

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

Office Use Only
GL Year: 2020
List No: 11969

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

By authority of Connecticut State Statute 12-111

FEB 18 2021

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

ASSESSOR'S OFFICE

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

Grand List of October 1, 2020 Date(s) not available: March 1, 8, 15, 22, 29

Property Owner's Name: FRANCISCOVICH, GEORGE + LINDA

Property Location: 7 BROAD STREET Telephone contact: 203 454 0307
(number and street)

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

Email Address: george@franciscovich.net

Mailing Address: 7 Broad Street Westport CT 06880 Phone Number: 203 454 0307

Total Assessment: 832,200 Appellant's Estimate of Market Value: \$875,000

BRIEFLY STATE YOUR REASON FOR APPEAL: Property is over valued based on comparable sales and also neighbouring properties

Signature at Application [Signature] Date: 2/16/2021

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	CURRENT ASSESSMENT		Assessed
FRANCISOVICH GEORGE & LINDA		6	Septic	1 Public		Code	Appraised	6158
7 BROAD ST		5	Well			1-1	622,400	WESTPORT, CT
WESTPORT CT 06880		SUPPLEMENTAL DATA				1-3	566,500	
		Alt Pctc ID 5274015-B						
		Historic ID						
		Census 501						
		WestportC A26						
		Survey Ma						
		Survey Ma						
		GIS ID B17002000						
		Assoc Pctd#						
		Ltr Hse						
		Asking \$ 1300000						
		Total					1,188,700	832,200

VISION

RECORD OF OWNERSHIP										
BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code
4083 0118	01-05-2021	Q	I	1,150,000	00	2020	1-1	435,700	2019	1-1
3803 0212	08-03-2017	Q	I	985,000	00		1-3	433,700	2018	1-3
3444 0057	06-27-2013	Q	I	890,000	00					1-4
3435 0308	06-06-2013	U	I	0	29					
0237 0322	05-02-1966	U	I	0	29					
Total								8694000	6940000	Total

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount

ASSESSING NEIGHBORHOOD			NOTES		
Nbhd	Sub	Nbhd Name	Tracing	Batch	
0004	R	0004			
M/5026-A(B) VAULTED CEILINGS IN 15X29 BAS/CR/L					

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
83737	03-14-2018	AL	Alterations	19,000		100	04-10-2018	REPAIR GARAGE DAMAGED	
78124	03-10-2014	AL	Alterations	12,000		100	05-08-2014	CONVERT EXISTING PORT	

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
1	101	AA		1.510	360,000	0.67350	5	1.00	170	1.700
Total Card Land Units 1.510 AC Parcel Total Land Area 1.5100										

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	566,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	622,400
Special Land Value	0
Total Appraised Parcel Value	1,188,700
Valuation Method	C

