

GL Year: 2020
List No: 9161

9161

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

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

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

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.

Grand List of October 1, 2020 **Date(s) not available:** All Mondays and 3/11

Property Owner's Name: Ilana A. Eck and Etienne D. Shanon

Property Location: 30 Hillandale Road Telephone contact: 646-942-4066
(number and street)

Appellant's Name: Ilana A. Eck Property Type: Residential
(residential, commercial, personal property, motor vehicle)

Email Address: ilanaeck@gmail.com

Mailing Address: 30 Hillandale Road, Westport, CT 06880 Phone Number: 646-942-4066

Total Assessment: \$1,160,100 Appellant's Estimate of Market Value: \$1,451,000

BRIEFLY STATE YOUR REASON FOR APPEAL: We paid well above market for our house due to the pressures of COVID. We offered \$75,000 above asking, which was \$1,550,000, before the property was listed. We offered this premium due to our own personal health concerns (immunocompromised), and our specific need to get out of a COVID hot spot. The sellers only listed the property for \$1,625,000 after the contract was signed for that amount. Comps as shown on the attached for sales around the assessed time (9/1/20-10/1/20) show the estimate of market value for our property as \$1,451,000, not the assessed value of \$1,657,200, which is even above our inflated sale price and unsupported by the comps. Thank you for your consideration.

Signature at Application  Date: 2/21/21

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 SHANON ETIENNE & ECK ILANA 30 HILLANDALE RD WESTPORT CT 06880	TOPO 4 Gas 6 Septic 2 Public Water	UTILITIES	STRT / ROAD 1 Public	LOCATION	CURRENT ASSESSMENT Code 1-1 576,000 1-3 1,005,800 1-4 75,400	Assessed 403,200 704,100 52,800	6158 WESTPORT, CT
SUPPLEMENTAL DATA Alt Pct ID 531847-A Historic ID 360 Census 506 WestportC H26 Survey Ma 8556 Survey Ma	SALE PRICE Lift Hse Asking \$ 1649000			VISION			
GIS ID F08001000	Assoc Pct#			Total 1,657,200			

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)				
Year	Code	Description	Amount	Year	Code	Assessed V	Year	Assessed
	4021	0233	07-09-2020	2019	1-1	403,200	2018	425,600
	3756	0328	12-29-2016		1-3	704,100		424,800
	3605	0084	04-24-2015		1-4	52,800		28,100
	3586	0146	02-11-2015					
	2966	0228	03-03-2009					
Total			1,447,500	Total		1,160,100		878,500

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Number	Amount	Comm Int

ASSESSING NEIGHBORHOOD		
Nbhd	Sub	R
0002		

MI 2383, 8556, Copy of Historical Survey
Y OF 1988
9' REAR DORM OVER FGR

BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
70664	06-01-2009	AD	Additions	70,000	08-05-2011	100		15 X 20 1 STORY ADDN FOR	10-06-2020	HH			21	DC Review
									06-09-2020	SR			19	Field Review
									10-05-2015	VA			81	Data Mailer Change
									06-17-2015	VA			10	Measur/LtSnt - Letter Sent
									04-09-2015	BG			08	Measur/Int Refusal - No Inf
									03-18-2015	VA			66	INSPECTION NOTICE SE
									08-05-2011	CP			01	Measured/No Interior Insp.
Total Appraised Parcel Value									1,657,200					

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	
1	101 Single Family Re	AA		1.000 AC	360,000	1.00000	5	1.00	160	1.600		1.0000		576,000	
				1.000 AC										576,000	
Total Card Land Units				1.000 AC										Total Land Value	576,000

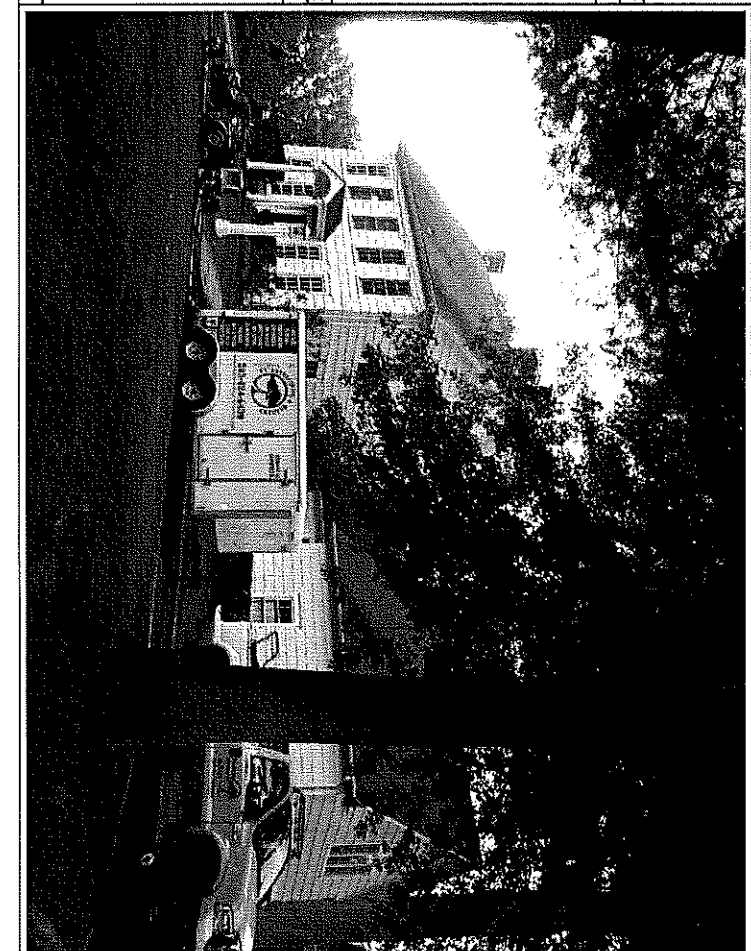
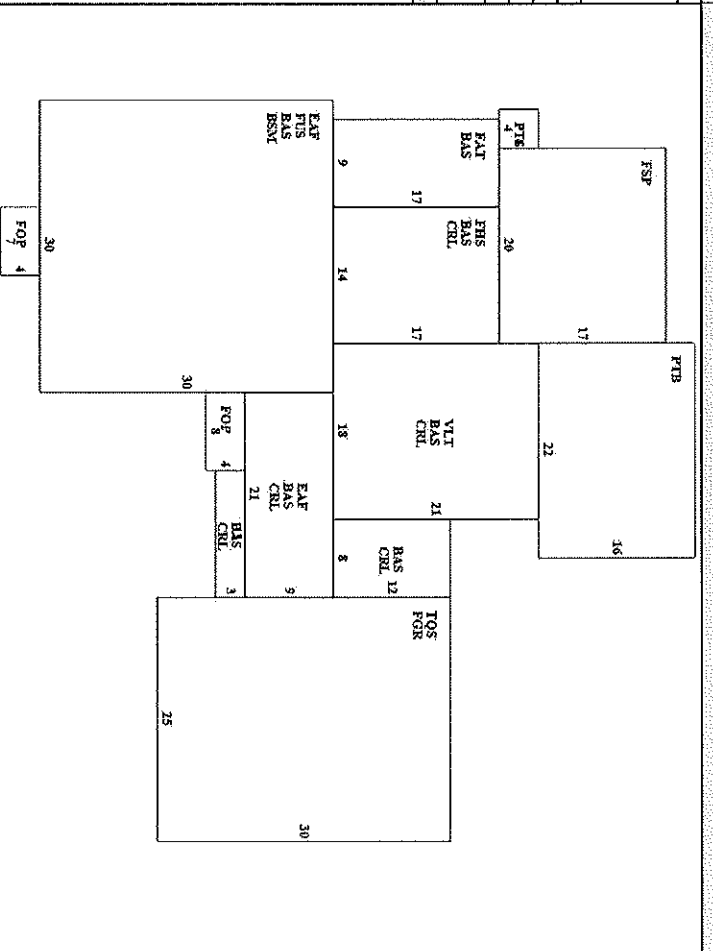
CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 17	01	Antique Residential Type I	Fireplaces	2	
Grade: 16	2.5	2 1/2 Stories	Ceiling Height	8.00	
Stories: 1	14	Wood Shingle	Elevator		
Occupancy			CONDO DATA		
Exterior Wall 1			Parcel Id		
Exterior Wall 2			Adjust Type		
Roof Structure:	03	Gable Asphalt Shingl Plaster	Condo Fir		
Roof Cover:	03		Condo Unit		
Interior Wall 1			COST / MARKET VALUATION		
Interior Wall 2			Building Value New		1,105,244
Interior Fir 1	12	Hardwood Pine/Soft Wood Gas	Year Built		1880
Interior Fir 2	09		Effective Year Built		VG
Heat Fuel	03		Depreciation Code		MD
Heat Type:	05	Hot Water Partial	Year Remodeled		2015
AC Type:	06		Depreciation %		9
Total Bedrooms:	06	6 Bedrooms	Functional Obsol		
Total Half Baths:	5	5 Full Baths	External Obsol		
Total Xtra Fixtr:	2	1 Half Bath	Trend Factor		1
Total Rooms:	10	10 Rooms	Condition		
Bath Style:	02	Average	Condition %		91
Kitchen Style:	03	Modern	Percent Good		
Kitchens	1		Cns Sect Rchld		1,005,800
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area			Misc Imp Ovr		
Fin Basement	0		Misc Imp Ovr Comment		
Fin Bsmt Qual	A		Cost to Cure Ovr		
Bsmt. Garages	2		Cost to Cure Ovr Comment		
Interior Cond	8.00				
Fireplaces					
Ceiling Height					

