

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
GL Year: 2020
List No: 6186

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

RECEIVED
FEB 11 2021
ASSESSOR'S OFFICE

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: 3/1/21

Property Owner's Name: Kathleen G. Volpe and Michael A. Shaner

Property Location: 16 Sunnyside Lane Telephone contact: 203-777-5800
(number and street)

Appellant's Name: Kathleen G. Volpe and Michael A. Shaner Property Type: Residential
(residential, commercial, personal property, motor vehicle)

Email Address: apb@bvmlaw.com

Mailing Address: 900 Chapel Street, 11th Floor, New Haven, CT 06510 Phone Number: 203-777-5800

Total Assessment: \$1,441,00.00 Appellant's Estimate of Market Value: \$1,852,500.00

BRIEFLY STATE YOUR REASON FOR APPEAL: Property is over-assessed Assess: *1,296,750.00

Signature at Application [Signature] Date: 2/10/21
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		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
VOLPE KATHLEEN G & SHANER MIC		6 Septic	2 Private			Code	Assessed
16 SUNNYSIDE LN		2 Public Water				1-1	444,900
WESTPORT CT 06880		SUPPLEMENTAL DATA				1-3	996,100
1		Alt Prcd ID 5440070-B-10	Lift Hse	2199000		Total 2,058,500	
GIS ID F-16015000		Assoc Pld#			PREVIOUS ASSESSMENTS (HISTORY)		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
VOLPE KATHLEEN G & SHANER MICHAELA		4076	12-15-2020	Q	I	1,912,500	00
CHERRY BRIAN N & HEATHER		2665	04-03-2006	Q	I	3,150,000	00
SABIN ASSOCIATES LLC		2153	03-03-2003	Q	I	862,500	31
DORSEY LOUIS RICHARD & PAULINE J		0162	04-01-1959	U	V	0	29
Total							

EXEMPTIONS		OTHER ASSESSMENTS	
Description	Amount	Description	Amount
	0.00		

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	B		
Sub	R		
	0004		
M/4580(10)			
9/2014 BACK EST - FENCED			

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
63463	06-18-2003	NEW S/F HOM	DEMO 2 STOR
63221	04-14-2003	DEMOS	NEW S/F HOME 2 STY W/ UN DEMO 2 STORY DWELLING
Total Appraised Parcel Value		2,058,500	

