

BOARD OF ASSESSMENT APPEALS
ROOM # GREEN ROOM

SCHEDULE - Date MONDAY MARCH 9, 2020

	PROP LOC	NAME	TYPE	ORIGINAL 2019	LIST #	RESULT
✓ 7:15	159 North Ave	Fumai, Domenick & Juana	RES	\$ 1,175,000	11767	
✓ 7:30	14 Promised Rd	Vita, Maria & Lucien	RES	\$ 874,000	11405	
✓ 7:45	20 Webb Rd	Heaps, Jason	RES	\$ 1,361,700	11437	
✓ 8:00	3 Indian Pt Ln	Buesser, Gary & Monica	RES	\$ 1,404,500	13162	
* 8:15	28 Little Fox Ln	Lewitton, Jasper	RES	\$ 3,099,500	8177	No Show
✓ 8:30	77 Morningside Dr S	Silber, Philip (Harriet Busker)	RES	\$ 3,323,600	11987	
* 8:45	222 Post Rd W	J. Pocker & Son	PP	\$ 4,670	2607	No Show
9:00						
✓ 9:15	6 Greens Farms Hollow	Liberatore, Joe	PP	\$ 5,880	6991	
9:30						
9:45						

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

Signed: Jason J. Heller

① 159 North Ave

house recently inspected

Comps shown.

② 14 Promised Rd

inspected 10/19

③ 20 Webb Rd

(wife) 203-257-3701

Needs Inspection!

wet in rear of house

(4 Comps)

④ 3 Indian Pt Ln

recently inspected

Comps + 11 Indian Pt Ln + 5 Indian Pt

10/1/19 80-90% complete

⑥ 77 Morningside Dr S

already inspected

⑧ 6 Greens Farms Hollow (PP)

has no business property

159 North Ave

14 Promised Rd.

Roof deck ~~water view~~

Finished 2017 appraised

Tried to sell - no.

Raised 2019

cost effective materials, to keep cost down

1,000 sq. ft. built high

20 Webb Rd'

Comps

Appraised a lot higher than comps.

Met with conservation people

wet back yard, stream, put pipe in

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

Office Use Only
GL Year: 2019
List No: 11767

**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.

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 23-27

Property Owner's Name: DOMONICK R. FUMAI & JUANA G. FUMAI

Property Location: 159 NORTH AVE Telephone contact: 203.984.7898
(number and street)

Appellant's Name: DOMONICK R. FUMAI Property Type: RESIDENTIAL
(residential, commercial, personal property, motor vehicle)

Mailing Address: 159 NORTH AVE WESTPORT CT 06880 Phone Number: 203.984.7898

Total Assessment: 1,175,000 Appellant's Estimate of Market Value: 1,337,000

BRIEFLY STATE YOUR REASON FOR APPEAL: SIGNIFICANT DROPS IN PROPERTY VALUES
WHEN ANALYZING COMPARABLE HOME SALES AND VALUES, WHICH HAS RESULTED IN
LOWER ASSESSED VALUES VERSUS MY CURRENT ASSESSED AMOUNT

Signature at Application: Domonick R. Fumai Date: 2/9/2020
Signature at Time of Hearing: Domonick R. Fumai Date: 3/9/2020 924

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: <u>426,000</u>	Land: _____
Building: <u>749,000</u>	Personal Property: _____
Other: _____	Motor Vehicle: _____
Total: <u>1,175,000</u>	
Personal Property: _____	
Motor Vehicle: _____	
DATE AND TIME OF HEARING AT TOWN HALL	Dated: _____
ROOM: <u>Green Rm</u>	Signed: _____
Date: <u>Mon. March 9, 2020</u>	Signed: _____
Time: <u>7:15 PM</u>	Signed: _____

159 North Ave
NEEDS INSPECTION

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description		6 Septic	1 Public		Code	Assessed
	FUMAI DOMENICK R & JUANA E		2 Public Water			1-1	608,600
						1-3	1,070,000
SUPPLEMENTAL DATA Alt Prcl ID 5320218-50 Historic ID 503 Census WestportC E24 Survey Ma 4724 Survey Ma GIS ID E14070000 Assoc Pld#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
Year	Code	Amount	Description	Number	Amount	Comm Int	Year	Code	Assessed	
		2447 0217	08-06-2004	Q	1,950,000	00	2019	1-1	426,000	
		2358 0071	02-03-2004	U	608,000	31	2018	1-1	426,000	
		0367 0013	04-09-1974	U	0	29	2017	1-3	749,000	
		0189 0656	12-26-1961	U	0	29				
Total							1175000	Total	1175000	Total

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Sub	Nbhd Name	Batch
0001	R		

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
64341	02-23-2004	09-03-2019	76 QC-REVAL
64316	02-13-2004	12-17-2015	42 Hearing - No Show
		03-21-2012	51 BAA No Change
		03-12-2012	00 Measur+Listed
		02-07-2005	00 Measur+Listed

APPRaised VALUE SUMMARY		LAND LINE VALUATION SECTION	
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
1,070,000	0	0	0
0	608,600	0	0
0	0	1,678,600	C
Total Appraised Parcel Value 1,678,600			

LAND LINE VALUATION SECTION		TOTAL APPRAISED PARCEL VALUE	
Permit Id	Issue Date	Date	Purpose/Result
64341	02-23-2004	09-03-2019	76 QC-REVAL
64316	02-13-2004	12-17-2015	42 Hearing - No Show
		03-21-2012	51 BAA No Change
		03-12-2012	00 Measur+Listed
		02-07-2005	00 Measur+Listed

TOTAL APPRAISED PARCEL VALUE		TOTAL APPRAISED PARCEL VALUE	
Year	Code	Description	Amount
			0.00

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? _____

DATE OF LAST INSPECTION: 2012

PURCHASE DATE: 2004

PROPERTY ADDRESS: 159 North Ave

OWNER: Fumai, Domenick & Juana

ASSESSMENT: 1,175,000

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

Domenick R. and Juana E Fumai
 159 North Ave Westport, CT 06880
 203.984.7898 dfumai@optonline.net

Comparables Address	Description	2015 Sales Price (Market Value)	Assessed Value	Property Tax
159 North Ave	5BR 3BA 2 Half BA 4,079 Sq Ft 1.07 acres	\$1,678,000	\$1,175,000	\$19,811
75 Long Lots Rd	4BR 5BA 3,474 Sq Ft 1.1 acres	\$1,651,000	\$987,900	\$16,656
17 Burr Farms Rd	4BR 4BA 3,870 Sq Ft 1.42 acres	\$1,645,000	\$1,110,500	\$18,723
8 Hogan Trail	5BR 4BA 4,706 Sq Ft 0.74 acres	\$1,635,000	\$971,000	\$16,372
161A Cross Hwy	5BR 4.5BA 4,657 Sq FT	\$1,600,000	\$1,029,400	\$17,356
26 Long Lots Ln	5BR 5 BA 4,133 Sq Ft 0.25 acres	\$1,592,000	\$1,061,000	\$17,899
58 Maple Rd South	5BR 4BA 3,919 Sq Ft 1.06 acres	\$1,775,000	\$1,090,700	\$18,389
142 Compo Rd South	4BR 4BA 4,053 Sq Ft 0.45 acres	\$1,719,500	\$1,143,500	\$19,279
158 Hillspoint Rd	0.39 acres	\$1,795,000	\$1,127,100	\$19,003

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

Office Use Only
GL Year: 2019
List No: 11405

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

By authority of Connecticut State Statute 12-111

RECEIVED

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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: _____

Property Owner's Name: Maria and Lucien Vita

Property Location: 14 Promised Rd, Westport, CT Telephone contact: 203-535-7288
(number and street)

Appellant's Name: Maria and Lucien Vita Property Type: residential
(residential, commercial, personal property, motor vehicle)

Mailing Address: 14 Promised Rd, Westport Phone Number: 203-535-7288

Total Assessment: \$874,000 Appellant's Estimate of Market Value: \$944,000

BRIEFLY STATE YOUR REASON FOR APPEAL: It was assessed in 2017 for \$660,800.

There were no changes done to the house since the 2017 assessment and market value did not change either. There are plenty of comparable homes in the neighborhood that support the \$660,800 assessment.

Signature at Application: [Signature] Date: 2/4/20

Signature at Time of Hearing: [Signature] Date: 3/9/20 97N

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: <u>266,100</u>	Land: _____
Building: <u>607,900</u>	Building: _____
Other: _____	Other: _____
Total: <u>874,000</u>	Total: <u>14 Promised Rd</u>
Personal Property: _____	Personal Property: _____
Motor Vehicle: _____	Motor Vehicle: _____

DATE AND TIME OF HEARING AT
TOWN HALL
ROOM: Green Rm.
Date: Mon. March 9, 2020
Time: 7:30 PM

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

CURRENT OWNER	VITA MARIA F & LUCIEN A JR	TOPO	2 Private	UTILITIES	6 Septic 2 Public Water	STRT / ROAD	1	LOCATION	RES LAND DWELLING	Code	1-1 1-3	Appraised	380,200 868,400	Assessed	266,100 607,900
14 PROMISED RD		SUPPLEMENTAL DATA	Lift Rise	Assoc Pld#	B02097000										
WESTPORT CT 06880		Alt Prcd ID	52621155,156												
		Historic ID	734												
		Census	504												
		WestportC	M12												
		Survey Ma	10306												
		Survey Ma	935												
1		GIS ID	B02097000												

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VITA MARIA F & LUCIEN A JR	URBANE LLC	3764 0054	02-02-2017	U	I	0	29	2019	1-1	266,100	2018	1-1	282,200	2017	1-1	282,200
VITA MARIA & LUCIEN	WELLS FARGO BANK NA TRUSTEE	3564 0328	11-03-2014	U	I	0	31		1-3	607,900		1-3	632,400		1-3	378,600
VITA MARIA & LUCIEN	NEWSLANITT LLC	3541 0122	07-24-2014	U	I	360,299	14									
		3403 0096	02-26-2013	U	I	0	14									
		2636 0202	12-27-2005	U	I	0	29									
		Total	<i>modified in 2016</i>					Total		874000	Total		914600	Total		660800

EXEMPTIONS
 Description Amount Code Description Number Amount Comm Int
 Total 0.00

ASSESSING NEIGHBORHOOD
 Nbhd Sub Nbhd Name Tracing Batch
 0001 B B

NOTES
 M/10306, 935(34-35)
 12/1/16 M/10306 RESTRICTIVE COVENANT
 VOL 3750/90 LOCATION SURVEY

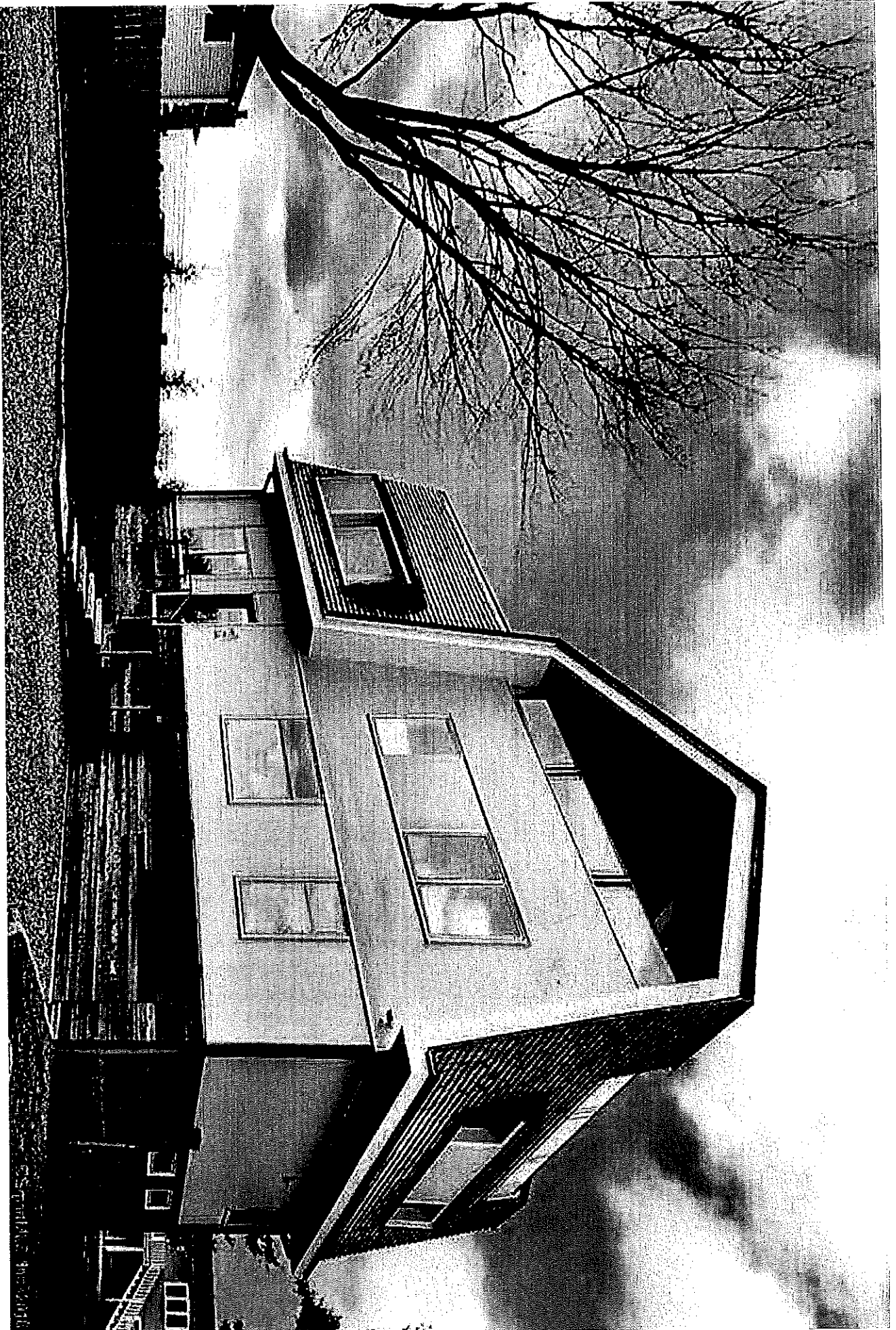
EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Appraised Bldg. Value (Card)		868,400					
Appraised Xf (B) Value (Bldg)		0					
Appraised Ob (B) Value (Bldg)		0					
Appraised Land Value (Bldg)		380,200					
Special Land Value		0					
Total Appraised Parcel Value		1,248,600					
Valuation Method							

