

BOARD OF ASSESSMENT APPEALS
ROOM # GREEN ROOM

SCHEDULE - Date TUESDAY MARCH 10, 2020

PROP LOC	NAME	TYPE	ORIGINAL 2019	LIST #	RESULT
7:00	5 High Pt Rd Robin, Nora & Michael	RES	\$ 1,878,000	13685	
7:15	38 Old Hill Rd 38 Old Hill Ass LLC (Hedges)	RES	\$ 730,100	9859	
7:30	73 Partrick Rd Devine, Catherine	RES	\$ 1,458,200	10824	
7:45					
8:00					
8:15	2 Surf Rd Feldman, Matthew (W. Glenn Major)	RES	\$ 2,730,800	13678	
8:30	50 Shorehaven Rd Schirring, Luke	RES	\$ 2,384,000	6983	
8:45	18 Sylvan Rd S Lippman, Kenneth	RES	\$ 494,700	12755	
9:00	12 Covlec Dr Persico, Adele & Robert	RES	\$ 1,609,800	12306	
9:15	237 Post Rd W Nevas Law Group	PP	\$ 890	5548	No Show
9:30	191 Post Rd W Sungal Corp	PP	\$ 5,995	6937	
9:45					

Meeting convened: 7:06 PM Meeting adjourned: 9:29 PM

Signed: *Jerman F. Allen*

3/10/20

Page 1 of 3

① 5 High Point Rd

Needs Inspection !!!

~~2266912~~
~~17135299~~
~~15848884~~
~~17135298~~
~~187201344~~

Camps

41 Peridot - why \$/sq ft lower for 14 vs 1

3 Turquoise

7 Silver Brook

22 High Pt

② 38 Old Hill

House had been vacant & in disrepair etc.

3/10/20

Page 2 of 3

③ 73 Partrick Rd

(already inspected)

④ 2 Sart Rd.

purchased 4/14/20 for \$2,100,000

(already inspected)

not FEMA compliant

⑤ 50 Sparhawk Rd

2 lots combined

land is issue, not lease

⑥ 18 Sylvan Rd S - used as medical office
house is also residence

3/10/20

Page 3 of 3

⑦ 12 Covelee Drive

FEMA compliant

⑧ 191 Post Rd W (PP)

dupl'd computer by mistake - lower 50%

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

Office Use Only
GL Year: 2019
List No: 13685

**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. FEB 20 2020

ASSESSOR'S OFFICE

Grand List of October 1, 2019 Date(s) not available: 3/16 - 3/20/2020

Property Owner's Name: Nora Robin + Michael Robin

Property Location: 5 High Point Road Telephone contact: 914-815-0282
(number and street)

Appellant's Name: Nora + Michael Robin Property Type: residential
(residential, commercial, personal property, motor vehicle)

Mailing Address: 5 High Point Road Phone Number: 914-815-0282

Total Assessment: \$1,878,000 Appellant's Estimate of Market Value: \$2,200,000

BRIEFLY STATE YOUR REASON FOR APPEAL: Market Value decreased from \$2,750,000 in 7/1/2013 to \$2,250,000 12/4/2017. We appeal to lower property taxes commensurate with the reduction in value.

Signature at Application Nora Robin Date: 2/20/2020

Signature at Time of Hearing [Signature] Date: 3/10/2020 PH

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: <u>452,600</u>	Land: _____
Building: <u>1,380,500</u>	Building: _____
Other: <u>44,900</u>	Other: _____
Total: <u>1,878,000</u>	Total: _____
Personal Property: _____	Personal Property: _____
Motor Vehicle: _____	Motor Vehicle: _____
DATE AND TIME OF HEARING AT TOWN HALL	Dated: _____
ROOM: <u>Green Ln</u>	Signed: _____
Date: <u>Tues. March 10, 2020</u>	Signed: _____
Time: <u>7:00 PM</u>	Signed: _____

NEEDS INSPECTION

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? ___

DATE OF LAST INSPECTION: None

PURCHASE DATE: 12.4.2017

PROPERTY ADDRESS: 5 High Pt. Rd.

OWNER: Robin, Michael & Nora

ASSESSMENT: 1,878,000

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

1972 Custom Colonial #1,7 -

Remodeled 2005

Similar zone

BAA COMMENTS/COMPARABLE PROPERTIES:

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	
ROBIN MICHAEL & NORA		6 Septic 2 Public Water		1 Public		RES LAND DWELLING RES OUTBL		1-1 1-3 1-4		Appraised 646,500 1,972,200 64,100		Assessed 452,600 1,380,500 44,900	
5 HIGH PT RD		AIF Prcl ID 545411-B-1		SUPPLEMENTAL DATA		Lift Hse		Assoc Pid#		2,682,800		1,878,000	
WESTPORT CT 06880		Historic ID 503								Total		1833100	
GIS ID G11053000		Census WestportC F25 Survey Ma 5045 Survey Ma											

RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				Q/U V/I				SALE PRICE				VC			
ROBIN MICHAEL & NORA				3828 0333				12-04-2017				Q				2,250,000				00			
SHU YI AND CHAN WAI TSING				3446 0138				07-01-2013				Q				2,749,000				00			
CORDES JAMES & TANIA				2875 0140				02-07-2008				Q				3,060,000				00			
5 HIGH POINT ROAD LLC				2799 0081				05-17-2007				U				1,150,000				31			
DALESSIO PALMA				2767 0327				02-08-2007				U				0				29			
Total				0.00																			

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total				Total			

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Sub	R	Batch				
0001							
M/ 5045(1), 1999 BAA CHANGE.							
2015 OUTDOOR FPL							

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
84188	07-02-2018	SP	Swimming Pool	75,000	02-11-2008	100	07-26-2019	20' X 50' INGROUND POOL	01-29-2020	CP	2		57	Office review - town record
68605	06-06-2007	NC	New Construct	900,000	08-29-2007	100	08-29-2007	2 STY S/F DWELLING W/ UN	10-05-2015	VA			81	Data Mailer Change
68559	05-23-2007	DE	Demolish			100		DEMO	03-05-2015	VA			10	Measu/LtrSnt - Letter Sent
Total Appraised Parcel Value														

LAND LINE VALUATION SECTION				APPRaised VALUE SUMMARY										
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Location Adjustment	Adj Unit P	Land Value
1	201	Single Family Re	AA		1.060 AC	380,000	0.94414	5	1.00	170	1.700	1.0000		646,500
Total Card Land Units														646,500
Total Land Area														1.0600
Parcel Total Land Area														1.0600
Total Land Value														646,500

APPRaised VALUE SUMMARY															
Appraised Bldg. Value (Card)															1,972,200
Appraised Xt (B) Value (Bldg)															0
Appraised Ob (B) Value (Bldg)															64,100
Appraised Land Value (Bldg)															646,500
Special Land Value															0
Total Appraised Parcel Value															2,682,800
Valuation Method															C
Total Appraised Parcel Value															2,682,800

This signature acknowledges a visit by a Data Collector or Assessor

VISION

	<u>Address</u>	<u>Appraised Value</u>	<u>Assessed Value</u>	<u>Square Feet</u>	<u>Lot Size</u>	<u>Year Sold</u>	<u>Sale Price</u>	<u>Year Built</u>	<u>CNS Sec</u>	<u>Deprec</u>
170 AA	5 High Point	\$2,682,800	\$1,878,000	6,969	1.06	2017	\$2,250,000	2007	1,972,200	13%
200 AA	23 Sturges Com	\$2,256,900	\$1,579,800	6,433	1.00	2015	\$2,250,000	2005		
170 AA	41 Pequot Trail	\$2,426,800	\$1,698,800	8,879	1.00	2015	\$2,300,000	2001	1,780,800	21%
170 AAA	3 Tupelo	\$2,321,300	\$1,625,000	6,732	1.31	2013	\$2,100,000	2012	1,737,500	3%
160 AA	8 Wakeman Rd	\$2,322,600	\$1,625,800	6,672	1.07	2014	\$2,270,000	2002	1,639,000	19%
170 AAA	7 Silver Brook	\$2,265,600	\$1,585,900	6,705	1.00	2012	\$2,251,000	2007	1,619,600	13%
170 AA	22 High Point	\$2,417,100	\$1,692,000	7,624	1.00	2008	\$2,385,000	2007	1,771,100	13%
	Averages of 6 comps	\$2,335,000		7,174			\$2,259,000			

5 High Point

2013 Sale: \$2,749,000

2015 Appraised Value: \$2,682,000

2017 Sale: \$2,250,000

Difference between Sale and Appraised Value \$432,800

Appraised Value (\$2,682,000) broken down as follows:

Land \$646,500

Dwelling \$1,972,200

Fireplace \$64,000 (very high for fire place on rear side of chimney)

Custom Colonial

Type 1 Grade Construction – Built in 2007

Depreciation 13%

Depreciation Code A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
EBERT LEWIS C & EMILY		61 Septic	1 Public			Code	Assessed
		2 Public Water				1-1	408,700
						1-3	1,216,300
TUPELO RD		SUPPLEMENTAL DATA					
ESTPORT CT 06880		Alt Pcl ID	544003-2	Lift Hse			
		Historic ID	503				
		Census	WestportC B33				
		Survey Ma	3375				
		Survey Ma					
		GIS ID	F16053000	Assoc Pid#			
							1,625,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
EBERT LEWIS C & EMILY		3498 0233	01-06-2014	U	-	0	29	Year	Code
EBERT LEWIS C		3493 0230	12-12-2013	Q	-	2,100,000	00	2019	1-1
MIKO LLC		3111 0007	08-25-2010	U	-	0	29	2018	1-1
ERUMI LLC		2542 0103	04-22-2005	Q	-	860,000	00	2017	1-3
ORDON ERIC SETH		1825 0111	01-30-2001	Q	-	560,000	00	2017	1-3
		Total						Total	Total
								1625000	1625000

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

ASSESSING NEIGHBORHOOD		Amount	Description	Number	Amount	Comm Int
Nbhd	Sub					
0001	R					
Total		0.00				

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
275	04-17-2014	40,000	07-19-2014	100		1 STORY ADDITION FOR ATT
367	10-28-2010	650,000	02-27-2012	100		2 STORY S/F DWELLING WIT
147	01-10-2007		07-24-2007	100		DEMO

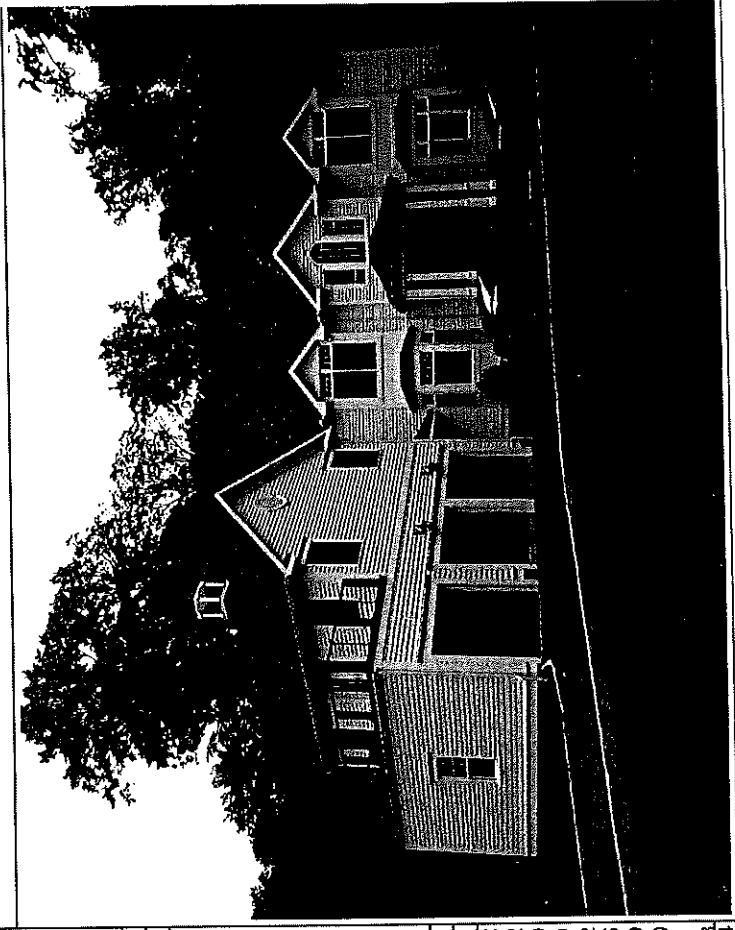
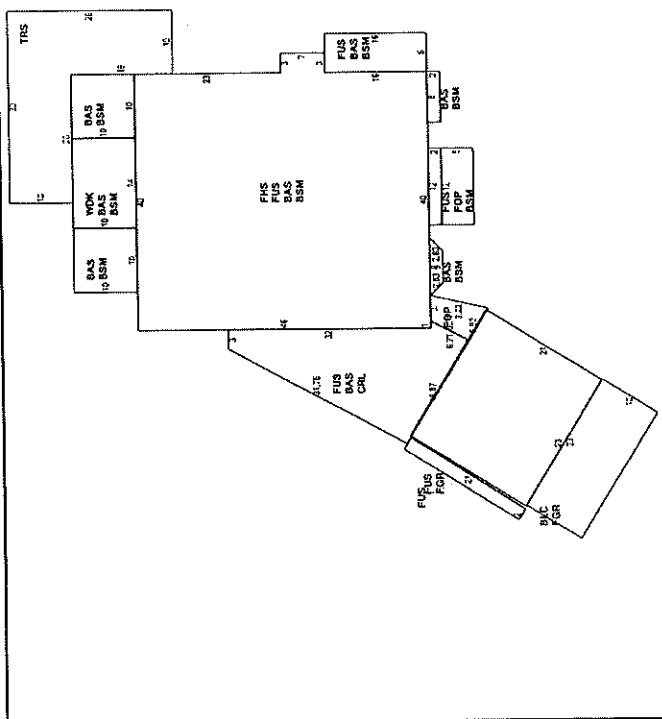
LAND LINE VALUATION SECTION		Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Val
Use Code	Description											
201	Single Family Re	1.310 AC	380,000	0.76647	5	0.90	170	1.700	POND/WET	1.0000		583.8
Total Card Land Units		1.310 AC										583.8
Parcel Total Land Area		1.3100										583.8

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Permit Id	Issue Date						
275	04-17-2014	08-21-2019	TM	1		76	QC-REVAL
367	10-28-2010	10-31-2015	VA	2		81	Data Mailer Change
147	01-10-2007	07-19-2014	MI	2		01	Measured/No Interior Insp
		03-11-2013	BAA	2		51	BAA No Change
		02-27-2012	TM	2		00	Measur+Listed
		07-24-2007	DM	2	5	99	Vacant Lot Inspection
		10-28-2005	VA			10	Measur/LtSnt - Letter Sent

APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		1,737.5					2,321.3
		583.8					2,321.3
							2,321.3

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description	Element	Cd				
103		Custom Colonial	Fireplaces	3							
01		Residential	Ceiling Height	10.00							
16		Type 1	Elevator								
2.5		2 1/2 Stories	CONDO DATA								
1		Clapboard	Parcel Id	C	Ownr	B	S				
11		Gable	Adjust Type	Code	Description	Factor%					
03		Asphalt Shingl	Condo Fir								
03		Drywall	Condo Unit								
05		Hardwood	COST / MARKET VALUATION								
12		Gas	Building Value New		1,791,286						
03		HydroAir	Year Built		2012						
09		Central	Effective Year Built		A						
03		6 Bedrooms	Depreciation Code		3						
06		7 Full Baths	Remodel Rating		1						
7		1 Half Bath	Year Remodeled		97		1,737,500				
1		13 Rooms	Depreciation %								
8		Average	Functional Obsol								
13		Modern	External Obsol								
02			Trend Factor								
03			Condition								
1			Condition %								
			Percent Good								
			Cns Sect Rcnld								
			Dep % Ovr								
			Misc Imp Ovr								
A			Misc Imp Ovr Comment								
3			Cost to Cure Ovr								
10.00			Cost to Cure Ovr Comment								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Sub	Yr	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
B		1		0.01	215			97		0.00	0
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value					
S	First Floor	2,718	2,718		216.64	588,822					
C	Balcony	0	230		32.97	7,582					
M	Basement Area	0	2,351		43.31	101,820					
L	Crawl Space	0	391		0.00	0					
R	Garage	0	713		86.59	61,742					
S	Half Story, Finished	1,117	1,861		130.03	241,985					
P	Porch, Open	0	122		42.62	5,199					
S	Upper Story, Finished	2,897	2,897		216.64	627,600					
S	Terrace - Stone	0	460		43.33	19,931					
DK	Deck - Wood	0	140		21.66	3,033					
	Ttl Gross Liv / Lease Area	6,732	11,883			1,657,714					



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION	
ARLOW MATTHEW C & MICHELLE L		6	1	Public					
WAKEMAN RD		Lift Hse		SUPPLEMENTAL DATA		RES LAND		RES OUTBL	
ESTPORT CT 06880		Historic ID 531846A		Assoc Pld# F08010000		6158		WESTPORT, CT	
		Census 506				1,147,300		VISION	
		WestportC H26				52,500			
		Survey Ma 9545							
		Survey Ma							
		GIS ID							

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU / VI		SALE PRICE		VC	
ARLOW MATTHEW C & MICHELLE LEE	3522	0129		05-12-2014	Q			2,270,000	00		
ELASCO NOEL B & JENNIFER B	3349	0166		09-12-2012	U			0	29		
ELASCO NOEL B	3219	0194		08-12-2011	U			2,500,000	32		
AT'L RESIDENTIAL NOMINEE SERVICES I	3219	0192		08-12-2011	U			2,500,000	32		
HITCH TERRY L & NATALIE M	2791	0066		04-27-2007	U			2,615,000	32		
Total										1,625,800	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
Total		0.00	

ASSESSING NEIGHBORHOOD		APPRAISED VALUE SUMMARY	
Nbhd	Sub	Nbhd Name	Amount
0001	R	Tracing	1,639.0
Special Land Value			75.0
Total Appraised Parcel Value			608.6
Valuation Method			2,322.6

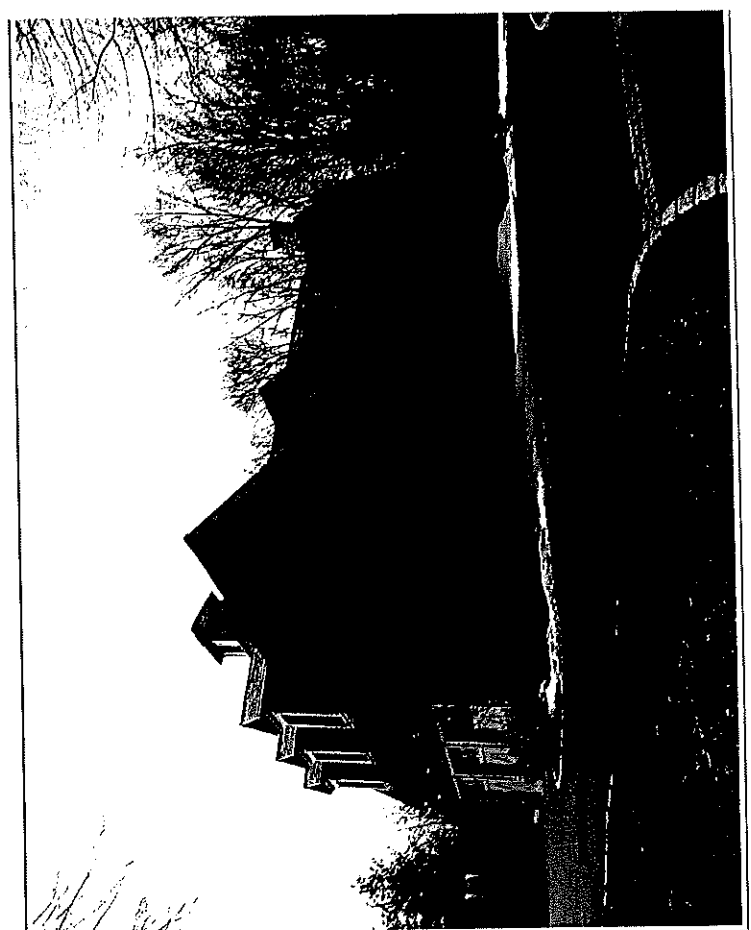
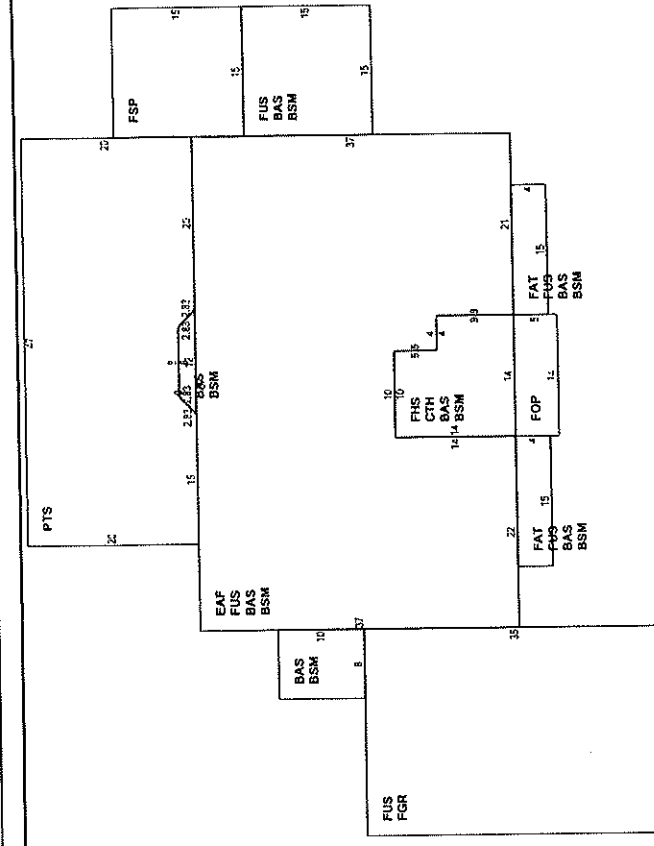
BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Purpose/Result
758	03-30-2015	AL	Measu/LtrSnt - Letter Sent
057	09-22-2014	SP	Partial Inspn (See Perr Sat or >SPM Attm @ Int Ir
502	04-10-2012	AD	Measured/No Interior Insp
531	10-09-2001	AD	INSPECTION NOTICE ST
503	09-24-2001	AD	Measured/No Interior Insp

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD	
Use Code	Description	Zone	Land Type
201	Single Family Res	AA	
Total Card Land Units		1.070	AC
Parcel Total Land Area		1.0700	

RECORD OF OWNERSHIP		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
Total		0.00	

ASSESSING NEIGHBORHOOD		APPRAISED VALUE SUMMARY	
Nbhd	Sub	Nbhd Name	Amount
0001	R	Tracing	1,639.0
Special Land Value			75.0
Total Appraised Parcel Value			608.6
Valuation Method			2,322.6

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description				
103		Custom Colonial	Fireplaces	3					
01		Residential	Ceiling Height	10.00					
18		Type II	Elevator						
2-5		2 1/2 Stories	CONDO DATA						
1		Occupancy	Parcel Id	C	Owne				
14		Interior Wall 1	Adjust Type	Code	Description				
		Interior Wall 2	Condo Flr	B	S				
03		Roof Structure:	Condo Unit		Factor%				
10		Wood Shingle	COST / MARKET VALUATION						
05		Roof Cover	Building Value New		2,023,486				
		Interior Wall 1	Year Built		2002				
		Interior Wall 2	Effective Year Built		A				
12		Hardwood	Depreciation Code		19				
02		Oil	Year Remodeled		1				
04		Forced Air	Depreciation %		81				
03		Central	Functional Obsol		1				
06		6 Bedrooms	Trend Factor		1,639,000				
6		6 Full Baths	Condition %						
1		1 Half Bath	Percent Good						
3		12 Rooms	Chns Sect Rchld						
12		Average	Dep Ovr Comment						
02		Average	Misc Imp Ovr						
1		chens	Misc Imp Ovr Comment						
1		hipopod Tubs	Cost to Cure Ovr						
1		ft Tubs	Cost to Cure Ovr Comment						
2100		una (SF Area	OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)						
3		1 Basement	Yr Bld	Cond. C	% Gd				
0		1 Bsmt Qual	6	75	6				
0		mt. Garages	2015	81	2.05				
A		erior Cond	1996		0.00				
3		eplaces							
10.00		iling Height							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Sub	Sub Ty	Units	Unit Pric	Yr Bld	Cond. C	% Gd	Grade	Appr. V
L1	CRH	L	800	61.00	2015	6	75	6	75,000
EN	Generat	B	1	0.01	1996		81		0



BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
S	First Floor	2,554	2,554	2,554	235.15	600,563
M	Basement Area	0	2,554	176	47.05	120,160
H	Cathedral Ceiling	0	0	1,933	46.76	8,230
F	Attic, Expansion, Finished	870	1,933	120	105.83	204,577
T	Attic, Finished	24	0	840	47.03	5,644
R	Garage	106	176	70	94.06	79,009
S	Half Story, Finished	0	0	225	141.62	24,925
P	Porch, Open	0	0	70	47.03	3,292
P	Porch, Screen	0	0	58.53		13,168
S	Inner Stair, Finished	3,118	3,118	235.15		733,185
Ttl Gross Liv/ Lease Area						1,825,203

CURRENT OWNER WAKEMAN RD
 ARLOW MATTHEW C & MICHELLE L
 WESTPORT CT 06880
 WESTPORT, CT 6158

UTILITIES
 6 Septic
 2 Public Water
LOCATION
 1 Public
SUPPLEMENTAL DATA
 Lift Hse
 Assoc Plat#

RECORD OF OWNERSHIP

Year	Code	Description	Assessed	Year	Code	Assessed	Year	Code	Assessed	
			426,000	2018	1-1	426,000	2017	1-1	426,000	
			1,147,300		1-3	1,147,300		1-3	1,147,300	
			52,500		1-4	52,500		1-4	52,500	
Total			1,625,800	Total			1,625,800	Total		

OTHER ASSESSMENTS

Year	Code	Description	Amount	Number	Amount	Comm Int

ASSESSING NEIGHBORHOOD
 B
 Tracing
 Batch
NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

LAND LINE VALUATION SECTION

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 Val
Total Card Land Units													Parcel Total Land Area	Total Land Value

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 1,639,0
 Appraised Xt (B) Value (Bldg) 75,0
 Appraised Ob (B) Value (Bldg) 608,6
 Appraised Land Value (Bldg) 2,322,6
 Special Land Value
 Total Appraised Parcel Value
 Valuation Method

VISIT / CHANGE HISTORY
 Total Appraised Parcel Value 2,322,6

VISION

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CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
103		Custom Colonial	Fireplaces	3	
01		Residential	Ceiling Height	10.00	
18		Type II			
2.5		2 1/2 Stories			
1		Occupancy	CONDO DATA		
14		terrior Wall 1	Parcel Id	C	Owne
terrior Wall 2				B	S
03		Gable	Adjust Type	Code	Description
10		Wood Shingle	Condo Flr		Factor%
05		Drywall	Condo Unit		
12		Hardwood	COST / MARKET VALUATION		
02		Oil	Building Value	New	
04		Forced Air	Year Built		
03		Central	Effective Year Built		
06		6 Bedrooms	Depreciation Code		
6		6 Full Baths	Remodel Rating		
1		1 Half Bath	Year Remodeled		
3		12 Rooms	Depreciation %		
02		Average	Functional Obsol		
02		Average	External Obsol		
1		chens	Trend Factor		
1		hirlpool Tubs	Condition		
1		if Tubs	Condition %		
2100		una (SF Area	Percent Good		
3		1 Basement	Cris Sect Rctld		
0		mt. Garages	Dep % Ovr		
A		erlor Cond	Dep Ovr Comment		
3		eplaces	Misc Imp Ovr		
10.00		iling Height	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade.A	Appr. V
S	Patio - Stone											

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
S	Patio - Stone	0	920		35.27	32,450
	Ttl Gross Liv / Lease Area					

