

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only	
GL Year: 2020	9748
List No:	

MUST BE FILED BY MONDAY, FEBRUARY 22, 2021
EMAILED OR FAXED FORMS ARE NOT ACCEPTED

By authority of Connecticut State Statute 12-111

RECEIVED
FEB 22 2021
ASSESSOR'S OFFICE

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

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

Grand List of October 1, 2020 Date(s) not available: _____

Property Owner's Name: DAVID & Mitchell Ross + LOIS K ROSS

Property Location: 840 Post Road E Telephone contact: 203 226 6915
(number and street)

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

Email Address: RossAttorneys@optonline.net

Mailing Address: 840 Post Road E Phone Number: 203 226 6915

Total Assessment: 349,800 Appellant's Estimate of Market Value: 275,000

BRIEFLY STATE YOUR REASON FOR APPEAL:
Rental Income reduced by approximately 30% and offices are empty for months.

Signature at Application Lois K. Ross Date: 2/22/21

Signature at Time of Hearing _____ Date: _____

For Official Use Only

BOARD ACTION		
No Change _____	Reduced _____	Increased _____
ORIGINAL ASSESSMENT:		BAA CHANGE:
Land: _____		Land: _____
Building: _____		Building: _____
Other: _____		Other: _____
Total: _____		Total: _____
Personal Property: _____		Personal Property: _____
Motor Vehicle: _____		Motor Vehicle: _____
DATE AND TIME OF HEARING AT TOWN HALL		Dated: _____
ROOM: _____		Signed: _____
Date: _____		Signed: _____
Time: _____		Signed: _____

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	DESCRIPTION	Code	Appraised	Assessed
ROSS MITCHELL J AND DAVID M	1 Level	1 All Public	2 Private		COM LAND	2-1	265,200	185,600
C/O ROSS & ROSS PC					COM BLDG	2-2	231,000	161,700
840 POST RD E					COM OUTBL	2-5	3,500	2,500

REC'D OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
ROSS MITCHELL J AND DAVID M	2733 0310	10-20-2006	U	I	0	29	2020	2-1	185,600	2019	2-1	206,300
ROSS MITCHELL J & DAVID M	1590 0057	04-23-1998	Q	I	315,000	00		2-2	161,700		2-2	165,900
								2-5	2,500		2-5	2,500
Total								Total	499,700		Total	349,800

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

ASSESSING NEIGHBORHOOD	Nbhd	Name	Batch
0001	B		Tracing

NOTES
M/ 860(5), 846 ADDRESS CHANGED 11/14/01 2015 IA
PER ROSS
NO KITCHEN MULTI OFFICES - 8
NO DORMERS; SIDE WOB
8 INDIVIDUAL TENANTS

BUILDING PERMIT RECORD	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
60909	04-16-2001			INT RENOV TO EXISTING 2N	8,950		100		INT RENOV TO EXISTING 2N
60505	11-13-2000			CONVERT RES	10,000		100		CONVERT RESIDENCE TO O

LAND LINE VALUATION SECTION	B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	306	Office/Res	GBD			0.160 AC	1,620,000	1.86011	C	0.50	G	1.100	USE/REAR		0	265,200

OTHER ASSESSMENTS	Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Total
Total 349,800										
This signature acknowledges a visit by a Data Collector or Assessor										
APPROAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										231,000
Appraised Xf (B) Value (Bldg)										0
Appraised Ob (B) Value (Bldg)										3,500
Appraised Land Value (Bldg)										265,200
Special Land Value										0
Total Appraised Parcel Value										499,700
Valuation Method										I
Total Appraised Parcel Value										499,700

VISIT / CHANGE HISTORY	Date	Id	Type	Is	Cd	Purpose/Result
	06-25-2020	BL			19	Field Review
	03-02-2020	VA			60	Mailier Sent
	12-21-2015	BG			41	Hearing - Change
	09-03-2015	VA			61	Mailier Return
	02-11-2015	ES			00	Measur+Listed
	01-22-2015	VA			66	INSPECTION NOTICE SE
	05-11-2010	J			11	QC - Check/Field Review

