

BOARD OF ASSESSMENT APPEALS
ROOM # GREEN ROOM

SCHEDULE -Date WEDNESDAY MARCH 11, 2020

PROP LOC	NAME	TYPE	ORIGINAL 2019	LIST #	RESULT
7:00	2 Murvon Ct	R/S	\$ 1,493,600	6267	
7:15	10 Allen Raymond Ln	R/S	\$ 152,300	4290	
7:30	85 Turkey Hill Rd S.	R/S	\$ 1,442,400	7471	
7:45	27 Green Acre Ln	R/S	\$ 1,910,200	7905	
8:00	8 Keller Ln	R/S	\$ 1,211,400	13555	
8:15	17 Boxwood Ln	R/S	\$ 1,903,700	5584	
8:30	1 Charcoal Ln	R/S	\$ 1,727,500	9651	
8:45					
9:00	12 Sunnyside Ln	R/S	\$ 1,814,000	11822	
9:15					
9:30					
9:45					

Meeting convened: 7:00 AM Meeting adjourned: 9:07 PM

Signed: *James T. Keller*

① 2 Murren Ct

comp 4 Apple tree

Still Needs Inspection!

② 10 Ailen Raymond Dr

YNCA property - why not exempt?

③ 85 Turkey Hill Rds

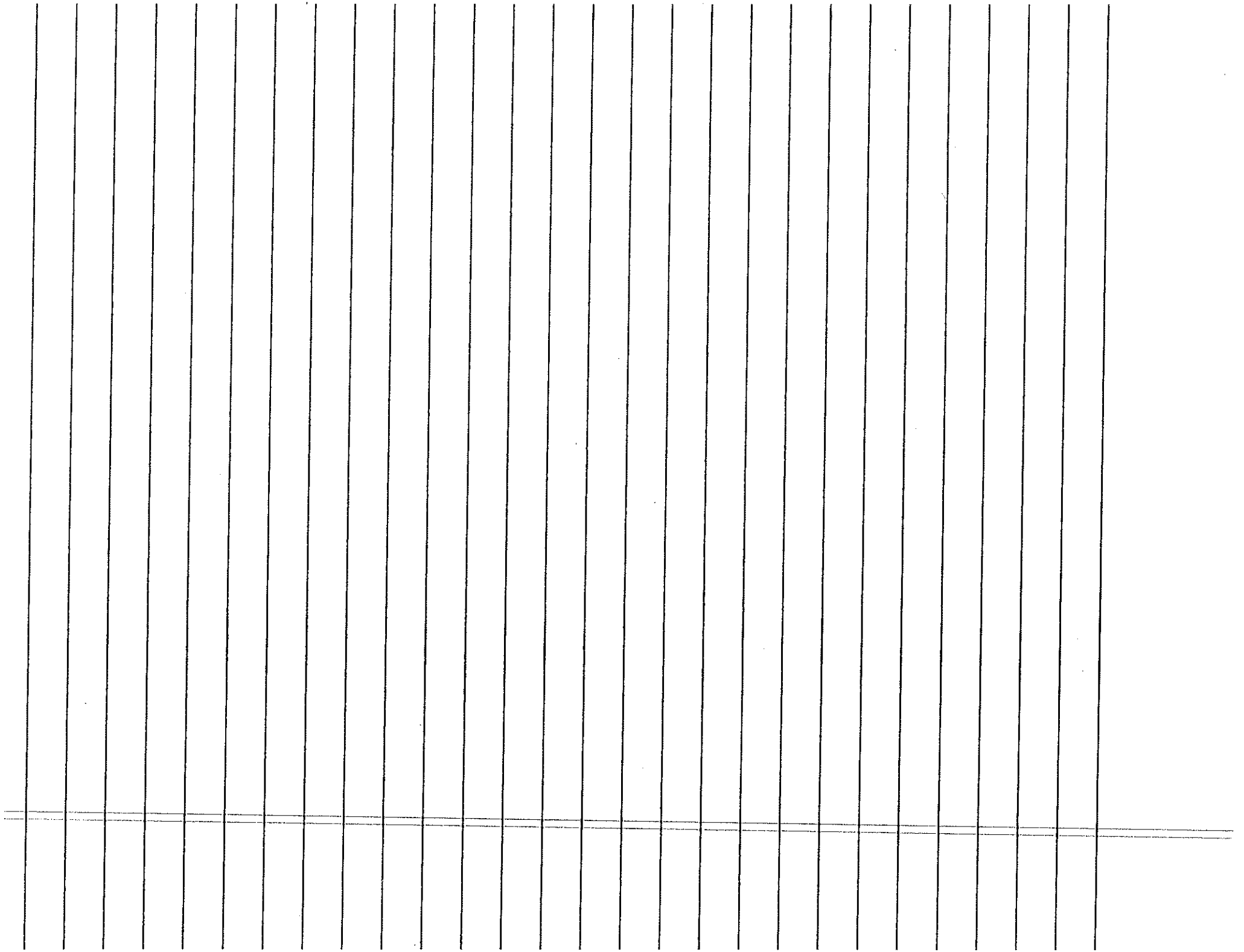
Inspection Dec 3/12/20

non conforming lot 1.4 in AAA zone

farms on rear of property

④ 77 Green Acre Ln

water damage in basement



⑤ 8 Keller Ln (need document for presenter)

lot adjacent to SR Housing on Post Rd

* Needs Inspection

203 981 1966
realtor

⑥ 17 Boxwood Ln (need document for presenter)
Jim Lanzaro

wetlands on rear of lot

* Needs Inspection

Jim Lanzaro
203-981-1966
realtor

⑦ 1 Charcoal Ln

Needs Inspection if will call

how is garage shown?

what caused the increase? patio was on card

why is old section treated as new?

3/11/20 page 3 of 3

① 12 Sunnyside Ln

to be inspected 3/13/20

increased by assessor based on Realty Info

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
GL Year: 2019
List No: 62267

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

By authority of Connecticut State Statute 12-111

FEB 20 2020

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

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

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

Property Owner's Name: JULIA DUPONT
Property Location: 2 MURVON COURT Telephone contact: 203.813.3028
(number and street)

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

Mailing Address: MURVON COURT Phone Number: 203.903.3026

Total Assessment: 1,493,600.00 Appellant's Estimate of Market Value: 1,100,000.00

BRIEFLY STATE YOUR REASON FOR APPEAL: ASSESSMENT IS IN
EXCESS OF MARKET VALUE FOR THIS PROPERTY.

Signature at Application: [Signature] Date: 2/20/2020
Signature at Time of Hearing: [Signature] Date: 03/11/2020 9AM

For Official Use Only

BOARD ACTION

No Change _____ Reduced _____ Increased _____

ORIGINAL ASSESSMENT:

Land: 683,200
Building: 800,400
Other: 16,000
Total: 1,493,600

BAA CHANGE:

Land: _____
Building: _____
Other: _____
Total: 2 Murvon Ct

Personal Property: _____

Motor Vehicle: _____

DATE AND TIME OF HEARING AT
TOWN HALL Room: Green Rm

Date: Thurs. March 5, 2020 Signed: [Signature]
Time: 9:30 PM

NEEDS INSPECTION

CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)	
Assessed	Appraised	Assessed	Appraised

TOPO	UTILITIES	STRT / ROAD	LOCATION
3 Public Sewer	1 Public	1 Compd SE	

CURRENT OWNER			
DUPONT JULIA	6158	WESTPORT, CT	VISION

RECORD OF OWNERSHIP			
DUPONT JULIA	029	029	029

EXEMPTIONS			
DUPONT NOEL F & JULIA	0063	0063	0063

OTHER ASSESSMENTS			
DUPONT NOEL F	029	029	029

ASSESSING NEIGHBORHOOD			
Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)

NOTES			
M/ 278(7.8); Dwelling complete 4/22/04 2 BATHS HAVE 5 FIX KITCHEN EXCELLENT - MARBLE - ISLAND ON CORNER OF APPLE TREE			

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Description	Amount

LAND LINE VALUATION SECTION			
Permit Id	Issue Date	Description	Amount

VISIT / CHANGE HISTORY			
Purpose/Result	Cd	Is	Id

LAND VALUATION SECTION			
Parcel Total Land Area	0.2600	AC	0.260

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Description	Amount

ASSESSING NEIGHBORHOOD			
Appraised Bldg. Value (Card)	Appraised Xt (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)

NOTES			
M/ 278(7.8); Dwelling complete 4/22/04 2 BATHS HAVE 5 FIX KITCHEN EXCELLENT - MARBLE - ISLAND ON CORNER OF APPLE TREE			

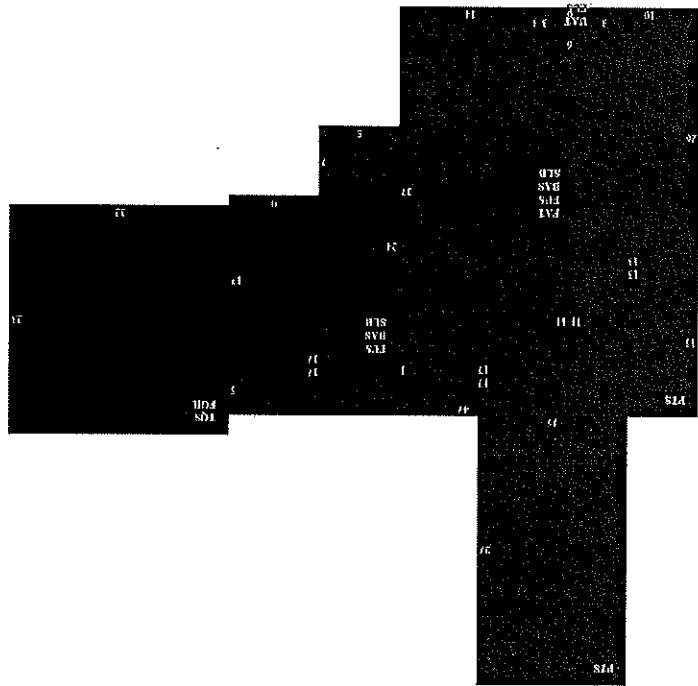
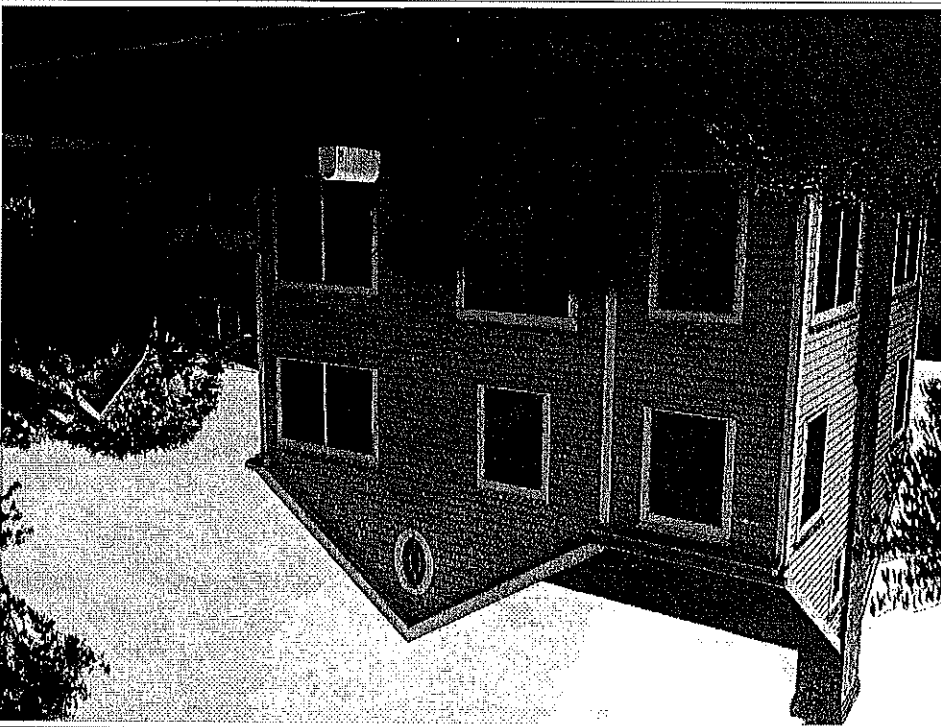
BUILDING PERMIT RECORD			
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LAND LINE VALUATION SECTION			
Parcel Total Land Area	0.2600	AC	0.260

VISIT / CHANGE HISTORY			
Purpose/Result	Cd	Is	Id

LAND VALUATION SECTION			
Parcel Total Land Area	0.2600	AC	0.260

Element	Cd	Description	Element	Cd	Description						
Style:	03	Colonial	Fireplaces	1							
Model:	01	Residential	Fireplaces	1	8.00						
Grade:	15	A+									
Stories:	2	2 Stories									
Occupancy	1										
Exterior Wall 1	14	Wood Shingle	Parcel Id	C							
Exterior Wall 2	03	Gable	Parcel Id	B							
Roof Structure:	03	Gable	Parcel Id	S							
Roof Cover	03	Asphalt Shingl	Adjust Type	Description	Factor%						
Interior Wall 1	05	Drywall	Condo Fir								
Interior Wall 2	05	Drywall	Condo Unit								
Interior Fir 1	12	Hardwood	COST / MARKET VALUATION								
Interior Fir 2	12	Hardwood	Building Value New	1,203,577							
Heat Fuel	03	Gas	Year Built	2003							
Heat Type:	04	Forced Air	Effective Year Built	2003							
Total Bedrooms	05	5 Bedrooms	Remodel Rating	VG							
Total Baths:	4	4 Full Baths	Year Remodeled								
Total Xtra Fixts	5	1 Half Bath	Depreciation %	5							
Total Rooms:	10	10 Rooms	Functional Obsol								
Bath Style:	03	Modern	Trend Factor	1							
Kitchen Style:	03	Modern	Condition								
Whirlpool Tubs	1		Condition %								
Hot Tubs	1		Percent Good	95							
Sauna (SF Area			Cns Sect Rchld		1,143,400						
Fin Basement			Dep % Ovr								
Fin Bsmt Qual	0		Dep Ovr Comment								
Bsmt. Garages	0		Misc Imp Ovr								
Interior Cond	A		Misc Imp Ovr Comment								
Fireplaces	1		Cost to Cure Ovr								
Ceiling Height	8.00		Cost to Cure Ovr Comment								
OB - OUTBUILDING & YARD ITEMS(L) /XF- BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Tv	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Appr. V
SPL1	Ingroun	VN	Vinyl	L	512	34,000	1950	5	60	4	14,100
LNT	Lean-To				96	5.00	2015	4	40	2	0.75
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value					
BAS	First Floor	1,294	1,294		320.18	414,313					
FAT	Attic, Finished	190	949		64.10	60,834					
FGR	Garage	0	506		127.82	64,676					
FOP	Porch, Open	0	18		71.15	1,281					
FUS	Upper Story, Finished	1,312	1,312		320.18	420,076					
PTS	Patio - Stone	0	753		48.05	36,180					
SLB	Slab	0	1,294		0.00	0					
TQS	Three Quarter Story	405	506		256.27	129,673					
UAT	Attic, Unfinished	0	18		35.58	640					
TTI Gross Liv / Lease Area		3,201	6,650								



February 20, 2020

Board of Assessment Appeals
C/O Assessors Office
110 Myrtle Avenue
Westport, CT 06880

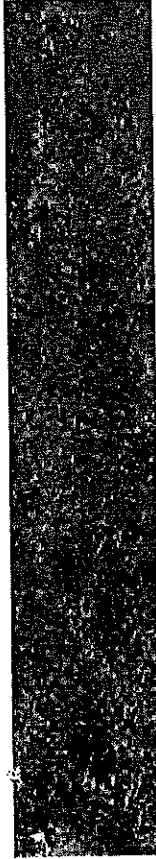
Gentlemen/Ladies:

This letter will confirm that Attorney Edward W. Zawacki is authorized to represent me before the Board of Assessment Appeals regarding the valuation of my property at 2 Murvon Court.

Very truly yours,

A handwritten signature in black ink, appearing to read 'JD', written over a horizontal line.

Julia Dupont



\$2,549,000

Estimate Payment

 **5** beds **4.5** baths **3,011** sq ft **0.26** acres lot

Currently on market

Commute Time 2 Murvon Ct, Westport, CT 06880

Add Note

Hide

Share

\$ 2,549,000

 **Open House**

None at this time

Property Details



Status

Active



Price/Sq Ft

\$847



On realtor.com®

3 days




Type

Single Family Home



Built

2003

This spacious newer home on a double-size property with one of the only swimming pools this close to Compo Beach has every amenity for a comfortable lifestyle, and will impress you with all of the features it contains which are not typically found in most beach houses. Set privately on the corner of two peaceful streets mere steps to the Marina, Read More 

Property Features

Bedrooms



Bathrooms



realtor.com®

Mary

Advertise

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Sell

Rent

Mortgage

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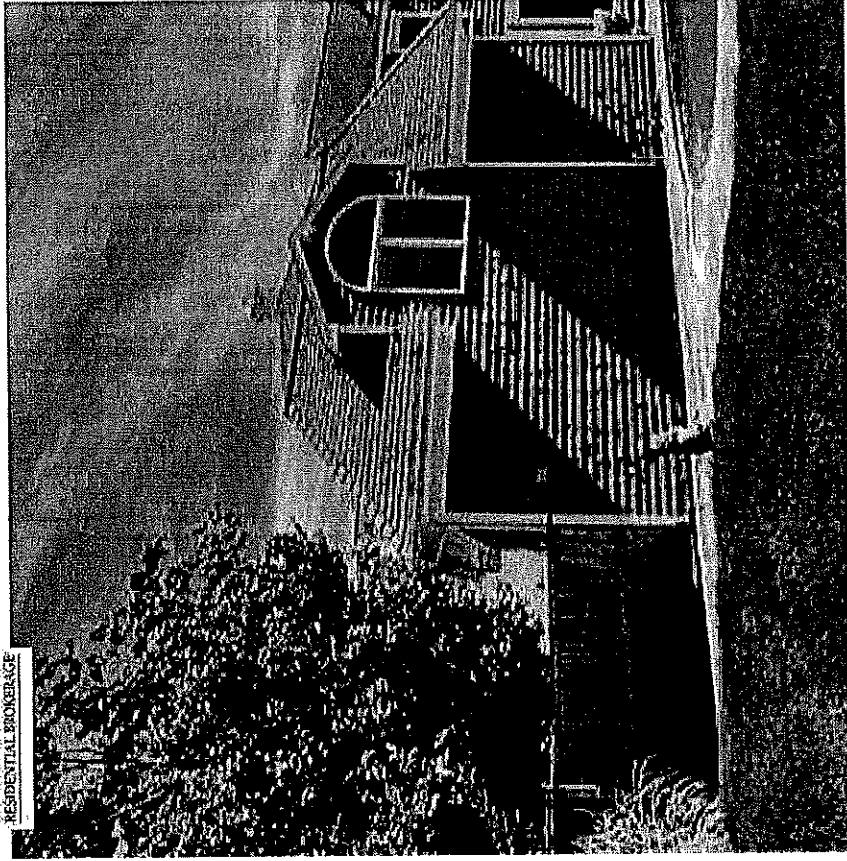
News & Insights

Advertise

< Westport, CT



Presented by: Bross Chingas Bross Team No.1 in Westport/Weston/Fairfield Sales
 Brokered by: Coldwell Banker Residential Brokerage - Westport Office



4 APPLETREE TRL

Location 4 APPLETREE TRL

Mblu D03 / 052/000 /

Acct# 7745

Owner STEFFENS EDYTHE PUMFEY LAKE TRUSTEES

Assessment \$1,950,100

Appraisal \$2,785,900

PID 3687

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$1,437,000	\$1,348,900	\$2,785,900
Assessment			
Valuation Year	Improvements	Land	Total
2015		\$944,200	\$1,950,100

Owner of Record

Owner STEFFENS EDYTHE PUMFEY LAKE TRUSTEES

Sale Price \$0
Certificate

Co-Owner

Address PO BOX 1026

Book & Page 3055/0077

CAPTIVA, FL 33924-1026

Sale Date 01/22/2010

Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STEFFENS EDYTHE PUMFEY LAKE TRUSTEES	\$0		3055/0077	29	01/22/2010
SILVERGLIDE EDYTHE L	\$3,725,000		2848/0147	00	10/15/2007
NEGRIN RUSSELL & JARA	\$1,743,000		2539/0010	31	04/15/2005
PUNZELT CAROLYN M	\$0	1	1304/0069	29	02/24/1994

Building Information

Building 1 : Section 1

Year Built: 2007

Living Area: 4,445

Replacement Cost: \$1,647,786

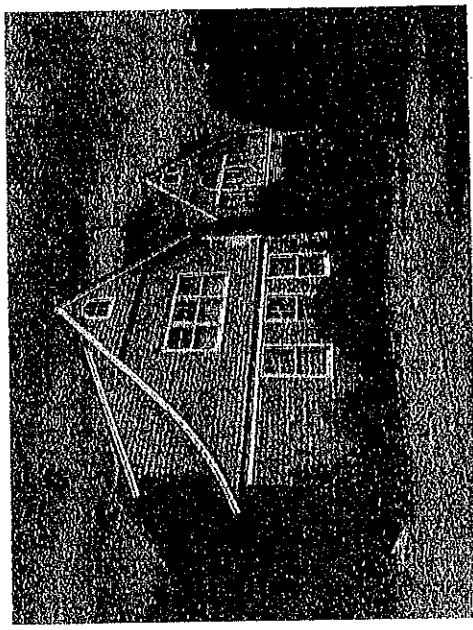
Building Percent Good: 87

Replacement Cost

Less Depreciation: \$1,433,600

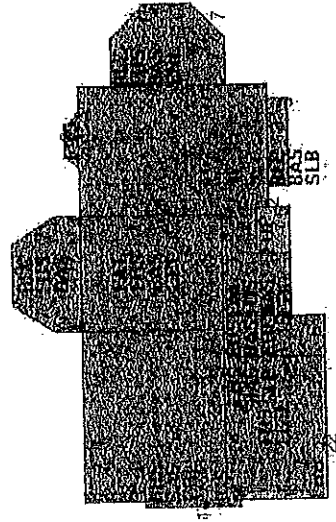
Building Attributes	
Field	Description
Style	Colonial
Model	Residential
Grade:	Type II
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4 Full Baths
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	2
Total Rooms:	11 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	1
Ceiling Height	9.00
Elevator	
Sprinklers	Yes
Acc Apts	

Building Photo



(http://images.vgsi.com/photos2/WestportCTPhotos/0002195167.jpg)

Building Layout



(http://images.vgsi.com/photos2/WestportCTPhotos/Sketches/3687_3687.)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	2,244	2,244	2,244
BAS	First Floor	2,000	2,000	2,000
FAT	Attic, Finished	1,007	1,007	201
BLC	Balcony	364	364	0
CRL	Crawl Space	1,801	1,801	0
FGR	Garage	301	301	0
FOP	Porch, Open	35	35	0
SLB	Slab	53	53	0
		7,805	7,805	4,445

Usrflid 300	
Usrflid 301	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use
 Use Code 201C
 Description Single Family
 Zone A
 Neighborhood 320
 Alt Land Appr No
 Category

Land Line Valuation
 Size (Acres) 0.34
 Frontage 0
 Depth 0
 Assessed Value \$944,200
 Appraised Value \$1,348,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio	SN	Stone	340.00 S.F.	\$3,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,437,000	\$1,348,900	\$2,785,900
2018	\$1,437,000	\$1,348,900	\$2,785,900
2017	\$1,437,000	\$1,348,900	\$2,785,900

Assessment

Valuation Year	Improvements	Land	Total
2019	\$1,005,900	\$944,200	\$1,950,100
2018	\$1,005,900	\$944,200	\$1,950,100
2017	\$1,005,900	\$944,200	\$1,950,100

BOARD OF ASSESSMENT APPEALS HEARINGS

2019 GL

UNDER CONSTRUCTION? Y N % COMPLETE

PRIOR BAA REDUCTION? No WHEN?

DATE OF LAST INSPECTION: 2005

PURCHASE DATE: N/A

PROPERTY ADDRESS: 2 Marvon Ct.

OWNER: Dufont, Julia

ASSESSMENT: 1,493,600

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

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 13 2020

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

Office Use Only
GL Year: 2019 4290
List No: _____

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

Grand List of October 1, 2019 Date(s) not available: MARCH 2 THRU MAR 6; MARCH 16 THRU MAR 20
(PREFERENCE WOULD BE WEEK OF MARCH 9)

Property Owner's Name: YOUNG MEN'S CHRISTIAN ASSOCIATION OF WESTPORT/WESTON
c/o JOHN F. FALLON, ESQ.
Property Location: 10 ALLEN RAYMOND LANE Telephone contact: 203-256-3247
(number and street)

Appellant's Name: SAME AS ABOVE Property Type: OFFICES OF YMCA
(residential, commercial, personal property, motor vehicle)

Mailing Address: SAME AS ABOVE Phone Number: SAME AS ABOVE

Total Assessment: \$152,300 Appellant's Estimate of Market Value: SEE REASONS FOR APPEAL

BRIEFLY STATE YOUR REASON FOR APPEAL: SEE SCHEDULE A ATTACHED

Signature at Application [Signature] YOUNG MEN'S CHRISTIAN ASSOCIATION OF WESTPORT/WESTON
BY: JOHN F. FALLON, ESQ., IT'S ATTORNEY Date: 3/11/20
Signature at Time of Hearing [Signature] Date: 3/11/20 924

For Official Use Only
BOARD ACTION

No Change _____ Reduced _____ Increased _____

ORIGINAL ASSESSMENT: BAA CHANGE: _____

Land: _____ Land: _____

Building: 152,300 Building: _____

Other: _____ Other: _____

Total: 152,300 To: 10 Allen Raymond Ln

Personal Property: _____ Pe: _____

Motor Vehicle: _____ M: _____

DATE AND TIME OF HEARING AT Dated: _____

TOWN HALL ROOM: Green Rm Signed: _____

Date: Tues. March 10, 2020 Signed: _____

Time: 8:45 PM Signed: _____

YMCA

Schedule A

In determining the assessed value of property for the 2019 grand list the assessor failed to exempt for purposes of appraisal of fair market value and tax assessment those areas of the premises being utilized for storage by the YMCA and those areas being utilized as temporary construction offices by Turner construction regarding the ongoing construction at 14 Allen Raymond Lane.