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Permit Id	Issue Date	Type	Description
63463	06-18-2003	NEW S/F HOM	DEMO 2 STOR
63221	04-14-2003	DEMOS	NEW S/F HOME 2 STY W/ UN DEMO 2 STORY DWELLING
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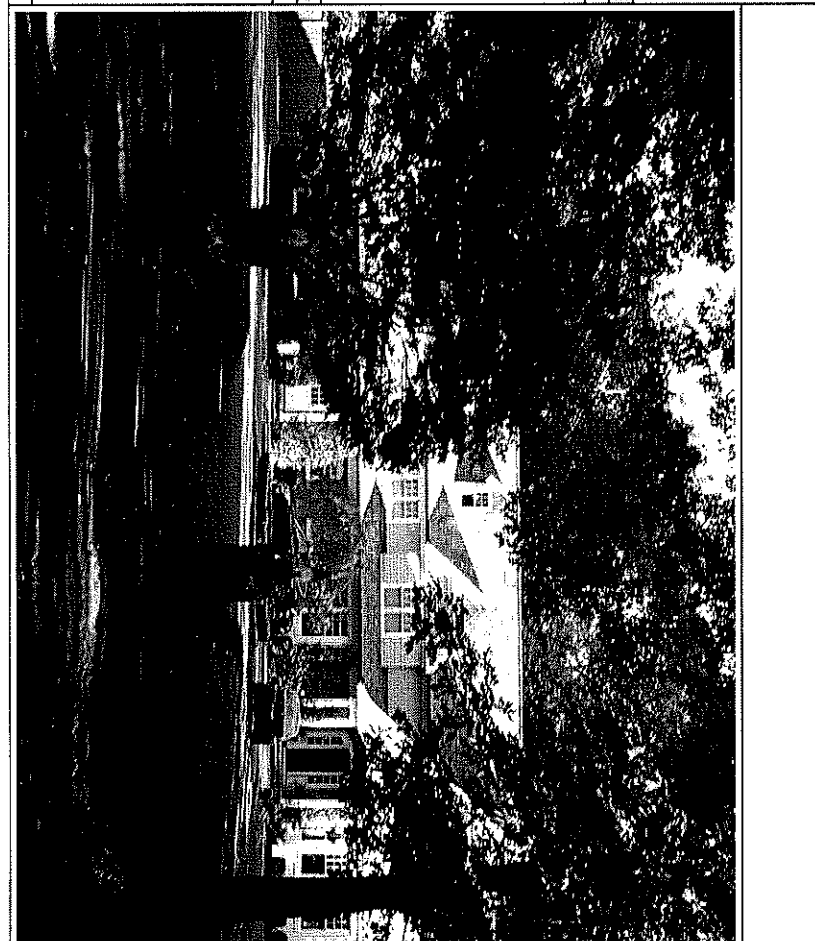
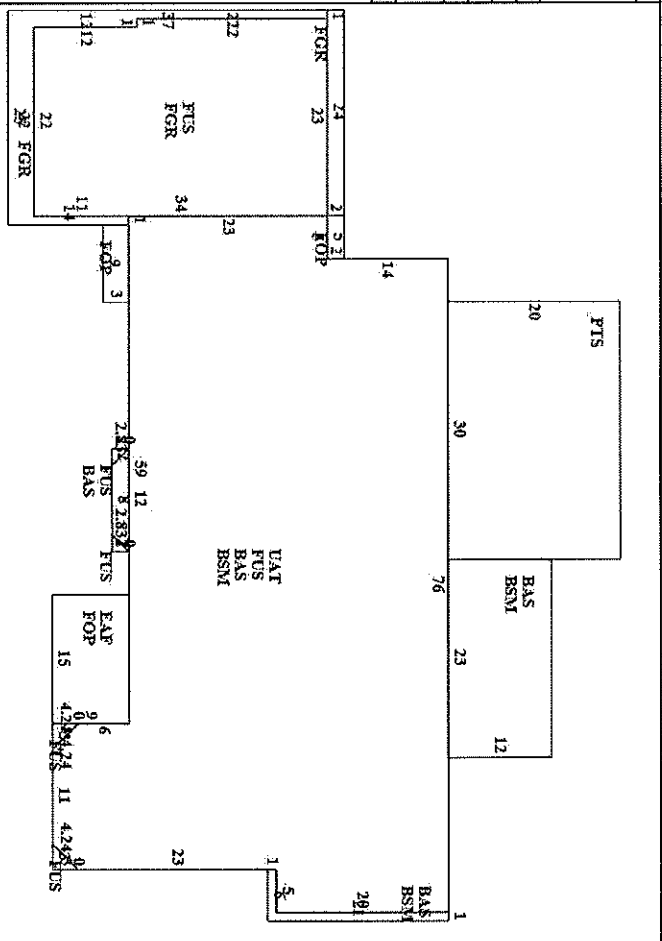
LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
Year	Code	Year	Code
2020	1-1	2018	1-1
	1-3		1-3
Total 1503200		Total 1778900	
This signature acknowledges a visit by a Data Collector or Assessor			
Appraised Bldg. Value (Card)		1,423,000	
Appraised Xf (B) Value (Bldg)		0	
Appraised Ob (B) Value (Bldg)		0	
Appraised Land Value (Bldg)		635,500	
Special Land Value		0	
Total Appraised Parcel Value		2,058,500	
Valuation Method		C	

