

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
GL Year: 2020
List No: 8302

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

RECEIVED

By authority of Connecticut State Statute 12-111

FEB 18 2021

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

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

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

Property Owner's Name: Salvatore Zucaro

Property Location: 8 Berkeley Hill Telephone contact: 203-505-8931
(number and street)

Appellant's Name: Salvatore Zucaro Property Type: Residential
(residential, commercial, personal property, motor vehicle)

Email Address: szucaro4@gmail.com

Mailing Address: 8 Berkeley Hill Westport, CT Phone Number: 203-505-8931

Total Assessment: \$655,100 Appellant's Estimate of Market Value: \$800,000

BRIEFLY STATE YOUR REASON FOR APPEAL: Appraisal value doesn't reflect that most of the land is not usable because it's very steep.

Signature at Application [Signature] Date: 2-17-2021

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		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6158	
ZUCARO SALVATORE		6 Septic 5 Well		2 Private				RES LAND DWELLING RES OUTBL		390,500 247,800 16,800	
6 BERKELEY HILL		SUPPLEMENTAL DATA						1-1 1-3 1-4		557,900 354,000 24,000	
WESTPORT CT 06880		Alt Prcl ID 5322230-22 Historic ID Census 503 WestportC B34 Survey Ma 3222 Survey Ma		Lift Hse Asking \$						Assessed	
1		GIS ID E16020000		Assoc Ptd#						Total 935,900	

RECORD OF OWNERSHIP													
ZUCARO SALVATORE		3977		113		01-16-2020		U		0		29	
GSKE LLC		3942		272		08-21-2019		U		0		29	
ZUCARO SALVATORE		3895		0187		12-12-2018		U		450,000		14	
BANK OF NEW YORK MELLON TRUSTEE		3843		0184		02-27-2018		U		0		14	
MULLALLY MARK C TRUSTEE		2271		0130		08-20-2003		Q		765,000		00	
Total		655100		Total		666000		Total		666000		636300	

EXEMPTIONS													
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Year	Code	Assessed	Assessed
OTHER ASSESSMENTS													
This signature acknowledges a visit by a Data Collector or Assessor													

ASSESSING NEIGHBORHOOD											
Nbhd	Sub	R	Nbhd Name	Tracing	Batch						
0004		R	0004								
NOTES											
M/322(C); WOOD SHED 4X8 NO VALUE;											
14X16 RM - ELECTRIC HEAT											
PREVIOUSLY KNOWN AS 6 BERKELEY HILL											
CHANGED ON 2/8/2019 PER ENGINEERING											

APPRaised VALUE SUMMARY											
Appraised Bldg. Value (Card)		354,000									
Appraised Xf (B) Value (Bldg)		0									
Appraised Ob (B) Value (Bldg)		24,000									
Appraised Land Value (Bldg)		557,900									
Special Land Value		0									
Total Appraised Parcel Value		935,900									
Valuation Method		C									
Total Appraised Parcel Value											
935,900											

BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			
84930	12-20-2018	AL	Alterations	40,000	05-07-2020		11-15-2019	UPGRADE 3/4/2019, Amount REPLACE MISC. WINDOWS,			

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	AAA	Single Family Re	1.390	AC	360,000	0.72877	5	0.90	170	1.700	TOPO/STEEP	1.0000	557,900					
Total Card Land Units												1.390	AC	Parcel Total Land Area		1.3900	Total Land Value		557,900

