BOARD OF ASSESSMENT APPEALS ROOM # GREEN ROOM

SCHEDITTE - Date MONDAY MARCH 9, 2020

•	- SCHEDOLE -	SCHEDULE -Date MONDAY MAKCH 9, 2020			•		
	PROP LOC	NAME	TYPE	ORIGINAL 2019	2019	TIST #	RESULT
7:15	159 North Ave	Fumai, Domenick & Juana	RES	\$ 1,175	1,175,000	11767	
7:30	14 Promised Rd	Vita, Maria & Lucien	RES	\$ 874	874,000	11405	
7:45	20 Webb Rd	Heaps, Jason	RES	\$ 1,361	1,361,700	11437	
8:00	3 Indian Pt Ln	Buesser, Gary & Monica	RES	\$ 1,404	1,404,500	13162	
k 8:15	28 Little Fox Ln	Lewitton, Jasper	RES	\$ 3,099,500	,500	8177	No Shaw
8:30	77 Morningside Dr S	Silber, Philip (Harriet Busker)	RES	\$ 3,323,600	3,600	11987	
8:45	222 Post Rd W	J. Pocker & Son	PP	\$	4,670	2607	No Shay
9:00							,
9:15	6 Greens Farms Hollow	Liberatore, Joe	ЪР	\$	5,880	6991	
9:30							
9:45							•

7,8 pm Meeting convened:

P.co PM

Meeting adjourned:

Signed:

0	159 North Ave
	house recently hispactal
	Compo storon.
<u></u>	19 Premised Rd Inspected 10/19
3	20 Webh R1 (C.C.) 203-207 2701
	(bife) 203-257-3701 Needs Inspection!
	wet in rear of Source
	(4 Comps)
(i)	
	comps + 11 Indian Pt in + 5 Indian Pt 10/1/19 80-90% complete
	10/1/19 80-90% complète

6	77 Morningside De S
	already inspected
(2)	6 Greens Ferms Hollow (PP)
	has no hasmess property
,	

159 North Ave
14 fromised Rt.
Roof Jeak where vice
Finished 2011 approved
Tried to sell - co: Raised 2019
Raised 2019
cost effective materials, to keep cost down
1,000 sq. ft. built high
20 Webb Kd'
Comps
Appraised a lot higher than comps. Met with conservation people wet back yard, stream, put pipe in
Met with conservation people
wet back yard, stream, put pipe in
·

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; keassessor's OFFICE110 MYRTLE AVENUE - ROOM 104 for your records.

Office Use Only GL Year: 2019 11761 List No:

Two copies of the forms must be returned to:

WESTPORT TOWN HALL BOARD OF ASSESSMENT APPEALS WESTPORT, CT 06880

Grand List of October 1, 2019 Date(s) <u>not</u> a	vailable: MARCH 22-27
Property Owner's Name: Dominucu L. Fumai	
	Telephone contact: 203, 984, 7898
Appellant's Name: Domowck R. Fumas	Property Type: USSINGUTIAL (residential, commercial, personal property, motor vehicle)
Mailing Address: 159 NOWN AND WESTANT C	T 06880 Phone Number: 203, 384, 7878
Total Assessment: 17600 Appe	ellant's Estimate of Market Value: 1,337,000
BRIEFLY STATE YOUR REASON FOR APPEAL:	
WHOW ALMUTZING COMPANABLE HOME SALE	J AND VALUES, WHICH HAS RESULTED IN
LOWER 1885835ED LATHER DESCESSED MEMON	LOW APSEISON AMOUNT
Signature at Application Don R. L. Lycu	Date: 2920
Signature at Time of Hearing About Tun	Date: 3/9/2020 924
For Official Use Only	
BOARD ACTION	
No Change Reduced	Increased
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: 426,000	Land:
Building: 149,000	P~:14:
Other:	CIONIA NO
Total: 1,175,000	157/0170) TUC
Personal Property:	_ I
Motor Vehicle:	Dated:Signed:
DATE AND TIME OF HEARING AT TOWN HALL	Dated:
ROOM: Green Km	Signed: _
Date Mon. March 9, 2020	Signed: _
Time: 7:15 PM	Signed:

State Use 201 Print Date 02-19-2020 10:34:14 985ed 6158 749,000 WESTPORT, CT	VISION		749,000	1175000		1,070,000	009'809	0 1,678,600	O	1,678,600	Purpost/Result	Show age d	and Walte	_	000	e 608,600
02-19-202 02-19-202 6 WESTI			1-1 1-3 1-3	Total Total Total Total Total Total Total Total This signature acknowledges a visit by a Data Collector or Assessor	MARY					Age	Purpos	QC-REVAL Hearing - No Show BAA No Change Measur+Listed Measur+Listed	0 #41 100			Total Land Value
State Use Print Date Assessed 749,000	,I	175,000 STORY	V Year 10 2017	00 ata Collecto	APPRAISED VALUE SUMMARY					Tour Jo	VISIT / CHANGE HISTORY			ustment	1.0000	Total
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1 of 1 SSMENT raised 608,600 1,070,000	****	fotal 1,678,600 1,175,000 PREVIOUS ASSESSMENTS (HISTORY)	Code 1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	Total	APPRAI	Appraised Bidg. Value (Card) Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg)	Special Land Value Total Appraised Parcel Value	ō	Total Appraised Parcel Value	ISIN PI	= \(\d \in \text{a} \)		٩		
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CURRENT ASSESSMENT CODE Appraised 1-1 608,600 1-3 1,070,000		Total	Assessed 426,000 749,000	1175000 This signa		Apprais Apprais	Apprais Apprais	Specia Total A	Valuat	Total /				Notes		
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070/000 / Bldg # ROAD	98	Assoc Pid#		OTHER			Tracing				1 % H		ND TINE	Site Index	က	Land Are
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E E		100	: :UTH J	EXEMPTIONS	Describing		NGN N	Constant			8860			Zone La	\{	al Card L
159 NORTH AVE TOWNER R & JUANA E	06880	OWNED	JUANA E J AM R & R	EXEM	near C		Sub R		74' RT	T&RT		Type		Description	amily Re	Į.
≥ ×	₩ 5	DECORD OF OWNERSHIP	NICK R & INC THE AN RUTH						IS' CTR ?	10' EALF		Issue Date 02-23-2004 02-13-2004		Desci	Single Family Re	
Property Location 159 NORTH A Vision ID 7645 CURRENT OWNER FUMAI DOMENICK R & JUANA E	159 NORTH AVE WESTPORT		FUMAI DOMENICK R & JUANA E LAND GROUP INC THE SCHWINDEMAN RUTH J SCHWINDEMAN WILLIAM R & RUTH J	<u> </u>	_		Nbhd 0001	M/ 4724(50).	21'1 FT 16' CTR 21' RT	2 @ 5' = 10' EA LFT & RT B: LEFT SIDE	0.00	nit ld	***************************************	Use Code	201	
Prope Vision	159 N WES	-	LANE SCHI	200	ם ב			M/ 4.	Ë	FD: 2 WOB:	. 2.8.8.6	64341 64316		В	-	

UNDER CONSTRUCTION? YN_ % COMPLETE
PRIOR BAA REDUCTION? NO WHEN?
DATE OF LAST INSPECTION: 2012
PURCHASE DATE: 2004
PROPERTY 159 North Ave OWNER: Fumai, Dominick Juane
OWNER: Funai, Dominick a Juanes
ASSESSMENT: 1,175,600
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	
75 Long Lots Rd	4BR 5BA 3,474 Sq Ft 1.1 acres	\$1,651,000	\$987,900	
17 Burr Farms Rd	4BR 4BA 3,870 Sq Ft 1.42 acres	\$1,645,000	\$1,110,500	
8 Hogan Trail	5BR 4BA 4,706 Sq Ft 0.74 acres	\$1,635,000	\$971,000	
161A Cross Hwy	5BR 4.5BA 4,657 Sq FT	\$1,600,000	\$1,029,400	
26 Long Lots Ln	5BR 5 BA 4,133 Sq Ft 0.25 acres	\$1,592,000	\$1,061,000	
58 Maple Rd South	5BR 4BA 3,919 Sq Ft 1.06 acres	\$1,775,000	\$1,090,700	
142 Compo Rd South	4BR 4BA 4,053 Sq Ft 0.45 acres	\$1,719,500	\$1,143,500	
158 Hillspoint Rd	0.39 acres	\$1,795,000	\$1,127,100	

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By authority of Connecticut State Statute 12-111 RECEIVED

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

westport town hall BOARD OF ASSESSMENT

BOARD OF ASSESSMENT APPEALS 110 MYRTLE AVENUE – ROOM 104 WESTPORT, CT 06880

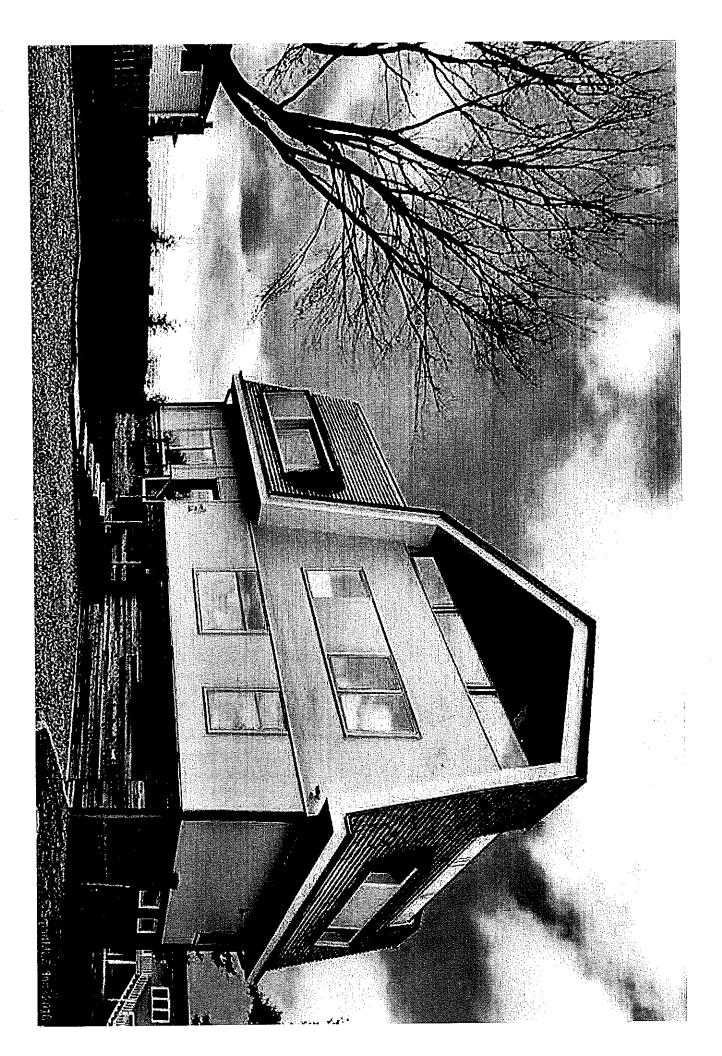
returned to:

Of	fice Use Only
GL Year: 2019	111105
List No.	11400

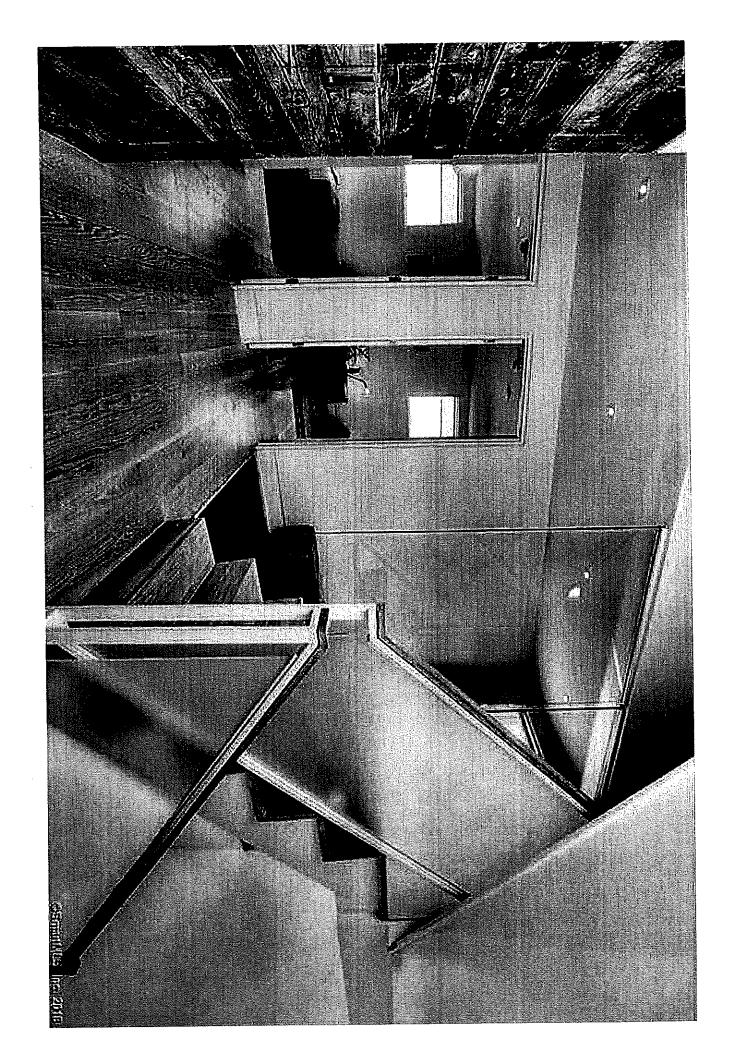
Two copies of the forms must be

ASSESSOR'S OFFICE Date(s) <u>not</u> available: _____ Grand List of October 1, 2019 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 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 There are plenty of comparable homes in the neighborhood that did not change either. support the \$660,800 assessment.
Signature at Application Signature at Time of Hearing For Official Use Only **BOARD ACTION** No Change Reduced Increased ORIGINAL ASSESSMENT: BAA CHANGE: Land: Building: Building: Other: O₁ homised Rd Total: Personal Property: Pe Motor Vehicle: M Dated: DATE AND TIME OF HEARING AT Signed: Signed: ___ Signed: Time:

3:09:22 P	6158	WESTPORT, CT		Assessed	282,200 378,600	00000			868.400	0	0	380,200	0	1,248,600	O	1,248,600	# DOC	Field Indeed	Owner Inquiry - Field Inspe Office review - town record INSPECTION NOTICE SE NOAH - Visual Re-Check - WIP Re-Check - WIP Demo - On site Inspection		Land Value	380,200	380,200
101 02-20-2020 3:09:22	79	WESTP VISA		Code	<u>- 6</u>	lotal	r or Assessor	MARY									Primost/Doenly	Language .	Owner Inquiry - F Office review - to INSPECTION NV NOAH - Visual Re-Check - WIP Re-Check - WIP Demo - On site I		Adj Unit P		Total Land Value
State Use Print Date	Assessed 266,100	DD6,100	874,000	dV Year		914600	This signature acknowledges a visit by a Data Collector or Assessor	APPRAISED VALUE SUMMARY									양	3	71 Own 57 Offin 55 NO 53 Re- 17 Der		djustment	1.0000	Total
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!	\$2 \$2 \$2			PR PSESSEC	9	Total 8	Comm Int]_<	C A SECTION	A	<u> </u>	8	<u> </u>					// 3 bed				
Bidg Name Sec # 1 of	Description RES LAND	DWELLING		Year Code		Lo					Batch		#6127.80% Profits					Comments	new 2 sty s/f dwelling w/ 3 bed DEMOLISH S/F DWELLING B	NO!	Nbhd. Adj	0.800	
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Ma	6 Septic 2 Public Water	SUPPLE 156		S	02-02-2017 11-03-2014 07-24-2014 02-26-2013 12-27-2005	150 Ked 15	Code		*****	0.00	B		NOTES				BUILDING PERMIT RECORD	t Insp	80		Unit Price		AC.
505		 52621155 734 504 M12 10306	B02097000		3764 0054 3564 0328 3541 0122 3403 0096 2636 0202		Amount				Assessing Neignborhood						BUILDING	Amount	500,000		Land Units	0.110 AC	0 110
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ED RD Aco		06880		RSHIP	STEE		EXEMPTIONS Description				NBh				E COVENA ÆY			Type De	i		Zone La	A .	Patrol Cont page Inite
14 PROMISED RD	OWNER	CT 06		RECORD OF OWNERSHIP	VITA MARIA F & LUCIEN A JR URBANE LLC VITA MARIA & LUCIEN WELLS FARGO BANK NA TRUSTEE NEWSLANTT LLC		EXE De				Sub	В		_	12/1/16 M/10306 RESTRICTIVE COVENANT VOL 3750/90 LOCATION SURVEY		(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	┝	IZO		Description	Single Family Re	
	CURRENT OWNER VITA MARIA F & LUCIEN A JR	ED RD		RECORD (VITA MARIA F. & LUCIEN A JR. URBANE LLC VITA MARIA & LUCIEN WELLS FARGO BANK NA TRI NEWSLANTT LLC		Code				ַם פַּ	П	SECTION AND ADDRESS.	M/10306, 935(34-35)	/10306 RE /90 LOCAT		報告を指定の対象を	I Issue Date					
Property Location Vision ID 7286	VITA MARI	14 PROMISED RD WESTPORT	1	建筑基础等	VITA MARIA F URBANE LLC VITA MARIA 8 WELLS FARG		Year				PHQN	0001		M/10306,	12/1/16 M VOL 3750			Permit ld	79478 79334		B Use Code		









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By authority of Connecticut State Statute 12-111

RECEIVED

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Office Use Only
GL Year: 2019
List No:

Office Use Only
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- YY:	Core	LUIS	17.00	=000	0 U		

Grand List of October 1, 2019 Date(s) not av	vailable:
Property Owner's Name: <u>Jason Heaps + Sar</u>	a Beitman
	Telephone contact: 551-265-5990
Appellant's Name: Jason Heaps	(residential, commercial, personal property, motor venicle)
Mailing Address: 20 Webb 122, Westport, C	7 0880 Phone Number: 551-265-5990
Total Assessment: 1,945,200 Appel	lant's Estimate of Market Value: 1,764,000
BRIEFLY STATE YOUR REASON FOR APPEAL:	Property was purchased on 8/30/19 for higher. Water problems since have likely lowered
resale valve.	
Signature at Application Jum Ny	Date: 2/5/20 Date: 3/9/20
Signature at Time of Hearing	Date: $3/9/40$
For Official Use Only	' (
BOARD ACTION	
No Change Reduced	Increased
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: 394,900	Land:
ORIGINAL ASSESSMENT: Land: 394,900 Building: 966,800	Building
Other:	01 7 100/01 01
Total: 1,361,700	TI do WCDD Rd
Personal Property:	P
Motor Vehicle:	Dated: Signed: Signed: Signed:
DATE AND TIME OF HEARING AT TOWN HALL	Dated:
ROOM: Green Lm-	Signed:
Date Mon. March 9, 2020	Signed:
Time: 7:45 PM	Signed:

6158 WESTPORT, CT	Assessed 394,900 102,700 497600	1,381,100 0 0 564,100 1,945,200 C	1,9	564,100
6158 WESTPORT, CT	Code 1-1 1-3 Total	MARY	Measured/No Interior Demo - On site Inspession of the Inspection o	Total Land Value
889 ga	361,700 STORY V Year STORY STO	APPRAISED VALUE SUMMARY alue (Card) Value (Bldg) value (Bldg) ue arcel Value	NST./.CHANGE HISTORY Type S	Total
Asse	1,36 1,36 Assessed V 394,900 341,800 736700 3 visit by a Data	IISED VA ard) 3ldg) ldg) alue	Value	
d# 1 of 1 SSESSMENT Appraised 564,100 1,381,100	1.945,200 4.00de Code 1-1 1-1 1-3 1-3 Total	APPRA Nalue (C B) Value (B) I Value (B) alue I Parcel V	MAJE WASI	
CURRENT ASSESSMENT Code Appraised 1-1 564,107 1-3 1,381,101	Total	Appraised Bidg. Value (Card) Appraised Xf (B) Value (Bidg) Appraised Ob (B) Value (Bidg) Appraised Land Value (Bidg) Special Land Value Total Appraised Parcel Value	Total Appraised Parcel Value MST./C Date d Type	
of ge			Comments TWO-STORY SINGLE FAMILY DEMOLISH 1781 SF SINGLE TION SECTION Nbhd. Nbhd. Adj 180 1.800	
Bldg Nam Sec # 1 Description RES LAND DWELLING	- 6	Batch	Comments ORY SINGL SH 1781 SF Nbhd. Adj 1.800	
	200 000 000 000 000 000 000 000 000 000	Amount	Date Comp Comm Comm O8-28-2019 TWO-STORY SI DEMOLISH 1781 DEMOLI	
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/ 112/000 / Bldg # # ROAD # # # # # # # # # # # # # # # # # # #	Assoc Pid#	Tracing	Comp Date C 100 08-28- 100 08-28- 100 A-28- LAND LINE M Adj Site Index 478 5	
STRT/RI STRT/RI 2 Private NTAL DATA	Assoc TE Q/U W 119 Q 1 118 Q 1 1995 U 1	Description The Property of th	ECORD 80 100 018 100	Parcel Total
Map ID E10//112 STRT/RO 2 Private 2 Private SUPPLEMENTAL DATA B3-38 Lift Hse	SALE DATE 08-30-2019 04-24-2018 01-25-1995	O.00 B B NOTES	Diff Price 380,000	
7 1 1 1 1 1 1 1 1 1	339 0029 0301	Amount Code Descript 0.00 ASSESSING NEIGHBORHOOD B NOTES	Sulf.DING-PERMIT-RECORD Management Insp Date Mcomp E20,000 01-23-2018 100	0.390 AC
OPO 114	BK-VO 3944 3854 1362			
Account # 11 TOPO Alt Prol ID Historic ID Census WestportC Survey Ma		N N N N N N N N N N N N N N N N N N N	New Building Demolition The Land Type	Total Card Land Units
SB RD	NNERSHIP IN SARA TA	Description	NC NC DE IJ Re /	Total
Property Location 20 WEBB RD Vision ID 7317 CURRENT OWNER HEAPS JASON & BEITMAN SARA 20 WEBB RD WESTPORT CT 06880	ITMA SUNI	Sub R R 3301, 4748, L1	Issue Date Tyr 06-19-2018 NC 05-10-2018 DE Description	
Property Location Vision ID 7317 CURRE HEAPS JASON & 20 WEBB RD WESTPORT	RECORD O HEAPS JASON & BE 20 WEBB ROAD LLC MALIK SANDEEP & S	nbhd 0001 2624(38), 33	iit 1d 0 0 0 0 0 0 0 0 0	
Property Loca Vision ID 7: CUI HEAPS JASO 20 WEBB RD	HEAPS 20 WEI MALIK	Year P N 263	B Use	

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

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

UNDER CONSTRUCTION? YN_ % COMPLETE
PRIOR BAA REDUCTION? No WHEN?
DATE OF LAST INSPECTION: Never
PURCHASE DATE: 8-30.19
PROPERTY 20 Webb Rd.
OWNER: Heaps Clason & Beitman Sara
ASSESSMENT: 1,361,700
ARE TAXES CURRENT? Yes
OWNERS COMMENTS/COMPARABLE PROPERTIES:
·
BAA COMMENTS/COMPARABLE PROPERTIES:

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

By authority of Connecticut State Statute 12-111

FEB 1 9 2020

Office Use Only GL Year: 2019 List No:

Two copies of the forms must be returned to:

Please print or fill in on the computer the following information's OFFICE WESTPORT TOWN HALL BOARD OF ASSESSMENT AT about each property being appealed. Print 3 copies; keep one for your records for your records.