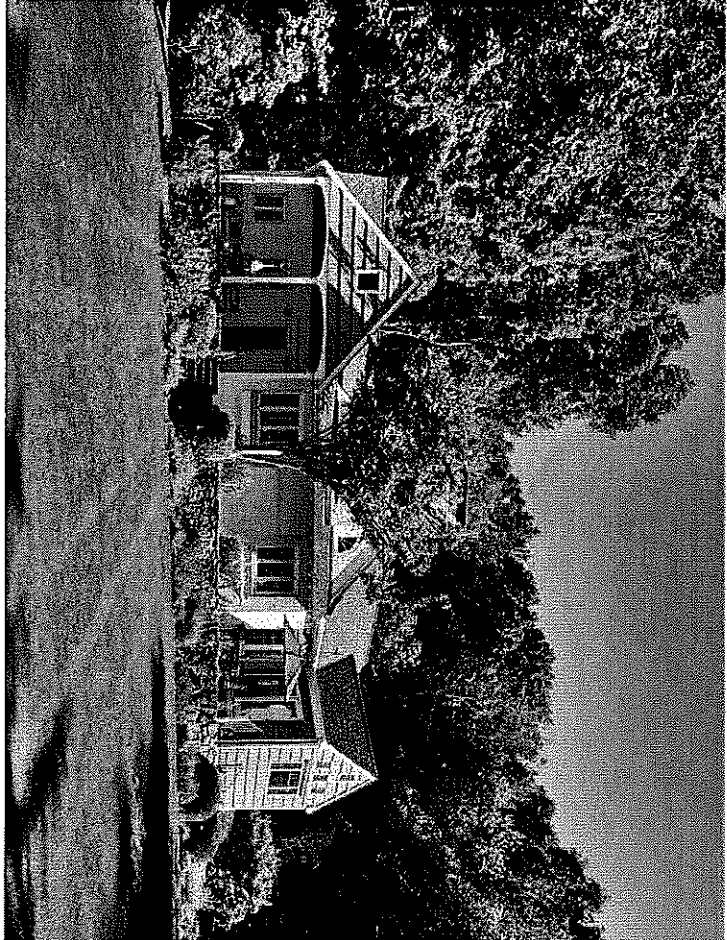
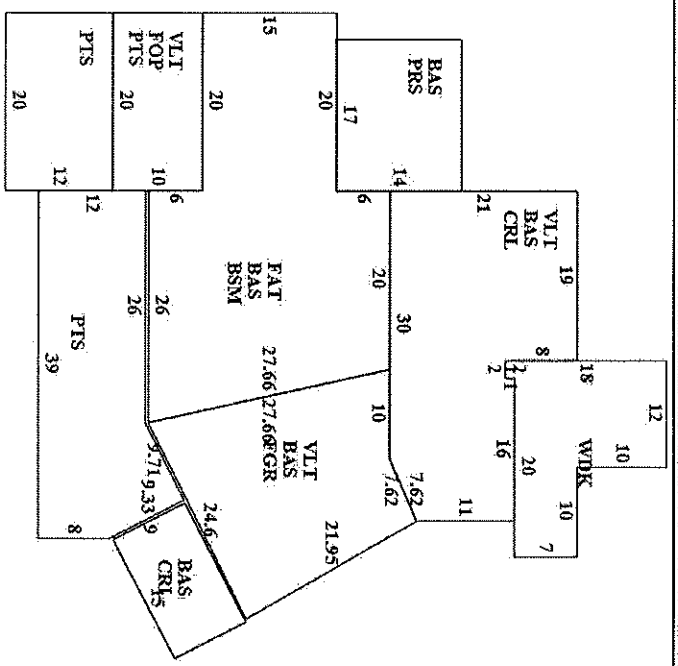
VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
10-22-2020	PG	3	5	56	Changed as a result of disc
08-10-2020	SR			19	Field Review
08-03-2020	SR			19	Field Review
10-03-2015	VA			81	Data Mailer Change
12-31-2014	CP	2		58	Building info taken from pla
12-08-2014	VA			10	Measu/LtrSnt - Letter Sent
11-12-2014	TWM			02	Sat.or >5PM Attm @ Int Ln

Total Appraised Parcel Value 1,188,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description	Living Area	Floor Area	
Style: 04		Cape Cod Residential	Fireplaces	2				
Model: 01		B+ 1 Story	Ceiling Height					
Grade: 12			Elevator					
Stories: 1			CONDO DATA					
Occupancy: 1			Parcel Id	C	B	Owne	IS	
Exterior Wall 1	14	Wood Shingle	Adjust Type					
Exterior Wall 2	19	Brick Veneer	Condo Fir					
Roof Structure: 03		Gable	Condo Unit					
Roof Cover: 03		Asphalt Shingl	COST / MARKET VALUATION					
Interior Wall 1	05	Drywall	Building Value New				527,289	
Interior Wall 2	12	Hardwood	Year Built				1940	
Interior Fir 1			Effective Year Built					
Interior Fir 2	02	Oil	Depreciation Code				G	
Heat Fuel: 02			Remodel Rating				M	
Heat Type: 05		Hot Water	Year Remodeled				2020	
AC Type: 03		Central	Depreciation %				20	
Total Bedrooms: 04		4 Bedrooms	Functional Obsol				1	
Total Bathrooms: 3		3 Full Baths	Trend Factor					
Total Half Baths: 0			Condition					
Total Xtra Fixrs: 7		7 Rooms	Condition %				80	
Bath Style: 03		Modern	Percent Good				421,800	
Kitchen Style: 03		Modern	Cns Sect Rchld					
Kitchens: 1			Dep % Ovr					
Whirlpool Tubs			Misc Imp Ovr Comment					
Hot Tubs			Cost to Cure Ovr					
Sauna (SF Area			Cost to Cure Ovr Comment					
Fin Basement	400	Living Area Q						
Fin Bsmt Qual	4							
Bsmt Garages	2							
Interior Cond	G							
Fireplaces	2							
Ceiling Height								