VISION

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

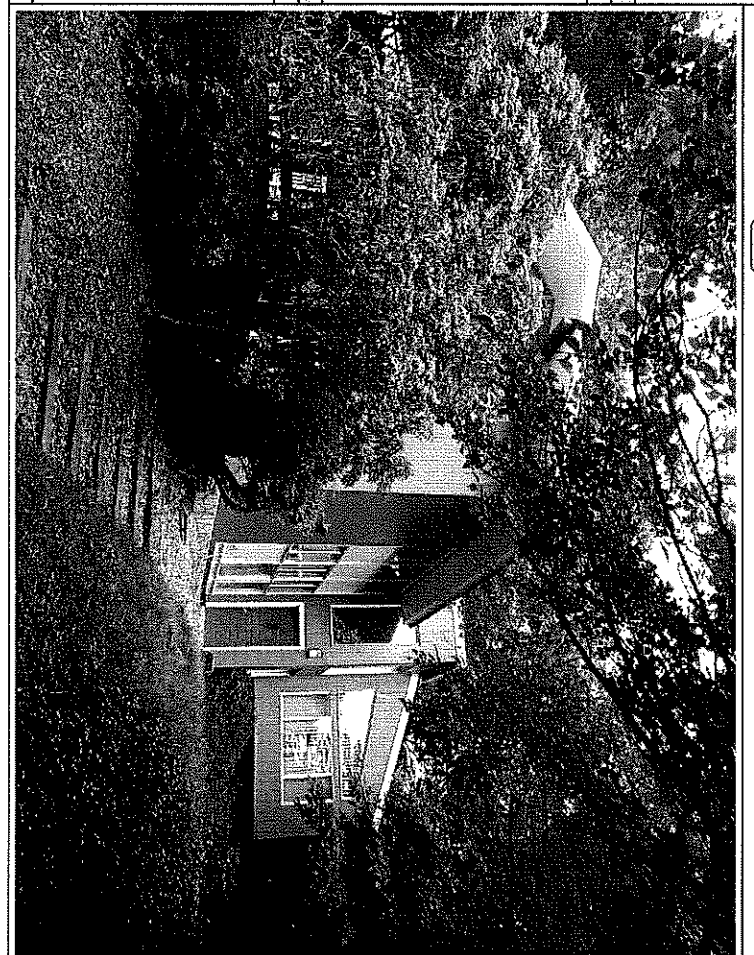
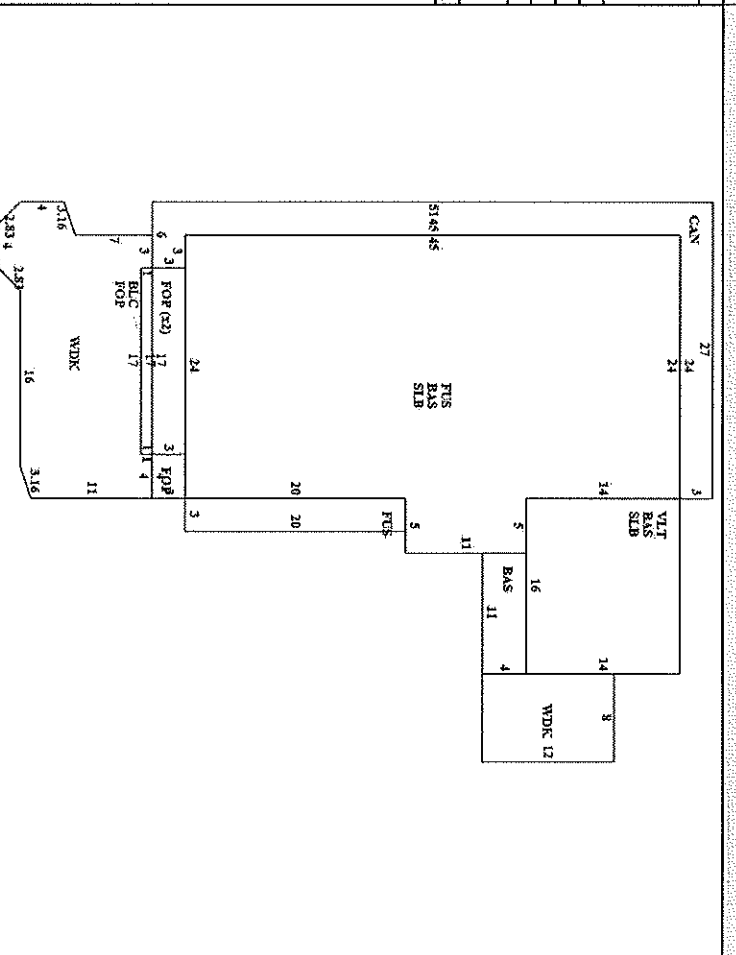
Element	Cd	Description	Element	Cd	Description
Style: 03C		Cmp Colonial	Fireplaces	2	
Model: 01		Residential	Ceiling Height	8.00	
Grade: 11		B	Elevator		
Stories: 2		2 Stories	CONDO DATA		
Occupancy: 1		Wood on Sheath	Parcel Id		
Exterior Wall 1: 08		Gable	Adjust Type		
Exterior Wall 2: 03		Asphalt Shingl	Condo Fir		
Roof Structure: 03		Drywall	Condo Unit		
Interior Wall 1: 05		Hardwood	COST / MARKET VALUATION		
Interior Wall 2: 12		Ceram Clay Til	Building Value New		384,799
Interior Fir 1: 11		Oil	Year Built		1961
Interior Fir 2: 02		Hot Water	Effective Year Built		
Heat Fuel: 05		Central	Depreciation Code		G
Heat Type: 03		4 Bedrooms	Remodel Rating		G
AC Type: 04		3 Full Baths	Year Remodeled		2019
Total Bedrooms: 3		7 Rooms	Depreciation %		6
Total Bathrms: 0		Modern	Functional Obso		2
Total Half Baths: 0		Modern	External Obso		1
Total Xtra Fixts: 0		Modern	Trend Factor		
Total Rooms: 7			Condition		
Bath Style: 03			Condition %		
Kitchen Style: 03			Percent Good		92
Kitchens: 1			Cns Sect Rchld		354,000
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages			Cost to Cure Ovr Comment		
Interior Cond					
Fireplaces					
Fireplaces: 2					
Ceiling Height					
Ceiling Height: 8.00					