BOARD OF ASSESSMENT APPEALS 110 MYRTLE AVENUE - ROOM 104

Grand List of October 1, 2019 Date(s) not av	
Property Owner's Name: Gary and	Monica Buesser
Property Location: 3 Indian Point La (number and street)	ne Telephone contact: 201-264-5790
	Property Type: [residential, commercial, personal property, motor vehicle]
Mailing Address: 3 Indian Point La	Phone Number: 201-264-5790
Total Assessment: 1,404,500 Appe	Illant's Estimate of Market Value: 1.6-1.8 million
BRIEFLY STATE YOUR REASON FOR APPEAL:	Assessment is high in comparison
to surrounding properties	s and those sold in 2014-2015
hour	MAS Date: 2/19/2020 addiess Date: 3/9/20 9+
Signature at Time of Hearing	MR Date: 3/9/20 97H
For Official Use Only BOARD ACTION	42
No Change Reduced	Increased
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: 4/7, 100 Building: 959, 300	Land:
Building: 759,300	Building:
Other: 28, 100	Other:
Total: 1,404,500	_ Total: 3 Indlant. Ch
Personal Property:	Persona /
Motor Vehicle:	Motor V
DATE AND TIME OF HEARING AT	Dated:
ROOM: Well CM	Signed:
Date Mon. march 9, 2020	Signed:
Time: 8:00 PM	Signed:

101 02-19-2020 3:47:31 P	6158 WESTPORT CT	VISION	Code Assessed		Total 957900 or Assessor	IARY	£.	40,100	0	2,006,300		2,006,300 RY	Purpost/Result	Re-Check - WIP Re-Check - WIP Measur+Listed INSPECTION NOTICE SE Measur+Listed Measur+Listed	-	Adj Unit P Land Value		Total Land Value 595,800
State Use 1 Print Date 0	Assessed 417,100 959,300	26, 25,	2,006,300 1,404,500 S ASSESSMENTS (HISTORY)	417,100 2017 514,300 26,500	s a visit by a Data Collector	APPRAISED VALUE SUMMARY	(Card) (Bldg)	(Bldg)	(Bidg)	Value		rcel Value VISIT / CHANGE HISTORY	Type Is Cd	5 5 5 5 66 1 00 00 00 00 00 01		Location Adjustment	1.0000	Total L
Card # 1 of	CURRENT ASSESSMENT Code Appraised 1-1 595,800 1-3 1,370,400		EVIOU	417,100 2018 1-1 959,300 1-3 28,100 1-4	1404500 Total 957900 Total This signature acknowledges a visit by a Data Collector or Assessor	APPF	Appraised Bidg. Value (Card) Appraised Xf (B) Value (Bidg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (510g)	Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value	Date	010 015 015 005 005		Notes		
Bldg Name Sec # 1 of 1	5	RES OUTBL		2019 1-1 1-3 1-4	Total Total Unit Comm Int			Batch		•			Comments	ONE-STORY ADDITION FOR	CTION	Nbhd. Adj	1.600 ACCESS	
27/000 / Blda# 1	10 0		id# SALE PRICE	1,255,000 00 0 29 450,000 00	THER ASSESSME Number			Tracing					Data Comp	08-16-2019	ND LINE VALUATION SECTION	Site Index Cond. Nbhd.	5 0.98 160	Land Area 1.0000
Map ID B09/ / 027	STRT/ 1 Public	SUPPLEMENTAL DATA	Assoc P SALE DATE Q/U VI	04-27-2018 Q 1 03-26-2003 U 1 11-14-1984 Q 1	Code Description		- подиновно	B T	7ES				BUILDING PERMIT RECORD	08-16-2019 100	- Commence of ANE	Unit Price Size Adj Si		Parcel Total La
4 12160	000 6 Se	ID 5270237-37 ID 501 ftC C26 Ma 9573 Ma	B09027000 BK-VOL/PAGE	3854 0301 2165 0121 0707 0317	Amount		Total 0.00	11	NOTES					notio	Service of the servic	Land Units	1.000 AC	Units 1.000 AC
3 INDIAN PT LN		Alt Prol Historic Census 06880 Westpo Survey Survey	GIS ID RECORD OF OWNERSHIP	MONICA K ENEE	EXEMPTIONS Description			Sub Nbhd Name		1/ 9573 EQUAL 1) 20 FT DRMR	, F			ate Type Description 118 AD Additions		Description Zone Land Type	Se AA	Total Card Land Units
Property Location 3 IN	VISION ID 8023 CURRENT OWNER BUESSER GARY R & MONICA K	3 INDIAN PT LN WESTPORT CT	RECORD OF	BUESSER GARY R & MONICA K GOLD RENEE GOLD RICHARD N & RENEE	Year Code	╁		Nbhd	l non	MJ 5284(37), MJ5283 MJ 9573 EQUAL EXCHANGE OF PRO (1) 20 FT DRMR	FRONT (1) 4 FIX BTH;5 FIX BTH 2015 DEF MAINT		10 10 10 10 10 10 10 10 10 10 10 10 10 1	Permit Id Issue Date 84936 12-21-2018		B Lise Code Desc	101	

	3 Indian Point La.
Re-di	Structurally deficient Kitchen, bathroom, nece tiles
	Added 200 sq. ft Portich - 60 sq. ft. Electric system
	Inspected last week
	Basement Neighbor 1.8 3 Hoors
Andronal Michigan 2009 (1999) property and the State of S	

SALE PRICE 281 297 376 221 347 292 357 314	410
SOLD 1,835,000 1,590,000 1,461,500 1,370,000 1,470,000 1,290,000 1,530,000 1,600,000	
APPRAISED 1,560,700 1,494,714 1,384,100 1,994,714 1,478,700 1,467,300 1,467,300 1,467,300 1,562,379	2,006,300
YR BUILT RENOVATE ASSEMENT 1965 2014 1,092,500 2000 1,046,300 2014 2014 968,800 1993 1,396,300 1963 2015 1,035,100 2016 1,027,200 1900 1,153,800 1994 2015 1,029,400	1,404,500
RENOVATE. 2014 2015 2016	vo.
	5 1966 %
7. 1.4.4.4	4.5 43% 43% 1 43%
BEDRMS BATHS 8 6 5 5 5 5 5	5 Change 423100 <u>178700</u> 601800
ACRES B 2 2 0.5 1 1 1	or New 987400 1410500 417100 595800 404500 2006300
SQ FT 6522 5357 3884 6210 4232 4414 4288 4657	A889 Prior N 987400 417100 1404500
Sold 2014/2015 ADDRESS 11 RIVERFIELD DRIVE 3 TWIN FALLS LANE 95 VALLEY ROAD 26 LITTLE FOX LN 28 PEQUOT TRAIL 6 MARION RD 24 STONY PT 161 CROSS HWY	Average 3 Indian Point Lane Improvements Land Total

5 Indian Pt, - assess 1822

1	Α	В	С		D	E	F	G
2	Westport Recently Sold H	<u>lomes</u>						
3								
4		Beds	Baths	SqFt		Price/sq ft	Price	
5	16 taylor lane		5	7	6,078	\$232	\$1,410,000	
6	84 maple avenue		5	7	6,429	\$272	\$1,750,000	
7	1 nutcracker lane		5	5	5,061	\$188	\$950,000	
8	68 north avenue		5	5	5,088	\$216	\$1,100,000	
9	5 fragrant pines		5	6	6,088	\$332	\$2,020,000	
10	14 brooklawn drive		5	5	7,117	\$253	\$1,800,000	
11	3 marion ct		5	5	4,400	\$252	\$1,110,000	
12	269 sturges hwy		5	7	6,148	\$236	\$1,450,000	
13	10 hickory hill		5	5	5,000	\$332	\$1,660,000	
14	18 weston road		5	6	6,000	\$242	\$1,450,000	
15	2 wild rose road		5	7	5,895	\$331	\$1,950,000	
16	6 bauer place		5	6	5,010	\$299	\$1,500,000	
17	34 oak street		5	5	4,720	\$337	\$1,590,000	
18	34 maple lane		5	5	5,170	\$181	\$937,500	
19	6 prospect rd		5	5	4,226	\$334	\$1,410,000	
20	23 dogwood		5	4	5,128	\$248	\$1,270,000	
21	28 calumet		5	5	4,769	\$247	\$1,180,000	
22	7 loretta court		5	5	4,800	\$298	\$1,430,000	-
23								
24	2020 Fair Value		5	6	5,396	\$268	\$1,442,639	
25	Price decline vs 2015					-10%	•	
26	2015 Fair Value					\$298	\$1,602,932	
27								
28	Total					18	}	
29	Highest					\$337	,	
30	Price / sq ft	>\$300				5	5	
31		<\$300				13	3	
32								
								<u>Buesser vs</u>
33	3 Indian Point Lane		5	4.5	4,889)		<u>Comparables</u>
34	2020 FV (10% decline)				4,889	369	\$1,804,041	125%
35	2015 Fair Value				4,889	410	\$2,006,300	125%

UNDER CONSTRUCTION? YN % COMPLETE
PRIOR BAA REDUCTION? WHEN?
DATE OF LAST INSPECTION: 8.16.2019 (WIP)
PURCHASE DATE: 4.27.2018
PROPERTY 3 Indian Pt. Ln.
OWNER: Buesser, gan & Monica
ASSESSMENT: 1,404,500
ARE TAXES CURRENT?
OWNERS COMMENTS/COMPARABLE PROPERTIES:
BAA COMMENTS/COMPARABLE PROPERTIES:
· · · · · · · · · · · · · · · · · · ·

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

By authority of Connecticut State Statute 12-111

FEB 18 2020

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

Offi	ce Use Only
GL Year: 2019 List No:	11987

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 a	vailable: not qualloby after Mach (3 200)
Property Owner's Name: Philip and Doro	thy silber anguser Harry
Property Location: 77 Morningside Dr 5	Telephone contact: 203-374-9542 Busine Cell 203-556-236/
Appellant's Name: Phi PSTORC	Property Type: Residential
Mailing Address: 12 Tourn State De S	Property Type: Residential [residential, commercial, personal property, motor vehicle) [Phone Number: 203-267-254]
	Illant's Estimate of Market Value: *3, 200, 000
BRIEFLY STATE YOUR REASON FOR APPEAL:	To Determine market value
Signature at Application Muly llv Signature at Time of Hearing Hours	Date: 2/14/20
• ,	Date: 3/9/20 974
For Official Use Only BOARD ACTION	
No Change Reduced	Increased
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: 720,800	Land:
Building: 2,548,500	Bu
Other: 54,300	Ot 7/7 Manua Side De C
Total: 3,323,600	To 1 / Moners ide Dr S.
Personal Property:	_ P
Motor Vehicle:	_ M CO
DATE AND TIME OF HEARING AT TOWN HALE	Dated: Signed: Signed:
ROOM: GREEN FM.	Signed:
Date hus. Mach 5,2020	Signed: _
Time: 4:15 Am	Signed:

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_	Mysler	
DATE	2/14/20	+

6158 WESTPORT, CT	7 1-1 655,300 1-3 1,432,100 1-4 54,300 Total 2141700	MMARY 3,640,700 0 77,600 1,029,700 0 4,748,000	10000 1,029,70
Card # 1 of 3 Prin ENT ASSESSMENT Appraised Assesses 1,029,700 72 3,640,700 2,54 77,600 5	Total 4,748,000 3,323,600 Ssessed FREVIOUS ASSESSMENTS (HISTORY) Ssessed Year Code Assessed Year T20,800 2018 1-1 655,300 2017 2,548,500 1-4 54,300 1-4 54,300	ture acknowledges a visitive acknowledges a visitive Bldg. Value (Bldg) and Card) and Calue (Bldg) and Land Value (Bldg) Land Value praised Parcel Value on Method	Total Appraised Parcel Value Date Id Type S Cd F
19 Sec # 1 of 1 LOCATION	G07024000 Assoc Pid# WOL/PAGE SALE DATE Q/U V/I SALE PRICE VC 1-3 2,6 1-4 1-4	Year Code Description Amount Code Description Amount Comm Int Total 0.00 Application Number Amount Comm Int Application Application	Table Type Description Amount Insp Date % Comp Date Comp Comments