8 WAKEMAN RD

Location 8 WAKEMAN RD

Mblu F08/ / 010/000 /

Acct# 4235

Owner FARLOW MATTHEW C & MICHELLE LEE

Assessment \$1,625,800

Appraisal \$2,322,600

PID 229

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,714,000	\$608,600	\$2,322,600
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$1,199,800	\$426,000	\$1,625,800

Owner of Record

Owner FARLOW MATTHEW C & MICHELLE LEE
Co-Owner
Address 8 WAKEMAN RD
 WESTPORT, CT 06880

Sale Price \$2,270,000
Certificate
Book & Page 3522/0129
Sale Date 05/12/2014
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FARLOW MATTHEW C & MICHELLE LEE	\$2,270,000		3522/0129	00	05/12/2014
VELASCO NOEL B & JENNIFER B	\$0		3349/0166	29	09/12/2012
VELASCO NOEL B	\$2,500,000		3219/0194	32	08/12/2011
NAT'L RESIDENTIAL NOMINEE SERVICES INC	\$2,500,000		3219/0192	32	08/12/2011
LEITCH TERRY L & NATALIE M	\$2,615,000		2791/0066	32	04/27/2007

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 6,672
Replacement Cost: \$2,023,486
Building Percent Good: 81
Replacement Cost Less Depreciation: \$1,639,000

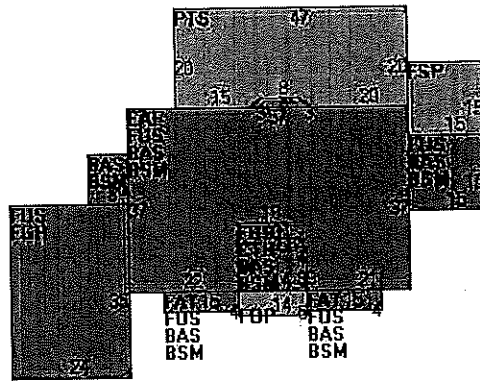
Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//\00\02\6>)

Building Attributes	
Field	Description
Style	Custom Colonial
Model	Residential
Grade:	Type II
Stories:	2 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	6 Bedrooms
Total Bthrms:	6 Full Baths
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	3
Total Rooms:	12 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	1
Hot Tubs	1
Sauna (SF Area)	
Fin Basement	2100
Fin Bsmt Qual	3

Building Layout



(<http://images.vgsi.com/photos2/WestportCTPhotos//Sketches>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	3,118	3,118	
BAS	First Floor	2,554	2,554	
EAF	Attic, Expansion, Finished	1,933	870	
FHS	Half Story, Finished	176	106	
FAT	Attic, Finished	120	24	
BSM	Basement Area	2,554	0	
CTH	Cathedral Ceiling	176	0	
FGR	Garage	840	0	
FOP	Porch, Open	70	0	
FSP	Porch, Screen	225	0	

Bsmt. Garages	0
Interior Cond	A
Fireplaces	3
Ceiling Height	10.00
Elevator	
Sprinklers	Yes
Acc Apts	
Usrflid 300	
Usrflid 301	

PTS	Patio - Stone	920	0
		12,686	6,672

Extra Features

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

Land

Land Use

Use Code 201
Description Single Family Res
Zone AA
Neighborhood 160
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1.07
Frontage 0
Depth 0
Assessed Value \$426,000
Appraised Value \$608,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	InGround Pool	CRH	Heatd/Concrt	800.00 S.F.	\$75,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,714,000	\$608,600	\$2,322,600
2018	\$1,714,000	\$608,600	\$2,322,600
2017	\$1,714,000	\$608,600	\$2,322,600

Assessment			
Valuation Year	Improvements	Land	Total

2019	\$1,199,800	\$426,000	\$1,625,800
2018	\$1,199,800	\$426,000	\$1,625,800
2017	\$1,199,800	\$426,000	\$1,625,800

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PROPERTY LOCATION
 Bldg Name Sec # 1 of 1 Card # 1 of 1
 Bldg Name Sec # 1 of 1 Card # 1 of 1

PROPERTY OWNER
 AHN MELISSA B
 WESTPORT CT 06880
 WESTPORT, CT 6158

TOPO
 4 Gas
 6 Septic
 2 Public Water

UTILITIES
 1 Public

STRT / ROAD
 SILVER BRK RD

LOCATION
 RES LAND
 DWELLING

CURRENT ASSESSMENT
 Code Assessed Year Code Assessed Year Code Assessed Year
 1-1 452,200 2018 1-1 452,200 2017 1-1 452,200 2017
 1-3 1,133,700 2018 1-3 1,133,700 2017 1-3 1,133,700 2017

SUPPLEMENTAL DATA
 Alt Prcl ID 532111-17
 Historic ID 503
 Census WestportC B33
 Survey Ma 6387
 GIS ID D14036000

ASSOCIATED PLOTS
 Assoc Pld#

VISION

RECORD OF OWNERSHIP

Year	Code	Description	Amount	Code	Description	Amount	Code	Description	Amount
			0.00						
			3660	0336	11-23-2015	U	0	29	
			3829	0279	07-20-2012	Q	2,251,000	00	
			2737	0058	11-01-2006	U	1,100,000	31	
			1505	0161	03-27-1997	U	0	29	
Total			1585900	Total		1585900	Total		1585900

OTHER ASSESSMENTS

Year	Code	Description	Number	Amount

EXEMPTIONS

Year	Code	Description	Amount

ASSESSING NEIGHBORHOOD

Nbhd	Sub	R	Tracing	Batch
0001				

NOTES
 / 6387(17); 2545

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	1,619.6
Appraised X1 (B) Value (Bldg)	
Appraised Ob (B) Value (Bldg)	
Appraised Land Value (Bldg)	646.0
Special Land Value	
Total Appraised Parcel Value	2,265.6

VALUATION METHOD
 Valuation Method

TOTAL APPRAISED PARCEL VALUE
 2,265.6

BUILDING PERMIT RECORD

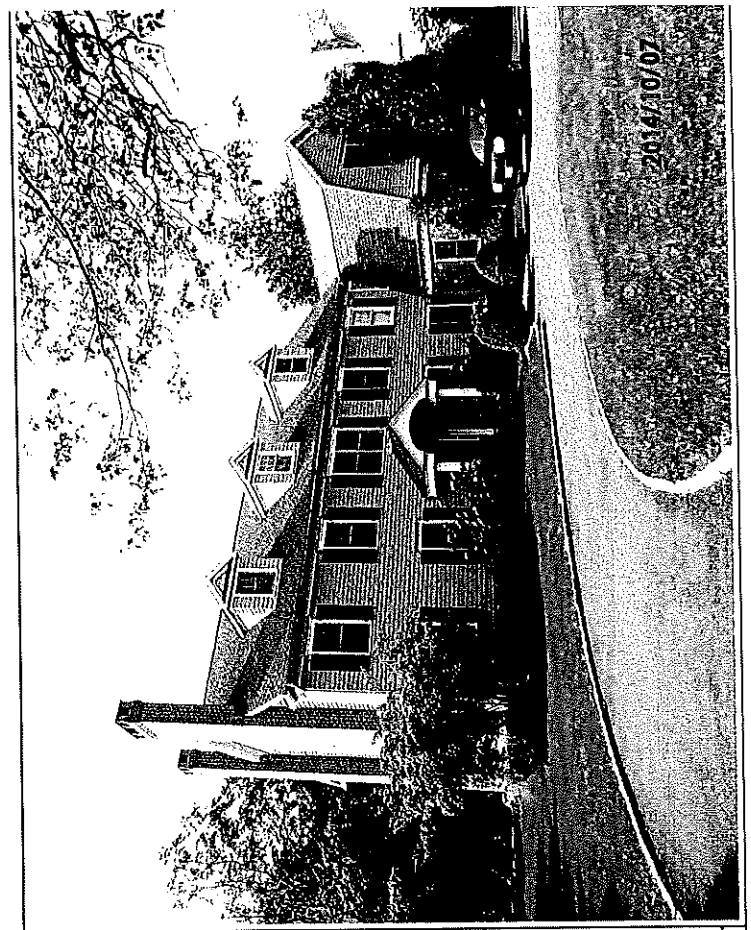
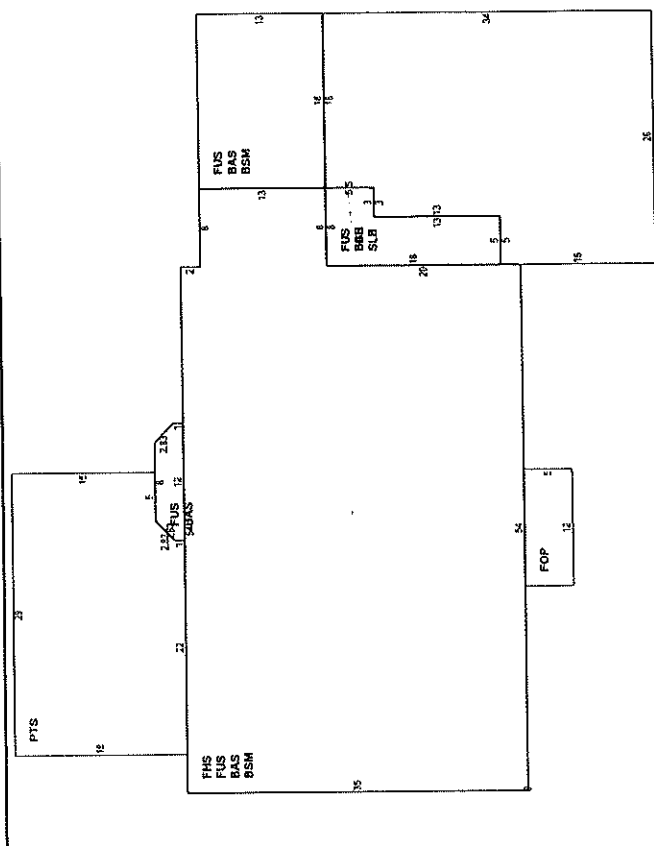
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
062	12-12-2006	NC	New Construct	550,000	01-05-2008	100		NEW 2-STY HOUSE W/ PART DEMO
029	12-01-2006	DE	Demolish		10-03-2007	100		

LAND LINE VALUATION SECTION

Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Location Adjustment	Adj Unit P	Land Val
201	Single Family Re	AAA		1.000	380,000	1.000000	5	1.00	170	1.700	1.0000		646.0
Total Card Land Units													
Total Land Value													

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Description					
03	01	Colonial Residential Type 1	Fireplaces					
03	16	2 1/2 Stories	Ceiling Height					
03	2.5	Wood Shingle	Elevator					
03	14	Stone Veneer	CONDO DATA					
03	29	Gable	Parcel Id	C	Owne	B	S	
03	03	Asphalt Shingl	Adjust Type	Code	Description	Factor%		
03	05	Drywall	Condo Fir					
03	05	Hardwood	Condo Unit					
03	12	Oil	COST / MARKET VALUATION					
03	02	HydroAir	Building Value New		1,861,575			
03	09	Central	Year Built		2007			
03	05	5 Bedrooms	Effective Year Built		A			
03	4	4 Full Baths	Depreciation Code		13			
03	3	3 Half Baths	Remodel Rating		1			
03	5	14 Rooms	Depreciation %		87			
03	03	Modern	Functional Obsol		1,619,600			
03	03	Modern	External Obsol					
03	1	chens	Trend Factor					
03	1	Hotpool Tubs	Condition					
03	1	Hot Tubs	Condition %					
03	1337	una (SF Area	Percent Good					
03	6	Basement	Cns Sect Rcnld					
03	6	Basmt Qual	Dep % Ovr					
03	VG	Garages	Dep Ovr Comment					
03	3	erlor Cond	Misc Imp Ovr					
03	9.00	eplaces	Cost to Cure Ovr					
03	9.00	illing Height	Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)				Yr Blt	Cond. C	% Gd	Grade	Appr. V
Code	Description	Sub	Sub Ty	L/B	Units	Unit Pric		

BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area
S	First Floor	2,365	2,365
M	Basement Area	0	2,228
R	Garage	0	85,66
S	Half Story, Finished	1,196	1,994
P	Porch, Open	0	60
S	Upper Story, Finished	3,144	3,144
S	Patio - Stone	0	503
B	Slab	0	105
Ttl Gross Liv / Lease Area		6,705	11,178
			1,614,816



CURRENT OWNER
COBS JASON & TALMAGE
WESTPORT, CT 06880

TOPO
6 Septic
2 Public Water

UTILITIES
1 Public

STRT/ROAD
Lift Hse

LOCATION
RES LAND DWELLING

APPRaised
646,000
1,771,100

Assessed
452,200
1,239,800

6158
WESTPORT, CT

VISION

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	1-1	452,200	2018	1-1	452,200	2017	1-1	452,200
	1-3	1,239,800		1-3	1,239,800		1-3	1,239,800
Total		1,692,000	Total		1,692,000	Total		1,692,000

RECORD OF OWNERSHIP
BK-VOL/PAGE SALE DATE QU VI SALE PRICE VC
3500 0107 01-15-2014 U 0
2924 0307 07-25-2008 Q 2,385,000
2832 0052 08-16-2007 U 1,000,000
1512 0108 04-30-1997 Q 510,000

Year	Code	Description	Amount	Number	Amount
EXEMPTIONS					
OTHER ASSESSMENTS					
ASSESSING NEIGHBORHOOD					
Nbhd	Sub	Nbhd Name	Tracing	Batch	
0001	R				

APPRaised VALUE SUMMARY
Appraised Bldg. Value (Card) 1,771,100
Appraised X1 (B) Value (Bldg)
Appraised Ob (B) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value 2,417,100

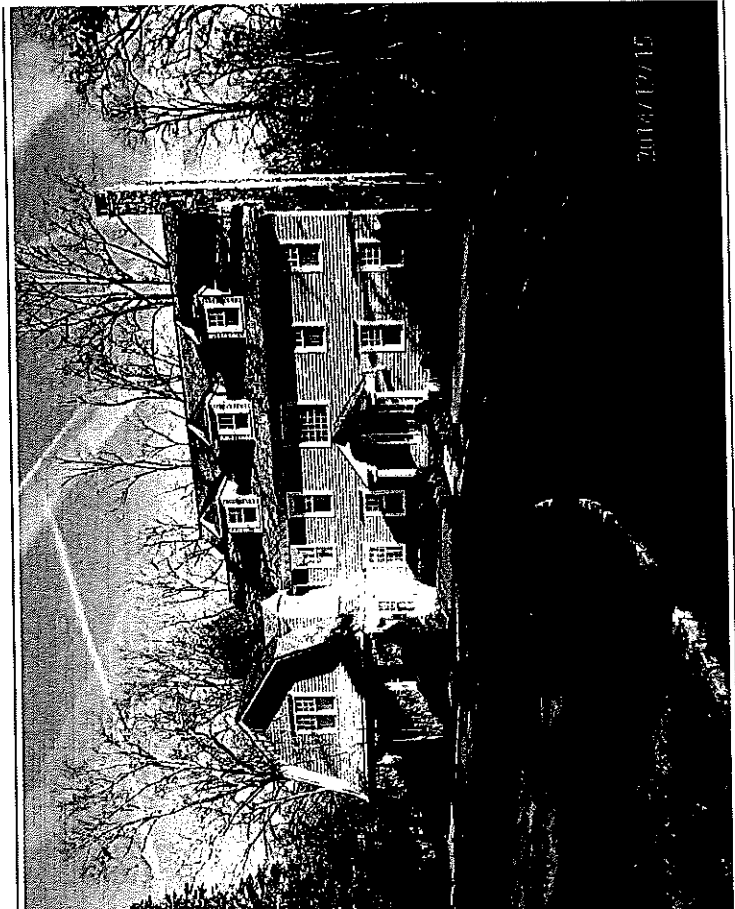
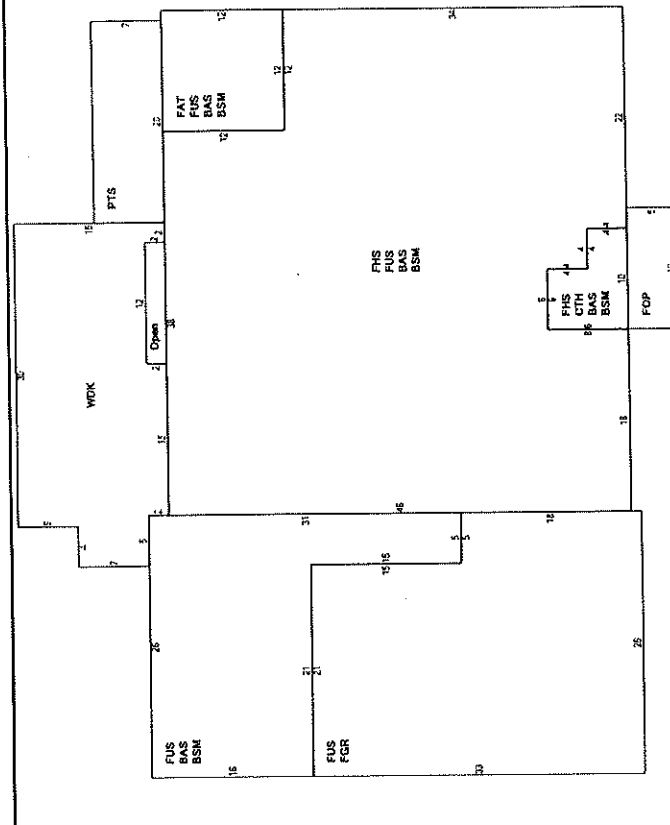
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
896	08-21-2007	DE	Demolish		09-26-2007	100		DEMO 1949 S/F HOUSE
802	07-24-2007	NC	New Construct	500,000	06-13-2008	100		NEW 5 BDRM 2-STORY SING

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 Val
201	Single Family Re	AA		1.000	380,000	1.00000	5	1.00	170	1.700		1.0000		646.0
Total Card Land Units 1.000 AC Parcel Total Land Area 1.0000 Total Land Value 646.0														

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BUILDING PERMIT RECORD								
VISIT / CHANGE HISTORY								
Date	Id	Type	Is	Cd	Purpose/Result			
03-05-2015	VA			10	Measu/LtrSmt - Letter Sent			
01-10-2015	FSR			02	Sat or >5PM Attn @ Int Ir			
12-15-2014	TWM			01	Measured/No Interior Insp			
11-24-2014	VA			66	INSPECTION NOTICE SE			
06-13-2008	TM	2		01	Measured/No Interior Insp			
09-26-2007	DM	2	5	53	Fe-Check - WIP			
08-29-2007	DM	2	5	99	Vacant Lot Inspection			

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element Cd	Description	Element Cd	Description
03	Colonial Residential	4	Fireplaces
01	Type 1	9.00	Ceiling Height
16	2 1/2 Stories		Elevator
2.5	Wood Shingle	CONDO DATA	
1	Gable	Parcel Id	C
14	Wood Shingle	Adjust Type	Code
03	Wood Shingle	Condo Flr	Description
10	Drywall	Condo Unit	Factor%
05	Cust Wd Panel	COST / MARKET VALUATION	
06	Hardwood	Building Value New	2,035,692
12	Gas	Year Built	2007
03	HydroAir	Effective Year Built	A
09	Central	Remodel Rating	13
04	4 Bedrooms	Year Remodeled	1
5	5 Full Baths	Depreciation %	87
2	2 Half Bths	Functional Obsol	1,771,100
5	14 Rooms	External Obsol	
14	Modern	Trend Factor	
03	Modern	Condition	
03	Modern	Condition %	
1	Chens	Percent Good	
1	Hirpool Tubs	Cns Sect Rcld	
1	4 Tubs	Dep % Ovr	
1300	una (SF Area	Misc Imp Ovr	
1	Basement	Misc Imp Ovr Comment	
6	1 Bsmt Qual	Cost to Cure Ovr	
6	mt. Garages	Cost to Cure Ovr Comment	
A	erlor Cond		
4	eplaces		
9.00	iling Height		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Descrpt	Sub	Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Appr. V
1S	First Floor				2,791						578,493
1M	Basement Area				0						115,657
1H	Cathedral Ceiling				0						2,695
1T	Attic, Finished				29						6,011
1R	Garage				0						64,876
1S	Half Story, Finished				1,294						268,209
1P	Porch, Open				0						2,487
1S	Upper Story, Finished				3,510						727,521
1S	Patio - Stone				0						4,353
DK	Deck - Wood				0						9,327
	Tl Gross Liv / Lease Area				7,624						1,779,629



2/4/2020 12:44:39 AM

	<u>Address</u>	<u>Appraised Value</u>	<u>Assessed Value</u>	<u>Square Feet</u>	<u>Lot Size</u>	<u>Year Sold</u>	<u>Sale Price</u>	<u>Year Built</u>	<u>CNS Sec</u>	<u>Deprec</u>
170 AA	5 High Point	\$2,682,800	\$1,878,000	6,969	1.06	2017	\$2,250,000	2007	1,972,200	13%
200 AA	23 Sturges Com	\$2,256,900	\$1,579,800	6,433	1.00	2015	\$2,250,000	2005		
170 AA	41 Pequot Trail	\$2,426,800	\$1,698,800	8,879	1.00	2015	\$2,300,000	2001	1,780,800	21%
170 AAA	3 Tupelo	\$2,321,300	\$1,625,000	6,732	1.31	2013	\$2,100,000	2012	1,737,500	3%
160 AA	8 Wakeman Rd	\$2,322,600	\$1,625,800	6,672	1.07	2014	\$2,270,000	2002	1,639,000	19%
170 AAA	7 Silver Brook	\$2,265,600	\$1,585,900	6,705	1.00	2012	\$2,251,000	2007	1,619,600	13%
170 AA	22 High Point	\$2,417,100	\$1,692,000	7,624	1.00	2008	\$2,385,000	2007	1,771,100	13%
	Averages of 6 comps	\$2,335,000		7,174			\$2,259,000			

	<u>Address</u>	<u>Appraised Value</u>	<u>Assessed Value</u>	<u>Square Feet</u>	<u>Lot Size</u>	<u>Year Sold</u>	<u>Sale Price</u>	<u>Year Built</u>	<u>CNS Sec</u>	<u>Deprec</u>
170 AA	5 High Point	\$2,682,800	\$1,878,000	6,969	1.06	2017	\$2,250,000	2007	1,972,200	13%
200 AA	✓ 23 Sturges Com	\$2,256,900	\$1,579,800	6,433	1.00	2015	\$2,250,000	2005		
170 AA	✓ 41 Pequot Trail	\$2,426,800	\$1,698,800	8,879	1.00	2015	\$2,300,000	2001	1,780,800	21%
170 AAA	3 Tupelo	\$2,321,300	\$1,625,000	6,732	1.31	2013	\$2,100,000	2012	1,737,500	3%
160 AA	8 Wakeman Rd	\$2,322,600	\$1,625,800	6,672	1.07	2014	\$2,270,000	2002	1,639,000	19%
170 AAA	7 Silver Brook	\$2,265,600	\$1,585,900	6,705	1.00	2012	\$2,251,000	2007	1,619,600	13%
170 AA	22 High Point <i>Coland</i>	\$2,417,100	\$1,692,000	7,624	1.00	2008	\$2,385,000	2007	1,771,100	13%

Averages of 6 comps \$2,335,000 7,174 \$2,259,000

CURRENT OWNER DUSHEE SCOTT & SUSAN N
TOPO 6 Septic
UTILITIES 1 Public
STRT/ROAD
LOCATION
DESCRIPTION RES LAND DWELLING
Code 1-1
Appraised 760,000
Assessed 532,000
Year 2019
Code 1-1
Appraised 1,496,900
Assessed 1,047,800

SUPPLEMENTAL DATA
 Alt Pct ID 5443220
 Historic ID 503
 Census WestportC F24
 Survey Ma 2075
 Survey Ma
 GIS ID G12065000
 Assoc Pct#
 Lift Hse

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	QU	V/I	SALE PRICE	VC
3616 0121	06-08-2015	Q	1	2,250,000	00
3171 0327	02-14-2011	U	1	0	29
2559 0160	06-10-2005	Q	1	2,715,000	00
2440 0008	07-20-2004	U	1	1,050,000	07
1578 0290	03-10-1998	Q	1	560,000	00

EXEMPTIONS

Year	Code	Description	Amount	Number	Amount	Comm Int
Total			0.00			

ASSESSING NEIGHBORHOOD

Nbhd	Sub	Nbhd Name	Tracing	Batch
0001	R			

NOTES
 BSM ACCESS THRU FGR ONLY
 MBTH = BARRREL CEILING
 104-FSP,WDK, FRONT PORCH, GARAGE EXT,
 UDROOM, FR EXT, 2ND FL
 N BSM = WINE CELLAR
 BUTTLE SO. SIDE TO 3RD

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
240	12-28-2009	AL	Alterations	65,000	07-13-2010	100	06-28-2010	RENOVATE EXISTING SUNR
015	05-20-2005		INT RENO	20,000	10-03-2006	100	10-03-2006	INT RENO TO CONVERT ATT
015-2	08-04-2004		SCRN PORCH	200,000	05-27-2005	100	05-27-2005	SCRN PORCH ADDTN, REAR
437	04-14-1999		12 X 20 1ST KI	0		100		12 X 20 1ST KIT EXT ON CRA

LAND LINE VALUATION SECTION

Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Location Adjustment	Adj Unit P	Land Val
201	Single Family Re	AA		1.000 AC	380,000	1.00000	5	1.00	200	2.000	1.00000		760,0
Total Card Land Units 1.000 AC													
Parcel Total Land Area 1.00000													
Total Land Value 760,0													

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 1,496,9
 Appraised Xt (B) Value (Bldg) 760,0
 Appraised Ob (B) Value (Bldg) 2,256,9
 Appraised Land Value (Bldg) 1,496,9
 Special Land Value
 Total Appraised Parcel Value 2,256,9

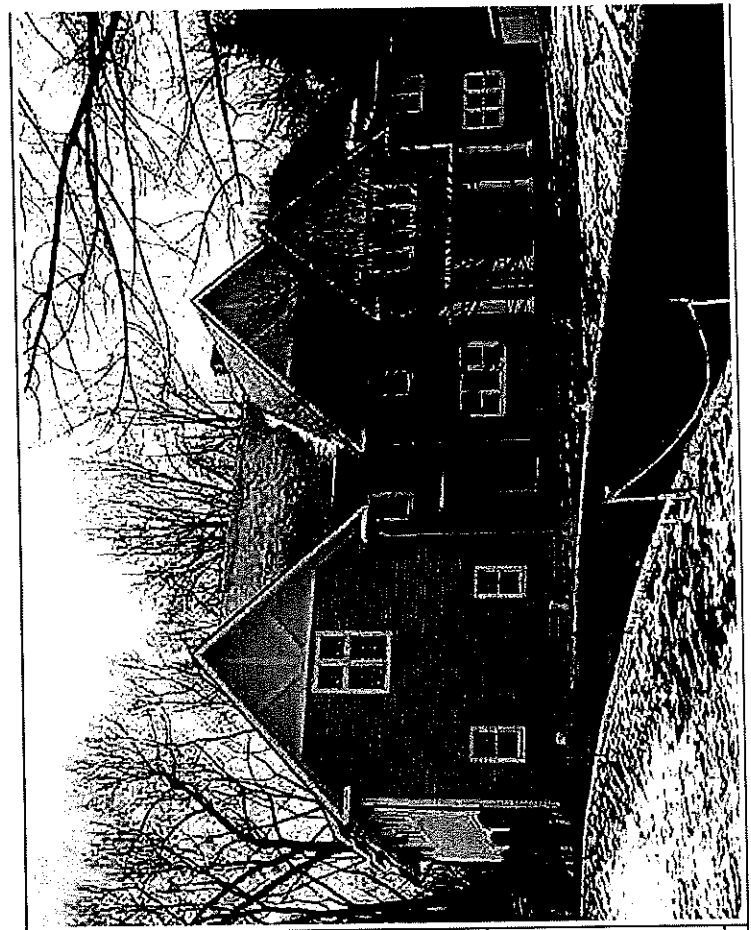
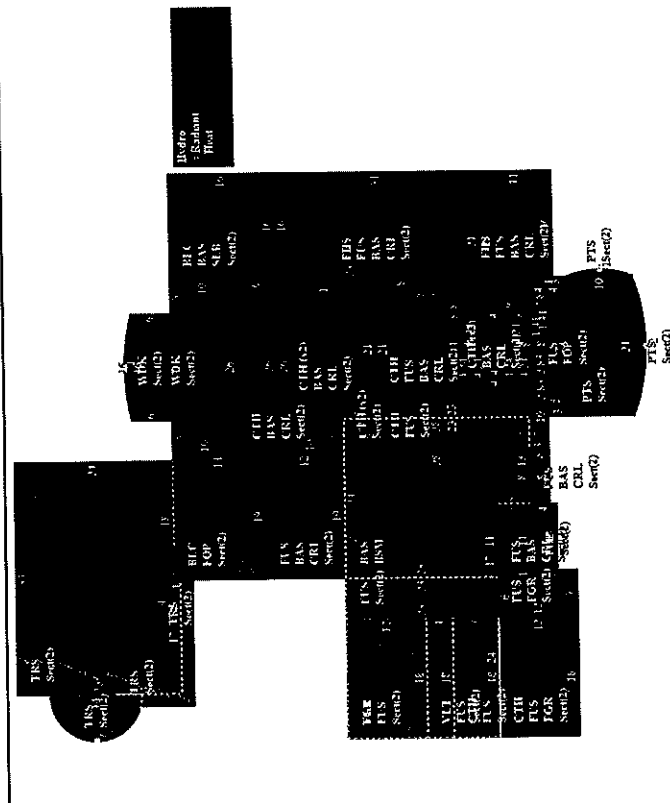
VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
08-26-2019	TM	1		76	OC-REVAL
10-31-2015	VA			80	Data Mailer No Change
07-13-2010	TM	7		71	Owner Inquiry - Field Insp
05-04-2010	MI			69	Partial Int Inspn (See Perr
01-11-2006	TML			42	Hearing - No Show
09-06-2005	VA			10	Measur/LtSnt - Letter Sent
04-02-2005	MIB	3		02	Sat or >5PM.Attm @ Int Jr