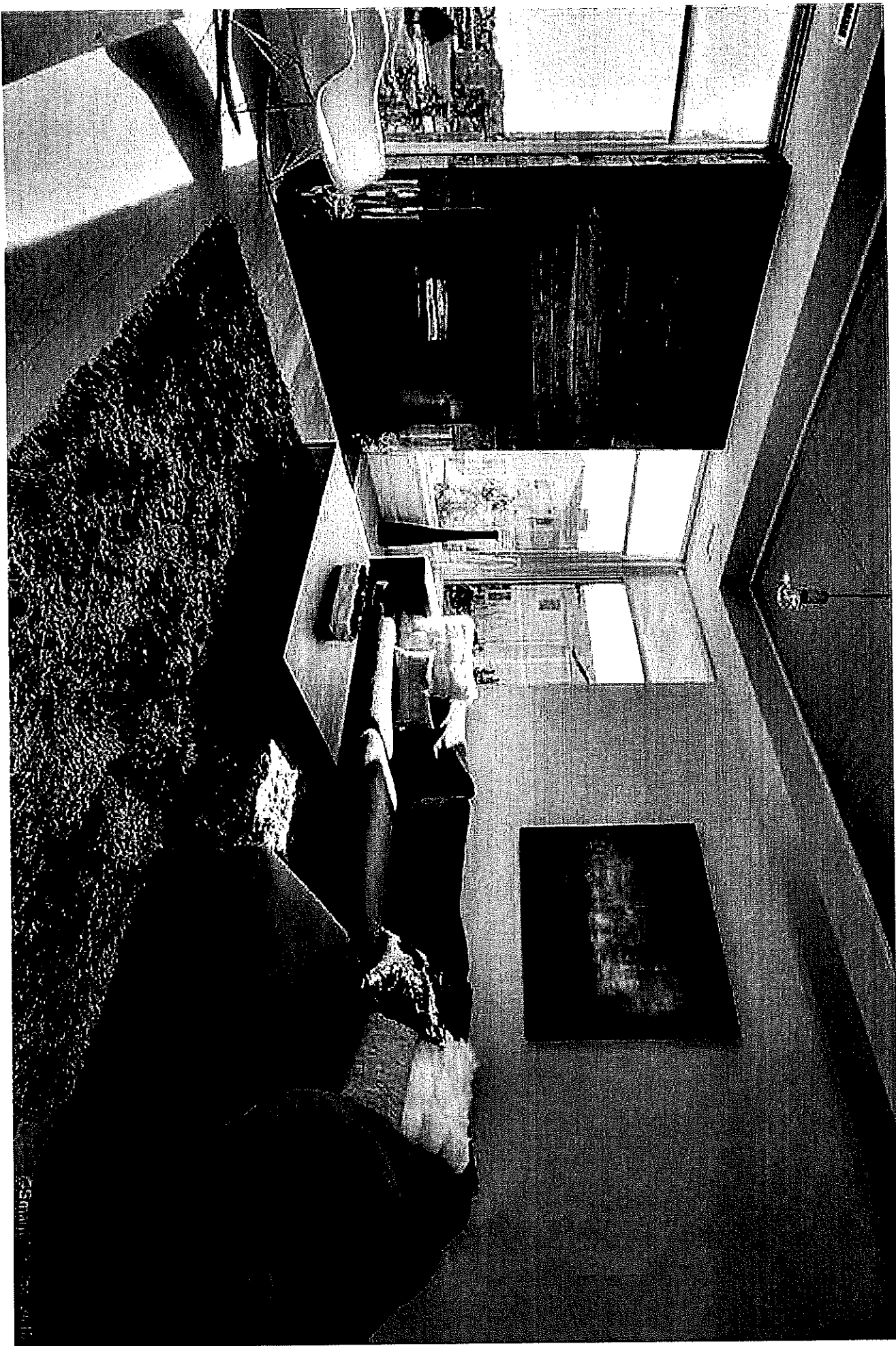
BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
79478	New Building	500,000	10-17-2016	100	12-05-2016	new 2 sty sff dwelling w/ 3 bed
79334	Demolition	0	10-07-2015	100		DEMOLISH S/F DWELLING B

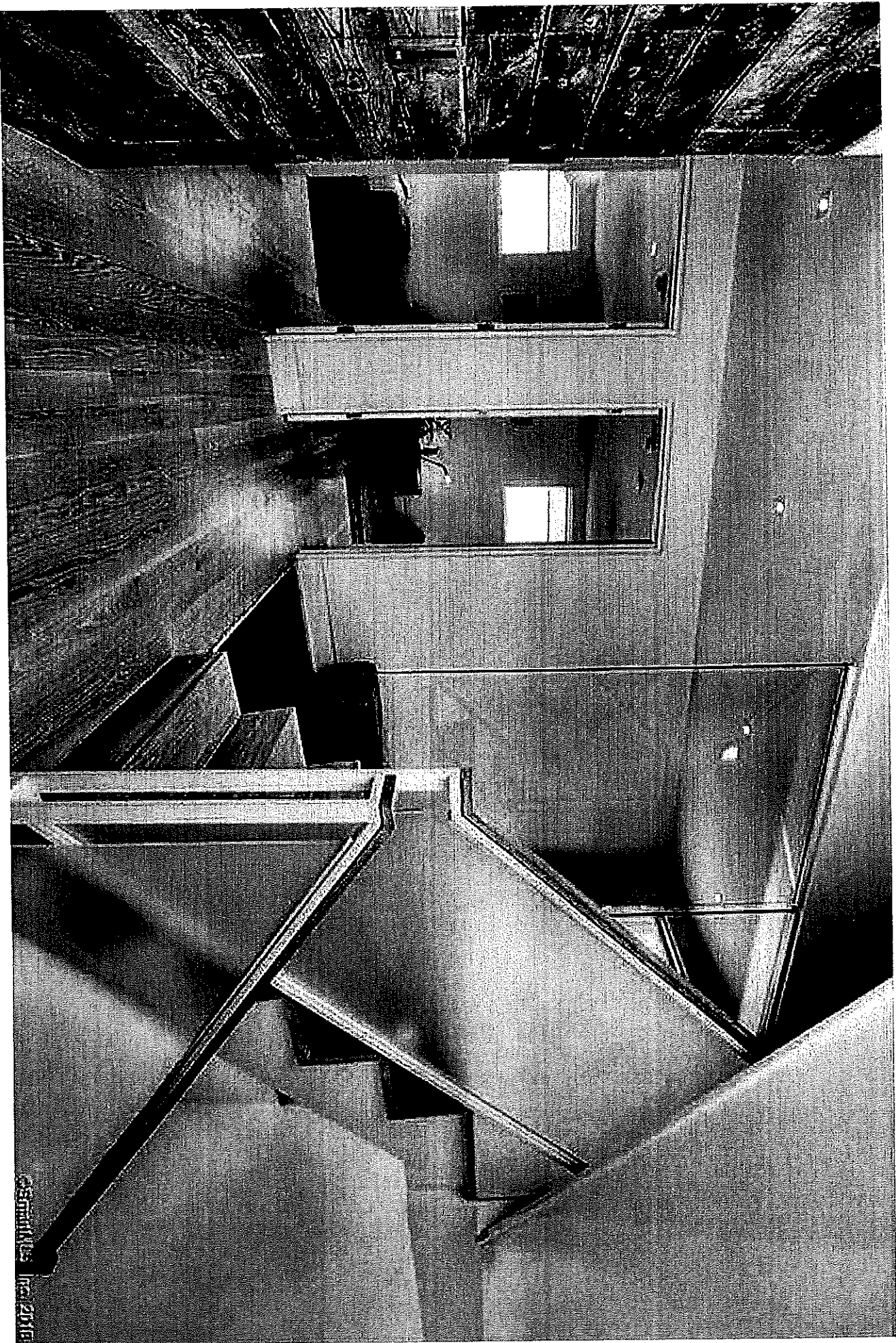
LAND LINE VALUATION SECTION		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
B	Use Code	880,000	5.45454	6	0.90	080	0.800		1.0000		380,200
1	101 Single Family Re	0.110 AC									
Total Card Land Units		0.110 AC									
Total Land Area		0.1100									
Total Land Value											380,200

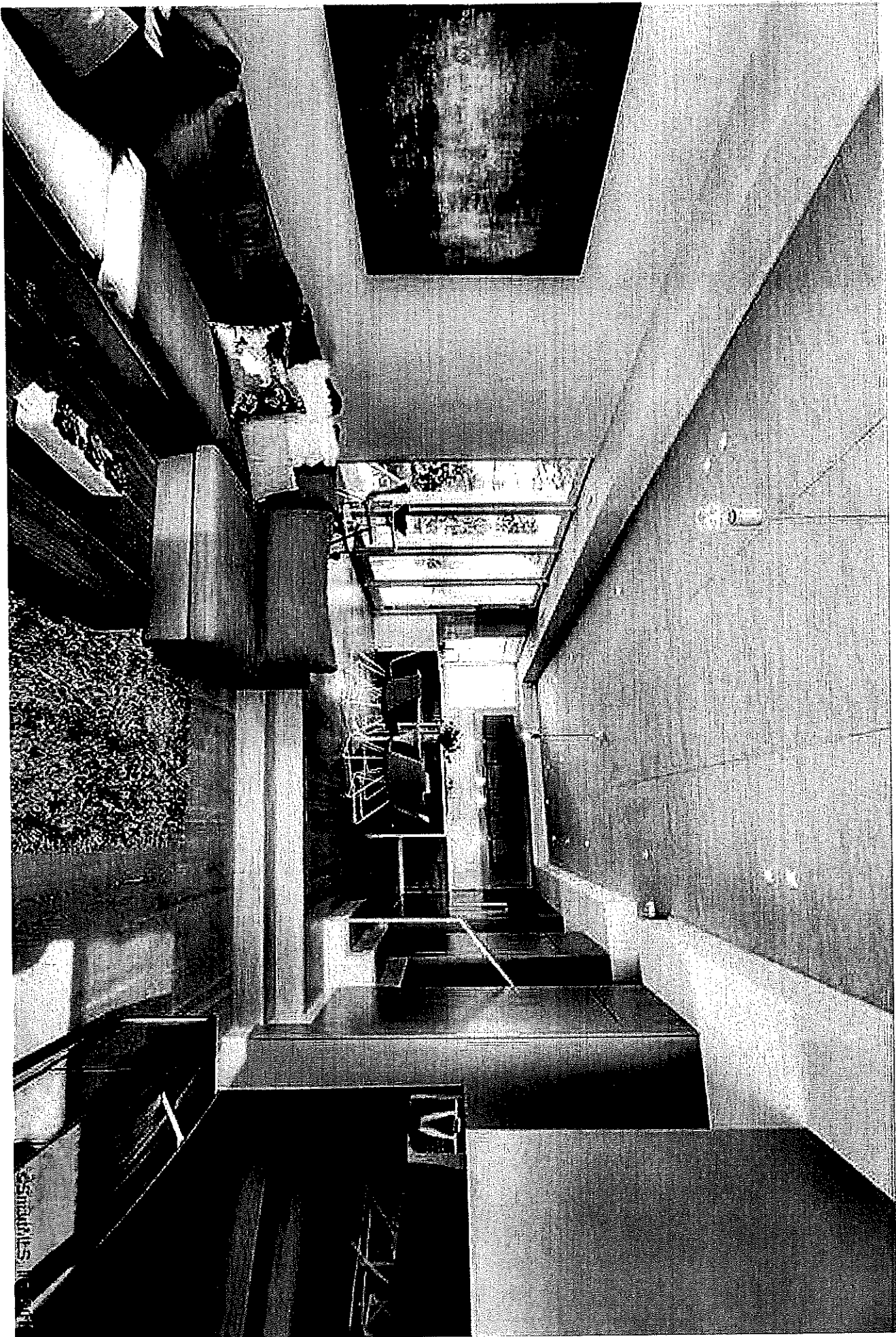
APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 868,400
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 380,200
 Special Land Value 0
 Total Appraised Parcel Value 1,248,600
 Valuation Method C

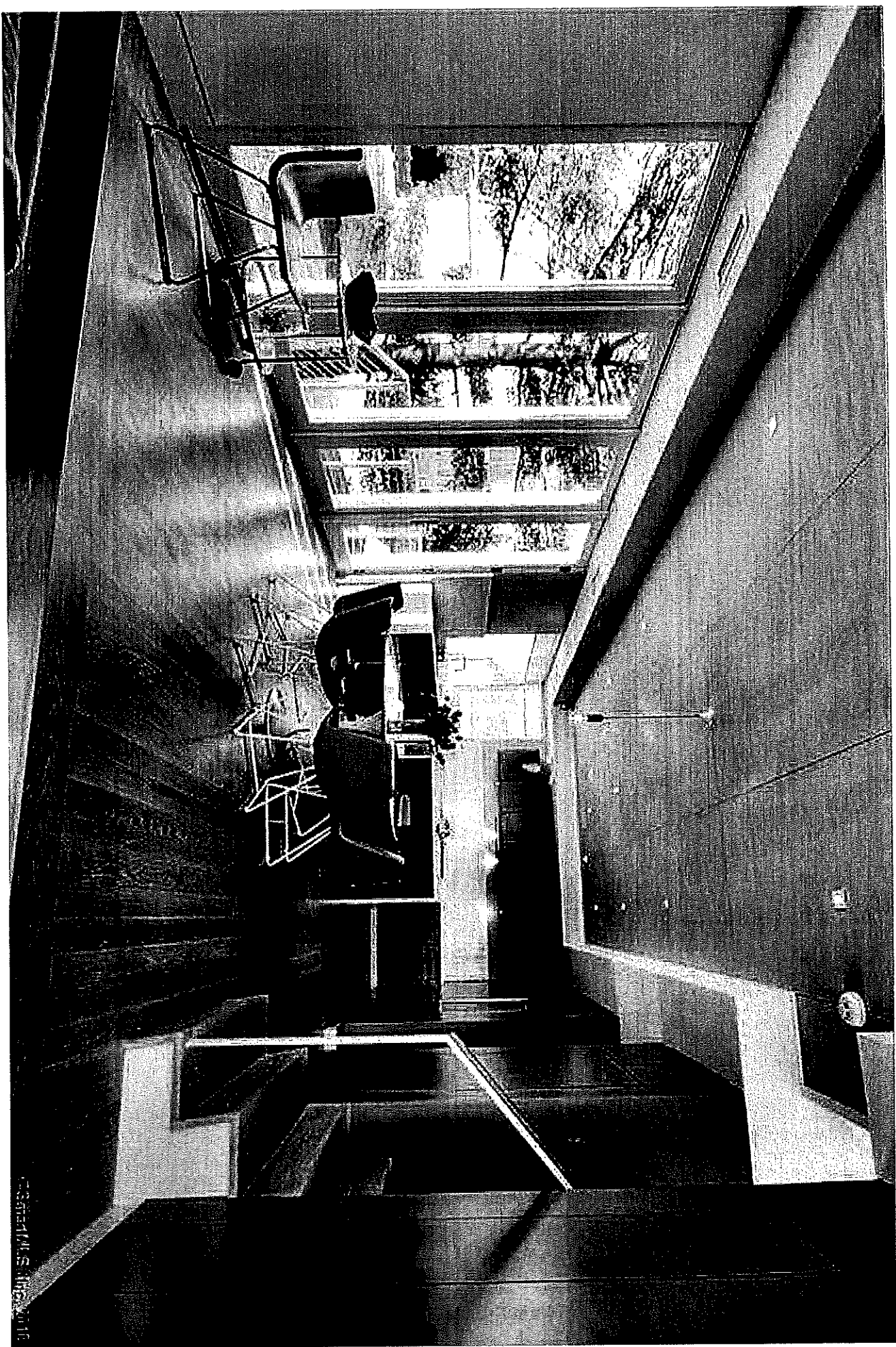
VISIT / CHANGE HISTORY
 Date Id Type Is Cd Purpost/Result
 10-09-2019 PG 6 1 71 Owner Inquiry - Field Insp
 06-11-2018 PF 7 57 Office review - town record
 10-25-2016 TM 2 66 INSPECTION NOTICE SE
 10-17-2016 TM 2 55 NOAH - Visual
 04-19-2016 TM 2 53 Re-Check - WIP
 11-07-2015 TM 2 57 Re-Check - WIP
 10-07-2015 CP 2 17 Demo - On site inspection

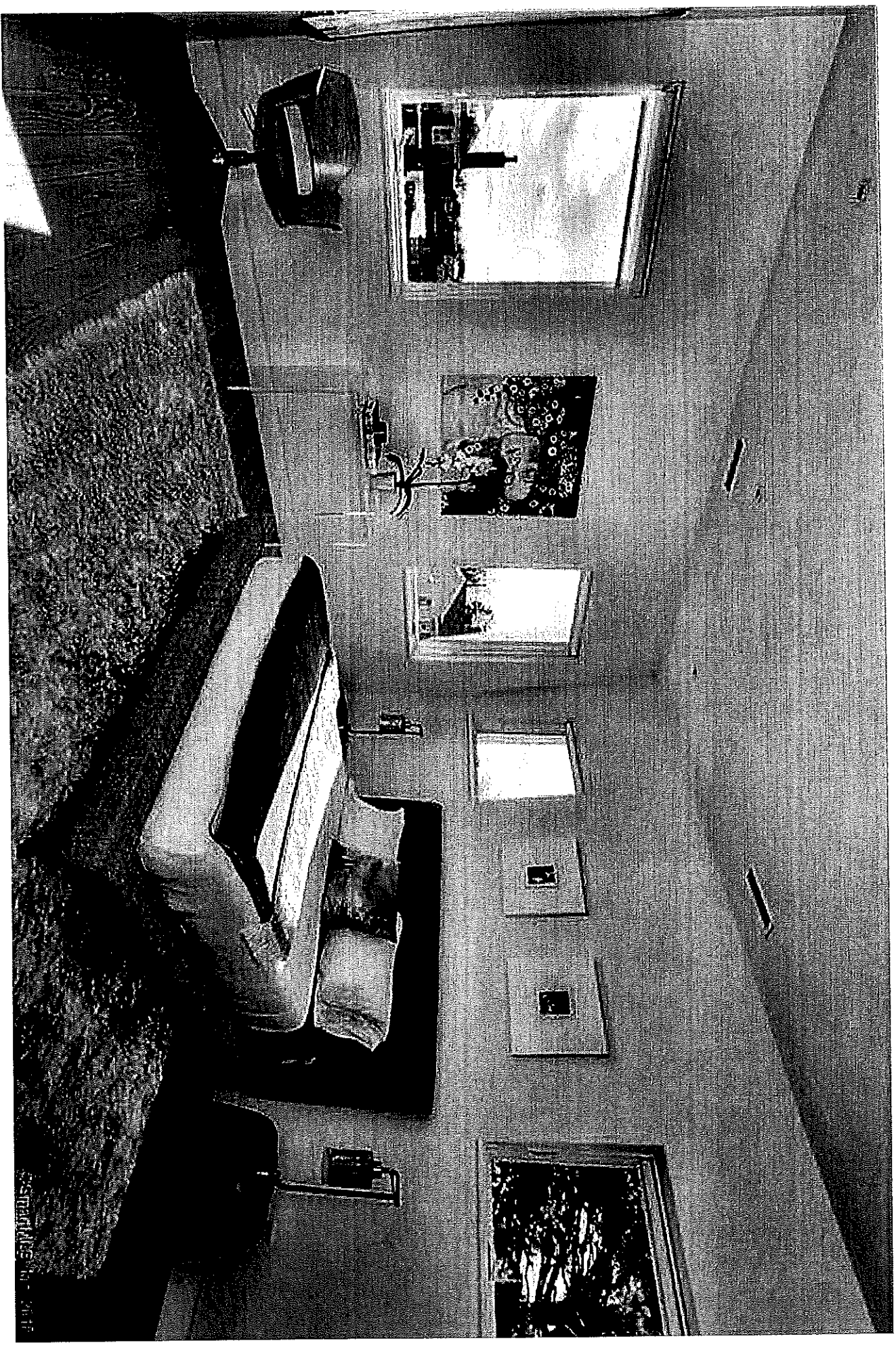












BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? ___

DATE OF LAST INSPECTION: 10.9.2019

PURCHASE DATE: 2.2.2017

PROPERTY ADDRESS: 14 Promised Rd.