QB - OUTBUILDING & YARD ITEMS(L) / XE - BUILDING EXTRA FEATURES(B)										
Code	Describe	Sub	Unit	Yr Bld	Cond	C	% Gd	Grade	Grade A	Appr. V
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	2,426	2,426	136,57	331,309					
BSM	Basement Area	0	921	27,28	25,128					
CRL	Crawl Space	0	774	0,00	0					
FAT	Attic, Finished	184	921	27,28	25,128					
FGR	Garage	0	493	54,57	26,904					
FOP	Porch, Open	0	200	27,31	5,463					
PRS	Piers	0	238	0,00	0					
PTS	Patio - Stone	0	927	20,48	18,983					
VLT	Vaulted Ceiling	0	1,332	6,87	9,150					
WMDK	Deck - Wood	0	276	13,85	3,824					
	Tl Gross Livr / Lease Area	2,610	8,508	13,85	445,889					



CURRENT OWNER FRANCISOVICH GEORGE & LINDA		TOPO 6 Septic 5 Well		UTILITIES		STRT / ROAD 1 Public		LOCATION		CURRENT ASSESSMENT		6158 WESTPORT, CT	
7 BROAD ST		SUPPLEMENTAL DATA Alt Prc ID 5274015-B Historic ID 501 Census WestportC A26 Survey Ma Survey Ma		Lift Hse Asking \$ 1300000		Assoc Prid#		1188,700		832,200		Assessed 435,700 396,500	
WESTPORT CT 06880		GIS ID B17002000										VISION	

RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				Q/U				SALE PRICE				VC																					
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																				
Total																						869400		694000		694000		Total		1,188,700		832,200		Total		694000		Total		694000	
FRANCISOVICH GEORGE & LINDA R				4083 0118				01-05-2021				Q				1,150,000				00																					
WARD PAUL JASON				3803 0212				08-03-2017				Q				985,000				00																					
OMALLEY NANCY				3444 0057				06-27-2013				Q				890,000				00																					
SIEBRASSE JO ANNE				3435 0308				06-06-2013				U				0				29																					
SIEBRASSE RICHARD W & JO ANNE				0237 0322				05-02-1966				U				0				29																					

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

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	R	0004
Tracing			
Batch			

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result						
Total Appraised Parcel Value				1,188,700				07-14-2020				PG 3 5 56				Changed as a result of disc			

LAND LINE VALUATION SECTION																					
B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value						
2	101	Single Family Re			SF		0.00000		1.00		1.000			0.0000	0						
Total Card Land Units												SF		Parcel Total Land Area		1.5100		Total Land Value		0	

APPRaised VALUE SUMMARY															
Appraised Bldg. Value (Card)				Appraised Xf (B) Value (Bldg)				Appraised Ob (B) Value (Bldg)				Appraised Land Value (Bldg)			
Special Land Value				Total Appraised Parcel Value				Valuation Method				Total Appraised Parcel Value			
566,300				0				0				622,400			
0				1,188,700				C				1,188,700			

