

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

Office Use Only  
GL Year: 2020  
List No: 9993

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

By authority of Connecticut State Statute 12-111

RECEIVED

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.

FEB 19 2021

ASSESSOR'S OFFICE

**Grand List of October 1, 2020 Date(s) not available: March 1,2,3; April 10 through April 26,2021**

Property Owner's Name: \_\_Moon, Richard D TR & Bonnie J  
TR \_\_\_\_\_

Property Location: \_43 Burnham Hill Road Telephone contact: 203-222-1192 (number and street)

Appellant's Name: \_Richard and Bonnie Moon Property Type: Residential  
(residential, commercial, personal property, motor vehicle)

Email Address: \_sailingmoon@aol.com

Mailing Address: \_4 Clinton Terrace Westport CT 06880 Phone Number: \_203-222-1192

Total Assessment: \$843,200 Appellant's Estimate of Market Value: To Be provided

BRIEFLY STATE YOUR REASON FOR APPEAL: Unsustainable retirement burden of double digit (10% +) increase ; town/local comparable increases/decreases ; specific features of .5 acre decreased by (wet) portion; aged property.

Signature at Application *Richard D. Moon* Date: 2/18/2021

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	
MOON RICHARD D TR & BONNIE J T		3 Public Sewer	1 Public			Description	Assessed
43 BURNHAM HILL		2 Public Water				RES LAND	806,400
WESTPORT CT 06880		SUPPLEMENTAL DATA				DWELLING	36,800
		Alt Prcl ID 5316170-18A	Lift Hse				1,152,000
		Historic ID	Asking \$				52,500
		Census 505					1,204,500
		WestportC K23					843,200
		Survey Ma 3498					Total
		Survey Ma					762,140
		GIS ID D05031000	Assoc Pld#				Total
							762,140

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Amount	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed	
		3894	0263	12-07-2018	U	0	29	2020	1-1	806,400	2019	1-1	718,640
		1877	0250	07-26-2001	U	0	29		1-3	36,800		1-3	43,500
		1360	0146	01-05-1995	U	0	29						
Total		0.00											

EXEMPTIONS		OTHER ASSESSMENTS	
Description	Amount	Description	Amount

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Sub	Nbhd Name	Batch
0001	R	0001	
M3385(18A), 3498			
WBS/SUMP=FUNC			

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Purpose/Result
		5	40 Hearing - No change
		1	19 Field Review
		1	50 BAA Change
		40	40 Hearing - No change
		80	80 Data Mailer No Change
		02	02 Sat or >5PM Attn @ Int In
		01	01 Measured/No Interior Insp
Total Appraised Parcel Value		1,204,500	

LAND LINE VALUATION SECTION			
B Use Code	Description	Zone	Land
1	101 Single Family Re	AA	0.500 AC
Total Card Land Units			0.500 AC

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**VISION**

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	52,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,152,000
Special Land Value	0
Total Appraised Parcel Value	1,204,500
Valuation Method	C