CURRENT OWNER		TOPO		UTILITIES		LOCATION		CURRENT ASSESSMENT	
6158	WESTPORT, CT	6 Septic	2 Private	DWELLING	Code	Appraised	Assessed	152,300	152,300
YOUNG MENS CHRISTIAN ASSOC O		5 Well			Code	Appraised	Assessed	217,500	217,500
WESTPORT/WESTON		SUPPLEMENTAL DATA		Lift Hse					
14 ALLEN RAYMOND LN		Alt Prci ID 5298016,20-C		Historic ID					
WESTPORT CT 06880		Census 501		WestportC D33		Survey Ma 3049		Survey Ma	
1		GIS ID C13010000		Assoc Pld#					

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		
14	620,000	06-26-2008	Q	I	13	2019	1-3	152,300	2018	1-1	265,000	2017	1-1	188,900
13	895,668	02-26-2008	Q	I	13	2019	1-3	152,300	2018	1-1	265,000	2017	1-1	188,900
13	895,668	06-13-2002	U	I	0	29								
00	325,000	08-20-1998	Q	V	00									
YOUNG MENS CHRISTIAN ASSOC OF		2916	0254											
COUNTRY WIDE BANK NA		2879	0137											
LOUNSBURY LAVINA		2005	0091											
LOUNSBURY J C & LAVINA		1624	0206											

EXEMPTIONS		Amount		Description		Code		Year	
This signature acknowledges a visit by a Data Collector or Assessor									

ASSESSING NEIGHBORHOOD		Nbhd Name		Sub		R	
Total		B					

NOTES	
M/3049,350(C) CHANGED FUS/BAS/BSM TO TQS/BAS/BSM PER P.F 12-3-07 NOT A 2 STY SECTION CP BROOK RUNS THRU BACKYARD ECO=HWY/TOPO/BROOK/ACCESS	

BUILDING PERMIT RECORD		Amount		Insp Date		% Comp		Date Comp		Comments	
20884	58485	0	135,000	0	100	100					
08-01-1999	04-01-1999	PER P & Z ACC		CONVERT GA		CONVERT GAR TO MUD RM,		PER P & Z ACCESSORY APT		12-05-2019	
PG	2	2	1	00	Measur+Listed	00	Measur+Listed	10	Measur/LtrSnt - Letter Sent	10	No Tresp/Dog/Not M or Lot
18	66	00	66	00	INSPECTION NOTICE SE	00	Measur+Listed	08-23-2005	10-28-2014	11-11-2014	12-23-2014
VA	BJ	1	1	1	1	1	1	1	1	1	1

LAND LINE VALUATION SECTION		Parcel Total Land Area		AC		0.800		AC		0.800		AC	
1	101	1.300	130	0.80	5	1.00000	380,000	1.00000	380,000	0.800	AC	0.800	AC
B Use Code		Description		Zone		Land Type		Land Units		Unit Price		Size Adj	
1		Single Family Re		AAA		AC		380,000		1.00000		5	
1		1.300		130		0.80		5		1.00000		380,000	
Adj Unit P		Land Value		Location Adjustment		Notes		Access/BROOK/HWY/TOPO		1.0000		Total Land Value	
0		0		0		0		0		0		0	

VISION
WESTPORT, CT

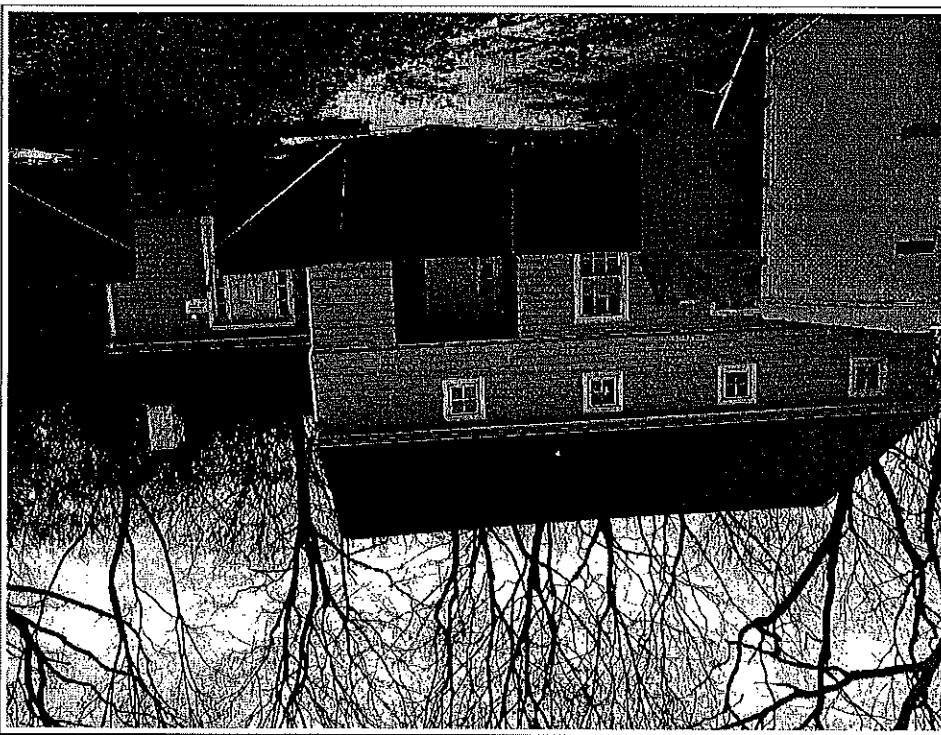
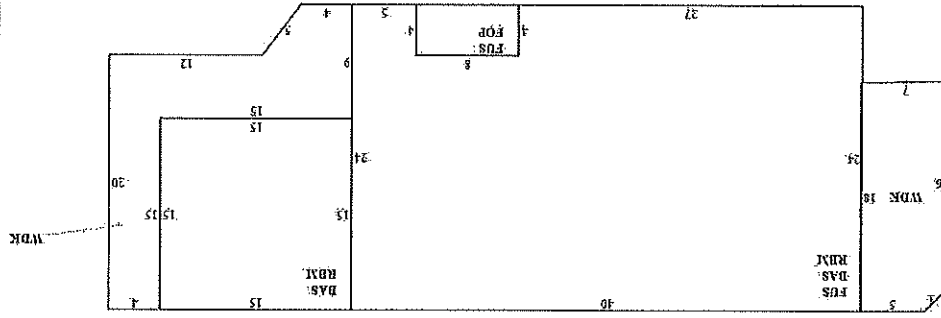
CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Replaces	1	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	09	C+			
Stories:	1.75	1 3/4 Stories			
Occupancy	2				
Exterior Wall 1	14	Wood Shingle	Parcel Id	C	
Exterior Wall 2			Ownr		
Roof Structure:	03	Gable	Adjust Type		
Roof Cover:	03	Asphalt Shingl	Code		
Interior Wall 1	05	Drywall	Description		
Interior Wall 2			Factor%		
Interior Fir 1	12	Hardwood	Condo Fir		
Interior Fir 2			Condo Unit		
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air			
AC Type:	03	Central			
Total Bedrooms	02	2 Bedrooms			
Total Bathrms:	1	1 Full Bath			
Total Half Baths	1	1 Half Bath			
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Kitchens	1				
Whitpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	0				
Interior Cond	A				
Replaces	1				
Ceiling Height	8.00				

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undprec Value
BAS	First Floor	1,153	1,153	146.76	169,219	881
FOP	Porch, Open	0	32	27.52	146.76	881
FUS	Upper Story, Finished	960	960	146.76	140,894	881
RBM	Raised Basement	0	1,153	44.04	50,780	881
WDK	Deck, Wood	0	302	14.58	4,403	881
Ttl Gross Liv / Lease Area		2,113	3,600			366,177

BUILDING SUB-AREA SUMMARY SECTION

Code	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond.	C	% Gd	Grade	Appr.



10 Allen Raymond Lane

Property Tax Appeal

Assessment: \$152,300

Charitable Programs at 10 Allen Raymond Lane:

1. Life Guard Certification Courses
2. Diabetes Prevention Program Training
3. Certified Pool Operator Courses
4. Race for Chase – Youth Triathlon training program

Operational Usage at 10 Allen Raymond Lane:

1. Board meetings
2. Swim Team parents group meetings
3. Property Management workshop
4. Property management staff meetings
5. Senior program staff meetings
6. Maintenance department material storage
7. Accounting and legal file storage
8. Health and Fitness program material storage
9. Membership program storage

BOARD OF ASSESSMENT APPEALS HEARINGS

2019 GL

UNDER CONSTRUCTION? Y N % COMPLETE

PRIOR BAA REDUCTION? No WHEN?

DATE OF LAST INSPECTION: 12.5.2019

PURCHASE DATE: 2008

PROPERTY ADDRESS: 10 Allen Raymond Ln.

OWNER: YMCA

ASSESSMENT: 152,300

ARE TAXES CURRENT? 1286
1293

OWNERS COMMENTS/COMPARABLE PROPERTIES:

Needs inspection
Compared to 4 Appletree - difference
Portion used for storage by YMCA - Solely
Why areas are not exempt files

BAA COMMENTS/COMPARABLE PROPERTIES:

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

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

Office Use Only
GL Year: 2019 7491
List No:

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

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

ASSESSOR'S OFFICE

Grand List of October 1, 2019 Date(s) not available: 3/3-3/6/20; 4/6-4/10/20

Property Owner's Name: Mullineaux, Jennifer Boyd TR

Property Location: 85 Turkey Hill Rd Telephone contact: 203 9813757
(number and street)

Appellant's Name: Jennifer Boyd Mullineaux Property Type: Residential
(residential, commercial, personal property, motor vehicle)

Mailing Address: SAME Phone Number: _____

Total Assessment: 1,442,400 Appellant's Estimate of Market Value: 1,500,000
~~1,069,600~~

BRIEFLY STATE YOUR REASON FOR APPEAL: Compared to comps" my tax burden seems high. I am a single mom using the property to farm & can't keep up with this tax vact.

Signature at Application Jennifer Boyd Mullineaux Date: 2/1/20

Signature at Time of Hearing Jennifer Boyd Mullineaux Date: 3/11/20 9AT

For Official Use Only

BOARD ACTION

No Change _____ Reduced _____ Increased _____

ORIGINAL ASSESSMENT:

Land: 758,100

Building: 670,200

Other: 14,100

Total: 1,442,400

Personal Property: _____

Motor Vehicle: _____

BAA CHANGE: _____

Land: _____

Building: _____

85 Turkey Hill Rd S.

DATE AND TIME OF HEARING AT

TOWN HALL

ROOM: Green Rm

Date: Wed. March #15 2020

Time: 7:15 PM

30

Dated: _____

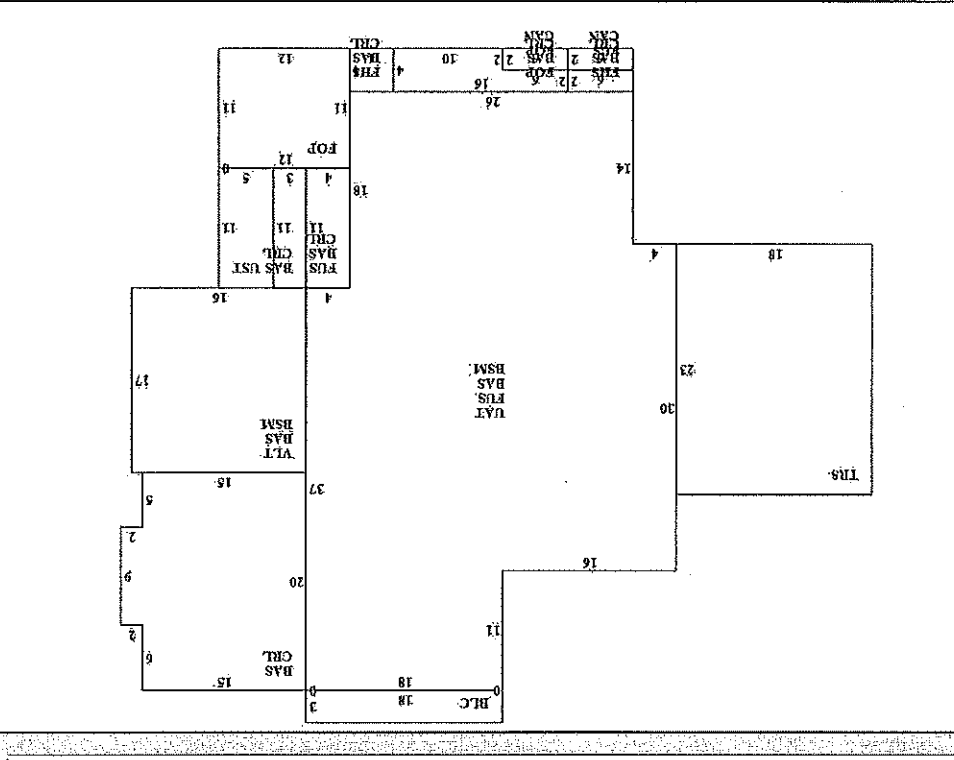
Signed: _____

Signed: _____

Signed: _____

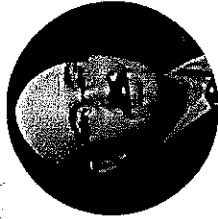
NEEDS INSPECTION

Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	14	A	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	
Exterior Wall 1	14	Wood Shingle	Own	S	
Exterior Wall 2	03	Gable	COST / MARKET VALUATION		
Roof Structure:	03	Roof Cover	Condo Fir		
Interior Wall 1	05	Interior Wall 1	Condo Unit		
Interior Wall 2	12	Interior Fir 1	OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)		
Interior Fir 2	12	Interior Fir 2	Building Value New	1,063,773	
Heat Fuel	03	Gas	Year Built	1937	
Heat Type:	04	Forced Air	Effective Year Built	VG	
AC Type:	03	Central	Remodel Rating	M	
Total Bedrooms	04	4 Bedrooms	Depreciation Code	VG	
Total Bathrms:	4	4 Full Baths	Year Remodeled	2007	
Total Half Baths	2	2 Half Bths	Depreciation %	10	
Total Rooms:	10	10 Rooms	Functional Obsol	Average	
Total Xtra Fixts	3		External Obsol	1	
Whirlpool Tubs			Trend Factor	1	
Hot Tubs			Condition %	90	
Sauna (SF Area	1179		Condition %	90	
Fin Bsmt Qual	5		Cns Sect Rchld	957,400	
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	VG		Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
Ceiling Height	8.00		OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)		
Code	Description	Sub Ty	L/B	Units	Unit Pric
SHD1	Shed	FR	Frame L	180	11.00
SHD1	Shed	FR	Frame L	180	1990
GAR2	Garage	FR	Frame L	840	1978
SOL	Solar P	B		30	2003
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost
BAS	First Floor	2,313	2,313	190.51	440,651
BLC	Balcony	0	54	28.22	1,524
BSM	Basement Area	0	1,838	38.14	70,108
CAN	Canopy	0	24	39.69	953
CRL	Crawl Space	0	475	0.00	0
FHS	Half Story, Finished	17	28	115.67	3,239
FOP	Porch, Open	0	196	37.91	7,430
FUS	Upper Story, Finished	1,622	1,622	190.51	309,008
TRS	Terrace - Stone	0	414	38.19	15,812
VT	Attic, Unfinished	0	1,566	19.10	29,910
	TI Gross Liv / Lease Area	3,952	8,857		886,065



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				
MULLINEAUX JENNIFER BOYD TR	6 Septic	1 Public						RES LAND	1-1	1,083,000	Appraised			
			2 Public Water					DWELLING	1-3	957,400	Assessed			
85 TURKEY HILL RD S								RES OUTBL	1-4	20,200				
	Alt Prcl ID 5452127	Lift Hse												
	Historic ID													
	Census 506													
	WestportC 134													
	Survey Ma													
	Survey Ma													
	GIS ID G07050000	Assoc Pld#												
RECORD OF OWNERSHIP														
	BK-VOL/PAGE	SALE DATE	Q/U	W/I	SALE PRICE	VC								
PREVIOUS ASSESSMENTS (HISTORY)														
	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
	2019	1-1	758,100	2018	1-1	758,100	2017	1-1	758,100	2017	1-1	758,100		
		1-3	670,200		1-3	670,200		1-3	670,200		1-3	670,200		
		1-4	14,100		1-4	14,100		1-4	14,100		1-4	14,100		
	Total		1442400	Total		1442400	Total		1442400	Total		1442400		
EXEMPTIONS														
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Number	Amount	Comm Int		
OTHER ASSESSMENTS														
This signature acknowledges a visit by a Data Collector or Assessor														
APPRaised VALUE SUMMARY														
Appraised Bldg. Value (Card)	957,400	Appraised Xt (B) Value (Bldg)	0	Appraised Ob (B) Value (Bldg)	20,200	Appraised Land Value (Bldg)	1,083,000	Special Land Value	0	Total Appraised Parcel Value	2,060,600	Valuation Method	C	
ASSESSING NEIGHBORHOOD														
Nbhd	0001	Sub	R	Nbhd Name	B	Tracing	Batch							
NOTES														
Appraised Parcel Value	2,060,600	VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpos/Result
BUILDING PERMIT RECORD														
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
Parcel Total Land Area														
Total Card Land Units														
Total Land Value														

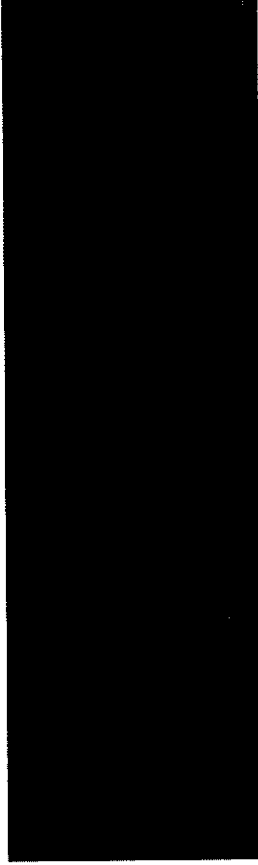
6158 WESTPORT, CT
VISION



Christopher Grass

cgrass@kw.com

Cell: 203-803-9326



< 1 of 2 >



211 Greens Farms Road

Westport, Connecticut 06880-6220

Single Family For Sale

MLS #: 170170233



\$1,425,000

Closed, September 06, 2019

4 Beds

10 Rooms

3 Full & 2 Half Baths

2.00 Acres

5,555 Sq Ft Total

4 Car Garage

Single Family For Sale





1 / 29

About 211 Greens Farms Rd, Westport, CT 06880

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!

Directions **Clapboard Hill Road to Greens Farms.**

Residential Information**Style**

Contemporary

Rooms Total

10

Beds Total

4

Baths Full / Half

3 / 2

Sq Ft Total

5,555

Square Feet - Liv/Bsmt

Public records lists total living area as **4,113 Sq.Ft.** and gross basement area as **1,442 Sq.Ft.**

Fireplaces Total

1

Heat Type

Hot Air, Zoned

Heat Fuel

Oil, Propane

Cooling System

Ceiling Fans, Central Air, Zoned

New Construction Type

No

Garage/Park

4 Car/Attached Garage

Year Built

1974

Exterior Siding

Wood

Acres

2.00

Direct Waterfront YN

Yes

Water Source

Public Water Connected

Sewage System

Septic

Property Tax

17,683

Mil Rate Total

16.860

Assessed Value

\$1,048,800

Tax Year

July 2019-June 2020

Zoning

AAA

Room Description

Living Room

Main Level

Hardwood Floor

Dining Room

Main Level

Ceiling Fan, Gas Log Fireplace, Hardwood Floor, Vaulted Ceiling

Family Room

Main Level

Balcony/Deck, Ceiling Fan, Hardwood Floor, Vaulted Ceiling

Kitchen

Main Level

Hardwood Floor

Master Bedroom

Main Level

Vaulted Ceiling, Wall/Wall Carpet

Bedroom

Upper Level

Vaulted Ceiling, Walk-In Closet, Wall/Wall Carpet

Bedroom**Upper Level**

Wall/Wall Carpet

Bedroom**Upper Level**

Wall/Wall Carpet

Rec/Play Room**Lower Level**

Wall/Wall Carpet

Features**Appliances Included**

Cook Top, Oven/Range, Wall Oven, Microwave, Refrigerator, Dishwasher, Washer, Dryer

Energy Features

Generator, Thermopane Windows

Attic

No Attic with: Pull-Down Stairs

Basement Description

Full, Fully Finished, Heated, Cooled, Garage Access, Walk-out

Swimming Pool

No Pool

Exterior Features

Gutters, Lighting, Patio, Porch, Terrace, Underground Sprinkler

Lot Description

Some Wetlands, Fence - Stone, Professionally Landscaped

Waterfront Description

Direct Waterfront, Water Community, Beach Rights

Fuel Tank Location

In Garage

Radon Mitigation

Radon Mitigation: Air Unknown, Water No

School Information**Elementary**

Greens Farms

Middle

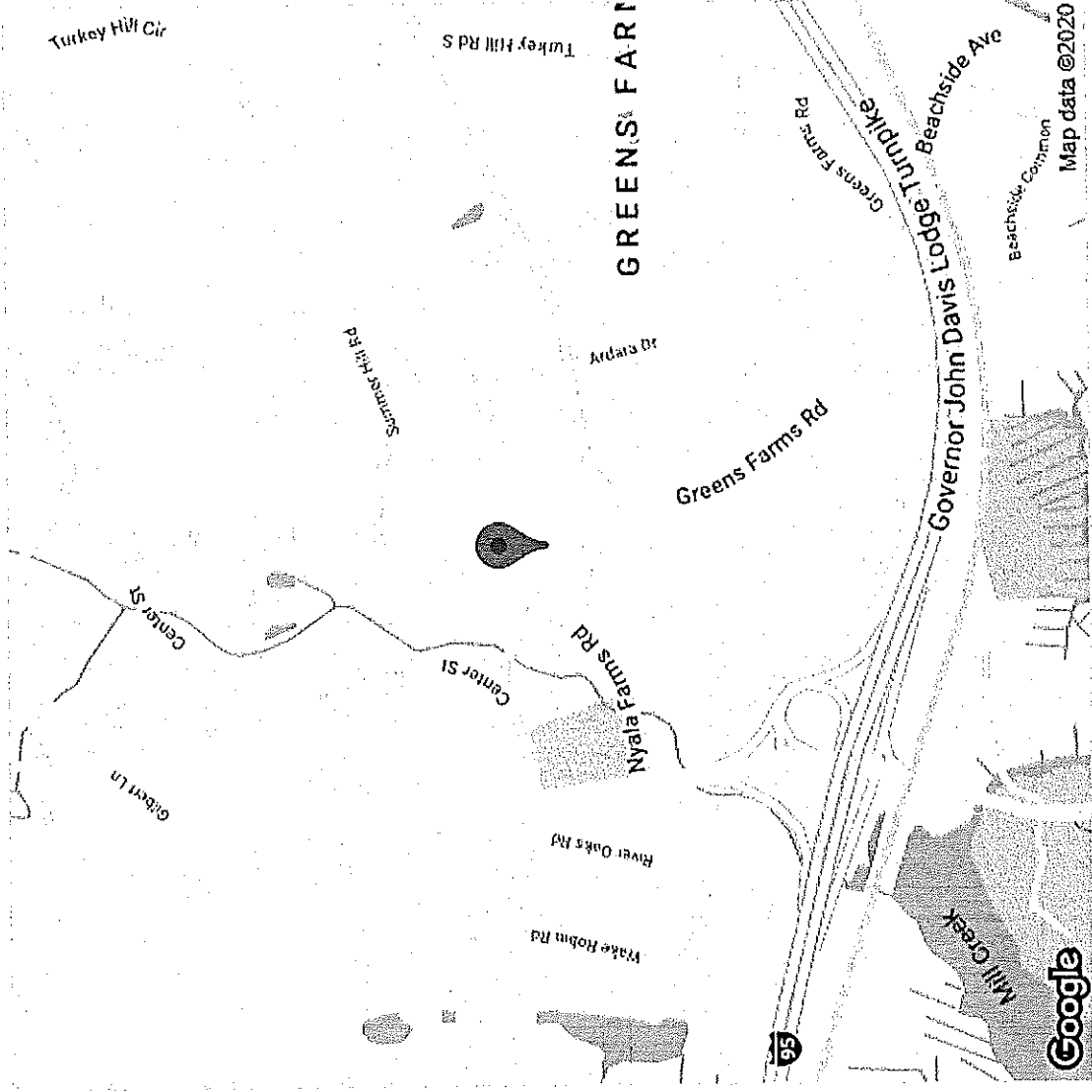
Per Board of Ed

High

Staples

Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.