OWNER: Vita, Maria & Lucina

ASSESSMENT: 874,000

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

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

Office Use Only
GL Year: 2019 11437
List No: _____

**MUST BE FILED BY THURSDAY, FEBRUARY 20, 2020
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By authority of Connecticut State Statute 12-111

RECEIVED

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

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

FEB. 07 2020

ASSESSOR'S OFFICE

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

Property Owner's Name: Jason Heaps + Sara Beitman

Property Location: 20 Webb Rd Telephone contact: 551-265-5990
(number and street)

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

Mailing Address: 20 Webb Rd, Westport, CT 06880 Phone Number: 551-265-5990

Total Assessment: 1,945,200 Appellant's Estimate of Market Value: 1,764,000

BRIEFLY STATE YOUR REASON FOR APPEAL: Property was purchased on 8/30/19 for \$1,764,000 and is assessed at \$180,000 higher. Water problems since have likely lowered resale value.

Signature at Application [Signature] Date: 2/5/20

Signature at Time of Hearing [Signature] Date: 3/9/20

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: <u>394,900</u>	Land: _____
Building: <u>966,800</u>	Building: _____
Other: _____	Of _____
Total: <u>1,361,700</u>	To: <u>20 Webb Rd</u>
Personal Property: _____	Pl: _____
Motor Vehicle: _____	M: _____
DATE AND TIME OF HEARING AT TOWN HALL	Dated: _____
ROOM: <u>Green Rm.</u>	Signed: _____
Date: <u>Mon. March 9, 2020</u>	Signed: _____
Time: <u>7:45 PM</u>	Signed: _____

NEEDS INSPECTION

Address	Year		Sale Price	Appraised Value	Assessment	SF	Appraised			
	Sale Date	Built					PSF	Bedrooms	Full Bathrooms	Half Bathrooms
39 Spicer Rd	9/23/2015	2015	\$1,865,000	\$1,842,000	\$1,289,400	4,634	\$397.50	5	4	2
20 Maplewood Ave	6/19/2015	2015	\$1,620,000	\$1,689,300	\$1,182,500	4,512	\$374.40	6	6	1
30 Maple Ave N	6/17/2015	2014	\$1,712,500	\$1,708,200	\$1,195,800	4,302	\$397.07	6	5	1
32 Washington Ave	9/14/2015	2002	\$1,725,000	\$1,555,000	\$1,088,500	4,218	\$368.66	5	4	2
						Low	\$368.66			
						Mean	\$384.41			
						Median	\$385.74			
						High	\$397.50			
20 Webb Road	8/30/2019	2019	\$1,764,000	\$1,945,200	\$1,361,700	4,578	\$424.90	5	5	1

Address	Sale Date	Year Built	Sale Price	Appraised Value	Assessment	SF	Appraised			Half Bathrooms
							PSF	Bedrooms	Full Bathrooms	
39 Spicer Rd	9/23/2015	2015	\$1,865,000	\$1,842,000	\$1,289,400	4,634	\$397.50	5	4	2
20 Maplewood Ave	6/19/2015	2015	\$1,620,000	\$1,689,300	\$1,182,500	4,512	\$374.40	6	6	1
30 Maple Ave N	6/17/2015	2014	\$1,712,500	\$1,708,200	\$1,195,800	4,302	\$397.07	6	5	1
32 Washington Ave	9/14/2015	2002	\$1,725,000	\$1,555,000	\$1,088,500	4,218	\$368.66	5	4	2
						Low	\$368.66			
						Mean	\$384.41			
						Median	\$385.74			
						High	\$397.50			
20 Webb Road	8/30/2019	2019	\$1,764,000	\$1,945,200	\$1,361,700	4,578	\$424.90	5	5	1

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? _____

DATE OF LAST INSPECTION: Never

PURCHASE DATE: 8-30-19

PROPERTY ADDRESS: 20 Webb Rd.

OWNER: Heaps, Jason & Beitman, Sara

ASSESSMENT: 1,361,700

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

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

Office Use Only
GL Year: 2019
List No: 13162

**MUST BE FILED BY THURSDAY, FEBRUARY 20, 2020
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FEB 19 2020

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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: Gary and Monica Buesser

Property Location: 3 Indian Point Lane Telephone contact: 201-264-5790
(number and street)

Appellant's Name: Gary and Monica Buesser Property Type: residential
(residential, commercial, personal property, motor vehicle)

Mailing Address: 3 Indian Point Lane Phone Number: 201-264-5790

Total Assessment: 1,404,500 Appellant's Estimate of Market Value: 1.6 - 1.8 million

BRIEFLY STATE YOUR REASON FOR APPEAL: Assessment is high in comparison to surrounding properties and those sold in 2014-2015 in similar condition. House has been updated and structural issues addressed

Signature at Application [Signature] Date: 2/19/2020

Signature at Time of Hearing [Signature] Date: 3/9/20

For Official Use Only

BOARD ACTION		
No Change	Reduced	Increased
_____	_____	_____
ORIGINAL ASSESSMENT:		BAA CHANGE:
Land: <u>417,100</u>	Land: _____	
Building: <u>959,300</u>	Building: _____	
Other: <u>28,100</u>	Other: _____	
Total: <u>1,404,500</u>	Total: <u>3 Indian Pt. Ln</u>	
Personal Property: _____	Personal: _____	
Motor Vehicle: _____	Motor V: _____	

DATE AND TIME OF HEARING AT TOWN HALL
ROOM: Green Rm
Date: Mon. March 9, 2020
Time: 8:00 PM

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

WRETS INSPECTION

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	Assessed
BUESSER GARY R & MONICA K		6 Septic	1 Public			Code Appraised	6158
3 INDIAN PT LN		2 Public Water				1-1 595,800	WESTPORT, CT
WESTPORT CT 06880		SUPPLEMENTAL DATA				1-3 1,370,400	
		Lift Hse				1-4 40,100	
		Alt Prcl ID 5270237-37					
		Historic ID 501					
		Census WestportC C26					
		Survey Ma 9573					
		Survey Ma					
		GIS ID B09027000					
		Assoc Pld#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Amount	Description	Number	Amount	Comm Int	Year	Code	Assessed V	Year	Code	Assessed	
		3854	0301	Q	1	1,255,000	00	2019	1-1	417,100	2018	1-1	417,100
		2165	0121	U	1	0	29	2019	1-3	959,300	2017	1-3	514,300
		0707	0317	Q	1	450,000	00	2019	1-4	28,100	2017	1-4	26,500
		Total		0.00				Total		2,006,300	Total		957,900

EXEMPTIONS		Code	Description	Number	Amount	Comm Int
Total						

ASSESSING NEIGHBORHOOD		Code	Description	Number	Amount	Comm Int
Nbhd	0001	R				
Sub		B				
Tracing						
Batch						

NOTES

M/ 5284(37), M/5283 M/ 9573 EQUAL EXCHANGE OF PRO (1) 20 FT DRMR FRONT
 (1) 4 FIX BTH;5 FIX BTH
 2015 DEF MAINT

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card) 1,370,400
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 40,100
 Appraised Land Value (Bldg) 595,800
 Special Land Value 0
 Total Appraised Parcel Value 2,006,300
 Valuation Method C

Total Appraised Parcel Value 2,006,300

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	84936	350,000	08-16-2019	100	08-16-2019	ONE-STORY ADDITION FOR

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	AA	Single Family Re	1.000	AC	380,000	1.00000	5	0.98	160	1.600	ACCESS	1.0000	595,800				
Total Card Land Units													1.000	AC	Parcel Total Land Area	1.0000	Total Land Value	595,800

VISION

3 Indian Point La.

Structurally deficient
Re-did Kitchen, bathroom, new tiles

Added 200 sq. ft
Portico - 60 sq. ft.
Electric system

Inspected last week

Basement

Neighbor 1.8

3 Floors

ADDRESS	SQ FT	ACRES	BEDRMS	BATHS	YR BUILT	RENOVATE/ASSESSMENT	APPRAISED	SOLD	SALE PRICE
11 RIVERFIELD DRIVE	6522		2	8	1965	2014 1,092,500	1,560,700	1,835,000	281
3 TWIN FALLS LANE	5357		2	6	2000	1,046,300	1,494,714	1,590,000	297
95 VALLEY ROAD	3884	0.5	0.5	5	2014	2014 968,800	1,384,100	1,461,500	376
26 LITTLE FOX LN	6210		2	6	1993	1,396,300	1,994,714	1,370,000	221
28 PEQUOT TRAIL	4232		5	5	1963	2015 1,035,100	1,478,700	1,470,000	347
6 MARION RD	4414		5	5	1963	2016 1,027,200	1,467,300	1,290,000	292
24 STONY PT	4288		1	5	1900	1,153,800	1,648,200	1,530,000	357
161 CROSS HWY	4657		1	5	1994	2015 1,029,400	1,470,600	1,600,000	344
Average						1,093,675	1,562,379	1,518,313	314
3 Indian Point Lane	4889		1	5	1966	1,404,500	2,006,300		410

	Prior	New	Change	
Improvements	987400	1410500	423100	43%
Land	417100	595800	178700	43%
Total	1404500	2006300	601800	43%

5 Indian Pt, - assess 1822

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y___ N % COMPLETE _____

PRIOR BAA REDUCTION? No WHEN? _____

DATE OF LAST INSPECTION: 8.16.2019 (WIP)

PURCHASE DATE: 4.27.2018

PROPERTY ADDRESS: 3 Indian Pt. Ln.

OWNER: Buesser, Gary + Monica

ASSESSMENT: 1,404,500

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

TOWN OF WESTPORT
 PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
 GL Year: 2019
 List No: 11987

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 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: not available after March 13, 2020

Property Owner's Name: Philip and Dorothy Silber

Property Location: 77 Morningside Dr S Telephone contact: 203-374-9542 ^{Appraiser - Harriet Busker}
(number and street) Cell 203-556-2361

Appellant's Name: Philip Silber Property Type: Residential
(residential, commercial, personal property, motor vehicle)
31 Cecil Rd, Trumbull CT 06611

Mailing Address: 77 Morningside Dr S Phone Number: 203-374-9542

Total Assessment: \$3,323,600 Appellant's Estimate of Market Value: \$3,200,000

BRIEFLY STATE YOUR REASON FOR APPEAL: To Determine market value of 77 Morningside Dr S as of 10/1/2015

Signature at Application Philip Silber Date: 2/14/20

Signature at Time of Hearing Harriet Busker Date: 3/9/20 97H

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: <u>720,800</u>	Land: _____
Building: <u>2,548,500</u>	Bu _____
Other: <u>54,300</u>	Ot _____
Total: <u>3,323,600</u>	Tc <u>77 Morningside Dr S</u>
Personal Property: _____	Pe _____
Motor Vehicle: _____	M _____
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>9:15 Am</u>	Signed: _____

NEEDS INSPECTION

FEBRUARY 14, 2020

TO THE BOARD OF ASSESSMENT IN THE TOWN OF WESTPORT

I AM LEGALLY ALLOWING HARRIET BUSKER (CERTIFIED REAL ESTATE APPRAISER) TO REPRESENT ME AT THE HEARING FOR TAX APPEAL ON MY PROPERTY LOCATED AT 77 MORNINGSIDE DRIVE, WESTPORT.

SIGNED

PHILIP SILBER *Philip Silber*

DATE 2/14/20 +

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6158	
SILBER PHILIP & DOROTHY		6 Septic 2 Public Water		1 Public				Code Assessed		WESTPORT, CT	
77 MORNINGSIDE DR S		SUPPLEMENTAL DATA						Description Appraised Assessed			
WESTPORT CT 06880		Alt Prcl ID 544607B-D Historic ID 554 Census 506 WestportC I39 Survey Ma 9039 Survey Ma		Lift Hse				1-1 1,029,700 720,800 1-3 3,640,700 2,548,500 1-4 77,600 54,300			
GIS ID G07024000		Assoc Pct#						Total 4,748,000		3,323,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC	
SILBER PHILIP & DOROTHY		1346 0135		10-13-1994		U		I		0		29	
Year Code		Amount		Code		Description		Number		Amount		Comm Int	
2019 1-1		720,800		1-1		2018		1-1		655,300		2017	
1-3		2,548,500		1-3		2018		1-3		1,432,100		1-3	
1-4		54,300		1-4		2018		1-4		54,300		1-4	
Total		3323600		Total		2141700		Total		2141700		Total	

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Sub	R	Batch
0001			Tracing
M/ 9039, 7510(I)		MAP READS 2.571 AC	

BUILDING PERMIT RECORD		APPROXIMATED VALUE SUMMARY	
Permit Id	Issue Date	Type	Amount
Total Appraised Parcel Value		4,748,000	

LAND LINE VALUATION SECTION		VISIT / CHANGE HISTORY	
B Use Code	Description	Zone	Land Type
1	201 Single Family Re	AAA	AC
Total Card Land Units		3,000 AC	
Parcel Total Land Area		3.0000	
Total Land Value		1,029,700	

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6158	
SILBER PHILIP & DOROTHY		6 Septic 2 Public Water		1 Public		RES LAND DWELLING RES OUTBL		Code 1-1 1-3 1-4		Appraised 1,029,700 3,640,700 77,600		Assessed 720,800 2,548,500 54,300	
77 MORNINGSID DR S		Alt Ptrl ID 544607B-D Historic ID 554 Census 506 WestportC I39 Survey Ma 9039 Survey Ma		Lift Hse		Assoc Pld#		Total		4,748,000		3,323,600	
WESTPORT CT 06880		GIS ID G07024000		1346 0135		10-13-1994 U I		0 29		Total		2141700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
SILBER PHILIP & DOROTHY		1346 0135	10-13-1994	U	I	0	29

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Total		0.00				

ASSESSING NEIGHBORHOOD		Code	Description	Tracing	Batch
Nbhd	0001	R			

101 1-1 RESIDENTIAL
SHD (5 X 7) = NV

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					

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			
2	101 Single Family Re	AAA		0.000 AC	0	1.00000	5	1.00		1.000		0.0000		0			
Total Card Land Units													0.000 AC	Parcel Total Land Area	3.0000	Total Land Value	0

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 3,640,700
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 77,600
 Appraised Land Value (Bldg) 1,029,700
 Special Land Value 0
 Total Appraised Parcel Value 4,748,000
 Valuation Method C