State Use 201 Print Date 3/6/2020 9:55:38 AM	6158 WESTPORT, CT	VISION	Code Assessed		Total 2141700	ARV	3,640,700	77,600	0 04,748,000	O	4,748,000	Purpost/Result	Tuebol Veget	ŀ	Adj Unit P Land Value		Total Land Value
	Assessed 720,800 2,548,500 54,300		3,323,600 MENTS (HISTORY)		2141700 a visit by a Data Collector o	A DED A SEEN VALUE STIMMARY	(Jard)	Bidg) (Bidg)	sidg)		Value	3	n de la companya de l			0.000	Total Le
Card # 2 of 3	Code Appraised 1-1 1,029,700 1-3 3,640,700 1-4 77,600		Total		3323600 Total 2141700 Total To	GOO V	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg)	Appraised Land Value (5/09) Special Land Value	Valuation Method	Total Appraised Parcel Value	SW -	Date		Notes		
Bidg Name Sec# 1 of 1	Description CORRES LAND 1 DWELLING 1 RES OUTBL 1			2019 1-1 72 2,55 1-4 4	Total	Amount Comm Int		Batch			4.		Comments	CTION	Nbhd. Adj	1.000	
_ # #	OAD LOCATION		-	0 29	OTHER ASSESSMENTS	Number Am		Tracing					Date Comp	LAND LINE VALUATION SECTION	Site Index Cond. Nbhd.	5 · 1.00	Land Area 3.0000
p ID G07/ / 024/	STRT/R 1 Public	Lift Hse	Assoc Pi	10-13-1994 U I	0	Code Description	··········		ES			WIT RECORD	Amount Insp Date % Comp	CAND	Unit Price Size Adj Sit	0 1.00000	Parcel Total La
11987	OPO		G07024000 VOL/PAGE	1346 0135 1		Amount		ASSESSING NEIGHBORHOOD The B B B B B B B B B B B B B B B B B B B	NOTES			BUILDING PER			Land Units		Units 0.000 AC
77 MORNINGSIDE DR S Account#		Alt Prol ID Historic ID Census WestportC Survey Ma Survey Ma		тнү	SNOIL	Description		N pyq N	Y				e Type Description	THE STATE OF THE S	iption Zone Land Type	AAA	Total Card Land Units
Property Location 77 M Vision ID 7859	CURRENT OWNER SILBER PHILIP & DOROTHY	WESTPORT CT	RECORD OF OWNERSHIP	SILBER PHILIP & DOROTHY		Year Code			0001 101 1-1 RESIDENTIAL	SHD (5 X 7) = NV			Permit Id Issue Date		B Use Code Description	101 Sin	

6158	NOISIA		Assessed	655,300 1,432,100 54,300	2141700	ot	は、変換を主義と	3,640,700	009'22	1,029,700	4,748,000	O	4,748,000	Purpost/Result		سات	Land Value	5	0
			Code	<u> </u>	Total	This signature acknowledges a visit by a Data Collector or Assessor	MARY							Pumo			Adj Unit P		Total Land Value
Assessed 720,800 2,548,500	54,300	323,600 STORY)	V Year	0 2017 00 00	8	ata Collecto	APPRAISED VALUE SUMMARY						cel Value	Call	3		ustment	0.0000	
Asses 2,		3, INTS (HI	ssessed	655,300 1,432,100 54,300	2141700	risit by a Di	SED VAL	īđ.	dg) Idg)	(<u>6</u>)	en		ilue	Tyne Is	<u> </u>		Location Adjustment		
oraised 1,029,700 3,640,700	77,600	Total 4,748,000 3,323,600 PREVIOUS ASSESSMENTS (HISTORY)	Code A	<u> </u>	Tofal	wiedges a v	APPRAI	Appraised Bidg. Value (Card)	Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg) Special Land Value	Total Appraised Parcel Value	70	Total Appraised Parcel Value				Loc	1.4.000	
ASSESSIME Appraised 1,029, 3,640,		4 IOUS AS	Year	2018		ture ackno		ed Bldg. \	ed Xf (B) '	Appraised Land Val Special Land Value	praised F	Valuation Method	ppraised	- ateC	<u> </u>		-		
Code Appraised 1-1 1,029,701 1-3 3,640,701	7	Total	Assessed	720,800 2,548,500 54,300	3323600	This signa		Apprais(Appraise Appraise	Appraise Special	Total Ap	Valuatio	Total A				Notes		
<u>u</u>	4		_		 [6] [6]	Comm Int													
Description RES LAND DWELLING	S OUTBI		Year Code		-	100 mg			Batch						Comments	NO	Nbhd. Adj	1.000	
52 783	R		ğ	3		Amount									5	LAND LINE VALUATION SECTION	Nphd. Nb		
LOCATION		# SAI E PRICE		-		OTHER ASSESSMENTS									dHo	ALUATIC	Cond.	1.00	
OAD		. <u>5</u>	r).	- Lawren		THER A			Tracing						Date C	LINEV	Site Index	ဟ	
STRT/RO	LIM Hse	Assoc P		- 		Description								District	Comp	LAND	Size Adj Si	1.00000	
急	SUPPLEMENTAL DATA	SALE DATE	1007	10-13-1994					ASSESSING NEIGHBORHOOD					BUILDING PERMIT RECORD	o Date			0	•
UTILITIES 6 Septic 2 Public Water	SUPPLI					Code		100	NEIGH B	NOTES				PERMIT	<u> </u>		Unit Price	O	
2 P.	544607B-D 554 506 139 9039	G07024000		0135		Amount			SESSING					UILDING	Amount	ALCOHOLD STATE	Land Units	0.000 AC	
TOPO	하라 方출출	D G	7 . Y	1346					=					35					
	Alt Prol 1D Historic IC Census Westport(Survey Mis					NS.			Nbhd Name						Description		e Land Type	ď	
e .	06880		VERSHIP	_		EXEMPTIONS Description									Type		n Zone	-	
T.OWNE OROTHY	DR S CT		OF OW	OROTH		6			gns	a					Issue Date		Description	Single Family Re	
CURRENT OWNER SILBER PHILIP & DOROTHY	SSIDE		RECORD OF OWNERSHIP	SILBER PHILIP & DOROTHY		Code			p	1				0.00		Section Control	M		
ER Pt	77 MORNING WESTPORT		5	픘 도		Year			PHGN	9001				index Sec	Permit ld	2000000	Use Code	10	

Client	Philip Silber			File N	o. 77 MOR	NINGSIDE	DRS
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

₹	ESTRICTED	APPRAIS	AL REPOR	T		File	No.: 77 MORNINGS	SIDE DR S
	Property Address: 77 Mc			City: We	estport	State:	CT Zip Code: 068	80
33	County: Fairfield		Legal Description:	Volume 1346	Page 135			
SUBJECT					Assessor's Parcel #:	G7/24		
빍	Tax Year: 2019 R.I	E, Taxes: \$ 56,036	Special Assessments: \$	N/A	Borrower (if applicable)			
31	Current Owner of Record:	Philip/Dorothy Silb	er er	Occuipa	nt: 🛛 Owner 🔲	Tenant V		red Housing
0	Property Type: 🔀 SFR			# of Units: 1	Ownership Res	triction: 🔀 Non	e 🗌 PUD 🔲 Cone	do 🗌 Coop
		ens Farms	Map Referen		Censu	s Tract: 0506.	00 🗆	Flood Hazard
	The purpose of this appraisa				other type of value (d	escribe)		
100	This report reflects the follow	wing value (if not Current		Current (the Inso	ection Date is the Effective		Retrospective Pro	ospective
100	Approaches developed for the		ales Comparison Approach					
	Property Rights Appraised:	Fee Simple	Leasehold Lease		er (describe)			
şΙ	Intended Use: Market		· · · · · · · · · · · · · · · · · · ·		. (0000			
<u>o</u>	Under USPAP Standards R	ulo 2 2/h) thic ic a Pactri	oted Annraical Renort an	Ino habnatni si h	y for the sole use of the n	amed client. Ther	e are no other intended us	sers. The
SS	client must clearly underst	and that the energicarie o	niniane and conclusions	may not be under	stand properly without ac	ditional informat	ion in the appraiser's worl	k file.
٩		and that the appraiser so	Adde	ace. 77 Morni	ngside Drive S, Wes	tnort CT 0688	≳∩	
300 200 200	Client: Philip Silber				Road, Trumbull, CT 0		,,,	
	Appraiser: Harriet Bu		COMPARABLE S		COMPARABLE S		COMPARABLE SA	MF#3
18	FEATURE	SUBJECT				ALC # Z	113 Cross Hwy	LL T U
	Address 77 Morningsio		88 Morningside Dr S	· .	282 North Ave	,	Westport, CT 06880	۱
	Westport, CT		Westport, CT 06880)	Westport, CT 06880			<i>,</i>
	Proximity to Subject		0.15 miles SW		3.90 miles NW		2.37 miles NW \$	2 200 200
		\$	########### \$	2,800,000	\$	2,100,000		2,080,000
鄾		\$ /sq.ft.			\$ 264.58 /sq.ft.		\$ 509.80 /sq.ft.	00
	Data Source(s)		Volume 3637 Page		Volume 3559 Page		Volume 3633 Page	
8	Verification Source(s)	Interior Inspection	CMLS/Matrix#99078		CMLS/Matrix#99058		CMLS/Matrix#99089	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
	Sales or Financing	N/A	Conventional		Conventional		Conventional	
	Concessions		Unknown		Unknown		Unknown	
	Date of Sale/Time	N/A	8/19/2015 Clsd		10/14/2014 Clsd		7/31/2015 Clsd	
X	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
	Location	Good	Good		Good/Busy Road	+210,000	Good/Busy Road	+208,000
薬	Site	3 Acres	3.24 Acres		2.42 Acres		1.67 Acres	+53,200
	View	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
激	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	
15	Condition	Good	Very Good	-140,000	Good		Good	
	Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	i
	Room Count	19 8 8.2	11 6 5.1	+70,000		+20,000	11 5 3.2	+100,000
	Gross Living Area	7,135 sq.ft.			-			+229,125
	Basement & Finished	Mostly Full/Unf	Full Basement	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1	Part Basement		Part Basement	
æ	Rooms Below Grade	None	682sf Finished	-27,280	1		None	
Įΰ	Functional Utility	Average	Average		Average		Average	
PPROACH	Heating/Cooling	Oil/CAC	Oil/CAC		Oil/CAC		HydroAir/CAC	
띰	Energy Efficient Items	Standard	Generator	-15 000	Standard		Standard	
A			3 Car Att Garage		4 Car Att Garage	-60 000	2 Car Det/Garage	-30,000
ĮŽ	Garage/Carport	No Garage	SCP/Patio/Gazabo/Deck		OP/BrkPat/Terrace		Op/Patio/SCPch	
RISON	Porch/Patio/Deck	CovPch/Terrace			1 Fireplaces		4 Fireplaces	+15,000
Œ	Fireplaces	10 Fireplaces	3 Fireplaces	+995,000			1 Add't Building	+798,800
4	Additional Bldgs	2 Add'l Buildings	None Pool/Tennis CT	+990,000	Pool		Pool/Cabana	+20,000
NOUS COM	Pool/Amenities	Pool/Tennis CT			Well/Sewer		City Water/Septic	20,000
C	Water/Sewer	City Water/Septic	City Water/Septic	+30,000			2Barns/2 Sheds	-25,000
SAIES	Outbuildings	3 Sheds	None					
┫	Net Adjustment (Total)			808,420)	1,217,000	Net 65.8 %	1,000,120
U	4		Net 28.9 %		11 2 March 4 4 4 2 2 4 4 5 5 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	2 247 250	[4] (4) (1) (1) (1) (2) (2) (3) (4) (4) (5) (4) (4) (4) (4) (4)	3,449,12
	of Comparables		Gross 55.8 % \$		Gross 69.4 %	3,317,350)	0,440,120
	Summary of Sales Compa	anson Approach <u>Se</u>	e attached addenda					,
							, p.,	
100								· · · · · · · · · · · · · · · · · · ·
36.5 36.5 36.5								
186	1							