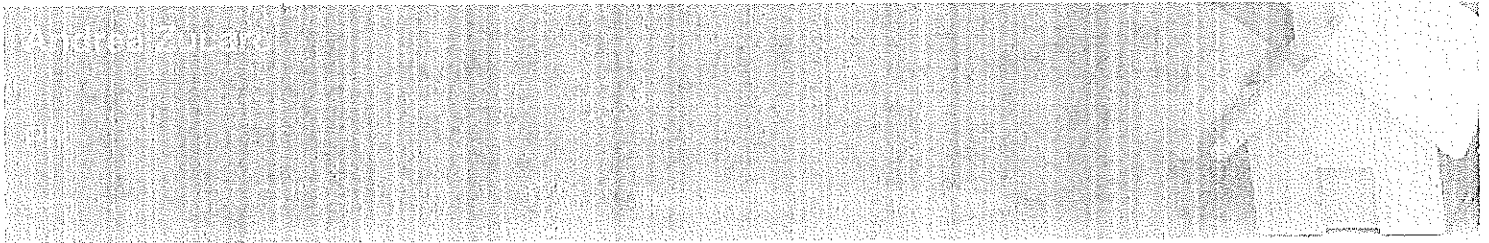
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Ty	LB	Units	Unit Pric	Yr Bilt	Cond	C	% Gd	Grade	Grade A	Appr V
GAR1	Garage	FR	Frame	L	621	31.37	1980	4	40	40	3	1.35	9,400
SPL1	InGroun	CR	Conor	L	612	59.50	1977	4	40	40	3	1.00	14,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,403	1,403		125,70	176,364
BLC	Balcony	0	17		22,18	377
CAN	Canopy	0	234		25,25	5,908
FOP	Porch, Open	0	131		24,95	3,268
FUS	Upper Story, Finished	1,195	1,195		125,70	150,217
SLB	Slab	0	1,359		0.00	0
VLT	Vaulted Ceiling	0	224		6,17	1,383
WDK	Deck, Wood	0	391		12,54	4,902
Ttl Gross Liv / Lease Area		2,598	4,954			342,419





1 / 38 Welcome to 4
Onion Hill ...