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)														
Element	Cd	Description	Element	Cd	Description													
Style: 19		Studio	Fireplaces															
Model: 01		Residential	Ceiling Height															
Grade: 14		A	Elevator															
Stories: 1																		
Occupancy: 1		Wood Shingle	CONDO DATA															
Exterior Wall 1: 14			Parcel Id	C	Owne													
Exterior Wall 2: 03		Gable	Adjust Type	Code	Description	Factor%												
Roof Structure: 03		Asphalt Shingl	Condo Fir															
Interior Wall 1: 06		Cust Wd Panel	Condo Unit															
Interior Wall 2: 08		Masonry	COST / MARKET VALUATION															
Interior Fir 1: 04		Concr Abv Grad	Building Value New		147,416													
Interior Fir 2: 01		Coal or Wood	Year Built		2018													
Heat Fuel: 03		Hot Air-No Duc	Effective Year Built															
Heat Type: 02		Heat Pump	Depreciation Code		G													
AC Type: 02			Remodel Rating															
Total Bedrooms: 0			Year Remodeled															
Total Half Baths: 0			Depreciation %		2													
Total Xtra Fixts: 2		2 Rooms	Functional Obsol															
Total Rooms: 2		Average	Extrenal Obsol															
Bath Style: 02			Trend Factor		1													
Kitchen Style: 1			Condition															
Kitchens: 1			Condition %		98													
Whirlpool Tubs: 1			Percent Good															
Hot Tubs: 1			Cns Sect Rcnld		144,500													
Sauna (SF Area: 1)			Dep % Ovr															
Fin Basement: 1			Dep Ovr Comment															
Fin Bsmt Qual: 1			Misc Imp Ovr															
Bsmt Garages: 1			Misc Imp Ovr Comment															
Interior Cond: 1			Cost to Cure Ovr															
Fireplaces: 1			Cost to Cure Ovr Comment															
Ceiling Height: 1																		
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																		
Code	Descript	Sub	Sub	IV	LB	Units	Unit	Yr	Bit	Cond.	C	%	Gd	Grade	Grade	A	Apr.	V
BUILDING SUB-AREA SUMMARY SECTION																		
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value												
BAS	First Floor	480	480		281.96	135,341												
FAT	Attic, Finished	38	192		55.80	10,714												
SLB	Slab	0	480		0.00	0												
		TI Gross Liv / Lease Area		518	1,152	146,055												

24	FAT	BAS	SLB	8
24	BAS	SLB		12



FRANCISOVICH - 73 ROAD STREET

<u>Property Address</u>	<u>Appraisal</u>	<u>Sale Date</u>	<u>Sales Price</u>	<u>Square footage</u>	<u>Property type</u>
1 Broad Street	\$1,596,800.00	7/3/2012	\$1,690,000.00	5474	Colonial
2 Broad Street	\$886,600.00	7/31/1990	\$285,000.00	2556	Conventional
4 Broad Street	\$813,000.00	3/1/1999	\$625,000.00	2653	Colonial
5 Broad Street	\$772,900.00	8/11/1981	\$150,000.00	1778	High Ranch
6 Broad Street	\$853,000.00	5/2/1997	\$610,000.00	3036	Colonial
7 Broad Street	\$1,188,700.00	12/30/2020	\$1,150,000.00	2610	Cape Cod
10 Broad Street	\$1,016,000.00	2/1/1996	\$576,500.00	3866	Contemporary
12 Broad Street	\$1,082,200.00	4/19/1995	n/a	3168	Colonial
14 Broad Street	\$1,105,000.00	7/2/2018	\$1,210,050.00	3364	Colonial
16 Broad Street	\$1,176,800.00	12/11/2020	\$1,350,000.00	2912	Colonial
17 Broad Street	\$1,237,000.00	8/23/2005	\$1,550,000.00	3166	Antique
19 Broad Street	\$1,457,300.00	5/26/2017	\$1,102,500.00	4041	Custom Colonial

Comparable Sales

196 Newtown Turnpike (around the corner)	\$723,000.00	2/4/2021	\$890,000.00	2653	Ranch
14 Highwood Road (backs to property)	\$877,700.00	6/8/2020	\$875,000.00	2634	Colonial
6 Highwood Lane	\$694,200.00	11/2/2020	\$650,000.00	2240	Colonial Saltbox
41 Hermit Lane	\$861,000.00	9/3/2020	\$895,000.00	3543	Contemporary
6 Pond Road	\$761,000.00	12/7/2020	\$912,500.00	2106	Cape Cod
23 Stoneboat Road	\$721,700.00	7/31/2020	\$720,000.00	1736	Raised Ranch
111 Newtown Turnpike	\$644,900.00	10/6/2020	\$705,000.00	2368	Split Level
92 Newtown Turnpike	\$764,200.00	1/29/2021	\$885,000.00	2112	Colonial
77 Clinton Ave	\$759,910.00	6/15/2020	\$800,000.00	3024	Contemporary Colonial
8 Highwood Road	\$1,290,500.00	12/16/2020	\$1,495,000.00	4883	Colonial
11 Twin Bridge Acres Road	\$1,177,400.00	8/12/2020	\$1,250,000.00	4122	Colonial

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: N/A - Changed: Discovery

PURCHASE DATE: 1.5.2021

PROPERTY ADDRESS: 7 Broad St.

OWNER: Franciscovich, George

ASSESSMENT: 832,200

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