VISION

13 STURGES CMNS

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Description	Element	Description								
103	Custom Colonial	2	Fireplaces								
01	Residential	8.00	Ceiling Height								
16	Type I	CONDO DATA									
1	1 Story	Parcel Id	C								
11	Clapboard	Adjust Type	Code								
03	Gable	Condo Flr	Description								
10	Wood Shingle	Condo Unit	Factor%								
05	Drywall	COST / MARKET VALUATION									
12	Hardwood	Building Value New	1,854,657								
02	Oil	Year Built	1949								
09	HydroAir	Effective Year Built	E								
03	Central	Depreciation Code	G								
05	5 Bedrooms	Remodel Rating	2005								
5	5 Full Baths	Year Remodeled	2								
0	1 Half Baths	Depreciation %									
2	1 Xtra Fixrs	Functional Obsol									
6	6 Rooms	External Obsol									
02	Average	Trend Factor	1								
1	Chens	Condition									
	hirpool Tubs	Condition %	98								
	if Tubs	Percent Good	299,000								
	una (SF Area	Chs Sect Rcnld									
	1 Basement	Dep % Ovr									
	1 Bsmt Qual	Dep Ovr Comment									
	mt. Garages	Misc Imp Ovr									
	erlor Cond	Misc Imp Ovr Comment									
	eplaces	Cost to Cure Ovr									
	iling Height	Cost to Cure Ovr Comment									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Id	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
EN	Generat	B		1	0.01	2015	5	98	3	0.00	0
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
S	First Floor	617	617	617	221.10	136,421					
M	Basement Area	0	617	617	44.08	27,196					
R	Garage	0	552	552	88.52	48,964					
Ttl Gross Liv / Lease Area					617	1,786	212,481				



6158 WESTPORT, CT

VISION

CURRENT OWNER		UTILITIES		START / ROAD		LOCATION		CURRENT ASSESSMENT		ASSESSED	
Code	Description	Code	SALE DATE	Code	VI	Code	Year	Code	Year	Code	Assessed
6	Septic	1	Public				2019	1-1	532,000	2017	532,000
2	Public Water						2018	1-1	1,047,800		1,047,800
SUPPLEMENTAL DATA						Total		2,256,900		1,579,800	
Alt Pct ID 5443220		Lift Hse		Assoc Pct#							
Historic ID 503											
Census WestportC F24											
Survey Ma 2075											
Survey Ma											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC				
DUSHEE SCOTT & SUSAN N	3616	0121	06-08-2015	Q	1	2,250,000	00				
RIFFIN DANA ANN TRUSTEE	3171	0327	02-14-2011	U	1	0	29				
RIFFIN DANA ANN	2559	0160	06-10-2005	Q	1	2,715,000	00				
XIS POINT GROUP HOLDINGS LLC	2440	0008	07-20-2004	U	1	1,050,000	07				
WARD MICHAEL P	1578	0290	03-10-1998	Q	1	560,000	00				
Total						1579800		Total	1579800	Total	15798

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
		0.00				

ASSESSING NEIGHBORHOOD		Nbhd	Sub	Nbhd Name	Tracing	Batch
0001	R					

NOTES
BSM ACCESS THRU FGR ONLY
MBTH = BARREL CEILING

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
240	12-28-2009	AL	Alterations	65,000	06-28-2010	100	RENOVATE EXISTING SUNR			
015	05-20-2005		INT RENO	20,000	10-03-2006	100	INT RENO TO CONVERT ATT			
015-2	08-04-2004		SCRN PORCH	200,000	05-27-2005	100	SCRN PORCH ADDTN, REAR			
437	04-14-1999		12 X 20 1ST KI	0		100	12 X 20 1ST KIT EXT ON CRA			

LAND LINE VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
201	Single Family Re	AA			1.000	AC	380,000	1.000000	5	1.00	200	2.000
Total Card Land Units		1.000		AC		Parcel Total Land Area		1.0000				

OTHER ASSESSMENTS		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
Total				1579800		1579800		Total		15798	

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed	Year	Code	Assessed
Total				2,256,900		1,579,800	

VISIT / CHANGE HISTORY		Permit Id	Issue Date	Type	Date	Id	Type	Is	Cd	Purpose/Result	
240	12-28-2009	AL	Alterations	1	08-26-2019	TM	1		76	QC-REVAL	
015	05-20-2005		INT RENO	7	10-31-2015	VA	7		80	Data Mailer No Change	
015-2	08-04-2004		SCRN PORCH		07-13-2010	TM			71	Owner Inquiry - Field Insp	
437	04-14-1999		12 X 20 1ST KI		05-04-2010	MI			69	Partial Int Inspn (See Perr	
Total Appraised Parcel Value										2,256,900	

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
Total Appraised Parcel Value						2,256,900		

LAND VALUATION SECTION		Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
201	Single Family Re	AA			1.000	AC	380,000	1.000000	5	1.00	200	2.000
Total Card Land Units		1.000		AC		Parcel Total Land Area		1.0000				

LOCATION ADJUSTMENT		Location Adjustment	Adj Unit P	Land Val
Total				760,0

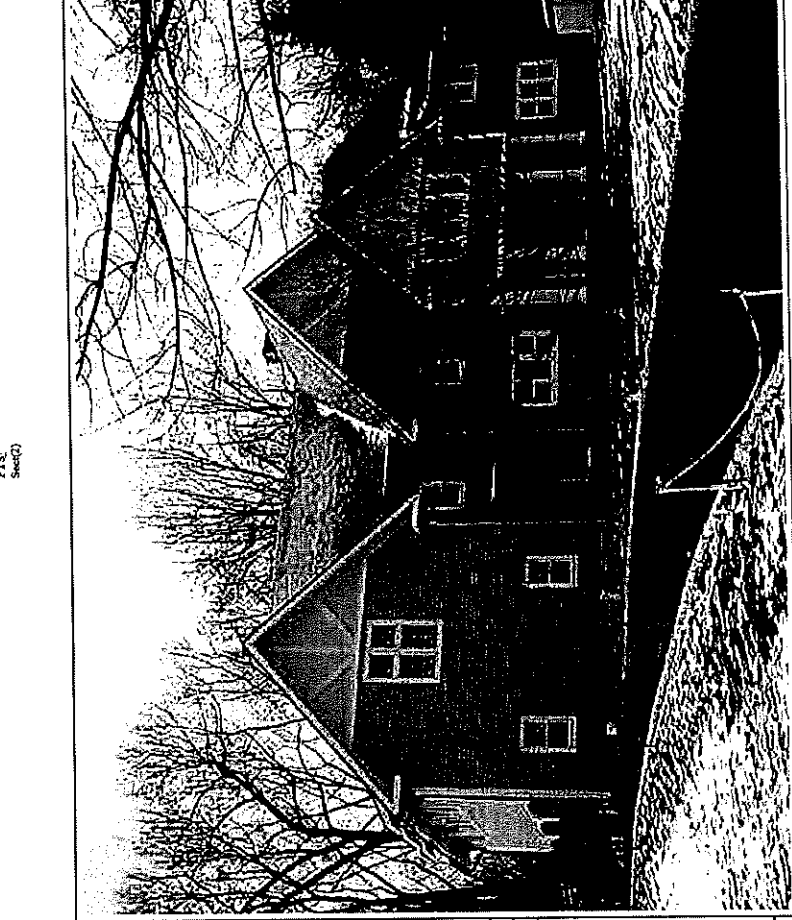
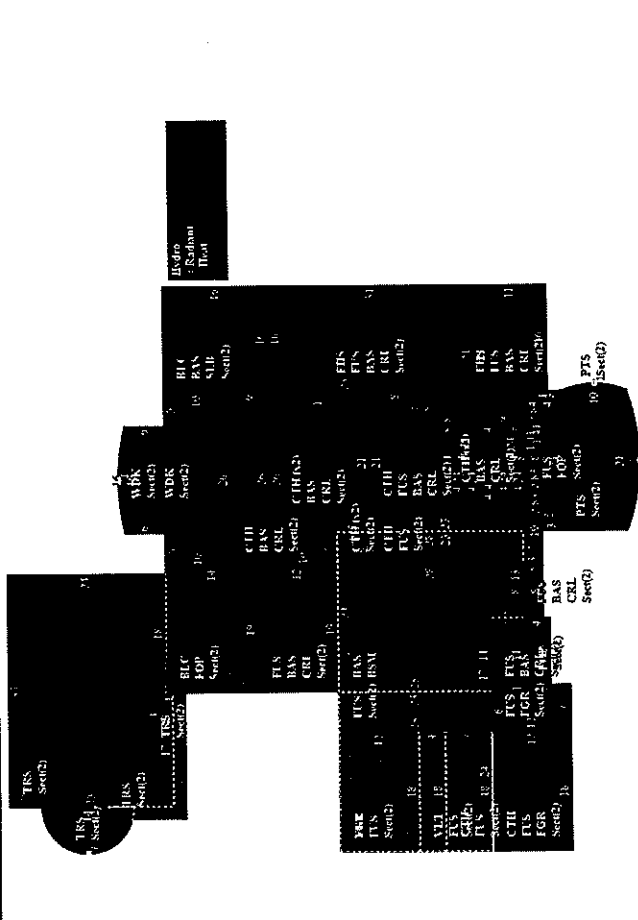
APPRaised VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
Total Appraised Parcel Value						2,256,900	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
103		Custom Colonial	Fireplaces		
01		Residential	Ceiling Height	8.00	
16		Type 1	Elevator		
2		2 Stories			
1		Clapboard	CONDO DATA		
11			Parcel Id		
			Adjust Type		
03		Gable	Condo Fir		
10		Wood Shingle	Condo Unit		
05		Drywall	COST / MARKET VALUATION		
12		Hardwood			1,854,657
02		Oil			2005
09		HydroAir			A
03		Central			17
05		5 Bedrooms			1
5		5 Full Baths			83
0					1,286,100
2		6 Rooms			
6		Average			
02					
1					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)	Yr Bld	Cond.	C	% Gd	Grade	A	Appr. V
Building Value New							
Year Built							
Effective Year Built							
Depreciation Code							
Remodel Rating							
Year Remodeled							
Depreciation %							
Functional Obsol							
External Obsol							
Trend Factor							
Condition							
Condition %							
Percent Good							
Cns Sect Rchld							
Dep % Ovr							
Dep Ovr Comment							
Misc Imp Ovr							
Misc Imp Ovr Comment							
Cost to Cure Ovr							
Cost to Cure Ovr Comment							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
S	First Floor	2,298	2,298		221.10	508,095	
C	Balcony	0	522		33.04	17,246	
L	Crawl Space	0	2,042		0.00	0	
H	Cathedral Ceiling	0	1,927		44.17	85,125	
R	Garage	0	295		88.44	26,090	
S	Half Story, Finished	457	762		132.60	101,044	
P	Porch, Open	0	389		44.33	17,246	
S	Upper Story, Finished	2,961	2,961		221.10	654,686	
S	Patio - Stone	0	245		33.39	8,181	
B	Slab	0	256		0.00	0	
Totl Gross Liv / Lease Area		5,716	13,261			1,469,230	



CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
DUSHEE SCOTT & SUSAN N		6 Septic		1 Public		RES LAND		Code		Assessed	
WESTPORT CT 06880		2 Public Water				DWELLING		1-1		532,000	
STURGES CMNS								1-3		1,047,800	
WESTPORT CT 06880		Alt Prcl ID 5443220		Lift Hse		Assoc Pld#		Total		2,256,900	
WESTPORT CT 06880		Historic ID 503						Total		1,579,800	
WESTPORT CT 06880		Census WestportC F24						Total		2,256,900	
WESTPORT CT 06880		Survey Ma 2075						Total		2,256,900	
WESTPORT CT 06880		Survey Ma 2075						Total		2,256,900	
WESTPORT CT 06880		GIS ID G12065000						Total		2,256,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
Total							
Total		1579800				1579800	Total

EXEMPTIONS		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Total		2019	1-1	532,000	2018	1-1	532,000	2017	1-1	532,000
Total			1-3	1,047,800		1-3	1,047,800		1-3	1,047,800

This signature acknowledges a visit by a Data Collector or Assessor

OTHER ASSESSMENTS		Year	Code	Amount	Number	Amount	Comm Int
Total							

ASSESSING NEIGHBORHOOD		Nbhd	Sub	Nbhd Name	Tracing	Batch
Total		0001	R			

NOTES		Appraised Bldg. Value (Card) 1,496,9
NOTES		Appraised X1 (B) Value (Bldg) 760,0
NOTES		Appraised Ob (B) Value (Bldg) 2,256,9
NOTES		Appraised Land Value (Bldg)
NOTES		Special Land Value
NOTES		Total Appraised Parcel Value
NOTES		Valuation Method

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

LAND LINE VALUATION SECTION		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 Val
Total																

Total Card Land Units		Parcel Total Land Area		Total Land Value	
-----------------------	--	------------------------	--	------------------	--

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Description	Description								
103		Custom Colonial	Fireplaces								
01		Residential	Ceiling Height								
16		Type 1	8.00								
2		2 Stories									
1		Clapboard	CONDO DATA								
11			Parcel Id	C							
				Owne							
03		Gable	Adjust Type	Code							
10		Wood Shingle	Condo Fir	Description							
05		Drywall	Condo Unit	Factor%							
12		Hardwood	COST / MARKET VALUATION								
02		Oil	Building Value	New							
09		HydroAir	Year Built								
03		Central	Effective Year Built								
05		5 Bedrooms	Depreciation Code								
5		5 Full Baths	Remodel Rating								
0			Year Remodeled								
2			Depreciation %								
6		6 Rooms	Functional Obsol								
02		Average	External Obsol								
			Trend Factor								
			Condition								
			Condition %								
			Percent Good								
			Chs Sect Rcnld								
			Dep % Ovr								
			Dep Ovr Comment								
			Misc Imp Ovr	Comment							
			Misc Imp Ovr	Comment							
			Cost to Cure Ovr	Comment							
			Cost to Cure Ovr	Comment							
8.00											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
BUILDING SUB-AREA SUMMARY SECTION											
IS		Terrace - Stone				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
T		Vaulted Ceiling				0	909	44.27	40,241		
DK		Deck, Wood				0	288	10.75	3,095		
						0	367	22.29	8,181		
Ttl Gross Liv / Lease Area											

23 STURGES CMNS

Location 23 STURGES CMNS

Mblu G12/ / 065/000 /

Acct# 11207

Owner FOUSHEE SCOTT & SUSAN N

Assessment \$1,579,800

Appraisal \$2,256,900

PID 7089

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,496,900	\$760,000	\$2,256,900

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$1,047,800	\$532,000	\$1,579,800

Owner of Record

Owner FOUSHEE SCOTT & SUSAN N

Sale Price \$2,250,000

Co-Owner

Certificate 1

Address 23 STURGES CMNS
WESTPORT, CT 06880

Book & Page 3616/0121

Sale Date 06/08/2015

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FOUSHEE SCOTT & SUSAN N	\$2,250,000	1	3616/0121	00	06/08/2015
GRIFFIN DANA ANN TRUSTEE	\$0		3171/0327	29	02/14/2011
GRIFFIN DANA ANN	\$2,715,000		2559/0160	00	06/10/2005
AXIS POINT GROUP HOLDINGS LLC	\$1,050,000	1	2440/0008	07	07/20/2004
WARD MICHAEL P	\$560,000	1	1578/0290	00	03/10/1998

Building Information

Building 1 : Section 1

Year Built: 1949
Living Area: 617
Replacement Cost: \$305,104
Building Percent Good: 98
Replacement Cost Less Depreciation: \$299,000

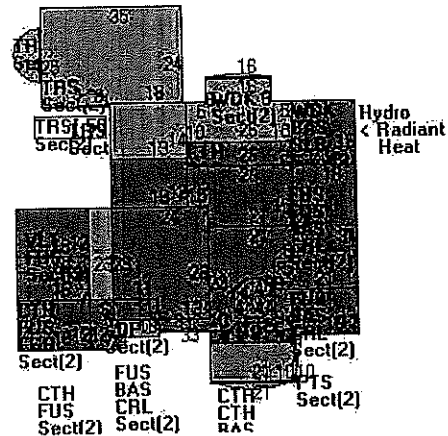
Building Attributes	
Field	Description
Style	Custom Colonial
Model	Residential
Grade:	Type I
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	HydroAir
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5 Full Baths
Total Half Baths:	
Total Xtra Fixtrs:	2
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	

Building Photo



(http://images.vgsi.com/photos2/WestportCTPhotos//\00\00\0:

Building Layout



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

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	617	617
BSM	Basement Area	617	0
FGR	Garage	552	0
		1,786	617

5116

 6433

Fin Bsmt Qual	
Bsmt. Garages	0
Interior Cond	A
Fireplaces	2
Ceiling Height	8.00
Elevator	
Sprinklers	Yes
Acc Apts	
Usrflid 300	
Usrflid 301	

Building 1 : Section 2

Year Built: 2005
Living Area: 5,716
Replacement Cost: \$1,549,553
Building Percent Good: 83
Replacement Cost Less Depreciation: \$1,286,100

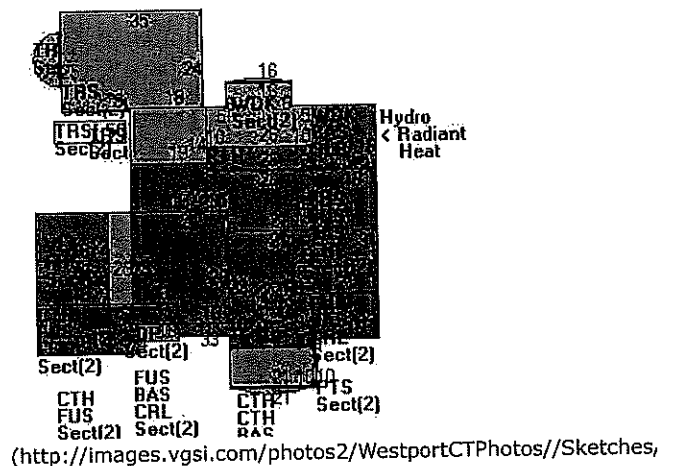
Building Attributes : Section 2 of 2	
Field	Description
Style	Custom Colonial
Model	Residential
Grade:	Type I
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	HydroAir
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5 Full Baths

Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//default.jp>)

Building Layout



Building Sub-Areas (sq ft)	Legend

Total Half Baths:	
Total Xtra Fixtrs:	2
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	
Kitchens	
Whirlpool Tubs	1
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	0
Interior Cond	A
Fireplaces	
Ceiling Height	8.00
Elevator	
Sprinklers	No
Acc Apts	
Usrflid 300	
Usrflid 301	

Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,961	2,961
BAS	First Floor	2,298	2,298
FHS	Half Story, Finished	762	457
BLC	Balcony	522	0
CRL	Crawl Space	2,042	0
CTH	Cathedral Ceiling	1,927	0
FGR	Garage	295	0
FOP	Porch, Open	389	0
PTS	Patio - Stone	245	0
SLB	Slab	256	0
TRS	Terrace - Stone	909	0
VLT	Vaulted Ceiling	288	0
WDK	Deck, Wood	367	0
		13,261	5,716

Extra Features

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

Land

Land Use

Use Code 201
Description Single Family Res
Zone AA
Neighborhood 200
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1
Frontage 0
Depth 0
Assessed Value \$532,000
Appraised Value \$760,000

Outbuildings

Outbuildings		Legend

No Data for Outbuildings

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,496,900	\$760,000	\$2,256,900
2018	\$1,496,900	\$760,000	\$2,256,900
2017	\$1,496,900	\$760,000	\$2,256,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,047,800	\$532,000	\$1,579,800
2018	\$1,047,800	\$532,000	\$1,579,800
2017	\$1,047,800	\$532,000	\$1,579,800

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CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
ANCUSI-UNGARO MONICA & HAR		6 Septic 2 Public Water		1 Public						Assessed 6158 WESTPORT, CT	
PEQUOT TRL		AIR Ptrl ID 5270237-29		SUPPLEMENTAL DATA		Lift Hse				Assessed 452,200 1,246,600	
WESTPORT CT 06880		GIS ID A09018000		Assoc Pict#						Total 2,426,800	

RECORD OF OWNERSHIP											
BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
3631 0049	07-24-2015	Q	-	2,300,000	00	2019	1-1	452,200	2018	1-1	452,200
2630 0291	12-06-2005	U	-	0	29		1-3	1,246,600	2017	1-3	1,246,600
2134 0336	01-31-2003	Q	-	2,725,000	00						
1771 0211	05-12-2000	Q	V	735,000	00						
1697 0124	05-19-1999	U	V	0	29						
Total 1698800											

PREVIOUS ASSESSMENTS (HISTORY)
 Total 2,426,800

OTHER ASSESSMENTS											
Year	Code	Description	Number	Amount	Comm Int						
Total 0.00											

EXEMPTIONS					
Year	Code	Description	Number	Amount	Comm Int
Total 0.00					

ASSESSING NEIGHBORHOOD					
Nbhd	Sub	Nbhd Name	Tracing	Batch	
0001	R				
NOTES					
NIRD @ EAF					
34' RIGHT DRMR OVER FGR					
75925(29), 5283					
EX FIX = 6 FIX BATH					
EX FIX = 3 SINKS					
EX FIX = 2-4 FIX BATH					
LAUNDRY RMS					
J RD @ TQS					

BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			
192	08-18-2000		NEW S/F, 72 X	900,000	100	100		NEW S/F, 72 X 147 OVERALL			
940	06-12-2000		DEMOLISH S/F	0	100	100		DEMOLISH S/F HOUSE			

LAND LINE VALUATION SECTION												
Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Land Val	
201	Single Family Re	AA		1.000 AC	380,000	1.000000	5	1.00	170	1.700	646,0	
Total Card Land Units				1.000 AC	Parcel Total Land Area				1.0000	Total Land Value		
				1.000 AC					1.0000	646,0		

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 1,780,8
 Appraised Xt (B) Value (Bldg) 646,0
 Appraised Ob (B) Value (Bldg) 5
 Appraised Land Value (Bldg) 2,426,8
 Special Land Value
 Total Appraised Parcel Value 2,426,8

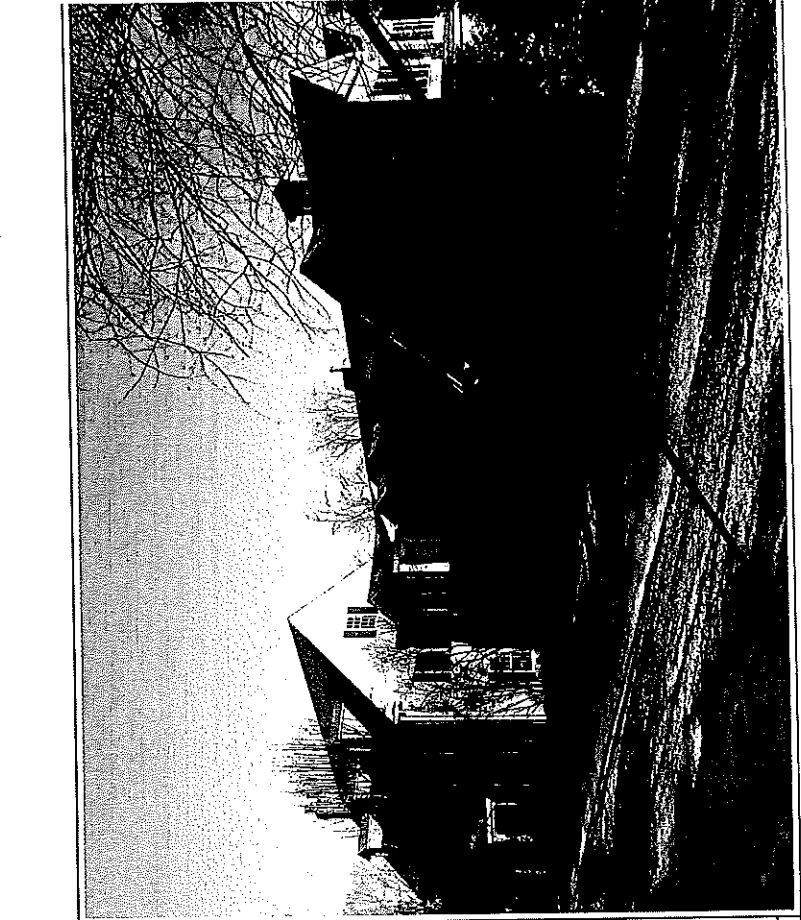
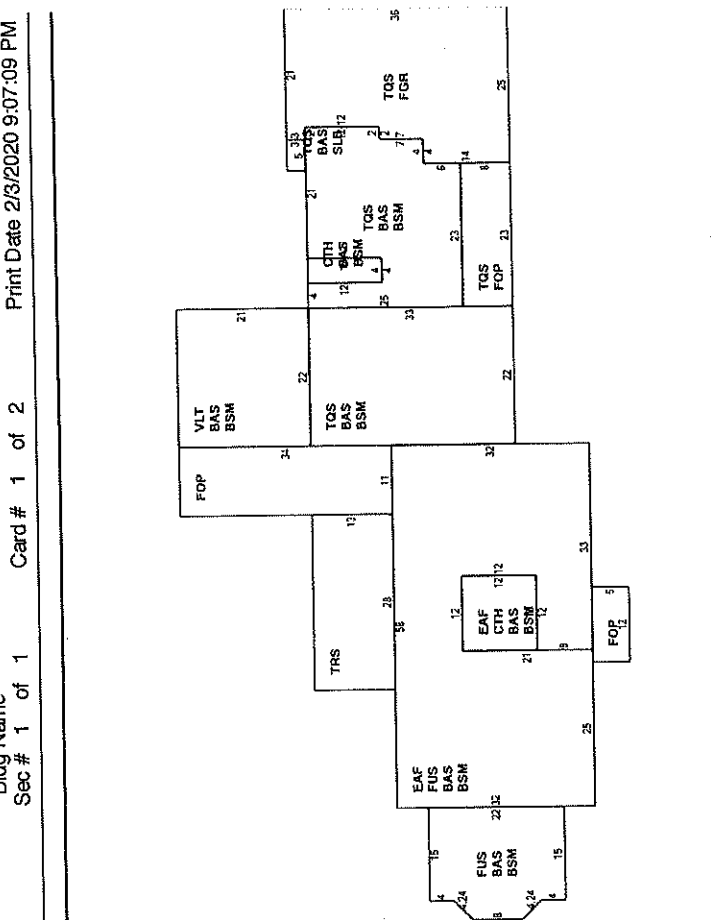
VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
01-08-2015	MJF			00	Measur+Listed
12-08-2014	VA	7	1	66	INSPECTION NOTICE St
07-08-2005	MT			11	QC - Check/Field Review
06-30-2005	AH	1	1	00	Measur+Listed