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 103		Custom Colonial	Fireplaces	3	
Model: 01		Residential	Ceiling Height	9.00	
Grade: 18		Type II	Elevator		
Stories: 2		2 Stories	CONDO DATA		
Occupancy: 1		Wood Shingle	Parcel Id	C	Owner
Exterior Wall 1: 14		Stone/Masonry	Adjust Type		Code
Exterior Wall 2: 21		Gable	Condo Flr		Description
Roof Structure: 03		Wood Shingle	Condo Unit		Factor%
Interior Wall 1: 10		Drywall	COST / MARKET VALUATION		
Interior Wall 2: 05		Hardwood	Building Value New	1,801,329	
Interior Flr 1: 12		Oil	Year Built	2004	
Interior Flr 2: 02		Forced Air	Effective Year Built		
Heat Fuel: 04		Central	Depreciation Code	A	
Heat Type: 03		5 Bedrooms	Remodel Rating		
AC Type: 05		6 Full Baths	Year Remodeled		
Total Bedrooms: 6		1 Half Bath	Depreciation %	21	
Total Bathrooms: 1		13 Rooms	Functional Obso		
Total Xtra Fixts: 3		Average	External Obso		
Total Rooms: 13			Trend Factor	1	
Bath Style: 02			Condition		
Kitchen Style: 02			Condition %		
Kitchens: 1			Percent Good	79	
Whirlpool Tubs			Cns Sect Rchld	1,423,000	
Hot Tubs			Dep % Ovr		
Sauna (SF Area			Dep Ovr Comment		
Fin Basement	1500	Living Area Q	Misc Imp Ovr		
Fin Bsmnt Qual	4		Misc Imp Ovr Comment		
Bsmnt Garages	0		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	3				
Ceiling Height	9.00				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub TV	LB	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
BUILDING SUB-AREA SUMMARY SECTION												
	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value						
BAS	First Floor	3,308	3,308		180.89	598,362						
BSM	Basement Area	0	3,288		36.20	119,025						
EAF	Attic, Expansion, Finished	61	135		81.74	11,034						
FGR	Garage	0	950		72.36	68,738						
FOP	Porch, Open	0	172		35.76	6,150						
FUS	Upper Story, Finished	3,790	3,790		180.89	685,571						
PTS	Patio - Stone	0	600		27.13	16,280						
UAT	Attic, Unfinished	0	2,986		18.11	54,086						
		7,159	15,229			1,559,266						



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February 5, 2021

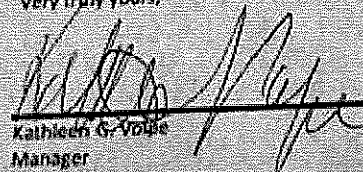
Westport Town Hall
Board of Assessment Appeals
Room 104
110 Myrtle Avenue
Westport, CT 06880

Re: Owner: Kathleen G. Volpe & Michael A. Shaner
Property Address: 16 Sunnyside Lane