All information courtesy of Christopher Grass
© SmartMLS 2020



Christopher Grass

cgrass@kw.com

Cell: 203-803-9326

kw
KELLERWILLIAMS



211 Greens Farms Road, Westport, CT
Neighborhood: **Greens Farms**
MLS#: **170170233**
Single Family For Sale

DOM: **124** Status: **Closed** Closed Price: **\$1,425,000**
Closed: **09/06/2019** List Price: **\$1,499,000**



1 / 29

Style: Contemporary Rooms/Bdrms: **10/4** Bathrooms: **3 Full & 2 Partial**
Square Footage: Estimated heated: above grade **4,113** and below grade **1,442**; total **5,555**
New Construction: No Year Built: **1974** Fireplaces: **1**
Heating: Hot Air, Zoned Cooling: **Ceiling Fans, Central Air, Zoned**
Acres: 2.00 Property Tax: **\$17,683** Assessment: **\$1,048,800**
Dir. Waterfront: Yes Garage/Park: **4 Car/Attached Garage**
Zoning: AAA Water/Sewer: **Public Water Connected/Septic**
Owner's Assoc: No Assoc. Fee: **Construction: Frame**
Basement Description: Full, Fully Finished, Heated, Cooled, Garage Access, Walk-out
Exterior Features: Gutters, Lighting, Patio, Porch, Terrace, Underground Sprinkler
Lot Description: Some Wetlands, Fence - Stone, Professionally Landscaped
Waterfront Features: Direct Waterfront, Water Community, Beach Rights

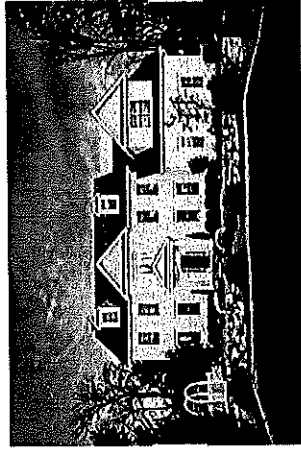
Public Remarks

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](#)

3 Canning Lane, Westport, CT
Neighborhood: **Greens Farms**
MLS#: **170159588**
Single Family For Sale

DOM: **84** Status: **Closed** Closed Price: **\$1,600,000**
Closed: **06/07/2019** List Price: **\$1,625,000**



1 / 40

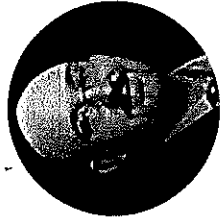
Style: Colonial Rooms/Bdrms: **12/4** Bathrooms: **4 Full & 3 Partial**
Square Footage: Estimated heated: above grade **4,873** and below grade **767**; total **5,640**
New Construction: No Year Built: **2008** Fireplaces: **2**
Heating: Hot Air, Zoned Cooling: **Central Air, Zoned**
Acres: 0.51 Property Tax: **\$19,488** Assessment: **\$1,155,900**
Dir. Waterfront: No Garage/Park: **2 Car/Attached Garage**
Zoning: A Water/Sewer: **Public Water Connected/Septic**
Owner's Assoc: No Assoc. Fee: **Construction: Frame**
Basement Description: Full With Hatchway, Fully Finished, Heated, Sump Pump
Interior Features: Audio System, Security System
Exterior Features: Grill, Lighting, Patio, Underground Sprinkler
Lot Description: On Cul-De-Sac, Level Lot, Fence - Privacy
Waterfront Features: Water Community, Beach Rights

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, playground 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](#)

<https://smartmls.nlsmatrix.com/Matrix/Public/Portal.aspx?ID=3711531831#1>



Christopher Grass

cgrass@kw.com

Cell: 203-803-9326

◀ 2 of 2 ▶



3 Canning Lane

Westport, Connecticut 06880-5501
Single Family For Sale
MLS #: 170159588



Map

\$1,600,000

Closed, June 07, 2019

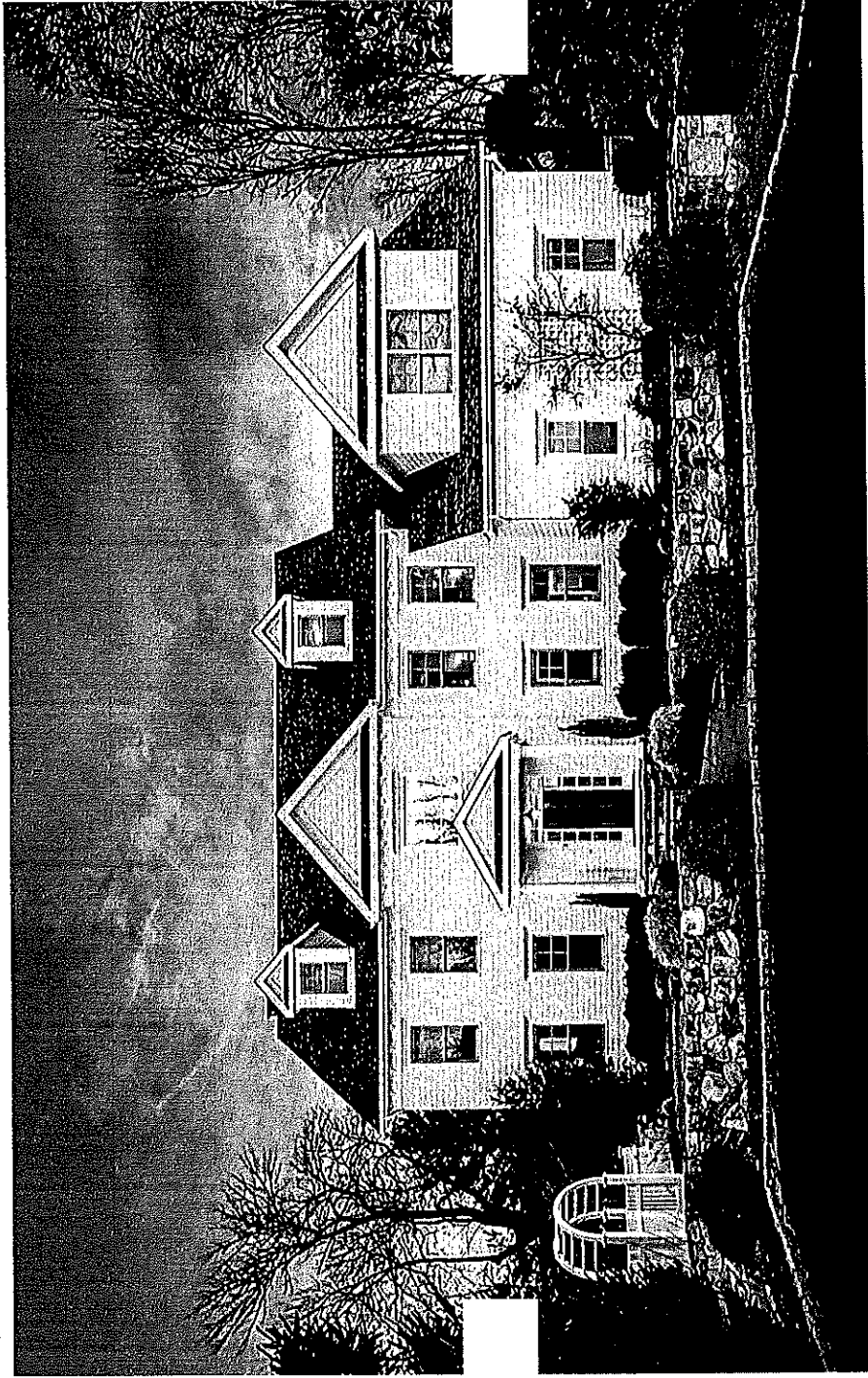
4 Beds

12 Rooms

4 Full & 3 Half Baths

0.51 Acres

5,640 Sq Ft Total
2 Car Garage
Single Family For Sale



1 / 40

About 3 Canning Ln, Westport, CT 06880

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!

Directions Turkey Hill Rd S to Canning Ln

Residential Information

Style

Colonial

Rooms Total

12

Beds Total

4

Baths Full / Half

4 / 3

Sq Ft Total

5,640

Square Feet - Liv/Bsmt

Public records lists total living area as **4,873 Sq.Ft.**

Fireplaces Total

2

Heat Type

Hot Air, Zoned

Heat Fuel

Natural Gas

Cooling System

Central Air, Zoned

New Construction Type

No

Garage/Park

2 Car/Attached Garage

Year Built

2008

Exterior Siding

Shingle, Wood

Acres

0.51

Direct Waterfront YN

No

Water Source

Public Water Connected

Sewage System

Septic

Property Tax

19,488

Mil Rate Total

16.860

Assessed Value

\$1,155,900

Tax Year

July 2018-June 2019

Zoning

A

Room Description**Kitchen****Main Level**

9 ft+ Ceilings, Breakfast Bar, Granite Counters, Hardwood Floor, Sliders

Family Room**Main Level**

9 ft+ Ceilings, Fireplace, Hardwood Floor

Living Room**Main Level**

Gas Log Fireplace, Hardwood Floor

Formal Din. Rm.**Main Level**

9 ft+ Ceilings, Hardwood Floor, Wet Bar

Office**Main Level**

9 ft+ Ceilings, Hardwood Floor, Wall/Wall Carpet

Master Bedroom**Upper Level**

Dressing Room, Full Bath, Hardwood Floor, Hot Tub, Walk-In Closet, Wall/Wall Carpet

Bedroom**Upper Level**

Hardwood Floor, Walk-In Closet, Wall/Wall Carpet

Bedroom**Upper Level**

Hardwood Floor, Walk-In Closet, Wall/Wall Carpet

Bedroom**Upper Level**

Hardwood Floor, Walk-In Closet, Wall/Wall Carpet

Rec/Play Room**Lower Level**

Wall/Wall Carpet

Bedroom**Lower Level**

Full Bath

Features**Appliances Included**

Cook Top, Oven/Range, Wall Oven, Microwave, Refrigerator, Freezer, Dishwasher, Washer, Dryer

Interior Features

Audio System, Security System

Attic

Has Attic with: Walk-up, Finished, Storage Space

Basement Description

Full With Hatchway, Fully Finished, Heated, Sump Pump

Swimming Pool

No Pool

Exterior Features

Grill, Lighting, Patio, Underground Sprinkler

Lot Description

On Cul-De-Sac, Level Lot, Fence - Privacy

Waterfront Description

Water Community, Beach Rights

Fuel Tank Location

Non Applicable

Radon Mitigation

Radon Mitigation: Air No, Water No

School Information

Elementary

Greens Farms

Middle

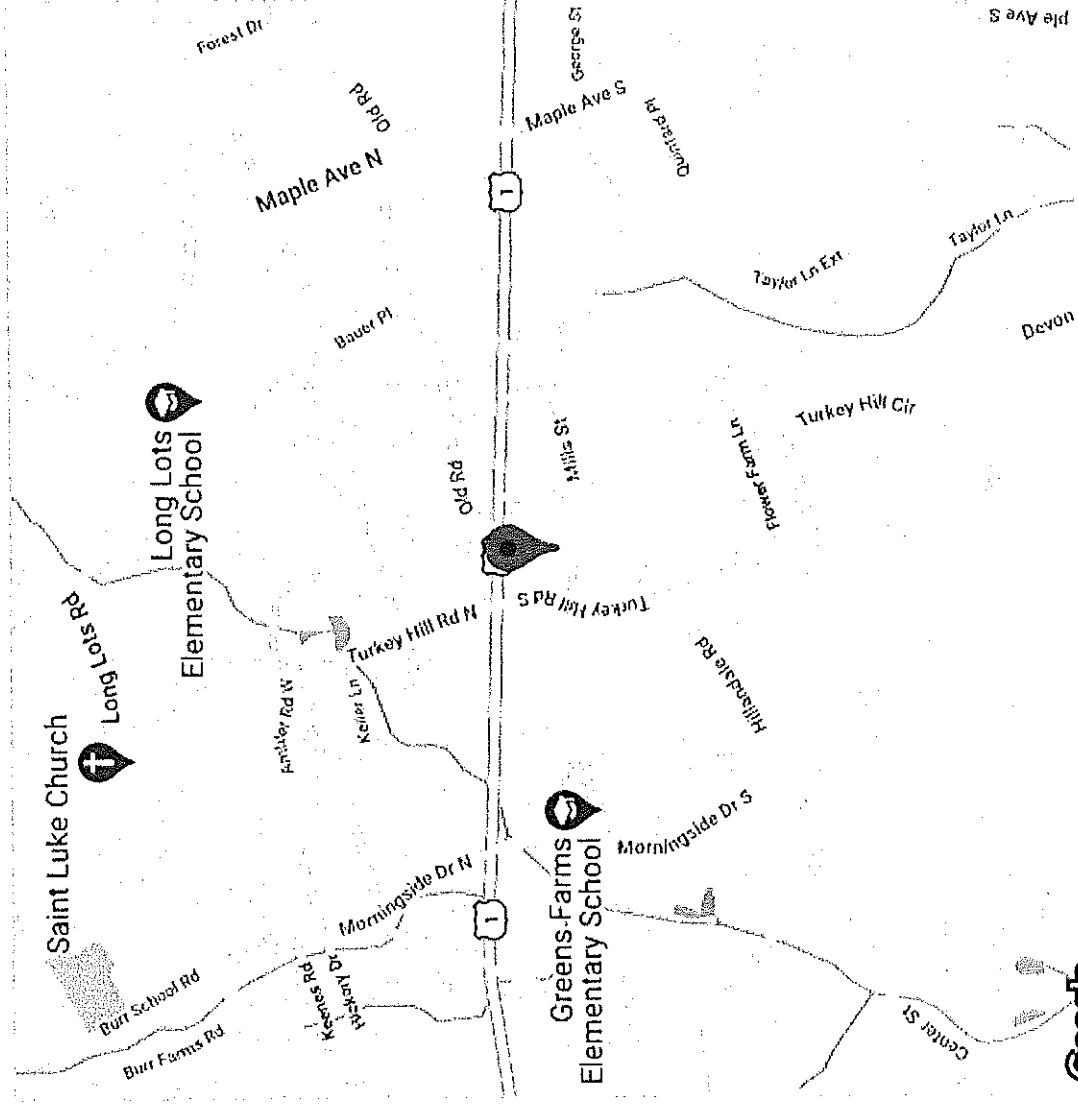
Bedford

High

Staples

Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.





All information courtesy of Christopher Grass
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BOARD OF ASSESSMENT APPEALS HEARINGS

2019 GL

UNDER CONSTRUCTION? Y N ✓ % COMPLETE

PRIOR BAA REDUCTION? No WHEN?

DATE OF LAST INSPECTION: None

PURCHASE DATE: 2001

PROPERTY ADDRESS: 85 Turkey Hill Rd. S.

OWNER: Mullineaux, Jennifer

ASSESSMENT: 1,442,400

ARE TAXES CURRENT?

OWNERS COMMENTS/COMPARABLE PROPERTIES:

Inspection tomorrow, Moved in 2001, Renovation 2009
smaller lot than neighbors
goats, chickens, chickens, herbs, corner of Arrethead
laded front door

BAA COMMENTS/COMPARABLE PROPERTIES:

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

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

RECEIVED

By authority of Connecticut State Statute 12-111

FEB 18 2020

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

Office Use Only
GL Year: 2019
List No: 7905

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: DR SIL Green Ave LLC

Property Location: 27 Green Acre Lane Telephone contact: 203 254 1868
(number and street)

Appellant's Name: Gregory Lank Property Type: residential
2689 (residential, commercial, personal property, motor vehicle)

Mailing Address: PO Box 578 Southport CT Phone Number: 203 254 1868

Total Assessment: 1910200 Appellant's Estimate of Market Value: 1875000

BRIEFLY STATE YOUR REASON FOR APPEAL: excessive land and
improvement value

Signature at Application [Signature] Date: 2/18/20

Signature at Time of Hearing [Signature] Date: 3/11/20

For Official Use Only

BOARD ACTION

No Change _____ Reduced _____ Increased _____

ORIGINAL ASSESSMENT:

Land: 478,800

Building: 1,431,400

Other: _____

Total: 1,910,200

Personal Property: _____

Motor Vehicle: _____

BAA CHANGE:

Land: _____

Building: _____

Other: _____

Total: 27 Green Acre Ln

Personal Property: _____

Motor Vehicle: _____

Dated: _____

Signed: _____

Signed: _____

Signed: _____

DATE AND TIME OF HEARING AT

TOWN HALL

ROOM: Green Rm.

Dated: Wed. March 11, 2020

Time: 4:15 PM

7:45

NEEDS INSPECTION

27 Green Acorn Lane

Condition not as good as inspector thought.

* Foreclosure

Not occupied

Need to rework heating system

Wood roof - needs to be redone

Unlivable now

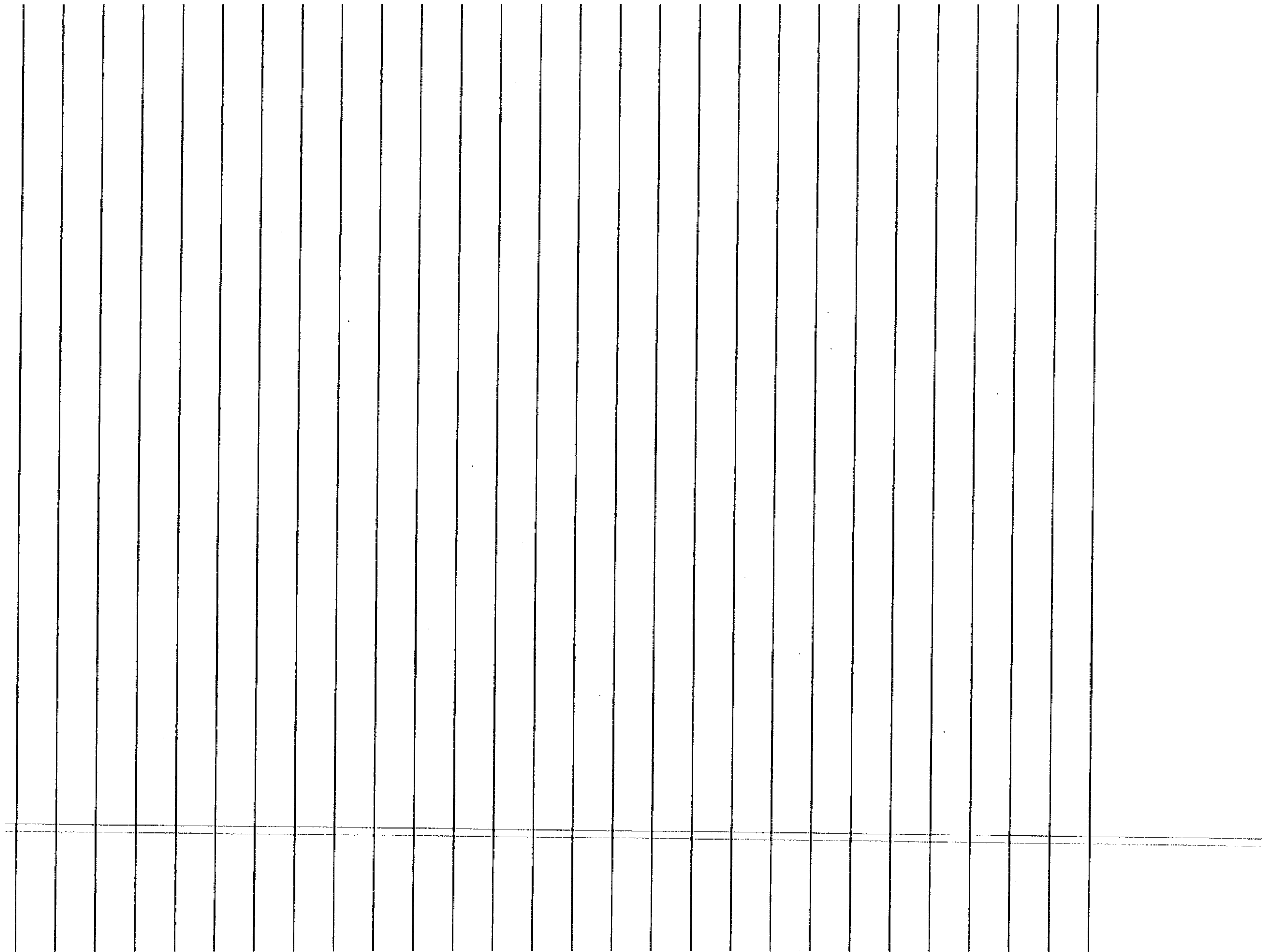
Unoccupied

Built 2005

Appraiser here

High water table

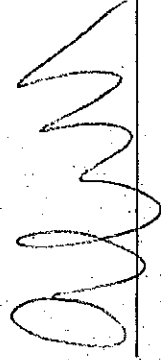
Improvements \$ 2,000,000



Board of Assessment Appeals

Agent Certification

DATE 3/3/2020
To Whom It May Concern: I, Andrew Small / DRSK Green Acce LLC
Being the legal owner of property located at: 27 Green Acce Ln
Or, account number: _____
Hereby authorize: Gregory Lane
To act as my representative or agent in all matters before the Board of Assessment Appeals
For the Town/City of: Westport
For the assessment year commencing October 1, 2020

Signed: 

Element	Cd	Description	Element	Cd	Description
Style:	104	Custom Cape	Element	Cd	Description
Model:	01	Residential			
Grade:	17	Type +			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Exterior Wall 1	16	Stucco			
Exterior Wall 2	03	Roof Structure:			
Roof Cover	10	Gable			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Fir 1	12	Hardwood			
Interior Fir 2	11	Ceram Clay Tl			
Heat Fuel	02	Oil			
Heat Type:	09	HydroAir			
AC Type:	03	Central			
Total Bedrooms	06	6 Bedrooms			
Total Bathrms:	5	5 Full Baths			
Total Half Baths:	3	3 Half Bths			
Total Xtra Fixrs	9	Year Remodeled			
Total Rooms:	11	11 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Kitchens	1				
Whitpool Tubs		Condition			
Hot Tubs		Condition %			
Sauna (SF Area		Percent Good			
Fin Basement	920	Cns Sect Rchld			
Fin Bsmt Qual	5	Dep % Ovr			
Bsmt. Garages	0	Misc Imp Ovr			
Interior Cond	G	Misc Imp Ovr Comment			
Fireplaces	3	Cost to Cure Ovr			
Ceiling Height	9.00	Cost to Cure Ovr Comment			

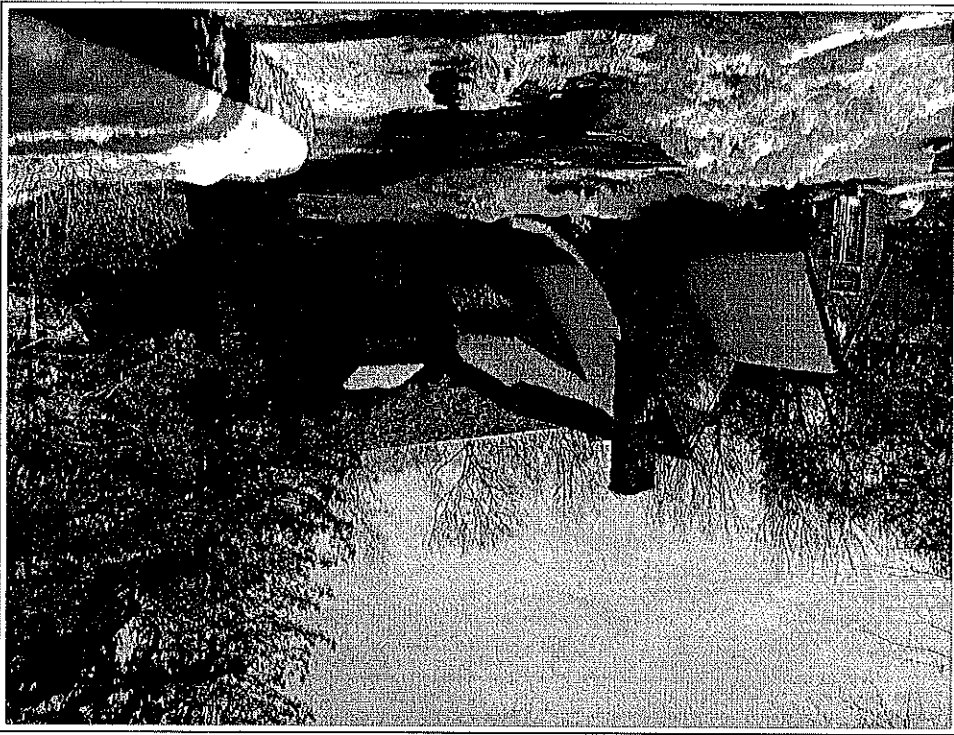
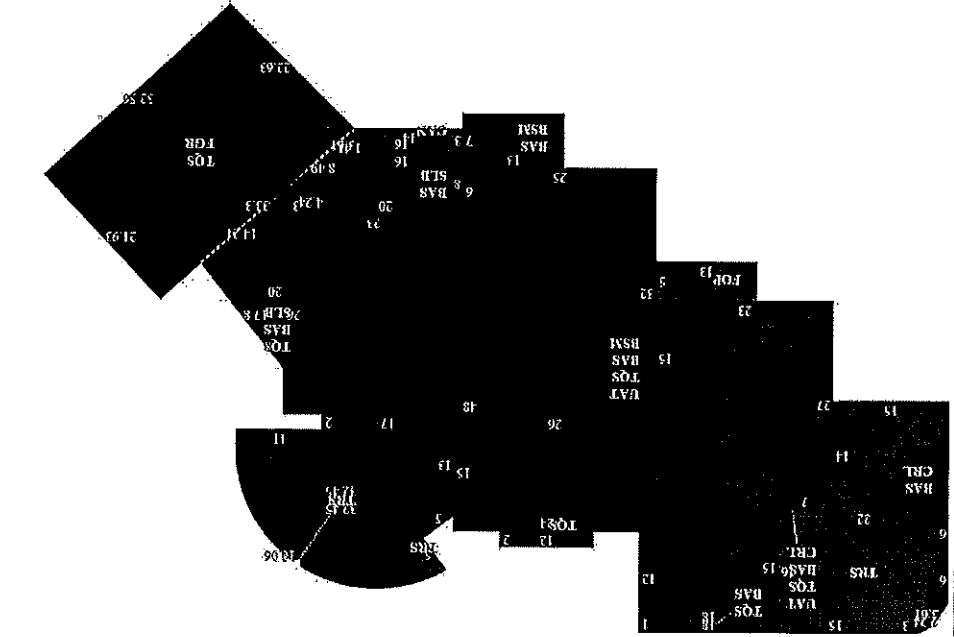
CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description
Style:	104	Custom Cape	Element <td>Cd <td>Description</td> </td>	Cd <td>Description</td>	Description
Model:	01	Residential			
Grade:	17	Type +			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Exterior Wall 1	16	Stucco			
Exterior Wall 2	03	Roof Structure:			
Roof Cover	10	Gable			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Fir 1	12	Hardwood			
Interior Fir 2	11	Ceram Clay Tl			
Heat Fuel	02	Oil			
Heat Type:	09	HydroAir			
AC Type:	03	Central			
Total Bedrooms	06	6 Bedrooms			
Total Bathrms:	5	5 Full Baths			
Total Half Baths:	3	3 Half Bths			
Total Xtra Fixrs	9	Year Remodeled			
Total Rooms:	11	11 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Kitchens	1				
Whitpool Tubs		Condition			
Hot Tubs		Condition %			
Sauna (SF Area		Percent Good			
Fin Basement	920	Cns Sect Rchld			
Fin Bsmt Qual	5	Dep % Ovr			
Bsmt. Garages	0	Misc Imp Ovr			
Interior Cond	G	Misc Imp Ovr Comment			
Fireplaces	3	Cost to Cure Ovr			
Ceiling Height	9.00	Cost to Cure Ovr Comment			

CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description
Style:	104	Custom Cape	Element <td>Cd <td>Description</td> </td>	Cd <td>Description</td>	Description
Model:	01	Residential			
Grade:	17	Type +			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Exterior Wall 1	16	Stucco			
Exterior Wall 2	03	Roof Structure:			
Roof Cover	10	Gable			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Fir 1	12	Hardwood			
Interior Fir 2	11	Ceram Clay Tl			
Heat Fuel	02	Oil			
Heat Type:	09	HydroAir			
AC Type:	03	Central			
Total Bedrooms	06	6 Bedrooms			
Total Bathrms:	5	5 Full Baths			
Total Half Baths:	3	3 Half Bths			
Total Xtra Fixrs	9	Year Remodeled			
Total Rooms:	11	11 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Kitchens	1				
Whitpool Tubs		Condition			
Hot Tubs		Condition %			
Sauna (SF Area		Percent Good			
Fin Basement	920	Cns Sect Rchld			
Fin Bsmt Qual	5	Dep % Ovr			
Bsmt. Garages	0	Misc Imp Ovr			
Interior Cond	G	Misc Imp Ovr Comment			
Fireplaces	3	Cost to Cure Ovr			
Ceiling Height	9.00	Cost to Cure Ovr Comment			

OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub	TY	L/B	Units
Year Built	2005				
Building Value New	2,188,807				
Year Built	2005				
Effective Year Built	2005				
Remodel Rating	A				
Depreciation Code	17				
Year Remodeled	17				
Depreciation %	83				
External Obsol	1				
Functional Obsol	1				
Trend Factor	1				
Condition	1				
Condition %	83				
Percent Good	83				
Cns Sect Rchld	1,816,700				
Dep % Ovr	1,816,700				
Misc Imp Ovr	1,816,700				
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
BAS	First Floor	3,291	3,291	273.88	901,339
BSM	Basement Area	0	1,489	54.81	81,616
CAN	Canopy	0	48	57.06	2,739
CRL	Crawl Space	0	1,485	0.00	0
FGR	Garage	0	733	109.48	80,247
FOP	Porch, Open	0	65	54.78	3,560
SLB	Slab	0	299	0.00	0
TQS	Three Quarter Story	2,863	3,579	219.09	784,118
TRS	Terrace - Stone	0	859	54.84	47,107
TIAT	Attic Unfinished	0	2,673	27.36	73,126
TG	Total Gross Liv / Lease Area	6,154	14,521		1,973,852

CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description
Style:	104	Custom Cape	Element <td>Cd <td>Description</td> </td>	Cd <td>Description</td>	Description
Model:	01	Residential			
Grade:	17	Type +			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Exterior Wall 1	16	Stucco			
Exterior Wall 2	03	Roof Structure:			
Roof Cover	10	Gable			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Fir 1	12	Hardwood			
Interior Fir 2	11	Ceram Clay Tl			
Heat Fuel	02	Oil			
Heat Type:	09	HydroAir			
AC Type:	03	Central			
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Total Half Baths:	3	3 Half Bths			
Total Xtra Fixrs	9	Year Remodeled			
Total Rooms:	11	11 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Kitchens	1				
Whitpool Tubs		Condition			
Hot Tubs		Condition %			
Sauna (SF Area		Percent Good			
Fin Basement	920	Cns Sect Rchld			
Fin Bsmt Qual	5	Dep % Ovr			
Bsmt. Garages	0	Misc Imp Ovr			
Interior Cond	G	Misc Imp Ovr Comment			
Fireplaces	3	Cost to Cure Ovr			
Ceiling Height	9.00	Cost to Cure Ovr Comment			



BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y N N ✓ % COMPLETE

PRIOR BAA REDUCTION? No WHEN?