Code	Sub	Sub Ty	U/B	Units	Unit Pric	Yr Blt	Cond	% Gd	Grade	Grade A	Appr. V	
BTH2	Cabanal	FR	Frame	L	480	119.66	1980	6	75	5	1.75	75,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,993			212.69	423,883
BSM	Basement Area	0	900		42.54	38,283
CRL	Crawl Space	0	940		0.00	0
EAF	Attic, Expansion, Finished	490	1,089		96.70	104,216
FAT	Attic, Finished	31	153		43.09	6,593
FGR	Garage	0	750		85.07	63,806
FHS	Half Story, Finished	143	238		127.79	30,414
FOP	Porch, Open	0	60		42.54	2,552
FSP	Porch, Screen	0	340		53.17	18,078
FLS	Upper Story, Finished	900			212.69	191,417
	Ttl Gross Liv / Lease Area	4,157				1,022,592



CURRENT OWNER SHANON ETIENNE & ECK ILANA		UTILITIES 4 Gas 6 Septic 2 Public Water		STRT / ROAD 1 Public		LOCATION		CURRENT ASSESSMENT		ASSESSED	
30 HILLANDALE RD		SUPPLEMENTAL DATA Alt Pct ID 531847-A Historic ID 360 Census 506 WestportC H26 Survey Ma 8556 Survey Ma		Asking \$ 1649000		Assoc Pct#		Code	Appraised	Assessed	6158
WESTPORT CT 06880		GIS ID F08001000						1-1	576,000	403,200	WESTPORT, CT
								1-3	1,005,800	704,100	
								1-4	75,400	52,800	
								Total		1,657,200	1,160,100

VISION

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)							
Year	Code	Amount	Code	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
2020	1-1		1-1	2019	1-1	403,200	2018	1-1	425,600		2018	1-1	425,600
	1-3		1-3		1-3	704,100		1-3	424,800			1-3	424,800
	1-4		1-4		1-4	52,800		1-4	28,100			1-4	28,100
Total		1,160,100		Total		878,500	Total		878,500		Total		878,500

EXEMPTIONS						OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Comm Int	

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	R	Batch
0002	R	0002	
NOTES			

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				1,657,200				Total Appraised Parcel Value				1,657,200			

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
Total Card Land Units													Parcel Total Land Area	Total Land Value	

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,005,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	75,400
Appraised Land Value (Bldg)	576,000
Special Land Value	0
Total Appraised Parcel Value	1,657,200
Valuation Method	C

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description																
Style: 17		Antique Residential Type 1	Fireplaces	2																	
Model: 01		2 1/2 Stories	Ceiling Height	8.00																	
Grade: 16			Elevator																		
Stories: 2.5																					
Occupancy: 1		Wood Shingle	<table border="1"> <thead> <tr> <th colspan="4">CONDO DATA</th> </tr> <tr> <th>Parcel Id</th> <th>C</th> <th>Owne</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			CONDO DATA				Parcel Id	C	Owne									
CONDO DATA																					
Parcel Id	C	Owne																			
Exterior Wall 1	14		<table border="1"> <thead> <tr> <th colspan="4">COST / MARKET VALUATION</th> </tr> <tr> <th>Adjust Type</th> <th>Code</th> <th>Description</th> <th>Factor%</th> </tr> </thead> <tbody> <tr> <td>Condo Flr</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Condo Unit</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			COST / MARKET VALUATION				Adjust Type	Code	Description	Factor%	Condo Flr				Condo Unit			
COST / MARKET VALUATION																					
Adjust Type	Code	Description	Factor%																		
Condo Flr																					
Condo Unit																					
Exterior Wall 2	03	Gable	Building Value New																		
Roof Structure:	03	Asphalt Shingl	Year Built																		
Roof Cover	03	Plaster	Effective Year Built																		
Interior Wall 1	03		Depreciation Code																		
Interior Wall 2	03		Remodel Rating																		
Interior Fir 1	12	Hardwood	Year Remodeled																		
Interior Fir 2	09	Pine/Soft Wood	Depreciation %																		
Heat Fuel	03	Gas	Functional Obsol																		
Heat Type:	05	Hot Water	External Obsol																		
AC Type:	06	Partial	Trend Factor																		
Total Bedrooms	06	6 Bedrooms	Condition %																		
Total Bathms:	5	5 Full Baths	Percent Good																		
Total Half Baths	1	1 Half Bath	Cns Sect Rchld																		
Total Xtra Fixtrs	2	10 Rooms	Dep % Ovr																		
Total Rooms:	10	Average	Dep Ovr Comment																		
Bath Style:	02	Modern	Misc Imp Ovr																		
Kitchen Style:	03		Misc Imp Ovr Comment																		
Kitchens	1		Cost to Cure Ovr																		
Whirlpool Tubs			Cost to Cure Ovr Comment																		
Hot Tubs																					
Sauna (SF Area																					
Fir Basement																					
Fir Bsmnt Qual	0																				
Bsmnt. Garages	A																				
Interior Cond	2																				
Fireplaces	8.00																				
Ceiling Height																					

