

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

Office Use Only  
GL Year: 2020  
List No: 7847

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

RECEIVED  
FEB 16 2021

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: MARCH 15 THROUGH MAR 31.

Property Owner's Name: HUGHET LLC / DONALD LINSEY

Property Location: 282 COMPO ROAD SOUTH Telephone contact: (203) 984 8484  
(number and street)

Appellant's Name: DONALD LINSEY Property Type: RESIDENTIAL  
(residential, commercial, personal property, motor vehicle)

Email Address: DONLINSEY@GMAIL.COM

Mailing Address: 282 COMPO RD S. WESTPORT Phone Number: (203) 984 8484

Total Assessment: 2815575 Appellant's Estimate of Market Value: 23,598,099

BRIEFLY STATE YOUR REASON FOR APPEAL: I FOUND NUMEROUS ERRORS ON DISCREPANCIES ON THE FIELD CADA BETWEEN VALUATIONS AS COMPUTED AND THOSE USED TO COMPILE THE TOTAL APPRAISAL, AND

Signature at Application [Signature] Date: 2/14/21 INCORRECT AMOUNTS USED AS PER MY LETTER ATTACHED.

Signature at Time of Hearing \_\_\_\_\_ Date: \_\_\_\_\_

**For Official Use Only**

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



<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>		6158	
HUCHET LLC		3 Public Sewer 2 Public Water		1 Public		1 Compo SE		RES LAND DWELLING RES OUTBL		Code 1-1 1-3 1-4		Assessed 890,715 1,894,725 30,135	
282 COMPO RD S		A/R Prcl ID 53150320-1		Lift Hse Asking \$		Y-2018 AYB		Assoc Pid#		Code 1-1 1-3 1-4		Assessed 1,272,390 2,706,795 43,050	
WESTPORT CT 06880		Historic ID 505		Census WestportC J15		Survey Ma 5917		Survey Ma		Code 1-1 1-3 1-4		Assessed 890,715 1,894,725 30,135	
1		GIS ID D04113000		Assoc Pid#		Total		4,022,235		Code 1-1 1-3 1-4		Assessed 890,715 1,894,725 30,135	

RECORD OF OWNERSHIP				SALE DATE				SALE PRICE				PREVIOUS ASSESSMENTS (HISTORY)				
BK	VOL	PAGE	VC	Q	U	V	I	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
3886	0271		00	Q	U	I	I	2020	1-1	3,999,000	2019	1-1	857,500	2018	1-1	900,300
3776	0256		31	U	U	I	I		1-3	1,400,000		1-3	1,981,300		1-3	1,937,100
3458	0310		00	Q	U	I	I		1-4	1,234,000		1-4	28,700		1-4	30,100
1693	0215		29	U	U	I	I			0						
1303	0216		00	Q	U	I	I			606,000						
Total										2815575			2867500		Total	2867500

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

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0001	C	0001	

M 5277, M/5917(1)

**APPRaised VALUE SUMMARY**

Appraised Bldg. Value (Card)	2,706,795
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	43,050
Appraised Land Value (Bldg)	1,272,390
Special Land Value	0
Total Appraised Parcel Value	4,022,235
Valuation Method	C

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result					
83048	08-30-2017	SP	Swimming Pool	48,000	10-10-2018	100	08-31-2018	CONSTRUCT 18' X 38' INGR	01-05-2021	MKM	5	1	40	Hearing - No change					
82941	08-04-2017	NC	New Building	780,000	10-10-2018	100	09-24-2018	TWO-STORY SINGLE FAMILY	06-11-2020	VA			80	Data Mailer No Change					
82787	06-20-2017	DE	Demolition	0	09-19-2017	100		DEMOLISH 3261 SF SINGLE	05-14-2020	SR			19	Field Review					
									04-15-2020	HH			21	DC Review					
									03-02-2020	VA			60	Mailier Sent					
									10-10-2018	TM			00	Measur+Listed					
									09-19-2017	CP			17	Demo - On site Inspection					

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 201C	Single Family	A	0.530	AC	445,500	1.71069	6	1.00	300	3,000		1.0000		1,211,800				
Total Card Land Units													0.530	AC	Parcel Total Land Area	0.5300	Total Land Value	1,211,800

**CONSTRUCTION DETAIL**

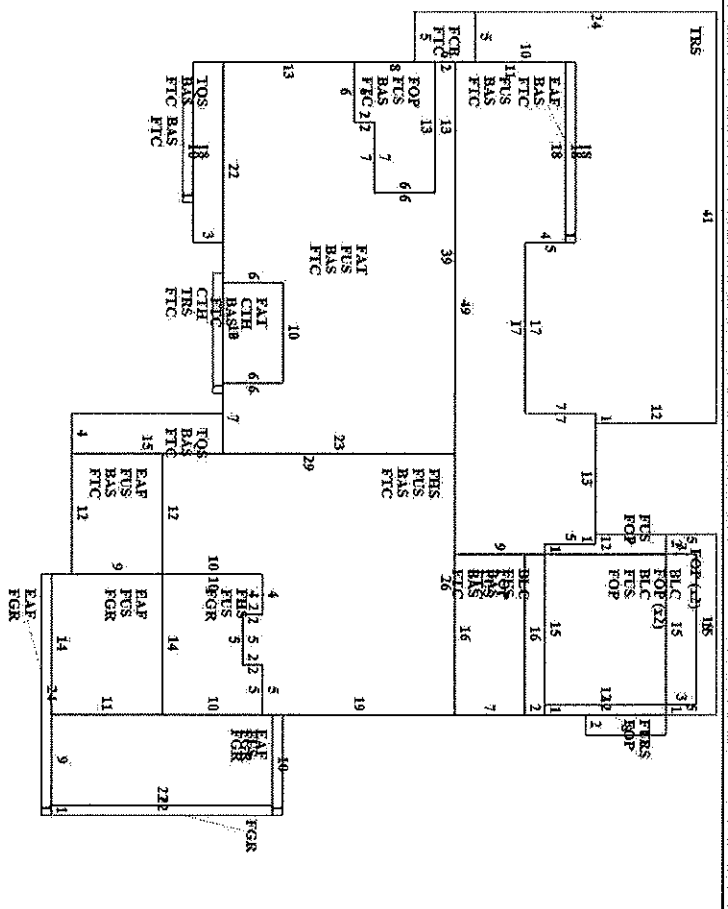
**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 105		Custom Design	Fireplaces	3	
Model: 01		Residential	Ceiling Height	10.00	
Grade: 19		Type II+	Elevator	2	
Stories: 2.5		2 1/2 Stories	<b>CONDO DATA</b>		
Occupancy: 1		Wood Shingle	Parcel Id		Own
Exterior Wall 1: 14		Wood Shingle	Adjust Type		Code
Exterior Wall 2: 03		Gable	Condo Fir		Description
Roof Structure: 10		Wood Shingle	Condo Unit		Factor%
Interior Wall 1: 05		Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2: 12		Hardwood	Building Value New		2,630,478
Interior Fir 1: 03		Gas	Year Built		2018
Interior Fir 2: 04		Forced Air	Effective Year Built		
Heat Fuel: 03		Central	Depreciation Code		A
AC Type: 05		5 Bedrooms	Remodel Rating		
Total Bedrooms: 6		6 Full Baths	Year Remodeled		
Total Half Baths: 1		1 Half Bath	Depreciation %		
Total Xtra Fixtrs: 5		11 Rooms	Functional Obsol		
Total Rooms: 11		Average	External Obsol		
Bath Style: 02		Modern	Trend Factor		1
Kitchen Style: 03			Condition		
Kitchens: 1			Condition %		
Whirlpool Tubs			Percent Good		98
Hot Tubs			Cns Sect Rchld		2,577,900
Sauna (SF Area			Dep % Ovr		
Fir Basement			Dep Ovr Comment		
Fir Bsmt Qual			Misc Imp Ovr		
Bsmt: Garages			Misc Imp Ovr Comment		
Interior Cond			Cost to Cure Ovr		
Fireplaces			Cost to Cure Ovr Comment		
Ceiling Height	10.00				