DATE OF LAST INSPECTION: Never

PURCHASE DATE: 11.27.19

PROPERTY ADDRESS: 27 Green Acre Ln.

OWNER: DRS 14 Green Acre LLC

ASSESSMENT: 1,910,200

ARE TAXES CURRENT?

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

RESTRICTED APPRAISAL



APPRAISAL OF REAL PROPERTY

LOCATED AT:
27 Green Acre Ln
Volume: 5848 Page: 139
Westport, CT 06880

FOR:

ANDREW SMALL

AS OF:
10/1/2015

BY:
GREGORY LANE
GREG LANE
P.O. Box 578
Southport, CT 06890
203-254-1969
greglaneproperty@yahoo.com

GREG LANE/PROPERTY CONSULTANTS
P.O. BOX 578
SOUTHPORT, CT 06890
(203) 254-1969

01/27/2020

ANDREW SMALL

Re: Property: 27 Green Acre Ln
Westport, CT 06880
Borrower:
File No.: 18625

Opinion of Value: \$ 1,875,000
Effective Date: 10/1/2015

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

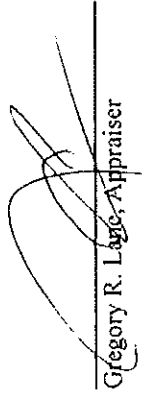
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

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,
the amount of


Gregory R. Lane, Appraiser

GREGORY LANE
Certified general Appraiser
License or Certification #: 0000355
State: CT Expires: 04/30/2020
greglaneproperty@yahoo.com

Subject Photo Page

Borrower	
Property Address	27 Green Acre Ln
City	Westport
Client	ANDREW SMALL
County	Fairfield
State	CT
Zip Code	06880

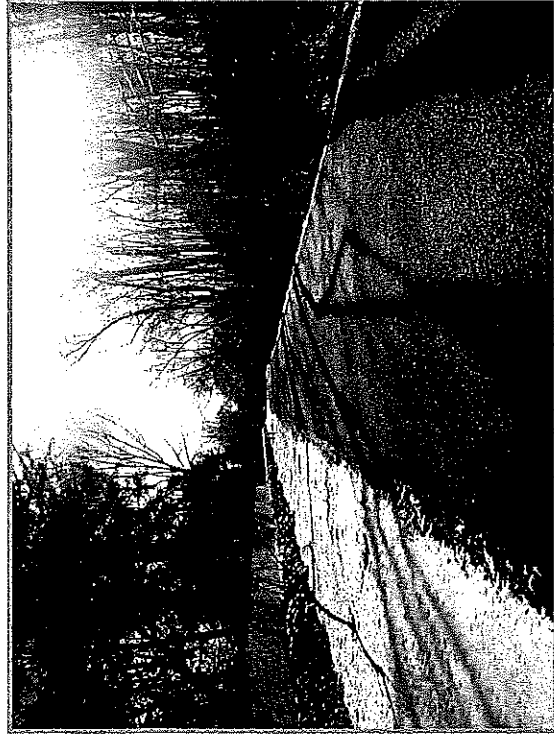


Subject Front

27 Green Acre Ln
 Sales Price 6,154
 Gross Living Area 11
 Total Rooms 6
 Total Bedrooms 5.3
 Total Bathrooms GOOD
 Location Residential/WOODS
 View 1.00 ACRES
 Site AVERAGE
 Quality 10
 Age



Subject Rear



Subject Street

Borrower	File No. 18625		
Property Address	27 Green Acre Ln	State	CT
City	Westport	County	Fairfield
Client	ANDREW SMALL		
		Zip Code	06880

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RESIDENTIAL APPRAISAL REPORT

File No.: 18625
State: CT Zip Code: 06880

Property Address: 27 Green Acre Ln City: Westport
County: Fairfield
Legal Description: VOLUME 3967, PAGE 140
Assessor's Parcel #: Map:D08, LOT 138
Tax Year: 2019 R.E. Taxes: \$ 32,206 Special Assessments: \$ 0
Current Owner of Record: DR SIL GREEN ACRE, LLC Occupant: Owner Tenant Vacant Manufactured Housing
Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ 0 per year per month
Market Area Name: COMPO BEACH Map Reference: 14860 Census Tract: 0505.00

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
This report reflects the following value (if not current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
Intended Use: **OPINION OF MARKET VALUE AS OF 10/1/2015**

Intended User(s) (by name or type):
Client: ANDREW SMALL Address:
Appraiser: GREGORY LANE Address: P.O. BOX 578, SOUTHPORT, CT 06890

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	One-Unit Housing PRICE \$(000): 400	Present Land Use One-Unit: 80%	Change in Land Use: <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	AGE (yrs): 200	2-4 Unit: 0%	
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	Low: 400 High: 200	Multi-Unit: 0%	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): NORTH BY ROUTE 1, WEST BY ROUTE 136, SOUTH BY LI SOUND, EAST BY FAIRFIELD TOWN LINE	1,000 Pred: 60	Comm: 0%	
		VAC/REC: 20%		

Market analysis data shows the subjects neighborhood to be stable. Properties priced competitively on the open market typically sell within 3-6 months. Selling/financing concessions have not been reported in the area. Interest rates have recently decreased but are deemed still stable and considered low. Conventional financing readily available to qualified buyers.

Dimensions: TYPICAL Site Area: 1.00 ACRES
Zoning Classification: RES 1 ac Description: 1 ACRE MIN LOT SIZE

Are CC&Rs applicable? Yes No Unknown Legal Legal nonconforming (grandfathered) Illegal No zoning
Highest & Best Use as improved: Present use, or Other use (explain) The location, zoning, site and improvements all support the highest and best use conclusion, both "as if vacant" and "as improved" as single unit residential.
Actual Use as of Effective Date: Residential Single Family Use as appraised in this report: Residential Single Family

Summary of Highest & Best Use: The location, zoning, site and improvements all support the highest and best use conclusion, both "as if vacant" and "as improved", as single unit residential.

Utilities: Electricity <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Water <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Storm Sewer <input type="checkbox"/>	Off-site Improvements: Street <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights <input type="checkbox"/> Alley <input type="checkbox"/>	Type: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	Topography: Size <input type="checkbox"/> Shape <input type="checkbox"/> Drainage <input type="checkbox"/> View <input type="checkbox"/>	GENTLY SLOPING Typical IRREGULAR Adequate Residential/WOODS
Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)	FEMA Spec I Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 09001C0413G FEMA Map Date 7/8/2013			

General Description: # of Units 1 <input type="checkbox"/> Acc. Unit <input type="checkbox"/>	Exterior Description: Foundation MASONRY/AVG Slab	Foundation: Slab	Basement: Area Sq. Ft. 0	Heating: Type FORCED AIR
# of Stories 2	Exterior Walls STUCCO/FAIR	Crawl Space FULL	% Finished 0	Fuel OIL
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface asp/shng/fair	Basement	Ceiling	
Design (Style) COLONIAL	Gutters & Dwnspts. Aluminum/fair	Sump Pump <input checked="" type="checkbox"/>	Walls	Cooling Central CAC
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type DBL/HUNG/FAIR	Dampness <input checked="" type="checkbox"/>	Floor	Other
Actual Age (Yrs.) 10	Storm/Screens YES/FAIR/POOR	Settlement	Outside Entry	
Effective Age (Yrs.) 20-25	Attic <input checked="" type="checkbox"/> None	Infestation		
Interior Description: Floors HDWD/CRP/FAIR	Refrigerator <input checked="" type="checkbox"/> Stairs <input checked="" type="checkbox"/> Fireplaces(s) # 3	Amenities: <input checked="" type="checkbox"/> None	Car Storage: <input type="checkbox"/> None	Garage # of cars (8 Tot.)
Walls Plstr/Shtrk/FAIR	Range/Oven <input checked="" type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> FSP	Patio Deck	Woodstove(s) # 0	Attach. 3
Trim/Finish Wood/FAIR	Disposal <input type="checkbox"/> Scuttle <input type="checkbox"/> Porch OPEN	Fence Pool	Detach.	Blt-In
Bath Floor CERAMIC/fair	Dishwasher <input type="checkbox"/> Floor <input type="checkbox"/> Heated <input type="checkbox"/> Finished <input type="checkbox"/>		Carport	Driveway 5
Bath Wainscot Cer/Stn/fair	Washer/Dryer <input type="checkbox"/>		Surface Asphalt/Stone	
Doors Wood/FAIR				

Finished area above grade contains: 11 Rooms 6 Bedrooms 5.3 Bath(s) 6,154 Square Feet of Gross Living Area Above Grade
Additional features: 3 FIREPLACES. SEE ATTACHED PICTURES.

Describe the condition of the property (including physical, functional and external obsolescence): SUBJECT PROPERTY APPEARS FROM INTERIOR AND EXTERIOR INSPECTIONS TO BE A STRUCTURE IN AVERAGE/FAIR CONDITION. APPRAISER ASSUMING ALL STRUCTURAL & MECHANICAL ISSUES ARE FUNCTIONING AT TIME OF INSPECTION. NUMEROUS APPARENT PHYSICAL DEFICIENCIES NOTED DURING INSPECTION.
PHOTOS ARE ALSO ATTACHED FROM INSPECTION APPRAISER CONDUCTED.



RESIDENTIAL APPRAISAL REPORT

File No.: 18625

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

TRANSFER HISTORY

1st Prior Subject Sale/Transfer
 Date: _____ Price: _____
 Source(s): _____

2nd Prior Subject Sale/Transfer
 Date: _____ Price: _____
 Source(s): _____

Analysis of sale/transfer history and/or any current agreement of sale/listing:

SALES COMPARISON APPROACH TO VALUE (if developed)		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
The Sales Comparison Approach was not developed for this appraisal.							
FEATURE	SUBJECT	16 Green Acre Ln Westport, CT 06880		17 Sherwood Farms Westport, CT 06880		3 Nappa Dr Westport, CT 06880	
Address		0.19 miles SW		0.85 miles E		0.39 miles SW	
Proximity to Subject							
Sale Price	\$	\$ 1,684,000		\$ 1,525,000		\$ 1,700,000	
Sale Price/GLA	\$/sq.ft.	\$ 411.23 /sq.ft.		\$ 332.39 /sq.ft.		\$ 313.13 /sq.ft.	
Data Source(s)	Interior Insp.	int/EXT INSP		EXT INSP		EXT INSP	
Verification Source(s)	Assessment Rcds	CMLS/ASSMT RECORDS		SmartMLS/AssmtRcds		SmartMLS/AssmtRcds	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		DESCRIPTION		DESCRIPTION	
Sales or Financing Concessions		DOM 91		DOM 29		DOM 29	
Date of Sale/Time	10/1/15	11/13/15		5/29/15		9/1/16	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	GOOD	GOOD		AVERAGE		GOOD	
Site	1.00 ACRES	1.00 ac		.59 ac		.51 ac	
View	Residential/WOODS	RES/WDS		RES/WDS/HWY		RES/WDS	
Design (Style)	COLONIAL	COLONIAL		COLONIAL		COLONIAL	
Quality of Construction	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Age	10	38		19		9	
Condition	AVERAGE/FAIR	ABOVE AVERAGE		ABOVE AVERAGE		ABOVE AVERAGE	
Above Grade	Total	Total		Total		Total	
Room Count	11 6 5.3	11 5 3.1		9 5 3.1		11 5 4.2	
Gross Living Area	6,154 sq.ft.	4,095 sq.ft.		4,588 sq.ft.		5,429 sq.ft.	
Basement & Finished	CRAWL	FULL		FULL		FULL	
Rooms Below Grade	UNFIN	627 FBA		872 FBA/REC/FB/		UNFIN	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	OFA/CAC	OFA/CAC		OFA/CAC		OFA/CAC	
Energy Efficient Items	STANDARD/AVG	SIM		SIM		SIM	
Garage/Carport	3 ATT	2 ATT		2 ATT		2 ATT	
Porch/Patio/Deck	TERRACE/PORCH	TERRACE/PORCH		TERRACE/PORCH		TERRACE/PORCH	
	3 FPLS	2 FPLS		3 FPLS		3 FPLS	
		GENERATOR					
Net Adjustment (Total)		+ 192,400		+ 389,600		+ 50,600	
Adjusted Sale Price of Comparables		Net 11.4 %		Net 25.5 %		Net 3.0 %	
		Gross 30.4 %		Gross 44.6 %		Gross 15.9 %	
		\$ 1,876,400		\$ 1,914,600		\$ 1,750,600	

Summary of Sales Comparison Approach The appraiser comparable search criteria further detailed in the addendum. GLA adjusted at \$125 per square foot. Full baths adjusted at \$25,000 and half baths at \$15,000. EXCESS ACREAGE @ \$50,000 PER ACRE.

MORE RELIANCE WAS PLACED UPON COMPARABLE CLOSED SALE #1 AS IT IS LOCATED ON SAME STREET AS SUBJECT.
 FINAL OPINION OF VALUE HAS BEEN ROUNDED.

RESIDENTIAL APPRAISAL REPORT

File No.: 18625

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

COST APPROACH

ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW

Source of cost data: _____

Quality rating from cost service: _____ Effective date of cost data: _____

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

Garage/Carport 0 Sq.Ft. @ \$ _____

Total Estimate of Cost-New _____

Less Physical Functional External _____

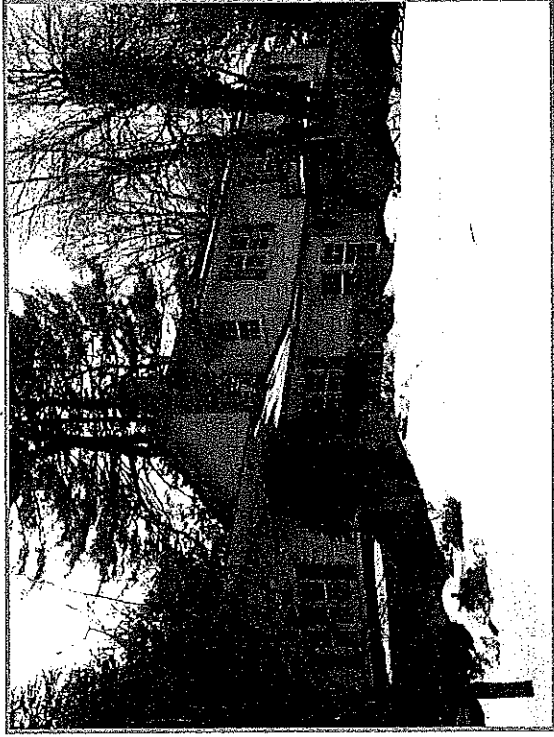
Depreciation _____

Depreciated Cost of Improvements _____

"As-is" Value of Site Improvements _____

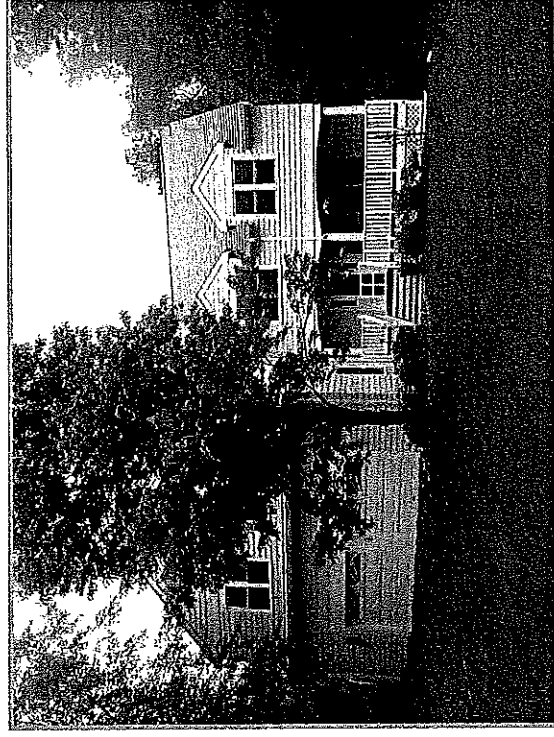
Comparable Photo Page

Borrower	
Property Address	27 Green Acre Ln
City	Westport
Client	ANDREW SMALL
County	Fairfield
State	CT
Zip Code	06880



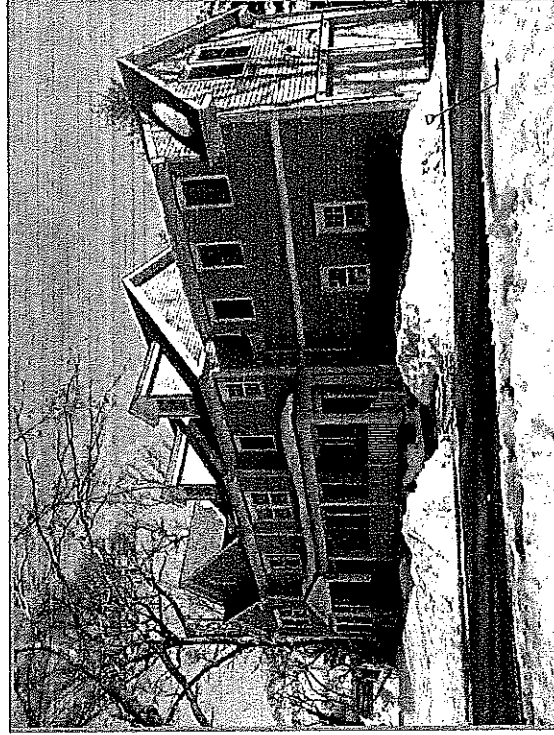
Comparable 1

16 Green Acre Ln
 Prox. to Subject 0.19 miles SW
 Sale Price 1,684,000
 Gross Living Area 4,095
 Total Rooms 11
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location GOOD
 View RES/WDS
 Site 1.00 ac
 Quality AVERAGE
 Age 38



Comparable 2

17 Sherwood Farms
 Prox. to Subject 0.85 miles E
 Sale Price 1,525,000
 Gross Living Area 4,588
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location AVERAGE
 View RES/WDS/HWY
 Site .59 ac
 Quality AVERAGE
 Age 19



Comparable 3

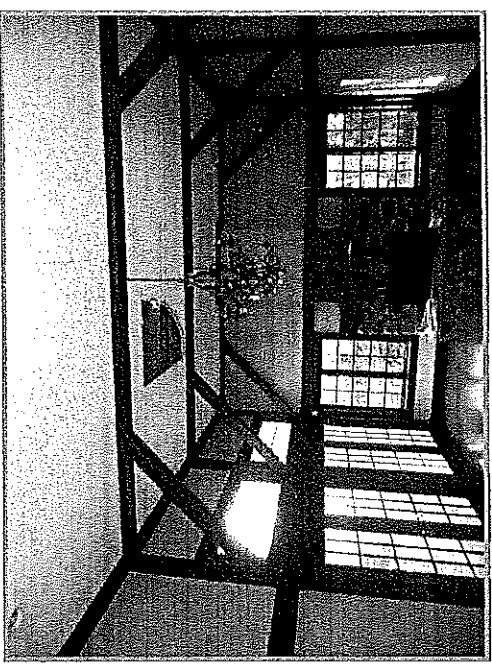
3 Nappa Dr
 Prox. to Subject 0.39 miles SW
 Sale Price 1,700,000
 Gross Living Area 5,429
 Total Rooms 11
 Total Bedrooms 5
 Total Bathrooms 4.2
 Location GOOD
 View RES/WDS
 Site .51 ac
 Quality AVERAGE
 Age 9

Subject Photos

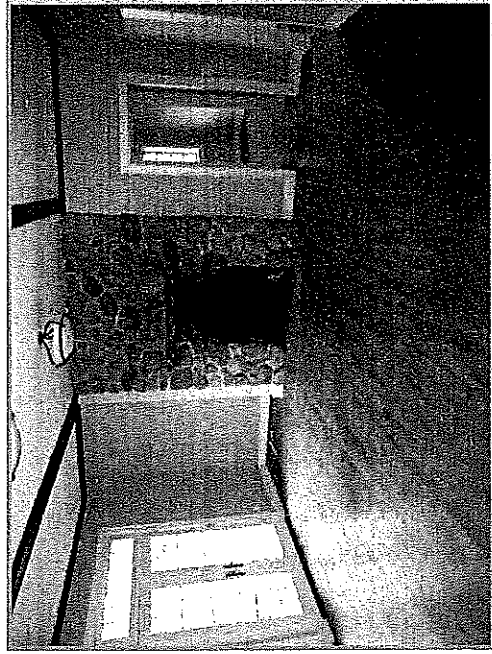
Borrower
Property Address 27 Green Acre Ln
City Westport
Client ANDREW SMALL

State CT Zip Code 06880

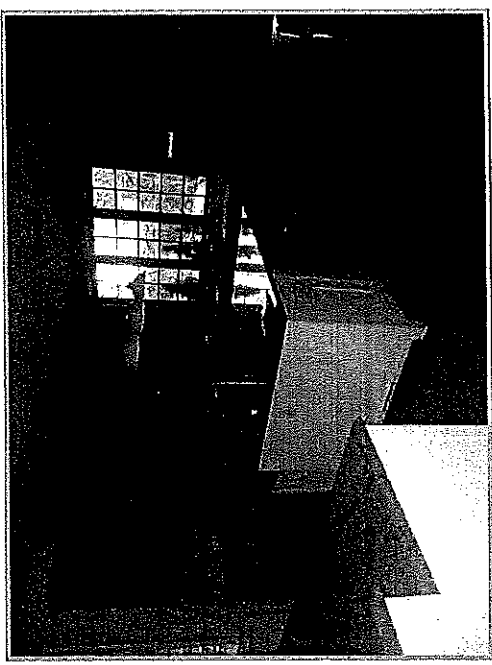
County Fairfield



LIBRARY



FAMILY ROOM



Dining



Kitchen



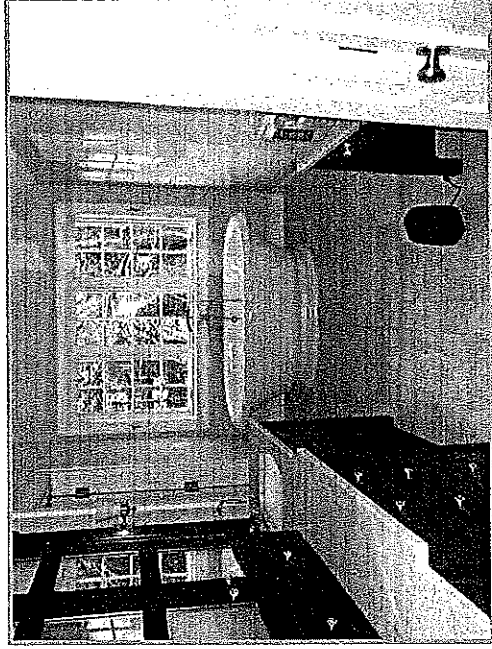
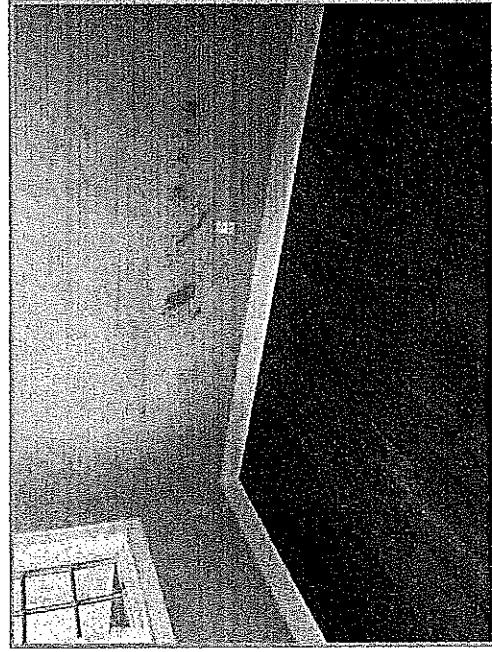
den

powder

Form PIC6 LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Subject Photos

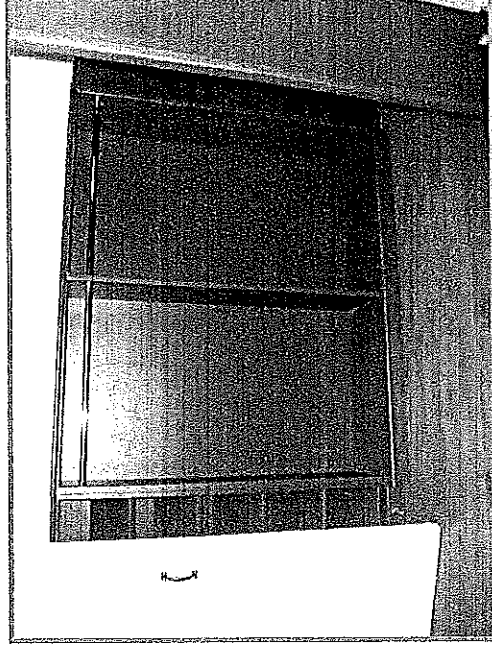
Borrower			
Property Address	27 Green Acre Ln	State	CT
City	Westport	Zip Code	06880
Client	ANDREW SMALL		
	County	Fairfield	