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Description	
103		Custom Colonial		
01		Residential	Fireplaces	
17		Type I+	Ceiling Height	
2.25		2 1/4 Stories	Elevator	
1		Clapboard	CONDO DATA	
11		Gable	Parcel Id	C
03		Asphalt Shingl	Adjust Type	Code
03		Drywall	Condo Fir	Description
05		Hardwood	Condo Unit	Factor%
12		Oil	COST / MARKET VALUATION	
02		Forced Air	Building Value New	2,254,192
04		Central	Year Built	2001
07		7 Bedrooms	Effective Year Built	A
6		6 Full Baths	Remodel Rating	21
2		2 Half Baths	Year Remodeled	1
8		15 Rooms	Depreciation %	79
15		Average	Functional Obsol	1,780,800
02		Average	External Obsol	
02		Average	Trend Factor	
1		Condition %	Condition %	
2		Percent Good	Percent Good	
		Chns Sect Rchld	Chns Sect Rchld	
		Dep % Ovr	Dep % Ovr	
		Dep Ovr Comment	Dep Ovr Comment	
		Misc Imp Ovr	Misc Imp Ovr	
		Misc Imp Ovr Comment	Misc Imp Ovr Comment	
		Cost to Cure Ovr	Cost to Cure Ovr	
		Cost to Cure Ovr Comment	Cost to Cure Ovr Comment	
		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		

BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value			
1S	First Floor	4,097	4,097	204.76	838,902				
1M	Basement Area	0	4,082	40.93	167,084				
1H	Cathedral Ceiling	0	192	40.53	7,781				
1F	Attic, Expansion, Finished	835	1,856	92.12	170,975				
1R	Garage	0	788	81.85	64,499				
1P	Porch, Open	0	630	40.95	25,800				
1S	Upper Story, Finished	2,075	2,075	204.76	424,877				
1B	Slab	0	15	0.00	0				
1S	Three Quarter Story	1,872	2,340	163.81	383,311				
1S	Terrace - Stone	0	364	41.06	14,947				
Totl Gross Liv / Lease Area		8,879	16,901		2,102,885				



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
ANCUSI-UNGARO MONICA & HAR		6 Septic 2 Public Water		1 Public		RES LAND DWELLING		Code 1-1 1-3		Appraised 646,000 1,780,800	
PEQUOT TRL		Alt Pct ID 5270237-29		Lift Hse		Assoc Pct#		Code 1-1 1-3		Assessed 452,200 1,246,600	
ESTPORT CT 06880		Historic ID 501		Census WestportC C26		Survey Ma 5925		Code 1-1 1-3		Assessed V Year 452,200 2017 1,246,600	
GIS ID A09018000		Total		Total		Total		Code 1-1 1-3		Assessed V Year 452,200 2017 1,246,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC	
Total		1698800		1698800		Total		Total		1698800		Total	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
2019	1-1	1-1	452,200
	1-3	1-3	1,246,600
Total		Total	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Sub	Nbhd Name	Batch
0001	R		

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,780,8
Appraised Xt (B) Value (Bldg)	646,0
Appraised Ob (B) Value (Bldg)	2,426,8
Appraised Land Value (Bldg)	
Special Land Value	
Total Appraised Parcel Value	2,426,8

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

LAND LINE VALUATION SECTION																
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 Val		
Total Card Land Units													Parcel Total Land Area		Total Land Value	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
103	01	Custom Colonial	Fireplaces	4	
01	17	Residential Type I+	Ceiling Height	10.00	
2.25	1	2 1/4 Stories	Elevator		
11	11	Clapboard			
03	03	Gable	CONDO DATA		
03	03	Asphalt Shingl	Parcel Id	C	Owne
05	05	Drywall	Adjust. Type	Description	Factor%
12	12	Hardwood	Condo Fir		
02	02	Oil	Condo Unit		
04	04	Forced Air	COST/MARKET VALUATION		
03	03	Central	Building Value	New	
07	07	7 Bedrooms	Year Built		
6	6	6 Full Baths	Effective Year Built		
2	2	2 Half Bths	Depreciation Code		
8	8	lial Xtra Fixtrs	Remodel Rating		
15	15	15 Rooms	Year Remodeled		
02	02	Average	Depreciation %		
02	02	Average	Functional Obsol		
1	1	chens	External Obsol		
2	2	hirlpool Tubs	Trend Factor		
		st Tubs	Condition		
		una (SF Area	Condition %		
		1 Basement	Percent Good		
		1 Bsmt Qual	Cns Sect Rcnld		
		mt. Garages	Dep % Ovr		
		erlor Cond	Dep Ovr Comment		
		eplaces	Misc Imp Ovr		
		iling Height	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Qty	Unit	Pric	Units	Unit Pric	Yr Blt	Cond.	C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
T	Vaulted Ceiling	0	462	462	10.19	4,709
	Ttl Gross Liv / Lease Area					

Account # 13685
 5 HIGH PT RD
 WESTPORT CT 06880
 GIS ID G11053000
 Assoc Pld#

Map ID G111/053/000/ Bidg # 1 of 1 Card # 1 of 1 State Use 201 Print Date 2/4/2020 9:35:02 PM

5 HIGH PT RD
 WESTPORT CT 06880
 GIS ID G11053000
 Assoc Pld#

CURRENT ASSESSMENT		LOCATION		UTILITIES		STRT / ROAD		TOPO		SUPPLEMENTAL DATA	
Code	Assessed	Description	Year	Code	Assessed	Code	Assessed	Code	Assessed	Code	Assessed
1-1	646,500	RES LAND	2019	1	Public	6	Septic	3828	0333	12-04-2017	00
1-3	1,380,500	DWELLING	2018	1	Public Water	2	Public Water	3446	0138	07-01-2012	00
1-4	44,900	RES OUTBL	2017	1				2875	0140	02-07-2008	00
				1				2799	0081	05-17-2007	31
				1				2767	0327	02-08-2007	29
Total	2,682,800										

PREVIOUS ASSESSMENTS (HISTORY)		OTHER ASSESSMENTS	
Year	Assessed	Year	Assessed
2019	452,600	2019	452,600
2018	1,380,500	2018	1,380,500
2017	44,900	2017	44,900
Total	1,878,000	Total	1,878,000

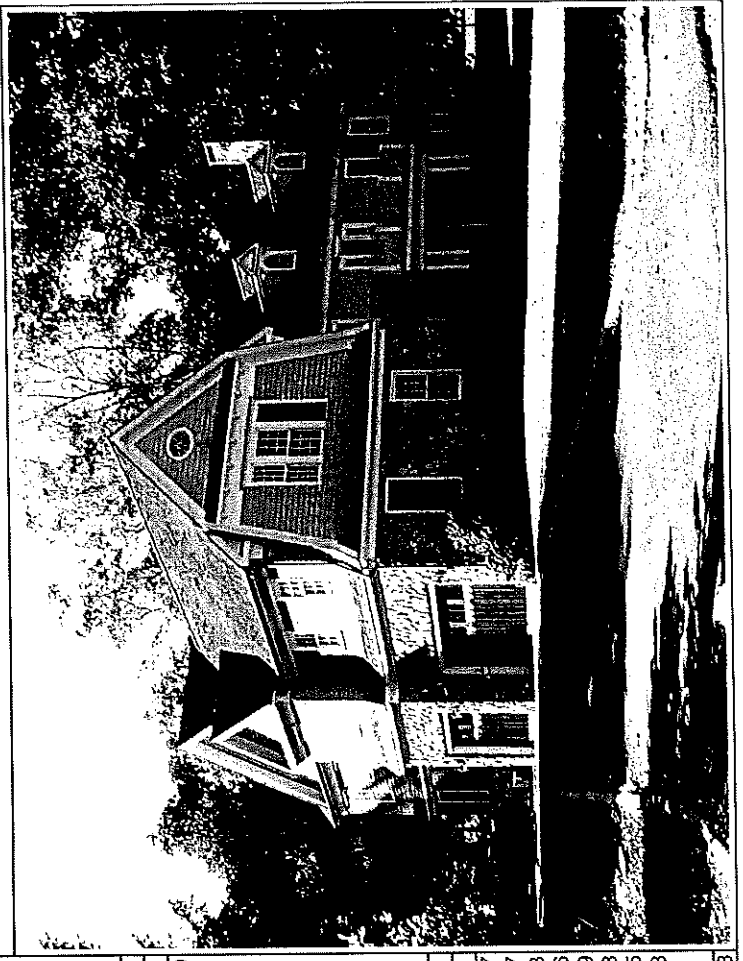
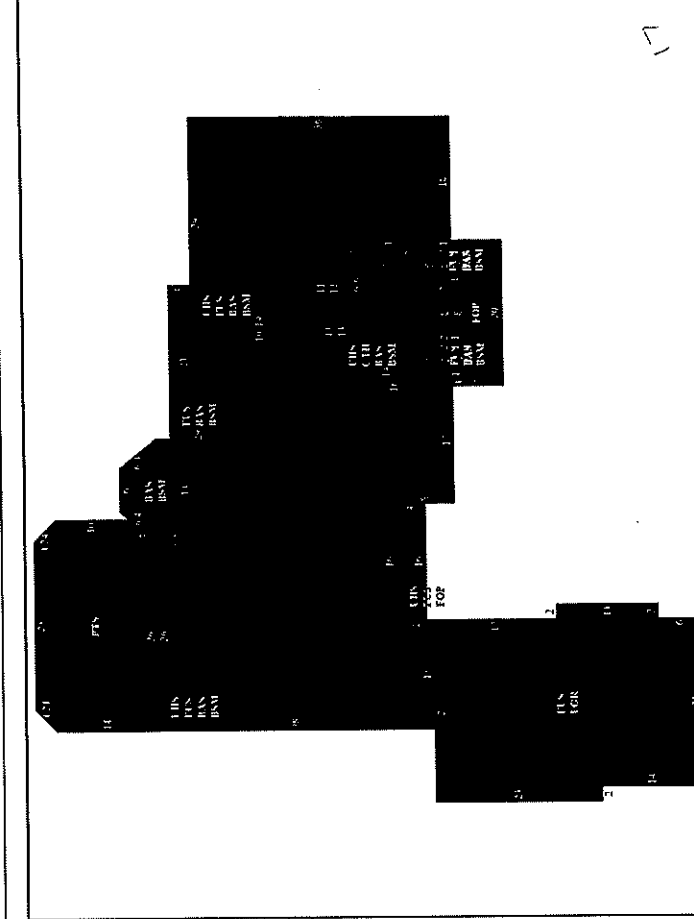
RECORD OF OWNERSHIP		EXEMPTIONS	
Year	Description	Code	Assessed
2019	ROBIN MICHAEL & NORA		452,600
2018	SHU YI AND CHAN WAI TSING		1,380,500
2017	CORDES JAMES & TANIA		44,900
	5 HIGH POINT ROAD LLC		
	DALESSIO PALMA		

ASSESSING NEIGHBORHOOD		NOTES	
Nbrhd	Sub	Code	Assessed
0001	R		
Total			1,878,000

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Assessed
84188	07-02-2018	01-29-2020	452,600
68605	06-06-2007	10-05-2015	1,380,500
68559	05-23-2007	03-05-2015	44,900
		01-10-2015	
		12-11-2014	
		11-24-2014	
		03-14-2012	

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Permit Id	Issue Date	Year	Assessed
84188	07-02-2018	2019	452,600
68605	06-06-2007	2018	1,380,500
68559	05-23-2007	2017	44,900
		Total	1,878,000

6158
 WESTPORT, CT
VISION



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Description	Element	Description								
103	Custom Colonial	5	Fireplaces								
01	Residential	9.00	Ceiling Height								
16	Type I		Elevator								
2-5	2 1/2 Stories	CONDO DATA									
1	Occupancy	Parcel Id	C Owne								
14	Wood Shingle	Adjust Type	Code Description Factor%								
21	Stone/Masonry	Condo Fir	B S								
03	Gable	Condo Unit									
03	Asphalt Shingl	COST / MARKET VALUATION									
05	Drywall	Building Value New	2,266,912								
06	Cust Wd Panel	Year Built	2007								
12	Hardwood	Effective Year Built	A								
03	Gas	Depreciation Code	13								
09	HydroAir	Remodel Rating	0								
03	Central	Year Remodeled	0								
05	5 Bedrooms	Depreciation %	1								
5	5 Full Baths	Functional Obsol	0								
2	2 Half Baths	External Obsol	0								
7	Total Xtra Fixtrs	Trend Factor	1								
15	Total Rooms:	Condition %	87								
03	Bath Style:	Percent Good	1,972,200								
03	Kitchen Style:	Gas Sect Rcnfld									
1	Kitchens	Dep % Ovr									
1	Whirlpool Tubs	Dep Ovr Comment									
1	Hot Tubs	Misc Imp Ovr									
1866	Sauna (SF Area	Misc Imp Ovr Comment									
5	Fin Basement	Cost to Cure Ovr									
G	Fin Bsmt Qual	Cost to Cure Ovr Comment									
5	Bsmt. Garages										
5	Interior Cond										
9.00	Fireplaces										
	Ceiling Height										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Sub	Sub Ty	Units	Unit Pric	Yr Bilt	Cond.	C	% Gd	Grade	Grade A	Appr. V
SPL1	InGround	CRH	L	1,000	61.00	2018	5	60	5	1.75	64,100
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	3,174	3,174	3,174	217.15	689,237					
BSM	Basement Area	0	3,164	3,164	43.44	137,457					
CTH	Cathedral Ceiling	0	238	238	43.80	10,423					
FGR	Garage	0	925	925	86.86	80,346					
FOP	Porch, Open	0	194	194	43.65	8,469					
FUS	Upper Story, Finished	3,795	3,795	3,795	217.15	824,088					
PTS	Patio - Stone	0	478	478	32.71	15,635					
UHS	Half Story, Unfinished	0	3,025	3,025	65.18	197,173					
	Ttl Gross Liv / Lease Area	6,969	14,993			1,962,828					

5 HIGH PT RD

Location 5 HIGH PT RD

Mblu G11/ / 053/000 /

Acct# 13685

Owner ROBIN MICHAEL & NORA

Assessment \$1,878,000

Appraisal \$2,682,800

PID 9540

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$2,036,300	\$646,500	\$2,682,800
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$1,425,400	\$452,600	\$1,878,000

Owner of Record

Owner ROBIN MICHAEL & NORA
Co-Owner
Address 5 HIGH PT RD
 WESTPORT, CT 06880

Sale Price \$2,250,000
Certificate
Book & Page 3828/0333
Sale Date 12/04/2017
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROBIN MICHAEL & NORA	\$2,250,000		3828/0333	00	12/04/2017
SHU YI AND CHAN WAI TSING	\$2,749,000		3446/0138	00	07/01/2013
CORDES JAMES & TANIA	\$3,060,000		2875/0140	00	02/07/2008
5 HIGH POINT ROAD LLC	\$1,150,000		2799/0081	31	05/17/2007
DALESSIO PALMA	\$0		2767/0327	29	02/08/2007

Building Information

Building 1 : Section 1

Year Built: 2007
Living Area: 6,969
Replacement Cost: \$2,266,912
Building Percent 87

Good:

Replacement Cost

Less Depreciation: \$1,972,200

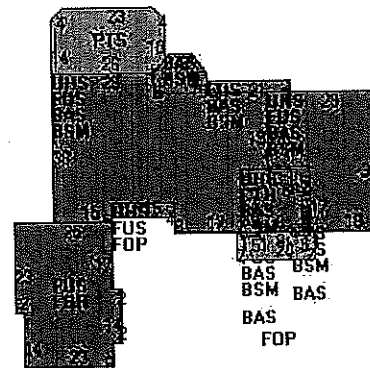
Building Attributes	
Field	Description
Style	Custom Colonial
Model	Residential
Grade:	Type I
Stories:	2 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Stone/Masonry
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	HydroAir
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5 Full Baths
Total Half Baths:	2 Half Bths
Total Xtra Fixtrs:	7
Total Rooms:	15 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Kitchens	1
Whirlpool Tubs	1
Hot Tubs	
Sauna (SF Area)	
Fin Basement	1866
Fin Bsmt Qual	5
Bsmt. Garages	
Interior Cond	G
Fireplaces	5
Ceiling Height	9.00
Elevator	
Sprinklers	No
Acc Apts	
Usrflid 300	

Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//>)

Building Layout



(<http://images.vgsi.com/photos2/WestportCTPhotos//>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	3,795	3,795
BAS	First Floor	3,174	3,174
BSM	Basement Area	3,164	0
CTH	Cathedral Ceiling	238	0
FGR	Garage	925	0
FOP	Porch, Open	194	0
PTS	Patio - Stone	478	0
UHS	Half Story, Unfinished	3,025	0
		14,993	6,969

Usrfid 301

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	201	Size (Acres)	1.06
Description	Single Family Res	Frontage	0
Zone	AA	Depth	0
Neighborhood	170	Assessed Value	\$452,600
Alt Land Appr Category	No	Appraised Value	\$646,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	InGround Pool	CRH	Heatd/Concrt	1000.00 S.F.	\$64,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$2,036,300	\$646,500	\$2,682,800
2018	\$1,972,200	\$646,500	\$2,618,700
2017	\$1,972,200	\$646,500	\$2,618,700

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,425,400	\$452,600	\$1,878,000
2018	\$1,380,500	\$452,600	\$1,833,100
2017	\$1,380,500	\$452,600	\$1,833,100

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

Office Use Only
GL Year: 2019
List No: 9859

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

By authority of Connecticut State Statute 12-111

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

RECEIVED

FEB 18 2020

ASSESSOR'S OFFICE

Two copies of the forms must be returned to:

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

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

Property Owner's Name: 38 Old Hill Associates LLC

Property Location: 38 Old Hill Road Telephone contact: 203 227 9687
(number and street)

Appellant's Name: 38 Old Hill Associates LLC by Robert and Laurie Hedges, Members Property Type: Residential
(residential, commercial, personal property, motor vehicle)

Mailing Address: 3 East Meadow Rd Westport, CT 06880 Phone Number: 203 227 9687

Total Assessment: \$730,100 Appellant's Estimate of Market Value: \$750,000

BRIEFLY STATE YOUR REASON FOR APPEAL: Uninhabited / uninhabitable 8+ years; Town designated blight property in 2018. 2015 Appraisal attributed \$243,500 to house and pool. Property purchased 9/6/2019; demolished house, pool and tennis court by 10/22/2019. Lot is vacant.

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

Signature at Time of Hearing: [Signature] Date: 3/10/20 9214

For Official Use Only

BOARD ACTION

No Change _____ Reduced _____ Increased _____

ORIGINAL ASSESSMENT:

Land: 559,600

Building: 135,500

Other: 35,000

Total: 730,100

Personal Property: _____

Motor Vehicle: _____

BAA CHANGE:

Land: _____

Building: _____

O _____

T 38 Old Hill Rd

P _____

M Demo'd after

DATE AND TIME OF HEARING AT

TOWN HALL
ROOM: Green Rm.

Date: Tues. March 10, 2020

Time: 7:15 PM

Dated: 10-1-2019

Signed: _____

Signed: _____

Signed: _____

CURRENT OWNER	38 OLD HILL ASSOCIATES LLC	TOPO	6 (Septic)	UTILITIES	1 (Public)	STRT./ROAD		LOCATION	
	3 EAST MEADOW ROAD		2 (Public Water)						
SUPPLEMENTAL DATA	Lift Hse								
Alt Prcl ID	53000165-B	Assoc Pid#							
Historic ID	501								
Census	WestportC C25								
Survey Ma	Survey Ma								
GIS ID	B10039000								

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
38 OLD HILL ASSOCIATES LLC	3946	234		09-06-2019	U	I	588,294	08	
38 OLD HILL ASSOCIATES LLC	3946	231		09-06-2019	U	I	426,706	08	
ALMA MILLER EST	3943	147		08-26-2019	U	I	0	29	
MILLER GEORGE W EST & ALMA EST	3888	0033		10-23-2018	U	I	0	29	
MILLER GEORGE W EST & ALMA	3872	0193		07-24-2018	U	I	0	29	
Total									

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

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	R	Batch
0001			

NOTES
M / 5182(1-A), M / 6913(B).
TENNIS COURT IN DISREPAIR
HM HAS BOTH ASP AND WOOD SHINGLES

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
85983	10-18-2019	DE		0			

LAND LINE VALUATION SECTION							
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index
1	101 Single Family Re	AA		1.130 AC	380,000	0.88646	5
Total Card Land Units				1.130 AC	Parcel Total Land Area 1.1300		

CURRENT ASSESSMENT				PREVIOUS ASSESSMENTS (HISTORY)			
Code	Description	Year	Code	Year	Code	Year	Code
1-1	RES LAND	2018	1-1	2017	1-1	2017	1-1
1-3	DWELLING	2018	1-3	2017	1-3	2017	1-3
1-4	RES OUTBL	2018	1-4	2017	1-4	2017	1-4
Total			Total		Total		Total

APPRaised VALUE SUMMARY			
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
193,500	0	50,000	799,400
0	50,000	799,400	0
0	0	0	1,042,900
Total Appraised Parcel Value			

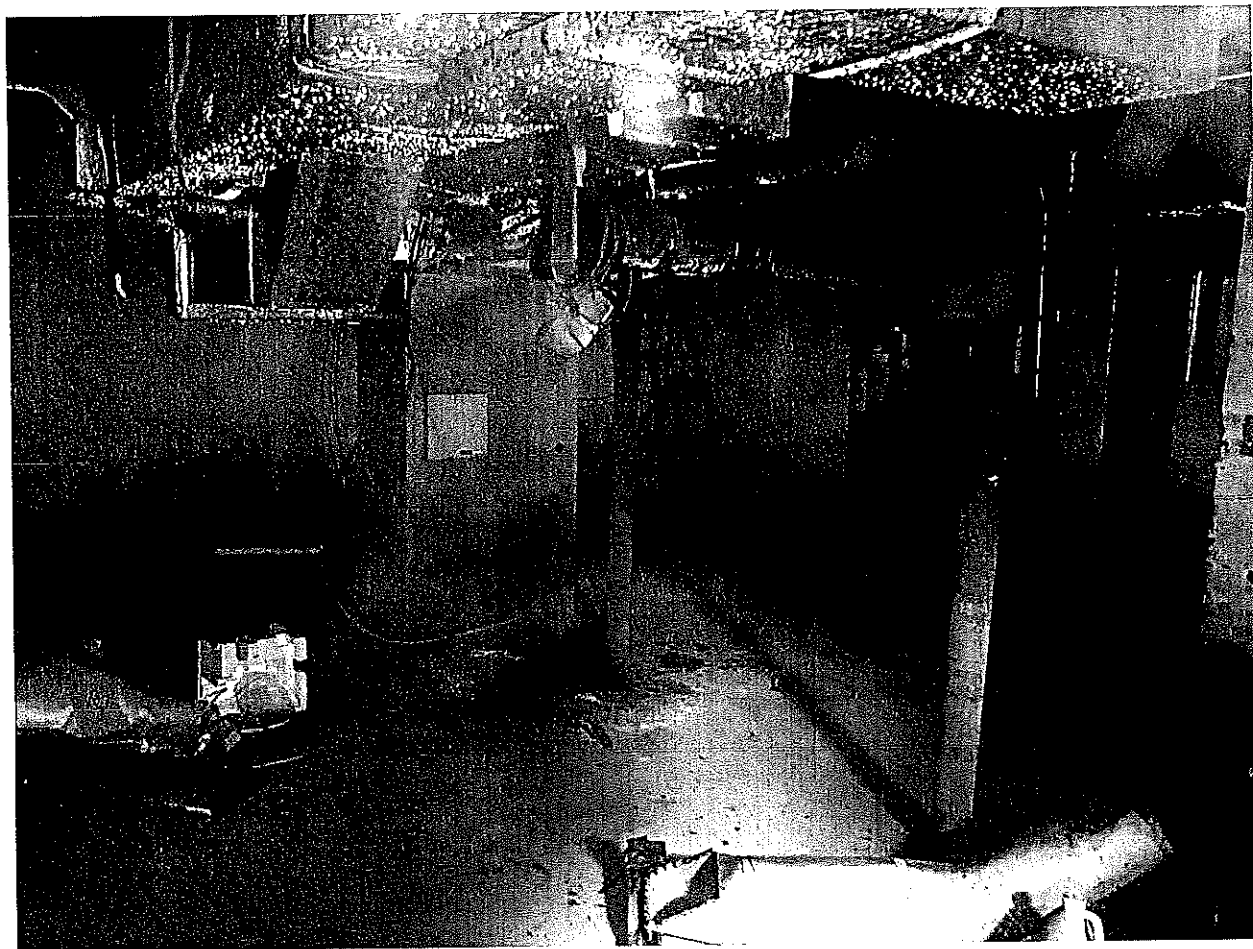
VALUATION METHOD			
Id	Type	Is	Cd
VA			10
BG			02
FSR			01
VA			66
VA			10
MT			04
LV			02

LAND LINE VALUATION SECTION			
Notes	Location Adjustment	Adj Unit P	Land Value
		1.0000	799,400
Total Land Value			799,400

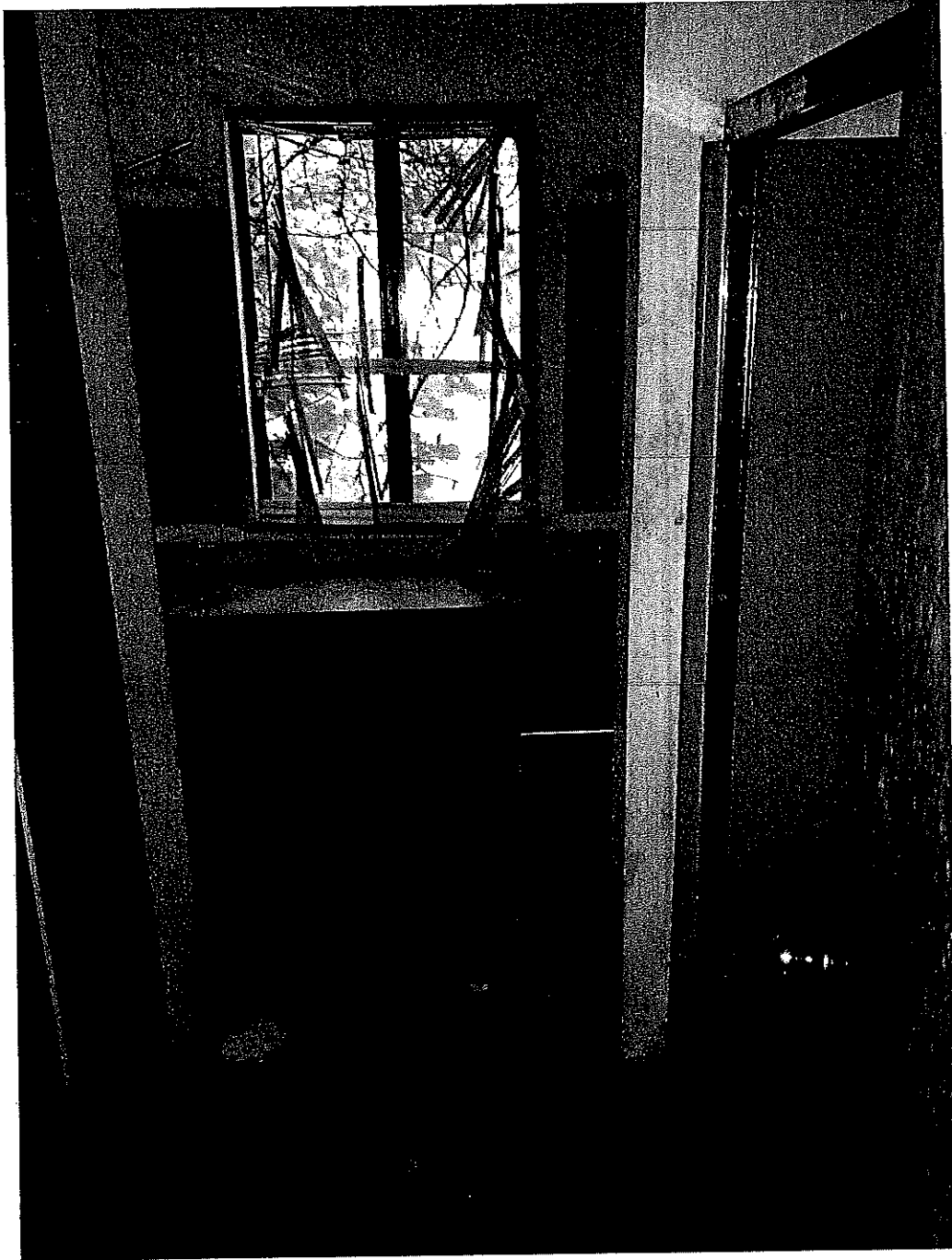
APPRaised VALUE SUMMARY			
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
193,500	0	50,000	799,400
0	50,000	799,400	0
0	0	0	1,042,900
Total Appraised Parcel Value			

VISIT / CHANGE HISTORY			
Date	Id	Type	Purpose/Result
04-13-2015	VA		10 Measu/LtrSnt - Letter Sent
02-03-2015	BG		02 Sat or >5PM Attm @ Int In
01-13-2015	FSR		01 Measured/No Interior Insp
12-08-2014	VA		66 INSPECTION NOTICE SE
10-28-2005	VA		10 Measur/LtrSnt - Letter Sent
06-09-2005	MT		04 Measur/Vac/Boarded up
06-04-2005	LV		02 Sat or >5PM Attm @ Int In

LAND LINE VALUATION SECTION			
B Use Code	Description	Zone	Land Type
1	101 Single Family Re	AA	
Total Card Land Units			



Basement shows signs of flooding/water damage on mechanical equipment and support posts.