RESTRICTED APPRAISAL REPORT

₹	ESTRICTED APPRA	ISAL REPORT	File No.: 77 MORNINGSIDE DR S
	My research 🔲 did 🔀 did not reveal any pr	fior sales or transfers of the subject property for the thr	ee years prior to the effective date of this appraisal.
	Data Source(s): City Hall Records		
5	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agr	ement of sale/listing: No recent transfers of the subject
٦	Date:	property, (the effective date being 10/1/201	
Ī	Price:		
4	Source(s):		
35	2nd Prior Subject Sale/Transfer		
Ž	Date:		
≥	Price:		
	Source(s):		
	Subject Market Area and Marketability: Th	e Westport market has been decreasing s	nce 2008. Homes priced to market tend to sell more quickly
		s New or newer homes tend to sell more	quickly and for higher prices than do older homes. The subject
MARKET	than nomes priced over market value	any newer homes. Many of the older home	es were demolished followed by reconstructiontion creating
꿏	market combines older nomes with it	larly flewer florites. Warry of the older from	
8	new homes.		
Σ			
300	Cito Aron: O A aron	ite View: Neighborhood Topograpi	ny: Mostly Level Drainage: Adequate
	(to view. 14eighborhood topograp.	Description: 2 Acre Minimum
	Zoning Classification: AAA	Zoning Compliance: 🔀 Lega	
-	Highest & Best Use: 🔀 Present use, or		Logarionomany (standardon)
		amily Dwelling Use as	appraised in this report: Single Family Residence
Щ		est and best use of the site is that of a Sing	
S	Opinion of riightoot a zoo.		ap # 09001C0414G FEMA Map Date 07/08/2013
	FEMA Spec'l Flood Hazard Area Yes		g topography. There are numerous structures on the subject
	Site Comments: The subject site is pre	MOTHER PORT POOL POURS and 3 addition	nal sheds. There is an inground pool and tennis court. There is
	site. They consist of the main dwelling	ig, collage, barn, poor nouse and a addition	the front of the property. City water and septic service the
	a circular gravel driveway and an app	common to this area although city sewers	are more desirable in the market.
100	* I	common to this area almough city sewers	ning 7135sf of above grade living area. There are additional
ľ	Improvements Comments: The subject	that directly behind the main building. This	cottage built in 1900 contains 2 stories and an unfinished
굺	outbuildings. There is a cottage loca	lides from kitches, supress and half hat	n and the second floor contains 2 bedrooms and a full bath.
F	basement. The first floor contains a	is bed and utilized for storage area. The	second outbuilding is considered a finished barn. This barn was
١۶	There is an aπached part that is unit	The first floor contains 2 story ceilings	iving area, dining area and kitchen, bath and dressing area. The
Ĭğ	built in 1900 and consists of 2 stone	and and both. There are various sheds with	ich are given no value and one small shed that contains a full
MDDOVEMENTS	second floor contains one beuroom	have been made to any of the dwellings in	the last 30 years according to the homeowner.
100	Indicated Value by: Sales Comparison App	wheel & \$3 600 000	11.0 12.0 (3.0)
	Indicated Value by: Cost Approach (if deve	alanad) \$ N/A Indicates	I Value by: Income Approach (if developed) \$ N/A
30	Final Decemblishing Advanture in the property of		it is the most reliable indicator of value in the current market.
	Final Reconciliation Most Weight was pr	deed of the Sales Comparison Analysis at	The Income Approach is not applicable to this analysis.
P.S.S.	The Cost Approach is not developed	I SINCE It is not applicable to this analysis.	The modifie Approach to flex applications
8		transative Appraisal as of 10/1/2015. The	inspection on the home was done on 2/14/2020.
	This Appraisal is being done as a re	trospective Appraisal as of 10/1/2015. The	s indipodicin off the field was delike to a
12	2		
<u> </u>			
ľ	This appraisal is made \(\sqrt{1}\) "as is", \(\sqrt{1}\) subject to the following required inspection based on		
Į	This completel is made \$\infty\$ line in \(\bar{\text{line}} \)	ubject to completion per plane and energications	on the basis of a Hypothetical Condition that the improvements have been
	This appraisal is made \(\subseteq \text{"as is", } \subseteq \subseteq subject to the following re-	naire or atterations on the hasis of a Hypothetical	Condition that the repairs or alterations have been completed, subject to
18	O completed, subject to the following re	the Extraordinary Assumption that the condition or	deficiency does not require alteration or repair:
	The following reduced inspection proof on	the Entitle Internation of the Entitle International Inter	
28.08			
	This report is also subject to other Hvi	pothetical Conditions and/or Extraordinary Assumption	ons as specified in the attached addenda.
1000	The design of inconcion of t	the cubiact property as indicated below defin	ed Scone of Work. Statement of Assumptions and Limiting Conditions,
20000	and Appraiser's Certifications, my (our)	Opinion of the Market Value (or other specifie	
	© 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	ann an at at i i i i i i i i i i i i i i i i i	"1 71115 Which is the elective date of this applacement
Pare City	If indicated above this Oninion of Value	is subject to Hypothetical Conditions and/or E	ktraordinary Assumptions included in this report. See attached addenda.
Ī	A true and complete copy of this report	contains 41 pages, including exhibits which a	re considered an integral part of the report. This appraisal report may not be
		ne information contained in the complete report.	
	Attached Exhibits:		
1	5 ⊠ Scope of Work ⊠ Lir	miting Cond./Certifications 🔲 Narrative Addendur	
	Map Addenda ☐ Ad	iditional Sales	Flood Addendum Manuf, House Addendum
		traordinary Assumptions	
	Client Contact: Philip Silber	Client Name	
	E-Mail: spsilber@aol.com		rningside Drive S, Westport, CT 06880
5000	APPRAISER	SUP	RVISORY APPRAISER (if required)
-10	1989	•	

Supplemental Addendum

File No. 77 MORNINGSIDE DR S

Client Philip Silber		
Property Address 77 Morningside Dr S		T- 0-4- 00000
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. he 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.

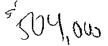
Close to the apartment/barn lies a small shed that houses a bath and laundry area for convenience to the pool.

The submitted photos refect 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 $1.30 \times 300 = 1.00 \times 1000$



Main File No. 77 MORNINGSIDE DR S Page #5

Supplemental Addendum

File No	77	MODE	JINGSL	ηF	DΒ	2
TIIH ISD.	11	IVIL JIKT	יוכטיוווי	ᄓᆮ	ν	J

Client Phillip	Silber	
Property Address 77 Mc	rningside Dr S	7 0-4 0000
City West	ort County Fairfield	State CT Zip Code 06880
Lender N/A		The state of the s

Assumptions, Limiting Conditions & Scope of Work

File No.: 77 MORNINGSIDE DR S

Zip Code: 06880 City: Westport Property Address: 77 Morningside Dr S 77 Morningside Drive S, Westport, CT 06880 Address: Client: Philip Silber Address: 31 Ceil Road, Trumbull, CT 06611 Appraiser: Harriet Busker

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 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

.E. 1 1 1 1 1 1 1		,		
er unications	Other 187 4 4	State: CT	Zip Code: 06880	
Property Address: 77 Morningside Dr S	City: Westport		Lip coos, 00000	
Client: Philip Silber	Address: 77 Morningside Drive S, Westport	, CT 06880		
Appraiser: Harriet Busker	Address: 31 Ceil Road, Trumbull, CT 06611			
1,441				

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 Name: Philip Silber Client Contact: Philip Silber Address: 77 Morningside Drive S, Westport, CT 06880 E-Mail: spsilber@aol.com SHPERVISORY APPRAISER (if required) ADDDAICED

Client	Philip Silber			
Property Address	77 Morningside Dr S			7- 0-4- 00000
City	Westport	County Fairfield	State CT	Zip Code 06880
Londor	NI/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

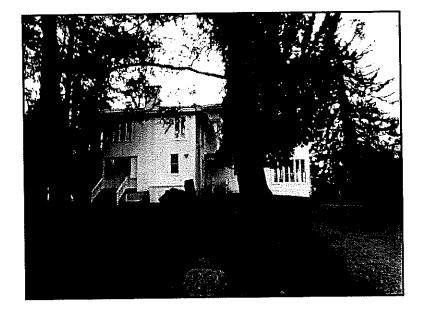
Neighborhood 3 Acres

Site Quality

Good

Age

1900/Update1989

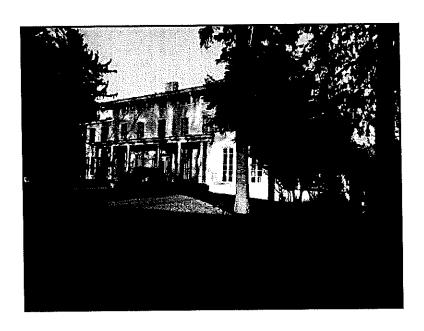


Subject Rear/Side View



Subject Street

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



Subject Front

77 Morningside Dr S

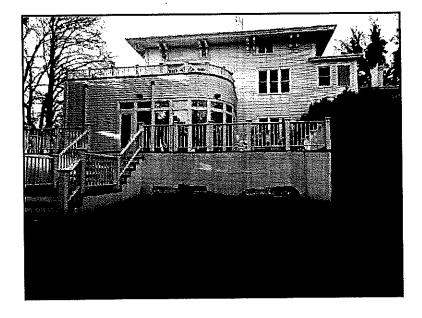
Sales Price

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

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 Rooms Total Bedrooms

ms 8 oms 8.2

Total Bathrooms

Good

Location View Good Neighborhood

Site

3 Acres

Quality

Good

Age

1900/Update1989



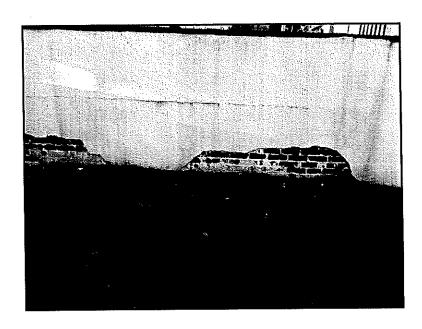
Front Stone Wall



Steps to side Entrance

in need of repair

Client	Philip Silber			
Property Address	77 Morningside Dr S			
City	Westport	County Fairfield	State CT	Zip Code O6880
Lender	N/A	••••		



Deferred Maintenance

77 Morningside Dr S

Sales Price

Gross Living Area 7,135 Total Rooms 19 Total Bedrooms 8 8.2 Total Bathrooms

Location Good

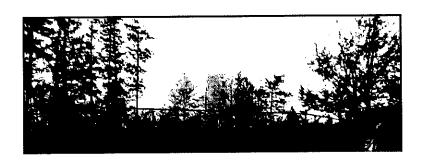
Neighborhood View 3 Acres Site

Quality Good Age

1900/Update1989

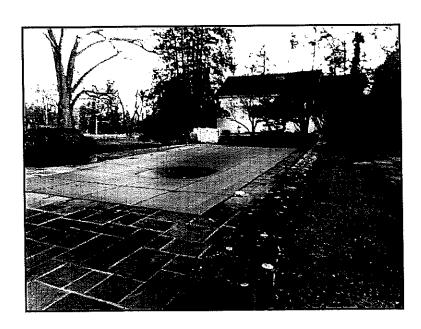


Rear/Side View



Subject Tennis Court

Client Philip Silber			
Property Address 77 Morningside Dr S			
City Westport	County Fairfield	State CT	Zip Code O6880
Lender N/A			



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

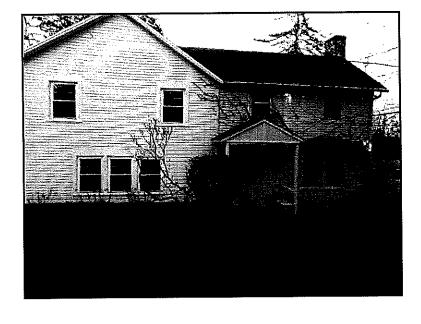
Neighborhood 3 Acres

Site

Good

Quality Age

1900/Update1989



Subject Cottage Front View

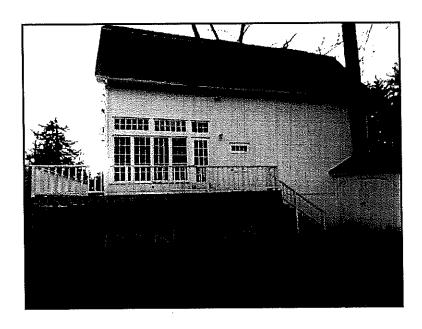
Cottage on right, storage on left



Subject Cottage/Rear View

cottage on left/storage on right

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



Subject Rear View of Barn

77 Morningside Dr S

Sales Price

 Gross Living Area
 7,135

 Total Rooms
 19

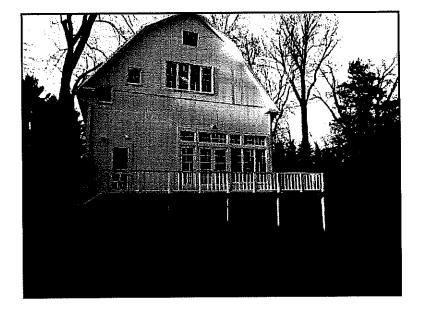
 Total Bedrooms
 8

 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

Client	Philip Silber			
	77 Morningside Dr S		01.1. o=	7:- 0-da 00000
City	Westport	County Fairfield	State CT	Zip Code O6880
Lender	N/A			