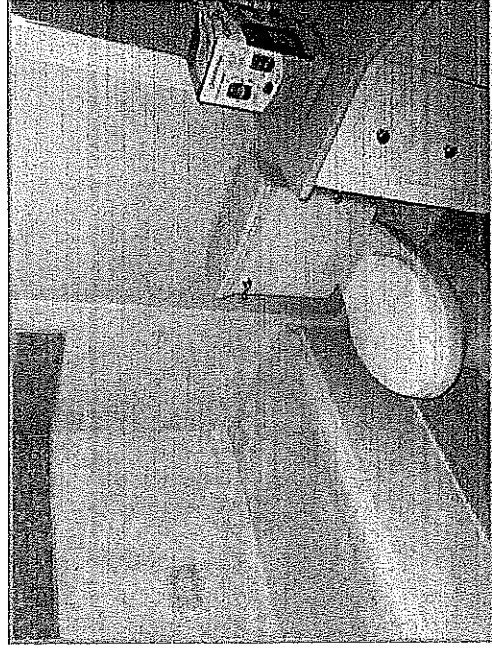
bedroom



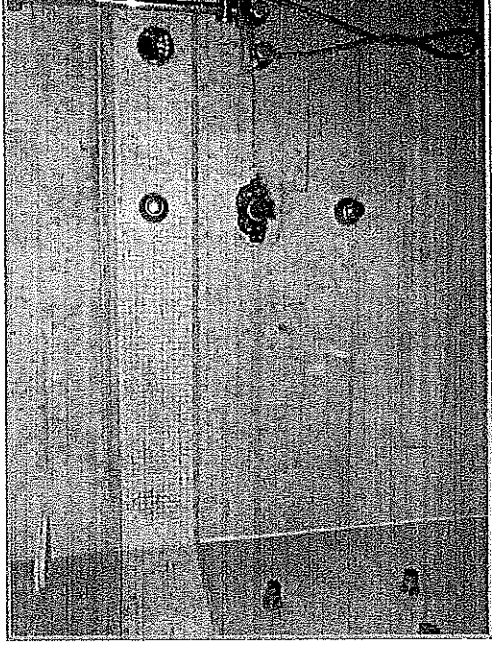
full bath



MUDROOM



MASTER CLOSET



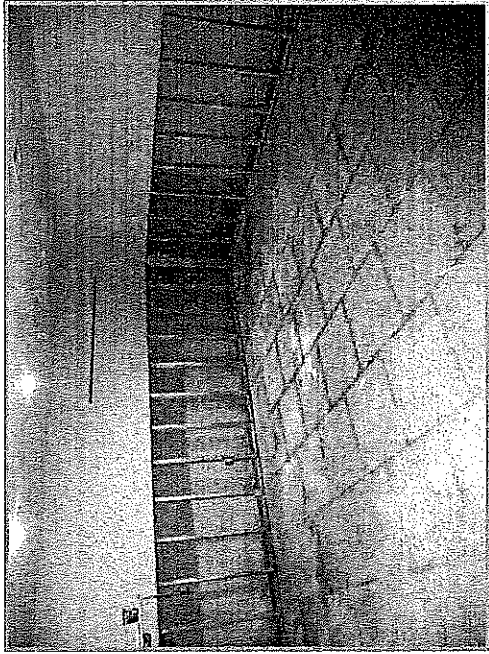
FULL BATH

LEAKING FIXTURES

Form PIC6 LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Photograph Addendum

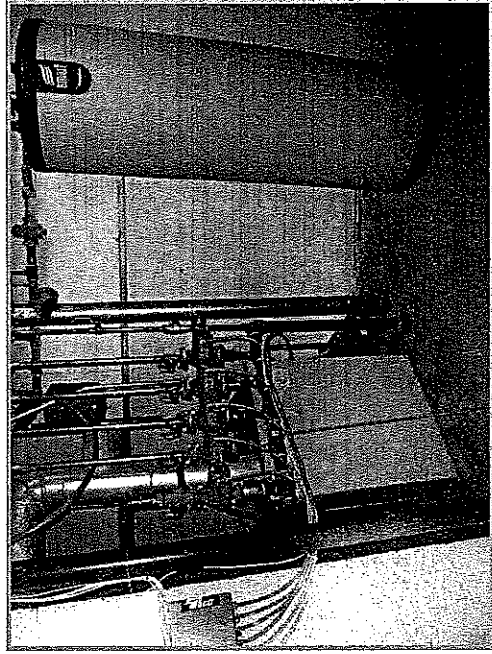
Borrower			
Property Address	27 Green Acre Ln	State	CT
City	Westport	Zip Code	06880
Client	ANDREW SMALL		
	County	Fairfield	



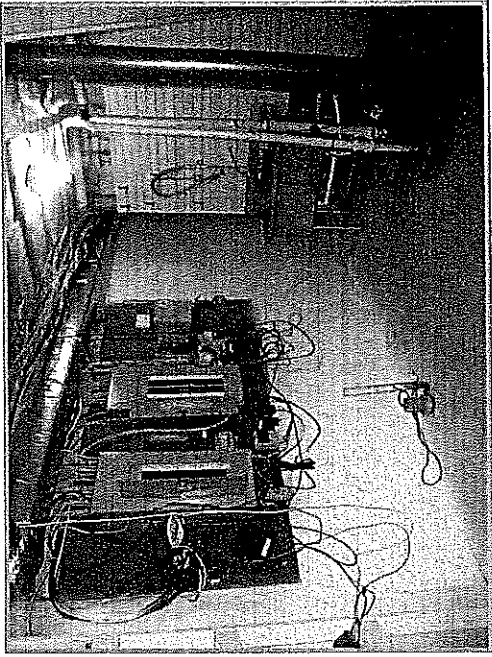
WET BASEMENT



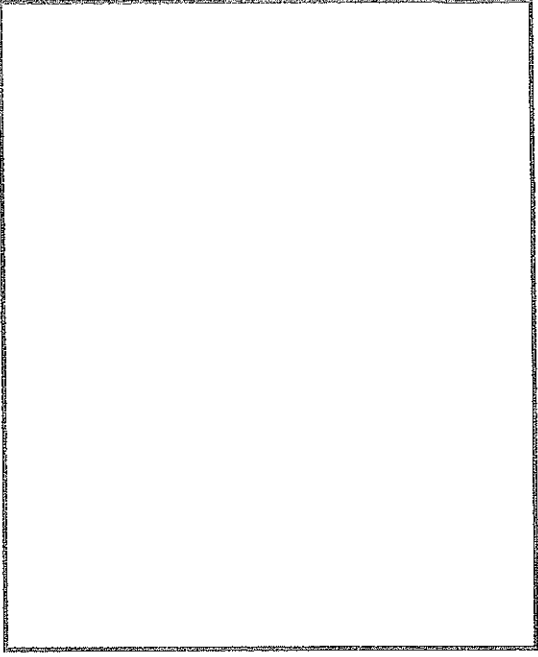
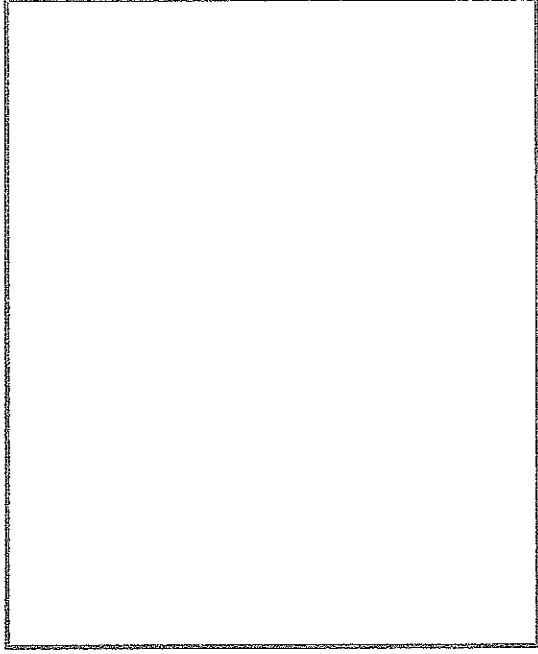
OIL TANKS



MECHANICALS

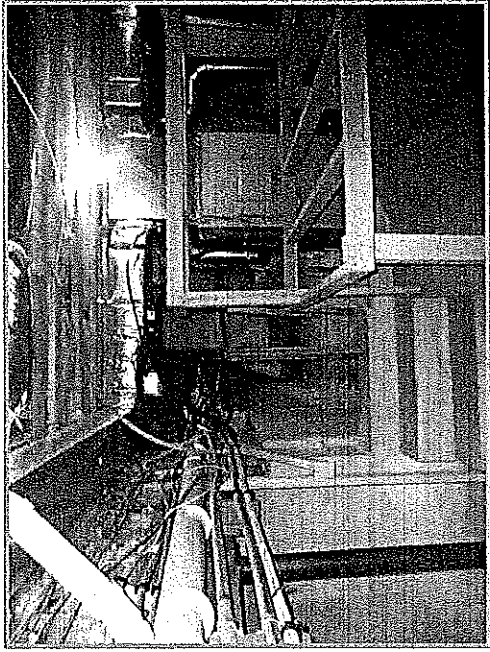
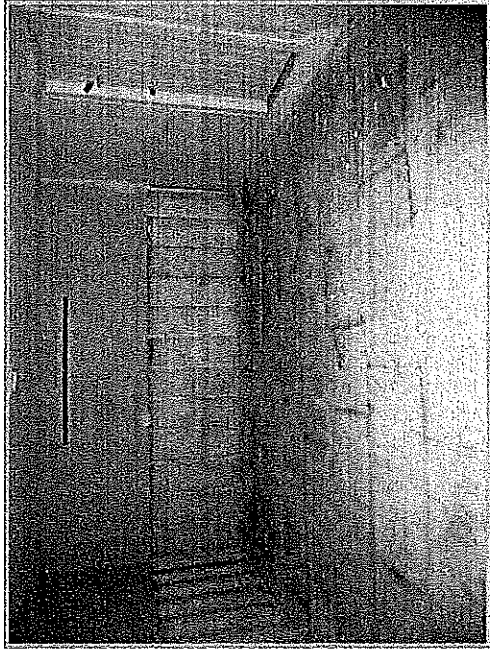


MECHANICALS

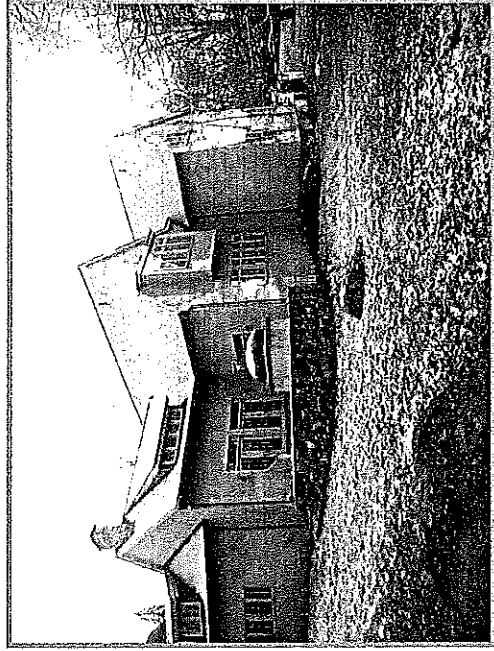


Photograph Addendum

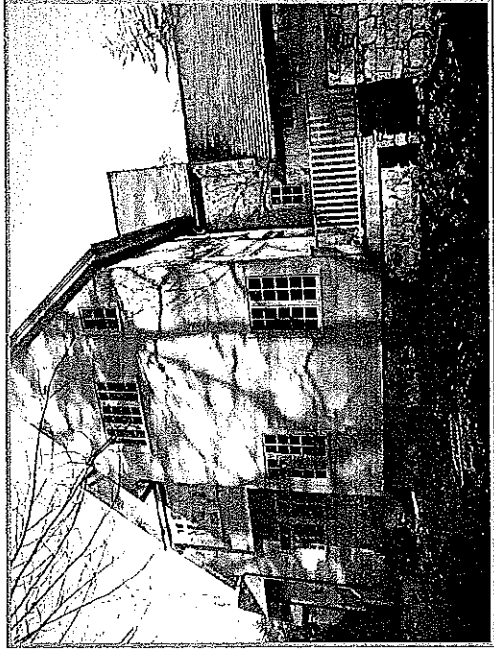
Borrower			
Property Address	27 Green Acre Ln	State	CT
City	Westport	Zip Code	06880
Client	ANDREW SMALL	County	Fairfield



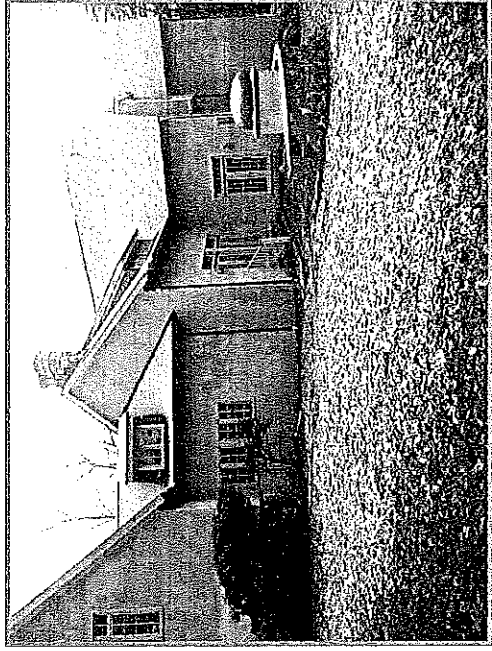
WET BASEMENT



BASEMENT



REAR YARD



REAR



REAR

SIDE YARD

Form PIC6 LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Supplemental Addendum

File No. 18625

Borrower			
Property Address	27 Green Acre Ln	County	Fairfield
City	Westport	State	CT
Client	ANDREW SMALL	Zip Code	06880

EXPANDED SCOPE OF WORK:

DEFINITION OF INSPECTION: The term "Inspection", as used in the report, is for valuation purposes only, it is not the same level of inspection that is required for a "Professional Home Inspection". In preparing this appraisal, this appraiser has made a visual inspection of the interior and exterior areas. The physical characteristics used to develop this appraisal are based on an interior and exterior inspection and town building and assessment records. For the purpose of this appraisal it is assumed that the information provided by the town building and assessment records is correct. The appraiser is not an expert in construction material and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector is suggested.

INTENDED USE: The Intended user of this appraisal report is the Lender/Client. The intended Use is to evaluate the property that is the subject of this appraisal for an opinion of market value as of 10/1/2015 and subject to the stated Scope of Work, purpose of this appraisal, reporting requirements of the appraisal report form and Definition of Market Value. No additional Intended User are identified by the appraiser.

In compliance with the Ethics Rule of USPAP, I hereby certify that this appraiser has not performed any services regarding the subject property with the 3 year time period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity.

This appraiser has prepared this appraisal in full compliance with the Appraisal Independence Requirements from FannieMae's announcement SEL-2010-14, FreddieMac's Announcement Number 2010-23, the Dodd-Frank Act, or the updated Interagency Appraisal & Evaluation Guidelines.

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Appraisal Development and Reporting : This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. This report presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and the analysis is retained in the appraiser's work file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

EXPOSURE TIME: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Exposure time and Marketing time are often in line with each other. However in instances where the home has not been properly priced at the time of listing than a homes exposure time may not be the same as the Marketing time. An example of this would be when a home is overpriced. The home may be exposed to the market for a considerable amount of time, ie listing days. Once a homes price drops into a true competitive range for that segment of the Market, then the home can truly market competitively this would be the Marketing time. A home overpriced at the original time of listing, often is exposed to the Market for much longer than a property priced home. The opposite can be said for a home that has been under priced that has sold quickly.

The subject would be expected to be exposed to the Market for approx. 6-12 months at the present opinion of value.

The subject property has not transferred in an arm's length transaction in the past 36 months.

SINGLE FAMILY PROPERTY VALUES: According to the local CMLS, the Warren Group and Empirical Data the market appears to be slow for the subjects sub market and price point over the past 24 months. The town of Westport and surrounding towns overall appear to be declining in this price range.

AGE ADJUSTMENTS: No age adjustments were warranted or applied as all are similar in renovation, updates and utility.

CONDITION ADJUSTMENTS: Comps were adjusted for condition based on CMLS information, visual exterior observation, updating or lack thereof, and overall general appearance. Adjustments are made based on analysis of sales and paired sales within this report.

ADJUSTMENTS: Adjustments are derived from differing appraisal practices including paired sales analysis, market reaction and regional appraisal formulas. All methods are reliable methods when deriving an adjustment for the differences noted. This is typical and has no negative impact on final opinion of value.

Utilities were on and working at the time of the inspection.

LEAD PAINT: Appraiser is not an environmental expert and has not performed any lead testing. Appraiser takes no responsibility no liability for the potential presence of lead based paint.

• **URAR :** Sales Comparison Analysis - Summary of Sales Comparison Approach.
Comparable sales utilized are similar to the subject in characteristics, GLS, location and amenities. The Comparables presented are assumed to be reasonable purchase alternatives to the subject and as adjusted, correlate to an estimate of Market Value.

Supplemental Addendum

File No. 18625

Borrower			
Property Address	27 Green Acre Ln		
City	Westport	County	Fairfield
Client	ANDREW SMALL	State	CT
		Zip Code	06880

COMPARABLE SEARCH CRITERIA: Comparable search criteria include but was not 100% limited to the following:

Initial search criteria of the subjects street and the street history.

2nd search criteria for comparable properties: similar in location, sq ft +/- 500 sf, age +/- 10 years, amenities, quality & features, proximity & date of sale. Sales dated back 18 months and 1 mile.

3rd search criteria utilized narrowing the comparable sales down to the comparable sales provided in the analysis, the sales utilized are deemed the best available as of the effective date.

COMPARABLE SALES ARE CLOSED SALES AND THE BEST AVAILABLE AT TIME OF INSPECTION.

ADDITIONAL COMMENT-REGARDING SCOPE OF WORK:PLEASE NOTE THAT WE ARE NOT HOME INSPECTOR, SURVEYORS OR ATTORNEYS. IF WE ARE ASKED TO REVIEW CONTRACTS, PROVIDE WELL AND SEPTIC DATA OR UTILITY INFORMATION WE DO IT ONLY FROM A LIMITED PERSPECTIVE. WE ARE NOT LICENSED AT THOSE FUNCTIONS. THE STATE OF CONNECTICUT REQUIRES LICENSING IN THOSE AREA. WE ARE LICENSED REAL ESTATE APPRAISERS. WE ASSUME NO LIABILITY IF THE LENDER CHOOSES NOT TO HIRE A HOME INSPECTOR, SURVEYOR OR ATTORNEY TO PERFORM THIS TYPE OF WORK.

THIS APPRAISAL HAS BEEN DONE WITHIN THE APPRAISER INDEPENDENCE GUIDELINES.

The appraiser made an interior and exterior inspection of all readily accessible areas of the subject property improvements. Appraiser did not make entry into attic scuttle or crawl space, and did not move any personal property or furniture. Appraiser has noted all readily observable conditions of the subject property, that is , condition that are immediately noticeable and discernible during a typical site visit. Appraiser is not responsible for determining the functionality of appliances or mechanical systems.

The appraiser is not a home inspector, and this appraisal report is not a home inspection; the appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property.

File No. 18625

Borrower
 Property Address 27 Green Acre Ln
 City Westport
 Client ANDREW SMALL

County FairfieldState CTZip Code 06880**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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

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

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 6-12 months.

Marketing time is deemed to start at the effective date of the appraisal, looking forward in time. It is a prediction of how long a property would require exposure to a competitive and open market in order to find a buyer, under either typical or prescribed circumstances. Exposure time is deemed to expire as of the effective date the appraisal - it examines the time frame leading up to the date of valuation, linking the value estimate to how long the property would have required exposure in order to sell at the estimated market value.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

In compliance with the Ethics Rule of USPAP, I hereby certify that I have performed no services, as an appraiser or in any other capacity, regarding the subject property with the 3 year time period immediately preceding acceptance of this assignment.

THE INTENDED USER(S) OF THIS REPORT ARE THE STATED "LENDER/CLIENT" WHO ENGAGED THE APPRAISER(S) TO PERFORM THIS APPRAISAL, AND ITS ASSIGNS. THIS APPRAISAL HAS BEEN PERFORMED FOR THE PURPOSE OF EVALUATING A LOAN APPLICATION MADE BY THE STATED "BORROWER" FOR MORTGAGE FINANCING ON THE SUBJECT PROPERTY.

This appraisal report adheres to the development and reporting options of The Uniform Standards of Professional Appraisal Practice (USPAP), FIRREA Title XI Appraisal Regulations and The Appraisal Independence Standards set forth by H.R. 4173.

APPRaiser: _____ in the amount of _____

SUPERVISORY or CO-APPRAISER (if applicable): _____

Signature: Gregory R. Lane, Appraiser
 Name: GREGORY LANE

Signature: _____
 Name: _____

Certified general Appraiser
 State Certification #: 0000355
 or State License #:

State Certification #: _____
 or State License #: _____

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

State: _____ Expiration Date of Certification or License: _____

Date of Signature and Report: 10/12/2020

Date of Signature: _____

Effective Date of Appraisal: 10/1/2015

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 10/1/2015

Date of Inspection (if applicable): _____

File No. 18625

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

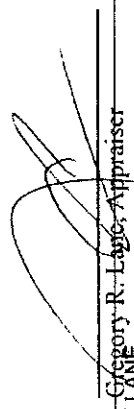
File No. 18625

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. 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.
3. 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.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. 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.
8. 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.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. 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).

ADDRESS OF PROPERTY ANALYZED: 27 Green Acre Ln, Westport, CT 06880

APPRAISER:

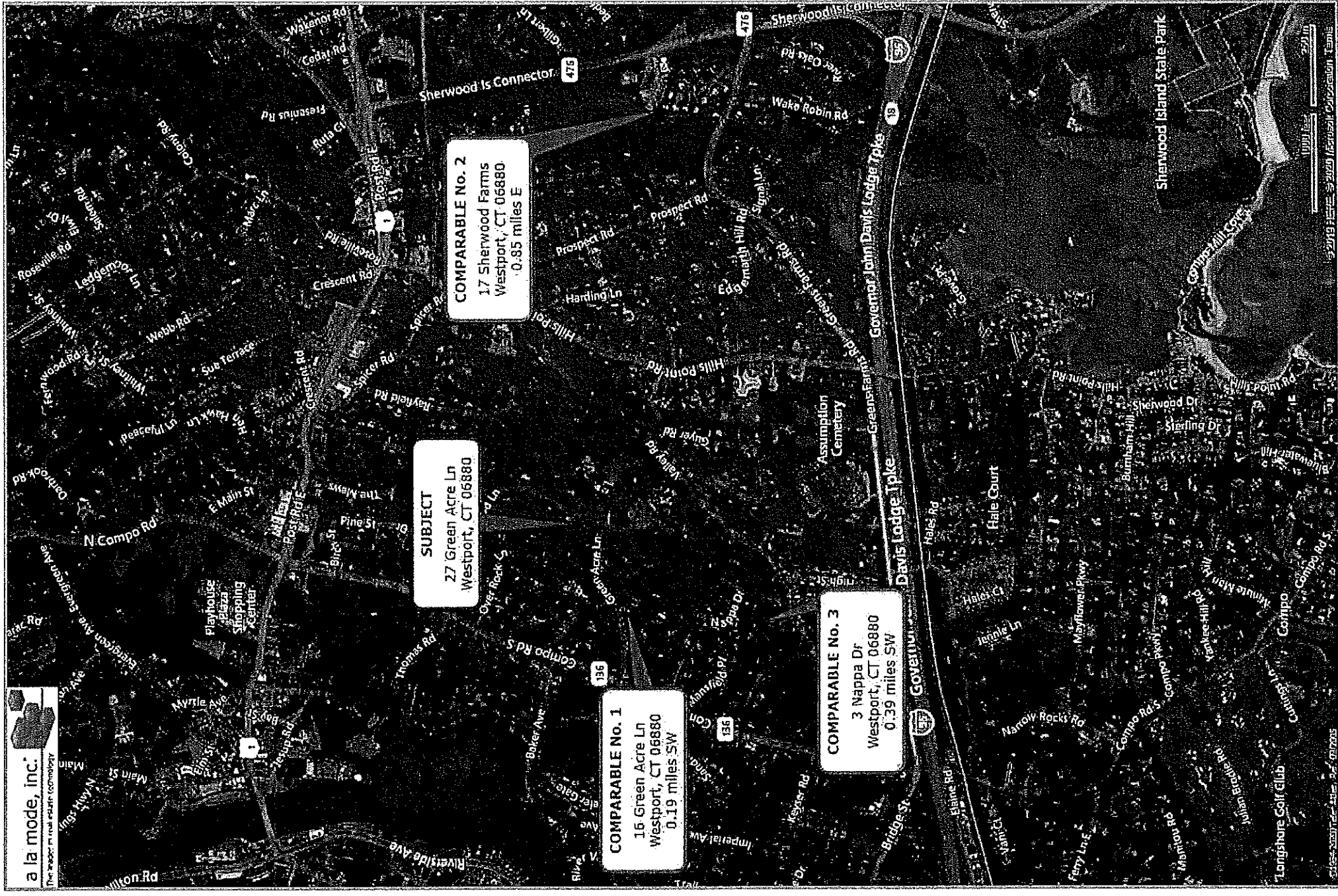
Signature: 
 Name: GREGORY LANE
 Title: Certified general Appraiser
 State Certification #: 0000365
 or State License #:
 State: CT Expiration Date of Certification or License: 04/30/2020
 Date Signed: 01/27/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
 Did Did Not Inspect Property

