

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

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

Office Use Only  
GL Year: 2020  
List No: 7164

By authority of Connecticut State Statute 12-111

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

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, 2020 Date(s) not available: RECEIVED

Property Owner's Name: Matthew Wunder 4 Golf View Dr Easton CT 06612 203.866.0099 [mw@wunderfinancial.com](mailto:mw@wunderfinancial.com)

FEB 10 2021

Property Location: 274 Riverside Ave Ste 4 Westport CT 06880 Telephone contact: Matthew Wunder 203.866.0099 (number and street)

ASSESSOR'S OFFICE

Appellant's Name: Matthew Wunder 203.866.0099 Property Type: commercial **UNIQUE ID 7164**  
(residential, commercial, personal property, motor vehicle)

Email Address: [mw@wunderfinancial.com](mailto:mw@wunderfinancial.com)

Mailing Address: Matthew Wunder 4 Golf View Dr Easton CT 06612 203.866.0099 [mw@wunderfinancial.com](mailto:mw@wunderfinancial.com)

Total Assessment: \$133200 Appellant's Estimate of Market Value: \$3400

**BRIEFLY STATE YOUR REASON FOR APPEAL:** I have a three tables that each cost \$1000 new but which I couldn't sell for more than a couple hundred dollars, a dozen chairs for folks to sit on worth perhaps \$100 apiece, and computers for eight employees each of which cost \$1000 or so new but with resale values of \$200 apiece. I own none of my fixtures. My whole sublet space takes up 300 sq ft or so out of the thousands of square feet on the 4<sup>th</sup> floor at 274 Riverside Ave in Westport. 3 tables @ \$200 plus 12 chairs @ \$100 plus 8 computers @ \$200 = \$3400. Feel free to come visit any time to assess. Thank you.

Signature at Application MW Date: Feb 5<sup>th</sup>, 2021 (please note I'm working remotely without a printer)

Signature at Time of Hearing \_\_\_\_\_ Date: MMU 2/5/21

***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: \_\_\_\_\_

**PERSONAL PROPERTY RECORD  
TOWN OF WESTPORT**

**GENERAL DATA:**

**DATE: 02/11/2021**

Unique ID: 7164	List No.: 7164	Assessment Year: 2020	Record Status: ACTIVE
<b>BUSINESS ADDRESS</b>			Street Code:
Owner Name: WUNDER FINANCIAL			Delinquent:
Doing Bus. As:			Last Visited: ___/___/___
Care Of:			By whom:
Street: 274 RIVERSIDE AVE 4TH FLOOR			Last Audited: ___/___/___
City: WESTPORT		District:	By whom:
State: CT Zip: 06880-0000	Phone: 203 659-4010	EXT: 0000	Last Changed: 01/23/2021
Property Loc: 274 RIVERSIDE AVE 4TH FLOOR			Change Reason:
Bus.Start: ___/___/___	Type: P		
Bus. Sq. Ft.:			

**VALUES AND EXEMPTIONS:**

**ASSESSMENT**

**EXEMPTIONS**

CODES	QUANTITY	DEPR. VALUE	ASSMT	DESCRIPTION	EX. CODE	APP. DATE	EX. AMT.
16		95,000	66,500	FURN/FIX/EQP...			
20		33,250	23,280	EDP EQUIPMENT..			
23		2,500	150	SUPPLIES.....			
24		23,750	16,630	MISC TAX PROP..			
25			26,640	25% PENALTY			
Penalty:		Filed Late					

Total Value:	154,500		
Old Gross Assmt:		New Gross Assmt:133200	Total Exempt: Net Assmt:133200

**HISTORY:**

YEAR	CODE	ASSESS	CODE	ASSESS	CODE	ASSESS	CODE	ASSESS	TOTAL
2020	16	66500	20	23280	23	150	24	16630	133200
	25	26640							

*Non filer*

# Personal Property - Non Filer

## BOARD OF ASSESSMENT APPEALS HEARINGS 2020 GL

UNDER CONSTRUCTION? Y \_\_\_ N \_\_\_ % COMPLETE \_\_\_

PRIOR BAA REDUCTION? \_\_\_\_\_ WHEN? \_\_\_\_\_

VISION INFORMAL HEARING? \_\_\_\_\_

INFORMAL HEARING RESULT: \_\_\_\_\_

DATE OF LAST INSPECTION: \_\_\_\_\_

PURCHASE DATE: \_\_\_\_\_

PROPERTY ADDRESS: 274 Riverside Ave

OWNER: Matthew Wander - Wander Financial

ASSESSMENT: 133,200

ARE TAXES CURRENT? \_\_\_\_\_

OWNERS COMMENTS/COMPARABLE PROPERTIES:  
\_\_\_\_\_  
\_\_\_\_\_

BAA COMMENTS/COMPARABLE PROPERTIES:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_