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

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond	C	% Gd	Grade	Grade A	Appor	V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
PTB	Patio - Brick	0	352		32.02	11,272
PTS	Patio - Stone	0	16		26.59	425
TOS	Three Quarter Story	600	750		170.15	127,612
VLT	Vaulted Ceiling	0	378		10.69	4,041
TR Gross Liv / Lease Area						

Subject Property	Comparable 1	Adjustments	Comparable 2	Adjustments	Comparable 3	Adjustments
30 Hillandale Road, Westport 06880	87 Patrick Road, Westport 06880	73 Patrick Road, Westport 06880	21 Cobb Drive, Westport 06880			
	10/1/2020	9/1/2020	09/23/2020			
Sale Price	\$1,625,000	1,175,000	1,175,000	1,499,000	1,520,000	1,520,000
Sale price/gross living area	\$381.72	\$268.88		260.29	356.3	
Date Source	MLS 170167405	MLS 170216561	MLS 170318822			
Site	1.10 Ac	0 1.33 Ac	0	0	1.36	-5,000
Design (style)	Colonial	0 Contemporary	0 Colonial	0	0	0
Actual Age	140	198	20	0	58	0
Bedrooms	6	4	5	5,000	5	5,000
Bathrooms	5.1	4	5.3	-10,000	4.5	10,000
Gross living area	4,257 sq. ft.	4,370 sq. ft.	5,759	-75,000	4,266	0
Garage/carport	3	2	3	0	2	20,000
Porch/Patio/Deck		0 Porch	0 Porch	0	0	0
Fireplaces	Fireplaces	0 Fireplaces	0 Fireplaces	0	Fireplace	0
Pools/outbuildings	None	0 Pool & Spa	0 Pool & Spa	-25,000	None	0
Exterior Features	Studio	0 None	0 None	10,000	None	10,000
Net Adjustment	-->					
Adjusted sale price of comp		1,215,000 -->	1,404,000 -->			1,560,000

87 PARTRICK RD

Location 87 PARTRICK RD

Mblu A11//031/000/

Acct# 10059

Owner WADLEY MATTHEW & FREEMAN
DEBORAH AMY

Assessment \$788,500

Appraisal \$1,126,300

PID 5959

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$584,500	\$541,800	\$1,126,300

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$409,200	\$379,300	\$788,500

Owner of Record

Owner WADLEY MATTHEW & FREEMAN DEBORAH AMY
Co-Owner
Address 87 PARTRICK RD
 WESTPORT, CT 06880

Sale Price \$1,175,000
Certificate
Book & Page 4051/0038
Sale Date 10/01/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WADLEY MATTHEW & FREEMAN DEBORAH AMY	\$1,175,000		4051/0038	00	10/01/2020
KELLY MARY ALICE AND	\$460,000	1	1527/0272		06/29/1994

Building Information

Building 1 : Section 1

Year Built: 1823
Living Area: 3,211
Replacement Cost: \$800,681
Building Percent Good: 73

Replacement Cost

Less Depreciation: \$584,500

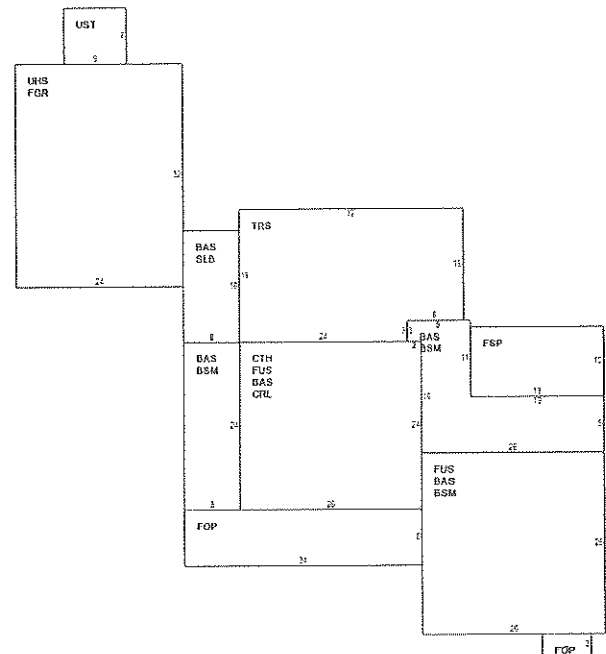
Building Attributes	
Field	Description
Style	Antique
Model	Residential
Grade:	A
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	Plaster
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4 Full Baths
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	9 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	0
Interior Cond	G
Fireplaces	5
Ceiling Height	8.00
Elevator	
Sprinklers	No
Acc Apts	
Fndtn Cndtn	

Building Photo



(http://images.vgsi.com/photos2/WestportCTPhotos/A00\02\04\58.jpg)

Building Layout



(ParcelSketch.ashx?pid=5959&bid=5959)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,911	1,911
FUS	Upper Story, Finished	1,300	1,300
BSM	Basement Area	1,159	0
CRL	Crawl Space	624	0
CTH	Cathedral Ceiling	624	0
FGR	Garage	768	0
FOP	Porch, Open	293	0
FSP	Porch, Screen	190	0
SLB	Slab	128	0
TRS	Terrace - Stone	584	0

Basement	
----------	--

UHS	Half Story, Unfinished	768	0
UST	Utility, Storage	72	0
		8,421	3,211

Extra Features

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

Land

Land Use

Use Code 101
 Description Single Family Res
 Zone AA
 Neighborhood 150
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 1.1
 Frontage 0
 Depth 0
 Assessed Value \$379,300
 Appraised Value \$541,800

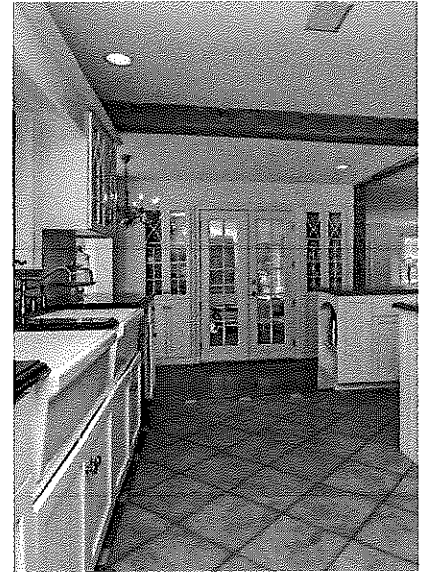
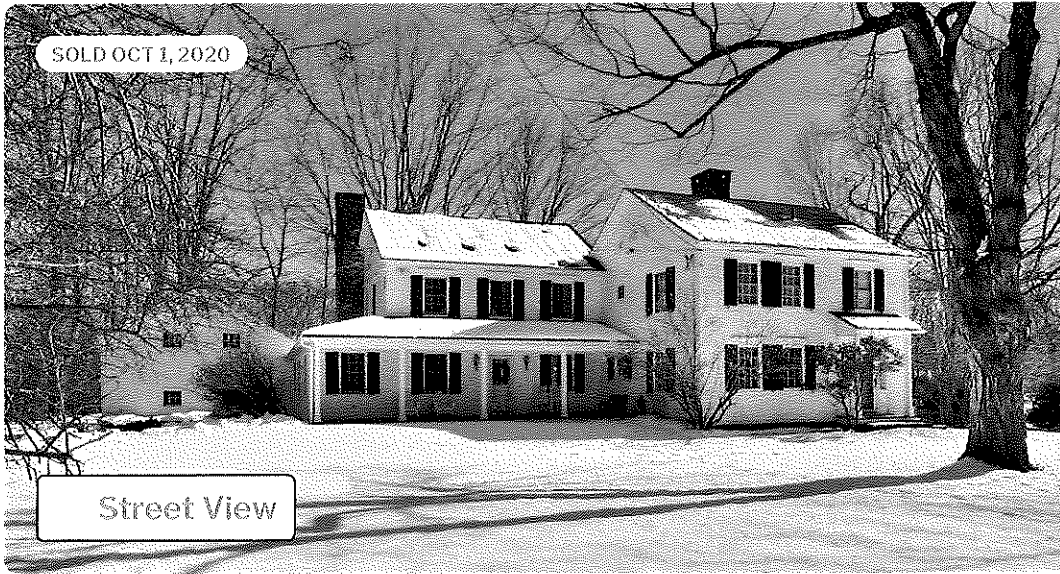
Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$658,800	\$570,700	\$1,229,500
2018	\$658,800	\$570,700	\$1,229,500
2017	\$658,800	\$570,700	\$1,229,500

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$461,200	\$399,500	\$860,700
2018	\$461,200	\$399,500	\$860,700
2017	\$461,200	\$399,500	\$860,700



87 Partrick Rd, Westport, CT 06880

\$1,175,000	4	4	4,370
Sold Price	Beds	Baths	Sq Ft



Recently Sold

This home sold 4 months ago.

About This Home

Masterful, award-winning piece of Westport history reimagined for today's discerning owner. Built in 1823 by Lewis Partrick, this colonial farmhouse was purposefully restored and expanded, adding an 1850's barn, now used as workshop and artist's studio. The gracious home boasts five

Continue reading

Listed by Kim Harizman • CPCT81 - Compass Connecticut, LLC

Redfin last checked: 3 minutes ago | Last updated Dec 30, 2020 • Source: Smart MLS

Bought with Meredith Cohen • 3972 - The Riverside Realty Group

Price Insights

Redfin Estimate

\$1,311,768

Price/Sq.Ft.

\$269

Interior Features

Bathroom Information

- # of Bathrooms (Full): 4

Interior Information

- Appliances Included: Oven/Range, Microwave, Refrigerator, Freezer, Dishwasher, Disposal, Washer, Electric Dryer
- # of Fireplaces: 5
- In Law Apartment: No
- Interior Features: Audio System, Central Vacuum

Room Information

- # of Rooms: 10
- Additional Rooms: Foyer, Laundry Room, Mud Room, Workshop
- Laundry Room Information: Lower Level, Upper Level
- Basement Description: Partially Finished, Heated, Interior Access, Liveable Space, Storage, Sump Pump
- Has Attic
- Attic Description: Walk-up, Finished, Heated

Room 1 Information

- Living Room
- Features: Fireplace, Hardwood Floor

Room 2 Information

- Dining Room
- Features: Built-Ins, Fireplace, Hardwood Floor
- Level: Main

Room 3 Information

- Eat-In Kitchen
- Features: Beams, Dining Area, Fireplace, Hardwood Floor, Island, Tile Floor
- Level: Main

Room 4 Information

- Den
- Features: Built-Ins, Fireplace, French Doors, Hardwood Floor
- Level: Main

Room 5 Information

- Full Bath
- Features: Tile Floor
- Level: Main

Room 6 Information

- Master Bedroom
- Features: Beams, Dressing Room, Fireplace, Hardwood Floor, Vaulted Ceiling, Walk-In Closet
- Level: Upper

Room 7 Information

- Bedroom
- Features: Fireplace, Hardwood Floor, Wide Board Floor
- Level: Upper

Room 8 Information

- Bedroom
- Features: Hardwood Floor, Wide Board Floor
- Level: Upper

Room 9 Information

- Bedroom
- Features: Beams, Full Bath, On 3rd Floor, Wall/Wall Carpet
- Level: Upper

Room 10 Information

- Rec/Play Room
- Features: Full Bath, Vinyl Floor, Wood Stove
- Level: Lower

Parking / Garage, Exterior Features, School / Neighborhood, Utilities

Parking Information

- Attached Garage, Barn
- # of Garages: 2

Exterior Information

- Barn, French Doors, Gutters, Lighting, Patio, Porch, Porch-Screened

School Information

- Elementary School: Kings Highway
- Middle Jr. High School: Per Board of Ed
- High School: Staples

Utilities Information

- Cooling System: Ceiling Fans, Central Air, Zoned
- Fuel Tank Location: In Basement
- Heat Fuel Type: Oil
- Heat Type: Hot Air, Zoned
- Hot Water Description: Oil
- Sewage System: Septic
- Water Source: Private Well

Taxes / Assessments

Assessments Information

- Assessed Value: \$860,700

Tax Information

- Property Tax: \$14,511
- Tax Year: July 2019-June 2020
- Tax Year Updated Date: Tuesday, August 20, 2019 4:50 PM

Property / Lot Details

Building Information

- Color: White
- Exterior Siding: Clapboard, Wood
- Roof Information: Asphalt Shingle
- Foundation Type: Concrete, Stone
- Construction Description: Frame
- New Construction Type: No

Land Information

- Encumbrances Restrictions: Inland-Wetland Restrictions

Property Information

- Some Wetlands, Level Lot, Lightly Wooded, Fence - Stone

- Driveway Type: Private, Paved
- Sq. Ft. Est. Heated Below Grade: 1,159
- Sq. Ft. Est. Heated Above Grade: 3,211
- Waterfront Description: Access, Water Community, Beach Rights
- Year Built Source: Public Records

Location Details, Documents & Disclosures

Location Information

- Directions: Wilton Road to Partrick Road or Cranbury to Partrick Road
- Flood Zone: Yes
- Nearby Amenities: Commuter Bus, Golf Course, Health Club, Library, Playground/Tot Lot, Public Pool, Public Rec Facilities, Tennis Courts

Documents & Disclosures

- Supplement Modification Timestam: 2019-03-06T14:57:47.390
- Supplement Count: 4

Sale & Tax History for 87 Partrick Rd

Sale History

Tax History

Today

- | | | |
|---------------|-----------------------|-----------------------|
| ○ Oct 1, 2020 | Sold (Public Records) | \$1,175,000 (3.6%/yr) |
| Date | Public Records | Price |

Oct, 2020

- | | | |
|---------------|----------------------|-------------|
| ○ Oct 1, 2020 | Sold (MLS) (Closed) | \$1,175,000 |
| Date | Smart MLS #170167405 | Price |

- | | | |
|----------------|----------------------|-------|
| ○ May 11, 2019 | Delisted | — |
| Date | Smart MLS #170167405 | Price |

Mar 1, 2019
Date

Listed (Active)
Smart MLS #170167405

\$1,150,000
Price

[See all property history](#) ▼

Public Facts for 87 Partrick Rd

 [Edit Facts](#)

Beds	4
Baths	4
Sq. Ft.	3,211
Stories	2
Lot Size	1.10 Acres
Style	Single Family Residential
Year Built	1823
Year Renovated	—
County	Fairfield County
APN	415692

Home facts updated by county records on Jan 27, 2021.

Advertisement

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73 PARTRICK RD

Location 73 PARTRICK RD

Mblu A11// 026/000 /

Acct# 10824

Owner GAGLIARDI TAYLOR

Assessment \$1,086,400

Appraisal \$1,552,000

PID 6712

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$1,006,100	\$545,900	\$1,552,000
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$704,300	\$382,100	\$1,086,400

Owner of Record

Owner GAGLIARDI TAYLOR

Sale Price \$1,499,000

Co-Owner LICHTMAN ERIC

Certificate

Address 73 PARTRICK RD

Book & Page 4042/0038

WESTPORT, CT 06880

Sale Date 09/02/2020

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GAGLIARDI TAYLOR	\$1,499,000		4042/0038	00	09/02/2020
DEVINE CATHERINE P	\$0		3017/0128	29	08/12/2009
DEVINE CATHERINE PRAGER	\$0	1	2401/0099	29	05/10/2004
PRAGER ELLEN TRUSTEE AND	\$0	2	1997/0085	29	05/24/2002
PRAGER ELLEN TRUSTEE	\$0	3	1659/0012	29	12/29/1998

Building Information

Building 1 : Section 1

Year Built: 1950

Building Photo

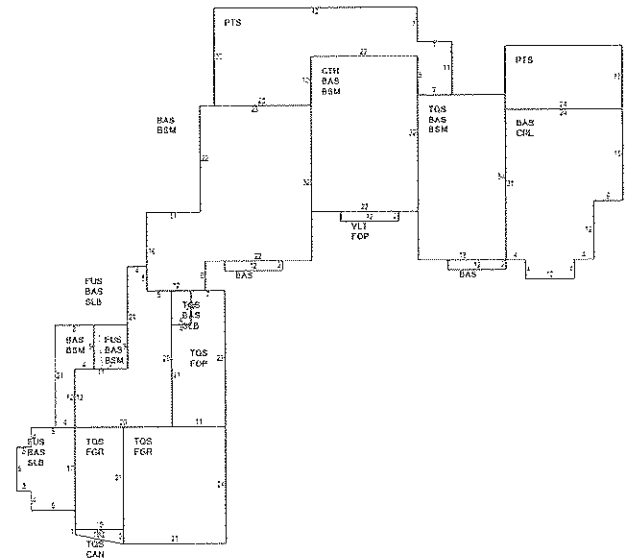
Living Area: 5,759
Replacement Cost: \$1,266,740
Building Percent Good: 76
Replacement Cost Less Depreciation: \$962,700



([http://images.vgsi.com/photos2/WestportCTPhotos//0033/WESTPORT-1%20\(48\)_33792.JPG](http://images.vgsi.com/photos2/WestportCTPhotos//0033/WESTPORT-1%20(48)_33792.JPG))

Building Attributes	
Field	Description
Style	Ctmp Colonial
Model	Residential
Grade:	Type I
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Slate
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	5 Full Baths
Total Half Baths:	3 Half Bths
Total Xtra Fixtrs:	2
Total Rooms:	12 Rooms
Bath Style:	Average
Kitchen Style:	Modern
Kitchens	1
Whirlpool Tubs	
Hot Tubs	1
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	0
Interior Cond	G
Fireplaces	3
Ceiling Height	8.00
Elevator	
Sprinklers	Yes

Building Layout



(ParcelSketch.ashx?pid=6712&bid=6712)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,789	3,789
TQS	Three Quarter Story	1,654	1,323
FUS	Upper Story, Finished	647	647
BSM	Basement Area	2,417	0
CAN	Canopy	20	0
CRL	Crawl Space	712	0
CTH	Cathedral Ceiling	704	0
FGR	Garage	714	0
FOP	Porch, Open	304	0
PTS	Patio - Stone	1,009	0
SLB	Slab	612	0
VLT	Vaulted Ceiling	736	0
		13,318	5,759

Acc Apts	
Fndtn Cndtn	
Basement	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 201
Description Single Family Res
Zone AA
Neighborhood 150
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.33
Frontage 0
Depth 0
Assessed Value \$382,100
Appraised Value \$545,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	InGround Pool	GNH	Heatd/Gunite	655.00 S.F.	\$43,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,510,643	\$572,500	\$2,083,143
2018	\$1,510,600	\$572,500	\$2,083,100
2017	\$1,510,600	\$572,500	\$2,083,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,057,400	\$400,800	\$1,458,200
2018	\$1,057,400	\$400,800	\$1,458,200
2017	\$1,057,400	\$400,800	\$1,458,200



73 Partrick Rd, Westport, CT 06880

\$1,499,000	5	8	5,759
Sold Price	Beds	Baths	Sq Ft



Recently Sold

This home sold 5 months ago.

About This Home

Minutes from town and train, this timeless retreat shines with fresh and modern interiors. Custom details can be found throughout the light and bright chef's kitchen, chic two-story living room and inviting family room perfect for entertaining. Unwind in style when you escape to the serene

Continue reading

Listed by Michelle & Company • RAVE101 - William Raveis Real Estate

Redfin last checked: 1 minute ago | Last updated Sept 1, 2020 • Source: Smart MLS

Bought with Lisa Migliardi • 4914 - Higgins Group Real Estate

Price Insights

Redfin Estimate	\$1,598,385
Price/Sq.Ft.	\$260

Home Facts

Status	Closed
Property Type	Single Family Residential
Baths	5 full, 3 partial
Year Built	2000
Style	Contemporary
Community	Old Hill
Lot Size	1.33 Acres
MLS#	170216561



RMap data ©2021

[Map Nearby Homes For Sale](#)

[Expand Map](#)

[Street View](#)

[Directions](#)

3D Walkthrough



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Listing Details for 73 Partrick Rd

Property information provided by Smart MLS when last listed in 2019. This data may not match public records. [Learn more.](#)

[Virtual Tour](#), [Parking / Garage](#), [Exterior Features](#), [School / Neighborhood](#)

Virtual Tour

- [Virtual Tour \(External Link\)](#)

Parking Information

- Attached Garage
- # of Garages: 3

Exterior Information

- French Doors, Garden Area, Gutters, Hot Tub, Patio, Porch, Underground Sprinkler, Underground Utilities

School Information

- Elementary School: Kings Highway
- Middle Jr. High School: Coleytown
- High School: Staples

Interior Features

Bathroom Information

- # of Bathrooms (Full): 5
- # of Bathrooms (Half): 3

Interior Information

- Appliances Included: Electric Cooktop, Wall Oven, Microwave, Refrigerator, Subzero, Dishwasher, Washer, Electric Dryer

- # of Fireplaces: 3
- Interior Features: Auto Garage Door Opener, Cable - Available, Open Floor Plan, Security System

Room Information

- # of Rooms: 11
- Additional Rooms: Exercise Room, Foyer, Laundry Room, Mud Room
- Laundry Room Information: Main Level
- Basement Description: Full With Walk-Out, Crawl Space, Unfinished, Concrete Floor, Dirt Floor, Sump Pump
- Has Attic
- Attic Description: Pull-Down Stairs

Room 1 Information

- Living Room
- Features: Fireplace, French Doors, Vaulted Ceiling
- Level: Main

Room 2 Information

- Dining Room
- Features: Built-Ins, Sliders
- Level: Main

Room 3 Information

- Eat-In Kitchen
- Features: 9 ft+ Ceilings, Breakfast Bar, Dining Area, Hardwood Floor, Pantry
- Level: Main

Room 4 Information

- Family Room
- Features: 9 ft+ Ceilings, Built-Ins, Fireplace, French Doors, Hardwood Floor, Wet Bar
- Level: Main

Room 5 Information

- Study
- Features: Book Shelves, Half Bath, Hardwood Floor
- Level: Main

Room 6 Information

- Bedroom

- Features: Built-Ins, Full Bath
- Level: Main

Room 7 Information

- Rec/Play Room
- Features: 9 ft+ Ceilings, Full Bath, Sliders
- Level: Main

Room 8 Information

- Office
- Features: Book Shelves, Built-Ins, Half Bath
- Level: Upper

Room 9 Information

- MBR Suite
- Features: 9 ft+ Ceilings, Full Bath, Steam/Sauna, Walk-In Closet, Wall/Wall Carpet, Whirlpool Tub
- Level: Upper

Room 10 Information

- Bedroom
- Features: Full Bath
- Level: Upper

Room 11 Information

- Bedroom
- Features: Full Bath
- Level: Upper

Utilities, Location Details, Documents & Disclosures

Utilities Information

- Cooling System: Ceiling Fans, Central Air, Zoned
- Energy Features: Generator, Thermopane Windows
- Fuel Tank Location: In Basement
- Heat Fuel Type: Oil
- Heat Type: Hot Air, Hydro Air, Radiant
- Hot Water Description: 100 Gallon Tank, Oil
- Sewage System: Septic
- Water Source: Private Well

Location Information

- Directions: Old Hill Rd or Sylvan Rd to Partrick Rd
- Nearby Amenities: Basketball Court, Commuter Bus, Golf Course, Library, Park, Playground/Tot Lot, Public Pool, Tennis Courts

Documents & Disclosures

- Supplement Modification Timestam: 2019-08-23T09:41:15.523
- Supplement Count: 6

Taxes / Assessments

Assessments Information

- Assessed Value: \$1,214,600

Tax Information

- Property Tax: \$20,296
- Tax Year: July 2020-June 2021
- Tax Year Updated Date: Monday, August 10, 2020 10:00 PM

Property / Lot Details

Building Information

- Color: White
- Exterior Siding: Shingle, Wood
- Roof Information: Asphalt Shingle
- Foundation Type: Block, Concrete
- Construction Description: Frame
- New Construction Type: No

Pool Information

- Has Pool
- In Ground Pool, Spa, Heated, Safety Fence, Alarm, Gunite

Land Information

- Encumbrances Restrictions: Conservation Restrictions

Property Information

- Level Lot
- Driveway Type: Private, Asphalt

- Sq. Ft. Est. Heated Above Grade: 5,759
- Waterfront Description: Brook, Water Community, Beach Rights
- Year Built Source: Owner

Sale & Tax History for 73 Partrick Rd

Sale History Tax History

Today

○ Sep 2, 2020 Date	Sold (Public Records) Public Records	\$1,499,000 Price
-----------------------	---	----------------------

Sep, 2020

○ Sep 1, 2020 Date	Sold (MLS) (Closed) Smart MLS #170216561	\$1,499,000 Price
-----------------------	---	----------------------

○ Jun 17, 2020 Date	Pending (Deposit) Smart MLS #170216561	— Price
------------------------	---	------------

○ Mar 5, 2020 Date	Pending (Deposit) Smart MLS #170216561	— Price
-----------------------	---	------------

○ Mar 5, 2020 Date	Delisted (Withdrawn) Smart MLS #170216561	— Price
-----------------------	--	------------

○ Feb 18, 2020 Date	Contingent (Show) Smart MLS #170216561	— Price
------------------------	---	------------

○ Jan 30, 2020 Date	Price Changed Smart MLS #170216561	\$1,499,000 Price
------------------------	---------------------------------------	----------------------

○ Aug 23, 2019 Date	Listed (Active) Smart MLS #170216561	\$1,599,000 Price
------------------------	---	----------------------

See all property history 

Public Facts for 73 Partrick Rd

 [Edit Facts](#)

Beds	5
Baths	6.5
Sq. Ft.	5,759
Stories	2
Lot Size	1.33 Acres
Style	Single Family Residential
Year Built	1950
Year Renovated	—
County	Fairfield County
APN	416445

Home facts updated by county records on Jan 27, 2021.

Advertisement

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Activity for 73 Partrick Rd

21 COB DR

Location 21 COB DR

Mblu E14//074/000/

Acct# 11750

Owner CANNER JAMES H & ELIZABETH H

Assessment \$1,068,600

Appraisal \$1,526,600

PID 7628

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$907,300	\$619,300	\$1,526,600
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$635,100	\$433,500	\$1,068,600

Owner of Record

Owner CANNER JAMES H & ELIZABETH H

Sale Price \$1,520,000

Co-Owner

Certificate

Address 21 COB DR

Book & Page 4048/0117

WESTPORT, CT 06880

Sale Date 09/23/2020

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CANNER JAMES H & ELIZABETH H	\$1,520,000		4048/0117	00	09/23/2020
CORBALLY MICHAEL & KATHRYN	\$832,500	1	1839/0027	00	04/02/2001
BRISKIN RANDALL & DEBORAH TRSTS	\$0	2	1621/0037	29	08/07/1998

Building Information

Building 1 : Section 1

Year Built: 1962
Living Area: 4,266
Replacement Cost: \$927,600

Building Percent Good: 94

Replacement Cost

Less Depreciation: \$871,900

Building Attributes

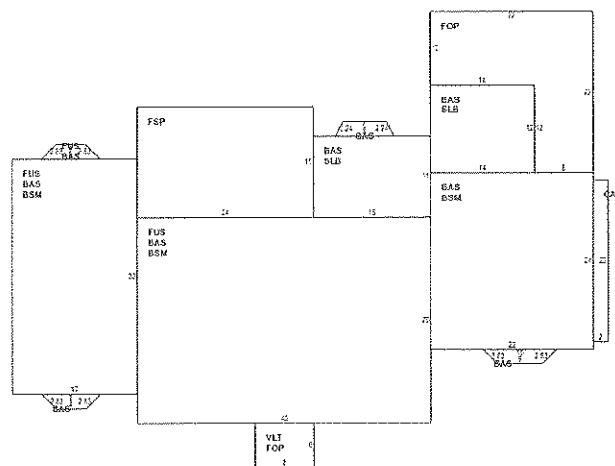
Field	Description
Style	Colonial
Model	Residential
Grade:	A
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4 Full Baths
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	0
Total Rooms:	11 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	800
Fin Bsmt Qual	5
Bsmt. Garages	2
Interior Cond	VG
Fireplaces	1
Ceiling Height	8.00
Elevator	
Sprinklers	Yes
Acc Apts	
Fndtn Cndtn	

Building Photo



(<http://images.vgsi.com/photos2/WestportCTPhotos/\00\02\36\14.jpg>)

Building Layout



(ParcelSketch.ashx?pid=7628&bid=7628)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,590	2,590	
FUS	Upper Story, Finished	1,676	1,676	
BSM	Basement Area	2,192	0	
CAN	Canopy	44	0	
FOP	Porch, Open	364	0	
FSP	Porch, Screen	360	0	
SLB	Slab	344	0	
VLT	Vaulted Ceiling	48	0	
		7,618	4,266	

Basement	
----------	--

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 101
Description Single Family Res
Zone AA
Neighborhood 170
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.36
Frontage 0
Depth 0
Assessed Value \$433,500
Appraised Value \$619,300

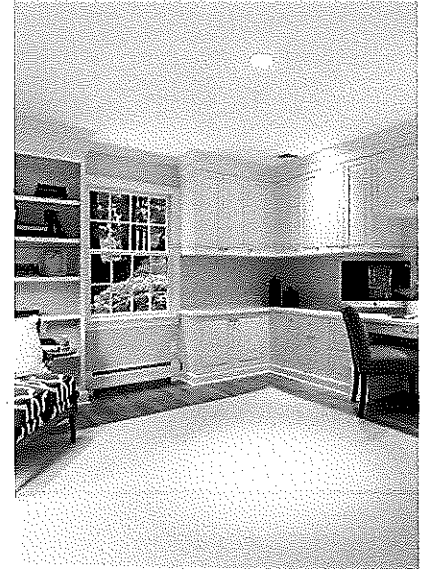
Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
TEN	Tennis Court	AS	Asphalt	1.00 Units	\$32,400	1
PAT1	Patio	SN	Stone	200.00 S.F.	\$3,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$1,037,600	\$649,000	\$1,686,600
2018	\$1,037,600	\$649,000	\$1,686,600
2017	\$1,037,600	\$649,000	\$1,686,600

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$726,300	\$454,300	\$1,180,600
2018	\$726,300	\$454,300	\$1,180,600
2017	\$726,300	\$454,300	\$1,180,600



21 Cob Dr, Westport, CT 06880

\$1,520,000	5	4.5	4,266
Sold Price	Beds	Baths	Sq Ft



Recently Sold

This home sold 4 months ago.

About This Home

ETHAN ALLEN DESIGNER SHOW HOUSE Welcome to Courtside Gardens. Pack your bags, family and dog! This magnificent, timeless home and gardens reflects the owners' love of the home, gardens and tennis. This perfectly appointed retreat is located moments away from the village of Westport downtown yet an hour away from the hustle and bustle of New York City. Loved, adored and enhanced over the decades, this center hall colonial provides classic custom designs with modern day functionality. Renovated in 2006 to include a New Master Bedroom, Professional Kitchen, Study, Music Room, Mudroom, lower level 5th bedroom, Au Pair suite and charming Southern style porches and garden terraces. Who's the chef in your family? The gourmet, open kitchen flows harmoniously into the cathedral ceilinged family room and breakfast room with views of the European stone walls and charming regal English gardens. Blur the lines between indoor and outdoor living in the oversized three-season screened porch, surrounded by uplit specimen trees and majestic natural woods. Courtside Gardens is the foundation of idyllic love, passion and sportsmanship as all who come discover quickly how this is the perfect lifestyle home for all to enjoy, live and play.

Show Less ^

Listed by Mar Jennings • HIGG100 - Higgins Group Bedford Square

Redfin last checked: 2 minutes ago | Last updated Sept 23, 2020 • Source: Smart MLS

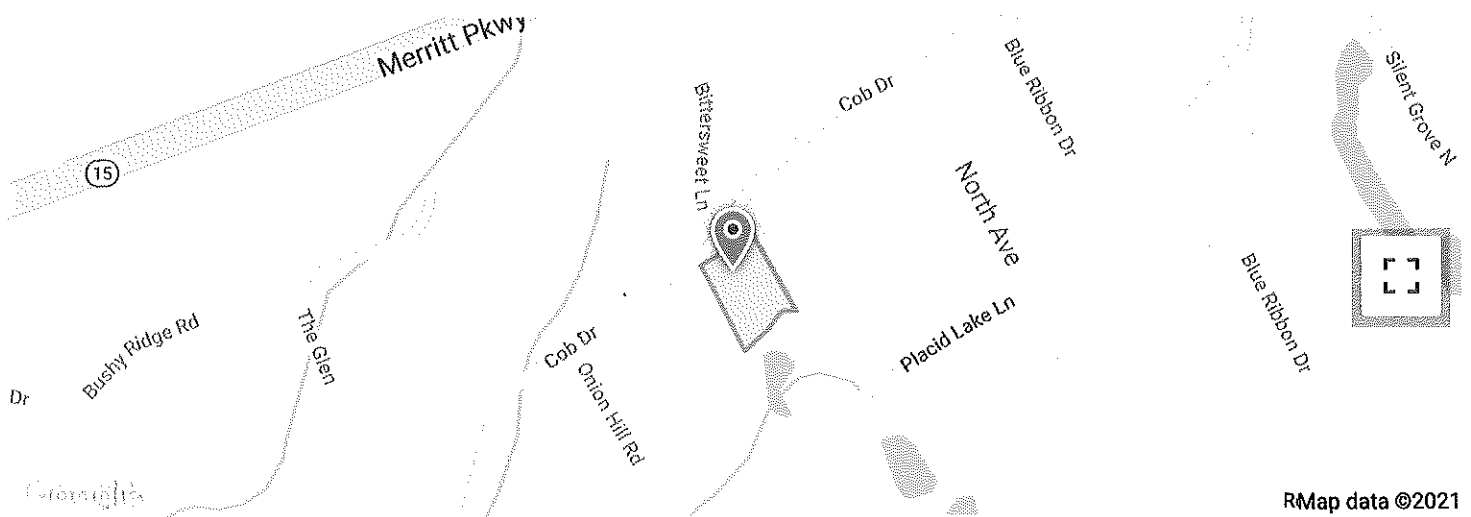
Bought with Debra Grant • NUSH1 - U.S. Homefinders Incorporated

Price Insights

Redfin Estimate	\$1,536,686
Price/Sq.Ft.	\$356

Home Facts

Status	Closed
Property Type	Single Family Residential
Year Built	1962
Style	Colonial
Community	Coleytown
Lot Size	1.36 Acres
MLS#	170318822



RMap data ©2021

Map Nearby Homes For Sale

Expand Map

Street View

Directions

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Listing Details for 21 Cob Dr

Property information provided by Smart MLS when last listed in 2020. This data may not match public records. [Learn more.](#)

[Virtual Tour](#), [Parking / Garage](#), [Exterior Features](#), [School / Neighborhood](#)

Virtual Tour

- [Virtual Tour \(External Link\)](#)
- [Virtual Tour 4 \(External Link\)](#)

Parking Information

- Attached Garage
- # of Garages: 2

Exterior Information

- French Doors, Garden Area, Gutters, Patio, Porch, Porch-Enclosed, Porch-Wrap Around, Terrace

School Information

- Elementary School: Coleytown
- Middle Jr. High School: Coleytown
- High School: Staples

Interior Features

Bathroom Information

- # of Bathrooms (Full): 4
- # of Bathrooms (Half): 1

Interior Information

- Appliances Included: Wall Oven, Refrigerator, Freezer, Subzero, Icemaker, Dishwasher, Washer, Dryer
- Home Automation: Lighting, Security Sytem
- # of Fireplaces: 1
- Interior Features: Cable - Pre-wired

Room Information

- # of Rooms: 15
- Additional Rooms: Breezeway, Exercise Room, Foyer, Laundry Room, Mud Room, Music Room, Staff Quarters
- Laundry Room Location: 2nd floor
- Laundry Room Information: Upper Level
- Basement Description: Full, Fully Finished
- Has Attic
- Attic Description: Pull-Down Stairs

Room 1 Information

- Living Room
- Features: Fireplace, French Doors, Hardwood Floor
- Level: Main

Room 2 Information

- Dining Room
- Features: Hardwood Floor
- Level: Main

Room 3 Information

- Office
- Features: Book Shelves, Built-Ins, Hardwood Floor
- Level: Main

Room 4 Information

- Rec/Play Room
- Features: French Doors
- Level: Main

Room 5 Information

- Great Room
- Features: 9 ft+ Ceilings, Book Shelves, Cathedral Ceiling, Entertainment Center, Hardwood Floor
- Level: Main

Room 6 Information

- Eat-In Kitchen

- Eat-In Kitchen
- Features: Breakfast Bar, Built-In Hutch, French Doors, Island, Skylight, Stone Floor
- Level: Main

Room 7 Information

- Master Bedroom
- Features: 9 ft+ Ceilings, Double-sink, Full Bath, Hardwood Floor, Stall Shower, Walk-In Closet
- Level: Upper

Room 8 Information

- Bedroom
- Features: Full Bath, Hardwood Floor
- Level: Upper

Room 9 Information

- Bedroom
- Features: Hardwood Floor
- Level: Upper

Room 10 Information

- Bedroom
- Features: Hardwood Floor
- Level: Upper

Room 11 Information

- Full Bath
- Level: Upper

Room 12 Information

- Full Bath
- Level: Lower

Room 13 Information

- Bedroom
- Level: Lower

Room 14 Information

- Media Room
- Features: Wall/Wall Carpet
- Level: Lower

- Level: Lower

Room 15 Information

- Half Bath
- Level: Main

Utilities, Location Details, Documents & Disclosures

Utilities Information

- Cooling System: Central Air
- Fuel Tank Location: In Basement
- Heat Fuel Type: Oil
- Heat Type: Hot Air
- Hot Water Description: 100 Gallon Tank
- Sewage System: Septic
- Water Source: Public Water Connected

Location Information

- Directions: Cross Highway to Punch Bowl Drive right on Cob Drive.
- Flood Zone: No
- Nearby Amenities: Golf Course, Library, Park, Public Rec Facilities, Tennis Courts

Documents & Disclosures

- Supplement Modification Timestam: 2020-07-21T17:01:42.523
- Supplement Count: 4

Taxes / Assessments

Assessments Information

- Assessed Value: \$1,180,600
- Special Association Assessment: No

Tax Information

- Property Tax: \$19,728
- Tax Year: July 2020-June 2021
- Tax Year Updated Date: Monday, August 10, 2020 10:00 PM

Property / Lot Details

Building Information

- Color: cream
- Exterior Siding: Wood
- Roof Information: Asphalt Shingle
- Foundation Type: Brick, Concrete
- Construction Description: Frame, Concrete, Masonry
- New Construction Type: No

Property Information

- Dry, Rolling, Fence - Partial
- Radon Mitigation Air: No
- Sq. Ft. Est. Heated Above Grade: 4,266
- Waterfront Description: Beach Rights
- Year Built Source: Public Records

Sale & Tax History for 21 Cob Dr

Sale History Tax History

Today

○ Sep 23, 2020 Date	Sold (Public Records) Public Records	\$1,520,000 (3.1%/yr) Price
------------------------	---	--------------------------------

Sep, 2020

○ Sep 23, 2020 Date	Sold (MLS) (Closed) Smart MLS #170318822	\$1,520,000 Price
○ Aug 2, 2020 Date	Contingent (Show) Smart MLS #170318822	— Price
○ Aug 1, 2020 Date	Listed (Active) Smart MLS #170318822	\$1,497,000 Price

Jul 21, 2020
Date

Coming Soon
Smart MLS #170318822

\$1,497,000
Price

[See all property history](#) 

Public Facts for 21 Cob Dr

 [Edit Facts](#)

Beds	5
Baths	4.5
Sq. Ft.	4,266
Stories	2
Lot Size	1.36 Acres
Style	Single Family Residential
Year Built	1962
Year Renovated	—
County	Fairfield County
APN	417361

Home facts updated by county records on Jan 27, 2021.

Advertisement

[Hide this ad](#)

Activity for 21 Cob Dr



12

Views



12

Favorites



2

X-Outs



0

Redfin Tours

Schools

GreatSchools Rating

10/10

369
Students



7 reviews

0.9 mi
Distance

Coleytown Elementary School

Public • K to 5 • Serves this home

9/10

480
Students



6 reviews

1.0 mi
Distance

Coleytown Middle School

Public • 6 to 8 • Serves this home

10/10

1888
Students



16 reviews

1.1 mi
Distance

Staples High School

Public • 9 to 12 • Serves this home

School data provided by [GreatSchools](#). School service boundaries are intended to be used as reference only. To verify enrollment eligibility for a property, contact the school directly.

Flood Risk

Flood Factor: Minimal (1/10) • Estimated FEMA Zone: X

Most homes have some risk of flooding. Learn more in these two independent assessments, [Flood Factor](#) and [FEMA](#).

See flood risk details

Neighborhood Info for 21 Cob Dr

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

PURCHASE DATE: 7.9.2020

PROPERTY ADDRESS: 30 Hillandale Rd.

OWNER: Eck, Ilana & Sharon, Etienne

ASSESSMENT: 1,160,100

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