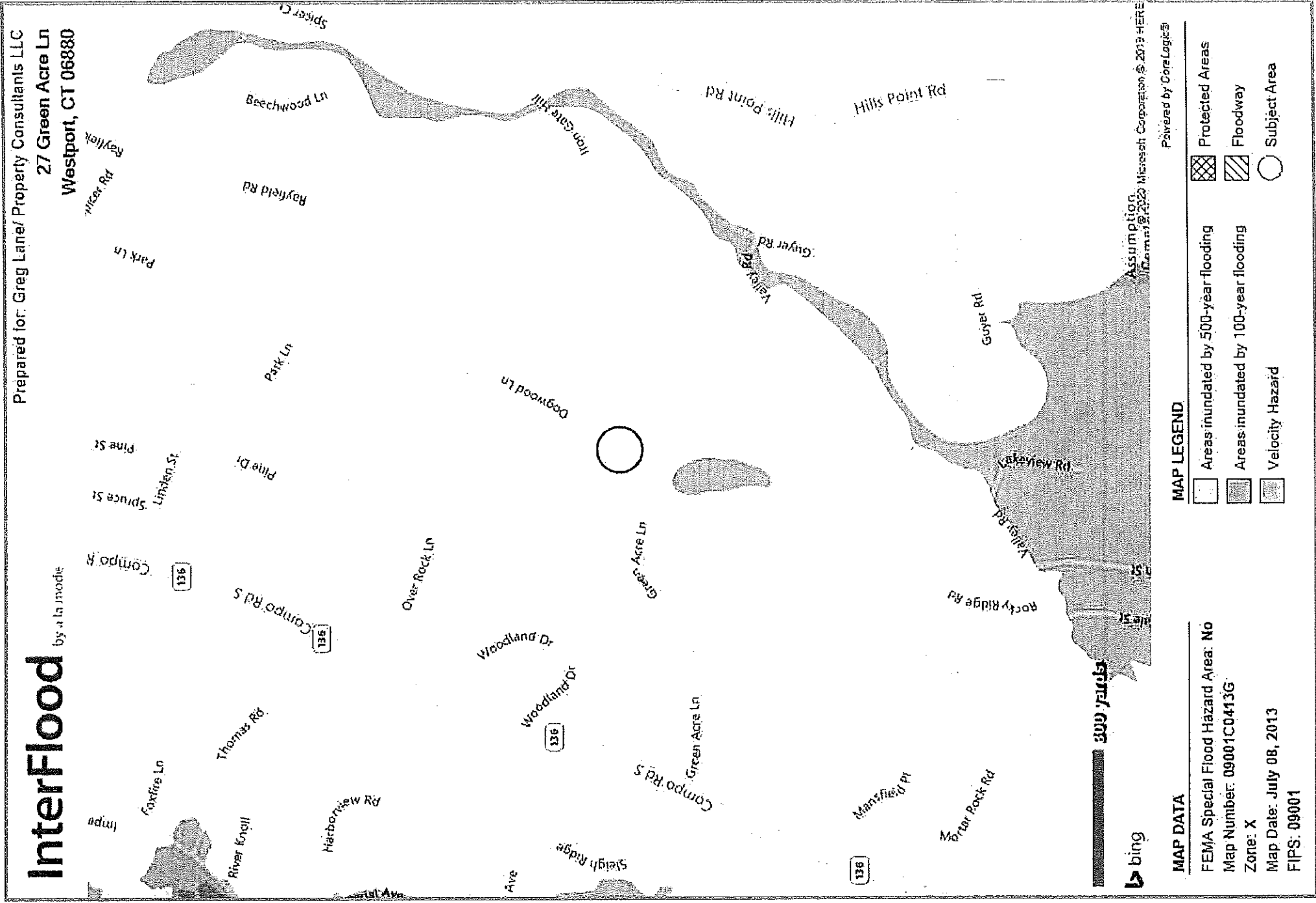
Location Map

BORROWER			
Property Address	27 Green Acre Ln	State	CT
City	Westport	Zip Code	06880
Client	ANDREW SMALL		



Flood Map

Borrower	27 Green Acre Ln		
Property Address	Westport	State	CT
City	Fairfield	County	Zip Code 06880
Client	ANDREW SMALL		



Appraisers License

QUALIFICATIONS OF GREGORY R. LANE

EDUCATION

Fairfield University-Bachelor of Science Degree in Finance with a Secondary degree in Computer Applications
University of the Virgin Islands, St. Thomas Branch Associate of Arts in Business Management

Courses successfully completed include

- Principles of Investments, Financial Management
- Applied Financial Management, Portfolio Analysis
- Financial Accounting, Managerial Accounting
- Uniform Standards of Appraisal Practice (USPAP)
- How to Appraise FHA Properties, March 1994

Real Estate Law

Real Estate Principles and Practices
Residential Appraisal URAR Form

AFFILIATIONS

- Volunteer for Fairfield Economic Development Task Force
- Volunteer Coach at Wakeman Boys and Girls Club
- Volunteer Coach for FFLD County Girls Travel Soccer
- Volunteer Coach for FFLD Little League Baseball
- Member of Fairfield Chamber of Commerce

PROFESSIONAL ORGANIZATIONS

- Member of National Association of Realtors
- Member of Connecticut Association of Realtors
- Member of Consolidated Multiple Listing Service

DESIGNATIONS

Licensed and Connecticut Certified General Real Estate Appraiser- License #RCG.000355
Licensed Connecticut Real Estate Broker- License # 383789

APPRAISAL EXPERIENCE

Appraisals performed include commercial, industrial and residential properties throughout Connecticut
Appraisals handled for bank lending, foreclosures, refinances, estates, tax appeal, easements and bankruptcy
Court testimony in United States Bankruptcy, New Britain Tax Court and Superior Court

REAL ESTATE EXPERIENCE

Involved with appraisal, marketing and sales of all properties throughout Connecticut since 1983.
President of Opportunities Unlimited Inc. D/B/A Property Consultants since 1985

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

GREGORY R LANE

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

CERTIFIED GENERAL REAL ESTATE APPRAISER

License # **RCG.0000355**

Effective: 05/01/2019

Expiration: 04/30/2020

Michelle Seagull, Commissioner

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

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

Office Use Only
GL Year: 2019 13555
List No:

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

By authority of Connecticut State Statute 12-111

RECEIVED

Please print or fill in on the computer the following information about each property being appealed. Print 3 copies keep 2020 for your records.

ASSESSOR'S OFFICE none

Grand List of October 1, 2019 Date(s) not available none

Property Owner's Name: 8 Keller Lane, c/o Reggie Benoit

Property Location: 8 Keller Lane Telephone contact: (917) 217-9616
(number and street)

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

Mailing Address: 181 Main Street, Monro 06460 Phone Number: (917) 217-9616

Total Assessment: \$ 1,211,400 Appellant's Estimate of Market Value: \$ 1.4 million (US)

BRIEFLY STATE YOUR REASON FOR APPEAL: Current market does not support assessed value

Signature at Application [Signature] Date: 02-20-2020

Signature at Time of Hearing [Signature] Date: 3/11/20 9A

For Official Use Only

BOARD ACTION

No Change Reduced Increased

ORIGINAL ASSESSMENT: BAA CHANGE:

Land: 329,100 Land:

Building: 882,300 Building:

Other: Other:

Total: 1,211,400 Total: 8 Keller Ln

Personal Property: Personal Property:

Motor Vehicle: Motor Vehicle:

Per: Per:

Mo: Mo:

DATE AND TIME OF HEARING AT TOWN HALL

ROOM: Green Ln

Date: Wed. March 4, 2020

Time: 8:30 AM

NEEDS INSPECTION

8 Keller Lane

Structure in fear, a distraction

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
8 KELLER LLC	3 Public Sewer	2 Private				RES LAND	1-1	470,100
C/O REGIS BENOIT						DWELLING	1-3	1,260,400
9 VICTORIA LN								882,300
Supplemental Data		Alt Prcl ID 54450101-B-4	Lft Hse	Assoc Pld#				
GIS ID G09047000		VISION						
Survey Ma 2930								
Westport E12								
Westport C 06880								
Census 503								
Historic ID								

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	V/S	PREVIOUS ASSESSMENTS (HISTORY)					
8 KELLER LLC	3661	0039	11-30-2015					550,000	14	Year	Code	Assessed	Year	Code	Assessed
US BANK NA TRSTEE TRUMAN 2013 TITLE	3658	0039	11-10-2015					0		2019	1-1	329,100	2018	1-1	329,100
OREARDON KATHRYN ELLEN	2988	0307	05-26-2009					0							
OREAR KATHRYN ELLEN	1503	0241	03-17-1997					250,000							
Total		0.00						Total				1211400		Total	
Year		Code		Description		Amount		Code		Description		Number		Amount	

EXEMPTIONS				OTHER ASSESSMENTS				APPROXIMATED VALUE SUMMARY							
This signature acknowledges a visit by a Data Collector or Assessor															
Appraised Bldg. Value (Card)		1,260,400		Appraised Xf (B) Value (Bldg)		0		Appraised Ob (B) Value (Bldg)		0		Appraised Land Value (Bldg)		470,100	
Special Land Value		0		Total Appraised Parcel Value		1,730,500		Valuation Method		C		Total Appraised Parcel Value		1,730,500	

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd		Sub		Nbhd Name		B	
0001		R		Tracing		Batch	

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
82220	12-21-2016	NC	New Construct	567,000	04-23-2018	100	12-01-2017
81207	03-15-2016	DE	Demolition	0	10-05-2016	100	

LAND LINE VALUATION SECTION											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type
55	NOAH - Visual	TM	2	04-23-2018	2			TWO-STORY SINGLE FAMILY	04-23-2018	TM	2
00	Measur+Listed	TM	2	09-05-2017	2			DEMOLISH S/F DWELLING B	09-05-2017	TM	2
17	Demo - On site Inspection	CP	2	10-05-2016	2				06-17-2015	VA	2
10	Measu/LtrSnt - Letter Sent	VA	2	06-17-2015	2				04-22-2015	MJF	2
01	Measured/No Interior Insp	MJF	2	04-22-2015	2				04-13-2015	VA	2
66	INSPECTION NOTICE SE	VA	2	04-13-2015	2						

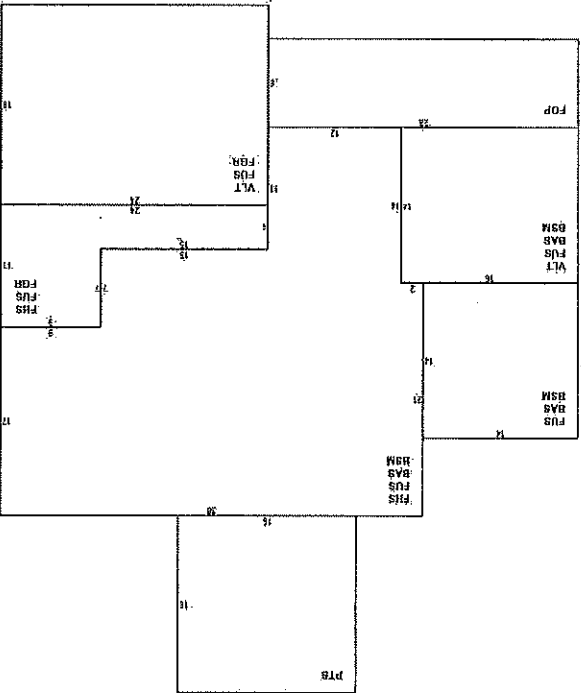
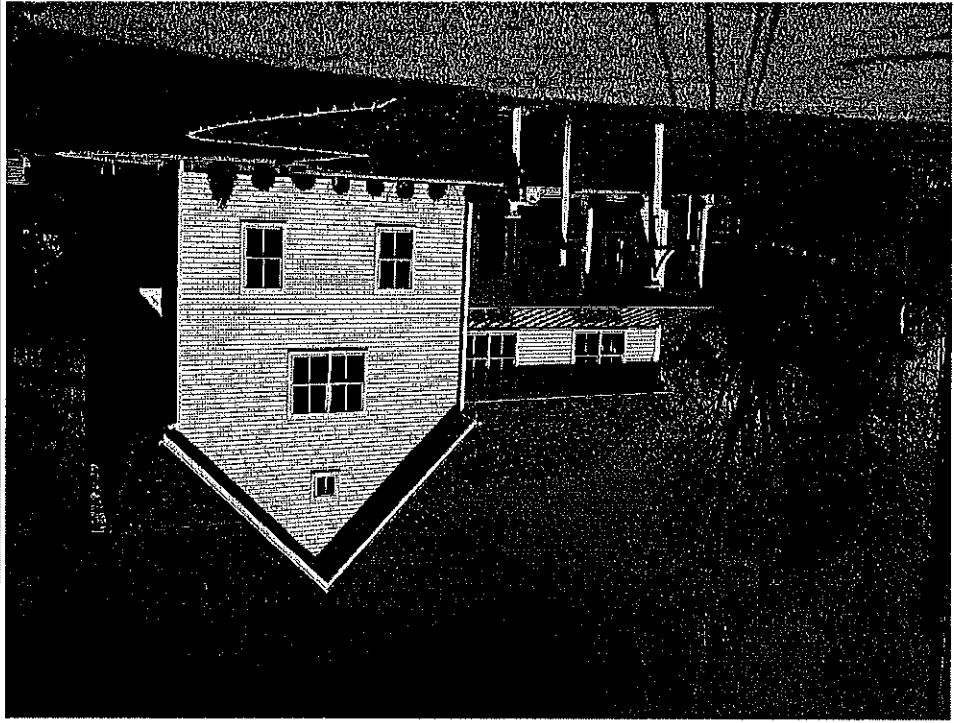
LAND LINE VALUATION SECTION												
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	
1	Single Family Re	A		0.490	380,000	1.80324	5	1.00	140	1.400		
				0.490	AC	Parcel Total Land Area 0.4900						
				Total Card Land Units								470,100
				Total Land Value								470,100

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	1	
Model	01	Residential	Fireplaces Ceiling Height	9.00	Elevator
Storages:	16	Type 1			
Occupancy	1				
Exterior Wall 1	11	Clapboard	Parcel Id	C	Own
Exterior Wall 2	03	Gable	Parcel Id	B	Share
Roof Structure:	03	Roof Structure:	Adjust Type		Description
Roof Cover	03	Asphalt Shing	Condo Fir		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Fir 1	12	Hardwood	COST / MARKET VALUATION		
Interior Fir 2	03	Gas	Building Value New	1,273,173	
Heat Type:	04	Forced Air	Year Built	2017	
AC Type:	03	Central	Effective Year Built		
Total Bedrooms	04	4 Bedrooms	Depreciation Code	A	
Total Baths:	4	4 Full Baths	Remodel Rating		
Total Half Baths	1	1 Half Bath	Year Remodeled		
Total Rooms:	4	12 Rooms	Depreciation %	1	
Total Xtra Fixts	4	Average	Functional Obsol		
Bath Style:	02	Average	External Obsol		
Kitchen Style:	03	Modern	Trend Factor	1	
Kitchens	1		Condition		
Whirlpool Tubs			Condition %	99	
Hot Tubs			Percent Good		
Sauna (SF Area			Cns Sect Rchld	1,260,400	
Fin Basement	1308		Dep % Ovr		
Fin Bsmt Qual	4		Dep Ovr Comment		
Bsmt. Garages			Misc Imp Ovr		
Interior Cond	A		Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
Ceiling Height	9.00		Cost to Cure Ovr Comment		

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,395	1,395	1,395	233,19	325,296
BSM	Basement Area	0	1,395	0	46,64	65,059
BGR	Garage	0	591	0	93,12	55,032
FHS	Half Story, Finished	680	1,134	139,83	158,567	10,493
FOP	Porch, Open	0	224	46,85	10,493	10,493
FUS	Upper Story, Finished	1,986	1,986	233,19	463,109	8,861
PTS	Patio - Stone	0	256	34,61	8,861	8,861
VLT	Vaulted Ceiling	0	656	11,73	7,695	7,695
Ttl Gross Liv / Lease Area		4,061	7,637			1,094,112

BUILDING SUB-AREA SUMMARY SECTION



BOARD OF ASSESSMENT APPEALS HEARINGS

2019 GL

UNDER CONSTRUCTION? Y N % COMPLETE

PRIOR BAA REDUCTION? No WHEN?

DATE OF LAST INSPECTION: 9.2017 (wip)

PURCHASE DATE: 11.30.2015

PROPERTY ADDRESS: 8 Keller Ln

OWNER: 8 Keller LLC

ASSESSMENT: 1,211,400

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

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

By authority of Connecticut State Statute 12-111

RECEIVED

Please print or fill in on the computer the following information 2020
about each property being appealed. Print 3 copies; keep one
for your records.

ASSESSOR'S OFFICE

Grand List of October 1, 2019 Date(s) not available: none

Property Owner's Name: Mori LLC

Property Location: 17 Boxwood Lane Telephone contact: (917) 217-9616
(number and street)

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

Mailing Address: 181 Main St., Monroe 06468 Phone Number: 2.3 million USD ↑

Total Assessment: 1,903,700 Appellant's Estimate of Market Value: ~~2.3~~ (917) 217-9616

BRIEFLY STATE YOUR REASON FOR APPEAL: Current market does not
support assessed value

Signature at Application: [Signature] Date: 02/20/2020

Signature at Time of Hearing: [Signature] Date: 3/11/20 ✓ 1920

For Official Use Only

BOARD ACTION

No Change _____ Reduced _____ Increased _____

ORIGINAL ASSESSMENT:

Land: 479,000

Building: 1,376,300

Other: 48,400

Total: 1,903,700

Personal Property: _____

Motor Vehicle: _____

BAA CHANGE:

Land: _____

Building: _____

Other: _____

Total: 17 Boxwood Ln

Pers: _____

Motr: _____

DATE AND TIME OF HEARING AT

TOWN HALL

ROOM: Green RM

Dated: _____

Signed: _____

Date: Wed. March 4, 2020

Signed: _____

Time: 8:45 PM

Signed: _____

NEEDS INSPECTION

Office Use Only
GL Year: 2019 5584
List No: _____

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

CURRENT OWNER		TOPO		UTILITIES		LOCATION		CURRENT ASSESSMENT	
MORI LLC	6 Septic	1 Public	1 Public	RES LAND	1-1	684,300	Appraised	479,000	Assessed
9 VICTORIA LN				DWELLING	1-3	1,966,200	Appraised	1,376,300	Assessed
				RES OUTBL	1-4	69,200	Appraised	48,400	Assessed
WESTPORT CT									
6158									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U / V/I		SALE PRICE		VC	
MORI LLC	3565	0284	1481	0242	11-05-2014	U	I	724,500	31	2019	1-1
THARLER JEFFREY &					10-30-1996	U	I	350,000		2018	1-1
								479,000		2018	1-1
								1,376,300		2017	1-3
								479,000		2017	1-1
								966,600		2017	1-3
								1445600			Total
								1903700			Total

EXEMPTIONS		Amount		Description		Code		Number		Amount		Comm Int	

ASSESSING NEIGHBORHOOD		Nbh Name		Sub		R		Batch	

NOTES		Address for this parcel		10-8-14 PER ENGINEERING NEW		M/2623(1);	

BUILDING PERMIT RECORD		Description		Amount		Insp Date		% Comp		Date Comp		Comments	
83524	SP	12-21-2017	Swimming Pool	60,000	01-12-2018	100	06-12-2019	100	20 X 40' INGROUND POOL		06-12-2019	PG	2
82893	NC	07-19-2017	New Building	788,000	06-12-2019	100	04-19-2019	100	NEW TWO-STORY SINGLE F		04-19-2019	PG	2
79483	DE	12-17-2014	Demolition	0	10-15-2015	100	08-06-2018	100	DEMO S/F DWELLING BUILT		08-06-2018	TM	2

LAND LINE VALUATION SECTION		Parcel Total Land Area		1.0300		AC		1.030		AC		Total Card Land Units	

VISIT / CHANGE HISTORY		Total Appraised Parcel Value		2,719,700	

APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Card)		1,966,200	

APPROXIMATED VALUE SUMMARY		Appraised Ob (B) Value (Bldg)		69,200	

APPROXIMATED VALUE SUMMARY		Appraised Xt (B) Value (Bldg)		0	

APPROXIMATED VALUE SUMMARY		Appraised Land Value (Bldg)		684,300	

APPROXIMATED VALUE SUMMARY		Special Land Value		0	

APPROXIMATED VALUE SUMMARY		Total Appraised Parcel Value		2,719,700	

APPROXIMATED VALUE SUMMARY		Total Appraised Parcel Value		2,719,700	

APPROXIMATED VALUE SUMMARY		Valuation Method		C	

APPROXIMATED VALUE SUMMARY		Total Appraised Parcel Value		2,719,700	

APPROXIMATED VALUE SUMMARY		Total Appraised Parcel Value		2,719,700	

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APPROXIMATED VALUE SUMMARY		Total Appraised Parcel Value		2,719,700	

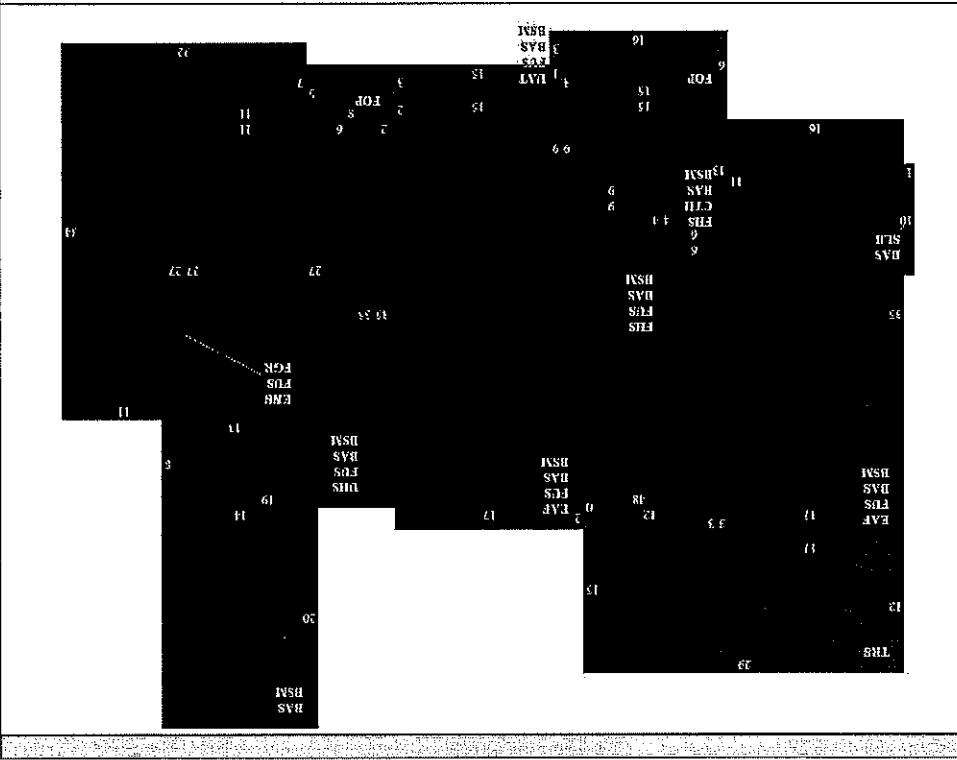
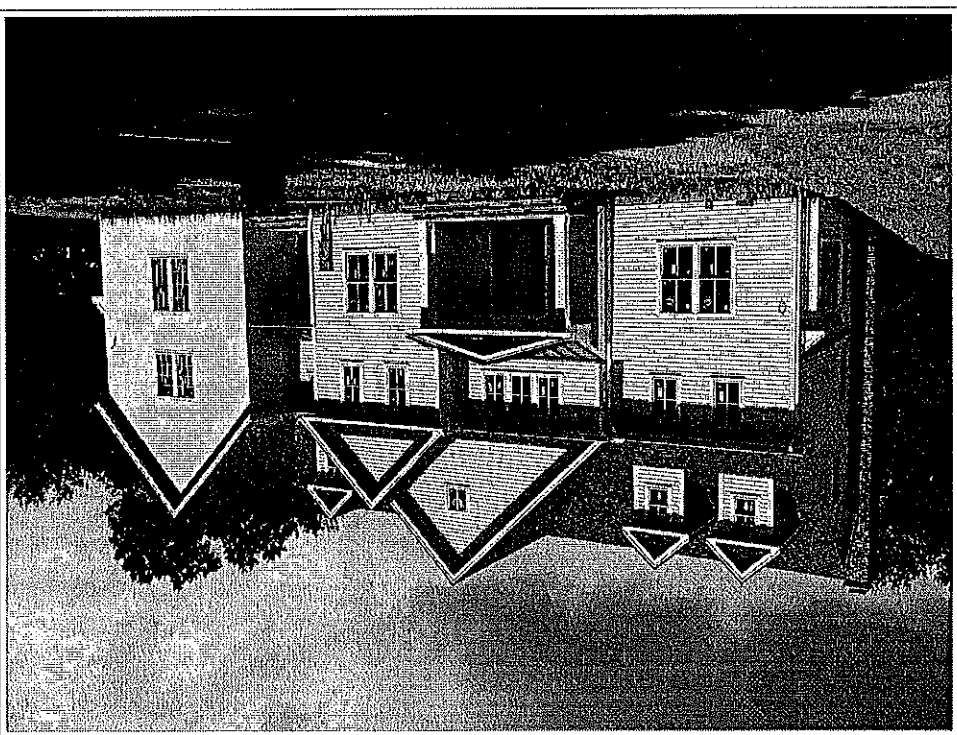
APPROXIMATED VALUE SUMMARY		Total Appraised Parcel Value		2,719,700	

APPROXIMATED VALUE SUMMARY		Total Appraised Parcel Value		2	
----------------------------	--	------------------------------	--	---	--

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Element
Style:	103	Custom Colonial	Fireplaces
Model	01	Residential	Ceiling Height
Stories:	18	Type II	Elevator
Occupancy	1	2 1/2 Stories	
Exterior Wall 1	11	Clapboard	
Exterior Wall 2			
Roof Structure:	03	Gable	
Roof Cover	03	Asphalt Shingl	
Interior Wall 1	05	Drywall	
Interior Wall 2			
Interior Flr 1	12	Hardwood	
Interior Flr 2			
Heat Fuel	03	Gas	
Heat Type:	04	Forced Air	
AC Type:	03	Central	
Total Bedrooms	06	6 Bedrooms	
Total Bathrms:	7	7 Full Baths	
Total Half Baths	2	2 Half Baths	
Total Xtra Fixts	5		
Total Rooms:	17	17 Rooms	
Bath Style:	02	Average	
Kitchen Style:	03	Modern	
Kitchens	1		
Whirlpool Tubs			
Hot Tubs			
Sauna (SF Area	1086		
Fin Basement			
Fin Bsmt Qual	4		
Bsmt, Garages			
Interior Cond	A		
Fireplaces	3		
Ceiling Height	9.00		

OB - OUTBUILDING & YARD ITEMS(L)/XF-BUILDING EXTRA FEATURES(B)											
Code	Descript	Sub	Sub TV	L/B	Units	Unit Pric	Yr Bilt	Cond.	C	% Gd	Grade
SPL1	Ingroun	GNH	Heatd/	L	800	50.50	2018	6	75	5	1.75
PAT1	Patio	SN	Stone	L	750	16.50	2019	6	75	5	1.75

BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	2,474	2,474	2,322.24	574,564	232,224					
BSM	Basement Area	0	2,464	46.47	114,495	46,474					
CTH	Cathedral Ceiling	0	159	46.74	7,432	103,833					
EAF	Attic, Expansion, Finished	38	85	8.25	8,225	58,193					
EAU	Attic, Expansion, Unfinished	0	451	26,243	69,440	92,833					
FGR	Garage	0	748	69,440	242,459	139,343					
FHS	Half Story, Finished	1,044	1,740	139,343	242,459	139,343					
FOP	Porch, Open	0	133	47.15	6,271	47,153					
FUS	Upper Story, Finished	2,773	2,773	232,224	644,004	232,224					
SLB	Slab	0	10	0.00	0	0					
TL Gross Liv / Lease Area		6,329	12,077		1,755,277						



BOARD OF ASSESSMENT APPEALS HEARINGS
2019 GL

UNDER CONSTRUCTION? Y N % COMPLETE

PRIOR BAA REDUCTION? No WHEN?

