

TOWN OF WESTPORT  
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only  
GL Year: 2020  
List No: 12239

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

RECEIVED  
FEB 16 2021  
ASSESSOR'S OFFICE

By authority of Connecticut State Statute 12-111

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.

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

Property Owner's Name: Catherine TREBOUX

Property Location: 10 BURNHAM Hill Telephone contact: 203.858-4338  
(number and street)

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

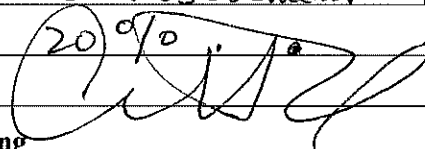
Email Address: hsumm@optonline.net

Mailing Address: 10 Burnham Hill Phone Number: 203.858-4338

Total Assessment: 759 300 Appellant's Estimate of Market Value: 635405 or less

BRIEFLY STATE YOUR REASON FOR APPEAL:

All my neighbor's assessment were reduced and my went up 20%.

Signature at Application:  Date: 2.9.2021

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: _____



12-9-2021

To whomsoever concerned,

My market value and assessed value have gone up 20%. All my neighbors as well as other properties in town have gone down. This is incredible since no improvements have been made on this property in 35 years.

To be more specific, the property next to mine at 8 Burman Hill went down 2%. Since the last 5 years they have done work and added a pool.

My property should be valued much less than that property since that property was built under the POIRIER RULING allowing them to build higher and more coverage than mine. It seems amazing to me that the firm you hire Vision Government Solutions does not know what the Poirier Ruling is.

Also on ~~Burman~~ Hill, properties that do not have VIEWS cannot be compared with out views.



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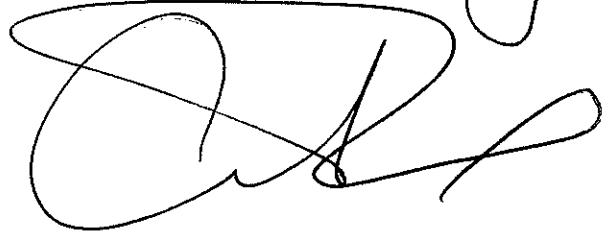
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My property should be valued much less than that property since that property was built under the POIRIER RULING allowing them to build higher and more coverage than mine. It seems amazing to me that the firm you hire Vision Government Solutions does not know what the Poirier Ruling is.

Also on Burnham Hill, properties that do not have VIEWS cannot be valued the same as properties with out views.

Every 5 years I have to go through the same scenario. Exhausting.

See you in March. Thank you





<b>CURRENT OWNER</b>		<b>TOPO</b>		<b>UTILITIES</b>		<b>STRT / ROAD</b>		<b>LOCATION</b>		<b>CURRENT ASSESSMENT</b>	
TREBOUX CATHERINE T		3 Public Sewer 2 Public Water		1 Public		RES LAND DWELLING		Code 1-1 1-3		Appraised 976,900 107,900	
10 BURNHAM HILL		A/E Prcl ID 5316170-27		Lift Hse		Assoc Pid#		Total		1,084,800 759,300	
WESTPORT CT 06880		Historic ID 505		Census WestportC K23		Survey Ma 2249		Total		635,405 635,405	
1		GIS ID E05034000		SALE DATE		Q/U V/I		SALE PRICE		VC	

RECORD OF OWNERSHIP													
BK	VOL	PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
3074	0211		04-12-2010	U	I	0	29	2020	1-1	683,800	2019	1-1	563,405
2902	0189		05-12-2008	U	I	0	29		1-3	75,500		1-3	72,000
1223	0138		04-08-1993	U	I	360,000							
Total								759300	Total	635405	Total	635405	635405

PREVIOUS ASSESSMENTS (HISTORY)												
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
2020	1-1	683,800	2019	1-1	563,405	2018	1-1	563,405	2018	1-1	563,405	
	1-3	75,500		1-3	72,000		1-3	72,000		1-3	72,000	
Total								759300	Total	635405	Total	635405

**EXEMPTIONS**

Description	Amount	Number	Amount
Total	0.00		

OTHER ASSESSMENTS											
Year	Code	Description	Number	Amount	Comm Int						
Total											

**ASSESSING NEIGHBORHOOD**

Nbhd	Sub	Nbhd Name	Tracing	Batch
0001	R	0001		

**NOTES**

M2249(27)

15X30 BAS TRAY CEILING

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 107,900  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 0  
 Appraised Land Value (Bldg) 976,900  
 Special Land Value 0  
 Total Appraised Parcel Value 1,084,800  
 Valuation Method C

Total Appraised Parcel Value 1,084,800

BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			

VISIT / CHANGE HISTORY											
Date	Id	Type	Is	Cd	Purpose/Result						
01-15-2021	MKM	5	1	40	Hearing - No change						
10-02-2020	VA			81	Data Mailer Change						
05-14-2020	SR			19	Field Review						
03-02-2020	VA			60	Mailer Sent						
03-21-2016	BAA			50	BAA Change						
08-17-2015	VA			10	Measu/LtrSnt - Letter Sent						
08-10-2015	BG			01	Measured/No Interior Insp						

**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	101 Single Family Re	AA	0.400	AC	360,000	2.12009	5	0.80	400	4.000	LOCNVIEW BLOCKED	1.0000	976,900
Total Card Land Units 0.400 AC Parcel Total Land Area 0.4000													