Subject Rear Yard

77 Morningside Dr S

Sales Price

7,135 Gross Living Area

Total Rooms

19

Total Bedrooms

8

Total Bathrooms

8.2

Location

Good

View

Neighborhood

Site

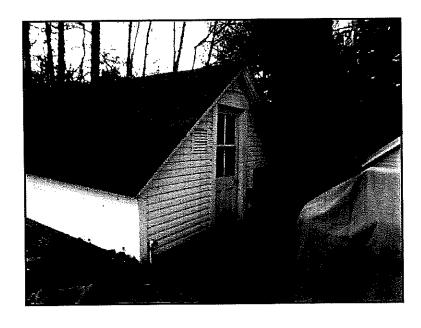
3 Acres

Quality

Good

Age

1900/Update1989

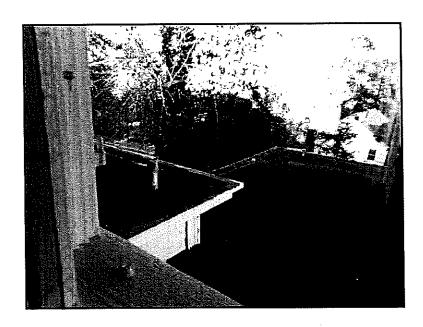


Subject Shed/No Value



Subject Shed bath/laundry

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 3 Acres

Site

ACIES

Quality

Good

Age

1900/Update1989



Subject Interior/Main House

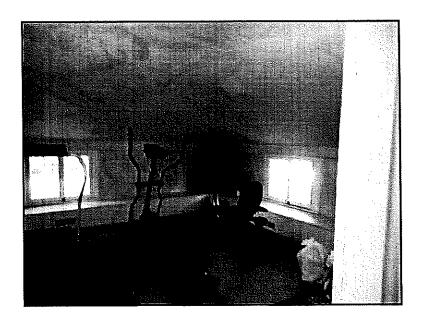
3rd Floor



Subject Interior Main House

3rd Floor

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

7,135 Gross Living Area

Total Rooms 19

Total Bedrooms

8 8.2

Total Bathrooms

Location

Good

View

Neighborhood

Site

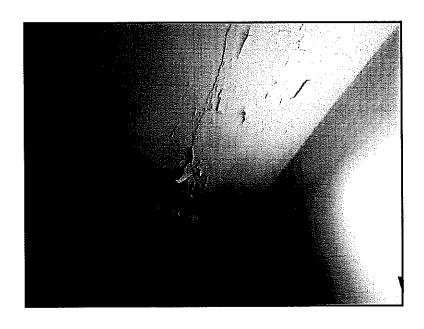
3 Acres

Quality

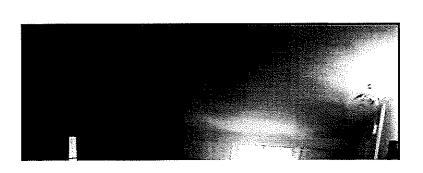
Good

Age

1900/Update1989

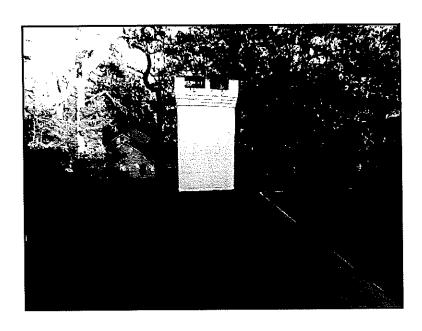


Subject Interior/3rd Floor



Subject Interior 3rd Floor

Client	Philip Silber			
Property Address	77 Morningside Dr S			
City	Westport	County Fairfield	State CT	Zip Code O6880
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 Site

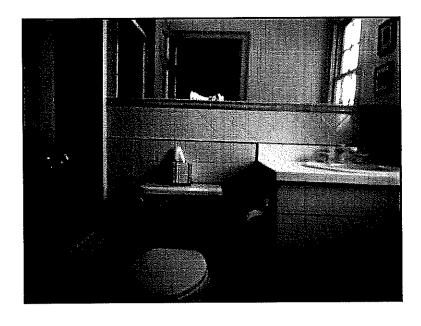
Neighborhood 3 Acres

Quality

Good

Age

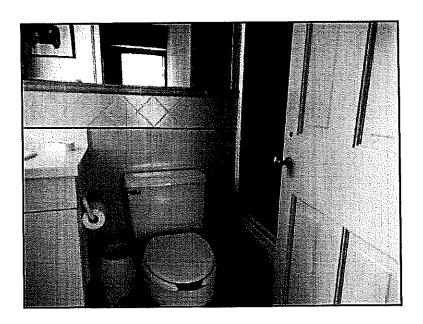
1900/Update1989



Subject Interior Main House



Client	Philip Silber			
Property Address	77 Morningside Dr S			
City	Westport	County Fairfield	State CT	Zip Code O6880
Lender	N/A			



Subject Interior Main House

77 Morningside Dr S

Sales Price

 Gross Living Area
 7,135

 Total Rooms
 19

 Total Bedrooms
 8

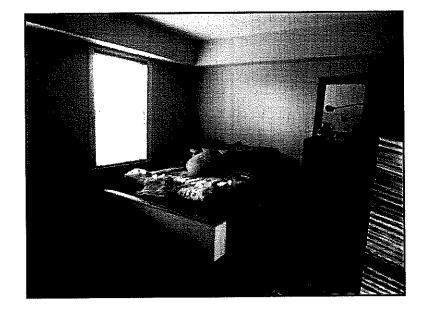
 Total Bathrooms
 8.2

 Location
 Good

Location Good
View Neighborhood

Site 3 Acres Quality Good

Age 1900/Update1989



Subject Interior Main House



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



Subject Interior Main House

77 Morningside Dr S

Sales Price

Gross Living Area 7,135 **Total Rooms** 19

Total Bedrooms **Total Bathrooms**

Location

Good View

Site

Neighborhood 3 Acres

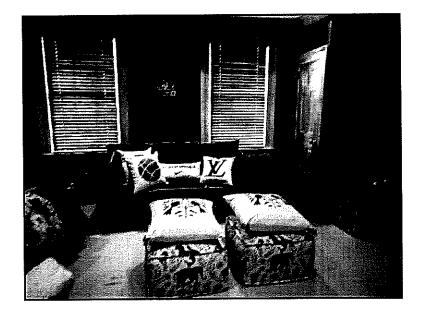
Quality

Good

8 8.2

Age

1900/Update1989



Subject Interior Main House



Client	Philip Silber						
Property Address	77 Morningside Dr S						,
City	Westport	County Fairfield	State C	Τ	Zip Code	06880	
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

Total Bathrooms Location

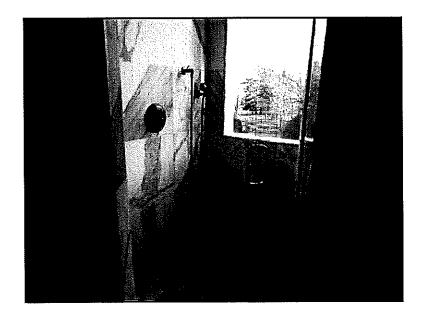
Good

View Neighborhood Site 3 Acres

Quality Good

Age

1900/Update1989



Subject Interior Main House



Client	Philip Silber			
Property Address	77 Morningside Dr S			
City	Westport	County Fairfield	State CT	Zip Code O6880
Lender	N/A			



Subject Interior Main House

77 Morningside Dr S

Sales Price

Gross Living Area 7,135

Total Rooms 19

Total Bathrooms 8

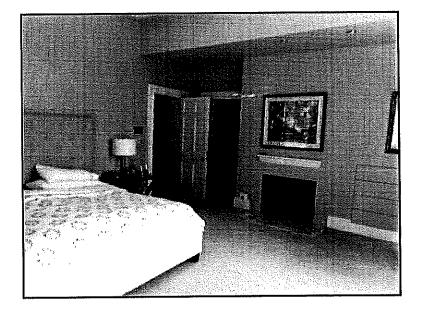
Total Bathrooms 8.2

Location Good

View Neighborhood

Site 3 Acres
Quality Good

Age 1900/Update1989

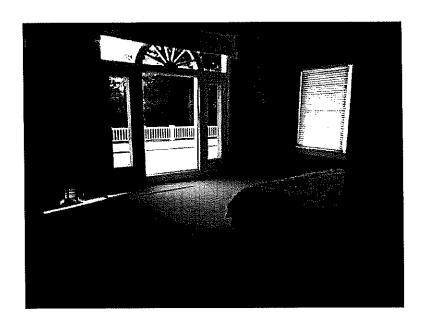


Subject Interior Main House



Subject Patio off Master BR

Client	Philip Silber			
Property Address	77 Morningside Dr S			
City	Westport	County Fairfield	State CT	Zip Code O6880
Lender	N/A			



Subject Interior Main House

77 Morningside Dr S

Sales Price

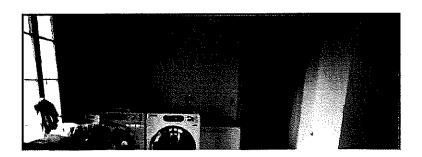
Gross Living Area 7,135 **Total Rooms** 19 Total Bedrooms 8 Total Bathrooms 8.2

Location Good View Neighborhood

3 Acres Site Quality Good

1900/Update1989 Age

Subject Interior Main House



Client Philip Silber			
Property Address 77 Morningside Dr S			
City Westport	County Fairfield	State CT	Zip Code O6880
Lender N/A			



Subject Interior Main House

77 Morningside Dr S

Sales Price

Gross Living Area

7,135

Total Rooms

19 8

Total Bedrooms Total Bathrooms

8.2

Location

Good

View

Neighborhood

Site

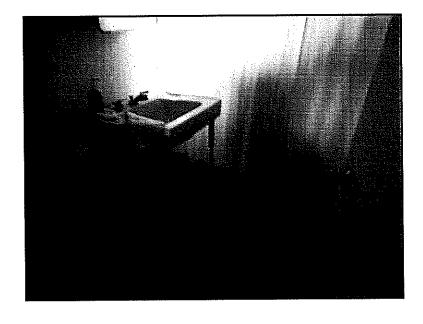
3 Acres

Quality

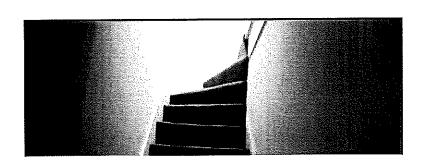
Good

Age

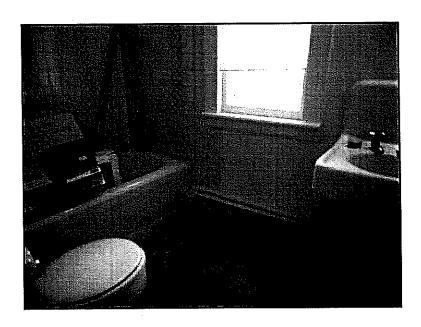
1900/Update1989



Subject Interior Main House



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

Location Good

View

Neighborhood

Site

3 Acres

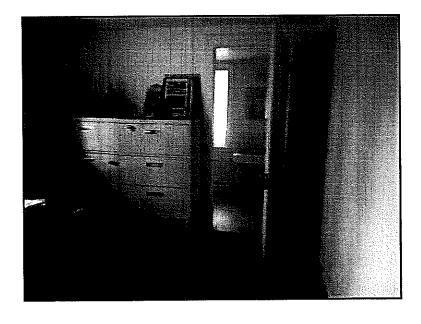
Quality

Good

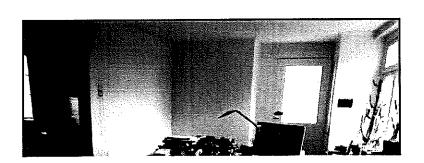
8.2

Age

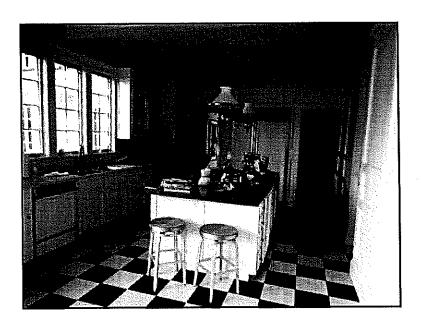
1900/Update1989



Subject Interior Main House



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

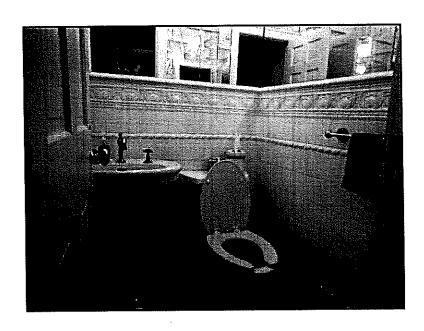
Age 1900/Update1989



Subject Interior Main House



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



Subject Interior Main House

77 Morningside Dr S

Sales Price

Gross Living Area

g Area 7,135

Total Rooms

19 8

Total Bedrooms Total Bathrooms

8.2

Location

Good

View

Neighborhood

Site

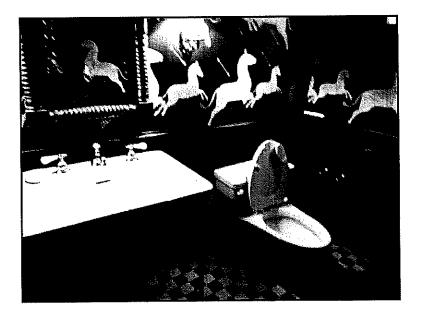
3 Acres

Quality

Good

Age

1900/Update1989



Subject Interior Main House



		The state of the s		
Client	Philip Silber			
Property Address	77 Morningside Dr S			
City	Westport	County Fairfield	State CT	Zip Code O6880
Lender	N/Δ			