DATE OF LAST INSPECTION: None

PURCHASE DATE: 11.5.2014

PROPERTY ADDRESS: 17 Boxwood Ln

OWNER: Mori LLC

ASSESSMENT: 1,903,700

ARE TAXES CURRENT? Y

OWNERS COMMENTS/COMPARABLE PROPERTIES:

wetlands have an impact.
Paul will do walk-thru Swimming Pool
D. Lanzaro appeared

BAA COMMENTS/COMPARABLE PROPERTIES:

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

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 20 2020

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

Office Use Only
GL Year: 2019
List No: 9661

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: Adam Epstein

Property Location: 1 Charcoal Lane (number and street) Telephone contact: _____

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

Mailing Address: 1 Charcoal Ln, Wpt 06880 Phone Number: _____

Total Assessment: ~~2,467,000~~ 1,727,500 Appellant's Estimate of Market Value: \$1.7 million USD

BRIEFLY STATE YOUR REASON FOR APPEAL: Current market does not support assessment value

Signature at Application: [Signature] Date: 02.20.2020

Signature at Time of Hearing: [Signature] Date: 3/11/20 9:00

For Official Use Only

BOARD ACTION

No Change _____ Reduced _____ Increased _____

ORIGINAL ASSESSMENT:

Land: 482,100 BAA CHANGE:

Building: 1,219,000 Land: _____

Other: 26,400 Building: _____

Total: 1,727,500 Other: 1 Charcoal Ln

Personal Property: _____ Total: _____

Motor Vehicle: _____ Perso: _____ Moto: _____

DATE AND TIME OF HEARING AT TOWN HALL ROOM: Green Ln

Date: Wed. March 4, 2020 Dated: BAA Change

Time: 9:00 PM Signed: _____

Signed: _____

Signed: _____

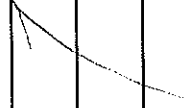
Signed: _____

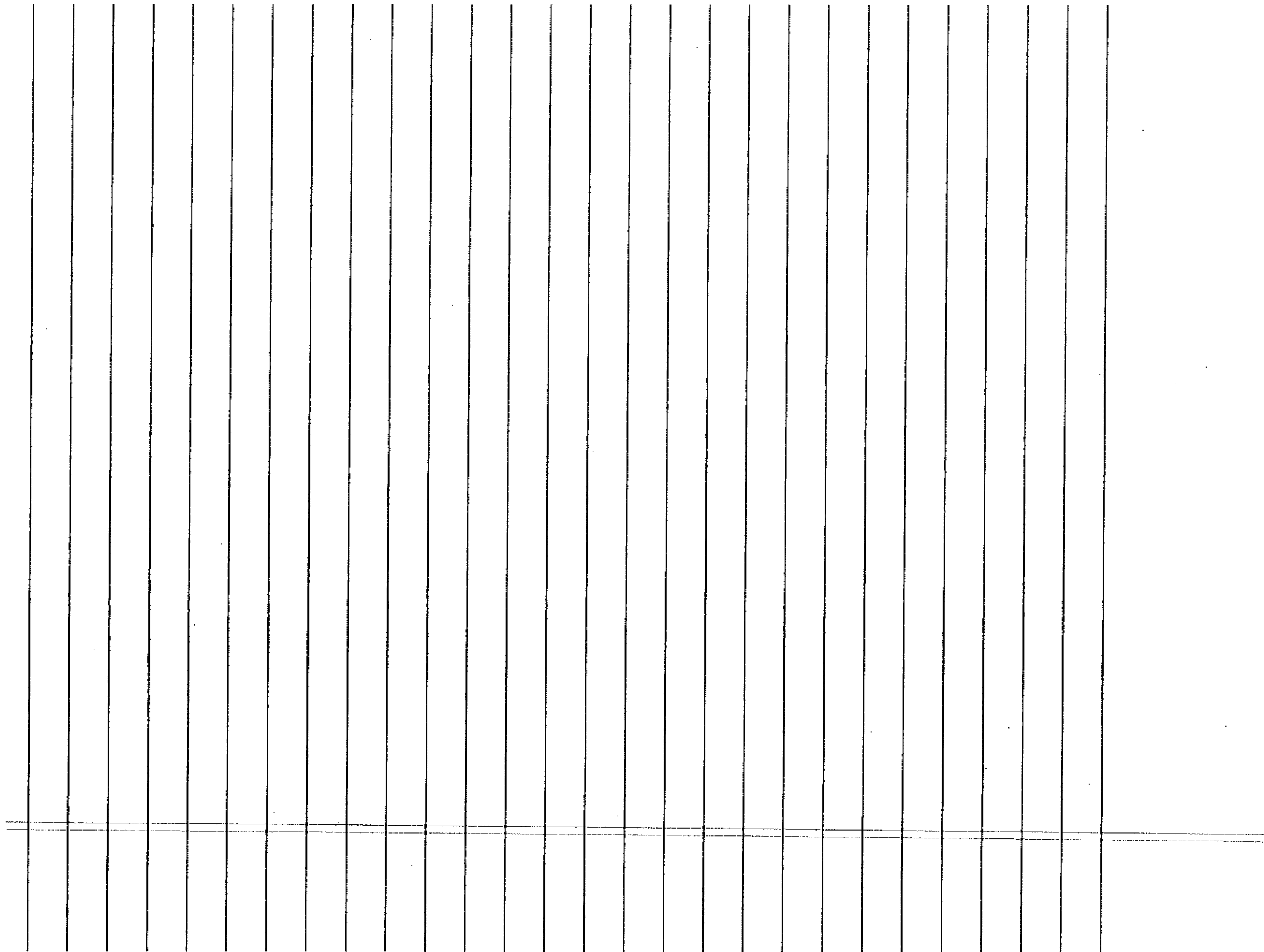
1 Charcoal Lane

Remodel patio

Old Section

New Section





CURRENT OWNER		CURRENT ASSESSMENT		CURRENT LOCATION		CURRENT ASSESSMENTS (HISTORY)	
TOPO	UTILITIES	STRT / ROAD	LOCATION	Description	Code	Appraised	Assessed
6 Septic	1 Public			RES LAND	1-1	688,700	482,100
2 Public Water				DWELLING	1-3	1,741,400	1,219,000
				RES OUTBL	1-4	37,700	26,400
All Prcd ID 532123A-1		Lft Hse					
Historic ID							
Census 503							
WestportC B35							
Survey Ma 5915							
Survey Ma							
GIS ID E15034000		Assoc Pld#					
1							

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U / VI		SALE PRICE		VC	
Year	Code	Amount	Description	Code	Number	Amount	Description	Code	Year	Code	Assessed
2533	0244	04-01-2005	U	0	29	0			2019	1-1	482,100
2533	0242	04-01-2005	Q	1,450,000	00	1,450,000			2018	1-1	482,100
2033	0201	08-16-2002	Q	1,275,000	00	1,275,000			2018	1-3	1,190,800
1696	0276	05-18-1999	Q	847,000	00	847,000			2018	1-4	26,400
1444	0001	04-30-1996	U	675,000	00	675,000			2018	1-4	400
										Total	
										1727500	
										Total	
										1673300	
										Total	
										1673300	

EXEMPTIONS		OTHER ASSESSMENTS		APPROXIMATE VALUE SUMMARY			
Year	Code	Amount	Description	Code	Year	Code	Assessed
					2017	1-1	482,100
					2017	1-3	1,190,800
					2017	1-4	400
						Total	
						1673300	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Sub	Nbhd Name	R
0001	B		
		Tracing	
		Batch	
		MBTH = ELEC RAD HT	
		M/5915 (1), 5889	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
83305	10-31-2017	SP	Swimming Pool
81717	07-26-2016	AD	Additions
69865	06-19-2008		ALTERATIONS

LANDLINE VALUATION SECTION		BUILDING PERMIT RECORD	
Permit Id	Issue Date	Type	Description
83305	10-31-2017	SP	Swimming Pool
81717	07-26-2016	AD	Additions
69865	06-19-2008		ALTERATIONS

B		LANDLINE VALUATION SECTION	
Use Code	Description	Zone	Land Type
1 201	Single Family Re	AAA	AC
		Parcel Total Land Area 1.5200	
		Total Card Land Units 1.520	
		AC 1.520	
		Unit Price 380,000	
		Size Adj 0.66239	
		Site Index 5	
		Cond. 1.00	
		Nbhd. 180	
		Nbhd. Adj. 1.800	
		Notes	
		Location Adjustment	
		Adj Unit P	
		Land Value	
		1.0000	
		688,700	
		Total Land Value 688,700	

Element	Cd	Description	Element	Cd	Description
Style:	103	Custom Colonial	Fireplaces	2	
Model	01	Residential	Fireplaces	2	
Grade:	17	Type +	Condo Fir		
Stories:	2.25	2 1/4 Stories	Condo Unit		
Occupancy	1		Adjust Type		
Exterior Wall 1	14	Wood Shingle	Code		
Exterior Wall 2	12	Cedar or Redwd	Description		
Root Structure:	03	Gable	Factor%		
Root Cover	03	Asphalt Shing			
Interior Wall 1	05	Drywall			
Interior Wall 2	12	Hardwood			
Interior Fir 1	12				
Interior Fir 2	12				
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air			
AC Type:	03	Central			
Total Bedrooms	03	3 Bedrooms			
Total Bathrms:	5	5 Full Baths			
Total Half Baths	0				
Total Xtra Fixtrs	4				
Total Rooms:	8	8 Rooms			
Bath Style:	03	Modern			
Kitchen Style:					
Kitchens					
Whitpool Tubs					
Hot Tubs	1				
Sauna (SF Area					
Fin Basement	985				
Fin Bsmt Qual	2				
Bsmt. Garages	2				
Interior Cond	VG				
Fireplaces	2				
Ceiling Height	8.00				

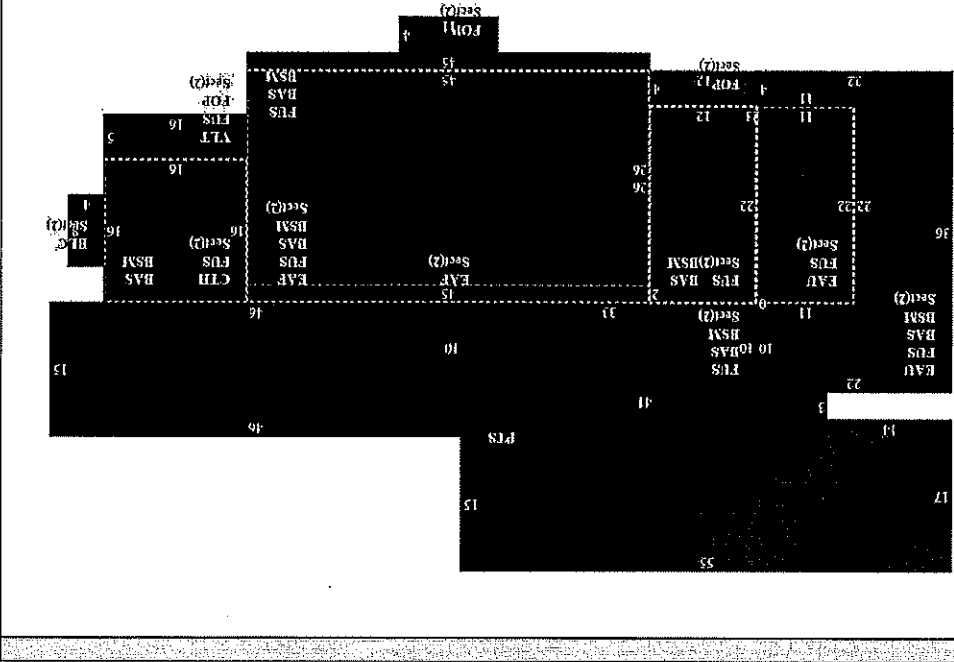
Code	Description	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Appr V
SHD1	Shed	FR	Fram	L	96	11.00	2000	5	60	3	1.00
SPL1	InGroun	GNH	Heatd/	L	560	50.50	2019	6	75	5	1.75

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,932	1,932	211.14	211.14	407,922
BSM	Basement Area	0	1,932	42.18	81,500	42,180
FUS	Upper Story, Finished	1,170	1,170	211.14	247,034	247,034
PTS	Patio - Stone	0	1,748	31.65	55,319	55,319
TL Gross Liv / Lease Area		3,102	6,782			791,775

CONSTRUCTION DETAIL (CONTINUED)	
Building Value New	1,777,883
Year Built	1965
Effective Year Built	
Depreciation Code	VG
Remodel Rating	G
Year Remodeled	2017
Depreciation %	3
Functional Obsol	
External Obsol	1
Trend Factor	
Condition	
Condition %	97
Cons Sect Rchld	
Dep % Ovr	
Dep Ovr Comment	
Fin Bsmt Qual	
Bsmt. Garages	
Interior Cond	
Fireplaces	
Ceiling Height	

OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)	
Building Value New	1,777,883
Year Built	1965
Effective Year Built	
Depreciation Code	VG
Remodel Rating	G
Year Remodeled	2017
Depreciation %	3
Functional Obsol	
External Obsol	1
Trend Factor	
Condition	
Condition %	97
Cons Sect Rchld	
Dep % Ovr	
Dep Ovr Comment	
Fin Bsmt Qual	
Bsmt. Garages	
Interior Cond	
Fireplaces	
Ceiling Height	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,932	1,932	211.14	211.14	407,922
BSM	Basement Area	0	1,932	42.18	81,500	42,180
FUS	Upper Story, Finished	1,170	1,170	211.14	247,034	247,034
PTS	Patio - Stone	0	1,748	31.65	55,319	55,319
TL Gross Liv / Lease Area		3,102	6,782			791,775



CURRENT OWNER		CURRENT ASSESSMENT	
TOPO	UTILITIES	LOCATION	APPROXIMATED
6 Septic	1 Public Water	RES LAND	482,100
2 Public Water		DWELLING	1,219,000
		RES OUTBL	26,400
All Prol ID 532123A-1			
Historic ID			
Census 503			
WestportC B35			
Survey Ma 5915			
Survey Ma			
GIS ID E15034000			
Assoc Pld#			
1			

RECORD OF OWNERSHIP		OTHER ASSESSMENTS	
BK-VOL/PAGE	SALE DATE	Q/U	SALE PRICE
2533 0244	04-01-2005	U	0
2533 0242	04-01-2005	Q	1,450,000
2033 0201	08-16-2002	Q	1,275,000
1696 0276	05-18-1999	Q	847,000
1444 0001	04-30-1996	U	675,000
EPSTEIN ADAM H & JENNIFER M			
ONE CHARCOAL LANE			
MESSINA STEVEN L & RUTH			
PAJOLEK THOMAS AND			
CONVISSAR BRUCE & PAMELA			

EXEMPTIONS		APPROXIMATED VALUE SUMMARY	
Year	Description	Amount	Code
2019		482,100	1-1
2018		482,100	1-1
2017		482,100	1-1
2017		1,190,800	1-3
2017		400	1-4
Total		1,727,500	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Sub	Nbhd Name	Tracing
0001	R	B	Batch
Total			0.00
Appraised Bldg. Value (Card)			1,741,400
Appraised Xt (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			37,700
Appraised Land Value			688,700
Special Land Value			0
Total Appraised Parcel Value			2,467,800
Valuation Method			C
Total Appraised Parcel Value			2,467,800

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit Id	Issue Date	Type	Description
83305	10-31-2017	SP	Swimming Pool
81717	07-26-2016	AD	Additions
69865	06-19-2008		ALTERATIONS
Amount			54,000
Insp Date			08-29-2019
% Comp			100
Date Comp			07-01-2019
Comments			16' X 35' INGROUND POOL
Date			08-29-2019
Id			PG
Type			2
Is			5
Cd			01
Purpost/Result			NOAH - Visual
			BAA Change
			Measur+Listed
			NOAH - Visual
			INSPECTION NOTICE SE
			NOAH - Visual
			INSPECTION NOTICE SE
			Measured/No Interior Insp
			01

LAND VALUATION SECTION		TOTAL CARD LAND UNITS	
B Use Code	Description	Zone	Land Type
1 201	Single Family Re	AAA	AC
Land Units			1.520
Unit Price			380,000
Size Adj			0.66239
Site Index			5
Cond.			1.00
Nbhd.			180
Nbhd. Adj			1.800
Notes			
Location Adjustment			1.0000
Adj Unit P			
Land Value			688,700
Parcel Total Land Area			1.5200
Total Land Value			688,700

Element	Cd	Description	Element	Cd	Description
Style:	103	Custom Colonial	Fireplaces	1	
Model:	01	Residential	Ceiling Height	9.00	
Grade:	17	Type I+			
Stories:	2.25	2 1/4 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	Parcel Id	C	
Exterior Wall 2	13	Cedar or Redwd	Owner	S	
Roof Structure:	03	Gable	Adjust Type		
Roof Cover:	03	Asphalt Shingl	Code		
Interior Wall 1	05	Drywall	Description		
Interior Wall 2	05	Drywall	Factor%		
Interior Fir 1	12	Hardwood	Condo Fir		
Interior Fir 2	12	Hardwood	Condo Unit		
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air			
AC Type:	03	Central			
Total Bedrooms	02	2 Bedrooms			
Total Bathrms:	1	1 Full Bath			
Total Half Baths	1	1 Half Bath			
Total Xtra Fixtrs	1				
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	03	Modern			
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
COST / MARKET VALUATION					
Building Value New	1,777,883				
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				
OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Sub Ty	L/B	Units	Unit Price
Year Built	2017				
Effective Year Built					
Remodel Rating	A				
Remodel Code					
Year Remodeled					
Depreciation %					
Total Rooms	5				
Bath Style	02				
Kitchen Style	03				
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	1				
Interior Cond	A				
Fireplaces	1				

BOARD OF ASSESSMENT APPEALS HEARINGS

2019 GL

UNDER CONSTRUCTION? Y N ✓ % COMPLETE

PRIOR BAA REDUCTION? Yes WHEN? 2017 gl

DATE OF LAST INSPECTION: 226.2018

PURCHASE DATE: 2005

PROPERTY ADDRESS: 1 Charcoal Ln.

OWNER: Epstein, Adam & Jennifer

ASSESSMENT: 1,727,500

ARE TAXES CURRENT? Yes

OWNERS COMMENTS / COMPARABLE PROPERTIES:

BAA COMMENTS / COMPARABLE PROPERTIES:

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

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

By authority of Connecticut State Statute 12-111

FEB 19 2020

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

ASSESSOR'S OFFICE

Grand List of October 1, 2019 Date(s) not available: JUNE 18 - JULY 5, 2020

Property Owner's Name: ANDREW AND KELLEY SCHUTTE

Property Location: 12 SUNNYSIDE LN. Telephone contact: (203) 984-0880
(number and street)

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

Mailing Address: 12 SUNNYSIDE LN. Phone Number: (203) 984-0880

Total Assessment: 1814000 Appellant's Estimate of Market Value: 1561600

BRIEFLY STATE YOUR REASON FOR APPEAL: SINCE 2015 HOME VALUES
HAVE GONE DOWN, NOT UP. ALSO, COMPARES
IN THE AREA DO NOT JUSTIFY AN INCREASE

Signature at Application: [Signature] Date: 2/18/2020

Signature at Time of Hearing: [Signature] Date: 2/19/2020 GJK

For Official Use Only

BOARD ACTION

No Change _____ Reduced _____ Increased _____

ORIGINAL ASSESSMENT:

Land: 489,600
Building: 1,292,300
Other: 32,100
Total: 1,814,000

BAA CHANGE:

Land: _____
Building: _____
Other: _____
To: 12 Sunnyside Ln

Personal Property: _____

Per: _____

Motor Vehicle: _____

Mo: _____

DATE AND TIME OF HEARING AT

TOWN HALL

ROOM: Green Rm

Dated: _____

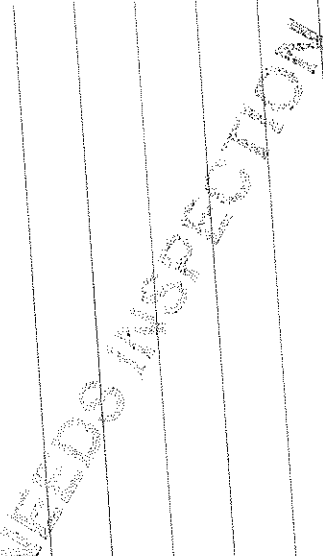
Signed: _____

Date: Tues. March 10, 2020

Signed: _____

Time: 7:45 PM

Signed: _____



Office Use Only
GL Year: 2019
List No: 11822

Two copies of the forms must be
returned to:

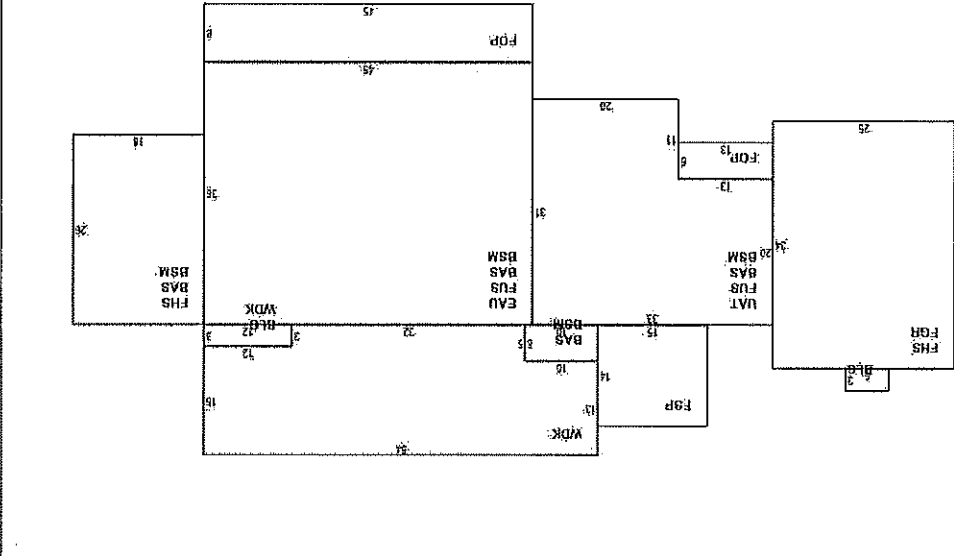
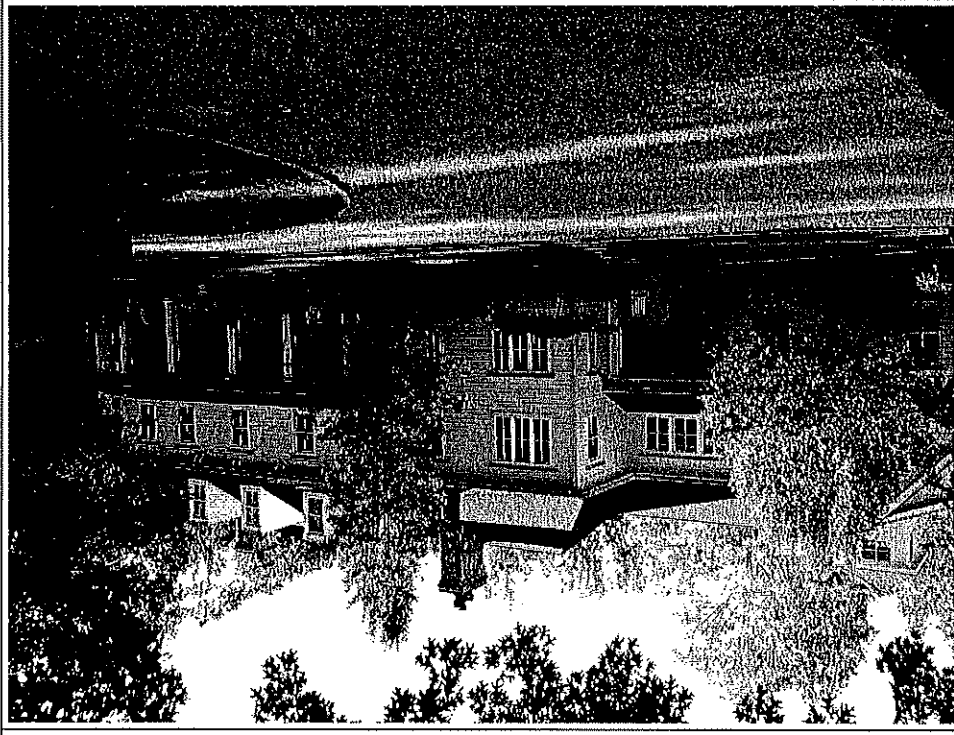
WESTPORT TOWN HALL
BOARD OF ASSESSMENT APPEALS
110 MYRTLE AVENUE - ROOM 104
WESTPORT, CT 06880

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	103	Custom Colonial	Fireplaces	4	
Model	01	Residential	Ceiling Height	9.00	
Grade:	18	Type II	Elevator	3	
Stories:	2.25	2 1/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	
Exterior Wall 1	11	Clapboard	Ownr	S	
Exterior Wall 2	04	Hip	Adjust Type	Code	Description
Roof Structure:	04		Factor%		
Roof Cover	03	Asphalt Shingl	Condo Fir		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	06	Cust Wd Panel	COST/MARKET VALUATION		
Interior Fir 1	12	Hardwood	Building Value New	2,224,320	
Interior Fir 2	02	Oil	Year Built	2005	
Heat Type:	04	Forced Air	Effective Year Built		
AC Type:	03	Central	Depreciation Code	A	
Total Bedrooms	06	6 Bedrooms	Remodel Rating		
Total Bathms:	7	7 Full Baths	Year Remodeled		
Total Half Baths	1	1 Half Bath	Depreciation %	17	
Total Xtra Fixts	5		Functional Obsol		
Total Rooms:	11	11 Rooms	External Obsol	1	
Bath Style:	03	Modern	Trend Factor		
Kitchen Style:	03	Modern	Condition		
Whirlpool Tubs	1		Condition %	83	
Hot Tubs			Percent Good		
Sauna (SF Area			Cns Sect Rchld	1,846,200	
Fin Basement	2298		Dep % Ovr		
Fin Bsmt Qual	4		Dep Ovr Comment		
Bsmt Garages	0		Misc Imp Ovr		
Interior Cond	A		Misc Imp Ovr Comment		
Fireplaces	4		Cost to Cure Ovr		
Ceiling Height	9.00		Cost to Cure Ovr Comment		

Code	Description	Sub	Sub Ty	L/B	Units	Unit Prc	Yr Bilt	Cond	C	% Gd	Grade	Appr	V
SPL1	InCrown	GNH	Heat/L	L	880	50.50	2009	5	60	4	1.35	36,000	
PAT1	Patio	SN	Stone	L	520	16.50	2009	6	75	4	1.35	8,700	
SHD1	Shed	FR	Frame	L	160	11.00	2009	5	60	3	1.00	1,100	

OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)													
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description	Sub	Sub Ty	L/B	Units	Unit Prc	Yr Bilt	Cond	C <td>% Gd</td> <td>Grade</td> <td>Appr</td> <td>V</td>	% Gd	Grade	Appr	V
BAS	First Floor				3,018	3,018	700,840						
BALC	Balcony				54	34.40	1,858						
BSM	Basement Area				3,018	46.47	140,261						
EAU	Attic, Expansion, Unfinished				0	58.05	94,049						
FGR	Garage				0	850	92,889						
FHS	Half Story, Finished				791	1,318	183,686						
FOP	Porch, Open				0	425	19,739						
FSP	Porch, Screen				0	210	58,61						
FUS	Upper Story, Finished				2,500	2,500	232,22						
UAT	Attic, Unfinished				0	880	20,435						
Tl Gross Liv / Lease Area					6,309	14,815	1,854,045						



CURRENT OWNER		SCHUTTE ANDREW M & KELLEY	
TOPO		6 Septic	
UTILITIES		2 Private	
LOCATION		STRT/ROAD	
CURRENT ASSESSMENT		Description Code Appraised Assessed	
RES LAND	1-1	699,400	489,600
DWELLING	1-3	1,846,200	1,292,300
RES OUTBL	1-4	45,800	32,100
SUPPLEMENTAL DATA		Lift Hse	
Alt Prci ID 6440010-13~		Historic ID	
Census 503		Westport CT 06880	
Survey Ma 2643		Survey Ma	
GIS ID F16016000		Assoc Pld#	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	
Year		Assessed		Year		Assessed		Year		Assessed		Year	
2019	1-1	489,600	2018	1-1	489,600	2017	1-1	489,600	2017	1-1	489,600	2017	1-1
2019	1-3	1,292,300	2018	1-3	1,039,900	2017	1-3	1,039,900	2017	1-3	1,039,900	2017	1-3
2019	1-4	32,100	2018	1-4	32,100	2017	1-4	32,100	2017	1-4	32,100	2017	1-4
TOTAL		1814000		TOTAL		1561600		TOTAL		1561600		TOTAL	

EXEMPTIONS		Year		Code		Description		Amount		Code		Description		Number		Amount		Comm Int	
OTHER ASSESSMENTS		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
This signature acknowledges a visit by a Data Collector or Assessor		2019		1-1		489,600		2018		1-1		489,600		2017		1-1		489,600	

ASSESSING NEIGHBORHOOD		Nbh Name		Sub		R		Tracing		Batch	
NOTES		Appraised Bldg. Value (Card)		Appraised Xt (B) Value (Bldg)		Appraised Ob (B) Value (Bldg)		Appraised Land Value (Bldg)		Special Land Value	
Total		1,846,200		0		45,800		699,400		0	
APPRaised VALUE SUMMARY		Total Appraised Parcel Value		2,591,400		C		Total Appraised Parcel Value		2,591,400	

BUILDING PERMIT RECORD		Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments	
VISIT / CHANGE HISTORY		Date		Id		Type		Is		Cd		Purpose/Result							

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

Done 33 Woodside Market Data.pdf

11/16/2018
 \$1,400,000
 \$222,250
 1.80

Sellers' D
 proper offer = \$570,000 - 11.4% market decline = \$478,44

1/2017 - 12/2019 market down 11.47%

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 Information deemed reliable but not guaranteed.