Evidence animals have been inside.

38 Old Hill Road Assessment Appeal

The reason for our appeal is the condition of the property (house and pool) at the time of the assessment.

The prior owner lived in NYC and used the home as a summer/weekend home. She died in 2012 and it had been several years since she or her adult son had visited the property. We live next door so we know that they were never there.

So, the former owner paid no attention whatsoever to the Assessment or the valuation in 2015. In fact, no one even bothered to pay the property taxes from 2012-2019 nor alert the Probate Court of the owners' deaths.

We believe the valuation was wrong in 2015. Even in 2015 the house was uninhabitable. The entire lot was so overgrown that many people have commented they didn't know there was a house on the property. It continued to deteriorate and came to the attention of the Town and was declared a blight property in March 2018. The extent of the deterioration noted in 2018 supports that the house was in terrible condition in 2015 – a property in livable condition does not deteriorate to that extent in 3 years.

The blight conditions noted were:

- Multiple missing and broken windows or doors
- Collapsing or missing walls, roof or floors
- Seriously damaged or missing siding
- Unrepaired fire or water damage
- (as well as abandoned/unregistered vehicles and parking lots left in state of abandonment)

Photos of the property in 2019 show the extent of the problems including evidence of flooding/water damage to the mechanical equipment in the basement.

The house certainly did not have a value of \$193,500; in fact, it was a \$50,000 liability (the cost to demolish). For the land to be worth approximately \$800,000 at that time, you would need to spend \$50,000 to clear the land from the overgrown vegetation and demolish the house and pool.

The pool was valued at \$50,000. Comparison with six neighborhood pools of similar size in pristine condition reveals an inconsistency in the valuation. The pool, which was built in 1937 and abandoned prior to 2012, should not be considered to be in the same condition and of the same grade as pools maintained and used by residents. The pool had no heater, no functioning filter or other equipment, no maintenance since prior to 2012, corroded and dangerous metal ladders, no tiling, no coping, and no decking (other than rough stone around the edge). (see photos) This is NOT a \$50,000 pool!

We purchased the property on September 6, 2019 and demolished the house and pool by October 22, 2019, clearing the blight problem in the neighborhood. The lot is vacant.

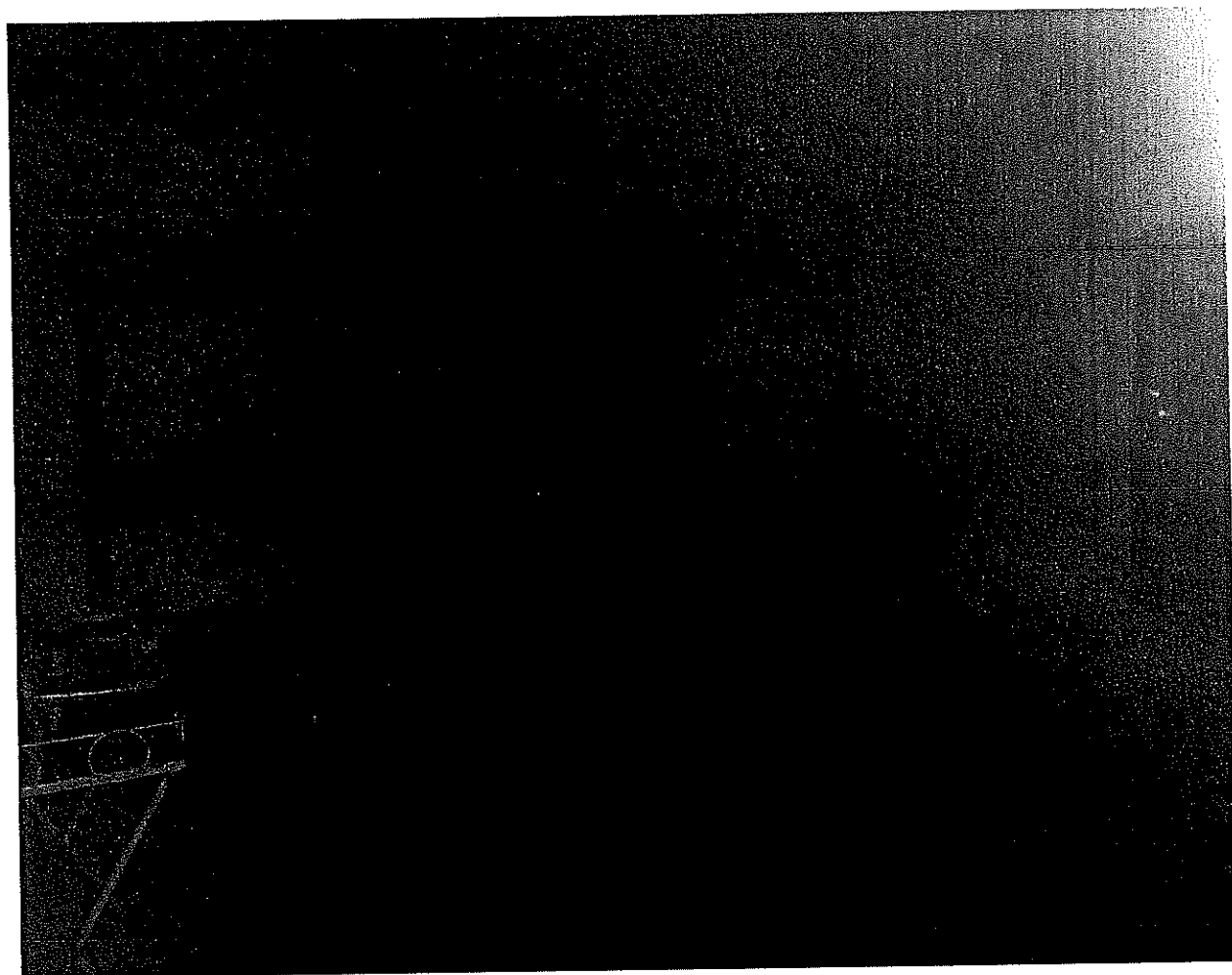
Conclusion: We believe the Town of Westport has been paid taxes on an inflated assessment for the period 2015-2019 because the prior owner did not or could not contest the valuation for whatever reason. We request the assessment be lowered to \$750,000 i.e. the value of the land in 2015 minus the \$50,000 required to clear the land and demolish the house/pool.



Vines growing INTO the house, siding missing just below 'terrace'



This is what the pool looked like after draining. This is NOT a \$50,000 pool. No tiling, no coping, no decking, just rough stone around the edge, no heater, no functioning filter.



Water damage and mold on ceiling and down joint between walls.



Front door – Extensive water damage above, siding missing, animal holes, steps rotted out.







Rotted siding, bottom of door rotted out, animal entrance



Pool with overgrown vegetation; NO maintenance done for at least a decade

WESTPORT CONNECTICUT
BLIGHT ENFORCEMENT OFFICER
515 Post Rd. East
Westport, CT 06880
(203) 341-5025

March 30, 2018

George and Alma Miller
38 Old Hill Road
Westport, CT 06880

SUBJECT: 38 Old Hill Road

Dear Mr. and Mrs. Miller:

This office has received a written complaint about a potential violation of the Town of Westport's Anti-Blight Ordinance at this address. A copy of our Ordinance can be found on our website – westportct.gov. I investigated the property on 38 Old Hill Road and determined a probable violation exists because of the following conditions:

- | | |
|--|---|
| 1. Multiple missing, broken or boarded windows or doors | X |
| 2. Collapsing or missing walls, roof or floors | X |
| 3. Seriously damaged or missing siding | X |
| 4. A structurally faulty foundation | |
| 5. Excessive amounts of garbage or trash | |
| 6. Abandoned or unregistered vehicles/inoperable machinery | X |
| 7. Rodent harborage and/or infestation | |
| 8. Unrepaired fire or water damage | X |
| 9. Parking lots left in state of disrepair or abandonment | X |

You are hereby notified this matter will be heard by the Blight Prevention Board on **Thursday, April 12, 2018 @ 7:30 PM.**

You are required to attend the hearing at which time you will be given the opportunity to present evidence on the question of whether a violation exists.

Open

Address	Description from field cards	units	unit price	year	Gde	%Cond	appraisal
38 Old Hill Rd	in ground concrete	800	59.5	1937	5	60	50,000
33 Old Hill	in ground VINYL	800	34	1964	5	60	28,600
3 Cooper Lane	in ground gunite heated	800	50.5	2003	5	60	32,700
30 Old Hill	in ground gunite heated	864	50.5	2001	5	60	35,300
4 East Meadow	in ground gunite heated	800	50.5	2001	5	60	42,400
1 East Meadow	in ground gunite heated	810	50.5	2002	5	60	43,000
7 East Meadow	in ground gunite	800	48.8	2001	6	75	51,200
4 Stonybrook	inground CRH heated	800	61	2014	6	75	64,100

NOT heated, no functioning filter or other pool equipment, dangerous corroded metal ladder, no tiling, no coping, and no decking other than rough stones around the edge.



3 Cooper Lane



1 East Meadow Road



38 Old Hill Road

Address	Description from field cards	units	unit price	year	Gde	%Cond	appraisal
38 Old Hill Rd	in ground concrete	800	59.5	1937	5	60	50,000
33 Old Hill	in ground VINYL	800	34	1964	5	60	28,600
3 Cooper Lane	in ground gunite heated	800	50.5	2003	5	60	32,700
30 Old Hill	in ground gunite heated	864	50.5	2001	5	60	35,300
4 East Meadow	in ground gunite heated	800	50.5	2001	5	60	42,400
1 East Meadow	in ground gunite heated	810	50.5	2002	5	60	43,000
7 East Meadow	in ground gunite	800	48.8	2001	6	75	51,200
4 Stonybrook	inground CRH heated	800	61	2014	6	75	64,100

NOT heated, no functioning filter or other pool equipment, dangerous corroded metal ladder, no tiling, no coping, and no decking other than rough stones around the edge.



3 Cooper Lane



1 East Meadow Road



38 Old Hill Road

38 Old Hill Road Assessment Appeal

The reason for our appeal is the condition of the property (house and pool) at the time of the assessment.

The prior owner lived in NYC and used the home as a summer/weekend home. She died in 2012 and it had been several years since she or her adult son had visited the property. We live next door so we know that they were never there.

So, the former owner paid no attention whatsoever to the Assessment or the valuation in 2015. In fact, no one even bothered to pay the property taxes from 2012-2019 nor alert the Probate Court of the owners' deaths.

We believe the valuation was wrong in 2015. Even in 2015 the house was uninhabitable. The entire lot was so overgrown that many people have commented they didn't know there was a house on the property. It continued to deteriorate and came to the attention of the Town and was declared a blight property in March 2018. The extent of the deterioration noted in 2018 supports that the house was in terrible condition in 2015 – a property in livable condition does not deteriorate to that extent in 3 years.

The blight conditions noted were:

- Multiple missing and broken windows or doors
- Collapsing or missing walls, roof or floors
- Seriously damaged or missing siding
- Unrepaired fire or water damage
- (as well as abandoned/unregistered vehicles and parking lots left in state of abandonment)

Photos of the property in 2019 show the extent of the problems including evidence of flooding/water damage to the mechanical equipment in the basement.

The house certainly did not have a value of \$193,500; in fact, it was a \$50,000 liability (the cost to demolish). For the land to be worth approximately \$800,000 at that time, you would need to spend \$50,000 to clear the land from the overgrown vegetation and demolish the house and pool.

The pool was valued at \$50,000. Comparison with six neighborhood pools of similar size in pristine condition reveals an inconsistency in the valuation. The pool, which was built in 1937 and abandoned prior to 2012, should not be considered to be in the same condition and of the same grade as pools maintained and used by residents. The pool had no heater, no functioning filter or other equipment, no maintenance since prior to 2012, corroded and dangerous metal ladders, no tiling, no coping, and no decking (other than rough stone around the edge). (see photos) This is NOT a \$50,000 pool!

We purchased the property on September 6, 2019 and demolished the house and pool by October 22, 2019, clearing the blight problem in the neighborhood. The lot is vacant.

Conclusion: We believe the Town of Westport has been paid taxes on an inflated assessment for the period 2015-2019 because the prior owner did not or could not contest the valuation for whatever reason. We request the assessment be lowered to \$750,000 i.e. the value of the land in 2015 minus the \$50,000 required to clear the land and demolish the house/pool.

House + pool not demo'd on 10.1.19

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? ___

DATE OF LAST INSPECTION: Never - Demo Insp. 10.18.19

PURCHASE DATE: 9.6.19

PROPERTY ADDRESS: 38 Old Hill Rd.

OWNER: 38 Old Hill Associates LLC

ASSESSMENT: 730,100

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

Live next door - Unsafe property
Did not pay taxes for 7 yrs.
Pool not worth \$50,000

BAA COMMENTS/COMPARABLE PROPERTIES:

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

Office Use Only
GL Year: 2019 10824
List No: _____

**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 about each property being appealed. Print 3 copies; keep one for your records.

Two copies of the forms must be returned to:

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

ASSESSOR'S OFFICE

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

Property Owner's Name: CATHERINE P. DEVINE
Property Location: 73 PATRICK RD Telephone contact: 203 297 1394
(number and street)

Appellant's Name: CATHERINE & MICHAEL DEVINE Property Type: RESIDENTIAL
(residential, commercial, personal property, motor vehicle)

Mailing Address: SAME ADDRESS Phone Number: SAME
Total Assessment: 1,458,200 Appellant's Estimate of Market Value: \$1,400,000

BRIEFLY STATE YOUR REASON FOR APPEAL: OUR TAXES FAR EXCEED THE VALUE OF OUR HOME BASED ON COMPARABLE HOMES IN WESTPORT. PLEASE SEE ATTACHED.

Signature at Application [Signature] Date: 2.14.2020
Signature at Time of Hearing [Signature] Date: 3.10.2020

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: <u>400,800</u>	Land: _____
Building: <u>1,027,000</u>	Bui: _____
Other: <u>30,400</u>	Oth: <u>73 Patrick Rd</u>
Total: <u>1,458,200</u>	Tot: _____
Personal Property: _____	Per: _____
Motor Vehicle: _____	Mc: _____
DATE AND TIME OF HEARING AT TOWN HALL	Dated: _____
ROOM: <u>Green Rm.</u>	Signed: _____
Date: <u>Tues. March 10, 2020</u>	Signed: _____
Time: <u>7:30 PM</u>	Signed: _____

NEEDS INSPECTION

CURRENT OWNER DEVINE CATHERINE P		UTILITIES 6 Septic 5 Well		SIRT/ROAD 1 Public		LOCATION		CURRENT ASSESSMENT		6158 WESTPORT, CT	
73 PARTRICK RD		SUPPLEMENTAL DATA Lift Hse		ASSOCIATION Assoc Pid#				Code 1-1 1-3 1-4		Assessed 400,800 1,027,000 30,400	
WESTPORT CT 06880		A11026000						Appraised 572,500 1,467,243 43,400		Total 1,458,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
DEVINE CATHERINE P	3017	0128	08-12-2009	U	I	0	29
DEVINE CATHERINE PRAGER	2401	0099	05-10-2004	U	I	0	29
PRAGER ELLEN TRUSTEE AND	1997	0085	05-24-2002	U	V	0	29
PRAGER ELLEN TRUSTEE	1659	0012	12-29-1998	U	V	0	29
PRAGER ELLEN & CARL TRUSTEES	1217	0215	03-10-1993	U	V	0	29
Total							

EXEMPTIONS		Amount	Description	Code	Number	Amount	Comm Int
Year	Code						
		0.00					
OTHER ASSESSMENTS							
ASSESSING NEIGHBORHOOD							
Nbhd	Sub						
0001	R						
NOTES							
M/ 2746							
16' RD							
PART HIP ROOF							
10/14 REAR FENCED							

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
69473	02-19-2008	60,000	07-09-2009	100		25 X 40 I/G POOL W/ SPA
58294	03-01-1999	0	07-12-2005	100		2 ST ADD FOR 1ST FL FAM R

LAND LINE VALUATION SECTION		Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
B Use Code	Description							
1	201 Single Family Re	1.330 AC	380,000	0.75514	5	1.00	150	1.500
Total Card Land Units		1.330 AC						
Total Land Area		1.3300						

VISIT / CHANGE HISTORY		Date	Type	Is	Cd	Purpose/Result
Id	Year					
VA	2014	12-23-2014	VA	10	01	Measu/LtrSnt - Letter Sent
MJF	2014	10-22-2014	MJF	02	01	Measured/No Interior Insp
MJF	2014	10-22-2014	MJF	66	02	Sat or >5PM Attn @ Int in
VA	2014	10-16-2014	VA	01	66	INSPECTION NOTICE SE
CP	2009	07-09-2009	CP	01	01	Measured/No Interior Insp
VA	2005	10-28-2005	VA	10	10	Measu/LtrSnt - Letter Sent
IV	2005	07-12-2005	IV	01	01	Measured/No Interior Insp
Total Appraised Parcel Value						2,083,143

This signature acknowledges a visit by a Data Collector or Assessor

VISION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,467,243
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	43,400
Appraised Land Value (Bldg)	572,500
Special Land Value	0
Total Appraised Parcel Value	2,083,143

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,467,243
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	43,400
Appraised Land Value (Bldg)	572,500
Special Land Value	0
Total Appraised Parcel Value	2,083,143

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
DEVINE CATHERINE P		6 Septic 5 Well		1 Public				Code 1-1 1-3 1-4	
73 PARTRICK RD		SUPPLEMENTAL DATA						Assessed 400,800 1,027,000 30,400	
WESTPORT CT 06880		Alt. Prcl ID 5270117-1 Historic ID 501 Census WestportC C26 Survey Ma 2746 Survey Ma		Lift Hse				1,458,200	
GIS ID A11026000		Assoc Pid#						2,083,143	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		SALE PRICE		VC	
										Total	
										2,083,143	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
2019	1-1	400,800	2018
	1-3	1,027,000	1-3
	1-4	30,400	1-4
Total		1458200	Total
		1458200	1458200

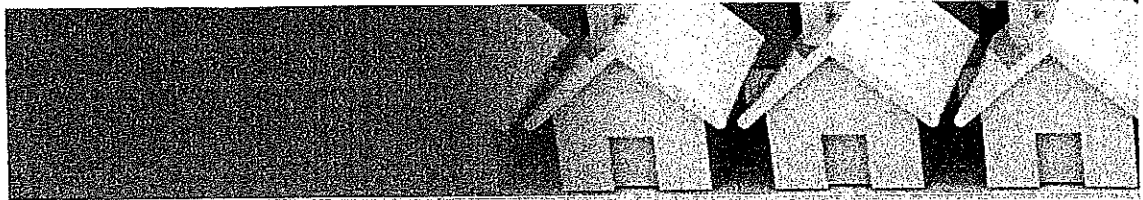
ASSESSING NEIGHBORHOOD	
Nbhd	0001
Sub	R
Tracing	
Batch	

NOTES	
Appraised Bldg. Value (Card) 1,467,243	
Appraised Xf (B) Value (Bldg) 0	
Appraised Ob (B) Value (Bldg) 43,400	
Appraised Land Value (Bldg) 572,500	
Special Land Value 0	
Total Appraised Parcel Value 2,083,143	
Valuation Method 0	

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

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

This signature acknowledges a visit by a Data Collector or Assessor



211 Greens Farms Road, Westport DOM: 124 Status: **Closed** Closed Price: **\$1,425,000**
 MLS: **170170233** Single Family For Sale Neighborhd: **Greens Farms** Closed: **09/06/2019** List Price: **\$1,499,000**



Style: **Contemporary** Rms/Bdrms: **10/4** Baths: **3 Full & 2 Partial**
 Total Sq Ft: **5,555** Year Built: **1974** Garage/Park: **4 Car/Attached Garage**
 Acres: **2.00** Dir Waterfront: **Yes** Property Tax: **\$17,683** Assessment: **\$1,048,800**

Public Remarks: **Majestically and privately-set on its own lovely knoll, this stylish and sun-drenched modern home is located in Westport's coveted and convenient Greens Farms estate area. This luminous sophisticate offers soaring ceilings and an open plan, with a host of recent high-quality updates, lush garden scenery and commanding and protected pastoral views. A quick hop to Westport & Fairfield downtown boutique shopping & gourmet dining, as well as three fabulous bathing beaches, and the famed Longshore Club Park (golf, swimming tennis and marina) Less than 5 minutes to the train station. Four-car garage too!**

[Click on the arrow to view Additional Photos](#)

46 Cross Highway, Westport DOM: 34 Status: **Closed** Closed Price: **\$1,425,000**
 MLS: **170257365** Single Family For Sale Neighborhd: **Coleytown** Closed: **02/03/2020** List Price: **\$1,499,000**



Style: **Colonial** Rms/Bdrms: **9/5** Baths: **4 Full & 1 Partial**
 Total Sq Ft: **6,128** Year Built: **2006** Garage/Park: **3 Car/Attached Garage**
 Acres: **0.74** Dir Waterfront: **No** Property Tax: **\$17,248** Assessment: **\$1,023,000**
 Change: 02/03/20 : Closed : DEP->CLSD

Public Remarks: **Welcome to this beautiful home built by a local and well revered builder and customized by the current owners. The mill work is absolutely stunning. The floor plan is very open and spacious, yet maintains traditional spaces achieving a perfect blend of modern openness and classic architecture. There are four finished levels providing lots of lifestyle options and space. The yard and garden is level and open with room for a pool and lots of play space. The location is perfect for access to in-town Westport, the Merrit, and a fast trip to the train station. The property borders a very quiet circle/cul de sac for bike rides and walks. This is house is a stand out in value, beauty and location.**

[Click on the arrow to view Additional Photos](#)

14 Red Coat Road, Westport *Pool* DOM: 132 Status: **Closed** Closed Price: **\$1,400,000**
 MLS: **170147336** Single Family For Sale Neighborhd: **Red Coat** Closed: **06/04/2019** List Price: **\$1,445,000**



Style: **Colonial, Farm House** Rms/Bdrms: **11/4** Baths: **2 Full & 1 Partial**
 Total Sq Ft: **4,098** Year Built: **1953** Garage/Park: **2 Car/Attached Garage, Paved**
 Acres: **1.69** Dir Waterfront: **No** Property Tax: **\$16,784** Assessment: **\$995,500**

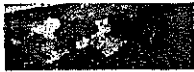
Public Remarks: **Pure Connecticut Charm! Spacious shingled Hampton's style home with wrap-around columned porch, pool and privacy set on 1.7 acres... Originally built in 1953. Completely re-built in 2007, with all new systems, etc., this 4500 square foot home is filled with natural light, thanks to the over abundance of windows! Amazing Kitchen not to be missed! 4 Fireplaces. Great Flow... Gracious interior with understated designer finishes and interesting architectural details... A truly special property to call home in a very convenient Westport location!!**

[Click on the arrow to view Additional Photos](#)

20 Pequot Trail, Westport *Pool* DOM: 210 Status: **Closed** Closed Price: **\$1,400,000**
 MLS: **170124664** Single Family For Sale Neighborhd: **Old Hill** Closed: **05/15/2019** List Price: **\$1,450,000**



Style: **Contemporary, Ranch** Rms/Bdrms: **13/5** Baths: **4 Full & 1 Partial**
 Total Sq Ft: **5,524** Year Built: **1964** Garage/Park: **2 Car/Attached Garage, Paved**
 Acres: **1.05** Dir Waterfront: **Yes** Property Tax: **\$17,212** Assoc Fee: **\$1**



Public Remarks: Sparking, fresh, immaculate & move-in ready, this completely upgraded Modern home w/gunite pool plus views & frontage on much-desired Nash's Pond, a small lake in the heart of town, is set on one of the Old Hill area's most convenient & picturesque streets. Transitional-style finishes & design create a sleek yet welcoming atmosphere at this recently remodeled 5 BR, 4.5 bath home. Gracious foyer w/adjacent powder room flows through to the large DR, LR w/ fpl, music alcove & water views plus a library w/ French pocket doors. The white custom kitchen was just updated and is adjacent to the generous breakfast rm w/ soaring windows & the tray-ceiling fam rm w/ fpl & built-ins. Waterview office, lrg mudroom & spacious 2 car garage. The master suite is ready to impress with new luxury bath by Miro Builders incl quality such as radiant heated floor & high-end design choices - and a plush dressing room w/ access to a covered porch that gazes across the scenic setting. The remaining BRs are each bright & well-appointed. The sun-filled finished, walk-out LL has full-size windows & glass doors leading out to the decks & entertaining terrace, with an array of wonderful spaces: a media room, space for billiards table, reading/study nook, gym and even a pool cabana w/ changing room & full bath. There is a separate suite that contains the 5th BR w/ priv entry: ideal in-law, au-pair or guest area. Large storage areas. Automatic 17kw generator, newer mechanicals and roof, fresh paint in/out.

[Click on the arrow to view Additional Photos](#)

3 Canning Lane, Westport DOM: **84** Status: **Closed** Closed Price: **\$1,600,000**
 MLS: **170159588** Single Family For Sale Neighborhd: **Greens Farms** Closed: **06/07/2019** List Price: **\$1,625,000**



Style: **Colonial** Rms/Bdrms: **12/4** Baths: **4 Full & 3 Partial**
 Total Sq Ft: **5,640** Year Built: **2008** Garage/Park: **2 Car/Attached Garage**
 Acres: **0.51** Dir Waterfront: **No** Property Tax: **\$19,488** Assessment: **\$1,155,900**

Public Remarks: Incredible location and pristine newer home! Nestled on a cul-de-sac off of coveted Turkey Hill South, 3 Canning Lane is a hidden gem! This home, built by SIR, features four generously sized bedrooms with a bonus fifth bedroom and full bath in the finished lower level, perfect for guests, au pair suite, playroom or personal gym. A finished upper level offers additional recreational space. The large gourmet, eat-in-kitchen boasts top of the line appliances, granite countertops and flows into a butlers pantry. The hardwood floors, and coffered ceilings reflect the sophisticated style of this home. A beautiful outdoor kitchen, patio and fire pit, including an interior/exterior sound system, make this home ideal for today's living and entertaining family and friends. The large master suite features two over-sized walk-in closets and a spa-like master bath, making it the perfect place to start and end your day. A beautifully fenced in yard on a flat half acre, full house generator and gas heat complete this home. Just over a mile to the Greens Farms train station and approximately 3.5 miles to Compo Beach make work and play a breeze!

[Click on the arrow to view Additional Photos](#)

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? _____

DATE OF LAST INSPECTION: Never

PURCHASE DATE: 2004

PROPERTY ADDRESS: 73 Patrick Rd.

OWNER: Devine, Catherine

ASSESSMENT: 1,458,200

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

Owned by same family for 50 years
Taxes make it hard to stay in Westport,
Unable to ~~sell~~ (taxes), Check assessment

BAA COMMENTS/COMPARABLE PROPERTIES:

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
GL Year: 2019
List No: 13678

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

RECEIVED

By authority of Connecticut State Statute 12-111

FEB 19 2020

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

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

Grand List of October 1, 2019 Date(s) not available: March 26-March 31

Property Owner's Name: Matthew A. Feldman and Theanne M. Chivily

Property Location: 2 Surf Road, Westport Telephone contact: 203-435-2574
(number and street)

Appellant's Name: W. Glenn Major Property Type: residential
(residential, commercial, personal property, motor vehicle)

Mailing Address: 65 Jesup Road, Westport, CT 06880 Phone Number: 203-227-9585

Total Assessment: \$2,730,000.00 Appellant's Estimate of Market Value: \$2,100,000.00

BRIEFLY STATE YOUR REASON FOR APPEAL: Based on fair market appraisal of property as of 10/1/15, the improvements on the property are overvalued. House is non-FEMA compliant. Property purchased on open market for \$2,100,000.00 as a
teardown.

Signature at Application W. Glenn Major, agent Date: 2/18/2020

Signature at Time of Hearing [Signature] Date: 3/10/2020 grt

For Official Use Only

BOARD ACTION

No Change _____ Reduced _____ Increased _____

ORIGINAL ASSESSMENT:

Land: 1,394,800

Building: 1,336,000

Other: _____

Total: 2,730,800

Personal Property: _____

Motor Vehicle: _____

BAA CHANGE:

Land: _____

Building: _____

O

T

P

N

NEEDS INSPECTION
2 Surf Rd

DATE AND TIME OF HEARING AT

TOWN HALL

ROOM: Green Rm

Date: Tues. March 10, 2020

Time: 8:15 pm

Dated: _____

Signed: _____

Signed: _____

Signed: _____

Matthew A. Feldman
Theanne M. Chivily
2 Surf Road
Westport, CT 06880

February 14, 2020

Board of Assessment Appeals
Westport Town Hall
110 Myrtle Avenue – Room 104
Westport, CT 06880

Re: 2 Surf Road

To Whom It May Concern:

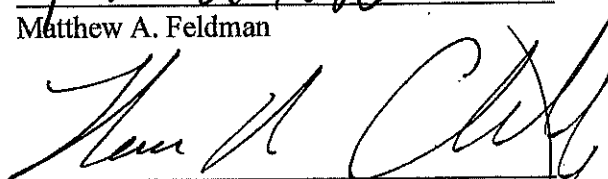
In connection with the appeal of the property tax assessment on the above-referenced property, this is to notify you that W. Glenn Major, Esq. of the law firm of Sherwood & Garlick, P.C. is our representative. As such, we hereby authorize him to execute any application and other paperwork and appear on our behalf in front of the Board of Assessment Appeals at the hearing to be scheduled.

We intend our electronically transmitted signatures to be deemed valid.

Thank you very much.



Matthew A. Feldman



Theanne M. Chivily

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT		6188	
HALPIN JOAN R		6 Septic 2 Public Water		1 Public		1		Code Appraised Assessed		WESTPORT, CT	
101 SPINNAKER LANE		SUPPLEMENTAL DATA						1-1 1,992,600 1,394,800			
JUPITER FL 33477		Alt Prol ID 52621165-A-27 Historic ID 504 Census WestportC M19 Survey Ma 5649 Survey Ma		Lift Hse				1-3 1,908,500 1,336,000			
1		GIS ID B01030000		Assoc Pld#				Total 3,901,100 2,730,800			

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC	
HALPIN JOAN R		0984 0327		12-28-1988		Q		I		1,100,000		00	
		Amount		Description		Number		Amount		Comm Int			
Year Code		Description		Code		Year		Code		Assessed		Year Code	
2019 1-1		1-3		1-1		2018		1-1		1,394,800		2017 1-1	
2019 1-3				1-3		2018		1-3		1,336,000		2017 1-3	
Total		2730800		Total		2730800		Total		2728300		Total	

EXEMPTIONS

This signature acknowledges a visit by a Data Collector or Assessor

OTHER ASSESSMENTS		AMOUNT		DATE	
Description		Amount		Date	
Total		0.00			

ASSESSING NEIGHBORHOOD		TRACING	
Nbrhd Name		Batch	
0001 B		B	

NOTES		APPRaised VALUE SUMMARY	
M/ 5649(27)		Appraised Bldg. Value (Card) 1,908,500	
		Appraised Xf (B) Value (Bldg) 0	
		Appraised Ob (B) Value (Bldg) 0	
		Appraised Land Value (Bldg) 1,992,600	
		Special Land Value 0	
		Total Appraised Parcel Value 3,901,100	
		Valuation Method C	
Total Appraised Parcel Value		3,901,100	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id Description Type Issue Date Insp Date % Comp Date Comp		Date Id Type Is Cd Purpose/Result	
67860 Addition 10-17-2006 AD 170,000 01-23-2008 100 10-01-2007 7 X 7 STAIR ADDTN / 2ND FL		08-05-2019 PG 3 5 Changed as a result of disc	
		08-07-2015 VA 10 Measu/LtrSnt - Letter Sent	
		06-19-2015 RH 18 No Tresp/Dog/Not M or I ot	
		06-15-2015 VA 66 INSPECTION NOTICE SE	
		01-23-2008 TM 55 NOAH - Visual	
		01-23-2008 PF 2 5 Mailer Sent	
		01-09-2008 TML 41 Hearing - Change	

LAND LINE VALUATION SECTION		LOCATION ADJUSTMENT		Adj Unit P		Land Value	
B Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbrhd. Nbrhd. Adj		Location Adjustment		Adj Unit P		Land Value	
1 201L Single Family OF A 0.650 AC 1,080,000 1.41923 8 1.00 200 2.000		1,0000		1,0000		1,992,600	
Total Card Land Units 0.650 AC		Parcel Total Land Area 0.6500		Total Land Value		1,992,600	

APPRAISAL OF REAL PROPERTY

LOCATED AT:

2 Surf Rd
VOL.984 PG.327 -AS PER DEED
Westport, CT 06880

FOR:

Mr. Matthew Feldman
2 Surf Road
Westport, CT 06880

AS OF:

October 1, 2015

BY:

Taylor Beerbower
Mulberry Street Appraisals
37 Treasure Road
Fairfield, CT 06824
www.ms-appraisals.com

Mulberry Street Appraisals
37 Treasure Rd
Fairfield, CT 06824-1652
(203) 255-2529
<http://WWW.MS-APPRAISALS.COM>

02/28/2020

Mr. Matthew Feldman
2 Surf Road
Westport, CT 06880

Re: Property: 2 Surf Rd
Westport, CT 06880
N/A
File No.: MZ0482

Opinion of Value: \$ 2,570,000
Effective Date: October 1, 2015

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


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

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

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

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

Sincerely,



Taylor Beerbower
License or Certification #: RCR.0000039
State: CT Expires: 04/30/2020
tbeerbower@ms-appraisals.com

APPRAISAL REPORT

File No. MZO482

Property Address 2 Surf Rd	City Westport	State CT	Zip Code 06880
Legal Description VOL 984 PG.327 -AS PER DEED		County Fairfield	
Assessor's Parcel No. B01/030/000	Tax Year 2019	R.E. Taxes \$ 45,999	Special Assesmt. \$
Borrower N/A	Current Owner Matthew Feldman & Theanne Chivily	Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	
Neighborhood or Project Name Saugatuck Shores	Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condo. <input type="checkbox"/> Co-op.	HOA \$ 0	/Mo.
Sale Price \$	Date of Sale	Description / \$ amount of loan charges/concessions to be paid by seller	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee	Map Reference 14860	Census Tract 0504.00	
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)			
Intended Use Determine market value for an equitable assessment. Intended User(s) The Intended User of this appraisal report is the Client.			
Client Mr. Matthew Feldman	Address 2 Surf Road, Westport, CT 06880		
Appraiser Taylor Beerbower	Address 37 Treasure Rd, Fairfield, CT 06824-1652		
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property values <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	Single Family Housing PRICE (\$000) 300	Condominium housing PRICE (if appl.) (\$000) 0
Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply	AGE (yrs) 0	AGE (yrs) 0
Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing time <input type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input checked="" type="checkbox"/> Over 6 mos.	Low 0	Low 0
Neighborhood boundaries THE NEIGHBORHOOD IS BOUNDED BY THE HARBOR (North) AND LONG ISLAND SOUND (South and East) and Norwalk (West). ACCESS IS VIA NORWALK.		9,400 High 115	High
		Predominant	Predominant
		1,600 40	
Dimensions AS PER ASSESSOR		Site area .65 ac	Shape IRREGULAR
Specific zoning classification and description A			
Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal, attach description <input type="checkbox"/> No zoning			
Highest and best use of subject property (as proposed per plans and specifications): <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use, attach description.			
Utilities Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Off-site Improvements Type	Public <input type="checkbox"/> Private <input type="checkbox"/>
Electricity <input checked="" type="checkbox"/>	Water <input checked="" type="checkbox"/>	Street ASPHALT	<input type="checkbox"/>
Gas <input type="checkbox"/>	Sanitary sewer <input checked="" type="checkbox"/>	Alley NONE	<input type="checkbox"/>
Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach description.			
Source(s) used for physical characteristics of property: <input checked="" type="checkbox"/> Interior and exterior inspection <input type="checkbox"/> Exterior inspection from street <input type="checkbox"/> Previous appraisal files			
<input checked="" type="checkbox"/> MLS <input checked="" type="checkbox"/> Assessment and tax records <input type="checkbox"/> Prior inspection <input type="checkbox"/> Property owner <input type="checkbox"/> Other (Describe):			
No. of Stories 2	Type (Det./Att.) DET	Exterior Walls CLPBRD	Roof Surface ASPHALT
Does the property generally conform to the neighborhood in terms of style, condition and construction materials? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, attach description.		Manufactured Housing <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach description.			
Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach description.			
The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.			
FEATURE	SUBJECT	SALE 1	SALE 2
Address 2 Surf Rd Westport, CT 06880	26 Surf Rd Westport, CT 06880	22 Surf Rd Westport, CT 06880	14 Surf Rd Westport, CT 06880
Proximity to Subject	0.22 miles W	0.19 miles W	0.11 miles W
Sale Price	\$ 3,300,000	\$ 3,425,000	\$ 2,900,000
Sale Price/Gross Liv. Area	\$ 718.80	\$ 651.64	\$ 689.82
Data & Verification Sources	CMLS #99090868; DOM 174	CMLS #99020398; 491 DOM	CMLS #99097995; DOM 97
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions	Arml.th 0	Arml.th 0	Arml.th 0
Date of Sale/Time	07/28/2015 -49,500	08/11/2014 -239,750	08/14/2015 -29,000
Location	SUBUR-GD	SUBUR-GD	SUBUR-GD
Site	28314 sf	21780 sf	21780 sf
View	Lagoon	Lagoon	Lagoon
Design (Style)	CONTEMP-AV	COLONIAL-GD -330,000	COLONIAL-GD -342,500
Actual Age (Yrs.)	52	10	19
Condition	AVG. COND	GOOD COND -330,000	GOOD COND -342,500
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	11 4 5.0	16 6 4.2	10 4 4.1
Gross Living Area	6,987 Sq. Ft.	4,591 Sq. Ft. +179,700	5,256 Sq. Ft. +129,825
Basement & Finished Rooms Below Grade	NO BSMT	PART BSMT -20,000	NO BSMT
Garage/Carport	3 CAR GAR.	3 CAR GAR.	3 CAR GAR. +20,000
Kitchen	STANDARD	MODERN -50,000	MODERN -50,000
Amenities	DOCK	DOCK	DOCK/IGPool -50,000
Net Adjustment (Total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -599,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -874,925	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -300,275
Adjusted Sale Price of Comparables	\$ 2,700,200	\$ 2,550,075	\$ 2,599,725
Date of Prior Sale/Transfer	02/14/2020	NO OTHER SALE	NO OTHER SALE
Price of Prior Sale/Transfer	\$ 2,100,000	\$ IN PRIOR 1 YEAR	\$ IN PRIOR 1 YEAR
Data Source(s)	v.3983 p.171	PER ASSESSOR	PER ASSESSOR
Data Source Effective Date	02/28/2020	02/28/2020	02/28/2020
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: The subject was listed for sale on 02/09/2015 for \$4,900,000. It was reduced in price to \$4,450,000 on 06/13/2016. It had six more price reductions to \$2,700,000 on 09/03/2019. It was sold on 02/14/2020 for \$2,100,000 after an extended market time. CMLS #170272484. The home is to be razed by the new owner.			
Summary of sales comparison and value conclusion: GLA ADJUSTED AT \$75/sf which recognizes the subject's inefficient layout and the economic impact of its design. In review of matched paired data, the subjects neighborhood values were in decline at about a 1/2% per month as of the valuation date. Five sales from the subject's street, all on the lagoon, were included in this report. Comps 1, 2, 3 and 4 are all compliant to the FEMA flood elevation based upon reviews of survey and/or flood certifications. They were all adjusted for a superior, compliant design at 10%. Comps 1, 2 and 4 were significantly superior in their condition either due to their age and/or remodeling and expansions. These three sales, relative to the subject's dated condition were adjusted at 10% for condition. See additional comments.			
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, or <input type="checkbox"/> subject to the following repairs, alterations or conditions The cost and income approaches were considered, but not deemed reliable for this report.			
BASED ON AN <input type="checkbox"/> EXTERIOR INSPECTION FROM THE STREET, OR AN <input checked="" type="checkbox"/> INTERIOR AND EXTERIOR INSPECTION, ON (DATE) 02/28/2020, OR <input type="checkbox"/> NO PHYSICAL INSPECTION			
MY OPINION OF VALUE, AS DEFINED HEREIN, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT IS \$ 2,570,000, AS OF October 1, 2015			

ADDITIONAL COMPARABLE SALES

File No. MZO482

The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.										
FEATURE	SUBJECT	SALE 4			SALE 5			SALE 6		
Address	2 Surf Rd Westport, CT 06880	12 Surf Rd Westport, CT 06880			4 Surf Rd Westport, CT 06880					
Proximity to Subject		0.10 miles W			0.02 miles SW					
Sale Price	\$	\$ 3,525,000			\$ 1,950,000					
Sale Price/Gross Liv. Area	\$	\$ 662.84			\$ 1,327.43					
Data & Verification Sources		CMLS #99048712; 89 DOM			CMLS #99067215; 33					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	
Sales or Financing Concessions		Armlth 0		Armlth 0						
Date of Sale/Time		03/31/2014	-317,250	08/01/2014	-136,500					
Location	SUBUR-GD	SUBUR-GD		SUBUR-GD						
Site	28314 sf	21780 sf		22651 sf						
View	Lagoon	Lagoon		Lagoon						
Design (Style)	CONTEMP-AV	COLONIAL-GD	-352,500	R.RANCH-AVG	+195,000					
Actual Age (Yrs.)	52	14		49						
Condition	AVG. COND	GOOD COND	-352,500	AVG. COND						
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	11 4 5.0	10 5 3.2	+10,000	5 2 1.0	+40,000					
Gross Living Area	6,987 Sq. Ft.	5,318 Sq. Ft.	+125,175	1,469 Sq. Ft.	+413,850			Sq. Ft.		
Basement & Finished Rooms Below Grade	NO BSMT N/A	NO BSMT N/A		BASEMENT 3 RMS BATH	-20,000 -40,000					
Garage/Carport	3 CAR GAR	2 CAR GAR	+20,000	1 CAR GAR	+40,000					
Kitchen	STANDARD	STANDARD		STANDARD						
Amenities	DOCK	DOCK		DOCK						
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -867,075	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 492,350	<input type="checkbox"/> + <input type="checkbox"/> -	\$			
Adjusted Sale Price of Comparables			\$ 2,657,925		\$ 2,442,350		\$			
Date of Prior Sale/Transfer	02/14/2020	NO OTHER SALE		NO OTHER SALE						
Price of Prior Sale/Transfer	\$ 2,100,000	\$ IN PRIOR 1 YEAR		\$ IN PRIOR 1 YEAR			\$			
Data Source(s)	v.3983 p.171	PER ASSESSOR		PER ASSESSOR						
Data Source Effective Date	02/28/2020	02/28/2020		02/28/2020						
Comments:	The SUBJECT PROPERTY:									
	The subject property was originally built in 1968. It has been expanded and remodeled over the years, but the last significant work was completed with an addition in 2007. The home has been maintained, but not significantly updated or remodeled and is dated in its condition. The layout of the home is over-sized, but suffers both functional and economic obsolescence which diminish the advantage and utility of its scale. The impact to value of the dated condition of the home is compounded by its large format. The reader is further advised that the home is below a FEMA compliant elevation. The design and layout of the home does not lend itself to be successfully or economically lifted to a compliant level. It has been reported that the intention of the current buyer is to raze the dwelling.									
	The subject has direct frontage on the Lagoon. The home includes a private dock. Attached to the home is a three car garage.									
	The MARKET ANALYSIS, CONTINUED:									
	Comparable sale 3 was built in 1996. It features a contemporary deign and a mix of effective age. It included remodeling to the baths and kitchen, which did prompt a specific condition adjustment, applied at 5%. An additional adjustment was applied to reconcile the specific advantage, and the high cost, specific to a kitchen remodel. Comparable sale 5 is a modest, raised ranch home located next door to the subject. While the dwelling is significantly inferior to the subject's dwelling, it is a property which sold with a non-compliant dwelling on it. The home at comp 5 was eventually razed in favor of the home indicated in the photo addendum. The reader is advised, however, that despite the larger scale and superior design at the subject, the dwelling is non-compliant and cannot economically be lifted. The dwelling is obsolete in design and layout. In this light, it can be reasonably argued that the dwelling contributed limited utility or value to the property, much like the modest dwelling at comp 5.									
	RECONCILIATION COMMENTS:									
	The range of value developed by the market data is broad and inconsistent. It supports a range of value for the subject from \$2,440,000 to \$2,700,000. This value range is consistent with the subject's llt history and its eventual sale, four years later at \$2,100,000. Based upon this insight, the subject's value, as of the valuation date of 10/01/2015, is reconciled at \$2,570,000, reflecting a mid range figure from the range developed. The opinions expressed in this report are based upon a reasonable degree of professional certainty.									

USPAP ADDENDUM

File No. MZ0482

Borrower	N/A		
Property Address	2 Surf Rd		
City	Westport	County	Fairfield
		State	CT
		Zip Code	06880
Lender	Mr. Matthew Feldman		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

The intended user of this appraisal report is the client.

Reasonable Exposure Time
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 6 to 12 months

A reasonable marketing period of 6 to 12 months has been projected based upon the current marketing times noted in sales between typically motivated sellers and buyers. For the purpose of this appraisal, the value conclusion has assumed a typical exposure time of 6 to 12 months. Exposure time represents the hypothetical period of market time preceding the consummation of a sale.

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

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

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- 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.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- 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 (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments


Appraiser Independence Comment:
 I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, clients representatives, borrower, or any other party to the transaction. I have no current or prospective interest in the subject property or the parties involved; and no services were performed by the appraiser within the 3 year period immediately preceding acceptance of this assignment as an appraiser or in any other capacity.

Personal items were not included in the value conclusion indicated in this appraisal report.

Definition of Market Value:
 Market value is the most probable price that 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, knowledgeably and assuming the price is not affected by undue stimulus. This consummation of sale has presumed that there has been a reasonable exposure time in the open market.

Scope of Work:
 The scope of work for this appraisal is defined by the complexity of the appraisal assignment and the reporting requirements of this appraisal report, including the definition of market value, statement of assumption and limiting conditions, and certifications. The appraiser has performed a visual inspection of the subject, from at least an exterior street grade view; inspect the neighborhood; inspect each of the comparable sales, from at least a street grade perspective; research, verify and analyze data from reliable public and/or private sources; report the analysis, opinions, and conclusions in this appraisal report.

APPRAISER:

Signature: 

Name: Taylor Beerbower

Date Signed: 02/28/2020

State Certification #: RCR.0000039

or State License #:

State: CT

Expiration Date of Certification or License: 04/30/2020

Effective Date of Appraisal: October 1, 2015

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

Subject Photos

Borrower/Client	N/A						
Property Address	2 Surf Rd						
City	Westport	County	Fairfield	State	CT	Zip Code	06580
Lender	Mr. Matthew Feldman						



Subject Front

2 Surf Rd
Sales Price
Gross Living Area 6,987
Total Rooms 11
Total Bedrooms 4
Total Bathrooms 5.0
Location SUBUR-GD
View Lagoon
Site 28314 sf
Quality
Age 52



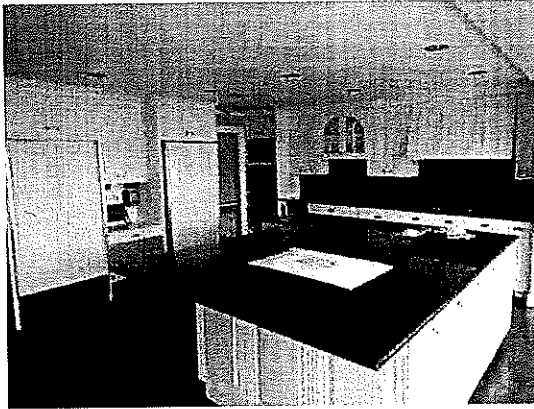
Subject Rear



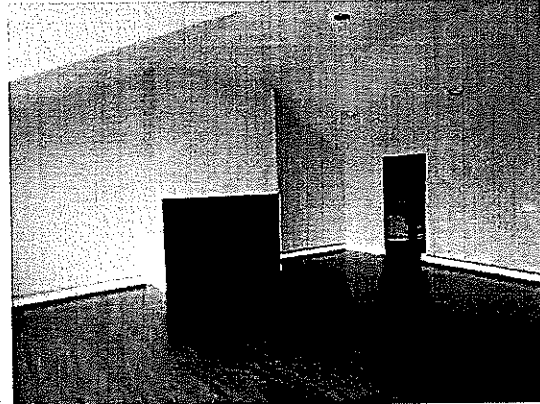
Subject Street

Photograph Addendum

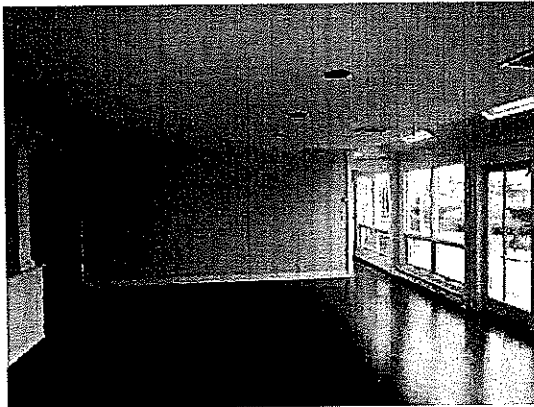
Borrower/Client	N/A				
Property Address	2 Surf Rd				
City	Westport	County	Fairfield	State	CT
				Zip Code	06880
Lender	Mr. Matthew Feldman				



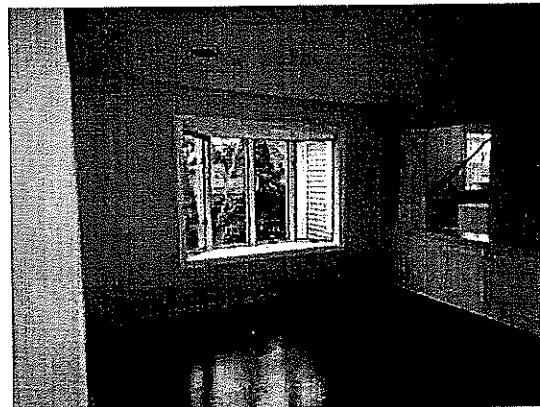
Kitchen



Living Room



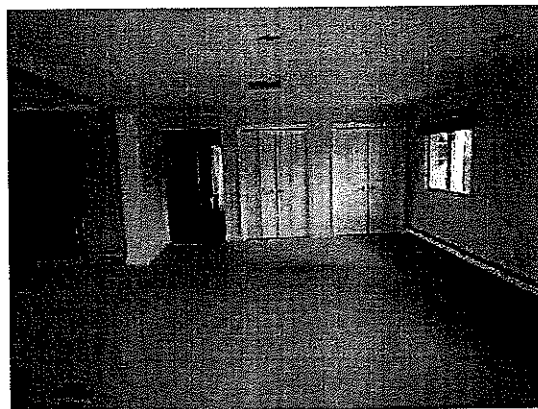
Dining Room



Den



Family Room



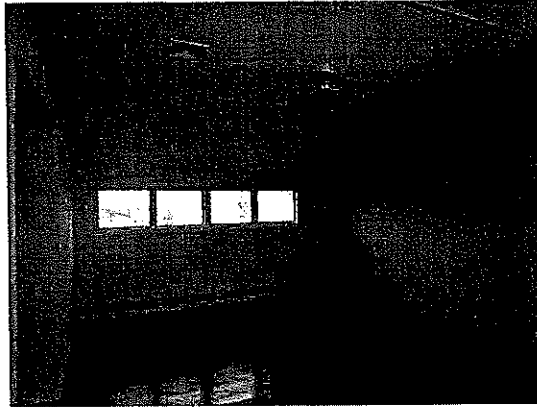
Sun Room

Photograph Addendum

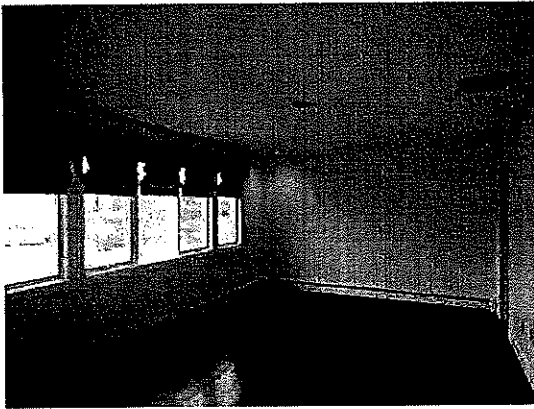
Borrower/Client	N/A				
Property Address	2 Surf Rd				
City	Westport	County	Fairfield	State	CT Zip Code 06880
Lender	Mr. Matthew Feldman				



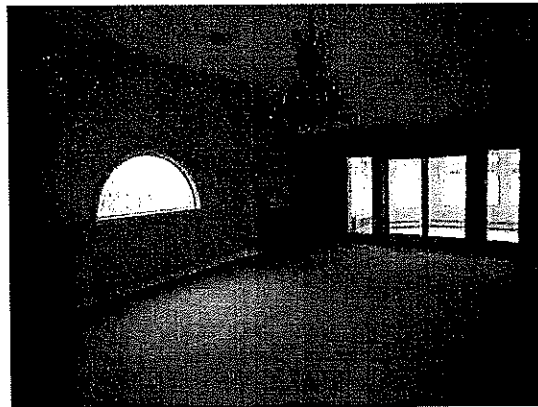
Rec Room



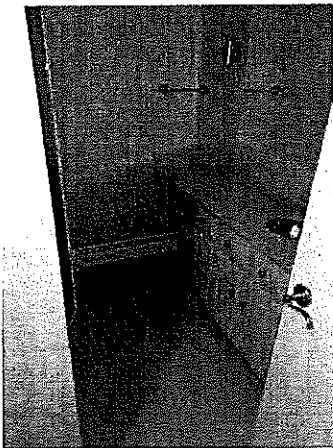
Bedroom



Bedroom



Bedroom



Bath



Bath

Photograph Addendum

Borrower/Client	N/A				
Property Address	2 Surf Rd				
City	Westport	County	Fairfield	State	CT Zip Code 06880
Lender	Mr. Matthew Feldman				