Subject Interior Main House

77 Morningside Dr S

Sales Price

Gross Living Area 7,135 Total Rooms 19 Total Bedrooms 8 8.2

Total Bathrooms

Location Good Neighborhood View

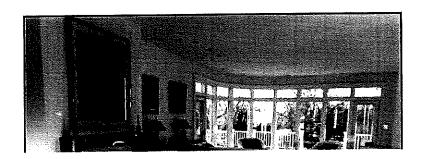
3 Acres Site

Quality Good

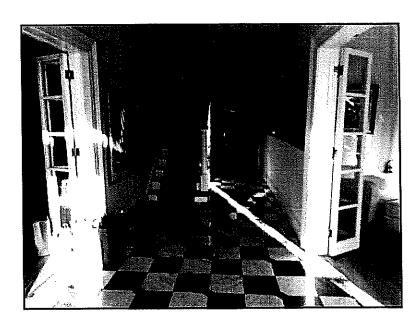
1900/Update1989 Age



Subject Interior Main House



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



Subject Interior Main House

77 Morningside Dr S

Sales Price

Gross Living Area 7,135 **Total Rooms** 19 Total Bedrooms 8

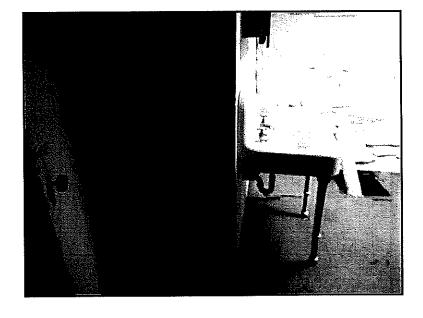
Total Bathrooms 8.2

Location Good Neighborhood View

3 Acres Site

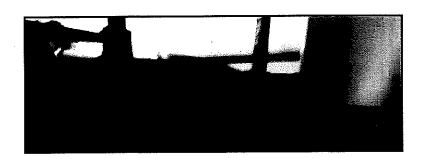
Quality Good Age

1900/Update1989



Subject Interior Basement

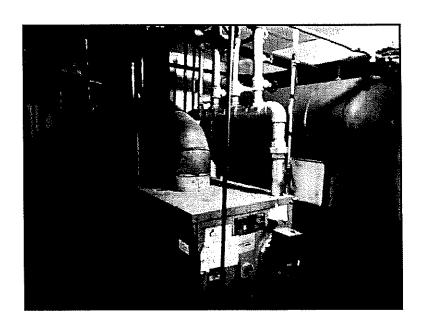
Main House



Subject Interior Oil Tanks

Main House

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



Subject Interior Main House

77 Morningside Dr S

Sales Price

 Gross Living Area
 7,135

 Total Rooms
 19

 Total Bedrooms
 8

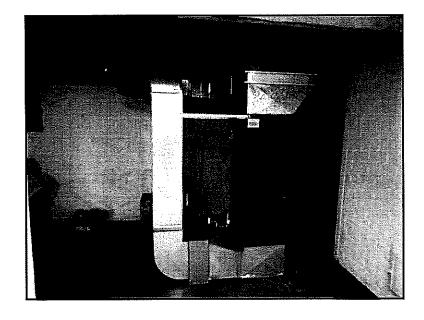
 Total Bathrooms
 8.2

 Location
 Good

View Neighborhood Site 3 Acres

Site 3 Acres Quality Good

Age 1900/Update1989



Subject Interior Main House



Subject Main House

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



Subject Interior Shed

77 Morningside Dr S

Sales Price

Gross Living Area 7,135 **Total Rooms** 19 Total Bedrooms 8

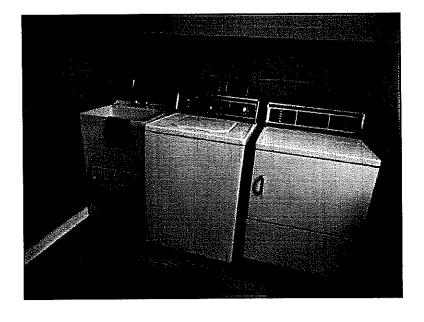
Total Bathrooms

8.2 Location Good

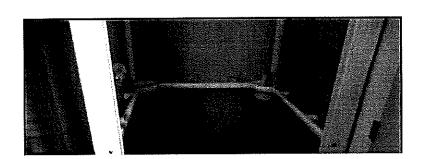
Neighborhood View Site 3 Acres

Good Quality

1900/Update1989 Age

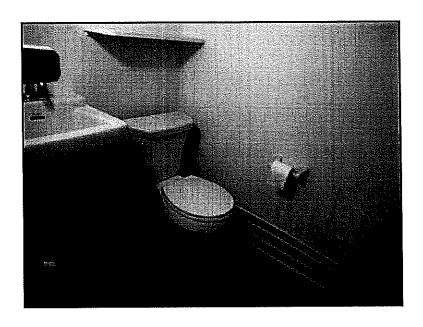


Subject Interior Shed



Subject Interior Shed

				·····
Client	Philip Silber			
Property Address	77 Morningside Dr S			
City	Westport	County Fairfield	State CT	Zip Code O6880
Lender	N/A			



Subject Interior Shed

77 Morningside Dr S

Sales Price

Gross Living Area 7,135 **Total Rooms** 19

Total Bedrooms

8 8.2

Total Bathrooms

Location

Good

View Site

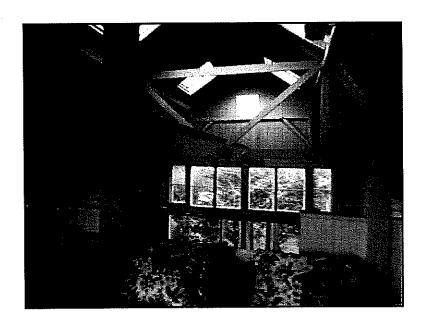
Neighborhood 3 Acres

Quality

Good

Age

1900/Update1989

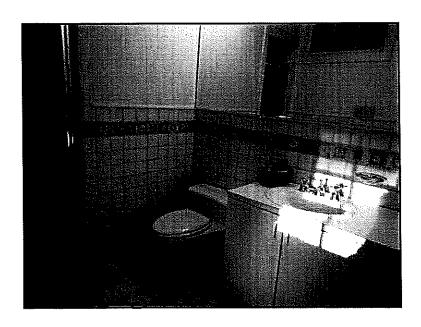


Subject Interior Barn



Subject Interior Barn

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

Total Rooms

19 Total Bedrooms 8

Total Bathrooms

8.2

Location

Good

7,135

View

Neighborhood

Site

3 Acres

Quality

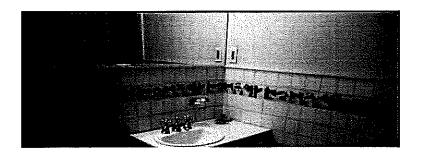
Good

Age

1900/Update1989



Subject Interior Barn



Subject Interior Barn

Client	Philip Silber			
Property Address	77 Morningside Dr S			
City	Westport	County Fairfield	State CT	Zip Code O6880
Lender	N/A			



Subject Interior Barn

77 Morningside Dr S

Sales Price

 Sales Frice

 Gross Living Area
 7,135

 Total Rooms
 19

 Total Bedrooms
 8

 Total Bathrooms
 8.2

 Location
 Good

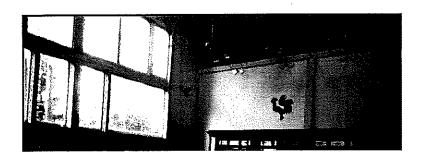
View Neighborhood

Site 3 Acres Quality Good

Age 1900/Update1989



Subject Interior Barn



Subject Interior Barn

			W-V	
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

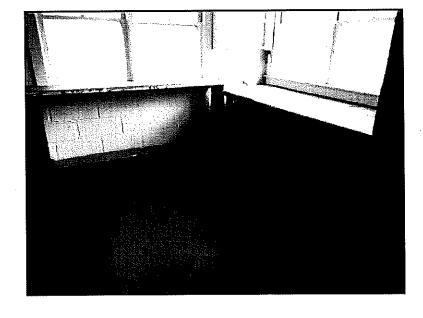
 Total Bathrooms
 8.2

 Location
 Good

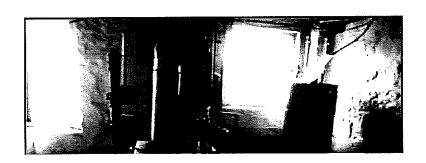
View Neighborhood Site 3 Acres

Quality Good

Age 1900/Update1989



Subject Interior Cottage



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



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

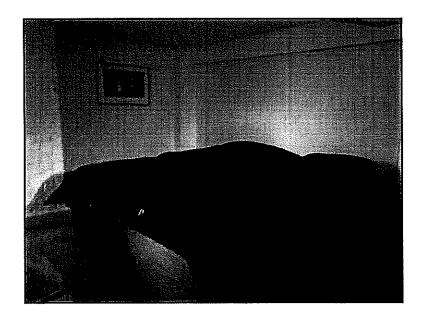
Gross Living Area 7,135 Total Rooms 19 Total Bedrooms 8 Total Bathrooms 8.2

Location Good

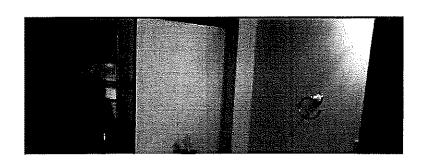
Neighborhood View Site 3 Acres

Quality Good Age

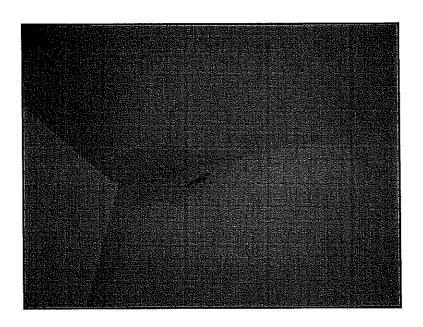
1900/Update1989



Subject Interior Cottage



Client Philip Silber			
Property Address 77 Morningside Dr S			
City Westport	County Fairfield	State CT	Zip Code O6880
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

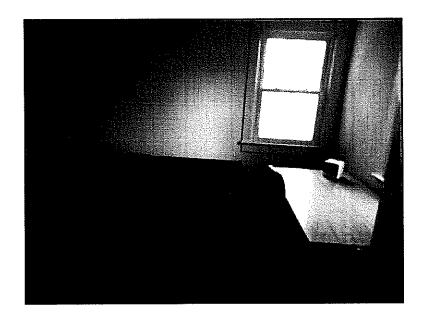
3 Acres

Quality

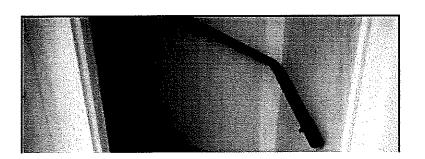
Good

Age

1900/Update1989



Subject Interior Cottage



Comparable Photo Page

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



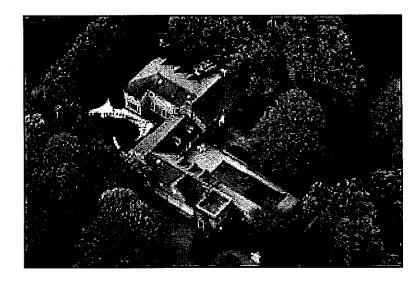
Comparable 1

88 Morningside Dr S

0.15 miles SW Prox. to Subject 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 Very Good Quality