VISION

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT		6158	
SILBER PHILIP & DOROTHY		6 Septic 2 Public Water		1 Public						Code 1-1 1-3 1-4		Assessed 720,800 2,548,500 54,300	
77 MORNINGSID DR S		Alt Prc ID 544607B-D Historic ID 554 Census 506 WestportC 139 Survey Ma 9039 Survey Ma		SUPPLEMENTAL DATA Ltr Hse						Code 1-1 1-3 1-4		Appraised 1,029,700 3,640,700 77,600	
WESTPORT CT 06880		GIS ID G07024000		Assoc Pld#						Code 1-1 1-3 1-4		Assessed 720,800 2,548,500 54,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	
SILBER PHILIP & DOROTHY		1346 0135		10-13-1994		U		I		0		29	
Total		0.00											

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total		0.00	

ASSESSING NEIGHBORHOOD		Tracing		Batch	
Nbhd	Sub	Nbhd Name			
0001	R				

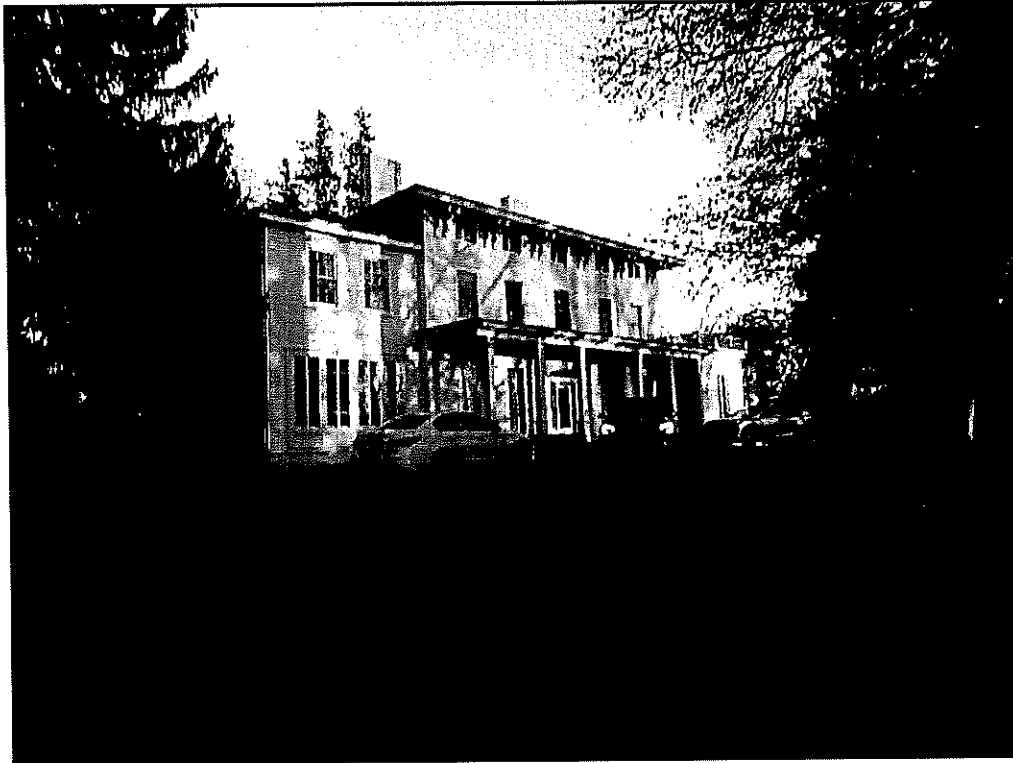
NOTES	
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 3,640,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 77,600 Appraised Land Value (Bldg) 1,029,700 Special Land Value 0 Total Appraised Parcel Value 4,748,000 Valuation Method C	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Date

LAND LINE VALUATION SECTION		Notes		Location Adjustment		Adj Unit P		Land Value			
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	
3	Single Family Re	AAA		0.000 AC	0	1.00000	5	1.00		1.000	
Total Card Land Units		0.000 AC		Parcel Total Land Area		3.0000		Total Land Value		0	

Client	Philip Silber	File No.	77 MORNINGSIDE DR S
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
		State	CT
		Zip Code	06880
Lender	N/A		

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RESTRICTED APPRAISAL REPORT

File No.: 77 MORNINGSIDE DR S

Property Address: 77 Morningside Dr S	City: Westport	State: CT	Zip Code: 06880
County: Fairfield		Legal Description: Volume 1346 Page 135	
Tax Year: 2019 R.E. Taxes: \$ 56,036 Special Assessments: \$ N/A		Assessor's Parcel #: G7/24	
Current Owner of Record: Philip/Dorothy Silber		Borrower (if applicable): N/A	
Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
Market Area Name: Greens Farms		Map Reference: 14860 Census Tract: 0506.00 <input type="checkbox"/> Flood Hazard	
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> 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: Philip Silber		Address: 77 Morningside Drive S, Westport, CT 06880	
Appraiser: Harriet Busker		Address: 31 Ceil Road, Trumbull, CT 06611	

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	77 Morningside Dr S Westport, CT 06880	88 Morningside Dr S Westport, CT 06880		282 North Ave Westport, CT 06880		113 Cross Hwy Westport, CT 06880	
Proximity to Subject		0.15 miles SW		3.90 miles NW		2.37 miles NW	
Sale Price	\$	\$ 2,800,000		\$ 2,100,000		\$ 2,080,000	
Sale Price/GLA	\$ /sq.ft.	\$ 454.62 /sq.ft.		\$ 264.58 /sq.ft.		\$ 509.80 /sq.ft.	
Data Source(s)	City Hall Records	Volume 3637 Page 174		Volume 3559 Page 201		Volume 3633 Page 28	
Verification Source(s)	Interior Inspection	CMLS/Matrix#99078408		CMLS/Matrix#99058806		CMLS/Matrix#99089763	
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	8/19/2015 Clsd		10/14/2014 Clsd		7/31/2015 Clsd	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Good	Good		Good/Busy Road	+210,000	Good/Busy Road	+208,000
Site	3 Acres	3.24 Acres		2.42 Acres		1.67 Acres	+53,200
View	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
Design (Style)	Antique Colonial	Colonial		Colonial		Antique Colonial	
Quality of Construction	Good	Very Good	-140,000	Good		Good	
Age	1900/Update1989	1900/GutRehab1999		1934		1830/Addition2007	
Condition	Good	Very Good	-140,000	Good		Good	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	19 8 8.2	11 6 5.1	+70,000	15 7 7.2	+20,000	11 5 3.2	+100,000
Gross Living Area	7,135 sq.ft.	6,159 sq.ft.	+73,200	7,937 sq.ft.	-60,150	4,080 sq.ft.	+229,125
Basement & Finished Rooms Below Grade	Mostly Full/Unf None	Full Basement 682sf Finished	-27,280	Part Basement None		Part Basement None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Oil/CAC	Oil/CAC		Oil/CAC		HydroAir/CAC	
Energy Efficient Items	Standard	Generator	-15,000	Standard		Standard	
Garage/Carport	No Garage	3 Car Att Garage	-45,000	4 Car Att Garage	-60,000	2 Car Det/Garage	-30,000
Porch/Patio/Deck	CovPch/Terrace	SCP/Patio/Gazabo/Deck	-10,000	OP/BrkPat/Terrace		Op/Patio/SCPch	
Fireplaces	10 Fireplaces	3 Fireplaces	+17,500	1 Fireplaces		4 Fireplaces	+15,000
Additional Bldgs	2 Add'l Buildings	None	+995,000	None	+995,000	1 Add't Building	+798,800
Pool/Amenities	Pool/Tennis CT	Pool/Tennis CT		Pool	+30,000	Pool/Cabana	+20,000
Water/Sewer	City Water/Septic	City Water/Septic		Well/Sewer	+30,000	City Water/Septic	
Outbuildings	3 Sheds	None	+30,000	None	+30,000	2Barns/2 Sheds	-25,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 808,420	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,217,350	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,369,125
Adjusted Safe Price of Comparables		Net 28.9 %		Net 58.0 %		Net 65.8 %	
		Gross 55.8 %	\$ 3,608,420	Gross 69.4 %	\$ 3,317,350	Gross 71.1 %	\$ 3,449,125

Summary of Sales Comparison Approach See attached addenda.

RESTRICTED APPRAISAL REPORT

File No.: 77 MORNINGSIDE DR S

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: No recent transfers of the subject property, (the effective date being 10/1/2015).
	Date:	
MARKET	Price:	
	Source(s):	
	2nd Prior Subject Sale/Transfer	
	Date:	
SITE	Price:	
	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. New or newer homes tend to sell more quickly and for higher prices than do older homes. The subject market combines older homes with many newer homes. Many of the older homes were demolished followed by reconstruction creating new homes.	
IMPROVEMENTS	Site Area: 3 Acres	Site View: Neighborhood
	Zoning Classification: AAA	Topography: Mostly Level
	Description: 2 Acre Minimum	
	Drainage: Adequate	
RECONCILIATION	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
	Actual Use as of Effective Date: 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.	
ATTACHMENTS	FEMA Spec'I Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 09001C0414G FEMA Map Date 07/08/2013	
	Site Comments: The subject site is predominantly level with areas of gently rolling topography. There are numerous structures on the subject site. They consist of the main dwelling, cottage, barn, pool house and 3 additional sheds. There is an inground pool and tennis court. There is a circular gravel driveway and an approximate 3 foot stone wall that runs along the front of the property. City water and septic service the subject property and are typical and common to this area although city sewers are more desirable in the market.	
	Improvements Comments: The subject property consists of a main building containing 7135sf of above grade living area. There are additional outbuildings. There is a cottage located directly behind the main building. This cottage built in 1900 contains 2 stories and an unfinished basement. The first floor contains a living room, kitchen, sunroom and half bath and the second floor contains 2 bedrooms and a full bath. There is an attached barn that is unfinished and utilized for storage area. The second outbuilding is considered a finished barn. This barn was built in 1900 and consists of 2 stories. The first floor contains 2 story ceilings, living area, dining area and kitchen, bath and dressing area. The second floor contains one bedroom and one bath. There are various sheds which are given no value and one small shed that contains a full bath and laundry area. No updates have been made to any of the dwellings in the last 30 years according to the homeowner.	
	Indicated Value by: Sales Comparison Approach \$ 3,600,000	
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.		
This appraisal is being done as a retrospective Appraisal as of 10/1/2015. The inspection on the home was done on 2/14/2020.		
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:		
<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.		
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 3,600,000 , 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 41 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.		
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 type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>		
Client Contact: Philip Silber Client Name: Philip Silber		
E-Mail: spsilber@aol.com Address: 77 Morningside Drive S, Westport, CT 06880		
APPRAISER SUPERVISORY APPRAISER (if required)		

Supplemental Addendum

File No. 77 MORNINGSID DR S

Client	Philip Silber				
Property Address	77 Morningside Dr S				
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 \$75/sf. Full baths adjusted at \$20,000 and half baths adjusted at \$10,000. Finished basement area is adjusted \$40/sf.

"The Intended User of the appraisal report is the Client and the Westport Board of Appeals. The Intended Use is to evaluate the property that is the subject of this appraisal as of 10/1/2015 and to determine the market value as of that date.

All adjustments are based on a combination of market reaction, market extraction, regression analysis, 33 years of experience in the field of appraising in this neighborhood with great knowledge of this market. Paired sales would be the best indicator of applied adjustments, however, this is not possible in this town since there is no tract housing in this area, each home is unique and to state that paired sales analysis was utilized would be misinforming the reader of this report. The appraiser does his/her best to utilize data from the local MLS statistics to support the market. These adjustments are approximate and to state otherwise would be misinforming. When the tools available in making adjustments are limited the appraiser must rely upon a combination of experience and available data from somewhat reliable sources.

SCOPE OF WORK

The key to an accurate appraisal lies in the methodical collection and analysis of data. The appraisal process is an orderly set of procedures used to collect and analyze data to arrive at a justifiable conclusion of value. For the purpose of this Appraisal the Appraiser has identified the real estate and real property interest being appraised, explained the intended use, has inspected the subject property and additional outbuildings thoroughly, has thoroughly researched the market to determine the best data to help support the opinion of market value as per a specific date.

Comparables 2 and 3 are located on higher traffic streets as compared to the subject property and are adjusted approximately 10% for external obsolescence.

No site adjustments are applied to comparables 1 and 2 since the market does not consider the differences between them to add or detract from market value. Comp 3 is adjusted for the difference in land size based on approximately \$40,000 per acre considered to be excess land only.

Comparable 1 is adjusted 5% for both quality of construction and condition based on a thorough and intense study of the interior of this dwelling. Upon researching this comp it must be noted that high quality materials are utilized throughout, additional molding throughout, custom built ins throughout, recessed lighting and superior condition over all.

No value is applied to the comparables regarding the additional sheds on the subject property. The market places no value on these outbuildings and most likely would consider them to be demolished.

The cottage consists of 1552 sf of living area. There are two floors, the first floor contains a living room, kitchen, heated sunroom and half bath. The second floor consists of 2 bedrooms and 1 full bath. There is a full unfinished basement and central air. It has been well maintained.

The adjacent portion of the cottage is unfinished area that can be utilized for storage and work shed. Very little value is attributed to this area since the appeal to the market is limited. The cottage and adjacent storage area were constructed in 1900 according to the Town of Westport records.

The heated pool and tennis court were constructed in 1985.

There is an apartment/barn located to the rear of the property that was constructed in 1900 consisting of 1680 sf of above grade living area. There is no central air. The first floor is predominantly 2 stories high. The first floor consists of a large open area that is utilized as a dining area, living area, kitchen and there is bath and dressing area. The limited second floor consists of a bedroom and a bath.

Close to the apartment/barn lies a small shed that houses a bath and laundry area for convenience to the pool.

The submitted photos reflect the remarks in this report.

Since there are no paired sales with similar outbuildings a per square footage adjustment is applied to the two larger outbuildings known as the cottage and the apt/barn. A \$300/sf adjustment is applied to all based on market reaction. They are as follows:

COTTAGE CONTAINS

1552sf x \$300 per sq ft= \$465,600 in value

BARN CONTAINS

1680 x 300 = \$504,000

Supplemental Addendum

File No. 77 MORNINGSIDE DR S

Client	Philip Silber						
Property Address	77 Morningside Dr S						
City	Westport	County	Fairfield	State	CT	Zip Code	06880
Lender	N/A						

Assumptions, Limiting Conditions & Scope of Work

File No.: 77 MORNINGSIDE DR S

Property Address: 77 Morningside Dr S

City: Westport

State: CT

Zip Code: 06880

Client: Philip Silber

Address: 77 Morningside Drive S, Westport, CT 06880

Appraiser: Harriet Busker

Address: 31 Ceil 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.

Certifications

File No.: 77 MORNINGSIDE DR S

Property Address: 77 Morningside Dr S

City: Westport

State: CT

Zip Code: 06880

Client: Philip Silber

Address: 77 Morningside Drive S, 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: Philip Silber

Client Name: Philip Silber

E-Mail: spsilber@aol.com

Address: 77 Morningside Drive S, Westport, CT 06880

APPROAIED

SUPERVISORY APPRAISER (if required)

Subject Photo Page

Client	Phillip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
		State	CT
		Zip Code	06880
Lender	N/A		



Subject Front

77 Morningside Dr S
Sales Price
Gross Living Area 7,135
Total Rooms 19
Total Bedrooms 8
Total Bathrooms 8.2
Location Good
View Neighborhood
Site 3 Acres
Quality Good
Age 1900/Update1989



Subject Rear/Side View



Subject Street

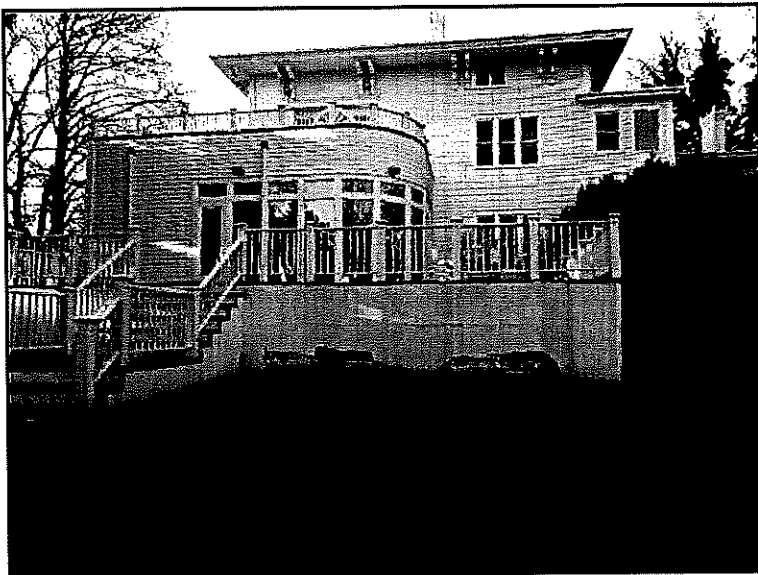
Subject Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County Fairfield	State CT Zip Code 06880
Lender	N/A		



Subject Front

77 Morningside Dr S
Sales Price
Gross Living Area 7,135
Total Rooms 19
Total Bedrooms 8
Total Bathrooms 8.2
Location Good
View Neighborhood
Site 3 Acres
Quality Good
Age 1900/Update1989



Subject Rear/Side View Noted Deferred Maintenance



Subject Street

Subject Photo Page

Client	Philip Silber						
Property Address	77 Morningside Dr S						
City	Westport	County	Fairfield	State	CT	Zip Code	06880
Lender	N/A						

Subject Front Porch

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

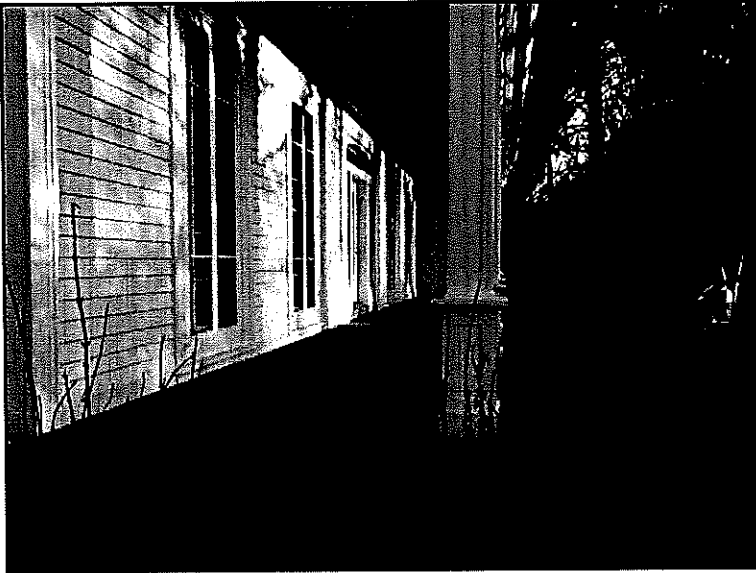
Location Good

View Neighborhood

Site 3 Acres

Quality Good

Age 1900/Update1989



Front Stone Wall



Steps to side Entrance

in need of repair



Subject Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County Fairfield	State CT Zip Code 06880
Lender	N/A		

Deferred Maintenance

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

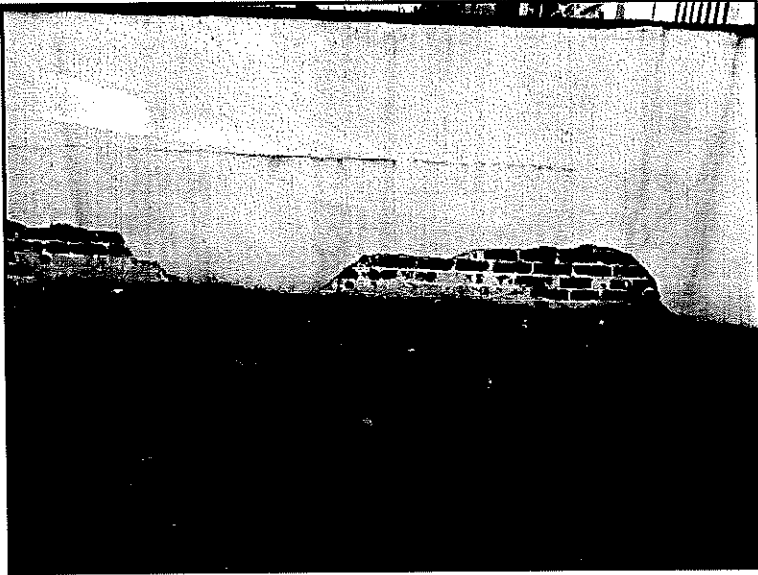
Location Good

View Neighborhood

Site 3 Acres

Quality Good

Age 1900/Update1989



Rear/Side View



Subject Tennis Court



Subject Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
Lender	N/A	State	CT
		Zip Code	06880

**Subject Pool**

77 Morningside Dr S
 Sales Price
 Gross Living Area 7,135
 Total Rooms 19
 Total Bedrooms 8
 Total Bathrooms 8.2
 Location Good
 View Neighborhood
 Site 3 Acres
 Quality Good
 Age 1900/Update 1989

**Subject Cottage Front View**

Cottage on right, storage on left

**Subject Cottage/Rear View**

cottage on left/storage on right

Subject Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County Fairfield	State CT Zip Code 06880
Lender	N/A		

Subject Rear View of Barn

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

Location Good

View Neighborhood

Site 3 Acres

Quality Good

Age 1900/Update1989

**Subject Side View of Barn****Subject Shed/Poor Condition**

Subject Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
Lender	N/A	State	CT
		Zip Code	06880

Subject Rear Yard

77 Morningside Dr S
Sales Price
Gross Living Area 7,135
Total Rooms 19
Total Bedrooms 8
Total Bathrooms 8.2
Location Good
View Neighborhood
Site 3 Acres
Quality Good
Age 1900/Update1989



Subject Shed/No Value

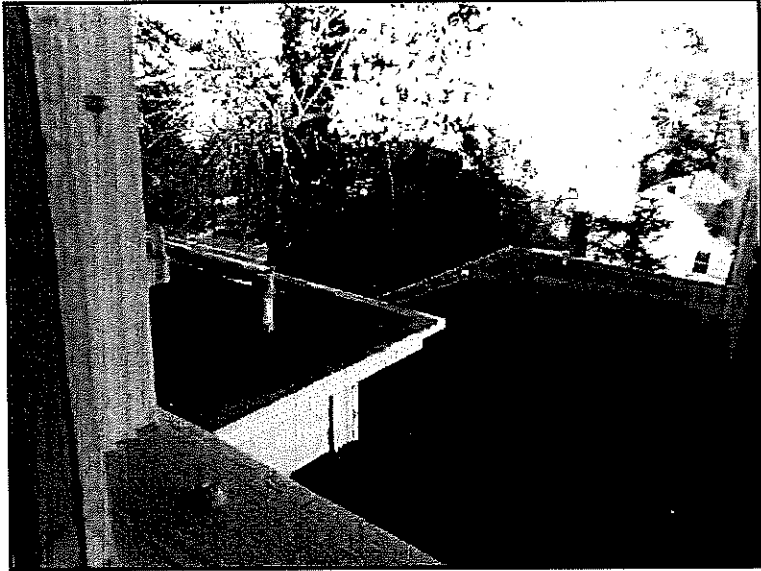


Subject Shed bath/laundry



Subject Interior Photo Page

Client	Philip Silber				
Property Address	77 Morningside Dr S				
City	Westport	County	Fairfield	State	CT Zip Code 06880
Lender	N/A				



Subject Flat roof on main house

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

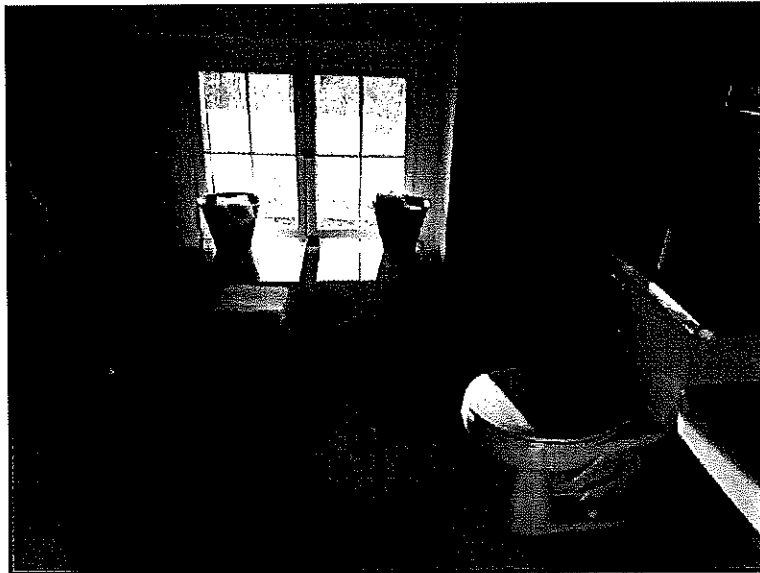
Location Good

View Neighborhood

Site 3 Acres

Quality Good

Age 1900/Update1989



Subject Interior/Main House

3rd Floor



Subject Interior Main House

3rd Floor

Subject Interior Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
		State	CT
		Zip Code	06880
Lender	N/A		

Subject Interior 3rd Floor

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

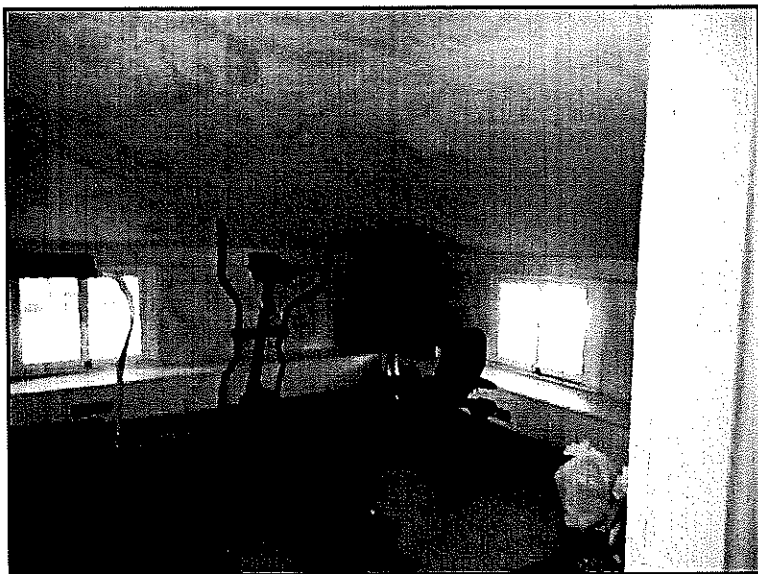
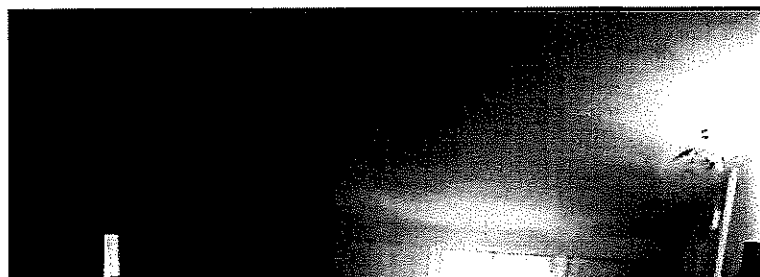
Location Good

View Neighborhood

Site 3 Acres

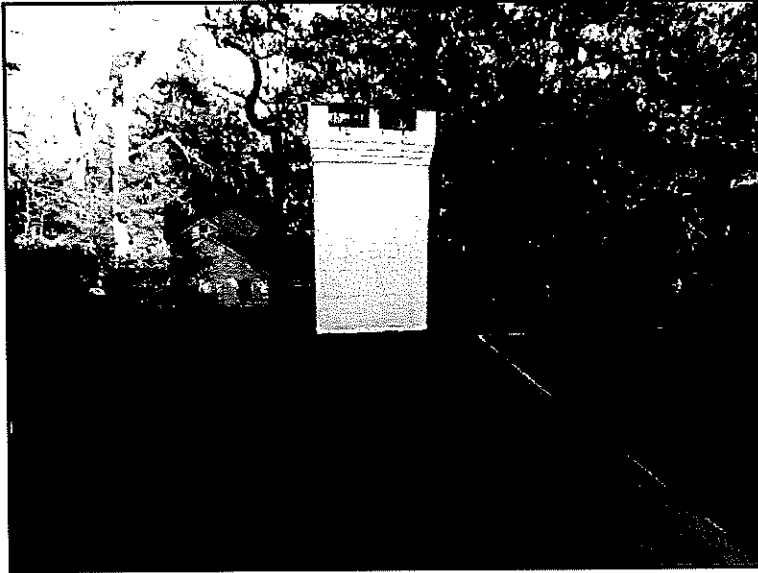
Quality Good

Age 1900/Update1989

**Subject Interior/3rd Floor****Subject Interior 3rd Floor**

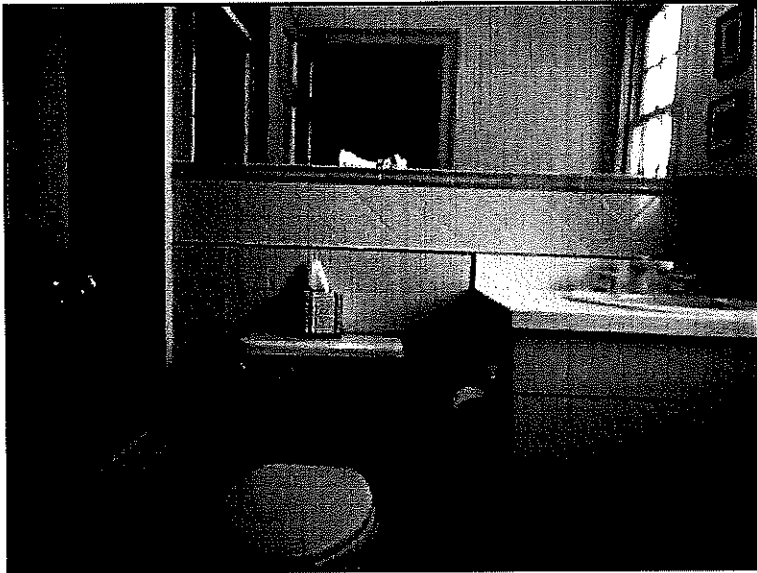
Subject Interior Photo Page

Client	Philip Silber				
Property Address	77 Morningside Dr S				
City	Westport	County	Fairfield	State	CT Zip Code 06880
Lender	N/A				

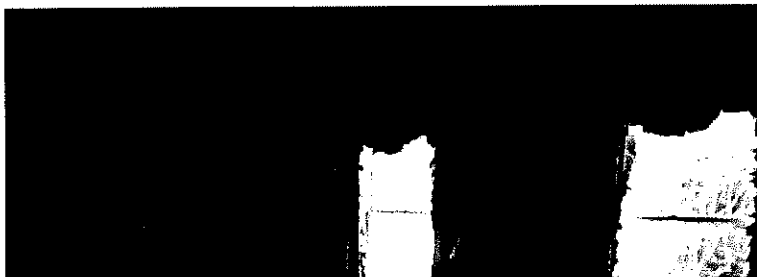


Subject Flat Roof

77 Morningside Dr S
Sales Price
Gross Living Area 7,135
Total Rooms 19
Total Bedrooms 8
Total Bathrooms 8.2
Location Good
View Neighborhood
Site 3 Acres
Quality Good
Age 1900/Update1989



Subject Interior Main House



Subject Interior Main House

Subject Interior Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
Lender	N/A	State	CT
		Zip Code	06880