Virtual Tour

4 Onion Hill Road

Westport, Connecticut 06880-2124

Single Family For Sale

\$860,000

Closed

MLS #: 170287934

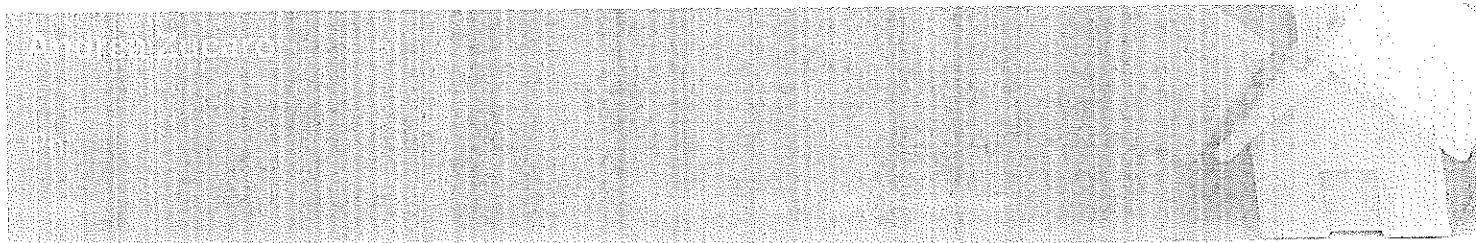
DOM: 23

4 Beds, 10 Rooms, 5.0 Total Baths, 4,610 SqFt, 1.00 Acres, Built 1965


One or more of this property's owners is a Real Estate Licensee.

All information courtesy of Andrea Zucaro

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 Virtual Tour

10 Rockyfield Road

Westport, Connecticut 06880-2201

Single Family For Sale

\$831,000

Closed

MLS #: 170291187

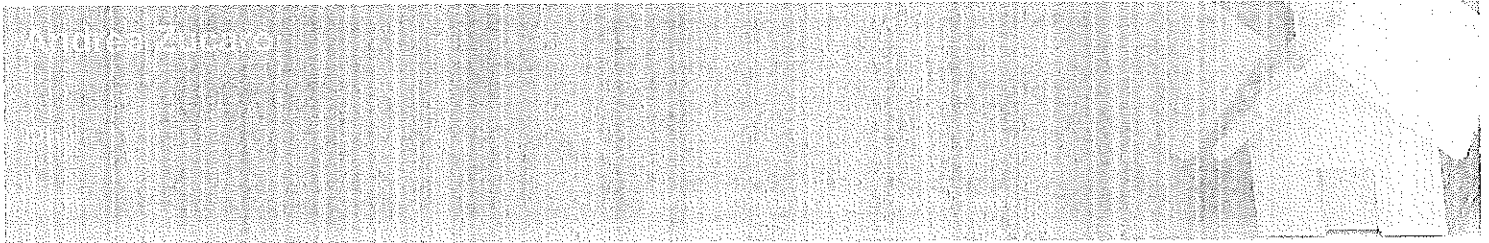
DOM: 30

4 Beds, 8 Rooms, 3.0 Total Baths, 2,177 SqFt, 1.01 Acres, Built 1954

One or more of this property's owners is a Real Estate Licensee.

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16 North Ridge Road

Westport, Connecticut 06880-2235

Single Family For Sale

\$806,875

Closed

MLS #: 170246271

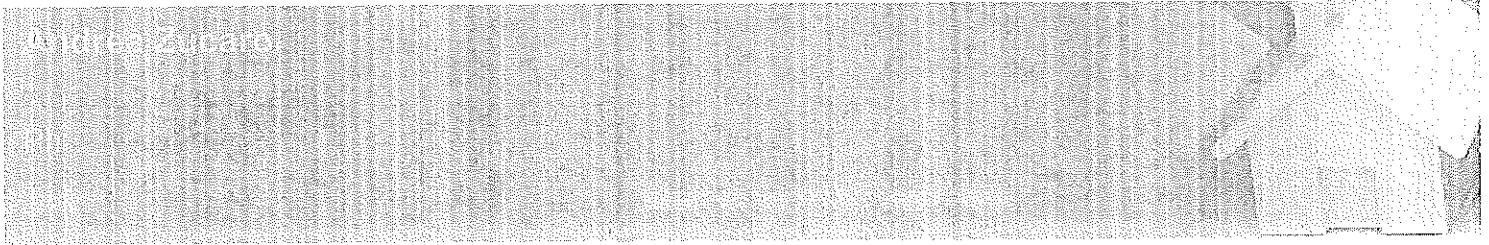
DOM: 104

4 Beds, 8 Rooms, 4.0 Total Baths, 3,758 SqFt, 2.04 Acres, Built 1972

One or more of this property's owners is a Real Estate Licensee.

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Virtual Tour

77 Clinton Avenue

Westport, Connecticut 06880-1237

Single Family For Sale

\$800,000

Closed

MLS #: 170289859

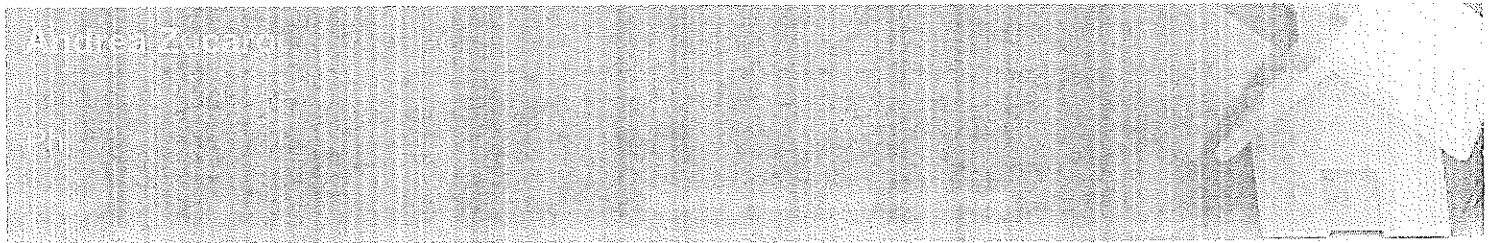
DOM: 34

3 Beds, 7 Rooms, 3.0 Total Baths, 2,956 SqFt, 1.40 Acres, Built 1932

One or more of this property's owners is a Real Estate Licensee.

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Virtual Tour

217 North Avenue

Westport, Connecticut 06880-2231

Single Family For Sale

\$780,000

Closed

MLS #: 170297413

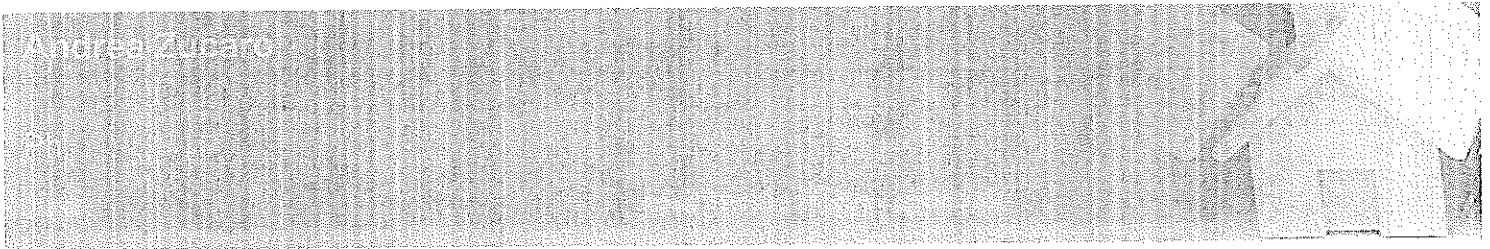
DOM: 47

4 Beds, 8 Rooms, 3.0 Total Baths, 3,461 SqFt, 2.41 Acres, Built 1973

One or more of this property's owners is a Real Estate Licensee.

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Lockwood Circle ...



Virtual Tour

10 Lockwood Circle

Westport, Connecticut 06880-1639

Single Family For Sale

\$775,000

Closed

MLS #: 170286148

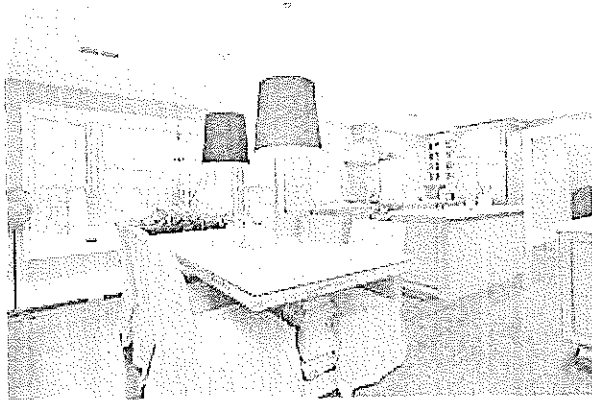
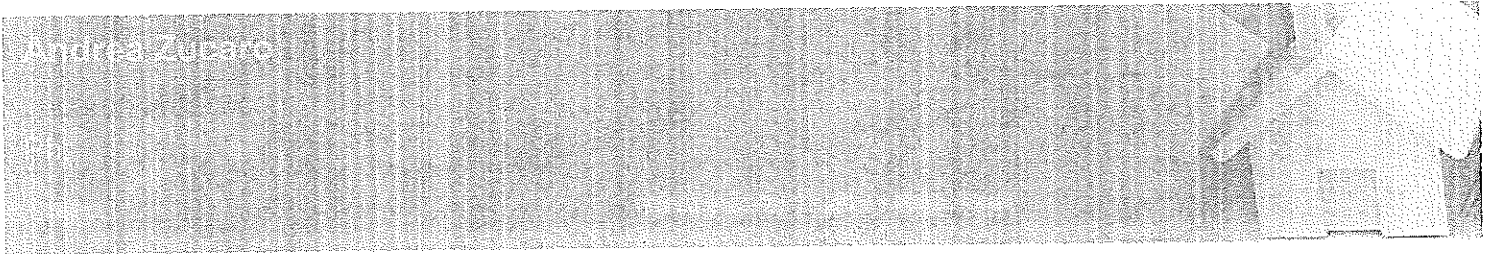
DOM: **82**

3 Beds, 7 Rooms, 4.0 Total Baths, 3,008 SqFt, 1.05 Acres, Built 1955

One or more of this property's owners is a Real Estate Licensee.

All information courtesy of Andrea Zucaro

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Virtual Tour

9 Highwood Lane

Westport, Connecticut 06880-1117

Single Family For Sale

\$760,000

Closed

MLS #: 170264497

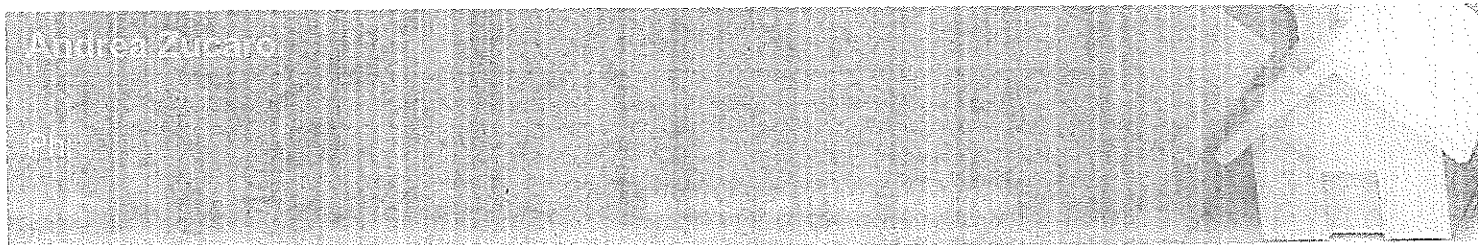
DOM: **124**

3 Beds, 7 Rooms, 2.0 Total Baths, 2,896 SqFt, 1.00 Acres, Built 1956


One or more of this property's owners is a Real Estate Licensee.

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 Virtual Tour

5 Vineyard Lane

Westport, Connecticut 06880-2254

Single Family For Sale

\$745,000

Closed

MLS #: 170319763

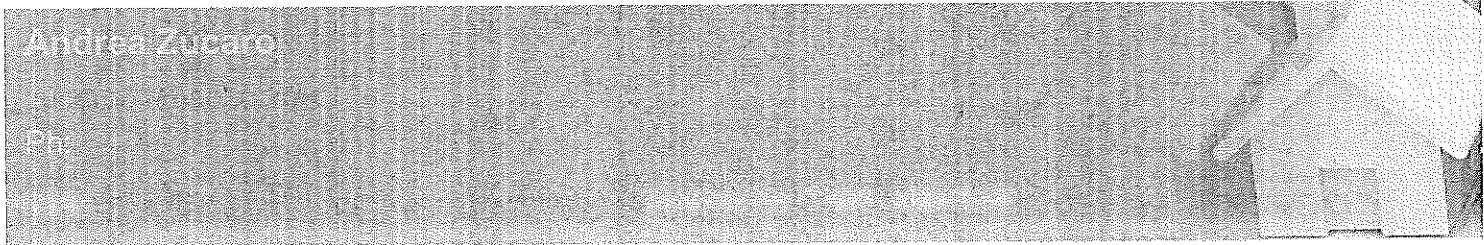
DOM: **49**

4 Beds, 8 Rooms, 3.0 Total Baths, 2,103 SqFt, 1.16 Acres, Built 1963

One or more of this property's owners is a Real Estate Licensee.

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201 Bayberry Lane

Westport, Connecticut 06880-1603

Single Family For Sale

\$690,000

Closed

MLS #: 170257668

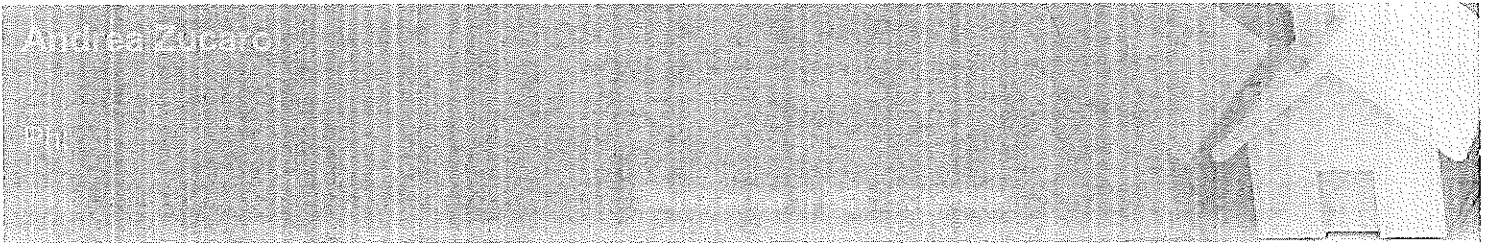
DOM: **164**

3 Beds, 8 Rooms, 2.0 Total Baths, 2,169 SqFt, 1.13 Acres, Built 1955

One or more of this property's owners is a Real Estate Licensee.

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 Virtual Tour

6 Highwood Lane

Westport, Connecticut 06880-1126

Single Family For Sale

\$650,000

Closed

MLS #: 170293690

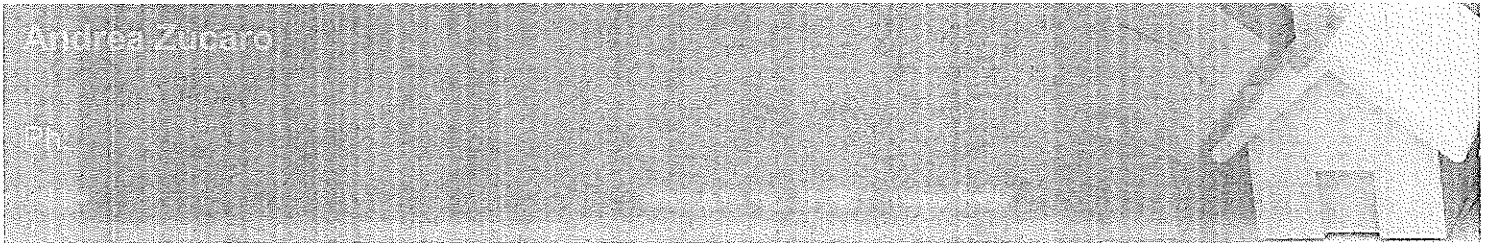
DOM: **160**

3 Beds, 9 Rooms, 3.0 Total Baths, 2,240 SqFt, 1.20 Acres, Built 1962

One or more of this property's owners is a Real Estate Licensee.

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 Virtual Tour

78 North Avenue

Westport, Connecticut 06880-2721

Single Family For Sale

\$635,000

Closed

MLS #: 170303063

DOM: **68**

4 Beds, 9 Rooms, 3.0 Total Baths, 3,613 SqFt, 1.10 Acres, Built 1962

One or more of this property's owners is a Real Estate Licensee.

All information courtesy of Andrea Zucaro

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BOARD OF ASSESSMENT APPEALS HEARINGS
2020 GL

UNDER CONSTRUCTION? Y N % COMPLETE 0

PRIOR BAA REDUCTION? No WHEN? _____

VISION INFORMAL HEARING? No

INFORMAL HEARING RESULT: N/A

DATE OF LAST INSPECTION: 5.7.2020 (WIP)

PURCHASE DATE: 12.12.2018

PROPERTY ADDRESS: 8 Berkeley Hill

OWNER: Zucaro, Salvatore

ASSESSMENT: 655,100

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