<b>OB - OUTBUILDING &amp; YARD ITEMS(U) / XF - BUILDING EXTRA FEATURES(B)</b>											
Code	Describe	Sub	Sud Ty	Units	Unit Pric	Yr Bilt	Cond	% Gd	Grade	Grade A	Appr V
SPL1	InGroun	CRH	L	512	61.00	2018	6	75	5	1.75	41,000

<b>BUILDING SUB-AREA SUMMARY SECTION</b>						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,423	2,423		351.06	850,583
BLC	Balcony	0	257		53.27	13,691
CTH	Cathedral Ceiling	0	72		68.26	4,915
EAF	Attic, Expansion, Finished	141	314		157.64	49,497
FAT	Attic, Finished	161	807		70.04	56,518
FCB	Finished Cabana	0	30		234.03	7,021
FGR	Garage	0	538		140.29	75,475
FHS	Half Story, Finished	452	754		210.44	158,673
FOP	Porch, Open	0	593		70.45	41,774
ETC	Etc., Trunk Crawl	0	2,465		35.18	86,708
	Tl Gross Liv / Lease Area	6,182	12,016			2,451,350





**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description																				
Style: 105		Custom Design	Fireplaces	3																					
Model: 01		Residential	Ceiling Height	10.00																					
Grade: 19		Type II+	Elevator	2																					
Stories: 2.5		2 1/2 Stories	<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>Adjust Type</td> <td>Code</td> <td>Description</td> <td>Factor%</td> </tr> <tr> <td>Condo Fir</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Condo Unit</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			CONDO DATA				Parcel Id	C	Owne		Adjust Type	Code	Description	Factor%	Condo Fir				Condo Unit			
CONDO DATA																									
Parcel Id	C	Owne																							
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Condo Fir																									
Condo Unit																									
Occupancy: 1		Wood Shingle	<table border="1"> <thead> <tr> <th colspan="2">COST/MARKET VALUATION</th> </tr> </thead> <tbody> <tr> <td>Building Value</td> <td>New</td> </tr> </tbody> </table>			COST/MARKET VALUATION		Building Value	New																
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Building Value	New																								
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Interior Fir 2	03	Gas																							
Heat Fuel:	04	Forced Air																							
Heat Type:	03	Central																							
AC Type:	05	5 Bedrooms																							
Total Bedrooms:	6	6 Full Baths																							
Total Baths:	1	1 Half Bath																							
Total Xtra Fixtrs	5	11 Rooms																							
Total Rooms:	11	Average																							
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Bsmt. Garages	A																								
Interior Cond																									
Fireplaces	3																								
Ceiling Height	10.00																								

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

Code	Descrip	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	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
FUS	Upper Story, Finished	2,914	2,914		351.05	1,022,946
TOS	Three Quarter Story	91	114		280.22	31,945
TRS	Terrace - Stone	0	735		70.21	51,604
Ttl Gross Liv / Lease Area						

February 14, 2021

Town of Westport- Board of Assessment

Appeal of Assessment for revaluation of Oct 1 2020

Property: 282 Compo Road South

This appeal is filed in order to advise you I have determined both mistaken figures and incorrect calculation were applied in determining the appraisal and thus assessment of the above property in the 2020 Assessment. I ask the proper criteria be used and applied and a new calculation and appraisal be applied to the overall Assessment for the above property.

I would like to advise that I verbally notified Mary Kate during a scheduled telephone appointment of the discrepancy on January 5, 2021. I subsequently received a letter from the Westport Assessors office stating a review was made, and the assessment was left unchanged. I find this incredulous, as all details are plainly available to verify my contention, and I am asking that you therefore review these details as they are in the records and Township database.

I first address the mistaken figures. An examination of the Field Card for the property shows the 2020 **Current Assessment** to be comprised of 3 described components: **Res Land, Dwelling, and Res Outbl**. The Appraisal figures used for these components are, respectively, \$1,272,390; \$2,706,795; and \$43,050. These figures are also used in the Appraised Value Summary. These amounts do not reconcile, or match, the figures that are shown on the same card where the valuation for each component is *calculated*. (see attached copy of field card)

**Dwelling:** The Cost/ Market Valuation computation that should be the basis for the Dwelling appraisal shows an amount of **\$2,577,900**, *not* \$2,706,795.

**ResOutbl:** The OB- Outbuilding and Yard Items shows the amount of **\$41,000** for the inground pool, *not* \$43,500.

**Res Land:** I address this last but this is very critical- the Land Value as calculated in the Land Line Valuation Section (\$1,211,800) also doesn't match the amount used in the total appraisal (\$1,272,390). **Both** of these are incorrect. The unit price used in the current calculation on the field card is shown as \$445,500, which I submit is in error I have attached field cards for several other properties on Compo Road South, (#s 280, 281, 284, 286, 288) including those on both sides of mine as well as across the road and in the proximate vicinity, with each having the 2020 Land Value calculated using a unit price of **\$360,000**, *not* \$445,500 as used in mine. There is nothing inherently





special about my property that would single it out for the use of a different, higher Unit Price. All are on the same section of road, no unique views or setting, same immediate area. I can only attribute the use of \$445,500 to a clerical error which I request now be hereby corrected. It is only proper and equitable to use that which is used for the contiguous and neighboring land properties on Compo Road South. Using a consistent Unit price of \$360,000 would result in a Land Value appraisal of **\$979,199** using the computational steps outlined in the determination of Land Value:

- a ) Unit Price for the land of \$360,000 (consistent with that used for every other contiguous and proximate property on Compo Rd South)
- b) The size adjustment of 1.71069 is then multiplied on that value.
- c) The Land units of 0.53 acres and the neighborhood Adjustment (3.00) are then applied resulting in a product of \$979,199. Condition and Location adjustments are both a factor of 1.0

The immediate above computations are the same as those used in every other property cited. Every other cited property has an appraised land value that is derived using this computation, and its appraised Land Value equals this calculated value.

The attached copies of field cards will show that in all other properties cited the items designated ① ② or ③ are exactly equal to their amounts elsewhere on the cards for the same descriptions, except in the case of mine, 282 Compo Rd S, where each of these amounts designated DO NOT match at all.

Therefore, I respectfully request a revised assessment be made based upon a new calculation of appraised land value, and the corrected values for the Dwelling (**\$2,577,900**) and Res Outbuilding (**\$41,000**) cited above. Based on the Town's records the accurate calculation of Land Value for 282 Compo Rd South would be **\$979,199**. This results in a revised and accurate total appraised value of **\$3,598.099**, thus a revised assessment of **\$2,518,669** (70% of appraised value).

I thank you for taking the time and effort to review and rectify the inconsistencies I have cited. Please contact me if you need any further information,

Respectfully,  
Donald Linsey  
282 Compo Road South

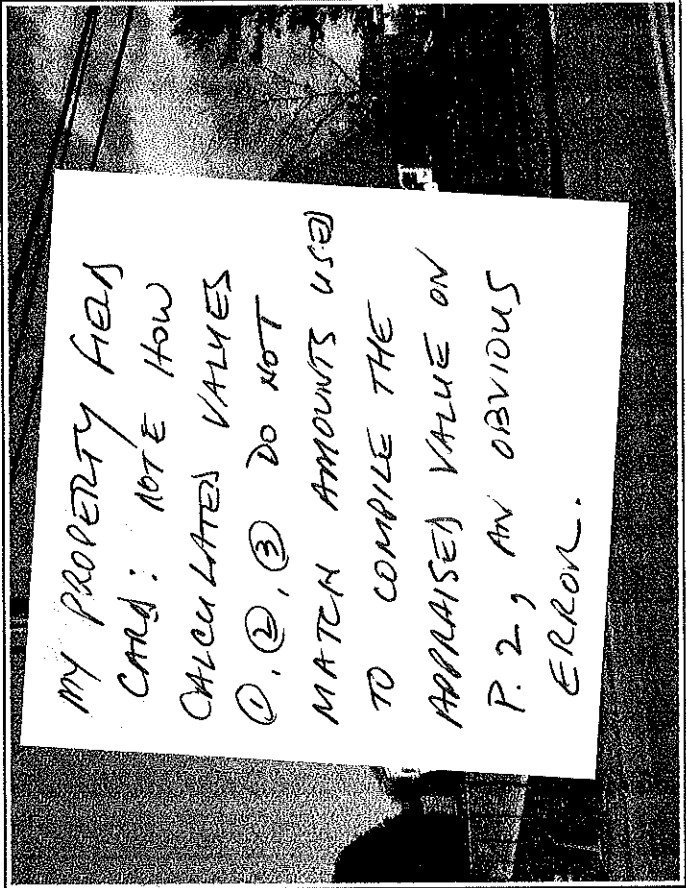
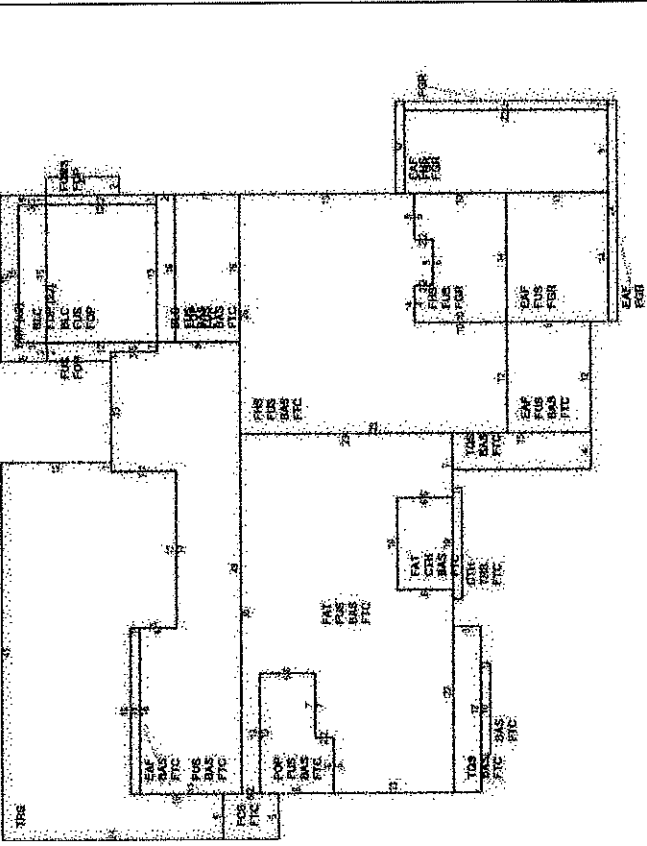


**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description	
Style:	105	Custom Design	Fireplaces	3	10.00	
Model:	01	Residential	Ceiling Height	2		
Grade:	19	Type II+	Elevator	2		
Stories:	2.5	2 1/2 Stories	<b>CONDO DATA</b>			
Occupancy:	1	Wood Shingle	Parcel Id	C	Ovne	
Exterior Wall 1:	14	Gable	Adjust Type	Code	Description	Factor%
Exterior Wall 2:	03	Wood Shingle	Condo Fir			
Roof Structure:	10	Drywall	Condo Unit			
Interior Wall 1:	05	Hardwood	<b>COST/MARKET VALUATION</b>			
Interior Wall 2:	12	Gas	Building Value New		2,630,478	
Interior Fir 1:	03	Forced Air	Year Built		2018	
Interior Fir 2:	04	Central	Effective Year Built		A	
Heat Fuel:	03	5 Bedrooms	Depreciation Code		2	
AC Type:	05	6 Full Baths	Remodel Rating		1	
Total Bedrooms:	6	1 Half Bath	Year Remodeled		98	
Total Bathrooms:	1	11 Rooms	Depreciation %		2,577,900	
Total Xtra Fixtrs:	5	Average	Functional Obsol			
Total Rooms:	11	Modern	Trend Factor			
Bath Style:	02	Whirlpool Tubs	Condition			
Kitchen Style:	03	Hot Tubs	Condition %			
Whirlpool Tubs:	1	Sauna (SF Area)	Percent Good			
Hot Tubs:		Fin Basement	Chs Sect Rchld			
Sauna (SF Area):		Bsmt. Garages	Dep % Ovr			
Fin Basement:		Fireplaces	Dep Ovr Comment			
Bsmt. Garages:		Ceiling Height	Misc Imp Ovr Comment			
Interior Cond:			Cost to Cure Ovr			
Fireplaces:			Cost to Cure Ovr Comment			
Ceiling Height:						

<b>OE - OUTBUILDING &amp; YARD ITEMS (EX - BUILDING EXTRA FEATURES (B))</b>											
Code	Sub	Sub Ty	L/V/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V.
SPL1	InGroun	CRH	L	512	61.00	2018	6	75	5	1.75	41,000

<b>BUILDING SUB-AREA SUMMARY SECTION</b>						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,423	2,423	351.05	850,583	
BLC	Balcony	0	257	53.27	13,691	
CTH	Cathedral Ceiling	0	72	68.26	4,915	
EAF	Attic, Expansion, Finished	141	314	157.64	49,497	
FAT	Attic, Finished	161	807	70.04	56,518	
FCB	Finished Cabana	0	30	234.03	7,021	
FGR	Garage	0	538	140.29	75,475	
FHS	Half Story, Finished	452	754	210.44	158,673	
FOP	Porch, Open	0	593	70.45	41,774	
ETC	Flo-Thru Crawl	0	2,465	35.18	86,708	
<b>Ttl Gross Liv / Lease Area</b>		<b>6,182</b>	<b>12,016</b>		<b>2,451,350</b>	





<b>CURRENT OWNER</b>		<b>UTILITIES</b>		<b>SIR/ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>		6158 WESTPORT, CT	
HUCHET LLC		3 Public Sewer 2 Public Water		1 Public 1 Compo SE		RES LAND DWELLING RES OUTBL		Code 1-1 1-3 1-4		Assessed 890,715 1,894,725 30,135	
282 COMPO RD S		<b>SUPPLEMENTAL DATA</b>		LIFT Hse Y-2018 AYE		Assoc Pld# D04113000		Code 1-1 1-3 1-4		Appraised 1,272,390 2,706,795 43,050	
WESTPORT CT 06880		Alt Pct ID 53150320-1		Historic ID 505		Census WestportC J15		Code 1-1 1-3 1-4		Assessed 900,300 1,937,100 30,100	
1		GIS ID D04113000		Survey Ma 5917		Q U U U Q Q		Year 2019		Year 2018	

Do NOT MATCH  
HIGH LIGHTED  
AMOUNTS

<b>RECORD OF OWNERSHIP</b>		<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>		2,815,575	
HUCHET LLC		3886 0271		3,999,000 00		Assessed		Code	
SIR-282 COMPO SOUTH LLC		3776 0256		1,400,000 31		857,500		Year	
3JK LLC		3458 0310		1,234,000 00		1,981,300		Year	
HOLMES ANN S & JOHN M		1693 0215		0 29		28,700		Year	
HOLMES JOHN M & ANN S		1303 0216		606,000 00		2867,500		Year	
Total		0.00		Total		2867,500		Total	

This signature acknowledges a visit by a Data Collector or Assessor

<b>ASSESSING NEIGHBORHOOD</b>		<b>APPROXIMATED VALUE SUMMARY</b>	
M 5277, M65917(1)		Appraised Bldg. Value (Card)	
0001		Appraised Xf (B) Value (Bldg)	
C		Appraised Ob (B) Value (Bldg)	
Sub		Appraised Land Value (Bldg)	
Nbrhd Name		Special Land Value	
Batch		Total Appraised Parcel Value	
Tracing		Valuation Method	
Notes		4,022,235	

1  
2  
3

Do NOT MATCH HIGH-LIGHTED AMOUNTS

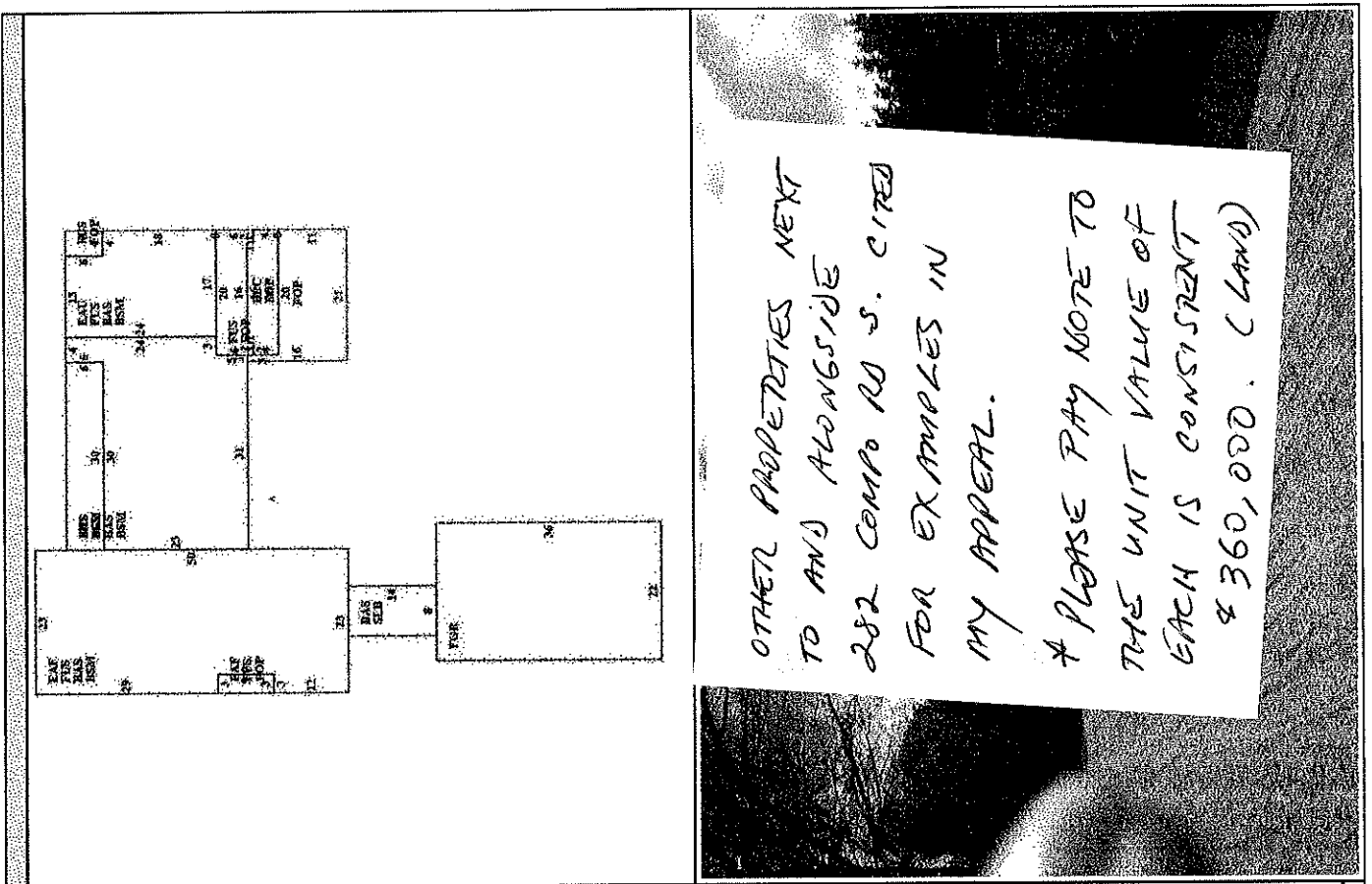
2,706,795  
0  
43,050  
1,272,390  
0  
4,022,235  
C

<b>BUILDING PERMIT RECORD</b>		<b>VISIT / CHANGE HISTORY</b>	
Permit Id	Issue Date	Type	Description
83048	08-30-2017	SP	Swimming Pool
82941	08-04-2017	NC	New Building
82787	06-20-2017	DE	Demolition
Date	Insp Date	% Comp	Date Comp
06-11-2020	10-10-2018	100	08-31-2018
05-14-2020	10-10-2018	100	09-24-2018
04-15-2020	09-19-2017	100	
Comments	CONSTRUCT 18' X 38' INGR TWO-STORY SINGLE FAMILY DEMOLISH 3261 SF SINGLE		

<b>LAND LINE VALUATION SECTION</b>		<b>APPROXIMATED VALUE SUMMARY</b>	
B Use Code	Description	Zone	Land
1 201C	Single Family	A	0.530 AC
Parcel Total Land Units	0.530 AC	Unit Price	445,500 1.71069
Parcel Total Land Area	0.5300	Site Index	6
Total Card Land Units	0.530 AC	Cond.	1.00 300
Total Land Value	1,211,800	Nbrhd. Adj	3.000

<b>NOTES</b>		<b>Notes</b>	
THIS SHOULD BE \$360,000		Location Adjustment	
1.0000		Adj Unit P	
1,211,800		Land Value	
Total Land Value		1,211,800	





OTHER PROPERTIES NEXT TO AND ALONGSIDE 282 COMPO RD S. CITED FOR EXAMPLES IN MY APPEAL.  
\* PLEASE PAY NOTE TO THE UNIT VALUE OF EACH IS CONSISTENT \$ 360,000. (LAND)

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Description	Element	Description						
106	Modern Design II	2	10.00						
01	Residential								
18	Type II								
2.5	2 1/2 Stories								
1	Occupancy								
29	Stone Veneer								
12	Cedar or Redwd								
03	Gable								
10	Wood Shingle								
05	Drywall								
06	Cust Wd Panel								
12	Hardwood								
03	Gas								
04	Forced Air								
03	Central								
06	6 Bedrooms								
7	7 Full Baths								
2	2 Half Bths								
16	16 Rooms								
02	Average								
03	Modern								
1	Kitchens								
	Whirlpool Tubs								
	Hot Tubs								
	Sauna (SF Area								
2318	Fin Basement								
5	Fin Bsmt Qual								
A	Bsmt. Garages								
2	Interior Cond								
	Fireplaces								
10.00	Ceiling Height								
	Living Area Q								
	Building Value New		3,757,291						
	Year Built		2018						
	Efrective Year Built		A						
	Depreciation Code		2						
	Remodel Rating		1						
	Year Remodeled								
	Depreciation %								
	Functional Obsol								
	External Obsol								
	Trend Factor								
	Condition								
	Condition %								
	Percent Good		98						
	Cns Sect Fcnld		3,682,100						
	Dep % Ovr								
	Dep Ovr Comment								
	Misc Imp Ovr								
	Misc Imp Ovr Comment								
	Cost to Cure Ovr								
	Cost to Cure Ovr Comment								
<b>OB - OUTBUILDING &amp; YARD ITEMS (EX - BUILDING EXTRA FEATURES (B))</b>									
Code	Sub	Head	Unit	Yr Bld	Cond. C	% Gd	Grade	Grade A	Appr. V
SPL1	L	800	61.00	2018	6	75	5	1.75	64,100
GEN	B	1	0.01	2015	98			0.00	0
<b>BUILDING SUB-AREA SUMMARY SECTION</b>									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Unit Deprac Value			
BAS	First Floor	2,590	2,590	2,590	483.21	1,251,509			
BLC	Balcony	0	96	96	70.47	6,765			
BSM	Basement Area	0	2,478	2,478	96.72	239,671			
EAF	Attic, Expansion, Finished	518	1,150	217.65	250.302	250,302			
EAU	Attic, Expansion, Unfinished	0	384	120.80	46.388	46,388			
FGR	Garage	0	792	193.41	153.177	153,177			
FHS	Half Story, Finished	475	791	229.524	229.524	229,524			
FOP	Porch, Open	0	487	96.24	46.871	46,871			
FUS	Upper Story, Finished	2,453	2,453	483.21	1,185,309	1,185,309			
SLR	Slab	0	112	0.00					
	Ttl Gross Liv / Lease Area	6,036	11,333			3,409,516			

APPEN: 282 COMPO RA SOUTH





CURRENT OWNER		TOPO		UTILITIES		SIRT/ROAD		LOCATION		CURRENT ASSESSMENT		6158 WESTPORT, CT	
MEHRA DUSHYANT & KULKARNI AS		31 Public Sewer 22 Public Water		1 Public		RES LAND DWELLING RES OUTBL		Code 1-1 1-3 1-4		Appraised 1,080,000 3,682,100 64,100		Assessed 756,000 2,577,500 44,900	
281 COMPO RD S		Alt Pct ID 53150247-1		LIR Hse Asking \$		Y-2018 AYB		Assoc Pld#		4,826,200		3,378,400	
WESTPORT CT		Historic ID 505		Census WestportC K26		Survey Ma 5463		GIS ID D04037000		Total		Total	

RECORD OF OWNERSHIP		BK VOLUME		SALE DATE		OU / VA		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Description	Amount	Code	Description	Number	Amount	Year	Code	Year	Code	Assessed V	Assessed		
		MEHRA DUSHYANT & KULKARNI ASHIMA	4045 0120	U	4,650,000	25	4,650,000	2019	1-1	2018	1-1	798,000	2017	1-1	798,000
		MINUTEMAN TRUST THE	3941 38	Q	4,900,000	00	4,900,000		1-3		1-3	2,785,700		1-3	495,500
		JOHNSON RAY C & INDRE L	2837 0065	Q	2,428,000	00	2,428,000		1-4		1-4	44,900			
		SIKORSKI MARY E	1678 0067	U	0	29	0								
		SIKORSKI BRIAN C & MARY E	1337 0292	U	590,000		590,000								
Total		Total		Total		Total		Total		Total		Total		Total	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbrhd	Sub	R	Batch
0001			
M/181(A), M/5212, M/5463(1)			

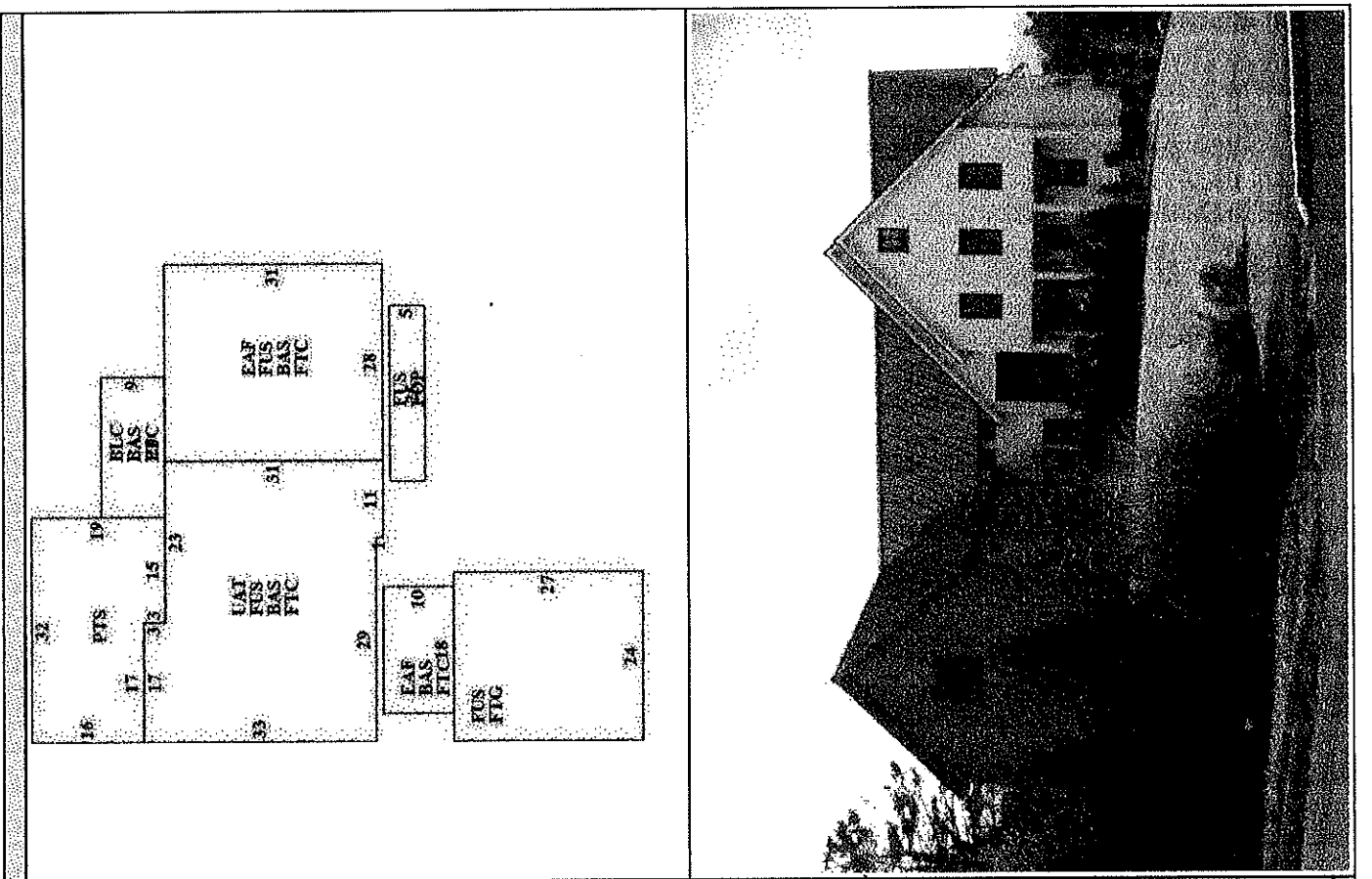
APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	3,682,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	64,100
Appraised Land Value (Bldg)	1,080,000
Special Land Value	0
Total Appraised Parcel Value	4,826,200

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Date
84514	09-18-2018	SP	05-14-2020
83352	11-13-2017	NC	04-28-2020
83301	10-30-2017	DE	03-02-2020
			02-05-2019
			08-27-2018
			06-14-2018
			07-30-2015

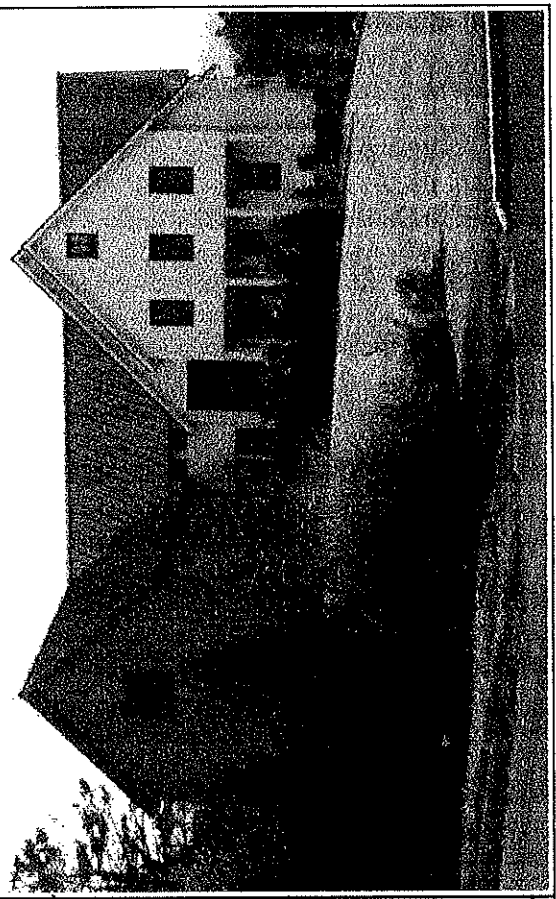
LAND LINE VALUATION SECTION		LAND VALUATION SECTION	
B Use Code	Description	Zone	Land Units
1 201C	Single Family	AA	1.000 AC
Total Card Land Units		1.000 AC	

LAND VALUATION SECTION		LAND VALUATION SECTION	
Parcel Total Land Area	Parcel Total Land Area	Parcel Total Land Area	Parcel Total Land Area
1.0000	1.0000	1.0000	1.0000
Total Land Value		Total Land Value	





CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)		Description								
Element	Cd	Element	Cd	Description	Description							
Style: 106	Modern Design II	Fireplaces	2									
Model: 01	Residential	Ceiling Height	9.00									
Grade: 16	Type 1	Elevator										
Stories: 2,25	1 Story	<b>CONDO DATA</b>										
Occupancy: 1	Cedar or Redwd	Parcel Id	C	Ovne								
Exterior Wall 1: 12	Gable	Adjust Type	Code	Description	Factor%							
Exterior Wall 2: 03	Enam/Mtl Panel	Condo Fir										
Roof Structure: 13	Drywall	Condo Unit										
Interior Wall 1: 05	Hardwood	<b>COST/MARKET VALUATION</b>										
Interior Wall 2: 12	Gas	Building Value New		3,022,775								
Interior Fir 1: 03	HydroAir	Year Built		2019								
Interior Fir 2: 09	Central	Effective Year Built		A								
Heat Fuel: 03	5 Bedrooms	Depreciation Code										
AC Type: 05	7 Full Baths	Remodel Rating		1								
Total Bedrooms: 7	2 Half Bths	Year Remodeled										
Total Bthrms: 2	13 Rooms	Depreciation %										
Total Half Baths: 3	Average	Functional Obsol										
Total Xtra Fixtrs: 13	Modern	External Obsol										
Total Rooms: 02		Trend Factor										
Bath Style: 03		Condition										
Kitchen Style: 1		Condition %		99								
Kitchens		Percent Good		2,992,500								
Whirlpool Tubs		Cns Sect Rctnd										
Hot Tubs		Dep % Ovr										
Sauna (SF Area)		Dep Ovr Comment										
Fin Basement		Misc Imp Ovr										
Fin Bsmt Qual		Misc Imp Ovr Comment										
Bsmt. Garages		Cost to Cure Ovr										
Interior Cond		Cost to Cure Ovr Comment										
Fireplaces		<b>OB - OUTBUILDING &amp; YARD ITEMS (L) &amp; BUILDING EXTRA FEATURES (B)</b>										
Ceiling Height		Code	Description	Sub Ty	Units	Unit Price	Yr Bilt	Contd. C	% Gd	Grade	Grade A	Appr. V
		SPL1	InGroun	GNH	L	800	2020	6	75	5	1.75	53,000
		PAT1	Patio	SN	L	500	2020	6	75	5	1.75	10,800
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value						
BAS	First Floor	2,490	2,490		440.97	1,098,018						
BLC	Balcony	0	180		66.15	11,906						
EAF	Attic, Expansion, Finished	472	1,048		198.61	208,138						
FOP	Porch, Open	0	125		88.19	11,024						
FTG	Flo-Thru Crawl	0	2,490		44.10	109,802						
FTG	Flo-Thru Garage	0	648		132.02	85,548						
FUS	Upper Story, Finished	2,903	2,903		440.97	1,280,139						
PTS	Patio - Stone	0	557		66.50	37,042						
UAT	Attic, Unfinished	0	1,262		44.03	55,562						
Ttl Gross Liv / Lease Area		5,865	11,703			2,897,179						



APPEAL: 282 COMPO RD. S.



CURRENT OWNER		TOPO		UTILITIES		STRI/ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	Code	Value	Code	Description	Code	Description	Code	Description	Code	Assessed
3	Public Sewer			1	Public			RES LAND	1-1	1,002,200	701,500
2	Public Water			2	Public			DWELLING	1-3	2,992,500	2,094,800
								RES OUTBL	1-4	63,800	44,700

SUPPLEMENTAL DATA		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)	
Code	Description	Year	Code	Year	Code	Year	Code
Alt Prol ID	53150321	07-30-2020	Q	00	2019	1-1	2017
Historic ID	505	02-27-2018	U	29	2018	1-1	2017
Census	WestportC J14	12-08-2017	U	29	2018	1-3	2017
Survey Ma	7237(B)	12-08-2017	U	31	2018	1-3	2017
Survey Ma		10-11-1984	U		2018	1-3	2017
GIS ID	D04112000				2019	1-3	2017

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

ASSESSING NEIGHBORHOOD		TOTAL	
Nbhd	Sub	Year	Code
M/1259, M/1492, M/5924(B), M/7234(B)	R	2019	1-3
M/7237(B)		2018	1-1

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Date	Id
86341	02-11-2020	10-06-2020	HH
85456	05-30-2019	08-20-2020	SR
85431	05-23-2019	08-10-2020	PG
		07-24-2020	HH
		06-15-2020	VA
		03-02-2020	VA
		10-18-2019	PG

RECORD OF OWNERSHIP		OTHER ASSESSMENTS		TOTAL	
Year	Code	Description	Amount	Year	Code
286 COMPO ROAD SOUTH WESTPORT LLC	4026	0096	3,899,000	2019	1-1
286 COMPO ROAD SOUTH LLC	3843	0237	0	2019	1-3
DURAKIS LINDA & GREEN WILLIAM	3829	0325	0	2019	1-3
W R GREEN CONSTRUCTION LLC	3829	0321	1,200,000	2019	1-3
JONES DAVID R & JENNIFER	0704	0085	243,000	2019	1-3

LAND LINE VALUATION SECTION		TOTAL	
B Use Code	Description	Zone	Land Units
1	201C Single Family	A	0.660 AC
Total Card Land Units			0.660 AC

APPROXIMATED VALUE SUMMARY		TOTAL	
Code	Description	Amount	Code
0	Appraised Bldg. Value (Card)	2,992,500	0
0	Appraised Xf (B) Value (Bldg)	63,800	0
0	Appraised Ob (B) Value (Bldg)	1,002,200	0
0	Appraised Land Value (Bldg)	4,058,500	0
C	Special Land Value		C
	Total Appraised Parcel Value	4,058,500	

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**CURRENT OWNER**  
 SIMPLE PLAN ONE LLC  
 11 KEYSER ROAD  
 WESTPORT CT 06880

**UTILITIES**  
 3 Public Sewer  
 2 Public Water

**TOPO**  
 31 Public Sewer  
 2 Public Water

**STRT/ROAD**  
 1 Public

**LOCATION**  
 RES LAND  
 DWELLING

**APPROASSED**  
 1-1 1,061,810  
 1-3 638,900

**ASSESSED**  
 743,300  
 447,200

6158  
 WESTPORT, CT

**VISION**

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	5-1	706,400	2018	1-1	642,200	2017	1-1	642,200
				1-3	135,400		1-3	135,400
				1-4	1,300		1-4	1,300
<b>Total</b>		706,400	<b>Total</b>		779,900	<b>Total</b>		779,900

**EXEMPTIONS**

Description	Amount
3881 0058	1,220,000
2436 0139	1,075,000
2221 0009	800,000
1558 0114	322,500
<b>Total</b>	0.00

**OTHER ASSESSMENTS**

Year	Code	Description	Number	Amount	Comm Int

**ASSESSING NEIGHBORHOOD**

Nbhd	Sub	Nbhd Name	Batch
0001	R	0001	

**NOTES**  
 M1517(2), M15757; WOB  
 ECO=LOC  
 7/15 REAR FENCED

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	638,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,061,810
Special Land Value	0
Total Appraised Parcel Value	1,700,710

**BUILDING PERMIT RECORD**

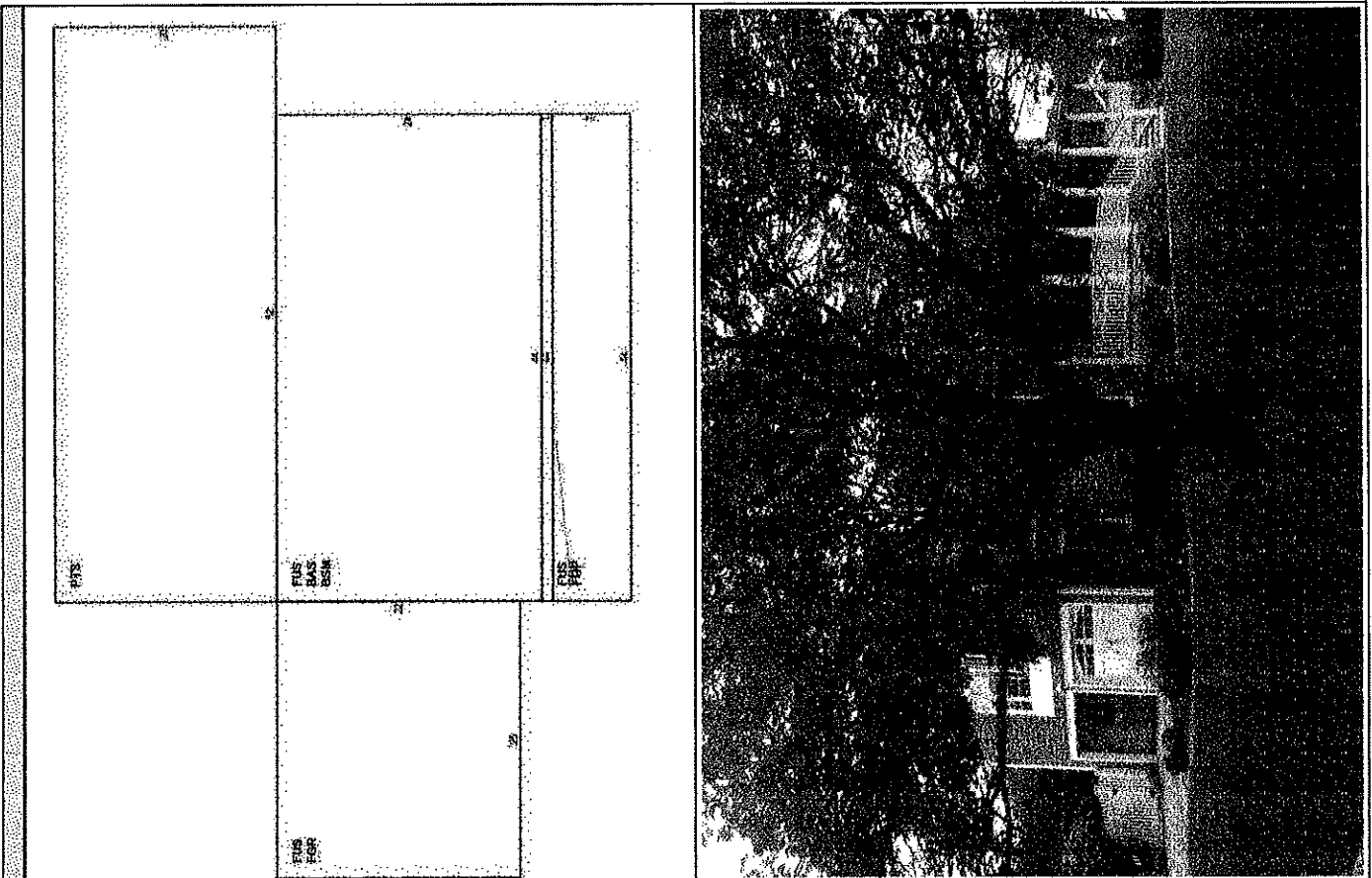
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
86414	03-09-2020	NC		1,350,000	10-06-2020	25		TWO-STORY SINGLE FAMILY
84694	11-01-2018	DE	Demolition	0	06-04-2019	100	06-04-2019	DEMOLISH 3248 SF SINGLE

**LAND LINE VALUATION SECTION**

B Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Location Adjustment	Adj Unit P	Land Value			
1	201C Single Family	A	0.520	AC	360,000	1.71880	5	1.00	300	3.000	VAC	1.1000	1,061,810			
<b>Total Card Land Units</b>											0.520	AC	<b>Parcel Total Land Area</b>	10.5200	<b>Total Land Value</b>	1,061,810

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CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Description	Element	Cd	Description							
03	Colonial	Fireplaces	1								
01	Residential	Ceiling Height	8.00								
13	A-	Elevator									
2	2 Stories	<b>CONDIC DATA</b>									
1	Wood Shingle	Parcel Id	C	Ovrnr							
14	Gable	Adjust Type	Code	Description	Factor%						
03	Wood Shingle	Condo Fir									
10	Drywall	Condo Unit									
05	Hardwood	<b>COST/MARKET VALUATION</b>									
12	Oil	Building Value New		660,475							
02	Hot Water	Year Built		1972							
05	Central	Effective Year Built		A							
03	4 Bedrooms	Depreciation Code		B							
04	3 Full Baths	Remodel Rating		2011							
3	1 Half Bath	Year Remodeled		33							
1	8 Rooms	Depreciation %		1							
3	Average	Functional Obsol		67							
8	Average	External Obsol		442,500	①						
02	Kitchens	Trend Factor									
1	Whirlpool Tubs	Condition %									
Hot Tubs	Sauna (SF Area	Percent Good									
Fin Basement	Fin Bsmt Qual	Cns Sect Rend									
Bsmt Garages	Interior Cond	Dep % Ovr									
Fireplaces	Interior Cond	Misc Imp Ovr									
Ceiling Height	8.00	Cost to Cure Ovr									
		Cost to Cure Ovr Comment									
<b>OB - OUTBUILDING &amp; YARD ITEMS (L) / X - BUILDING EXTRA FEATURES (B)</b>											
Code	Description	Sub Ty	Units	Unit Pric	Yr Blt	Cond.	C	% Gd	Grade	Grade A	Appr. V
SPL1	InGroun	GN	720	48.80	2008	5	60	4	1.35	28,500	
SHD1	Shed	FR	64	11.00	2015	5	60	3	1.00	400	
											28902 (B)
<b>BUILDING SUB-AREA-SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,056	1,056		180.92	191,048					
BSM	Basement Area	0	1,056		36.15	38,173					
FGR	Garage	0	550		72.37	39,802					
FOP	Porch, Open	0	352		35.98	12,664					
FUS	Upper Story, Finished	1,650	1,650		180.92	298,512					
PTS	Patio - Stone	0	1,040		27.14	28,223					
	Ttl Gross Liv / Lease Area	2,706	5,704			608,422					

APPEAL: HUCHE 282 Compo Rd S.



CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
TOPO	TOPO	31 Public Sewer	2 Public Water	1 Public		Description	Code	Appraised	Assessed
						RES LAND	1-1	960,000	672,000
						DWELLING	1-3	442,500	309,800
						RES OUTBL	1-4	28,900	20,300
<b>SUPPLEMENTAL DATA</b> Alt Prol ID: 53150322-1 Historic ID: 505 Census: WestportC J15 Survey Ma: 6904 Survey Ma: GIS ID: D04109000 Assoc Pld#:									

RECORD OF OWNERSHIP		BK VOLUME		SALE DATE		DU / VI		SALE PRICE		VC	
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Assessed	Year	Code
			2590	0061	07-27-2005	U	0	29	709,800	2018	1-1
			1869	0142	06-29-2001	Q	871,300	00	330,300	2017	1-3
			1590	0239	04-27-1998	U	0	29	20,300	2017	1-4
<b>EXEMPTIONS</b> Description: ULLMANN JODI B ULLMANN RICHARD A & JODI B HOTCH JEFFREY D & DENISE Total: 0.00											

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
<b>ASSESSING NEIGHBORHOOD</b> Nbrhd: 0001 Sub: R Nbrhd Name: B Tracing:			

BUILDING PERMIT RECORD		LAND LINE VALUATION SECTION	
Permit ID	Issue Date	Description	Amount
73128	05-27-2011	AD Additions	18,000
71985	07-28-2010	AL Alterations	35,000
69877	06-25-2008	MISC	1,000
69679	04-23-2008	SP Swimming Pool	59,000

B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbrhd.	Nbrhd. Adj	Notes
1	101	Single Family Re	A		0.500 AC	360,000	1.77777	5	1.00	300	3,000	

VISIT/CHANGE HISTORY	
Date	Id
05-14-2020	SR
03-02-2020	VA
08-17-2015	VA
07-30-2015	MJF
07-30-2015	MJF
07-09-2015	VA
09-13-2012	CP

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	442,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	28,900
Appraised Land Value (Bldg)	960,000
Special Land Value	0
Total Appraised Parcel Value	1,431,400

TOTAL APPRAISED PARCEL VALUE	
Total	1,431,400



BOARD OF ASSESSMENT APPEALS HEARINGS  
2020 GL

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

PRIOR BAA REDUCTION? No WHEN? \_\_\_\_\_

VISION INFORMAL HEARING? Yes

INFORMAL HEARING RESULT: No Change

DATE OF LAST INSPECTION: 10.10.2018

PURCHASE DATE: 10.12.2018

PROPERTY ADDRESS: 282 Compo Rd. S.

OWNER: Huchet LLC / Donald Linsey

ASSESSMENT: 2,815,575

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

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

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