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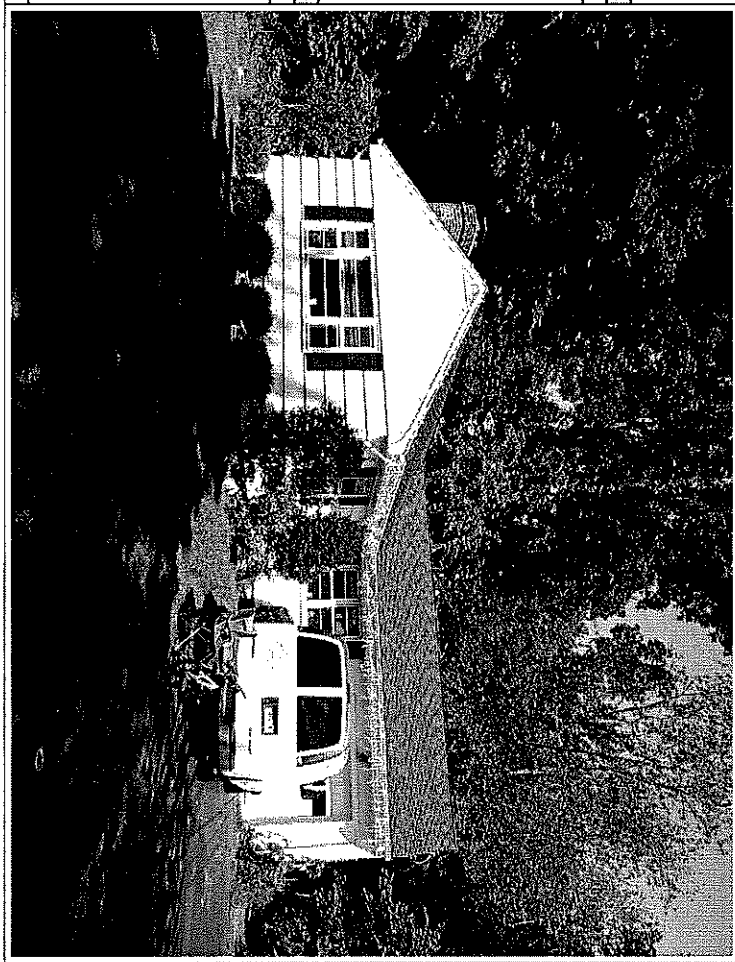
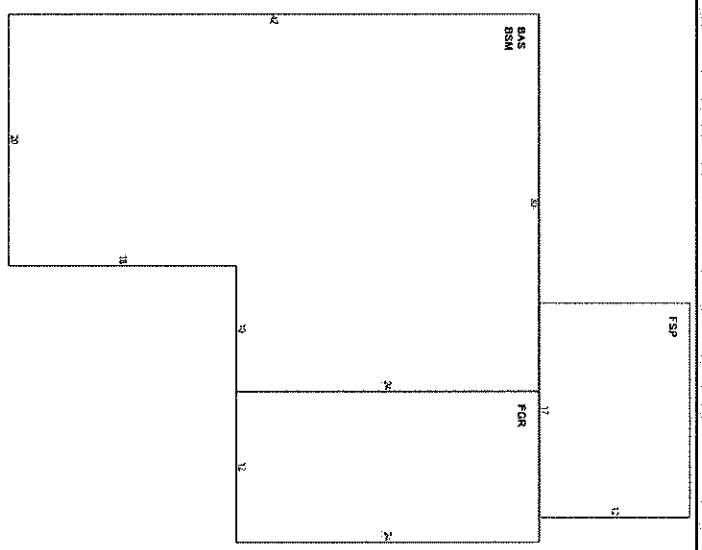
**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 01		Ranch	Fireplaces	1	
Model: 01		Residential	Ceiling Height	8.00	
Grade: 07		C-	Elevator		
Stories: 1		1 Story	<b>CONDO DATA</b>		
Occupancy: 1		Wood Shingle	Parcel Id		
Exterior Wall 1: 14		Cedar or Redwd	Adjust Type	Code	Description
Exterior Wall 2: 12		Gable	Condo Flr		Factor%
Roof Structure: 03		Asphalt Shingl	Condo Unit		
Roof Cover: 03		Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 1: 05		Hardwood	Building Value New		128,030
Interior Wall 2: 12		Oil	Year Built		1953
Interior Flr 1: 02		Hot Water	Effective Year Built		
Interior Flr 2: 02		None	Depreciation Code		F
Heat Fuel: 05		Hot Water	Remodel Rating		
Heat Type: 01		None	Year Remodeled		
AC Type: 01		None	Depreciation %		55
Total Bedrooms: 02		2 Bedrooms	Functional Obsol		4
Total Baths: 1		1 Full Bath	External Obsol		1
Total Half Baths: 0			Trend Factor		
Total Xtra Fixts: 0		4 Rooms	Condition		
Total Rooms: 4		Average	Condition %		41
Bath Style: 02		Average	Percent Good		52,500
Kitchen Style: 02		Average	Cns Sect Rchld		
Kitchens: 1			Dep % Ovr		
Whirlpool Tubs			Dep Ovr Comment		
Hot Tubs			Misc Imp Ovr		
Sauna (SF Area			Misc Imp Ovr Comment		
Fin Basement			Cost to Cure Ovr		
Fin Bsmt Qual			Cost to Cure Ovr Comment		
Bsmt Garages			OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		
Interior Cond					
Fireplaces					
Ceiling Height					

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

<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Underrec Value						
BAS	First Floor	1,080	1,080		80.89	87,357						
BSM	Basement Area	0	1,080		16.18	17,471						
FGR	Garage	0	288		32.30	9,302						
FSP	Porch, Screen	0	204		20.22	4,125						
<b>Ttl Gross Liv / Lease Area</b>		<b>1,080</b>	<b>2,652</b>			<b>118,255</b>						



BOARD OF ASSESSMENT APPEALS HEARINGS  
2020 GL

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

PRIOR BAA REDUCTION? Y WHEN? 2015 GL

VISION INFORMAL HEARING? Yes

INFORMAL HEARING RESULT: No Change

DATE OF LAST INSPECTION: N/A

PURCHASE DATE: Prior to 1995

PROPERTY ADDRESS: 43 Burnham Hill

OWNER: Moon, Richard & Bonnie

ASSESSMENT: 843,200

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

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

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