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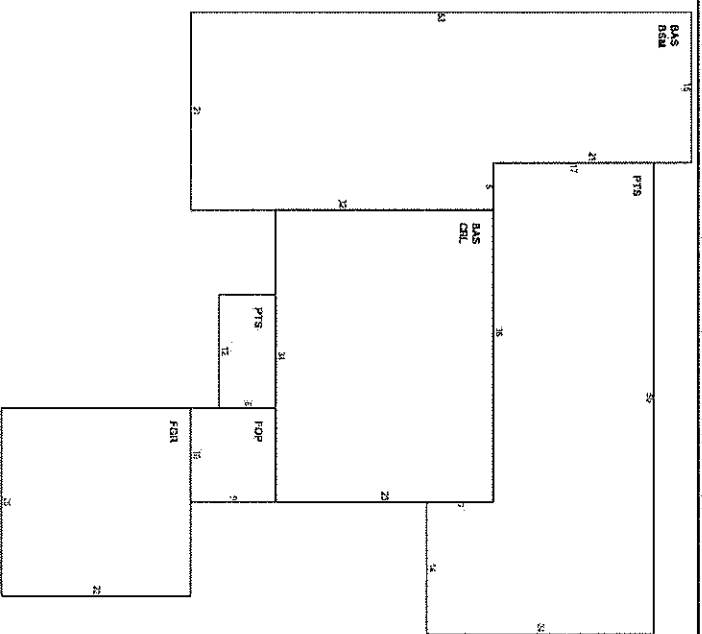
**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style: 01		Ranch Residential	Fireplaces	1	
Model: 01			Ceiling Height	9.00	
Grade: 09		C+	Elevator		
Stories: 1		1 Story	<b>CONDO DATA</b>		
Occupancy: 1		Clapboard	Parcel Id		
Exterior Wall 1: 11			Adjust Type		
Exterior Wall 2: 04		Hip	Condo Fir		
Roof Structure: 03		Asphalt Shingl	Condo Unit		
Roof Cover: 05		Drywall	<b>COST/MARKET VALUATION</b>		
Interior Wall 1: 05			Building Value New		239,804
Interior Wall 2: 12		Hardwood	Year Built		1953
Interior Fir 1: 02		Oil	Effective Year Built		
Interior Fir 2: 02		Forced Air	Depreciation Code		F
Heat Fuel: 04		Central	Remodel Rating		
Heat Type: 03		3 Bedrooms	Year Remodeled		
AC Type: 03		2 Full Baths	Depreciation %		55
Total Bedrooms: 2		6 Rooms	Functional Obsol		
Total Bathrooms: 0		Average	External Obsol		
Total Half Baths: 0		Average	Trend Factor		1
Total Xtra Fixtrs: 0			Condition		
Total Rooms: 6			Condition %		45
Bath Style: 02			Percent Good		107,900
Kitchen Style: 02			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	0				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	9.00				

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

Code	Descript	Sub	Sub Ty	LB	Units	Unit Pric	Yr Bilt	Cond	C	% Gd	Grade	Grade A	Appr V
<b>BUILDING SUB-AREA SUMMARY SECTION</b>													
Code	Descript	Sub	Sub Ty	LB	Units <td>Unit Pric <td>Yr Bilt <td>Cond <td>C <td>% Gd <td>Grade <td>Grade A <td>Appr V</td> </td></td></td></td></td></td></td>	Unit Pric <td>Yr Bilt <td>Cond <td>C <td>% Gd <td>Grade <td>Grade A <td>Appr V</td> </td></td></td></td></td></td>	Yr Bilt <td>Cond <td>C <td>% Gd <td>Grade <td>Grade A <td>Appr V</td> </td></td></td></td></td>	Cond <td>C <td>% Gd <td>Grade <td>Grade A <td>Appr V</td> </td></td></td></td>	C <td>% Gd <td>Grade <td>Grade A <td>Appr V</td> </td></td></td>	% Gd <td>Grade <td>Grade A <td>Appr V</td> </td></td>	Grade <td>Grade A <td>Appr V</td> </td>	Grade A <td>Appr V</td>	Appr V
BAS	First Floor				1,721	1,721					94.78		163,121
BSM	Basement Area				0	1,008					18.99		19,146
CRL	Crawl Space				0	713					0.00		0
FGR	Garage				0	400					37.91		15,165
FOP	Porch, Open				0	90					18.96		1,706
PTS	Patio - Stone				0	1,020					14.22		14,502
						4,952							213,640
TI Gross Liv / Lease Area						1,721							





BOARD OF ASSESSMENT APPEALS HEARINGS  
2020 GL

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

PRIOR BAA REDUCTION? Yes WHEN? 2015 GL

VISION INFORMAL HEARING? Yes

INFORMAL HEARING RESULT: No Change

DATE OF LAST INSPECTION: N/A

PURCHASE DATE: 4.12.2010

PROPERTY ADDRESS: 10 Burnham Hill

OWNER: Treboux, Catherine

ASSESSMENT: 759,300

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

OWNERS COMMENTS/COMPARABLE PROPERTIES:

\_\_\_\_\_  
\_\_\_\_\_

BAA COMMENTS/COMPARABLE PROPERTIES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