1900/GutRehab1999 Age



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

Good/Busy Road Location Neighborhood View 2.42 Acres Site Quality Good Age 1934



Comparable 3

113 Cross Hwy

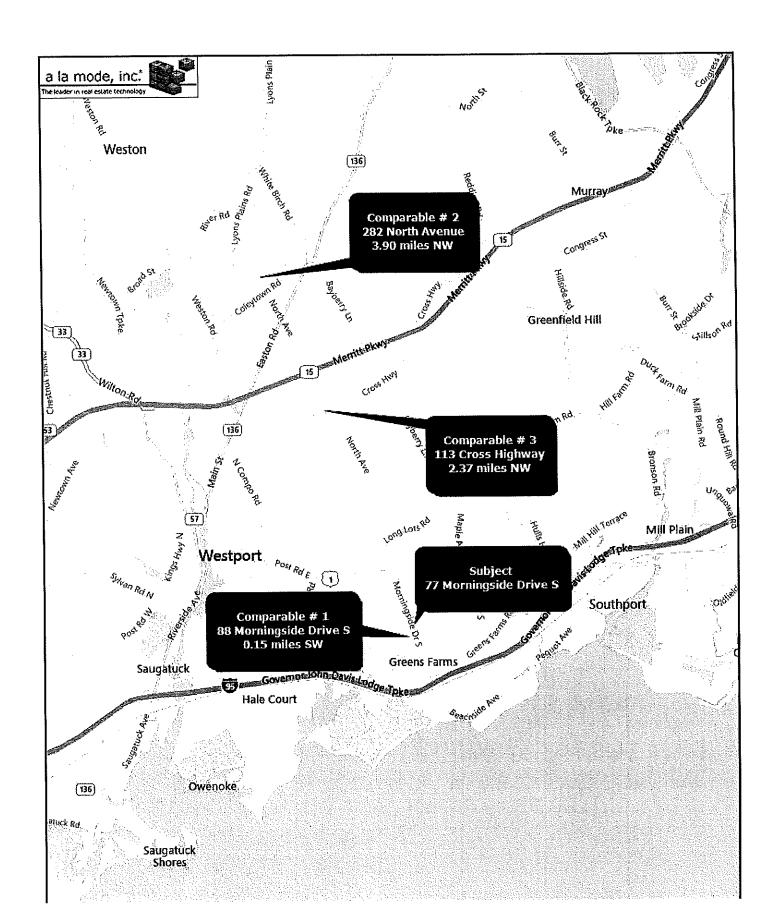
Total Bathrooms

Prox. to Subject 2.37 miles NW Sales Price 2,080,000 Gross Living Area 4,080 Total Rooms 11 Total Bedrooms 5

3.2 Location Good/Busy Road

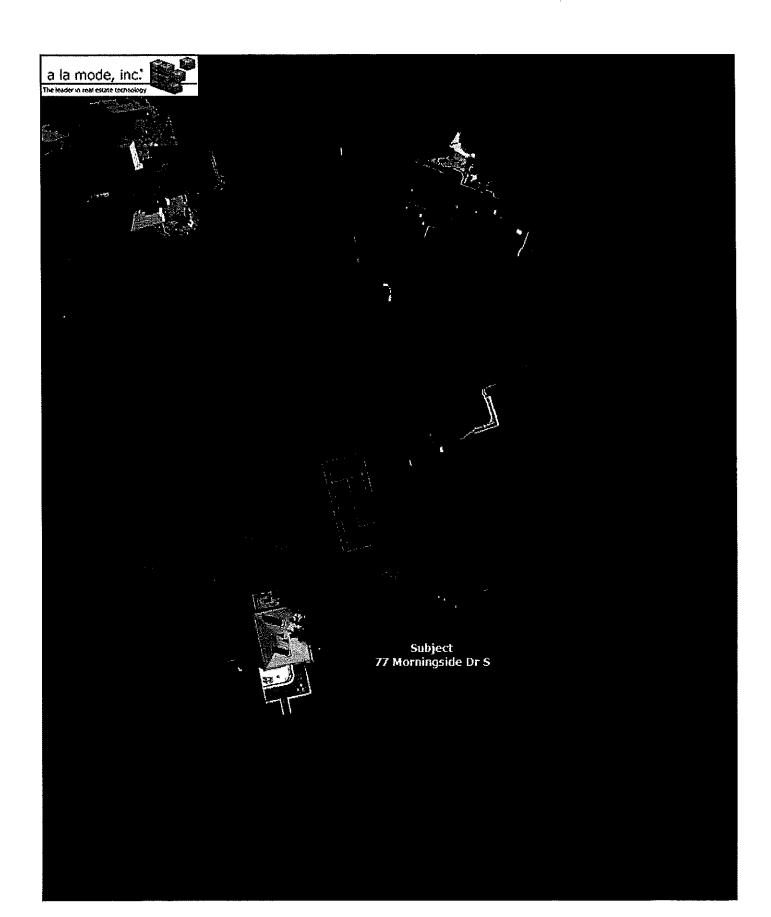
Location Map

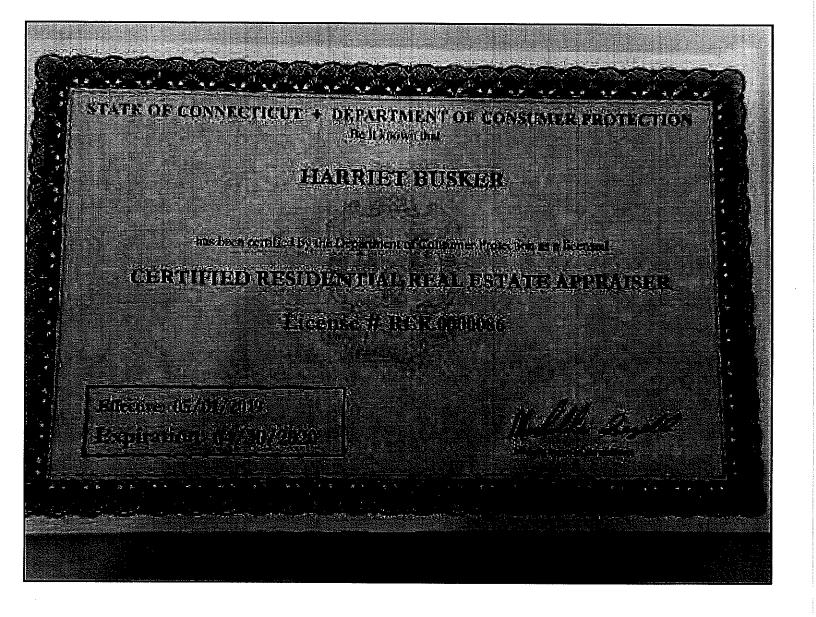
Client	Philip Silber			
Property Address	77 Morningside Dr S			
City	Westport	County Fairfield	State CT	Zip Code 06880
Lender	N/A			



Aerial Map

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





GL Year: 2019 List No:

TOWN OF WESTPORT PETITION TO BOARD OF ASSESSMENT APPEALS

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 0 2020 about each property being appealed. Print 3 copies; keep one

Two copies of the forms must be returned to:

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

Office Use Only

for your records.	SSESSOR'S OFFICE
Grand List of October 1, 2019 Date(s) not av	vailable: 2/25/20
Property Owner's Name: Marilyn Li	beratore Same as appellant
Property Location: 6 Greens Farms t	Hollow Telephone contact: 203 226 5986
(number and street)	prophies + cds
Appellant's Name: <u>Joe Liberatore</u>	Property Type: Personal Proferty (residential, commercial, personal property, motor vehicle)
Molling Address: 6 Greens Farms H	6/10W Phone Number: 203 984 176/
Total Assessment: 5880 Appel	
DDIEEL V STATE VOLID DE ASON FOR APPEAL.	I only use my Westport
address for receiving ma	I only use my Westport iil. my business is in Norwalk
I have no equipment in Signature at Application Joseph Jer	westport.
Signature at Application Joseph Le	berstore 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:
	D. I
TOWN HALL OF HEARING AT ROOM:	Dated:
ROOM: Yreen (1)	Signed:
DHILLON. March 4 2020	Signed:
Time: 9:15 PM	Signed:

	6 Greens Farms Hollow
	,
	Jee Liberatore Trophirs & Awards
	New Acct From Trade Name Certificate
	Business is in Norwalk - has no
	New Acct from Trade Name Certificate Business is in Norwalk - has no equipment in Westport.
-	
	·
headalaines .	

PERSONAL PROPERTY RECORD TOWN OF WESTPORT

GENE	RAL I	ATA:							DA	re: 02/24	/2020
Unique	ID: 69	91		Li	st No.:	6991	Assessmer	ıt Year	r: 2019	Record Sta	
BUSINES Owner N			NE TIBER	ሚያ ማደር መ	ROPHIES	L AWARDS	;			Street Cod Delinquent	
Doing B			/II // IIII	uniona i						Last Visit	
Care Oi		_		77.D.10 11	0 T T OF					By whom: Last Audit	. ha:
Street: City:	:		GREENS	FARMS H	OTTOM		Distri	et:		By whom:	.eu//
State:		CI		06880-	0000	Phone:	203 984-176		0000	Last Chang	ged: 01/16/2020
Propert		6	GREENS	FARMS H						Change Re	2222
Bus.Sta Bus. Sa			_//	T	ype: S					change Ke	eason.
		ND EXEM	1PTION	ıs:							
	SSME									EMPTIONS	T132 NA//II
	QUANTI	TY DEPR	. VALUE 4,757		ASSMT 3,330		SCRIP TION RN/FIX/EQP	!	EX. CODE	APP. DATE	EX. AMT.
16 20			1,900		1,330		P EQUIPMENT.				
23			57		40		PPLIES	. !			
25 Penalt					1,180	25	% PENALTY	1			•
renait	γ.										•
Total	Value:		6,714		•						
Old Gr	oss Ass	mt:		New	Gross As	smt:588	0	Total	Exempt:		Net Assmt:5880
ADD: TN 390		AL NOTI	ES:							•	
HIS:	CORY:										
YEAR	CODE	ASSESS	CODE	ASSESS	CODE	ASSES	S CODE	ASSESS	5	TOTAL	
2019	16	3330	20	1330	23	40	25	1180		5880	

New Account from Trade Name Cert.
Non Filer

Note: Filing of a Trade Name Certificate may result in the assessment of business personal property.

Doc ID: 004684610001 Type: TRD

TRADE NAME CERTIFICATE

File 39068

Troub.	es + Awards
under the assumed name of Joe Liberatore Tre	ephies + Awsros
and that the street address of said business is as follows: 6 Greens Farms Hollow, Westp	ourt, CT 06880
(business location)	
Contact address: (if different from business location)	100000000000000000000000000000000000000
Contact Phone #: 203 984 176/ E-mail:	Joelibawards C. gmaille
and that the full name of every person conducting or transacting post-office address of each said person(s) is as follows: Individual OR Firm Name:	
Individual OR Firm Name:	(signature)
Address:	
STATE OF CONNECTICUT } COUNTY OF FAIRFIELD } ss: Westport	
On this the 13 day of MUGUST, 2019, before	ore me, the undersigned officer,
On this the 13 day of August, 2019, before personally appeared Joseph Liberatore satisfactorily proven to be the person(s) whose name(s) subscribe acknowledged that he executed the same for the purposes the IN WITNESS WHEREOF I HEREUNTO SET MY HAND.	sed to the within instrument and
BOSINED IO LICEOLIA L I	Notary Public/Town Clerk
On 09/13/2019 At 4:26:09 pm	RUTH M. CAVAYERO
Patricia H. Strauss, Town Clerk	Notary Public, State of Connecticut
The above and foregoing is a true copy of the original certificate Town Clerk of the Town of Westport, Connecticut.	on file in the office of the
ATTEST:	
	n Clerk

Rev. 9/2014

Personal Property Non-Filer BOARD OF ASSESSMENT APPEALS HEARINGS 2019 GL

UNDER CONSTRUCTION? YN % COMPLETE
PRIOR BAA REDUCTION? WHEN?
DATE OF LAST INSPECTION:
PURCHASE DATE:
PROPERTY 6 Greens Fams Hollow OWNER: Jol Liberatore
ASSESSMENT: 5880
ARE TAXES CURRENT?
OWNERS COMMENTS/COMPARABLE PROPERTIES:
BAA COMMENTS/COMPARABLE PROPERTIES: