, limestone FPL, built-ins & kitchen/lvg rm w/views, fam rm & 1st flr bdrm/den w/separate entry. Spacious master suite overlooks the water + 2 bdrms. Flexible 3rd level offers your choice of den, bdrm, or ofc w/wetbar. Roof deck boasts commanding views. Hi effic.mechanicals, nat'l gas, A+ storage, low maintenance grounds, vineyard & 3 car gar. Launch your kayak across the street or walk to the beach!

### Full Property Details for 196 Hillspoint Rd

#### General

Sold For: \$2,082,500  
 Taxes: \$17,479 (7/15-6/16)  
 Status: Closed  
 Type: Single Family  
 MLS ID: 99108141  
 Added: 1, 730 day(s) ago  
 Viewed: 39 times

#### Interior

Number of Rooms: 9  
 Rooms/Areas: Laundry/Utility, Mud Room, Office/Comptr Rm, Workshop  
 Interior Features: 9-Foot Ceilings (or Higher), All Window Treatments, Central Vacuum System, Insulated Windows, Security System, Skylight, Audio System  
 Number of Fireplaces: 1  
 Appliances: Cooktop, Dishwasher, Disposal, Dryer, Icemaker, Microwave, Refrigerator, Wall Oven, Washer

#### Rooms

##### BATHROOMS

Total Bathrooms: 4  
 Full Bathrooms: 2  
 Half Bathrooms: 2

#### Location

County: Fairfield  
 Neighborhood: Compo Beach  
 Driving Directions: Hillspoint opposite Mill Pond...VIEWS!!

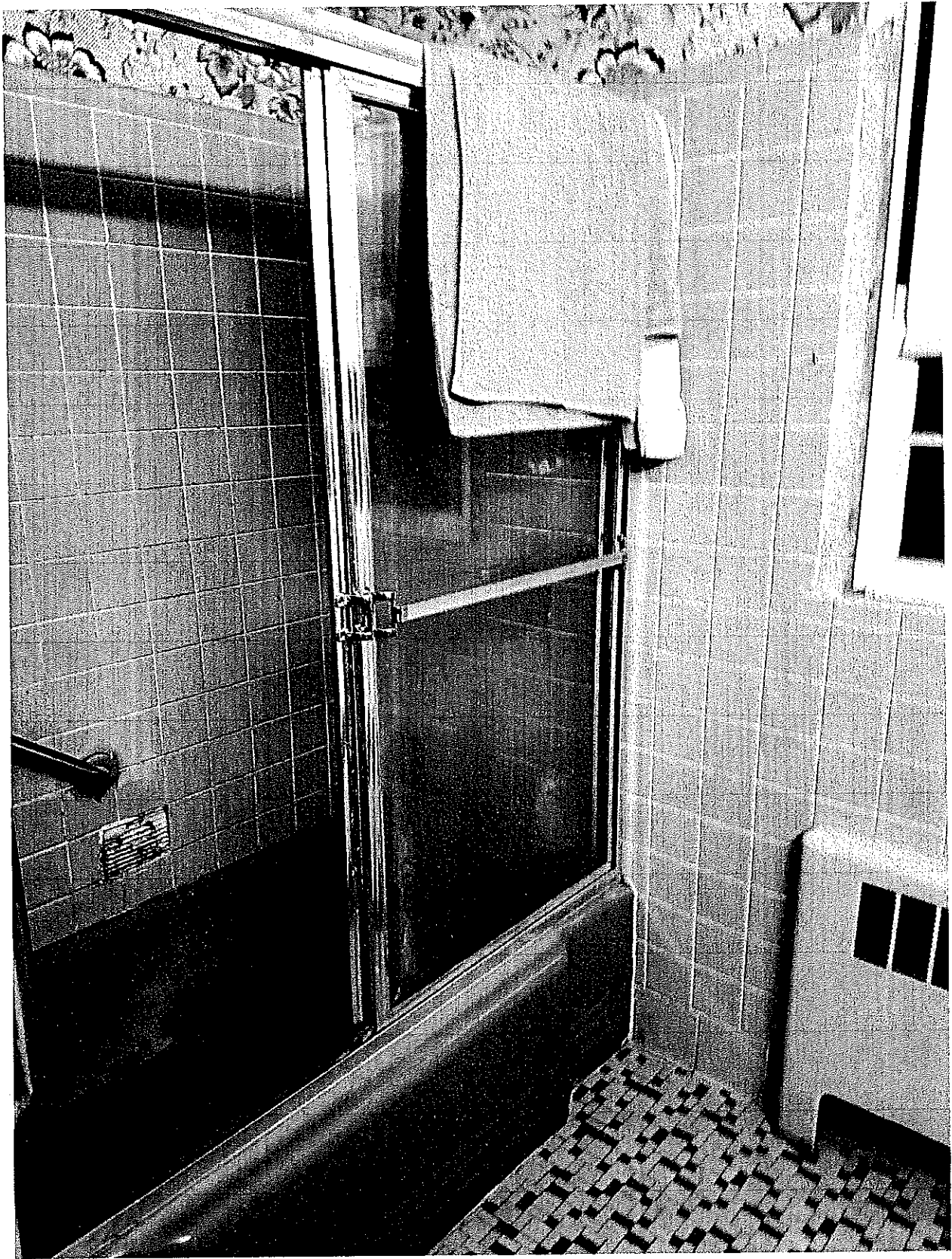
#### School Information

Elementary School: Greens Farms  
 Middle School: Bedford  
 High School: Staples

#### Heating & Cooling

Cooling Type: Central Air Conditioning, ZONED  
 Heating Type: Gas, Zoned

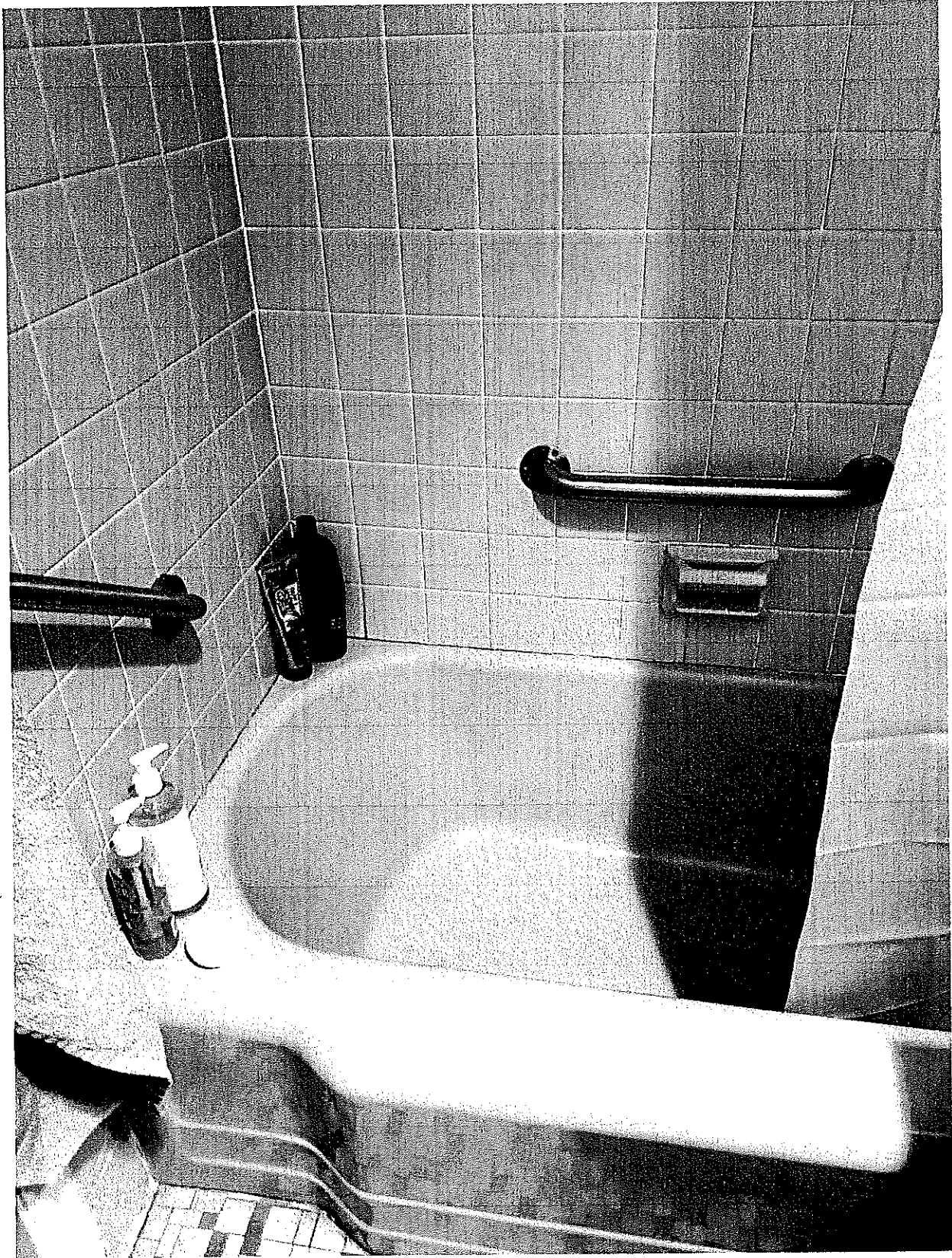




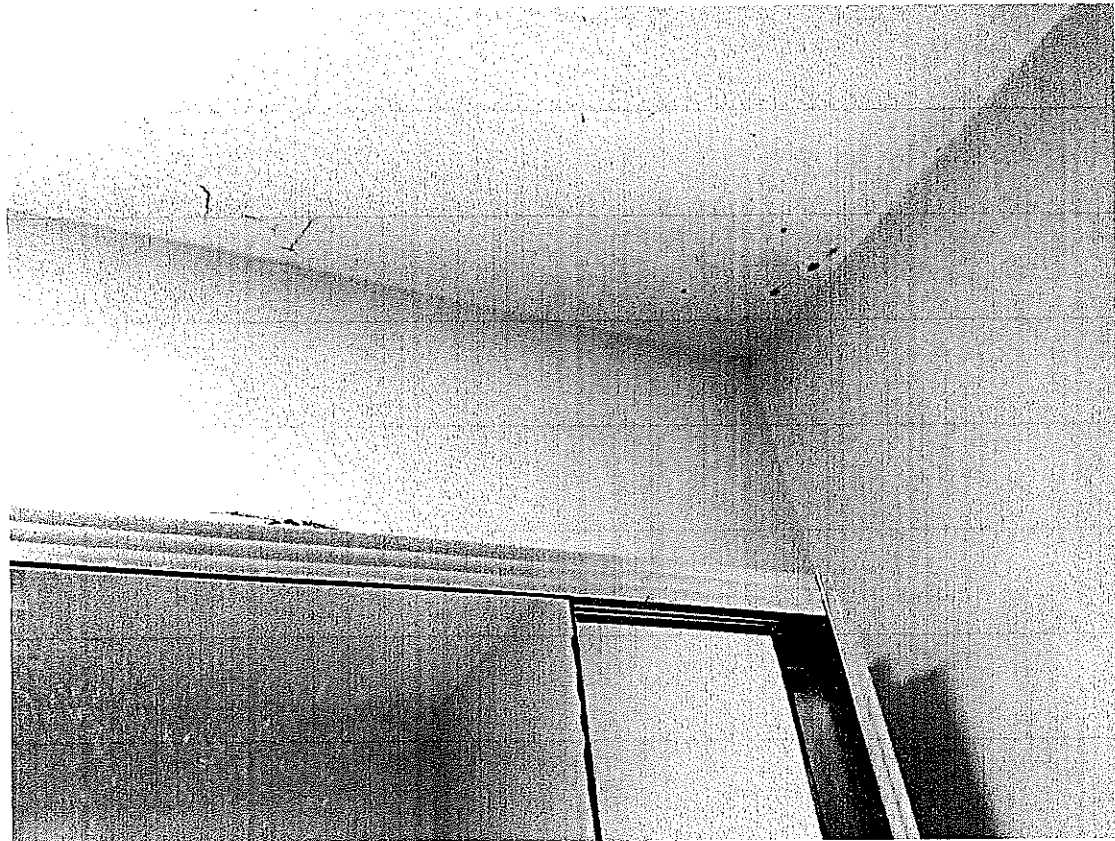














# Assessment of 34 High Point Rd

## Building information

|                                    | 34 High Pt Rd          | 33 High Pt Rd | 35 High Pt Rd |
|------------------------------------|------------------------|---------------|---------------|
| Replacement cost less depreciation | \$346,500              | \$255,500     | \$293,100     |
| Year built                         | 1956                   | 1963          | 1957          |
| Living area                        | 2,376                  | 2,189         | 2,915         |
| Heat fuel                          | Oil → electric         | Oil           | Oil           |
| Bath style                         | Modern → original 1956 | Average       | Modern        |
| Kitchen style                      | Modern → no kitchen    | Average       | Modern        |

Stephen J. Smith (Building Official, Town of Westport) has inspected the property.

## Land

|                | 34 High Pt Rd | 36 High Pt Rd |
|----------------|---------------|---------------|
| Assessed value | \$452,300     | \$455,000     |
| Size (acres)   | 1.01          | 1.47          |
| Zone           | AAA_AA        | AAA           |

## Sales of comparable properties

|            | 60 High Pt Rd             | 53 High Pt Rd            | 50 High Pt Rd             |
|------------|---------------------------|--------------------------|---------------------------|
| Building   | built 1957 - sold 11/2019 | built 1955 - sold 8/2019 | built 1955 - sold 12/2018 |
| Land       | 1.05 acre                 | 1 acre                   | 1.12 acre                 |
| Sale price | \$600,000                 | \$720,000                | \$750,000                 |

# Assessment of 34 High Point Rd

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|                                    | 34 High Pt Rd          | 33 High Pt Rd | 35 High Pt Rd |
|------------------------------------|------------------------|---------------|---------------|
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BOARD OF ASSESSMENT APPEALS HEARINGS  
2019 GL

UNDER CONSTRUCTION? Y  N  % COMPLETE 50%

PRIOR BAA REDUCTION? No WHEN? \_\_\_\_\_

DATE OF LAST INSPECTION: 3.18.2015

PURCHASE DATE: 2.16.2017

PROPERTY ADDRESS: 34 High Pt. Rd.

OWNER: Csoregh, Peter & Verhaert, Tanja

ASSESSMENT: 708,600

ARE TAXES CURRENT? Y

OWNERS COMMENTS/COMPARABLE PROPERTIES: *removed oil tank*  
Land value now, 1956 photos - 3<sup>rd</sup> bathroom <sup>not</sup> <sub>usable</sub>  
#4 kitchen, plywood floors, removed carpets  
no  
took down trees, needed to reinforce floors  
original condition. Compare to neighbors  
Signed up for gas

BAA COMMENTS/COMPARABLE PROPERTIES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Office Use Only  
GL Year: 2019  
List No: 8764

**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 10 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 9-13th

Property Owner's Name: Mark Duncan

Property Location: 7 Deerwood Rd Telephone contact: (203) 295-5051  
(number and street)

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

Mailing Address: 7 Deerwood Rd Phone Number: (203) 295-5051

Total Assessment: \$1,045,400 Appellant's Estimate of Market Value: 1,168,101  
(#297 sq ft)

BRIEFLY STATE YOUR REASON FOR APPEAL: House valuation high vs comps (ie 46 cross hwy 501 2/20 as example), Data house with 9ft ceiling vs 8ft actual, and other houses in neighborhood with renovations were not adjusted.

Signature at Application [Signature] Date: 2/10/2020

Signature at Time of Hearing [Signature] Date: 3/5/2020

**For Official Use Only**

|                                       |                           |
|---------------------------------------|---------------------------|
| BOARD ACTION                          |                           |
| No Change _____                       | Reduced _____             |
| Increased _____                       |                           |
| ORIGINAL ASSESSMENT:                  | BAA CHANGE:               |
| Land: <u>452,300</u>                  | Land: _____               |
| Building: <u>593,100</u>              | Bu: _____                 |
| Other: _____                          | Otl: <u>7 Deerwood Rd</u> |
| Total: <u>1,045,400</u>               | To: _____                 |
| Personal Property: _____              | Pe: _____                 |
| Motor Vehicle: _____                  | Mc: _____                 |
| DATE AND TIME OF HEARING AT TOWN HALL | Dated: _____              |
| ROOM: <u>Green Rm</u>                 | Signed: _____             |
| Date: <u>Thurs. March 5 2020</u>      | Signed: _____             |
| Time: <u>8:00 PM</u>                  | Signed: _____             |

**NEEDS INSPECTION**

|   |  |                  |                                       |                 |  |
|---|--|------------------|---------------------------------------|-----------------|--|
| <b>CURRENT OWNER</b><br>DUNCAN MARK & DEBORAH | <b>TOPO</b><br>4 Gas<br>6 Septic<br>2 Public Water   | <b>UTILITIES</b> | <b>STRT/ROAD</b><br>1 Public          | <b>LOCATION</b> | <b>CURRENT ASSESSMENT</b><br>Code Appraised Assessed<br>1-1 646,100 452,300<br>1-3 847,300 593,100 |
| 7 DEERWOOD RD                                 | <b>SUPPLEMENTAL DATA</b><br>Alt Prcl ID 5319412-4<br>Historic ID<br>Census 502<br>WestportC E25<br>Survey Ma 6839<br>Survey Ma |                  |                                       | <b>VISION</b>   |  |
| WESTPORT CT 06880                             | GIS ID E11029000   | Assoc Pid#       |                                       |                 |  |
| 1   | <b>RECORD OF OWNERSHIP</b>   |                  | <b>PREVIOUS ASSESSMENTS (HISTORY)</b> |                 |  |
|   | BK-VOL/PAGE  | SALE DATE        | QU/V                                  | SALE PRICE      | VC   |
| DUNCAN MARK & DEBORAH                         | 3344 0274  | 08-29-2012       | Q                                     | 985,000         | 00   |
| LAMARTINE JANICE S                            | 3344 0273  | 08-29-2012       | U                                     | 0               | 29   |
| LAMARTINE JOSEPH T & JANICE S                 | 0370 0068  | 06-03-1974       | U                                     | 0               | 29   |
|   | Total  |                  |                                       | 1,493,400       | 1,045,400  |

| Year  | Code | Description | Code  | Year | Code | Assessed  | Year  | Code | Assessed | Year  | Code | Assessed |
|-------|------|-------------|-------|------|------|-----------|-------|------|----------|-------|------|----------|
| 2019  | 1-1  | RES LAND    | 1-1   | 2018 | 1-1  | 452,300   | 2017  | 1-1  | 452,300  | 2017  | 1-1  | 452,300  |
|       | 1-3  | DWELLING    | 1-3   |      | 1-3  | 593,100   |       | 1-3  | 330,200  |       | 1-3  | 330,200  |
| Total |      |             | Total |      |      | 1,045,400 | Total |      |          | Total |      |          |

**OTHER ASSESSMENTS**

| Year  | Code | Description | Number | Amount | Comm Int |
|-------|------|-------------|--------|--------|----------|
| Total |      |             |        |        |          |

This signature acknowledges a visit by a Data Collector or Assessor

**ASSESSING NEIGHBORHOOD**

| Nbhd | Sub | R | Nbhd Name | Tracing | Batch |
|------|-----|---|-----------|---------|-------|
| 0001 |     | R |           |         |       |

**NOTES**

M/ 5673, 6355(4), 6839(4-A)

**APPRAISED VALUE SUMMARY**

|                               |           |
|-------------------------------|-----------|
| Appraised Bldg. Value (Card)  | 847,300   |
| Appraised Xf (B) Value (Bldg) | 0         |
| Appraised Ob (B) Value (Bldg) | 0         |
| Appraised Land Value (Bldg)   | 646,100   |
| Special Land Value            | 0         |
| Total Appraised Parcel Value  | 1,493,400 |
| Valuation Method              | C         |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount  | Insp Date  | % Comp | Date Comp | Comments              |
|-----------|------------|------|-------------|---------|------------|--------|-----------|-----------------------|
| 84935     | 12-21-2018 | AD   | Additions   | 410,000 | 05-22-2019 | 50     |           | TWO-STORY ADDITION ON |

**LAND LINE VALUATION SECTION**

| B Use Code  | Description      | Zone | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Location Adjustment | Adj Unit P | Land Value |
|---|------------------|------|-----------|------------|------------|----------|------------|-------|-------|-----------|---------------------|------------|------------|
| 1   | Single Family Re | AA   |           | 1.010 AC   | 380,000    | 0.99022  | 5          | 1.00  | 170   | 1.700     | 1.0000              |            | 646,100    |
| Total Card Land Units 1.010 AC Parcel Total Land Area 1.0100 Total Land Value 646,100 |                  |      |           |            |            |          |            |       |       |           |                     |            |            |

|                       |  |                |  |                  |  |                  |  |                 |  |                           |  |           |  |
|-----------------------|--|----------------|--|------------------|--|------------------|--|-----------------|--|---------------------------|--|-----------|--|
| <b>CURRENT OWNER</b>  |  | <b>TOPO</b>    |  | <b>UTILITIES</b> |  | <b>STRT/ROAD</b> |  | <b>LOCATION</b> |  | <b>CURRENT ASSESSMENT</b> |  | 6158      |  |
| DUNCAN MARK & DEBORAH |  | 4 Gas          |  | 1 Public         |  | RES LAND         |  | 646,100         |  | Appraised                 |  | 452,300   |  |
| 7 DEERWOOD RD         |  | 6 Septic       |  |                  |  | DWELLING         |  | 847,300         |  | Code                      |  | 593,100   |  |
| WESTPORT CT 06880     |  | 2 Public Water |  |                  |  |                  |  |                 |  | 1-1                       |  |           |  |
|                       |  |                |  |                  |  |                  |  |                 |  | 1-3                       |  |           |  |
|                       |  |                |  |                  |  |                  |  |                 |  | Total                     |  | 1,493,400 |  |
|                       |  |                |  |                  |  |                  |  |                 |  | Assessed                  |  | 1,045,400 |  |

|             |  |           |  |          |  |            |  |           |  |       |  |           |  |           |  |
|-------------|--|-----------|--|----------|--|------------|--|-----------|--|-------|--|-----------|--|-----------|--|
| Historic ID |  | 5319412-4 |  | Lift Hse |  | Assoc Pid# |  | E11029000 |  | Total |  | 1,493,400 |  | 1,045,400 |  |
| Census      |  | 502       |  |          |  |            |  |           |  | Total |  | 782500    |  | 782500    |  |
| WestportC   |  | E25       |  |          |  |            |  |           |  | Total |  | 782500    |  | 782500    |  |
| Survey Ma   |  | 6839      |  |          |  |            |  |           |  | Total |  | 782500    |  | 782500    |  |
| Survey Ma   |  |           |  |          |  |            |  |           |  | Total |  | 782500    |  | 782500    |  |

|                               |  |                    |  |                  |  |            |  |           |  |                   |  |           |  |  |  |
|-------------------------------|--|--------------------|--|------------------|--|------------|--|-----------|--|-------------------|--|-----------|--|--|--|
| <b>RECORD OF OWNERSHIP</b>    |  | <b>BK-VOL/PAGE</b> |  | <b>SALE DATE</b> |  | <b>Q/U</b> |  | <b>VI</b> |  | <b>SALE PRICE</b> |  | <b>VC</b> |  | <b>PREVIOUS ASSESSMENTS (HISTORY)</b>                      |  |
| DUNCAN MARK & DEBORAH         |  | 3344 0274          |  | 08-29-2012       |  | Q          |  | I         |  | 985,000           |  | 00        |  | Year Code Assessed Year Code Assessed V Year Code Assessed |  |
| LAMARTINE JANICE S            |  | 3344 0273          |  | 08-29-2012       |  | U          |  | I         |  | 0                 |  | 29        |  | 2019 1-1 452,300 2018 1-1 452,300 2017 1-1 452,300         |  |
| LAMARTINE JOSEPH T & JANICE S |  | 0370 0068          |  | 06-03-1974       |  | U          |  | I         |  | 0                 |  | 29        |  | 2019 1-1 452,300 2018 1-1 452,300 2017 1-1 452,300         |  |
|                               |  |                    |  |                  |  |            |  |           |  |                   |  |           |  | Total 1045400 Total 782500 Total 782500                    |  |

|                   |  |                          |  |               |  |               |  |                 |  |
|-------------------|--|--------------------------|--|---------------|--|---------------|--|-----------------|--|
| <b>EXEMPTIONS</b> |  | <b>OTHER ASSESSMENTS</b> |  | <b>AMOUNT</b> |  | <b>NUMBER</b> |  | <b>COMMENTS</b> |  |
| Description       |  | Code                     |  | Description   |  | Number        |  | Amount          |  |
| Total             |  | 0.00                     |  |               |  |               |  |                 |  |

|                               |  |                |  |              |  |
|-------------------------------|--|----------------|--|--------------|--|
| <b>ASSESSING NEIGHBORHOOD</b> |  | <b>TRACING</b> |  | <b>NOTES</b> |  |
| Nbhd Name                     |  | B              |  | Batch        |  |
| Sub                           |  | R              |  | Tracing      |  |
| 0001                          |  |                |  |              |  |
| MI 5673, 6355(4), 6839(4-A)   |  |                |  |              |  |

|                               |  |               |  |               |  |                  |  |                       |  |
|-------------------------------|--|---------------|--|---------------|--|------------------|--|-----------------------|--|
| <b>BUILDING PERMIT RECORD</b> |  | <b>AMOUNT</b> |  | <b>% COMP</b> |  | <b>DATE COMP</b> |  | <b>COMMENTS</b>       |  |
| Permit Id                     |  | Description   |  | Insp Date     |  | Date Comp        |  | Comments              |  |
| 84935                         |  | Additions     |  | 05-22-2019    |  | 50               |  | TWO-STORY ADDITION ON |  |
|                               |  | 410,000       |  |               |  |                  |  |                       |  |

|                                    |  |                   |  |                 |  |                        |  |              |  |                  |  |                  |  |                     |  |
|------------------------------------|--|-------------------|--|-----------------|--|------------------------|--|--------------|--|------------------|--|------------------|--|---------------------|--|
| <b>LAND LINE VALUATION SECTION</b> |  | <b>UNIT PRICE</b> |  | <b>SIZE ADJ</b> |  | <b>SITE INDEX</b>      |  | <b>COND.</b> |  | <b>NBHD.</b>     |  | <b>NBHD. ADJ</b> |  | <b>NOTES</b>        |  |
| B Use Code                         |  | Land Units        |  | Size Adj        |  | Site Index             |  | Cond.        |  | Nbhd.            |  | Nbhd. Adj        |  | Location Adjustment |  |
| 1 101                              |  | 1.010             |  | 0.99022         |  | 5                      |  | 1.00         |  | 170              |  | 1.700            |  | 1.0000              |  |
| Single Family Re                   |  | AA                |  | 380,000         |  | 0.99022                |  | 1.00         |  | 170              |  | 1.700            |  | 646,100             |  |
| Parcel Total Land Area             |  | 1.010             |  | AC              |  | Parcel Total Land Area |  | 1.0100       |  | Total Land Value |  | 646,100          |  | Total Land Value    |  |

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card) 847,300

Appraised X1 (B) Value (Bldg) 0

Appraised Ob (B) Value (Bldg) 0

Appraised Land Value (Bldg) 646,100

Special Land Value 0

Total Appraised Parcel Value 1,493,400

Valuation Method C

**VISIT / CHANGE HISTORY**

| Date       | Id  | Type | Is | Cd | Purpost/Result              |
|------------|-----|------|----|----|-----------------------------|
| 10-23-2019 | PG  | 2    | 5  | 53 | Re-Check - WIP              |
| 05-22-2019 | PG  | 2    | 5  | 00 | Measur+Listed               |
| 03-05-2015 | VA  |      |    | 10 | Measur/LtrSnt - Letter Sent |
| 12-13-2014 | RH  |      |    | 08 | Measur/Int Refusal - No inf |
| 12-01-2014 | TMM |      |    | 01 | Measured/No Interior Insp   |
| 11-14-2014 | W   |      |    | 66 | INSPECTION NOTICE SE        |
| 03-11-2013 | BAA |      |    | 50 | IBAA.Chance                 |

**VISION**

House being discussed - 7 Deerwood Lane

|                              | 2015 Appraised Value |                |                | Comment  |
|------------------------------|----------------------|----------------|----------------|--|
|                              | sq ft                | Building       | Land           |  |
| 7 Deerwood - old             | 3,066                | 471,700        | 646,100        | 1,117,800 - Renovation underway with ~25% square ft added ... appraised value up 80% |
| 7 Deerwood - new             | 3,933                | 847,300        | 646,100        | 1,493,400 - Originally built 1974  |
| <b>7 Deerwood - proposed</b> | <b>3,933</b>         | <b>666,394</b> | <b>646,100</b> | <b>1,312,494</b>   |
| <b>Appraisal sq ft</b>       | <b>169</b>           |                |                |  |

Other Deerwood Neighborhood houses with recent renovations

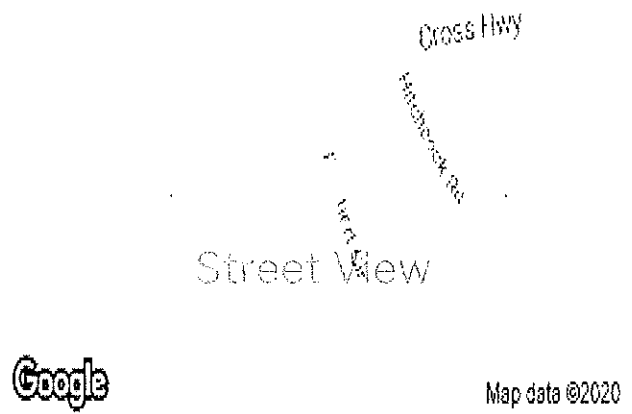
|                        | 2015 Appraised Value |          |         | Comment   |
|------------------------|----------------------|----------|---------|---|
|                        | sq ft                | Building | Land    |   |
| 5 Deerwood             | 3,025                | 563,800  | 646,100 | 1,209,900 - Major renovation completed 2018 with ~10% square ft added |
| 5 Deerwood - new       | 3,328                | 563,800  | 646,100 | 1,209,900 - Originally built 1967                                     |
| <b>Appraisal sq ft</b> | <b>169</b>           |          |         |   |
| 4 Deerwood - old       | 3,018                | 616,800  | 646,500 | 1,263,300 - 100% renovation underway with ~10% square ft added        |
| 4 Deerwood - new       | 3,320                | 616,800  | 646,500 | 1,263,300 - Originally built 1966                                     |
| <b>Appraisal sq ft</b> | <b>186</b>           |          |         |   |

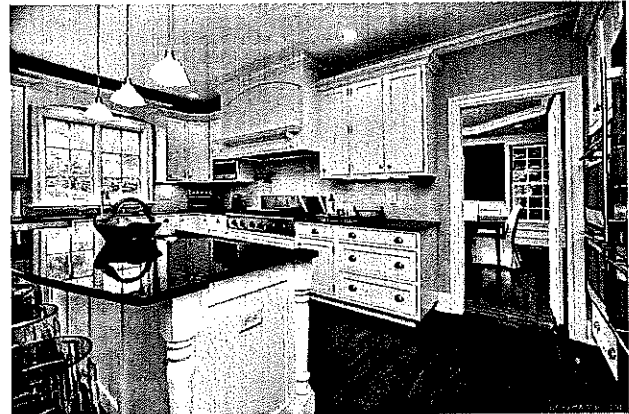
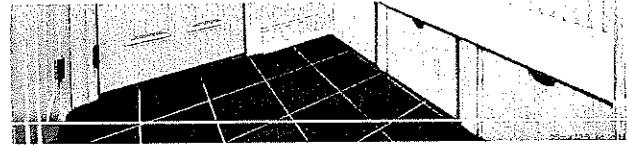
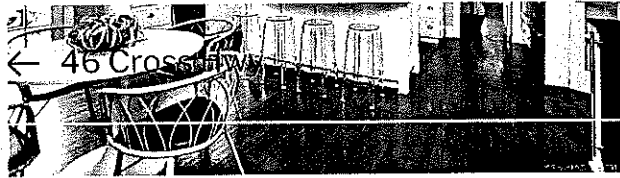
Example of House at \$1.47MM Appraised Value

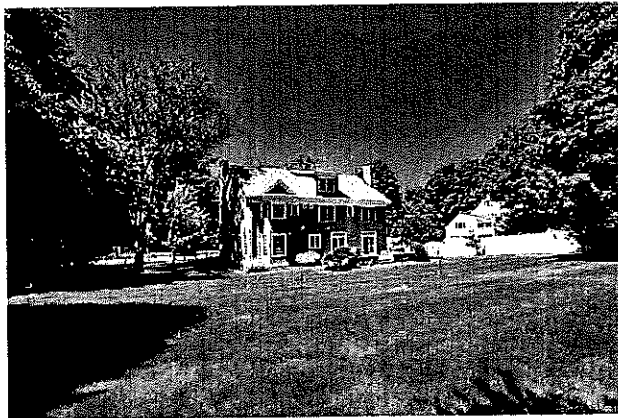
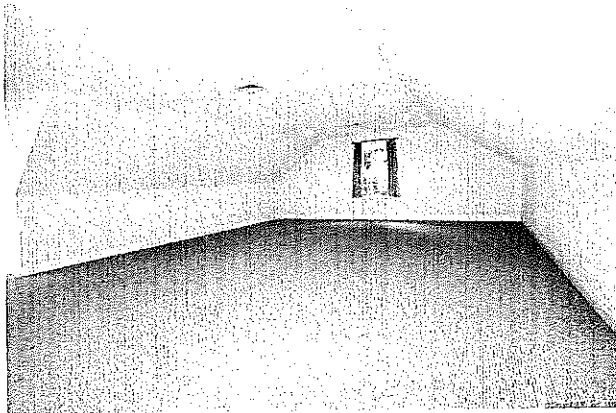
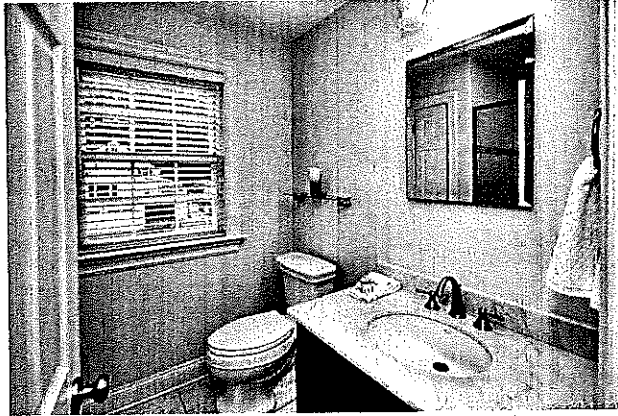
|                        | 2015 Appraised Value |          |         | Comment  |
|------------------------|----------------------|----------|---------|--|
|                        | sq ft                | Building | Land    |  |
| 46 cross hwy           | 4,884                | 895,543  | 574,600 | 1,470,143 - Comp for what a \$1.47MM 2015 appraisal house looks like |
| <b>Appraisal sq ft</b> | <b>183</b>           |          |         | - Luxury Home built 2006   |



← 46 Cross Hwy







BOARD OF ASSESSMENT APPEALS HEARINGS  
2019 GL

UNDER CONSTRUCTION? Y \_\_\_ N \_\_\_ % COMPLETE \_\_\_\_\_

PRIOR BAA REDUCTION? \_\_\_\_\_ WHEN? \_\_\_\_\_

DATE OF LAST INSPECTION: 5.22.2019

PURCHASE DATE: 2012

PROPERTY ADDRESS: 7 Deerwood Rd.

OWNER: Duncan, Mark & Deborah

ASSESSMENT: 1,045,400

ARE TAXES CURRENT? \_\_\_\_\_

OWNERS COMMENTS/COMPARABLE PROPERTIES:

firmed up back of house  
updated kitchen and master bath

3900 sf  
appraised value with up 80%

4 deerwood - 100% appreciation  
BAA COMMENTS/COMPARABLE PROPERTIES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

Office Use Only  
GL Year: 2019  
List No: 7046

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

By authority of Connecticut State Statute 12-111

**RECEIVED**  
FEB 03 2020  
ASSESSOR'S OFFICE

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: Sal Ted Giannitti

Property Location: 512 Riverside Avenue Telephone contact: 203-762-9208  
(number and street) 203-227-7652

Appellant's Name: Same as above Property Type: \_\_\_\_\_  
(residential, commercial, personal property, motor vehicle)

Mailing Address: 24 Maplewood Avenue, Westport Phone Number: Same as above

Total Assessment: AS OF 2019 \$539,100 Appellant's Estimate of Market Value: ?

BRIEFLY STATE YOUR REASON FOR APPEAL: You have charged us a penalty of 10%. We never received notification that you no longer sent out the necessary forms as per usual for many years past

Signature at Application Theodore Giannitti Date: 2/3/20

Signature at Time of Hearing Sal Giannitti Date: 3-5-20 974

For Official Use Only Theodore Giannitti 3/5/20

| BOARD ACTION                          |               |                             |
|---------------------------------------|---------------|-----------------------------|
| No Change                             | Reduced       | Increased                   |
| ORIGINAL ASSESSMENT:                  |               | BAA CHANGE:                 |
| Land: <u>344,100</u>                  |               | Land: _____                 |
| Building: <u>186,500</u>              |               | Building: _____             |
| Other: <u>8,500</u>                   |               | Otl _____                   |
| Total: <u>539,100</u>                 |               | To <u>512 Riverside Ave</u> |
| Personal Property: _____              |               | Pe _____                    |
| Motor Vehicle: _____                  |               | Mt _____                    |
| DATE AND TIME OF HEARING AT TOWN HALL | Dated: _____  | 1 + 2 penalty               |
| ROOM: <u>Green Rm</u>                 | Signed: _____ |                             |
| Date: <u>Thurs. March 5, 2020</u>     | Signed: _____ |                             |
| Time: <u>8:15 PM</u>                  | Signed: _____ |                             |

Town of Westport, Connecticut  
Assessor's Office - Room 104  
110 Myrtle Avenue  
Westport, CT 06880

COPY

April 8, 2019

**2018 Annual Income and Expense Report**

GIANNITTI SALVATORE & THEODORE A  
& MARIA  
9 CHRISTOPHER HILL  
WESTON, CT 06883

Location: 00512 RIVERSIDE AVE

Dear Property Owner:

Account Number: 07046

**Please read the following letter in its entirety.** In order to assess your real property fairly and equitably, income and expense information related to your property is essential. Please complete the forms (see download info below) and if necessary provide operating statements for the time period of January 1 to December 31, 2018. In accordance with Connecticut General Statute 12-63c(d), any owner of rental real property who fails to submit this information or files an incomplete or false form with intent to defraud shall be subject to a penalty assessment equal to a ten percent (10%) increase in the assessed value of such property.

**This means that if the form is not completed correctly and date stamped at the Assessor's Office by Monday June 3, 2019, a penalty amount of at least \$909 will be applied to your account.**

Any information related to the actual rental and rental-related income and operating expenses is confidential and shall not be a public record nor subject to the provisions of Connecticut General Statute 1-210 (Freedom of Information Act).

Each summary page should reflect information for a single property for the calendar year indicated on the form. If you own more than one rental property, a separate report must be filed for each property located in Westport. Please go to [www.westportct.gov](http://www.westportct.gov) and then go to "How Do I..." and then "Search Online Forms", then Tax Year 2018 Income & Expense Reports to print the Instruction Sheets, Summary Page and Schedules A & B.

If you are sending the report by mail, we suggest using a service that will guarantee its delivery by **June 3, 2019** or deliver it in person. Faxed or emailed copies will not be accepted, the original is required. **It should be clearly understood that if the form is not completed correctly and date stamped at the Assessor's Office by Monday June 3, 2019, a 10% penalty will be applied to your assessment. POSTMARKS ARE NOT ACCEPTED.**

A thirty day extension may be granted if requested on or before **May 1st**. Please submit your reason for the extension in writing and you will be notified of your request via regular mail or fax. For questions concerning this report, please call the Assessor's Office at 203-341-1070.

Sincerely,

Paul Friia  
Assessor

Rec'd 10E 6.24.19

10' NVEDU

2018 ANNUAL INCOME AND EXPENSE REPORT-CONFIDENTIAL

100% Owner Occupied

SUMMARY PAGE

RETURN TO ASSESSOR ON OR BEFORE JUNE 3, 2019  
June 3, 2019 is the FILING DATE not a postmark date

RECEIVED

JUN 24 2019  
Accession Number #07046

Owner Salvatore + Theodore Giannitti

Mailing Address 9 Christopher Hill

City/State/Zip Weston, CT 06883

Property Address 512 Riverside Avenue, West

ASSESSOR'S OFFICE  
Owner Email Address

1. Primary Use of Property (Circle One) A. Apartment B. Office C. Retail D. Mixed Use E. Shopping Center F. Industrial G. Other

2. Gross Building Area (Inc. Owner-Occupied Space) \_\_\_\_\_ SF  
3. Net Leasable Area 1835 SF  
4. Owner Occupied Area \_\_\_\_\_ SF

INCOME

EXPENSE

- 8. Office (Attach Schedule A) \_\_\_\_\_
- 9. Retail Rental (Attach Schedule A) \_\_\_\_\_
- 10. Indst./Whse./Garage Rentals (Schedule A) \_\_\_\_\_
- 11. Apartment Rentals (Attach Schedule B) \_\_\_\_\_
- 12. Other Rentals (Attach Schedule A) \_\_\_\_\_
- 13. Other Property Income \_\_\_\_\_
- 14. Reimbursement Income (CAM) \_\_\_\_\_
- 15. Utility Contributions (not included in CAM) \_\_\_\_\_
- 16. Total Income (Add lines 8 thru 15) 62,331
- 17. Loss Due to Vacancy/Bad Debt Collection \_\_\_\_\_
- 18. Effective Annual Income (Line 16 minus Line 17) 62,331
- 19. Portion of Line 14 that is from Real Estate Taxes \_\_\_\_\_
- 20. Effective Income Net of Tax Reimbursements (Line 18 minus Line 19) \_\_\_\_\_

- 21. Management \_\_\_\_\_
- 22. Legal/Accounting 330
- 23. Fire/Liability Insurance 1187
- 24. Leasing Fees/Consulting/Advertising \_\_\_\_\_
- 25. Payroll (Except mgt, repairs and decorating) \_\_\_\_\_
- 26. Electricity \_\_\_\_\_
- 27. Heating/Air Conditioning 170
- 28. Other Utilities (Specify) \_\_\_\_\_
- 29. Supplies (Janitorial, Etc.) 650
- 30. Common Area Maintenance (CAM) \_\_\_\_\_
- 31. Maintenance & Repairs 550
- 32. Elevator Maintenance \_\_\_\_\_
- 33. Snow/Trash Removal \_\_\_\_\_
- 34. Security \_\_\_\_\_
- 35. Tenant Improvement Fit (Paid by Landlord) \_\_\_\_\_
- 36. Other (Specify) \_\_\_\_\_
- 37. Total Expenses 11,976.24
- 38. Net Operating Income (Line 20 minus Line 37) \_\_\_\_\_
- 39. Capital Expenditures 9089.24
- 40. Real Estate Taxes \_\_\_\_\_
- 41. Mortgage Payments (Principal & Interest) \_\_\_\_\_

I do hereby declare under penalties of false statement that the foregoing information, according to the best of my knowledge, remembrance and belief, is a complete and true statement of all the income and expenses attributable to the above-identified property. (Section 12-63c(d) of the Connecticut General Statutes)

Original Signature Theodore A. Giannitti

Name (Print) Theodore A. Giannitti

Phone Number (203) 227-7652

ALL EXPENSES PAID BY TENANT Y/N \_\_\_\_\_

Town of Westport, Connecticut  
Assessor's Office - Room 104  
110 Myrtle Avenue  
Westport, CT 06880

COPY

For questions concerning this report call:  
Tel: 203-341-1070

April 13, 2018

**2017 Annual Income and Expense Report**

GIANNITTI SALVATORE & THEODORE A  
9 CHRISTOPHER HILL  
WESTON, CT 06883

Prop. Address: 00512 RIVERSIDE AVE

Dear Property Owner:

Account Number: 07046

In order to assess your real property fairly and equitably, income and expense information related to your property is essential. Please complete the forms or provide operating statements for the time period of January 1 to December 31, 2017. In accordance with Connecticut General Statute 12-63c(d), any owner of rental real property who fails to submit this information or files an incomplete or false form with intent to defraud shall be subject to a penalty assessment equal to a ten percent (10%) increase in the assessed value of such property.

**This means that if the form is not completed correctly and date stamped at the Assessor's Office by Friday June 1, 2018, a penalty amount of at least \$909 will be applied to your account.**

Any information related to the actual rental and rental-related income and operating expenses is confidential and shall not be a public record nor subject to the provisions of Connecticut General Statute 1-210 (Freedom of Information Act).

All owners receiving this letter are **required to file** an Income and Expense report by June 1<sup>st</sup> 2018 unless you are an owner occupier of a residential property with less than 6 units. **If you do not file, you will be penalized 10%.**

Each summary page should reflect information for a single property for the calendar year indicated on the form. If you own more than one rental property, a separate report must be filed for each property located in Westport. Please go to [www.westportct.gov](http://www.westportct.gov) and then go to "How Do I..." and then "Search Online Forms", then Tax Year 2017 Income & Expense Reports to print the Instruction Sheets, Summary Page and Schedules A & B.

If you are sending this by mail, we suggest using a service that will guarantee its delivery by June 1, 2018 or deliver it in person. Faxed or emailed copies will not be accepted, the original is required. **It should be clearly understood that if the form is not completed correctly and date stamped at the Assessor's Office by Friday June 1, 2018, a 10% penalty will be applied to your assessment. POSTMARKS ARE NOT ACCEPTED.**

A thirty day extension may be granted if filed on or before **May 1st**. Please submit your reason for the extension in writing and you will be notified of your request via regular mail or fax.

Sincerely,

Paul Friia

Assessor

*Rec'd 1+E 4.18.18*



RECEIVED

APR 18 2018

ASSESSOR'S OFFICE

2017 ANNUAL INCOME AND EXPENSE REPORT-CONFIDENTIAL

SUMMARY PAGE

RETURN TO ASSESSOR ON OR BEFORE JUNE 1, 2018
June 1, 2018 is the FILING DATE not a postmark date

100% Owner Occupied

Owner Theodore & Salvatore Giannitti
Mailing Address 9 Christopher Hill Rd
City/State/Zip Weston, Ct. 06883

Account Number #07046
Property Address 512 Riverside Avenue
Owner Email Address

- 1. Primary Use of Property (Circle One) A. Apartment B. Office C. Retail D. Mixed Use E. Shopping Center F. Industrial G. Other
2. Gross Building Area (Inc. Owner-Occupied Space) SF
3. Net Leasable Area SF
4. Owner Occupied Area SF
5. Number of Units
6. Building Age (Year)
7. Year Remodeled (Year(s))

INCOME

EXPENSE

- 8. Office (Attach Schedule A)
9. Retail Rental (Attach Schedule A)
10. Indst./Whse./Garage Rentals (Schedule A)
11. Apartment Rentals (Attach Schedule B)
12. Other Rentals (Attach Schedule A)
13. Other Property Income
14. Reimbursement Income (CAM)
15. Utility Contributions (not included in CAM)
16. Total Income (Add lines 8 thru 15)
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- 21. Management
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23. Fire/Liability Insurance
24. Leasing Fees/Consulting/Advertising
25. Payroll (Except mgt, repairs and decorating)
26. Electricity
27. Heating/Air Conditioning
28. Other Utilities (Specify)
29. Supplies (Janitorial, Etc.)
30. Common Area Maintenance (CAM)
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32. Elevator Maintenance
33. Snow/Trash Removal
34. Security
35. Tenant Improvement Fit (Paid by Landlord)
36. Other (Specify)
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38. Net Operating Income (Line 20 minus Line 37)
39. Capital Expenditures
40. Real Estate Taxes
41. Mortgage Payments (Principal & Interest)

I do hereby declare under penalties of false statement that the foregoing information, according to the best of my knowledge, remembrance and belief, is a complete and true statement of all the income and expenses attributable to the above-identified property.

Original Signature Theodore A. Giannitti
Name (Print) Theodore A. Giannitti
Phone Number (203) 227-7652

Date Appraisal: 770200
Title 3.56 Cap
ALL EXPENSES PAID BY TENANT Y/N

Revised 9/12/18
[Signature]

512 RIVERSIDE AVE

| CURRENT OWNER                         |              | TOPO                 | UTILITIES       | STRT / ROAD | LOCATION | CURRENT ASSESSMENT |          |         |
|---------------------------------------|--------------|----------------------|-----------------|-------------|----------|--------------------|----------|---------|
| 1 Level                               | 1 All Public | 1 Public             | 4 Bus. District | COM LAND    | Code     | Appraised          | Assessed |         |
| GIANNITTI SALVATORE & THEODOR & MARIA |              |                      |                 | COM BLDG    | 2-1      | 491,500            | 344,100  |         |
| 9 CHRISTOPHER HILL                    |              |                      |                 | COM OUTBL   | 2-2      | 266,700            | 186,500  |         |
|                                       |              |                      |                 |             | 2-5      | 12,000             | 8,500    |         |
| WESTON CT 06883                       |              | Alt Prcl ID 53030277 | Lift Hse        |             | Total    |                    |          | 770,200 |
| GIS ID B06045000                      |              | Assoc Pid#           |                 |             | Total    |                    |          | 539,100 |

| RECORD OF OWNERSHIP |      |      |            | PREVIOUS ASSESSMENTS (HISTORY) |     |            |    |         |
|---------------------|------|------|------------|--------------------------------|-----|------------|----|---------|
| BK                  | VOL  | PAGE | SALE DATE  | Q/U                            | V/I | SALE PRICE | VC |         |
| 3383                | 0218 |      | 12-28-2012 | U                              | I   | 0          | 29 |         |
| 3383                | 0215 |      | 12-28-2012 | U                              | I   | 0          | 29 |         |
| 0749                | 0143 |      | 08-27-1985 | U                              | I   | 0          | 29 |         |
| Total               |      |      |            | Total                          |     |            |    | 539,100 |

| EXEMPTIONS |      | OTHER ASSESSMENTS |        |
|------------|------|-------------------|--------|
| Year       | Code | Description       | Amount |
|            |      |                   | 0.00   |
| Total      |      | 0.00              |        |

| ASSESSING NEIGHBORHOOD       |           | NOTES   |       |
|------------------------------|-----------|---------|-------|
| Nbhd                         | Nbhd Name | Tracing | Batch |
| 0001                         |           |         |       |
| 3RD FLR NOTHING - UNFINISHED |           |         |       |
| PAUL ALBERT                  |           |         |       |
| SALON SPA                    |           |         |       |
| IG                           |           |         |       |

| APRAISED VALUE SUMMARY        |         |         |
|-------------------------------|---------|---------|
| Appraised Bldg. Value (Card)  | 263,500 |         |
| Appraised Xf (B) Value (Bldg) | 3,200   |         |
| Appraised Ob (B) Value (Bldg) | 12,000  |         |
| Appraised Land Value (Bldg)   | 491,500 |         |
| Special Land Value            | 0       |         |
| Total Appraised Parcel Value  | 770,200 |         |
| Valuation Method              | I       |         |
| Total Appraised Parcel Value  |         | 770,200 |

| BUILDING PERMIT RECORD |            |      |             | VISIT / CHANGE HISTORY |           |        |           |
|------------------------|------------|------|-------------|------------------------|-----------|--------|-----------|
| Permit Id              | Issue Date | Type | Description | Amount                 | Insp Date | % Comp | Date Comp |
|                        |            |      |             |                        |           |        |           |
|                        |            |      |             |                        |           |        |           |

| LAND LINE VALUATION SECTION |             |      |           |            |            |           |            |       |       |          |       |                     |               |                                |                  |         |
|-----------------------------|-------------|------|-----------|------------|------------|-----------|------------|-------|-------|----------|-------|---------------------|---------------|--------------------------------|------------------|---------|
| B Use Code                  | Description | Zone | Land Type | Land Units | Unit Price | I. Factor | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustment | Adj Unit Pric | Land Value                     |                  |         |
| 1                           | 320 Retail  | ROR  |           | 0.160 AC   | 1,200,000  | 2.32700   | C          | 1.00  | G     | 1.100    |       | 0                   |               | 491,500                        |                  |         |
| Total Card Land Units       |             |      |           |            |            |           |            |       |       |          |       |                     | 0.160 AC      | Parcel Total Land Area: 0.1600 | Total Land Value | 491,500 |

**VISION**

6158  
WESTPORT, CT

This signature acknowledges a visit by a Data Collector or Assessor

# Appealing I & E Penalty

## BOARD OF ASSESSMENT APPEALS HEARINGS- 2019 GL

UNDER CONSTRUCTION? Y \_\_\_ N  % COMPLETE \_\_\_\_\_

PRIOR BAA REDUCTION? No WHEN? \_\_\_\_\_

DATE OF LAST INSPECTION: 5.9.05

PURCHASE DATE: \_\_\_\_\_

PROPERTY ADDRESS: 512 Riverside Ave

OWNER: Giannetti, Sal & Ted

ASSESSMENT: 539,100

ARE TAXES CURRENT? \_\_\_\_\_

OWNERS COMMENTS/COMPARABLE PROPERTIES:

Filed June 24<sup>th</sup>  
Never got notice in time to be on time  
Got penalized.

BAA COMMENTS/COMPARABLE PROPERTIES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REAL ESTATE RECORD  
TOWN OF WESTPORT**

ASSESSMENT YEAR: 2018

**GENERAL DATA:**

DATE: 02/21/2020

|                        |                                  |               |                |                                    |
|------------------------|----------------------------------|---------------|----------------|------------------------------------|
| Unique ID: 07046       | GIS:                             | Sequence#: 00 | List No.: 7046 | Record Status: ACTIVE              |
| <b>OWNER'S ADDRESS</b> |                                  |               |                | Billing Status: B-Billable Account |
| Name 1:                | GIANNITTI SALVATORE & THEODORE A |               |                | Total Acreage: 0.16                |
| Name 2:                |                                  |               |                | Record Date: 12/28/2012            |
| Care of:               | & MARIA                          |               |                | Sale Price: \$0.00                 |
| Street 1:              | 9 CHRISTOPHER HILL               |               |                | Census Tract: 504 ///              |
| Street 2:              |                                  |               |                | Prop Exempt: No                    |
| City:                  | WESTON                           |               |                | Last Audited: __/__/__             |
| State:                 | CT Zip: 06883                    |               |                | By whom:                           |
| Country:               | USA                              |               |                | Last Visited: __/__/__             |
| Street/Form Code       | 5760 PUBLIC                      |               |                | By whom:                           |
| Property Loc:          | 512 RIVERSIDE AVE                |               |                |                                    |
| Legal Prop Loc:        | RIVERSIDE AVE Vol/Page: 3383/218 |               |                |                                    |
| Map/Block/Lot:         | B06//045 000                     |               |                |                                    |
| District:              | I and E                          |               |                |                                    |

**VALUES AND EXEMPTIONS:**

**ASSESSMENT**

**EXEMPTIONS**

| OLD CODES | NEW CODES | QUANTITY | AMOUNT | DESCRIPTION     | EX. CODE | APP. DATE | EX. AMT. |
|-----------|-----------|----------|--------|-----------------|----------|-----------|----------|
| 21        | 200       | 0.16     | 344100 | COMM LAND.....  |          | __/__/__  |          |
| 22        | 200       | 0.00     | 186500 | COMM BUILDINGS. |          | __/__/__  |          |
| 25        | 200       | 0.00     | 8500   | COMM OUTBUILD.. |          | __/__/__  |          |
| 82        | 200       | 0.00     | 53910  | 10% PENALTY.... |          | __/__/__  |          |

Assessed Value: 593010      Total Exemptions:      Net Value: 593010

**BENEFITS AND SERVICES:**

STATE ELDERLY REIMBURSEMENT PROGRAMS

LOCAL BENEFITS

| Type     | Year | % OR \$ | Ben/Frz AMT | OWNER % | CB Gross | 0.00 |
|----------|------|---------|-------------|---------|----------|------|
| TOWN     | 0000 |         | 0.00        | 0.00    | 0        | 0.00 |
| DISTRICT | 0000 | DOLLAR  | 0.00        | 0.00    | 0        | 0.00 |
|          |      |         |             |         |          | 0.00 |

**SERVICES:**

NONE

**ADDITIONAL NOTES:**

2018 I&E PENALTY

*Left Message on  
machine 524.19  
re: I&E  
# 227-7652*

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

Office Use Only  
GL Year: 2019  
List No: 5567

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

**RECEIVED**  
FEB 05 2020  
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

By authority of Connecticut State Statute 12-111

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

**Grand List of October 1, 2019** Date(s) not available: 3/2, 3/3, 3/4, 3/10, 3/11, 3/13, 3/23-3/27

Property Owner's Name: Michael Lewis

Property Location: 14 Brooklawn Drive Telephone contact: 201-407-4224  
(number and street)

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

Mailing Address: 14 Brooklawn Drive Phone Number: 201-407-4224

Total Assessment: \$1,558,000 Appellant's Estimate of Market Value: \$1,800,000

BRIEFLY STATE YOUR REASON FOR APPEAL: I purchased the house for \$1,800,000 on 12/21/19, so it is not possible for my appraisal to go up to \$2,225,714.

Signature at Application Michael Lewis Date: 2/3/2020

Signature at Time of Hearing Michael Lewis Date: 3/5/2020 PL

**For Official Use Only**

| BOARD ACTION                          |               |                             |
|---------------------------------------|---------------|-----------------------------|
| No Change                             | Reduced       | Increased                   |
| ORIGINAL ASSESSMENT:                  |               | BAA CHANGE:                 |
| Land: <u>425,600</u>                  |               | Land: _____                 |
| Building: <u>1,083,000</u>            |               | Build _____                 |
| Other: <u>49,400</u>                  |               | Othe <u>14 Brooklawn Dr</u> |
| Total: <u>1,558,000</u>               |               | Tota _____                  |
| Personal Property: _____              |               | Pers _____                  |
| Motor Vehicle: _____                  |               | Mo _____                    |
| 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>7:00 PM</u>                  | Signed: _____ |                             |

**NEEDS INSPECTION**

|                         |  |   |  |                   |  |                                   |  |                           |  |   |  |  |  |
|-------------------------|--|---|--|-------------------|--|-----------------------------------|--|---------------------------|--|---|--|--|--|
| <b>CURRENT OWNER</b>    |  | <b>TOPO</b>   |  | <b>UTILITIES</b>  |  | <b>STRT/ROAD</b>                  |  | <b>LOCATION</b>           |  | <b>CURRENT ASSESSMENT</b>                   |  | 6158                                       |  |
| LEWIS MICHAEL R & ROBIN |  | 6 Septic<br>2 Public Water  |  | 1 Public          |  | RES LAND<br>DWELLING<br>RES OUTBL |  | Code<br>1-1<br>1-3<br>1-4 |  | Appraised<br>608,000<br>1,547,114<br>70,600 |  | Assessed<br>425,600<br>1,083,000<br>49,400 |  |
| 14 BROOKLAWN DR         |  | Alt Prcl ID 5322118-10  |  | SUPPLEMENTAL DATA |  | Lift Hse                          |  | Assoc Pid#                |  | 2,225,714                                   |  | 1,558,000                                  |  |
| WESTPORT CT 06880       |  | Historic ID 503<br>Census B34<br>WestportC B34<br>Survey Ma 3281<br>Survey Ma |  | GIS ID D16034000  |  |                                   |  |                           |  |   |  | WESTPORT, CT                               |  |

# VISION

| RECORD OF OWNERSHIP              |         |         |      | PREVIOUS ASSESSMENTS (HISTORY) |      |       |      |
|----------------------------------|---------|---------|------|--------------------------------|------|-------|------|
| Name                             | Address | Year    | Code | Year                           | Code | Year  | Code |
| LEWIS MICHAEL R & ROBIN          |         | 2019    | 1-1  | 2018                           | 1-1  | 2017  | 1-1  |
| AMARU KAREN AND HINCCKLEY ROBERT |         |         | 1-3  |                                | 1-3  |       | 1-3  |
| AMARU KAREN                      |         |         | 1-4  |                                | 1-4  |       | 1-4  |
| CONAWAY JACK R & MARY BETH V     |         |         |      |                                |      |       |      |
| Total                            |         | 1558000 |      | 1528800                        |      | Total |      |

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

| ASSESSING NEIGHBORHOOD |      | NOTES   |   |
|------------------------|------|---------|---|
| Nbhd                   | 0001 | Sub     | R |
| Nbhd Name              |      | Tracing |   |
| M/3281(10)             |      |         |   |
| WOB: LEFT CTR          |      |         |   |

| BUILDING PERMIT RECORD |            |                   |         | VISIT / CHANGE HISTORY       |        |            |  |
|------------------------|------------|-------------------|---------|------------------------------|--------|------------|--|
| Permit Id              | Issue Date | Description       | Amount  | Insp Date                    | % Comp | Date Comp  | Comments   |
| 80190                  | 02-12-2018 | Alterations       | 11,000  | 09-16-2015                   | 100    | 04-10-2018 | REMOVE BEARING WALL TO 20 X 40 INGROUND POOL WI DEMO SFR |
| 70052                  | 07-06-2015 | Swimming Pool     | 50,000  | 10-07-2008                   | 100    | 09-11-2008 | 2-STY ADDTN FOR SINGLE F                                 |
| 68810                  | 08-19-2008 | Demolish Addition | 650,000 | 10-07-2008                   | 100    |            |  |
| Total                  |            |                   |         | Total Appraised Parcel Value |        |            |  |

| APPRaised VALUE SUMMARY       |           |  |  |
|-------------------------------|-----------|--|--|
| Appraised Bldg. Value (Card)  | 1,547,114 |  |  |
| Appraised Xf (B) Value (Bldg) | 0         |  |  |
| Appraised Ob (B) Value (Bldg) | 70,600    |  |  |
| Appraised Land Value (Bldg)   | 608,000   |  |  |
| Special Land Value            | 0         |  |  |
| Total Appraised Parcel Value  | 2,225,714 |  |  |
| Valuation Method              | 0         |  |  |

| LAND LINE VALUATION SECTION |                      |         |           |
|-----------------------------|----------------------|---------|-----------|
| B Use Code                  | Description          | Zone    | Land Type |
| 1                           | 201 Single Family Re | AAA     |           |
| Total Card Land Units       |                      | 1.000   | AC        |
| Parcel Total Land Area      |                      | 1.0000  |           |
| Total Land Value            |                      | 608,000 |           |

| Address             | Price            | Price Date      | Built       | Acre       | Sq. Ft.      | Living SF    | Bed        | Bath       | Neighborhood     | Resale           | Resale Date       | Notes   |
|---------------------|------------------|-----------------|-------------|------------|--------------|--------------|------------|------------|------------------|------------------|-------------------|---|
| 2 Pony Lane         | 2,400,000        | 8/13/2015       | 2015        | 1.1        | 8,378        | 6,309        | 7          | 7          | Coleytown        | 1,950,000        | 6/23/2019         | Bigger house, bigger lot, newer, more beds, more baths, two-minute walk from our house and also sold last year for \$150K more than our house.                  |
| 1 East Meadow       | 2,033,156        | 10/16/2015      | 1997        | 1.0        | 6,057        | 5,437        | 5          | 6          | Kings Highway    | 2,090,000        | Listed            | Similar sized house on same-size lot with more baths, a pool, a lower value of improvements and currently for sale with an asking price \$290K above our house. |
| 5 Fragrant Pines    | 1,969,875        | 8/7/2015        | 2015        | 0.5        | 6,008        | 4,493        | 5          | 6          | Long Lots        | 2,015,000        | 12/27/2019        | Smaller house on smaller lot, but newer, more baths, a pool and just sold in the same month as our house for \$215K more than our house.                        |
| 15 Hockanum         | 1,987,500        | 8/31/2015       | 2015        | 1.3        | 5,436        | 5,436        | 5          | 5          | Coleytown        |                  |                   | Similar size house on bigger lot, newer, same # of beds & baths, nearby in Coleytown with lower improvements value.   |
| <b>Comp Average</b> | <b>2,022,633</b> | <b>9/1/2015</b> | <b>2011</b> | <b>1.0</b> | <b>6,470</b> | <b>5,419</b> | <b>5.5</b> | <b>6.0</b> | <b>Coleytown</b> | <b>2,018,333</b> | <b>9/24/2019</b>  |   |
| <b>14 Brooklawn</b> |                  |                 | <b>2008</b> | <b>1.0</b> | <b>7,117</b> | <b>5,362</b> | <b>5</b>   | <b>5</b>   | <b>Coleytown</b> | <b>1,800,000</b> | <b>12/10/2019</b> |   |

14 Brooklawn

| Address                             | Price              | Price Date      | Built       | Acre       | Sq. Ft.      | Living SF    | Bed        | Bath       | Neighborhood     | Resale           | Resale Date       | Notes   |
|-------------------------------------|--------------------|-----------------|-------------|------------|--------------|--------------|------------|------------|------------------|------------------|-------------------|---|
| 2 Pony Lane                         | 2,100,000<br>2,150 | 8/13/2015       | 2015        | 1.1        | 8,378        | 6,309        | 7          | 7          | Coleytown        | 1,950,000        | 6/23/2019         | Bigger house, bigger lot, newer, more beds, more baths, two-minute walk from our house and also sold last year for \$150K more than our house.                  |
| 1 East Meadow                       | 2,033,456<br>2.11  | 10/16/2015      | 1997        | 1.0        | 6,057        | 5,437        | 5          | 6          | Kings Highway    | 2,090,000        | Listed            | Similar sized house on same-size lot with more baths, a pool, a lower value of improvements and currently for sale with an asking price \$290K above our house. |
| 5 Fragrant Pines<br>Sole fees 2,100 | 1,969,875          | 8/7/2015        | 2015        | 0.5        | 6,008        | 4,493        | 5          | 6          | Long Lots        | 2,015,000        | 12/27/2019        | Smaller house on smaller lot, but newer, more baths, a pool and just sold in the same month as our house for \$215K more than our house.                        |
| 15 Hockanum                         | 1,987,500          | 8/31/2015       | 2015        | 1.3        | 5,436        | 5,436        | 5          | 5          | Coleytown        |                  |                   | Similar size house on bigger lot, newer, same # of beds & baths, nearby in Coleytown with lower improvements value.   |
| <b>Comp Average</b>                 | <b>2,022,633</b>   | <b>9/1/2015</b> | <b>2011</b> | <b>1.0</b> | <b>6,470</b> | <b>5,419</b> | <b>5.5</b> | <b>6.0</b> | <b>Coleytown</b> | <b>2,018,333</b> | <b>9/24/2019</b>  |   |
| <b>14 Brooklawn</b>                 |                    |                 | <b>2008</b> | <b>1.0</b> | <b>7,117</b> | <b>5,362</b> | <b>5</b>   | <b>5</b>   | <b>Coleytown</b> | <b>1,800,000</b> | <b>12/10/2019</b> |   |

\* Bought for 1,800,000



BOARD OF ASSESSMENT APPEALS HEARINGS  
2019 GL

UNDER CONSTRUCTION? Y  N  % COMPLETE \_\_\_\_\_

PRIOR BAA REDUCTION? No WHEN? \_\_\_\_\_

DATE OF LAST INSPECTION: 2009

PURCHASE DATE: 12.10.19

PROPERTY ADDRESS: 14 Brooklawn Dr.

OWNER: Lewis, Michael & Robin

ASSESSMENT: 1,588,000

ARE TAXES CURRENT? \_\_\_\_\_

OWNERS COMMENTS/COMPARABLE PROPERTIES:

Bought house 1,800,000

Inspection today

\_\_\_\_\_

BAA COMMENTS/COMPARABLE PROPERTIES:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Office Use Only  
GL Year: 2019  
List No: 10351

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

By authority of Connecticut State Statute 12-111

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

**RECEIVED**

FEB 9 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

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

**ASSESSOR'S OFFICE**

Property Owner's Name: Yu Wang, Peter Teng

Property Location: 34 Maple Ln Telephone contact: 203-313-7868  
(number and street)

Appellant's Name: Yu Wang, Peter Teng Property Type: Residential  
(residential, commercial, personal property, motor vehicle)

Mailing Address: 34 Maple Ln Phone Number: 203-313-7868

Total Assessment: ~~655,906~~ 1,049,100 Appellant's Estimate of Market Value: 937,500

**BRIEFLY STATE YOUR REASON FOR APPEAL:**

The property's original appraisal in 2015 was \$1,498,700 with an assessment value \$1,049,100, which is 70% of the appraisal. However, the property's original valuation was extremely overvalued, which caused no sales for more than 3 years. The property was sold in July 2019, the market price was only \$937,500. Using the same methodology, the assessment value should be 70% of the market value. The fair assessment for 34 Maple Ln should be \$656,256.

Signature at Application [Signature] Date: 02/17/2020

Signature at Time of Hearing [Signature] Date: 3/5/2020

**For Official Use Only**

**BOARD ACTION**

No Change \_\_\_\_\_ Reduced \_\_\_\_\_ Increased \_\_\_\_\_

**ORIGINAL ASSESSMENT:**

Land: 299,200

Building: 749,900

Other: \_\_\_\_\_

Total: 1,049,100

Personal Property: \_\_\_\_\_

Motor Vehicle: \_\_\_\_\_

**BAA CHANGE:**

Land: \_\_\_\_\_

Building: \_\_\_\_\_

Other: \_\_\_\_\_

Total: 34 Maple Ln

Personal Property: \_\_\_\_\_

Motor Vehicle: \_\_\_\_\_

**DATE AND TIME OF HEARING AT**

**TOWN HALL**

ROOM: Green Rm

Date: Thurs March 5, 2020

Time: 9:00 pm

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

**ASSESSORS INSPECTION**

| CURRENT OWNER        |  | TOPO                       | UTILITIES | STRT/ROAD            | LOCATION           | CURRENT ASSESSMENT                |                                |
|----------------------|--|----------------------------|-----------|----------------------|--------------------|-----------------------------------|--------------------------------|
| TENG PETER & WANG YU |  | 6 Septic<br>2 Public Water | 1 Public  | RES LAND<br>DWELLING | Code<br>1-1<br>1-3 | Appraised<br>427,400<br>1,071,300 | Assessed<br>299,200<br>749,900 |

| RECORD OF OWNERSHIP |      | BK-VOL/PAGE | SALE DATE   | Q/U    | VI      | SALE PRICE | VC    | PREVIOUS ASSESSMENTS (HISTORY) |            |       |         |           |
|---------------------|------|-------------|-------------|--------|---------|------------|-------|--------------------------------|------------|-------|---------|-----------|
| Year                | Code | Amount      | Description | Number | Amount  | Comm Int   | Year  | Code                           | Assessed V | Year  | Code    | Assessed  |
| 3948                | 119  | 09-16-2019  | Q           | I      | 937,500 | 00         | 2019  | 1-1                            | 299,200    | 2018  | 1-1     | 299,200   |
| 3649                | 0049 | 10-01-2015  | Q           | I      | 585,000 | 00         |       | 1-3                            | 749,900    | 2017  | 1-3     | 749,900   |
| 3588                | 0218 | 02-18-2015  | U           | I      | 0       | 29         |       |                                |            |       |         |           |
| 2424                | 0151 | 06-18-2004  | U           | I      | 0       | 29         |       |                                |            |       |         |           |
| 1315                | 0350 | 04-26-1994  | U           | V      | 0       | 29         |       |                                |            |       |         |           |
| Total               |      | 0.00        |             |        |         |            | Total | 1049100                        | 1049100    | Total | 1049100 | 1,049,100 |

| EXEMPTIONS  |        | OTHER ASSESSMENTS |        |
|-------------|--------|-------------------|--------|
| Description | Amount | Number            | Amount |
| Total       | 0.00   |                   |        |

| ASSESSING NEIGHBORHOOD |     | NOTES |       |
|------------------------|-----|-------|-------|
| Nbhd                   | Sub | R     | Batch |
| 0001                   | R   |       |       |

MI 9027, 7958(A), 7199(A), 5932, 5148, 4  
 929(B), 46

| BUILDING PERMIT RECORD |            | VISIT / CHANGE HISTORY |            |
|------------------------|------------|------------------------|------------|
| Permit Id              | Issue Date | Type                   | Date       |
| 81072                  | 01-27-2016 | NC                     | 11-10-2016 |
| 80742                  | 10-30-2015 | DE                     | 11-08-2016 |
| 64710                  | 05-26-2004 |                        | 10-06-2016 |

| LAND LINE VALUATION SECTION |               | APPRaised VALUE SUMMARY |      |
|-----------------------------|---------------|-------------------------|------|
| Permit Id                   | Description   | Amount                  | Code |
| 81072                       | New Building  | 585,000                 | 1-1  |
| 80742                       | INSTALL SPLIT | 6,000                   | 1-3  |
| 64710                       |               |                         |      |
| Total                       |               | 1,498,700               |      |

| LAND LINE VALUATION SECTION |               | APPRaised VALUE SUMMARY |      |
|-----------------------------|---------------|-------------------------|------|
| Permit Id                   | Description   | Amount                  | Code |
| 81072                       | New Building  | 585,000                 | 1-1  |
| 80742                       | INSTALL SPLIT | 6,000                   | 1-3  |
| 64710                       |               |                         |      |
| Total                       |               | 1,498,700               |      |

Building Percent Good: 79  
 Replacement Cost Less Depreciation: \$1,071,300

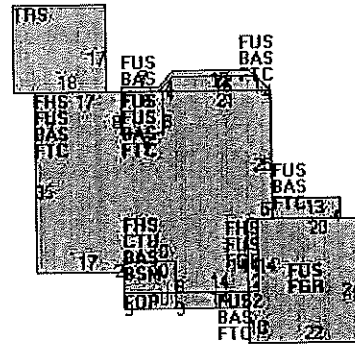
**Building Photo**



(http://images.vgsi.com/photos2/WestportCTPhotos//00\03\32\

| Building Attributes |                 |
|---------------------|-----------------|
| Field               | Description     |
| Style               | Custom Colonial |
| Model               | Residential     |
| Grade:              | Type I          |
| Stories:            | 2 1/2 Stories   |
| Occupancy           | 1               |
| Exterior Wall 1     | Wood Shingle    |
| 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:     | 5 Bedrooms      |
| Total Bthrms:       | 4 Full Baths    |
| Total Half Baths:   | 1 Half Bath     |
| Total Xtra Fixtrs:  | 5               |
| Total Rooms:        | 11 Rooms        |
| Bath Style:         | Average         |
| Kitchen Style:      | Modern          |
| Kitchens            | 1               |
| Whirlpool Tubs      |                 |
| Hot Tubs            |                 |
| Sauna (SF Area)     |                 |
| Fin Basement        |                 |
| Fin Bsmt Qual       |                 |
| Bsmt. Garages       |                 |
| Interior Cond       | A               |
| Fireplaces          | 1               |
| Ceiling Height      | 9.00            |
| Elevator            |                 |
| Sprinklers          | Yes             |
| Acc Apts            |                 |

**Building Layout**



(http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/6

| Building Sub-Areas (sq ft) |                       | Legend     |             |
|----------------------------|-----------------------|------------|-------------|
| Code                       | Description           | Gross Area | Living Area |
| FUS                        | Upper Story, Finished | 2,365      | 2,365       |
| BAS                        | First Floor           | 1,833      | 1,833       |
| FHS                        | Half Story, Finished  | 1,620      | 972         |
| BSM                        | Basement Area         | 60         | 0           |
| CTH                        | Cathedral Ceiling     | 60         | 0           |
| FGR                        | Garage                | 528        | 0           |
| FOP                        | Porch, Open           | 30         | 0           |
| FTC                        | Flo-Thru Crawl        | 1,747      | 0           |
| TRS                        | Terrace - Stone       | 306        | 0           |
|                            |                       | 8,549      | 5,170       |

BOARD OF ASSESSMENT APPEALS HEARINGS  
2019 GL

UNDER CONSTRUCTION? Y \_\_\_ N  % COMPLETE \_\_\_

PRIOR BAA REDUCTION? No WHEN? \_\_\_

DATE OF LAST INSPECTION: None

PURCHASE DATE: 9.16.2019

PROPERTY ADDRESS: 34 Maple Ln.

OWNER: Yu Wang & Peter Tong

ASSESSMENT: 1049,100

ARE TAXES CURRENT? Y

OWNERS COMMENTS/COMPARABLE PROPERTIES:

Flood zone, crawl space

Bought it new

BAA COMMENTS/COMPARABLE PROPERTIES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_