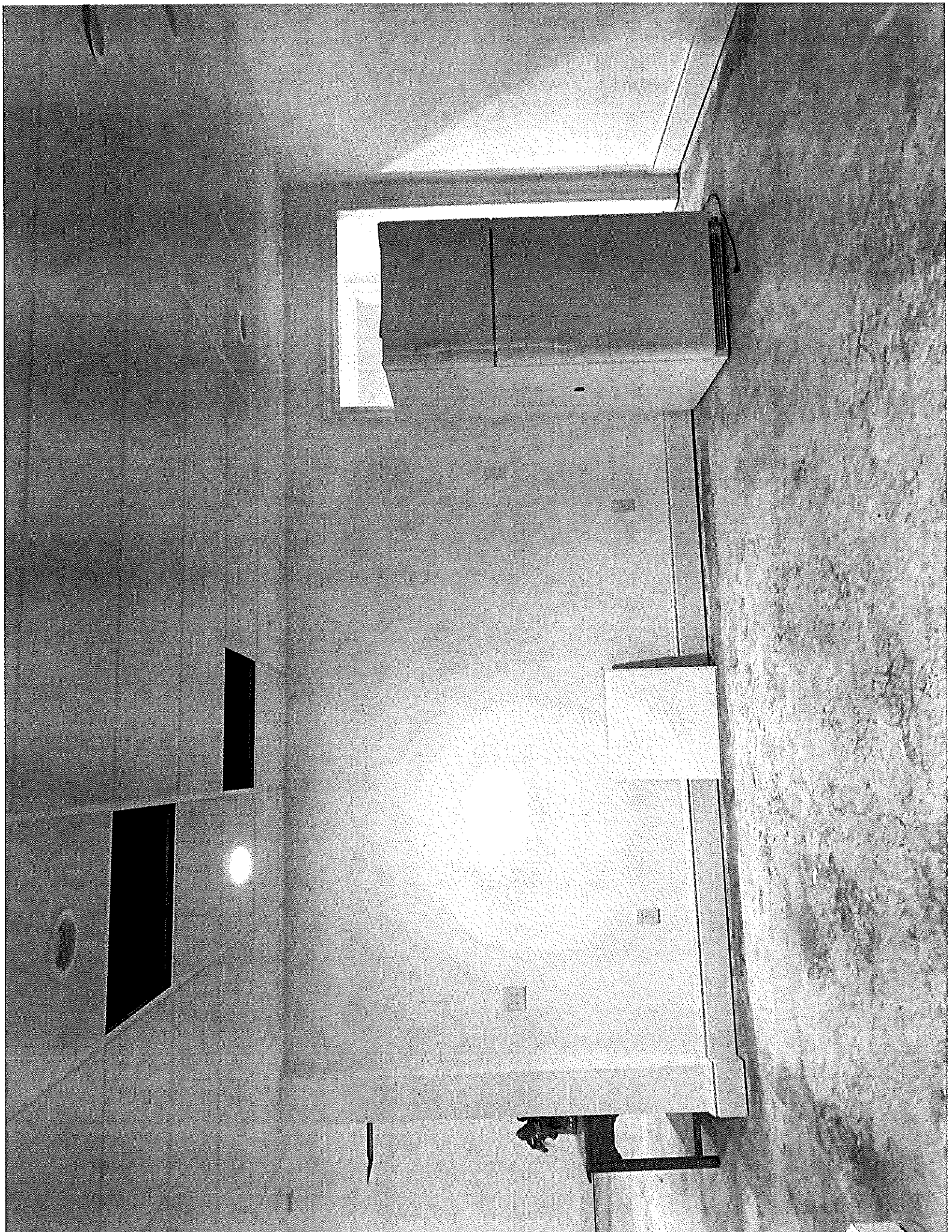
To Whom It May Concern

Please be advised that we, Kathleen G. Volpe & Michael A. Shaner, owners of the above property located in the Town of Westport, CT do hereby appoint Amy P. Blume and/or the law firm of Bernstein, Volpe & McKeon to act as our agent in all matters before the Board of Assessment Appeals of the Town of Westport.