Westport Overview

Single Family Houses

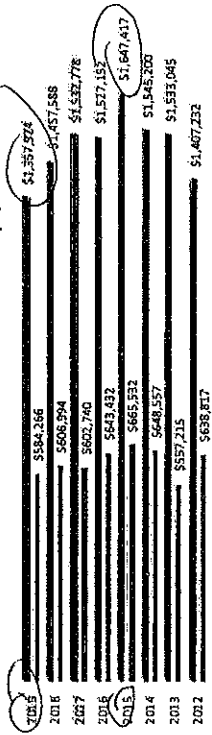
Number of Solds Q4 2019 Vs. 2018 **↑17.7%**
 Average Sold Price Q4 2019 Vs. 2018 **↓18.1%**
 Dec. 31 Inventory Vs. Dec. 31, 2018 **↑23.2%**

	2019	2018	% Change
Houses: Closings in Fourth Quarter	84	78	+7.7%
Houses: Average Closing Price Fourth Quarter	\$1,257,525	\$1,406,092	-8.1%
Houses: Closings Full Year	354	411	-13.9%
Houses: Average Closing Price Full Year	\$1,357,024	\$1,457,588	-6.8%
Houses: Pending on December 31st	72	15	+72.2%
Houses: Inventory on December 31st	241	314	-23.2%
Condos: Closings Full Year	33	35	+25.9%
Condos: Average Closing Price Full Year	\$584,266	\$600,984	-3.7%
Condos: Inventory on December 31st	24	10	+140%

Westport Closed: Full Year



Average Closed Price: Full Year





Leslie Clarke Homes

your real estate solution

Leslie Clarke
203.984.1111
leslie@leslieclarke.com

173 Sturges Highway

Westport, Connecticut 06880-1719
Single Family For Sale

MLS #: 170157541



\$1,550,000

Closed, August 15, 2019

4 Beds

12 Rooms

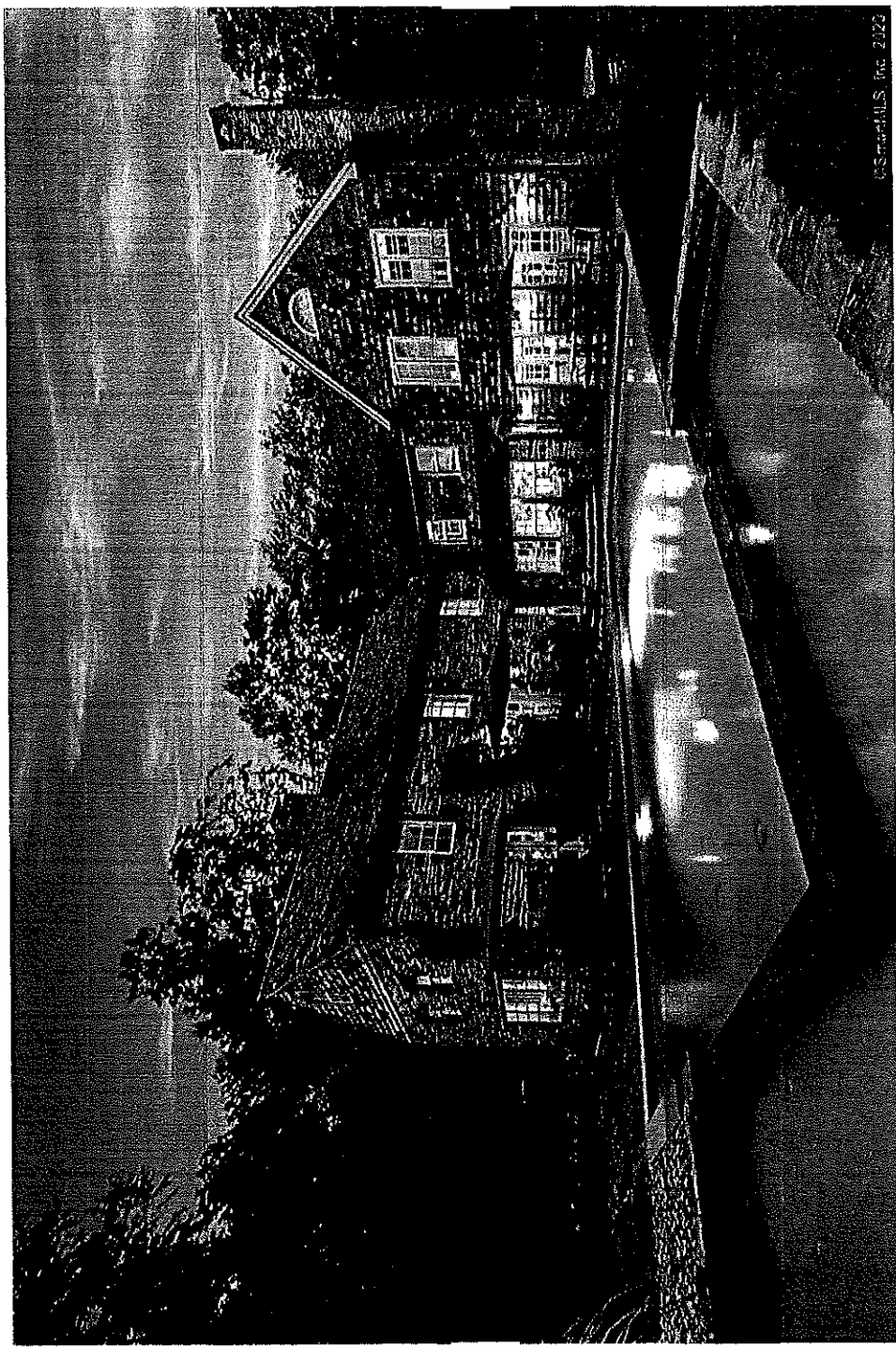
3 Full & 2 Half Baths

2.89 Acres

7,543 Sq Ft Total

0 Car Garage

Single Family For Sale



About 173 Sturges Hwy, Westport, CT 06880

A gracious New England Colonial Antique sits on 2.89 lush acres, set back from the road, includes all modern amenities yet maintains its old world character with wood post & beam and wide plank floors throughout. The home offers a flexible first floor layout. The main floor has a Living Room with fireplace, formal Dining Room, and a spacious Den or Work Area, a bright and airy Sun Room and Exercise Room with partial bath. An impressive newly renovated Gourmet Kitchen includes commercial grade appliances, 3 AGA Stoves (two winter & one summer), 2 islands, a Subzero Refrigerator, 2 Subzero Refrigerator Drawers, 2 Dishwashers, 2 inch thick Granite counter tops, Farm Sinks and a spacious Pantry. Relax on the comfortable sun drenched oversized window seat area in the kitchen that overlooks the pool. As you enter the unique upper level landing, note a Spacious Master Suite with vaulted ceilings, a spa bath, beautiful fireplace, and walk-in closet. Three additional bedrooms complete the second level. One of these bedrooms has a fireplace and other includes an en-suite bath. The exterior private back yard is beautifully landscaped and features a stunning pool, hot tub, and great outdoor entertaining areas. Generator. Over \$300K in upgrades/renovations since 2012. Move in condition!

Directions **Cross Hwy left to Surges Hwy**

Residential Information

Style

Colonial, Antique

Rooms Total

12

Beds Total

4

Baths Full / Half

3 / 2

Sq Ft Total

7,543

Square Feet - Liv/Bsmt

Public records lists total living area as **5,467** Sq. Ft. and gross basement area as **2,076** Sq. Ft.

Fireplaces Total

4

Heat Type

Hot Air

Heat Fuel

Oil

Cooling System

Central Air

New Construction Type

No

Garage/Park

Car/Other

View Photo

<https://smartmatrix.mlsmatrix.com/Matrix/PublicPortal.aspx?ID=3851741231#1>

Year Built

1935

Exterior Siding

Shingle, Stone, Wood

Acres

2.89

Direct Waterfront YN

No

Water Source

Public Water Connected

Sewage System

Septic

Property Tax

23,940

Mil Rate Total

16.860

Assessed Value

\$1,419,900

Tax Year

July 2018-June 2019

Zoning

AAA

Room Description

Dining Room**Main Level**

Beams, Hardwood Floor

Living Room**Main Level**

Beams, Built-Ins, Fireplace, Tile Floor

Eat-In Kitchen**Main Level**

Bay/Bow Window, Beams, Book Shelves, Breakfast Bar, Hardwood Floor, Pantry

Family Room**Main Level**

Beams, Built-Ins, Fireplace, French Doors, Hardwood Floor

Den**Main Level**

Hardwood Floor, Tile Floor

Sun Room**Main Level**

Skylight, Tile Floor, Vaulted Ceiling

Rec/Play Room**Main Level**

Partial Bath, Walk-In Closet

Bedroom**Upper Level**

Full Bath, Hardwood Floor, Walk-In Closet

Bedroom**Upper Level**

Fireplace, Hardwood Floor

Bedroom**Upper Level**

Hardwood Floor, Vaulted Ceiling, Walk-In Closet

MBR Suite**Upper Level**

Beams, Fireplace, Full Bath, Hardwood Floor, Vaulted Ceiling, Walk-In Closet

Office**Upper Level**

Hardwood Floor, Skylight, Vaulted Ceiling, Walk-In Closet

Features**Appliances Included**

Oven/Range, Microwave, Subzero, Dishwasher, Disposal, Washer, Dryer

Interior Features

Security System

Energy Features

Generator

Attic

Has Attic with: Pull-Down Stairs

Basement Description

Full, Crawl Space, Partially Finished, Concrete Floor, Interior Access

Swimming Pool

Has Pool with: In Ground Pool, Heated, Gunite

Exterior Features

French Doors, Gutters, Hot Tub, Lighting, Patio

Lot Description

Some Wetlands, Level Lot, Treed

Waterfront Description

Water Community, Beach Rights

Fuel Tank Location

In Basement

Radon Mitigation

Radon Mitigation: Air Yes, Water

School Information**Elementary**

Calaverton



Leslie Clarke Homes

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Leslie Clarke
203.984.1111
leslie@leslieclarke.com

269 Sturges Highway

Westport, Connecticut 06880-1722
Single Family For Sale

MLS #: 170235256

Map Virtual Tour

\$1,450,000

Closed, December 03, 2019

5 Beds

13 Rooms

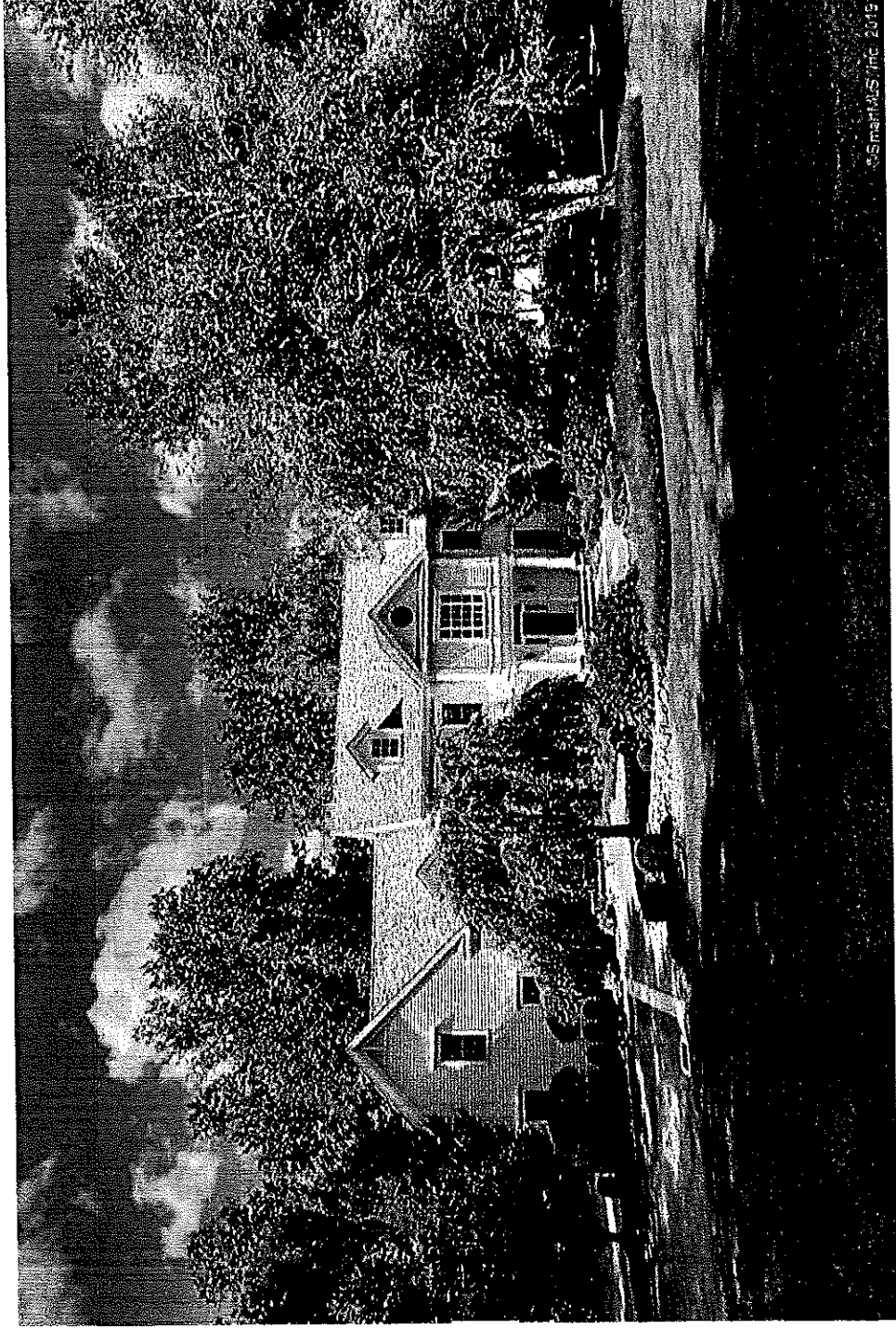
5 Full & 2 Half Baths

2.92 Acres

6,148 Sq Ft Total

3 Car Garage

Single Family For Sale



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About 269 Sturges Hwy, Westport, CT 06880

Huge value in this luxurious 6000+ s.f. classic-- privately set on almost 3 ac. of lush property, with decor by Lynn Scalo & new design touches throughout, plus an array of recent improvements. Updated marble kitchen, two bars, paneled library, grand master suite with fireplace + 4 additional large bedrooms with recently updated, privately accessed baths. 2 upstairs lounge spaces, spacious walkout lower level with huge "man-cave," full bath + playroom. Large deck with mahogany pergola overlooking fabulous fenced pool (w/hydraulic cover). Full house generator, newer windows, refurbished cedar roof, 3-car heated garage with mahogany carriage doors and Garage Tek system w/audio & lots more.

Directions Cross Highway to Sturges Highway**Residential Information**

Style	Colonial
Rooms Total	13
Beds Total	5
Baths Full / Half	5 / 2
Sq Ft Total	6,148
Square Feet - Liv/Bsmt	Public records lists total living area as 4,548 Sq.Ft. and gross basement area as 1,200 Sq.Ft.
Fireplaces Total	3
Heat Type	Hot Air, Zoned
Heat Fuel	Oil
Cooling System	Central Air, Zoned
New Construction Type	No
Garage/Park	3 Car/Attached Garage
Year Built	1997
Exterior Siding	

Shake, Wood

Acres

2.92

Direct Waterfront YN

No

Water Source

Public Water Connected

Sewage System

Septic

Property Tax

23,596

Mil Rate Total

16.860

Assessed Value

\$1,399,500

Tax Year

July 2019-June 2020

Zoning

AAA

Room Description

Living Room**Main Level**

French Doors, Gas Log Fireplace, Hardwood Floor

Dining Room**Main Level**

French Doors, Hardwood Floor

Kitchen**Main Level**

Dining Area, Hardwood Floor, Skylight, Vaulted Ceiling

Family Room**Main Level**

French Doors, Gas Log Fireplace, Hardwood Floor, Wet Bar

Library**Main Level**

French Doors, Hardwood Floor

Master Bedroom**Upper Level**

Fireplace, Full Bath, Hardwood Floor, Steam/Sauna, Walk-In Closet

Bedroom**Upper Level**

Full Bath, Hardwood Floor, Walk-In Closet

Bedroom**Upper Level**

Full Bath, Hardwood Floor

Bedroom**Upper Level**

Hardwood Floor, Walk-In Closet

Bedroom**Upper Level**

Full Bath, Hardwood Floor, Walk-In Closet

Rec/Play Room**Lower Level**

Full Bath, Wall/Wall Carpet, Wet Bar

Media Room**Lower Level**

Full Bath

Features**Appliances Included**

Cook Top, Counter Grill, Wall Oven, Microwave, Refrigerator, Dishwasher, Disposal, Washer, Dryer

Interior Features

Audio System, Central Vacuum, Security System

Energy Features

Extra Insulation, Generator

Attic

Has Attic with: Walk-up, Storage Space

Basement Description

Full, Fully Finished, Interior Access, Walk-out, Storage, Sump Pump

Swimming Pool

Has Pool with: In Ground Pool, Heated, Safety Fence, Gunite

Exterior Features

Awnings, Deck, Lighting, Patio, Porch, Shed, Underground Sprinkler

Lot Description

Fence - Partial, Fence - Stone, Professionally Landscaped

Waterfront Description

Beach Rights

Fuel Tank Location

In Basement

Radon Mitigation

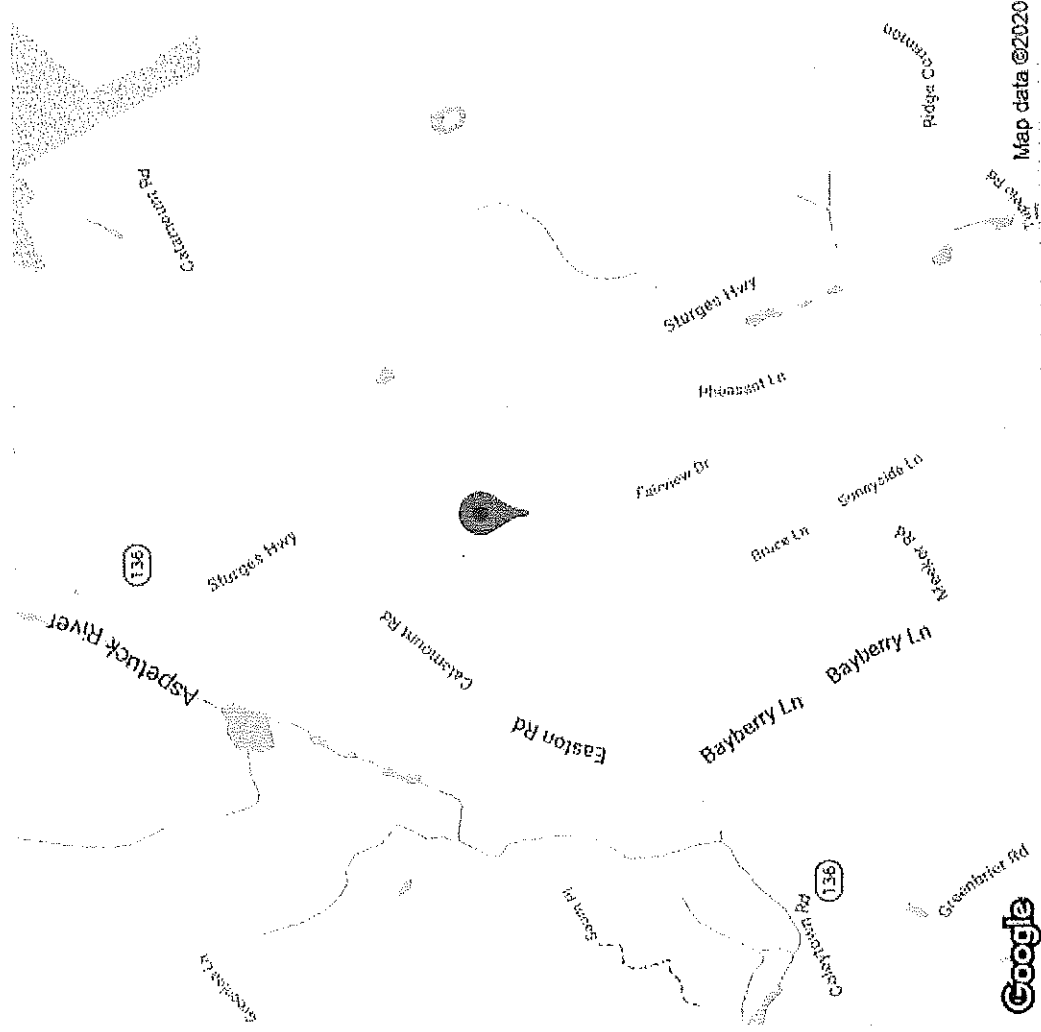
Radon Mitigation: Air **No**, Water **No**

School Information

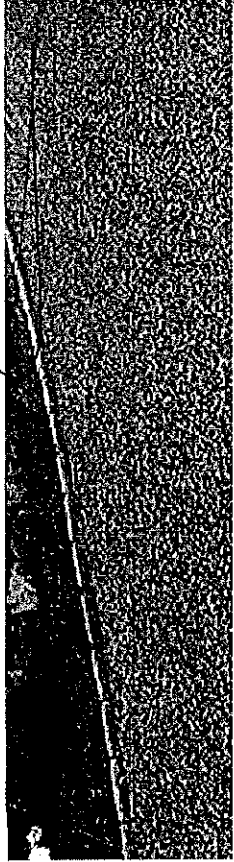
- Elementary**
- Coleytown
- Middle**
- Per Board of Ed
- High**
- Staples

Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.



All information courtesy of Leslie Clarke
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Estimate Payment

\$2,495,000

6 beds **7.5** baths **9,327** sq ft **2.72** acres lot

Commute Time **12 Sunnyside Ln, Westport, CT 06880**

Add Note Hide Share

Email Agent

Open House

None at this time

Request a Private Showing

Property Details

	Status		Price/Sq Ft		19 hours		Type		Built
	Active		\$268		On realtor.com®		Single Family Home		2005

This home has an elevator. Did you find this useful?

Custom, federal-style colonial on 2.72 acres features 9,074 sqft on 3 finished levels with 6 bedrooms and 7 full and 1 half bathrooms. This home is 100% accessible & ADA compliant. Through the front door, the foyer boasts a 20-foot ceiling and a graceful staircase to the second floor. The first level is expansive with a stately office, game/media room, Read More >

Property Features

Bedrooms **Bathrooms**

BOARD OF ASSESSMENT APPEALS HEARINGS

2019 GL

UNDER CONSTRUCTION? Y N ✓ % COMPLETE

PRIOR BAA REDUCTION? No WHEN?

DATE OF LAST INSPECTION: None

PURCHASE DATE: 2004

PROPERTY ADDRESS: 12 Sunnyside Ln.

OWNER: Schutte, Andrew & Kelley

ASSESSMENT: 1,814,000

ARE TAXES CURRENT? Yes

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