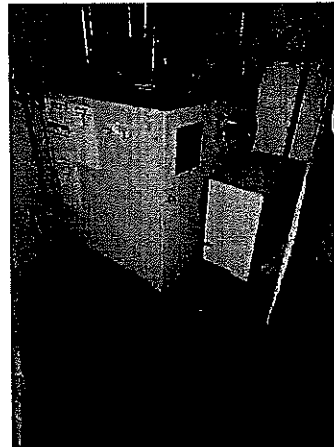
Bath



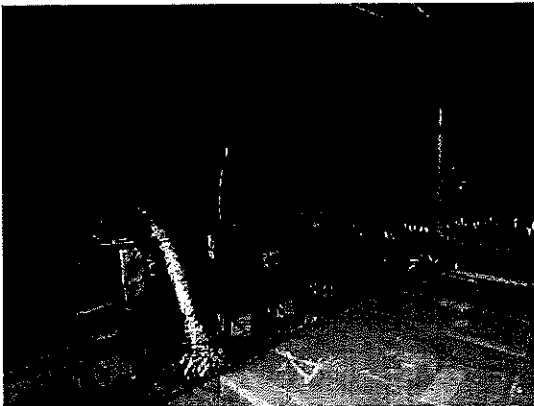
Bath



Bath



Mechanicals



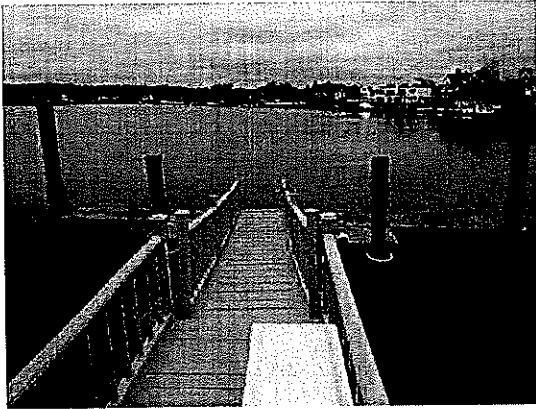
Mechanicals



Porch

Photograph Addendum

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City	Westport	County	Fairfield	State	CT Zip Code 06880
Lender	Mr. Matthew Feldman				



Dock



Water View



Water View



Alt front View



Alt Rear View



Rear Yard

Comparable Photos 1-3

Borrower/Client	N/A				
Property Address	2 Surf Rd				
City	Westoort	County	Fairfield	State	CT
				Zip Code	06880
Lender	Mr. Matthew Feldman				



Comparable 1

26 Surf Rd
 Prox. to Subject 0.22 miles W
 Sales Price 3,300,000
 Gross Living Area 4,591
 Total Rooms 16
 Total Bedrooms 6
 Total Bathrooms 4.2
 Location SUBUR-GD
 View Lagoon
 Site 21780 sf
 Quality
 Age 10



Comparable 2

22 Surf Rd
 Prox. to Subject 0.19 miles W
 Sales Price 3,425,000
 Gross Living Area 5,256
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 4.2
 Location SUBUR-GD
 View Lagoon
 Site 21780 sf
 Quality
 Age 47



Comparable 3

14 Surf Rd
 Prox. to Subject 0.11 miles W
 Sales Price 2,900,000
 Gross Living Area 4,204
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 4.1
 Location SUBUR-GD
 View Lagoon
 Site 21780 sf
 Quality
 Age 19

Comparable Photos 4-6

Borrower/Client	N/A				
Property Address	2 Surf Rd				
City	Westport	County	Fairfield	State	CT Zip Code 06980
Lender	Mr. Matthew Feldman				



Comparable 4

12 Surf Rd
 Prox. to Subject 0.10 miles W
 Sales Price 3,525,000
 Gross Living Area 5,318
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 3.2
 Location SUBUR-GD
 View Lagoon
 Site 21760 sf
 Quality
 Age 14



Comparable 5

4 Surf Rd
 Prox. to Subject 0.02 miles SW
 Sales Price 1,950,000
 Gross Living Area 1,469
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location SUBUR-GD
 View Lagoon
 Site 22651 sf
 Quality
 Age 49

Comparable 6

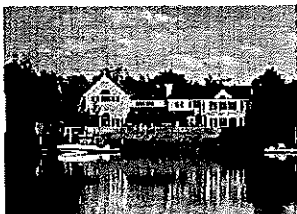
Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Property Listing

2/26/2020

SmartMLS Matrix

Listing



2 Surf Road, Westport, CT 06880
 MLS#: 170231489 DOM: 132 Status: Closed
 Single Family For Sale Neighborhood: Saugatuck Shores
 Closed Price: \$2,100,000
 List Price: \$2,700,000
 Tax Parcel#: 419262

School Information	
Elem:	High: Staples
Year Built: 1968	New Construction: No
Estimated heated: above grade 7,243; total 7,243	Acres: 0.65
Property Tax: \$45,999	Assessed Value: \$2,728,300
	Mil Rate: 16.86
Style: Colonial, Contemporary Rooms: 12 Bedrms: 5 Bathrms: 5 Full Fireplaces: 4	

Potential Short Sale: No

Room	Level	Apex Size	Features	Room Descriptions
Living Room	Main	22 x 24	9 ft+ Ceilings, Gas Log Fireplace, Hardwood Floor, Palladian Window(s), Vaulted Ceiling	
Dining Room	Main	21 x 18	Hardwood Floor, Skylight, Sliders	
Other	Main	14 x 11	Bay / Bow Window, Hardwood Floor	
Eat-In Kitchen	Main	21 x 18	Fireplace, Granite Counters, Hardwood Floor, Island, Skylight, Sliders	
Great Room	Main	22 x 42	Built-Ins, Gas Log Fireplace, Wall/Wall Carpet, Wet Bar	
Office	Main	12 x 11	Book Shelves, Wall/Wall Carpet	
Study	Upper	22 x 23	9 ft+ Ceilings, Built-Ins, Cathedral Ceiling, Full Bath, Palladian Window(s), Wall/Wall Carpet	
MBR Suite	Upper	18 x 31	9 ft+ Ceilings, Cathedral Ceiling, Dressing Room, Fireplace, Gas Log Fireplace, Wall/Wall Carpet	
Master Bath	Upper	18 x 17	Marble Floor, Palladian Window(s), Steam/Sauna, Vaulted Ceiling, Whirlpool Tub	
Sun Room	Upper	25 x 13	9 ft+ Ceilings, Hardwood Floor, Palladian Window(s), Skylight, Vaulted Ceiling	
Bedroom	Upper	21 x 12	Full Bath, Walk-In Closet, Wall/Wall Carpet	
Bedroom	Upper	12 x 13	Hardwood Floor, Walk-In Closet	
Bedroom	Upper	16 x 23	Ceiling Fan, Full Bath, Hardwood Floor, Vaulted Ceiling, Walk-In Closet	
Additional Rooms:	Foyer, Laundry Room			Has In-Law Apart: No
Laundry Location:	Upper Level, 2nd floor			Features:

Appliances Incl.: Cook Top, Wall Oven, Microwave, Refrigerator, Freezer, Dishwasher, Disposal, Compactor, Washer, Dryer
 Interior Features: Audio System, Auto Garage Door Opener, Cable - Available, Central Vacuum, Security System
 Energy Features: Generator, Thermopane Windows
 Attic: Has Attic - Full-Down Stairs Basement Desc.: None
 Exterior Features: Awnings, Gutters, Lighting, Patio, Stone Wall, Underground Sprinkler
 Garage & Parking: 3 Car, Attached Garage Driveway Type: Private, Circular, Crushed Stone
 Lot Description: In Flood Zone, Water View, Corner Lot, Level Lot, Fence - Full, Professionally Landscaped In Flood Zone: Yes
 Waterfront Feat.: Direct Waterfront - Direct Waterfront, Dock or Mooring, Beach Rights, View Swimming Pool: No Pool
 Nearby Amenities: Golf Course, Health Club, Library, Medical Facilities, Park, Public Rec Facilities, Shopping/Mall, Tennis Courts

Home Owner's Association Information		Utility Information	
Home Owner's Association:	Association Fee: \$80	Fee Payable:	Annually
Hot Water System	Domestic	Est. Annual Heating Cost:	
Heat Type:	Baseboard, Zoned, Fueled By: Oil, Propane	Fuel Tank Location:	In Garage
Cooling:	Attic Fan, Central Air, Window Unit, Zoned	Radon Mitigation:	Air No, Water No
Water & Sewer Service:	Public Water Connected, Sewage System: Public Sewer Connected	Public Remarks	

Enjoy life to the fullest by living on the water. Nothing beats a direct waterfront lifestyle when you have a dock that accommodates a 70-ft. yacht or multiple smaller boats, especially on Westport's Bermuda Lagoon. This renovated and updated, meticulously cared for home in Saugatuck Shores is casually elegant and created for mesmerizing water views from inside and out. With a gated entry and enhanced with mature, professional landscaping, this .65-acre property even has a putting green for golf enthusiasts. The open floor plan is flexible with great options for dining, art collections, piano/music enjoyment and entertaining. A spectacular crew's nest study/studio with full bath provides panoramic sweeping water views. 4 Fireplaces, including 1 in the kitchen, make this an inviting home for all seasons. Ask for the long list of special features and be assured, this location is top-rated for convenience to the train, beach, and the shops and restaurants in popular Saugatuck.

See supplements for floor plans, pool plan and lot map. Field card discrepancy on room count and square footage. Click on film reel icon for floor plans and House completely rebuilt in 1989 with subsequent renovations since then. New AC compressor, hot water heater & generator installed 2016.

Listing Date:	Closed Date:	Expiration Date:	Date Available:
09/03/19	02/14/20		Negotiable
Listing Contract Type: Exclusive Right to Sell/Lease	Buyer's Agent Comp.: 2.25 % of sale price		
Showing Inst: Call LA Joan Wright for app'l. (203) 247-5868. Easy to show.			Lockbox: None
Directions: Duck Pond, left on Harbor, right on Bermuda to Surf			
Using & Selling Agent/Broker Information			
List Agent: Joan Wright (NS957JW) Uc #: RES.0750509	(203) 247-5868	joan@thewrightshomes.com	
List Office: William Pitt Sotheby's Int'l (PSOYH102)	(203) 227-1246		
Sale Agent: Michael Greenberg (JGREEN3) Uc #: RES.0278025	(203) 943-1056	mrgreenberg@mgbuilders.com	
Sale Office: The Source Realty (JSOUR1)	(203) 226-7958		

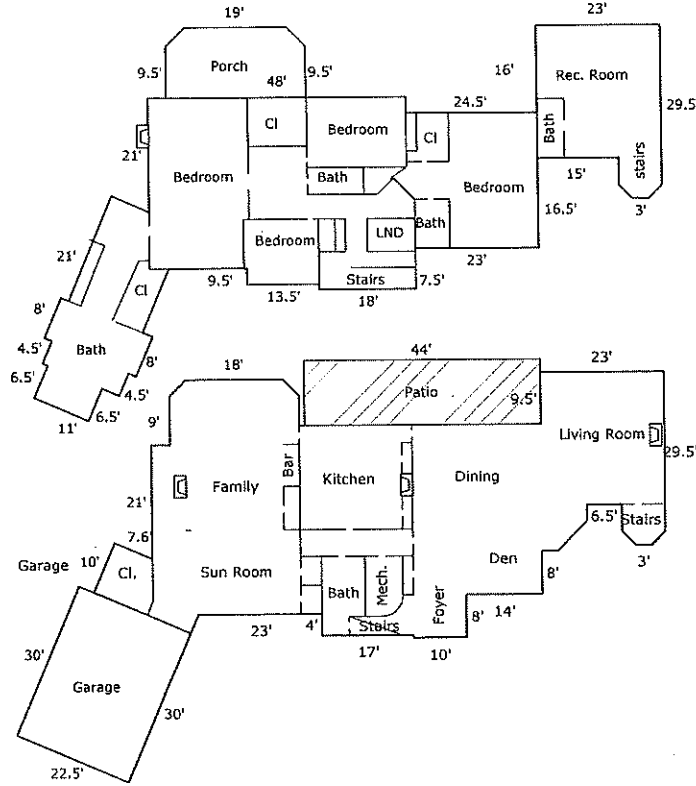
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https://smartmls.mlsmatrix.com/MatrixPrinting/PrintOptions.aspx?c=AAEAAAD***AQAAAAAARQAQAAFUAAAAGAAAAQ3NzY0BgMAAAC... 1/1

Building Sketch

Borrower/Client	N/A			
Property Address	2 Surf Rd			
City	Westport	County Fairfield	State CT	Zip Code 06880
Lender	Mr. Matthew Feldman			



Sketch by Apex Sketch v5 Standard™

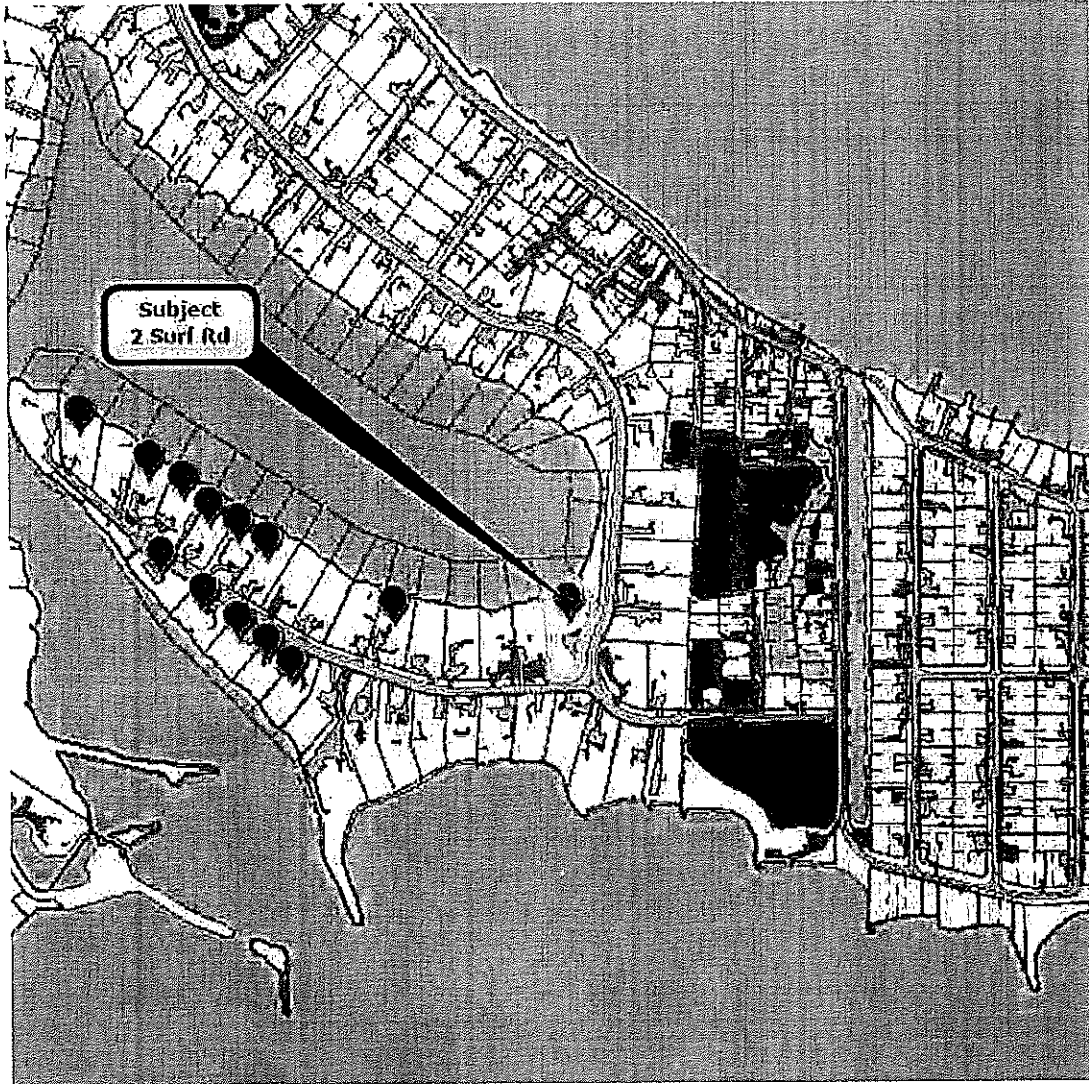
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3571.87	3571.87
GLA2	Second Floor	3414.79	3414.79
GAR	Garage	675.00	675.00
P/P	Patio	528.00	
	Porch	325.75	853.75
Net LIVABLE Area		(rounded)	6987

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	3.0 x	18.0	54.00
	5.5 x	24.0	132.00
	0.5 x	3.0 x 3.0	4.50
	0.5 x	3.0 x 3.0	4.50
	92.0 x	3.5	322.00
	9.5 x	23.0	218.50
	0.5 x	2.5 x 2.5	3.13
	5.0 x	8.0	40.00
	11.5 x	95.5	1098.25
	3.0 x	2.5	7.50
	3.0 x	81.0	243.00
	0.5 x	2.5 x 2.5	3.13
	0.5 x	5.5 x 5.5	15.12
	1.0 x	72.5	72.50
	75.5 x	5.5	415.25
	3.5 x	59.4	207.85
	0.8 x	81.6	65.94
	6.2 x	80.8	500.18
	0.5 x	10.0	5.00
	4.0 x	27.0	108.00
	0.5 x	1.5 x 3.4	2.56
	0.5 x	3.5 x 8.2	14.29
	0.5 x	0.8 x 1.9	0.76
	0.5 x	1.3 x 3.0	1.93
	0.5 x	2.7 x 6.2	8.21
	0.5 x	3.4 x 7.9	13.27
	0.5 x	3.0 x 7.0	10.50
	5		3414.79
79 Items		(rounded)	6987

Site Plan

Borrower/Client	N/A				
Property Address	2 Surf Rd				
City	Westoort	County	Fairfield	State	CT Zip Code 06880
Lender	Mr. Matthew Feldman				



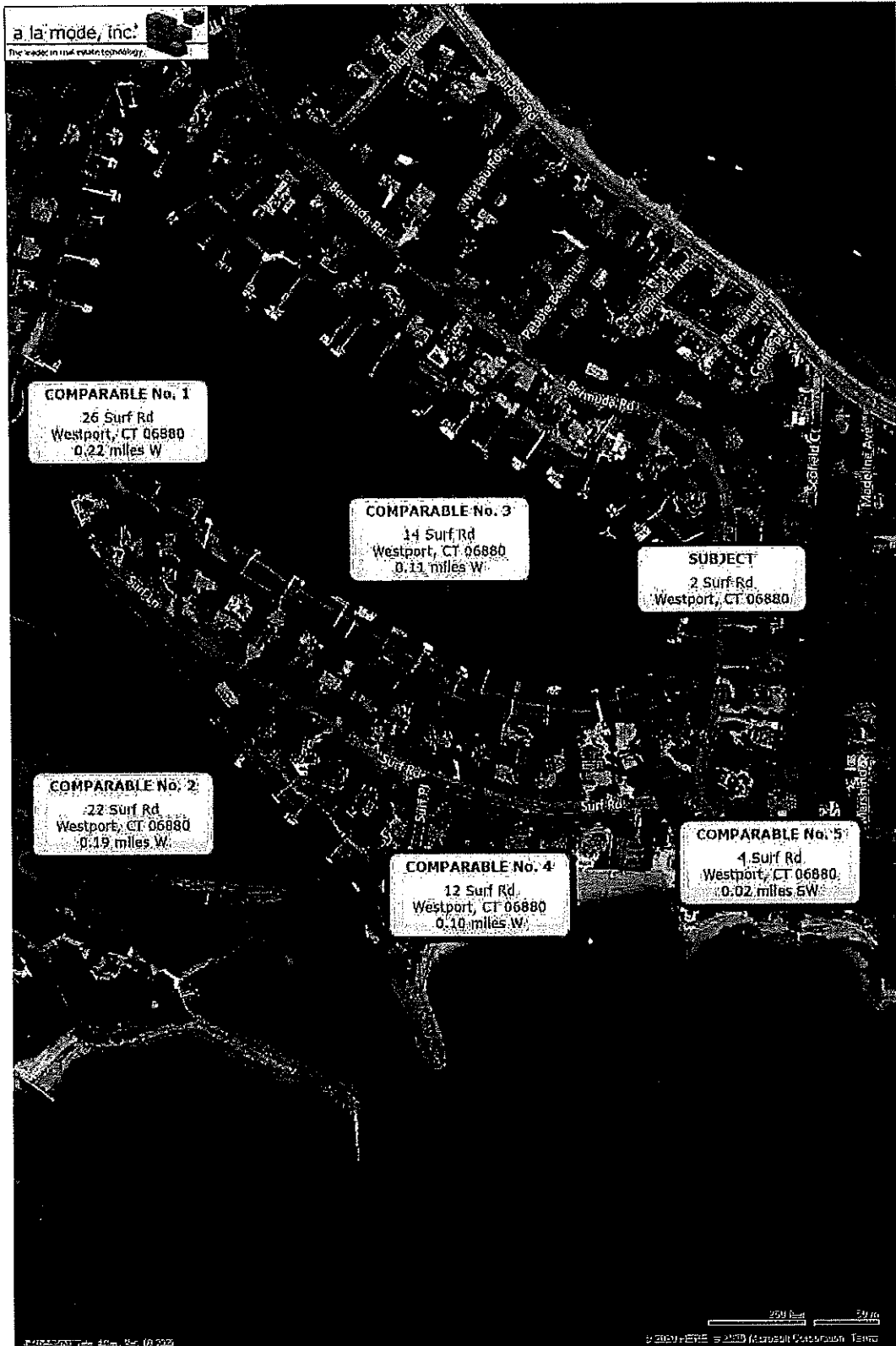
Flood Map

Borrower/Client	N/A				
Property Address	2 Surf Rd				
City	Westport	County	Fairfield	State	CT Zip Code 06880
Lender	Mr. Matthew Feldman				



Location Map

Borrower/Client	N/A			
Property Address	2 Surf Rd			
City	Westport	County Fairfield	State CT	Zip Code 06880
Lender	Mr. Matthew Feldman			



License

Borrower/Client	N/A				
Property Address	2 Surf Rd				
City	Westport	County	Fairfield	State	CT Zip Code 06880
Lender	Mr. Matthew Feldman				

UNIQUE ID NUMBER 45000012867	<i>State of New York</i> <i>Department of State</i> DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 112413
		PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.
		EFFECTIVE DATE MO. DAY YR. 12 29 18
	BEERBOWER TAYLOR F C/O MULBERRY STREET ASSOCIATES 37 TREASURE RD FAIRFIELD, CT 06430	EXPIRATION DATE MO. DAY YR. 12 28 20
	HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. RESIDENTIAL APPRAISER	
		<small>In Witness Whereof, The Department of State has caused this official seal to be hereunto affixed.</small> ROSSANA ROSADO SECRETARY OF STATE
DOS-1028 (Rev. 3/01)		

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION
Be it known that

TAYLOR BEERBOWER

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

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # RCR.0000039

Effective: 05/01/2019
 Expiration: 04/30/2020


Michelle Scaguit, Commissioner

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE _____

PRIOR BAA REDUCTION? No WHEN? _____

DATE OF LAST INSPECTION: None

PURCHASE DATE: 1988

PROPERTY ADDRESS: 2 Surf Rd.

OWNER: Jean Halpin

ASSESSMENT: 2,730,800

ARE TAXES CURRENT? Y

OWNERS COMMENTS/COMPARABLE PROPERTIES:

1968 House
Pd. 2,100,000 2/14/2020 Bought by Feldman
2 surf Rd. - highest price. Not FEMA Compliant
Inspected by Paul
Appraised 2,

BAA COMMENTS/COMPARABLE PROPERTIES:

2 SURF RD

Location 2 SURF RD

Mblu B01//030/000/

Acct# 13678

Owner FELDMAN MATTHEW A &
CHIVILY THEANNE M

Assessment \$2,730,800

Appraisal \$3,901,100

PID 9533

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,908,500	\$1,992,600	\$3,901,100

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$1,336,000	\$1,394,800	\$2,730,800

Owner of Record

Owner FELDMAN MATTHEW A & CHIVILY THEANNE M Sale Price \$2,100,000
Co-Owner Certificate
Address 2 SURF RD Book & Page 3983/171
WESTPORT, CT 06880 Sale Date 02/14/2020
Instrument 25

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FELDMAN MATTHEW A & CHIVILY THEANNE M	\$2,100,000		3983/171	25	02/14/2020
HALPIN JOAN R	\$1,100,000	1	0984/0327	00	12/28/1988

Building Information

Building 1 : Section 1

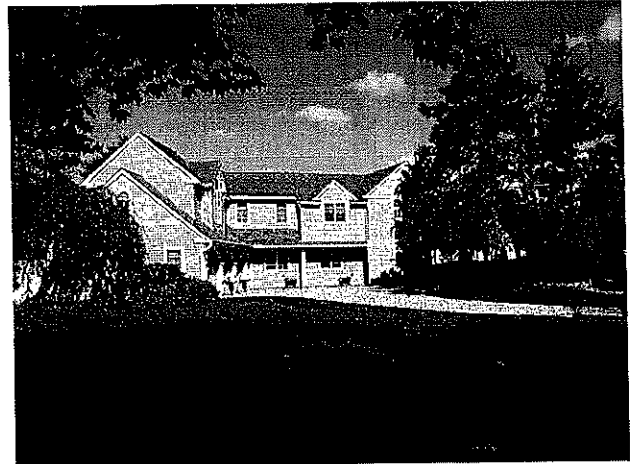
Year Built: 1968
Living Area: 6,951
Replacement Cost: \$2,008,959
Building Percent Good: 95

Replacement Cost
Less Depreciation:

\$1,908,500

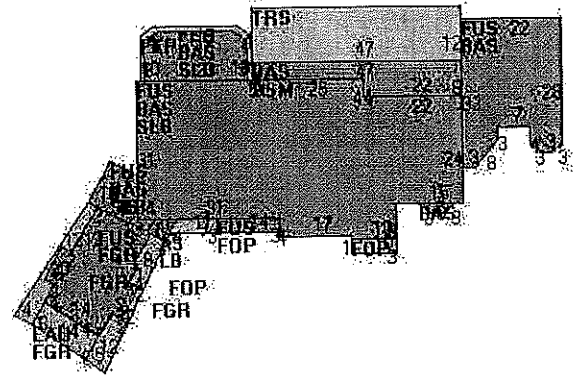
Building Attributes	
Field	Description
Style	Custom Colonial
Model	Residential
Grade:	Type III
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5 Full Baths
Total Half Baths:	
Total Xtra Fixtrs:	3
Total Rooms:	12 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	0
Interior Cond	A
Fireplaces	3
Ceiling Height	9.00
Elevator	
Sprinklers	No
Acc Apts	
Usrflid 300	

Building Photo



(http://images.vgsi.com/photos2/WestportCTPhotos/A00\03\17\35.jpg)

Building Layout



(http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/9533_9533.)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	3,535	3,535	
FUS	Upper Story, Finished	3,416	3,416	
BSM	Basement Area	276	0	
EAU	Attic, Expansion, Unfinished	84	0	
FEP	Porch, Enclosed	294	0	
FGR	Garage	665	0	
FOP	Porch, Open	102	0	
SLB	Slab	2,624	0	
TRS	Terrace - Stone	564	0	
		11,560	6,951	

Extra Features

Legend
Extra Features
No Data for Extra Features

Land

Land Use		Land Line Valuation	
Use Code	201L	Size (Acres)	0.65
Description	Single Family OF	Frontage	0
Zone	A	Depth	0
Neighborhood	200	Assessed Value	\$1,394,800
Alt Land Appr	No	Appraised Value	\$1,992,600
Category			

Outbuildings

Legend
Outbuildings
No Data for Outbuildings

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,908,500	\$1,992,600	\$3,901,100
2018	\$1,905,000	\$1,992,600	\$3,897,600
2017	\$1,905,000	\$1,992,600	\$3,897,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,336,000	\$1,394,800	\$2,730,800
2018	\$1,333,500	\$1,394,800	\$2,728,300
2017	\$1,333,500	\$1,394,800	\$2,728,300

26 SURF RD

Location 26 SURF RD

Mblu B02 / / 004/000 /

Acct# 10310

Owner SURF 26 WESTPORT 2015 LLC

Assessment \$2,463,100

Appraisal \$3,518,700

PID 6206

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,574,700	\$1,944,000	\$3,518,700

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$1,102,300	\$1,360,800	\$2,463,100

Owner of Record

Owner SURF 26 WESTPORT 2015 LLC
Co-Owner
Address 20 SURF RD
 WESTPORT, CT 06880

Sale Price \$3,300,000
Certificate 1
Book & Page 3631/0288
Sale Date 07/28/2015
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SURF 26 WESTPORT 2015 LLC	\$3,300,000	1	3631/0288	00	07/28/2015
WILLIS DAVID & SANDRA	\$3,790,000		3245/0217	00	11/10/2011
MAD CAT LLC	\$2,450,000		3085/0327	18	05/28/2010
JAMIESON STUART A	\$2,675,000	1	2439/0300	31	07/20/2004
ODONNELL JOHN J & NANCY J	\$0	1	1071/0024	29	09/04/1990

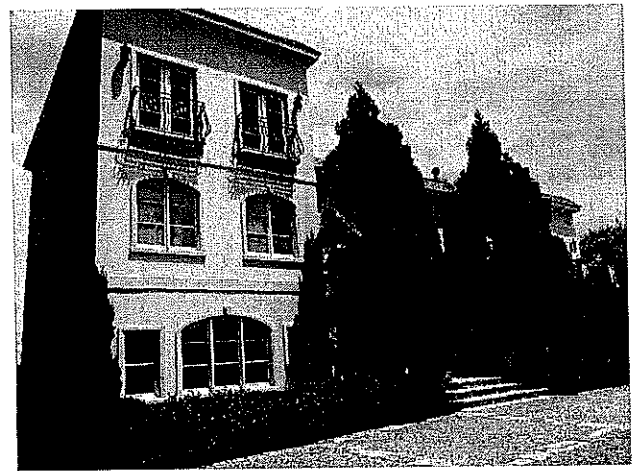
Building Information

Building 1 : Section 1

Year Built: 2005

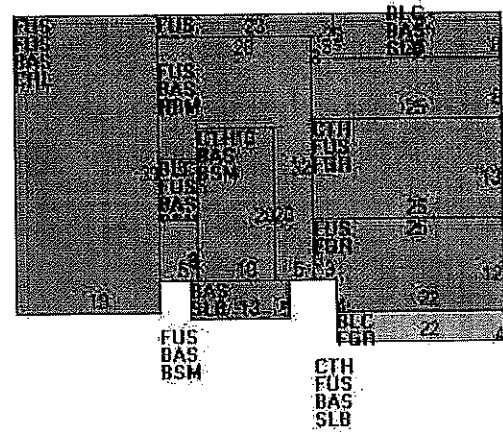
Building Photo

Living Area: 4,591
Replacement Cost: \$1,671,131
Building Percent Good: 91
Replacement Cost Less Depreciation: \$1,520,700



(<http://images.vgsi.com/photos2/WestportCTPhotos/A00\02\90\34.jpg>)

Building Layout



(http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/6206_6206)

Building Attributes	
Field	Description
Style	Custom Design
Model	Residential
Grade:	Type II+
Stories:	03
Occupancy	1
Exterior Wall 1	Stucco
Exterior Wall 2	
Roof Structure:	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4 Full Baths
Total Half Baths:	2 Half Bths
Total Xtra Fixtrs:	4
Total Rooms:	12 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	1
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	
Interior Cond	A
Fireplaces	2
Ceiling Height	9.00
Elevator	
Sprinklers	No

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,804	2,804
BAS	First Floor	1,787	1,787
BLC	Balcony	269	0
BSM	Basement Area	280	0
CRL	Crawl Space	741	0
CTH	Cathedral Ceiling	725	0
FGR	Garage	701	0
FOP	Porch, Open	69	0
RBM	Raised Basement	360	0
SLB	Slab	406	0
		8,142	4,591

Acc Apts	
Usrflid 300	
Usrflid 301	

Extra Features

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

Land

Land Use

Use Code 201L
 Description Single Family OF
 Zone A
 Neighborhood 200
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.5
 Frontage 0
 Depth 0
 Assessed Value \$1,360,800
 Appraised Value \$1,944,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK	Dock/Pier	WD	Wood	360.00 S.F.	\$54,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,574,700	\$1,944,000	\$3,518,700
2018	\$1,574,700	\$1,944,000	\$3,518,700
2017	\$1,574,700	\$1,944,000	\$3,518,700

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,102,300	\$1,360,800	\$2,463,100
2018	\$1,102,300	\$1,360,800	\$2,463,100
2017	\$1,102,300	\$1,360,800	\$2,463,100

22 SURF RD

Location 22 SURF RD

Mblu B02/ / 006/000 /

Acct# 9472

Owner BHANDARI GAUTAM AND
JONEJA BHAVANA

Assessment \$2,407,900

Appraisal \$3,439,800

PID 5378

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,495,800	\$1,944,000	\$3,439,800

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$1,047,100	\$1,360,800	\$2,407,900

Owner of Record

Owner BHANDARI GAUTAM AND JONEJA BHAVANA
Co-Owner
Address 22 SURF RD
WESTPORT, CT 06880

Sale Price \$3,425,000
Certificate
Book & Page 3545/0106
Sale Date 08/11/2014
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BHANDARI GAUTAM AND JONEJA BHAVANA	\$3,425,000		3545/0106	00	08/11/2014
REIF DEBORAH M	\$1,500,000	1	1603/0315	00	06/11/1998

Building Information

Building 1 : Section 1

Year Built: 1968
Living Area: 5,256
Replacement Cost: \$1,526,544
Building Percent 79
Good:
Replacement Cost
Less Depreciation: \$1,206,000

Building Attributes

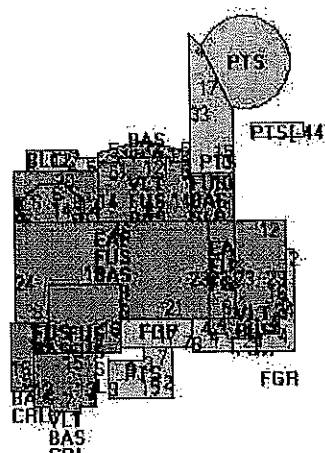
Field	Description
Style	Custom Colonial
Model	Residential
Grade:	Type II
Stories:	2 1/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3 Full Baths
Total Half Baths:	0
Total Xtra Fixtrs:	3
Total Rooms:	10 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Kitchens	1
Whirlpool Tubs	
Hot Tubs	1
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	0
Interior Cond	A
Fireplaces	2
Ceiling Height	8.00
Elevator	
Sprinklers	No
Acc Apts	
Usrfid 300	
Usrfid 301	

Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//00\02\93/>)

Building Layout



(<http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/5>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,528	2,528
BAS	First Floor	2,247	2,247
EAF	Attic, Expansion, Finished	1,068	481
BLC	Balcony	205	0
CRL	Crawl Space	582	0
FGR	Garage	638	0
FOP	Porch, Open	194	0
PTS	Patio - Stone	744	0
SLB	Slab	1,665	0
VLT	Vaulted Ceiling	870	0
		10,741	5,256

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 201L
Description Single Family OF
Zone A
Neighborhood 200
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.5
Frontage 0
Depth 0
Assessed Value \$1,360,800
Appraised Value \$1,944,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	InGround Pool	GNH	Heatd/Gunite	864.00 S.F.	\$45,800	1
SHD1	Shed	FR	Frame	96.00 S.F.	\$0	1
WDK	Wood Deck			137.00 S.F.	\$3,200	1
PAT1	Patio	SN	Stone	137.00 S.F.	\$3,000	1
PAT1	Patio	SN	Stone	229.00 S.F.	\$5,000	1
DCK	Dock/Pier	WD	Wood	480.00 S.F.	\$72,000	1
WDK	Wood Deck			350.00 S.F.	\$3,300	1
PIER	Pier	WD	Wood	240.00 S.F.	\$157,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,495,800	\$1,944,000	\$3,439,800
2018	\$1,495,800	\$1,944,000	\$3,439,800
2017	\$1,495,800	\$1,944,000	\$3,439,800

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,047,100	\$1,360,800	\$2,407,900
2018	\$1,047,100	\$1,360,800	\$2,407,900
2017	\$1,047,100	\$1,360,800	\$2,407,900

14 SURF RD

Location 14 SURF RD

Mblu B01 / 024/000 /

Acct# 12039

Owner PAZ HAROLD L AND PRESS SHARON H TRUSTEES

Assessment \$2,100,900

Appraisal \$3,001,300

PID 7911

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,057,300	\$1,944,000	\$3,001,300
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$740,100	\$1,360,800	\$2,100,900

Owner of Record

Owner	PAZ HAROLD L AND PRESS SHARON H TRUSTEES	Sale Price	\$0
Co-Owner		Certificate	
Address	14 SURF RD WESTPORT, CT 06880	Book & Page	3749/0195
		Sale Date	11/28/2016
		Instrument	29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PAZ HAROLD L AND PRESS SHARON H TRUSTEES	\$0		3749/0195	29	11/28/2016
PAZ HAROLD L AND PRESS SHARON H	\$2,900,000	1	3634/0016	00	08/04/2015
ROWE JAMES A & IZABELLA	\$2,700,000		3202/0229	00	06/20/2011
GULICK JEAN R	\$0	1	1360/0311	29	01/06/1995

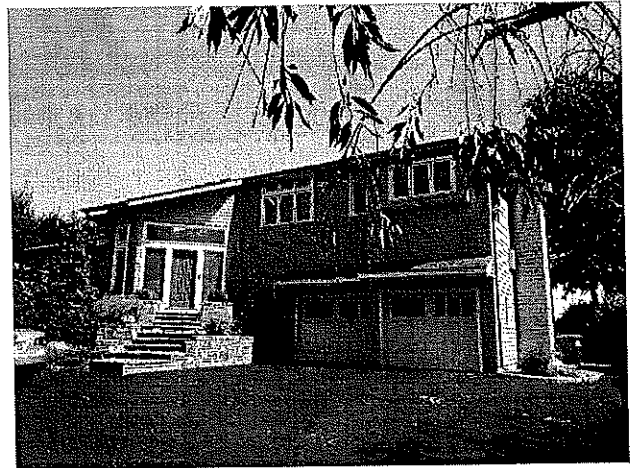
Building Information

Building 1 : Section 1

Year Built: 1996
Living Area: 4,204

Replacement Cost: \$1,012,037
Building Percent Good: 90
Replacement Cost Less Depreciation: \$910,800

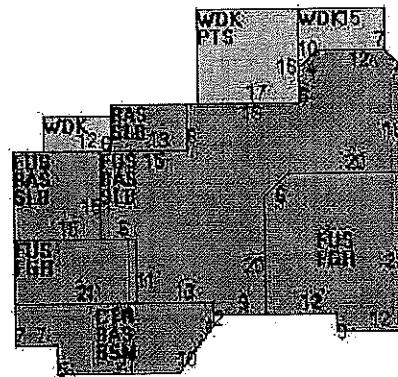
Building Photo



(http://images.vgsi.com/photos2/WestportCTPhotos/A00\02194\19.jpg)

Building Attributes	
Field	Description
Style	Custom Contemp
Model	Residential
Grade:	Type I
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	5 Full Baths
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	4
Total Rooms:	10 Rooms
Bath Style:	Modern
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	
Hot Tubs	1
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt, Garages	
Interior Cond	A
Fireplaces	3
Ceiling Height	9.00
Elevator	
Sprinklers	Yes
Acc Apts	

Building Layout



(http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/7911_7911.j)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,293	2,293
BAS	First Floor	1,911	1,911
BSM	Basement Area	349	0
CTH	Cathedral Ceiling	349	0
FGR	Garage	835	0
PTS	Patio - Stone	272	0
SLB	Slab	1,562	0
WDK	Deck, Wood	454	0
		8,025	4,204

Usrflid 300	
Usrflid 301	

Extra Features

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

Land

Land Use

Use Code 201L
 Description Single Family OF
 Zone A
 Neighborhood 200
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.5
 Frontage 0
 Depth 0
 Assessed Value \$1,360,800
 Appraised Value \$1,944,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK	Dock/Pier	WD	Wood	744.00 S.F.	\$111,600	1
SPL1	InGround Pool	CRH	Heatd/Concrt	512.00 S.F.	\$31,600	1
PAT1	Patio	SN	Stone	200.00 S.F.	\$3,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,057,300	\$1,944,000	\$3,001,300
2018	\$1,057,300	\$1,944,000	\$3,001,300
2017	\$1,057,300	\$1,944,000	\$3,001,300

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$740,100	\$1,360,800	\$2,100,900
2018	\$740,100	\$1,360,800	\$2,100,900
2017	\$740,100	\$1,360,800	\$2,100,900

12 SURF RD

Location 12 SURF RD

Mblu B01/ / 025/000 /

Acct# 7280

Owner MANN ANDREW ROBERT A TR
&

Assessment \$2,655,200

Appraisal \$3,793,143

PID 3227

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,849,143	\$1,944,000	\$3,793,143

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$1,294,400	\$1,360,800	\$2,655,200

Owner of Record

Owner MANN ANDREW ROBERT A TR &
Co-Owner PENELOPE CLAIRE TR
Address 12 SURF RD
WESTPORT, CT 06880

Sale Price \$0
Certificate
Book & Page 3903/0146
Sale Date 02/12/2019
Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MANN ANDREW ROBERT A TR &	\$0		3903/0146	29	02/12/2019
MANN ANDREW ROBERT A & PENELOPE CLAIRE	\$3,525,000		3513/0275	00	03/31/2014
LERNER CARYN A	\$3,400,000		3185/0314	00	04/14/2011
WESTBY KENNETH & TERRY	\$1,075,000	1	1540/0165	00	09/10/1997

Building Information

Building 1 : Section 1

Year Built: 2001
Living Area: 5,318
Replacement Cost: \$1,913,868
Building Percent 89
Good:

Replacement Cost
Less Depreciation:

\$1,703,300

Building Attributes

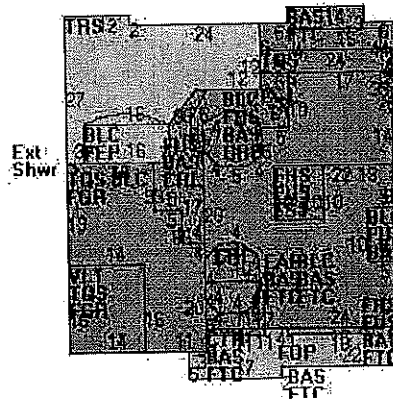
Field	Description
Style	Custom Design
Model	Residential
Grade:	Type I+
Stories:	2 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	HydroAir
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3 Full Baths
Total Half Baths:	2 Half Bths
Total Xtra Fixtrs:	4
Total Rooms:	12 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Kitchens	2
Whirlpool Tubs	2
Hot Tubs	1
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	0
Interior Cond	A
Fireplaces	4
Ceiling Height	9.00
Elevator	3 Stop Elev
Sprinklers	Yes
Acc Apts	
Usrflid 300	

Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//00\03\06>)

Building Layout



(<http://images.vgsi.com/photos2/WestportCTPhotos//Sketches/3>)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,003	2,003
FUS	Upper Story, Finished	1,865	1,865
FHS	Half Story, Finished	1,245	747
TQS	Three Quarter Story	866	693
EAF	Attic, Expansion, Finished	23	10
BLC	Balcony	342	0
CRL	Crawl Space	647	0
CTH	Cathedral Ceiling	108	0
FEP	Porch, Enclosed	112	0
FGR	Garage	770	0
FOP	Porch, Open	268	0
FST	Utility Storage, Fin	90	0
FTC	Flo-Thru Crawl	1,446	0
TRS	Terrace - Stone	606	0

Usrflid 301	
-------------	--

VLT	Vaulted Ceiling	433	0
		10,824	5,318

Extra Features

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

Land

Land Use

Use Code 201L
Description Single Family OF
Zone A
Neighborhood 200
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.5
Frontage 0
Depth 0
Assessed Value \$1,360,800
Appraised Value \$1,944,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK	Dock/Pier	WD	Wood	224.00 S.F.	\$33,600	1
DCK	Dock/Pier	WD	Wood	310.00 S.F.	\$81,400	1
SPL1	InGround Pool	CRH	Heatd/Concrt	392.00 S.F.	\$31,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,849,143	\$1,944,000	\$3,793,143
2018	\$1,849,100	\$1,944,000	\$3,793,100
2017	\$1,849,100	\$1,944,000	\$3,793,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,294,400	\$1,360,800	\$2,655,200
2018	\$1,294,400	\$1,360,800	\$2,655,200
2017	\$1,294,400	\$1,360,800	\$2,655,200

4 SURF RD

Location 4 SURF RD

Mblu B01/ / 029/000 /

Acct# 10683

Owner GUREGA RICHARD R

Assessment \$2,213,900

Appraisal \$3,162,714

PID 6575

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,212,214	\$1,950,500	\$3,162,714

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$848,500	\$1,365,400	\$2,213,900

Owner of Record

Owner GUREGA RICHARD R
Co-Owner
Address 4 SURF RD
WESTPORT, CT 06880

Sale Price \$1,675,000
Certificate
Book & Page 3725/0341
Sale Date 08/29/2016
Instrument 31

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GUREGA RICHARD R	\$1,675,000		3725/0341	31	08/29/2016
4 SURF ROAD LLC	\$1,950,000		3543/0001	00	08/01/2014
PIEROT ELSIE G EST OF	\$0		3524/0078	29	05/23/2014
PIEROT ELSIE G	\$0	1	0431/0276	29	09/20/1976

Building Information

Building 1 : Section 1

Year Built: 2017
Living Area: 3,603
Replacement Cost: \$969,607
Building Percent 99
Good:

Replacement Cost
 Less Depreciation: \$959,900

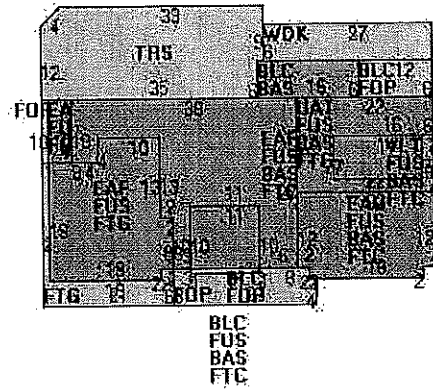
Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos//00\03\45/>)

Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	A+
Stories:	2 1/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	4 Full Baths
Total Half Baths:	2 Half Bths
Total Xtra Fixtrs:	3
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Kitchens	1
Whirlpool Tubs	1
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	
Interior Cond	A
Fireplaces	3
Ceiling Height	9.00
Elevator	
Sprinklers	Yes
Acc Apts	
Usrflid 300	

Building Layout



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

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,746	1,746
BAS	First Floor	1,404	1,404
EAF	Attic, Expansion, Finished	1,006	453
BLC	Balcony	289	0
EAU	Attic, Expansion, Unfinished	300	0
FOP	Porch, Open	258	0
FTC	Flo-Thru Crawl	1,404	0
FTG	Flo-Thru Garage	505	0
TRS	Terrace - Stone	530	0
UAT	Attic, Unfinished	232	0
VLT	Vaulted Ceiling	98	0
WDK	Deck, Wood	162	0
		7,934	3,603

Extra Features

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

Land**Land Use**

Use Code 101L
Description Single Family OF
Zone A
Neighborhood 200
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.52
Frontage
Depth
Assessed Value \$1,365,400
Appraised Value \$1,950,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK	Dock/Pier	WD	Wood	208.00 S.F.	\$54,600	1
DCK	Dock/Pier	WD	Wood	180.00 S.F.	\$47,300	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,212,214	\$1,950,500	\$3,162,714
2018	\$1,114,800	\$2,048,000	\$3,162,800
2017	\$1,170,200	\$1,950,500	\$3,120,700

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$848,500	\$1,365,400	\$2,213,900
2018	\$780,300	\$1,433,600	\$2,213,900
2017	\$819,090	\$1,365,400	\$2,184,490

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
GL Year: 2019
List No: 6983

MUST BE FILED BY THURSDAY, FEBRUARY 14, 2020
EMAILED OR FAXED FORMS ARE NOT ACCEPTED

RECEIVED
FEB 12 2020

By authority of Connecticut State Statute 12-111

Please print or fill in on the computer the following information about each property being appealed. Print 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: None

Property Owner's Name: Luke Schnirring

Property Location: 50 Shorehaven Road Telephone contact: 917-885-2469
(number and street)

Appellant's Name: Blake Schirring or Rob Russo Property Type: residential
(residential, commercial, personal property, motor vehicle)

Mailing Address: 50 Shorehaven Road, Norwalk, CT 06855 Phone Number: 917-885-2469

Total Assessment: \$2,384,000.00 Appellant's Estimate of Market Value: \$2,799,999.00

BRIEFLY STATE YOUR REASON FOR APPEAL: The Town improperly assessed my home at a significantly higher value than it was worth on the date of assessment.

Signature at Application [Signature] Date: 2-11-20

Signature at Time of Hearing [Signature] Date: 3-10-20

For Official Use Only

BOARD ACTION
No Change _____ Reduced _____ Increased _____

ORIGINAL ASSESSMENT:
Land: 2,017,200
Building: 340,300
Other: 26,500
Total: 2,384,000
Personal Property: _____
Motor Vehicle: _____

BAA CHANGE:
Land: _____
Building: _____
Ot _____
To 50 Shorehaven Rd
Pe _____
M _____

DATE AND TIME OF HEARING AT TOWN HALL
ROOM: Green Rm.
Date: Tues. March 10, 2020
Time: 8:30 PM

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

NEEDS INSPECTION

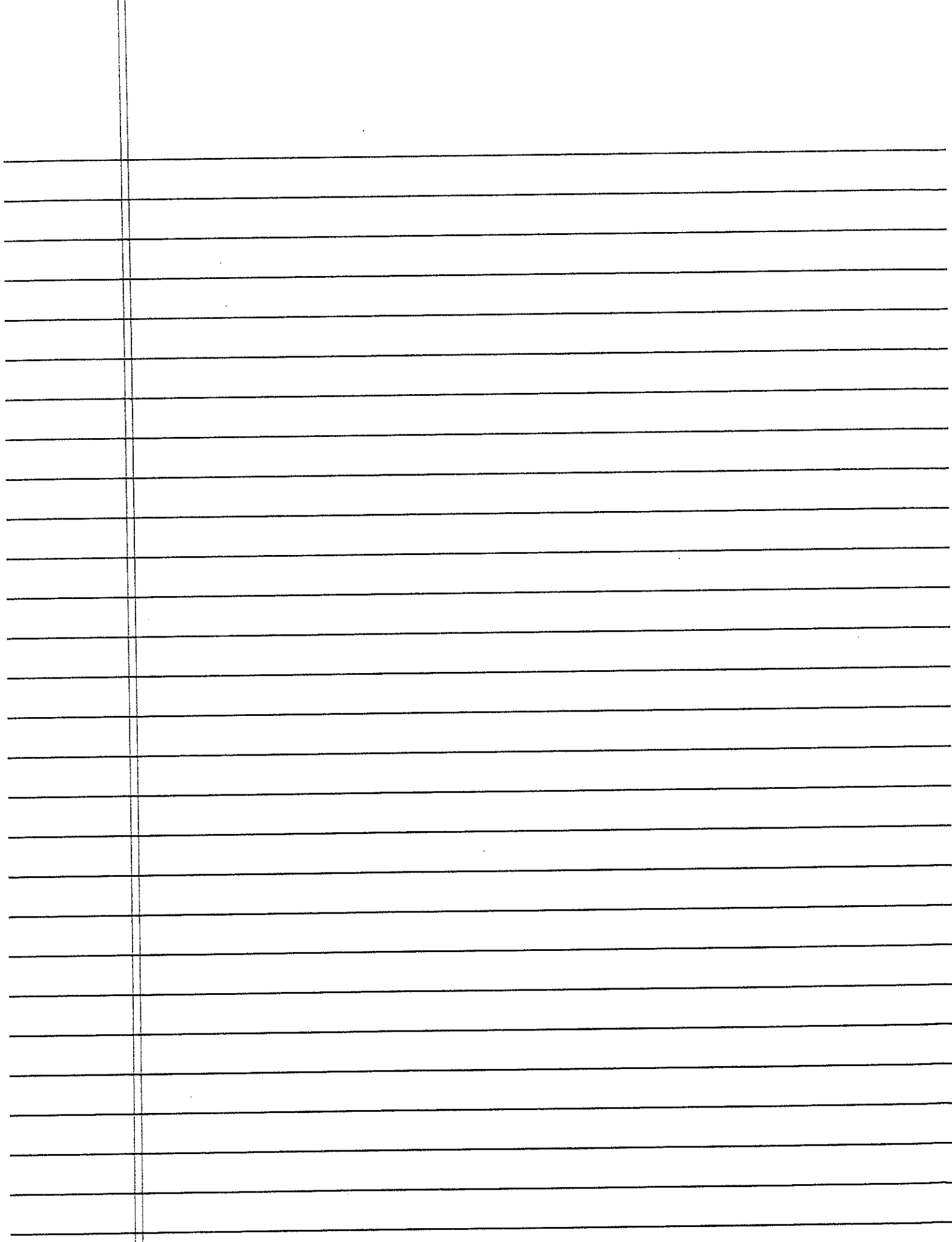
50 Shorehaven Rd.

2.4 Acres - mostly unusable

one contiguous lot 2,269

now appraised @ \$3,400,000

Dock - can accommodate a 26' boat



CURRENT OWNER		TOPO		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	
SCHNIRRING LUKE		6 Septic 2 Public Water		1 Public		1				Code		6158	
50 SHOREHAVEN RD		Alt Pct ID 526222-2 Lift Hse								Code		WESTPORT, CT	
WESTPORT CT 06880		Historic ID 504 Census WestportC M28 Survey Ma 6007								Code			
1		GIS ID A01003000		Assoc Pct#						Code		2,384,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCHNIRRING LUKE		3890	0308	11-13-2018	U	1	0	29	1-1	2,017,200	2018	1-1	1,792,600	2017	1-1	1,792,600
SCHNIRRING LUKE		3660	0340	11-23-2015	U	1	0	29	1-3	340,300		1-3	357,900		1-3	357,900
SCHNIRRING LUKE AND WILLIAM EST OF		3635	0291	08-13-2015	U	1	0	29	1-4	26,500		1-4	8,100		1-4	8,100
SCHNIRRING WILLIAM AND LUKE		3383	0079	12-27-2012	U	1	0	29								
SCHNIRRING WILLIAM & MELISSA H		1171	0066	07-17-1992	Q	1		00		987,500						
Total										2384000	Total	2158600		Total	2158600	

EXEMPTIONS

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
Nbhd	Sub	Nbhd Name	Batch
0001	B		Tracing

NOTES

M/10403(2) 6007, 5454, 5205, 3238(2)
 (1) 4 FIX BATH
 (1) 5 FIX BATH
 (1) OUTDOOR SHOWER = 4 EXT FIX
 FRONT TO BACK SPLIT 2015

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									11-01-2015	VA			81	Data Mailer Change
									08-27-2015	RH			00	Measur+Listed
									08-07-2015	VA			10	Measur/LtrSnt - Letter Sent
									07-17-2015	AG			02	Sat or >5PM Attn @ Int In
									07-16-2015	AG			01	Measured/No Interior Insp
									06-15-2015	VA			66	INSPECTION NOTICE SE
									09-07-2005	HH	1	2	00	Measur+Listed

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY											
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Location Adjustment	Adj Unit P	Land Value
1	101L Single Family O	AA		2.460 AC	1,120,000	0.47540	9	0.80	275	2.750	1.0000		2,881,700
Total Card Land Units				2.460 AC			Parcel Total Land Area 2.4600						Total Land Value 2,881,700

BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? _____

DATE OF LAST INSPECTION: 8-27-2015

PURCHASE DATE: 1992

PROPERTY ADDRESS: 50 Shorehaven Rd.

OWNER: Schnirring, Luke

ASSESSMENT: 2,384,000

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:
