

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

Office Use Only
GL Year: 2020 **7058**
List No: _____

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

By authority of Connecticut State Statute 12-111

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

Two copies of the forms must be returned to:

WESTPORT TOWN HALL
BOARD OF ASSESSMENT APPEALS
110 MYRTLE AVENUE - ROOM 104
WESTPORT, CT 06880

Grand List of October 1, 2020 Date(s) not available: _____

Property Owner's Name: Bella Luna LLC

Property Location: 116 Beachside Ave., Westport
Telephone contact: 2035431129

Appellant's Name: Gary Reiner
Property Type: Residential

RECEIVED

FEB - 4 2021

ASSESSOR'S OFFICE

Email Address: gary.reiner@gmail.com

Mailing Address: 86 Coleytown Road, Westport CT 06880
Phone Number: 2035431129

Total Assessment: ~~\$6,069,240~~ **4,248,500**
Appellant's Estimate of Market Value: \$6,000,000

BRIEFLY STATE YOUR REASON FOR APPEAL: The property was on the market for a long period of time and we purchased it for that value. That would suggest market value.

Thank you very much for considering.

Signature at Application *Gary Reiner* Date: 2/4/21
Signature at Time of Hearing _____ Date: _____

For Official Use Only

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	
BELLA LUNA LLC		4 Gas	1 Public	1		Description	Assessed
86 COLEYTOWN RD		6 Septic				VAC RS LN	4,248,500
WESTPORT CT 06880		2 Public Water					6,069,240
		SUPPLEMENTAL DATA					
		Alt Prcl ID 545259-1					
		Historic ID 39					
		Census 506					
		WestportC L35					
		Survey Ma 9731(E)					
		Survey Ma					
		GIS ID 106027000					
		Assoc Pld#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC
BELLA LUNA LLC	4040	0224	08-31-2020	U	V	6,000,000	25
EVERGREEN EAST LLC	2674	0107	05-01-2006	Q	I	10,000,000	00
114 & 6 COPPER HILL ESTS LLC TRS	2648	0038	02-07-2006	U	I	0	04
114 & 6 COPPER HILL ESTS LLC TRS	1589	0070	04-20-1998	U	I	0	29
Total						4720600	Total

EXEMPTIONS		OTHER ASSESSMENTS	
Description	Amount	Description	Amount
	0.00		
Total		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Sub	Description	
0001	F	0001	
		Tracing	
		Batch	
		MI 7101(1), 5129, 9742, 9769	
		WAS 114 BEACHSIDE AVE CHANGED TO 118	
		PER PUBLIC WORKS	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
96,916 SF		06-12-2020	19 Field Review
2.2249 AC		03-02-2020	60 Mailer Sent
		02-13-2015	18 No Tresp/Dog/Not M or I ot
		05-19-2010	11 QC - Check/Field Review
		02-16-2006	45 Change - Value Change To
		11-02-2005	10 Measur/LtrSnt - Letter Sent
		08-22-2005	09 Measur Estmt - Owner non-
Total Appraised Parcel Value		6,069,240	

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B Use Code	Description	Zone	Valuation Method
1	100L Res Vac Lnd OF	AAA	C
Total Card Land Units		2.230 AC	6,069,240

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CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 99	00	Vacant Land	Fireplaces		
Model		Vacant	Ceiling Height		
Grade:			Elevator		
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bathrooms					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
Kitchens					
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages					
Interior Cond					
Fireplaces					
Ceiling Height					

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

Code	Descript	Sub	Sub Ty	U/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
	Ttl Gross Liv / Lease Area	0	0			0

CONDO DATA

Parcel Id	C	Owne
Adjust Type	Code	Description
Condo Flr		Factor%
Condo Unit		

COST / MARKET VALUATION

Building Value New	0
Year Built	
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	0
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	100
Percent Good	
Cns Sect Rchld	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

No Sketch



LAND ONLY

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: 8-31-20

PROPERTY ADDRESS: 116 Beachside Ave

OWNER: Bella Luna LLC

ASSESSMENT: 4,248,500

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