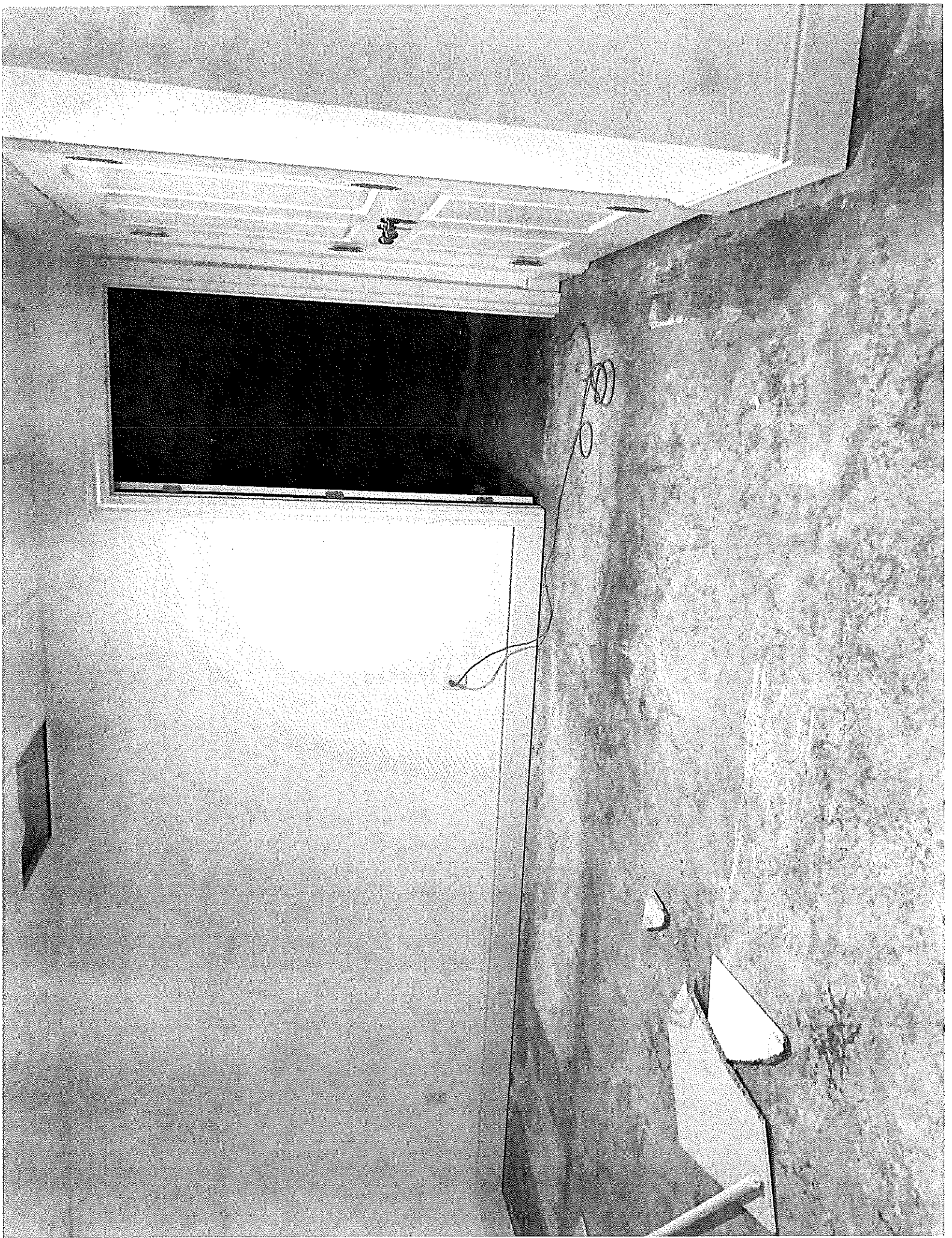
Very truly yours,

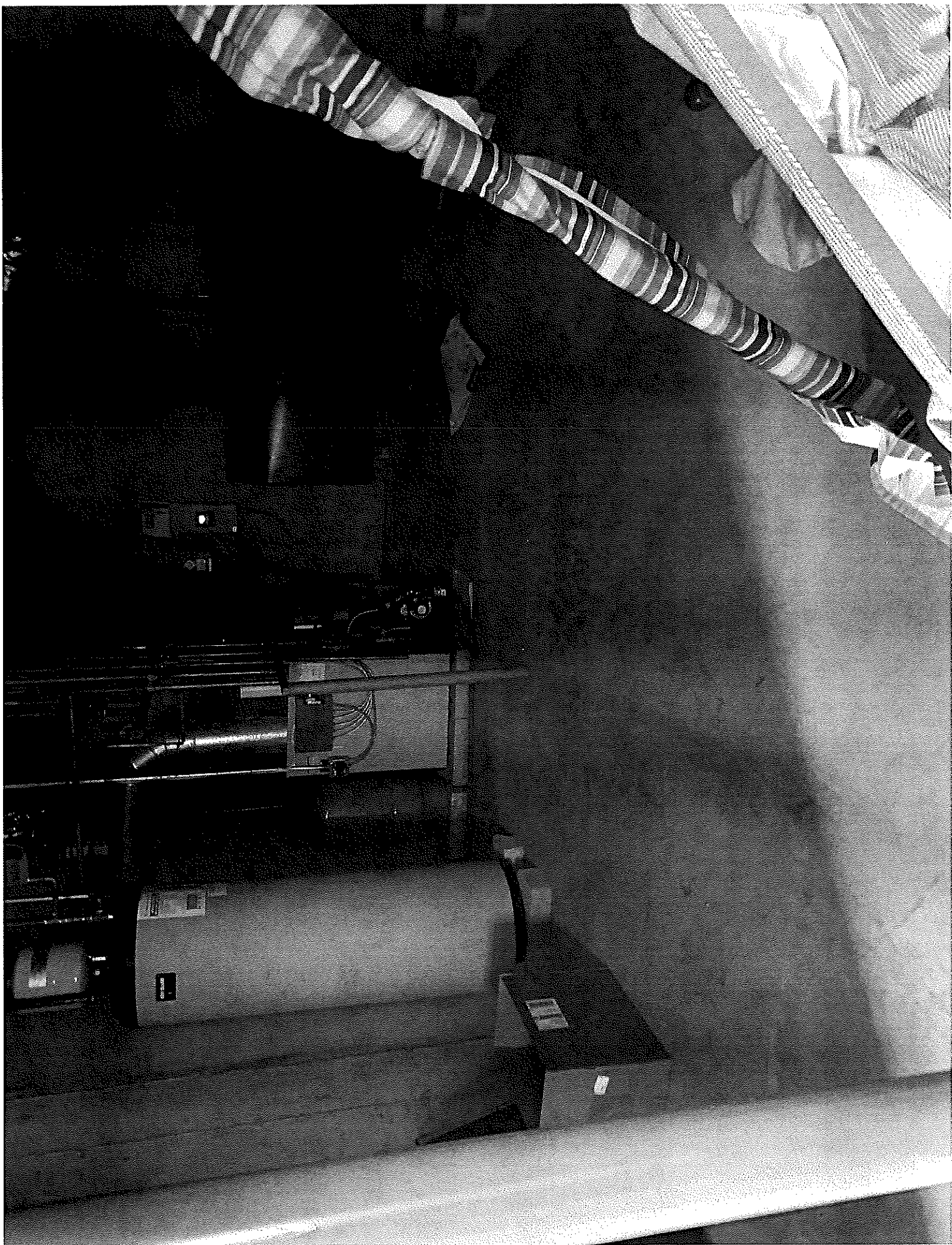

Kathleen G. Volpe
Manager
Duly Authorized

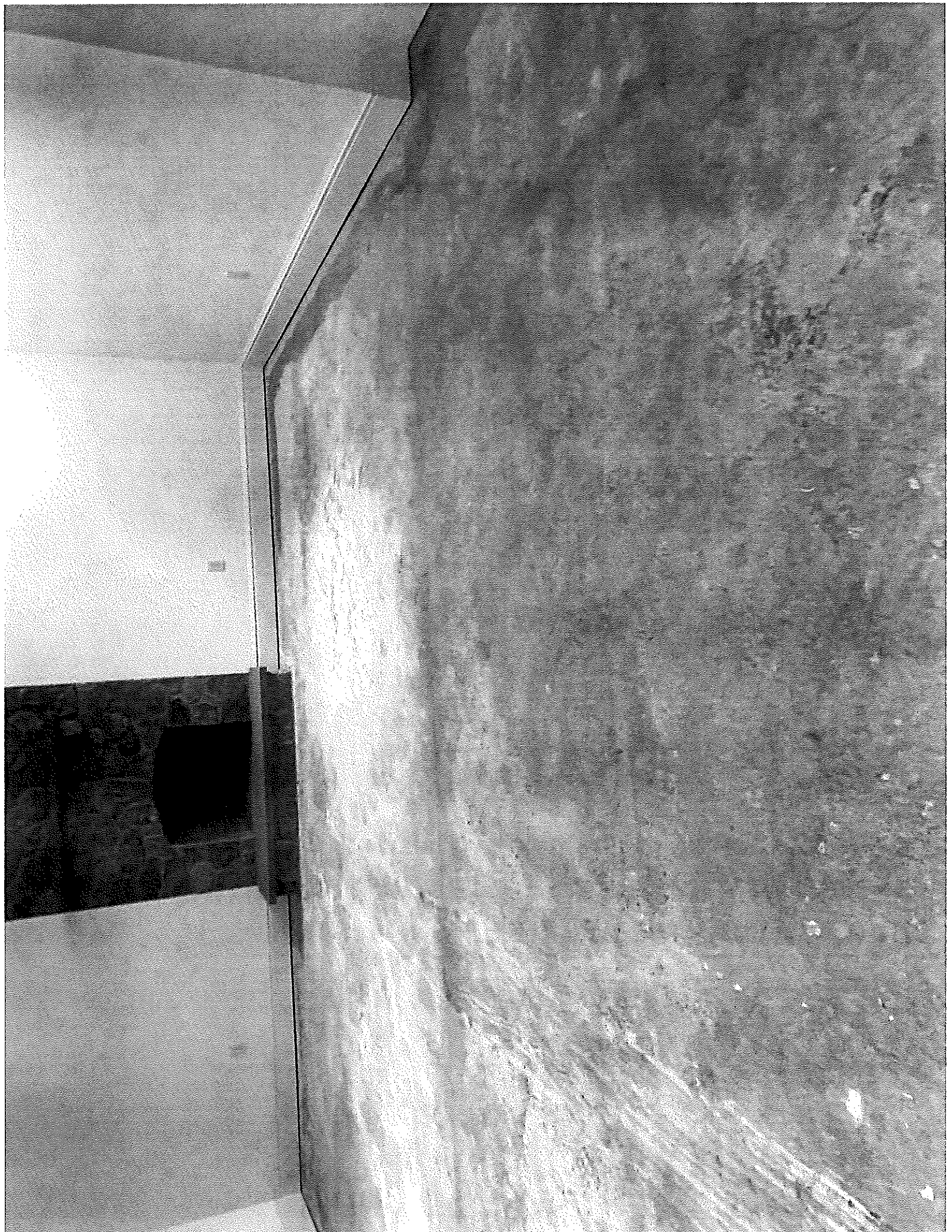

Michael A. Shaner













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: N/A

PURCHASE DATE: 12.15.2020

PROPERTY ADDRESS: 16 Sunnyside Ln.

OWNER: Volpe, Kathleen - Shaner, Michael

ASSESSMENT: 1,441,000

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