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

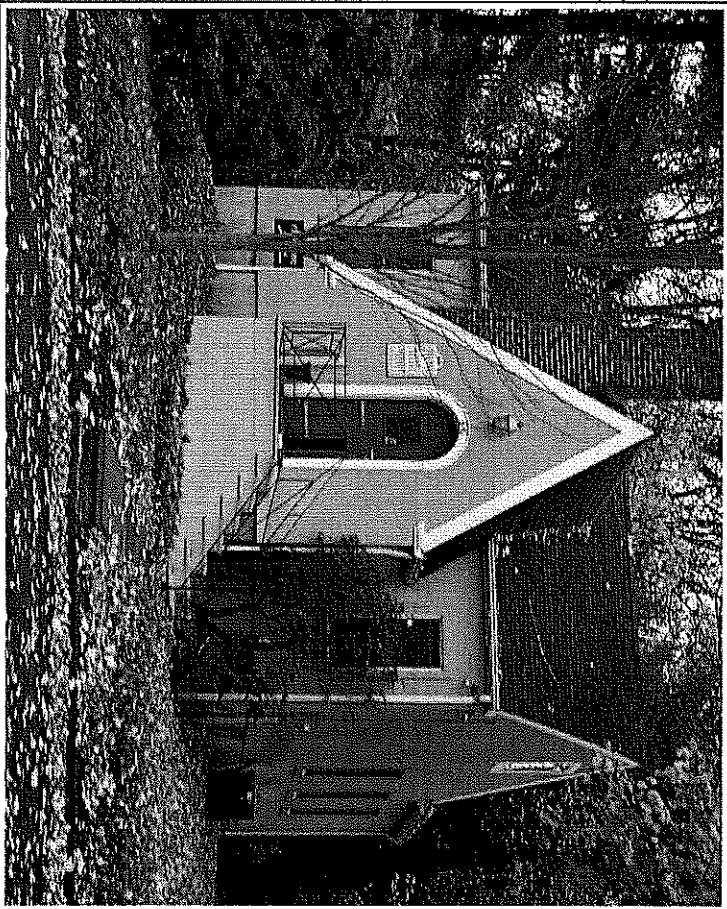
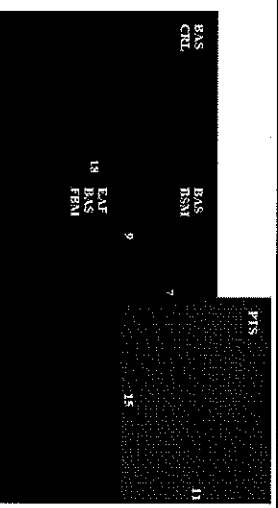
Element	Cd	Description	Element	Cd	Description
Style: Model	68	Res Typ Comm			
Grade	94	Commercial			
Stories:	04	Average +10			
Occupancy	1.25				
Exterior Wall 1	8.00	Stucco			
Exterior Wall 2	16	Gable			
Roof Structure	03	Asphalt/F Glas			
Roof Cover	03	Drywall			
Interior Wall 1	05				
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	02	Forced Air			
AC Type	04	Central			
Bldg Use	03	Office/Res			
Income Adj	306				
Heat/AC	02	Heat/AC Split			
Frame Type	02	Wood Frame			
Baths/Pumbing	02	Average			
Ceiling/Walls	06	Cell & Walls			
Rooms/Prtns	02	Average			
Wall Height	02				
% Conn Wall	8.00				
1st Floor Use:					

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

Code	Description	LB	Units	Unit Price	Yr Bkt	Cond	Cd	% Good	Grade	Grade Adj	Appr. Value
SHD1	Shed	L	90	8.80	2014	5		60		1.00	500
PAV1	Paving Asph.	L	3,000	2.50	2015	4		40		0.00	3,000
PRKS	Parking Spaces	L	16	0.00	2015			100		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,191	1,191		144.79	172,448
BSM	Basement Area	0	111		50.87	5,647
CRL	Crawl Space	0	216		0.00	0
EAF	Attic, Expansion, Finished	302	864		50.61	43,727
FBM	Finished Basement	605	864		101.39	87,600
PTS	Patio - Stone	0	165		21.94	3,620
Ttl Gross Liv / Lease Area		2,098	3,411			313,042



BOARD OF ASSESSMENT APPEALS HEARINGS
2020 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? No WHEN? _____

VISION INFORMAL HEARING? No

INFORMAL HEARING RESULT: N/A

DATE OF LAST INSPECTION: 2.11.2015

PURCHASE DATE: Prior to 1998

PROPERTY ADDRESS: 840 Post Rd. E.

OWNER: Ross, David, Mitchell & Lois

ASSESSMENT: 349,800

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