Subject Interior Main House

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

Location Good

View Neighborhood

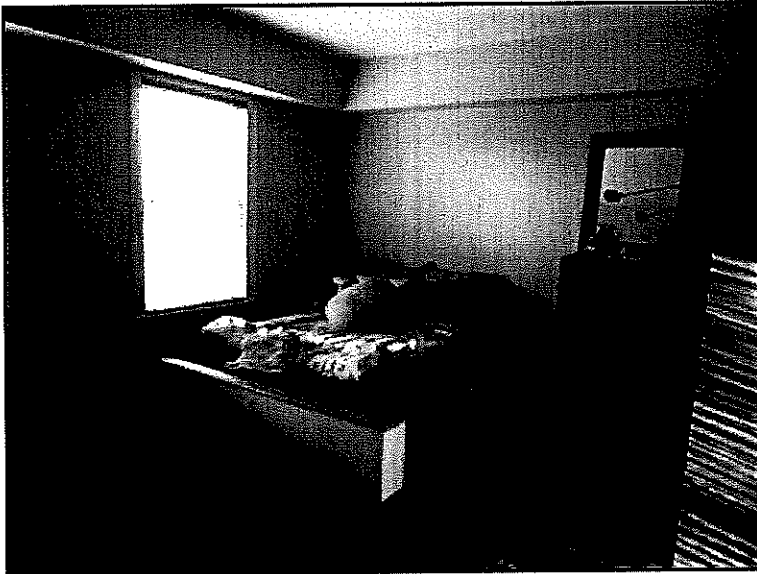
Site 3 Acres

Quality Good

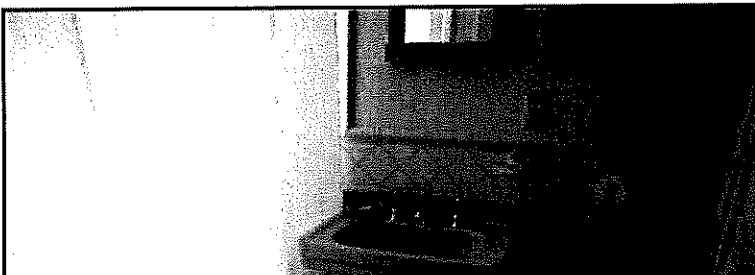
Age 1900/Update1989



Subject Interior Main House



Subject Interior Main House



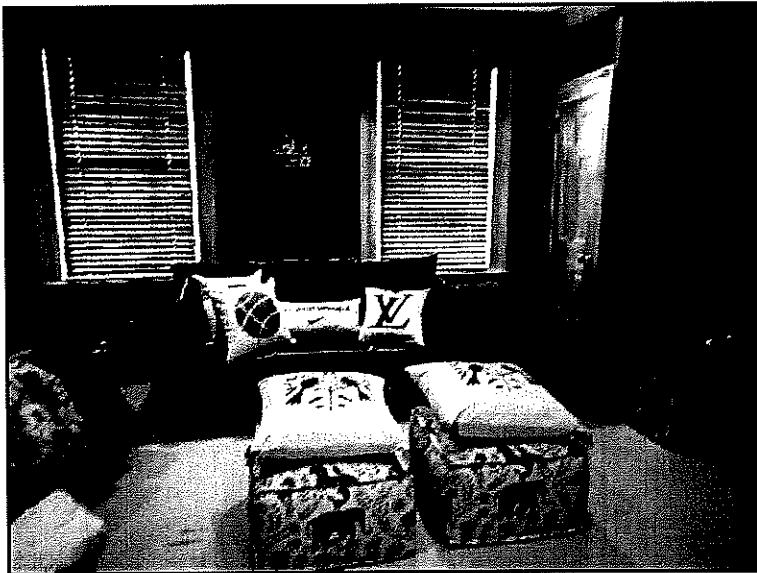
Subject Interior Photo Page

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Lender	N/A		

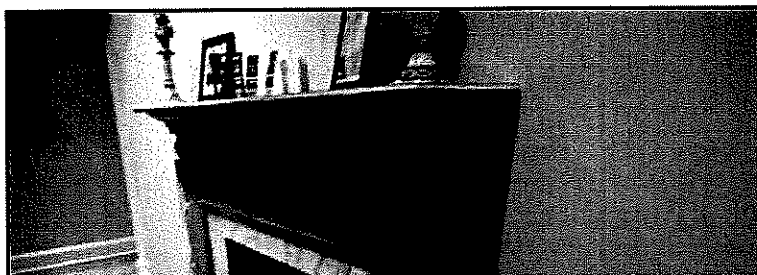


Subject Interior Main House

77 Morningside Dr S
 Sales Price
 Gross Living Area 7,135
 Total Rooms 19
 Total Bedrooms 8
 Total Bathrooms 8.2
 Location Good
 View Neighborhood
 Site 3 Acres
 Quality Good
 Age 1900/Update1989



Subject Interior Main House



Subject Interior Main House

Subject Interior Photo Page

Client	Philip Silber		
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Lender	N/A		

**Subject Interior Main House**

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

Location Good

View Neighborhood

Site 3 Acres

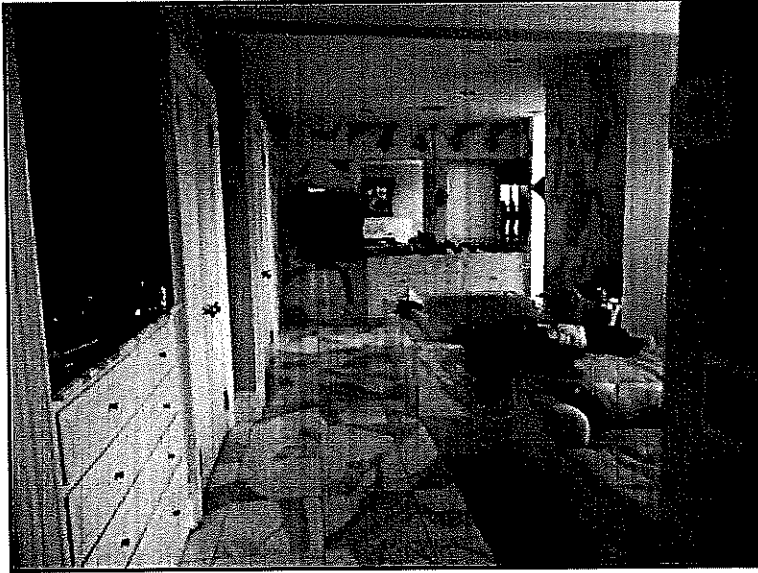
Quality Good

Age 1900/Update1989

Subject Interior Main House**Subject Interior Main House**

Subject Interior Photo Page

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**Subject Interior Main House**

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

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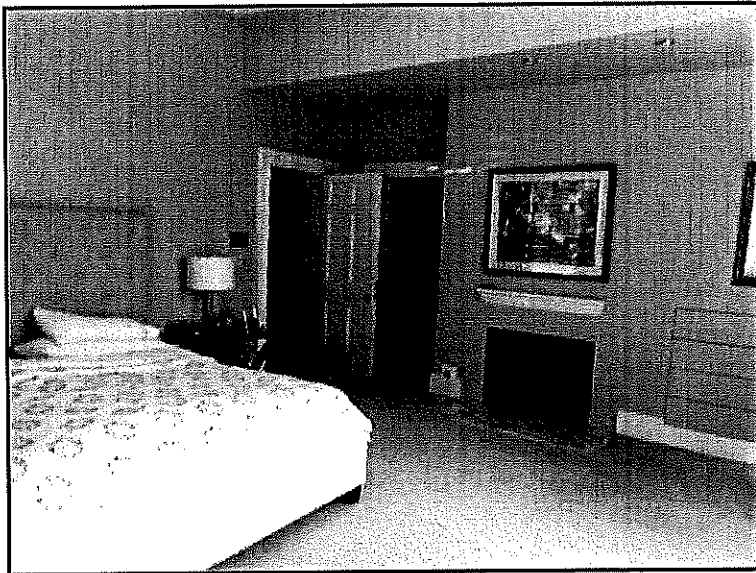
Location Good

View Neighborhood

Site 3 Acres

Quality Good

Age 1900/Update1989

Subject Interior Main House**Subject Patio off Master BR**

Subject Interior Photo Page

Client	Philip Silber		
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		Zip Code	06880

**Subject Interior Main House**

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

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Total Bathrooms 8.2

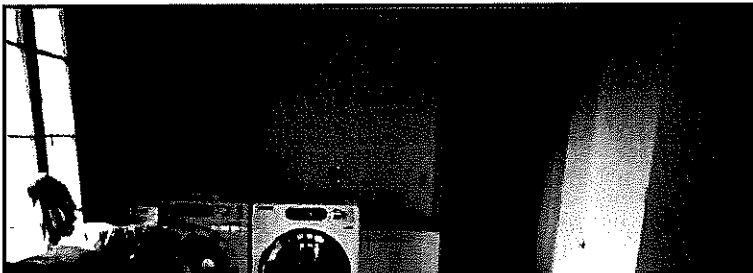
Location Good

View Neighborhood

Site 3 Acres

Quality Good

Age 1900/Update1989

Subject Interior Main House**Subject Interior Main House**

Subject Interior Photo Page

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Subject Interior Main House

77 Morningside Dr S

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Location Good

View Neighborhood

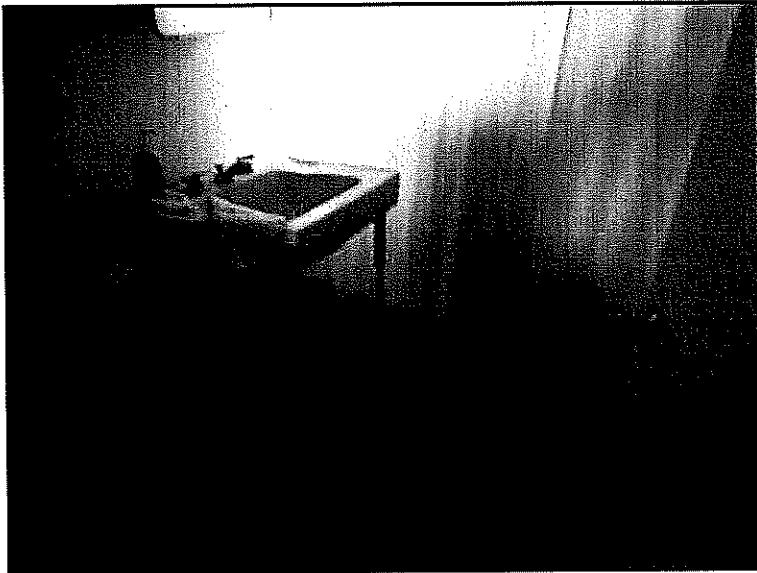
Site 3 Acres

Quality Good

Age 1900/Update1989



Subject Interior Main House

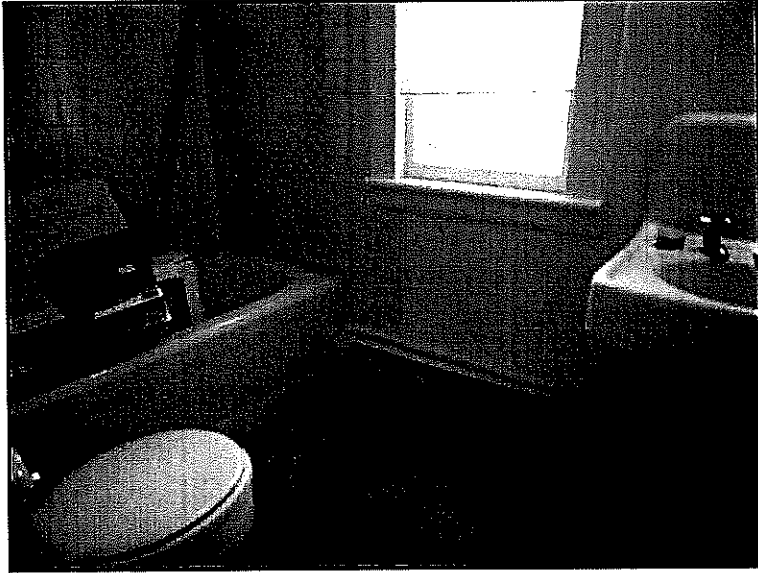


Subject Interior Main House



Subject Interior Photo Page

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		Zip Code	06880
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**Subject Interior/Main House**

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Sales Price

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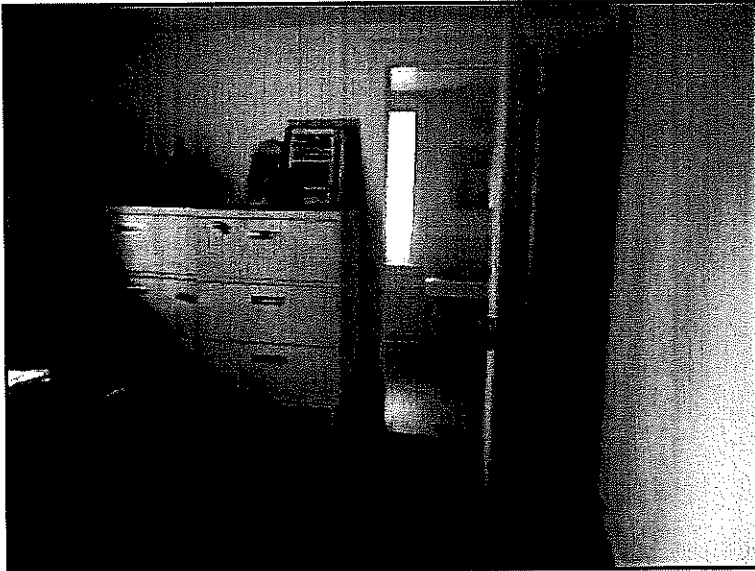
Location Good

View Neighborhood

Site 3 Acres

Quality Good

Age 1900/Update1989

Subject Interior Main House**Subject Interior Main House**

Subject Interior Photo Page

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		Zip Code	06880

Subject Interior Main House

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Location Good

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**Subject Interior Main House****Subject Interior Main House**

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Subject Interior Main House

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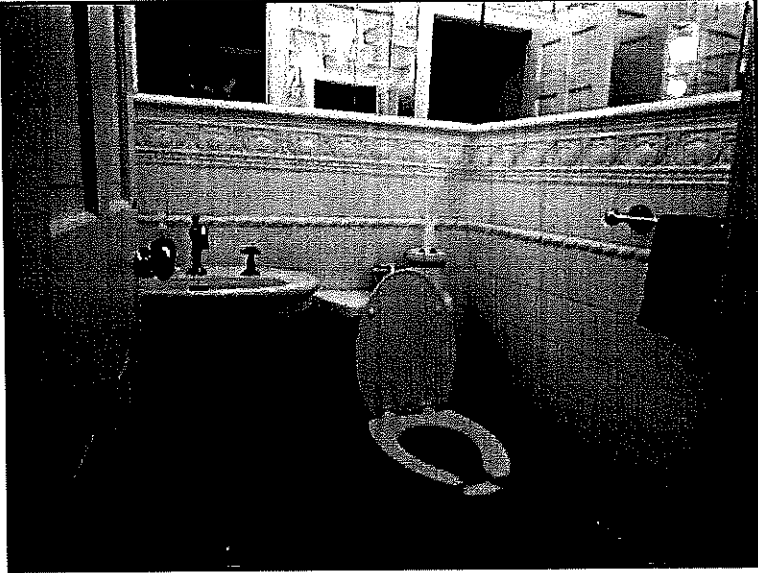
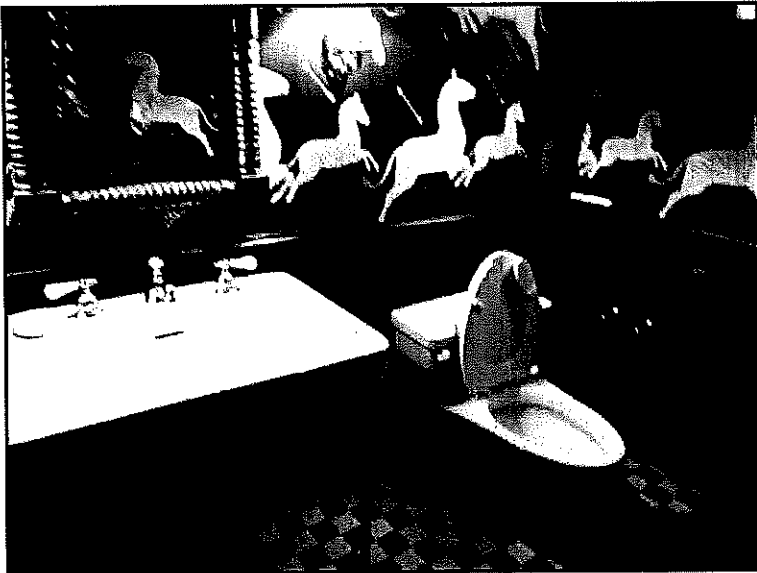
Location Good

View Neighborhood

Site 3 Acres

Quality Good

Age 1900/Update1989

**Subject Interior Main House****Subject Interior Main House**

Subject Interior Photo Page

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Subject Interior Main House

77 Morningside Dr S

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**Subject Interior Main House****Subject Interior Main House**

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Subject Interior Main House

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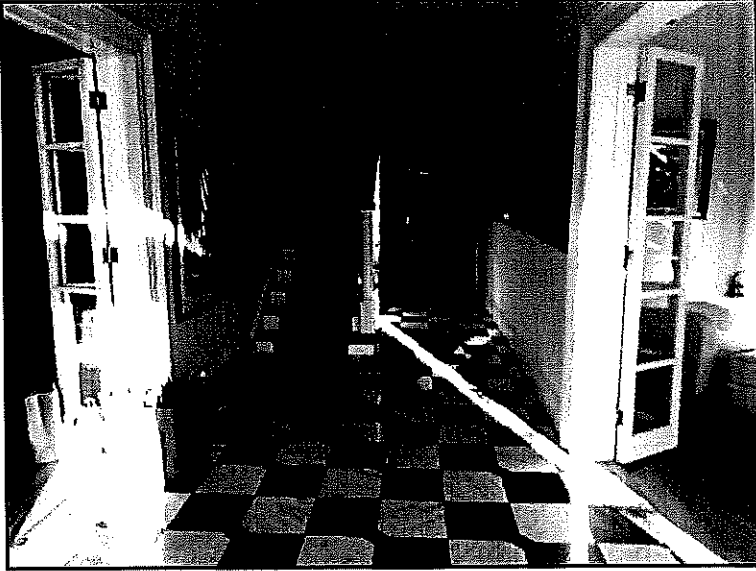
Location Good

View Neighborhood

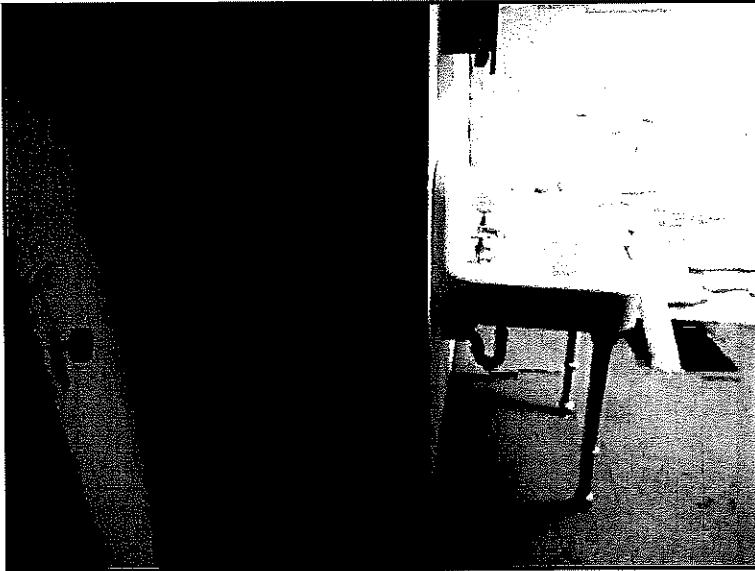
Site 3 Acres

Quality Good

Age 1900/Update1989

**Subject Interior Basement**

Main House

**Subject Interior Oil Tanks**

Main House

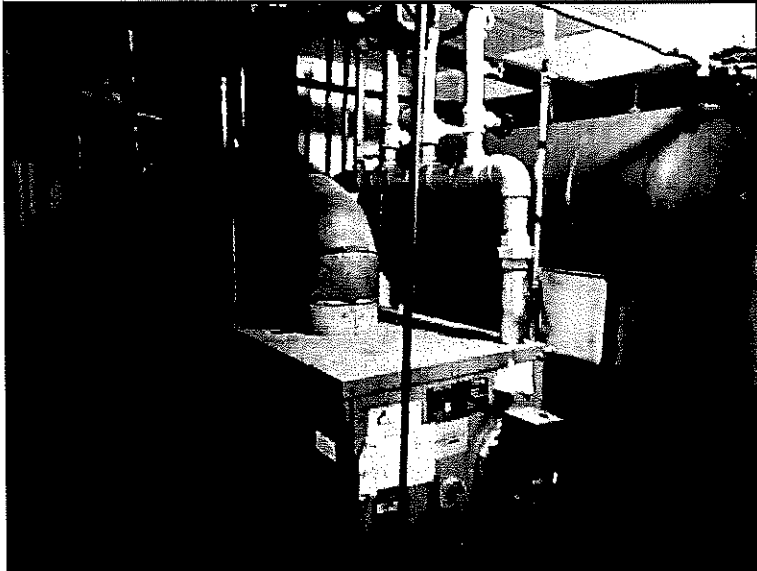


Subject Interior Photo Page

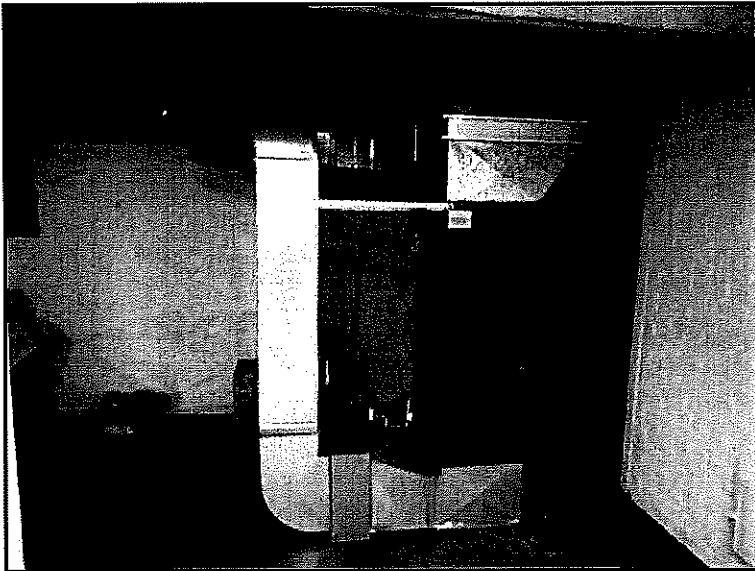
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Lender	N/A						

Subject Interior Main House

77 Morningside Dr S
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View Neighborhood
Site 3 Acres
Quality Good
Age 1900/Update1989



Subject Interior Main House



Subject Main House



Subject Interior Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
Lender	N/A	State	CT
		Zip Code	06880

**Subject Interior Shed**

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

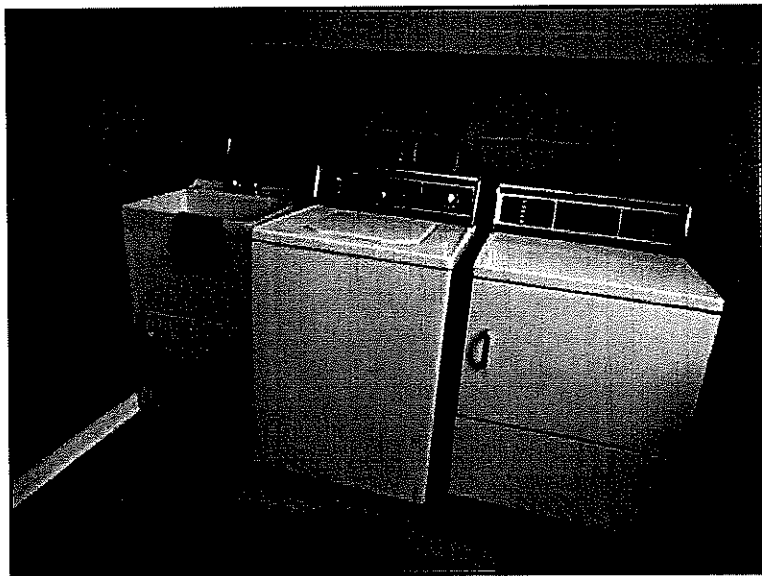
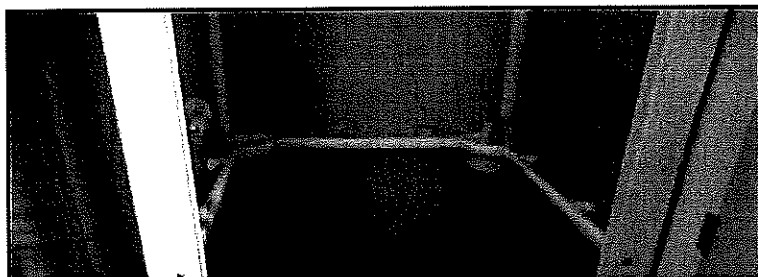
Location Good

View Neighborhood

Site 3 Acres

Quality Good

Age 1900/Update1989

Subject Interior Shed**Subject Interior Shed**

Subject Interior Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
Lender	N/A	State	CT
		Zip Code	06880

Subject Interior Shed

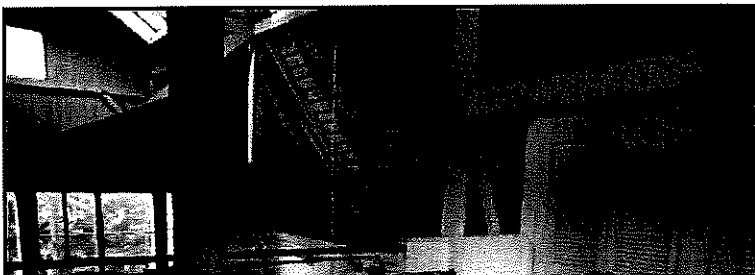
77 Morningside Dr S
Sales Price
Gross Living Area 7,135
Total Rooms 19
Total Bedrooms 8
Total Bathrooms 8.2
Location Good
View Neighborhood
Site 3 Acres
Quality Good
Age 1900/Update1989



Subject Interior Barn



Subject Interior Barn



Subject Interior Photo Page

Client	Philip Silber						
Property Address	77 Morningside Dr S						
City	Westport	County	Fairfield	State	CT	Zip Code	06880
Lender	N/A						

Subject Interior Barn

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

Location Good

View Neighborhood

Site 3 Acres

Quality Good

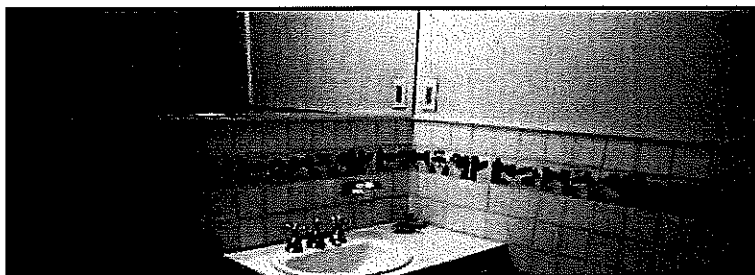
Age 1900/Update1989



Subject Interior Barn



Subject Interior Barn



Subject Interior Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County Fairfield	State CT Zip Code 06880
Lender	N/A		

Subject Interior Barn

77 Morningside Dr S
 Sales Price
 Gross Living Area 7,135
 Total Rooms 19
 Total Bedrooms 8
 Total Bathrooms 8.2
 Location Good
 View Neighborhood
 Site 3 Acres
 Quality Good
 Age 1900/Update1989



Subject Interior Barn



Subject Interior Barn



Subject Interior Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
Lender	N/A	State	CT
		Zip Code	06880

Subject Interior Cottage

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

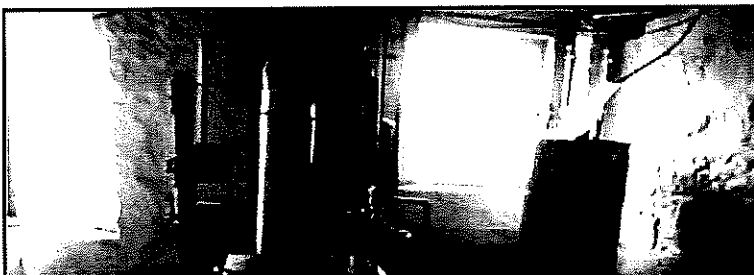
Location Good

View Neighborhood

Site 3 Acres

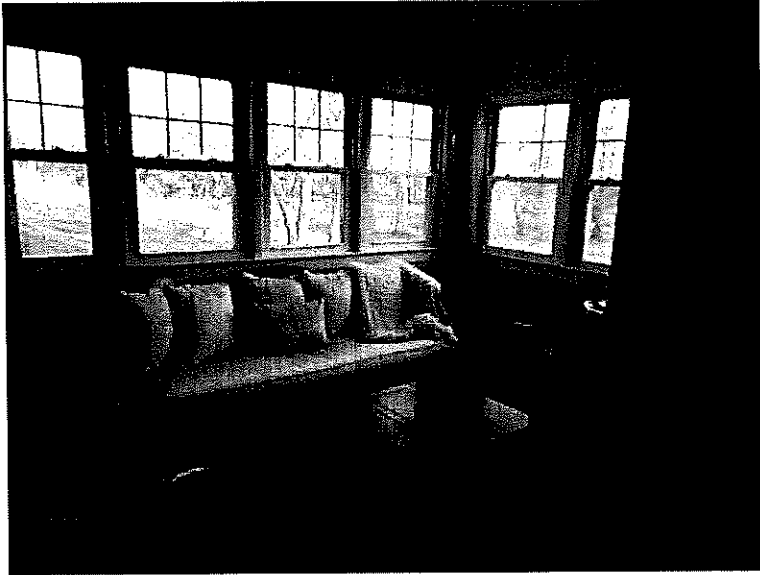
Quality Good

Age 1900/Update1989

**Subject Interior Cottage****Subject Interior Cottage**

Subject Interior Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County Fairfield	State CT Zip Code 06880
Lender	N/A		

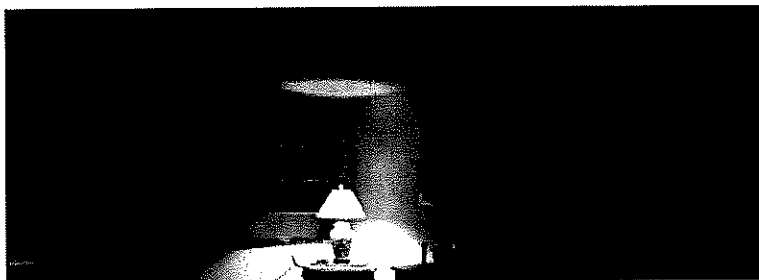


Subject Interior Cottage

77 Morningside Dr S
 Sales Price
 Gross Living Area 7,135
 Total Rooms 19
 Total Bedrooms 8
 Total Bathrooms 8.2
 Location Good
 View Neighborhood
 Site 3 Acres
 Quality Good
 Age 1900/Update1989



Subject Interior Cottage



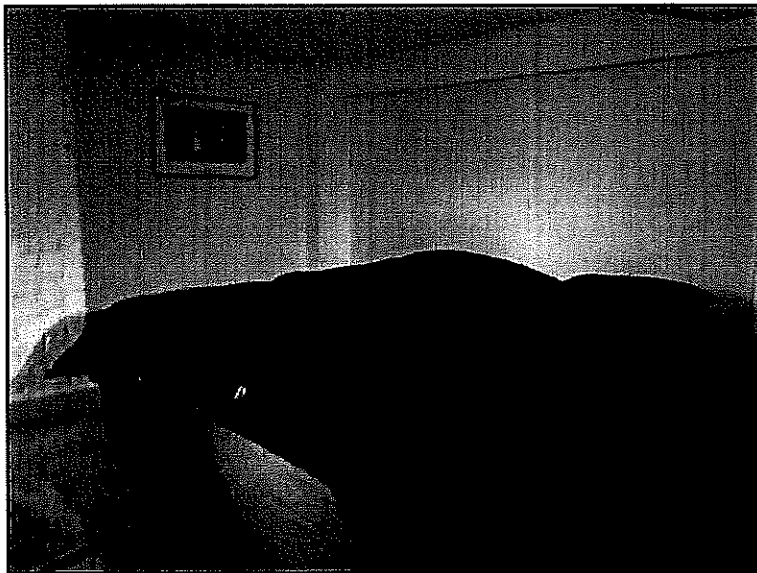
Subject Interior Cottage

Subject Interior Photo Page

Client	Phillip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
Lender	N/A	State	CT
		Zip Code	06880

**Subject Interior Cottage**

77 Morningside Dr S
 Sales Price
 Gross Living Area 7,135
 Total Rooms 19
 Total Bedrooms 8
 Total Bathrooms 8.2
 Location Good
 View Neighborhood
 Site 3 Acres
 Quality Good
 Age 1900/Update1989

**Subject Interior Cottage****Subject Interior Cottage**

Subject Interior Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
		State	CT
		Zip Code	06880
Lender	N/A		

Subject Interior Cottage Ceiling

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bedrooms 8

Total Bathrooms 8.2

Location Good

View Neighborhood

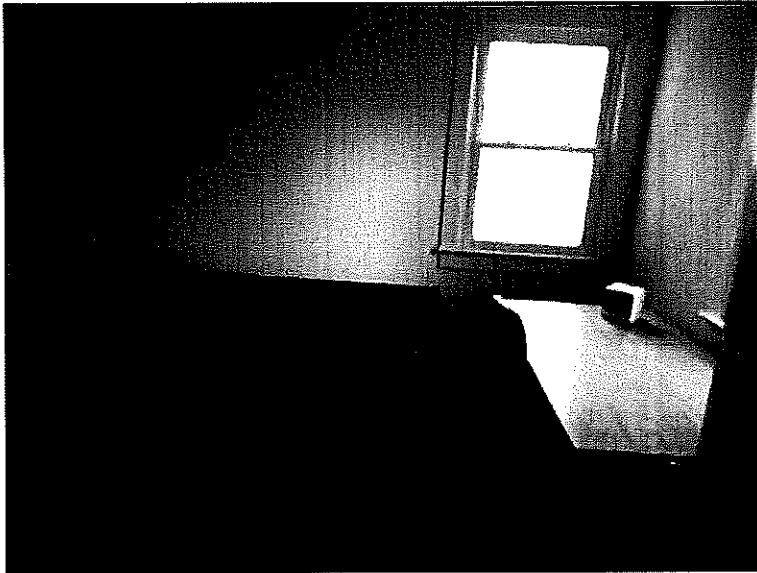
Site 3 Acres

Quality Good

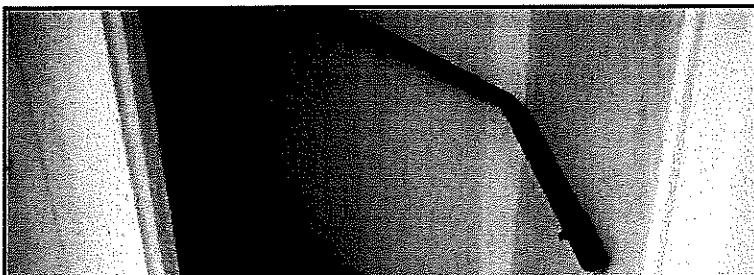
Age 1900/Update1989



Subject Interior Cottage



Subject Interior Cottage

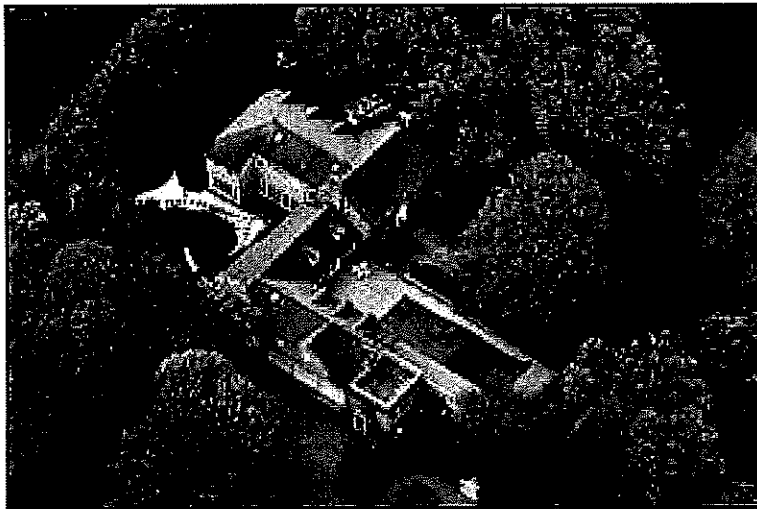


Comparable Photo Page

Client	Philip Silber		
Property Address	77 Morningside Dr S		
City	Westport	County	Fairfield
Lender	N/A	State	CT
		Zip Code	06880

**Comparable 1**

88 Morningside Dr S	
Prox. to Subject	0.15 miles SW
Sales Price	2,800,000
Gross Living Area	6,159
Total Rooms	11
Total Bedrooms	6
Total Bathrooms	5.1
Location	Good
View	Neighborhood
Site	3.24 Acres
Quality	Very Good
Age	1900/GutRehab1999

**Comparable 2**

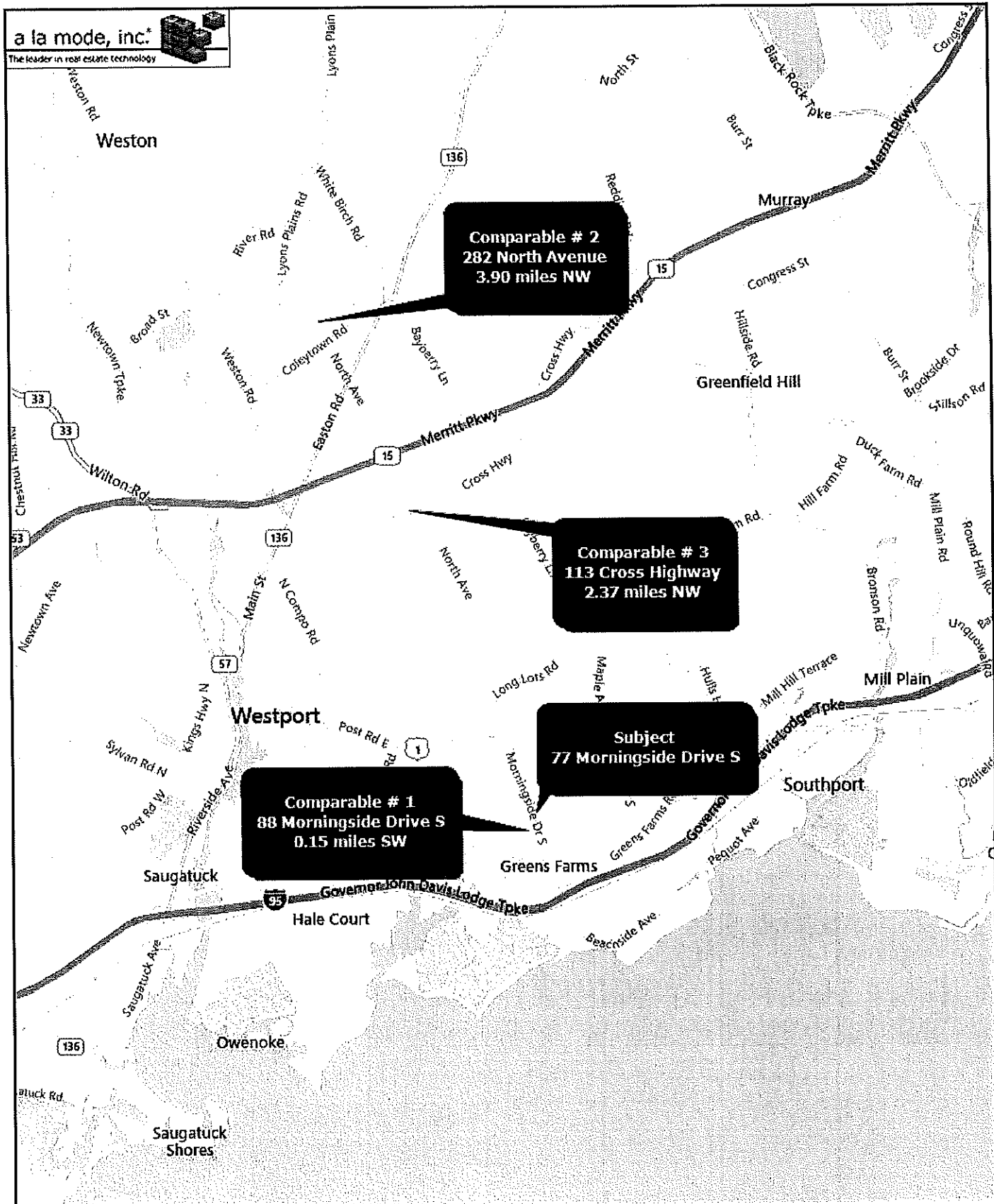
282 North Ave	
Prox. to Subject	3.90 miles NW
Sales Price	2,100,000
Gross Living Area	7,937
Total Rooms	15
Total Bedrooms	7
Total Bathrooms	7.2
Location	Good/Busy Road
View	Neighborhood
Site	2.42 Acres
Quality	Good
Age	1934

**Comparable 3**

113 Cross Hwy	
Prox. to Subject	2.37 miles NW
Sales Price	2,080,000
Gross Living Area	4,080
Total Rooms	11
Total Bedrooms	5
Total Bathrooms	3.2
Location	Good/Busy Road

Location Map

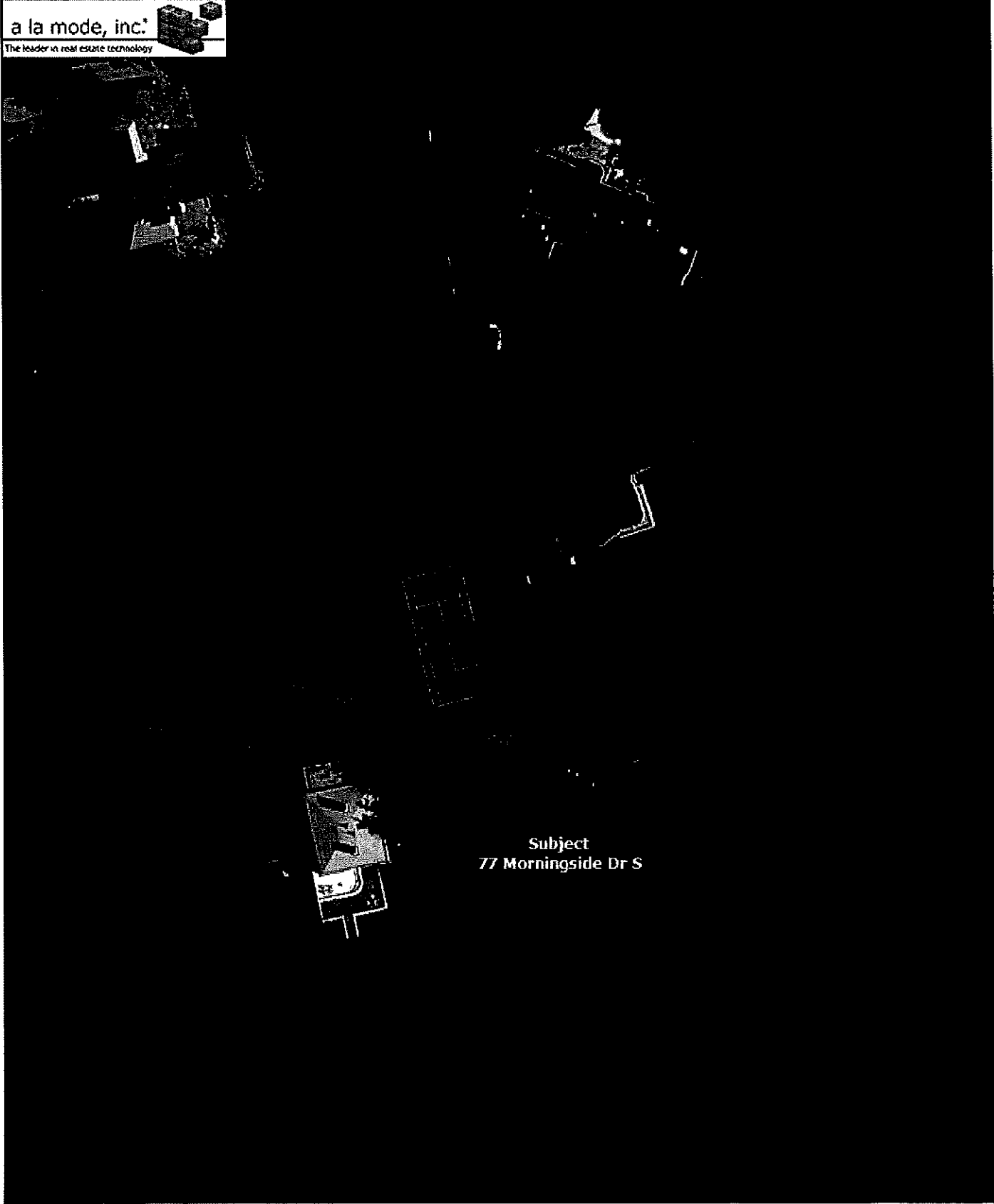
Client	Philip Silber						
Property Address	77 Morningside Dr S						
City	Westport	County	Fairfield	State	CT	Zip Code	06880
Lender	N/A						



Aerial Map

Client	Philip Silber						
Property Address	77 Morningside Dr S						
City	Westport	County	Fairfield	State	CT	Zip Code	06880
Lender	N/A						

a la mode, inc.
The leader in real estate technology



Subject
77 Morningside Dr S

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION
Be It Known That

HARRIET BUSKER

has been certified by the Department of Consumer Protection as a Licensed

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # HCR 000036

Issue 05/07/2009

Expiration 05/31/2010



P.P.

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
GL Year: 2019
List No: 6991

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

By authority of Connecticut State Statute 12-111

RECEIVED

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

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

ASSESSOR'S OFFICE

Grand List of October 1, 2019 Date(s) not available: 2/25/20

Property Owner's Name: Marilyn Liberatore Same as Appellant.

Property Location: 6 Greens Farms Hollow Telephone contact: 203 226 5986
(number and street)

Appellant's Name: Joe Liberatore Trophies + Awards
Property Type: Personal Property
(residential, commercial, personal property, motor vehicle)

Mailing Address: 6 Greens Farms Hollow Phone Number: 203 984 1761

Total Assessment: 5880 Appellant's Estimate of Market Value: 0

BRIEFLY STATE YOUR REASON FOR APPEAL: I only use my Westport address for receiving mail. my business is in Norwich. I have no equipment in Westport.

Signature at Application Joseph Liberatore Date: 2/20/20

Signature at Time of Hearing Date:

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: _____	Land: _____
Building: _____	Building: _____
Other: _____	Other: _____
Total: _____	Total: _____
Personal Property: 5880	Personal Property: _____
Motor Vehicle: _____	Motor Vehicle: _____
DATE AND TIME OF HEARING AT TOWN HALL	Dated: _____
ROOM: Green Rm	Signed: _____
Date: Mon. March 9, 2020	Signed: _____
Time: 9:15 PM	Signed: _____

6 Greens Farms Hollow

Joe Liberatore Trophies & Awards

New Acct from Trade Name Certificate

Business is in Norwalk - has no
equipment in Westport.

**PERSONAL PROPERTY RECORD
TOWN OF WESTPORT**

GENERAL DATA:

DATE: 02/24/2020

Unique ID: 6991	List No.: 6991	Assessment Year: 2019	Record Status: ACTIVE
BUSINESS ADDRESS			Street Code:
Owner Name:	JOE LIBERATORE TROPHIES & AWARDS		Delinquent:
Doing Bus. As:			Last Visited: ___/___/___
Care Of:			By whom:
Street:	6 GREENS FARMS HOLLOW		Last Audited: ___/___/___
City:	WESTPORT	District:	By whom:
State:	CT Zip: 06880-0000	Phone: 203 984-1761 EXT: 0000	Last Changed: 01/16/2020
Property Loc:	6 GREENS FARMS HOLLOW		Change Reason:
Bus.Start:	___/___/___	Type: S	
Bus. Sq. Ft.:			

VALUES AND EXEMPTIONS:

ASSESSMENT

EXEMPTIONS

CODES	QUANTITY	DEPR.	VALUE	ASSMT	DESCRIPTION	EX. CODE	APP. DATE	EX. AMT.
16			4,757	3,330	FURN/FIX/EQP...			
20			1,900	1,330	EDP EQUIPMENT..			
23			57	40	SUPPLIES.....			
25				1,180	25% PENALTY			

Penalty:

Total Value:	6,714	New Gross Assmt:5880	Total Exempt:	Net Assmt:5880
Old Gross Assmt:				

ADDITIONAL NOTES:

TN 39068

HISTORY:

YEAR	CODE	ASSESS	CODE	ASSESS	CODE	ASSESS	CODE	ASSESS	TOTAL
2019	16	3330	20	1330	23	40	25	1180	5880

*New Account from Trade Name Cert.
Non Filer*

Personal Property
Non-Filer

BOARD OF ASSESSMENT APPEALS HEARINGS

2019 GL

UNDER CONSTRUCTION? Y ___ N ___ % COMPLETE ___

PRIOR BAA REDUCTION? ___ WHEN? ___

DATE OF LAST INSPECTION: _____

PURCHASE DATE: _____

PROPERTY ADDRESS: 6 Greens Farms Hollow

OWNER: Joe Liberatore

ASSESSMENT: 5880

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

