

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
GL Year: 2020 4454
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

RECEIVED

FEB 10 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: Christopher Dean

Property Location: 16 Burrhills Cndg N Telephone contact: 203 803 8101
(number and street)

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

Email Address: godadean@yahoo.com

Mailing Address: 16 Burrhills Cndg N Phone Number: _____

Total Assessment: 2,974,200 Appellant's Estimate of Market Value: 3,850,000

BRIEFLY STATE YOUR REASON FOR APPEAL: The house is large, old and out of favor. It has substantial deferred maintenance and is not an "A" structure. Water views are mostly obstructed by trees

Signature at Application [Signature] Date: 2/2/2021

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		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description		6 Septic 2 Public Water	2 Private	1	Code	Assessed
	DEAN CHRISTOPHER E & CARLINE					1-1	1,360,600
						1-3	2,856,500
						1-4	31,700
SUPPLEMENTAL DATA							
Alt Prcd ID 526707-11							
Litr Hse							
Historic ID 66							
Census 504							
WestportC J29							
Survey Ma 6265							
Survey Ma							
GIS ID B05135000							
Assoc Pcid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
Year	Code	Amount	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed
2082	0157	11-07-2002	Q	1	2,100,000	00	2020	1-1	982,400	2019	1-1	985,700
0356	0134	09-17-1973	U	V	0	29		1-3	1,999,600		1-3	1,844,400
								1-4	22,200		1-4	22,200
Total 2974200 Total 2852300												

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Comm Int
		0.00	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Sub	Tracing	Batch
0001	R		

M/ 6265, 4308(11)
 WATER VIEW / ASSOCIATION W/COMMUNITY
 POOL/DOCK + BOAT HOUSE
 FPL IN BMT NON-WORKING
 1ST FRONT LEFT: WINTER = FEP & SUMMER = FSP = > FEP
 GABLE ADDITIONS BUILT 1930'S

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Date	Id	Type	Is	Cd	Purpose/Result
87637	01-19-2021	AL	Alterations	01-05-2021	MKM	5	1	40	Hearing - No change
68830	08-01-2007	AD	Addition	05-01-2020	SR			19	Field Review
62906	07-15-2003		PERMIT UPGR	03-02-2020	VA			60	Mailer Sent
				11-18-2019	TM	1	5	76	QC-REVAL
				08-07-2019	PG	3	5	56	Changed as a result of disc
				07-07-2010	TM	7		14	QC - Measure & Inter. Insp
				05-14-2010	TM			69	Partial Int.Inson (See Perm

LAND LINE VALUATION SECTION		TOTAL APPRAISED PARCEL VALUE												
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	201 Single Family Re	AA		2.000	AC	396,000	0.51666	6	0.95	350	3.500	TOPO/SHAPE	1.0000	1,360,600
Total Card Land Units 2.000 AC Parcel Total Land Area 2.0000 Total Land Value 1,360,600														

VISION

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

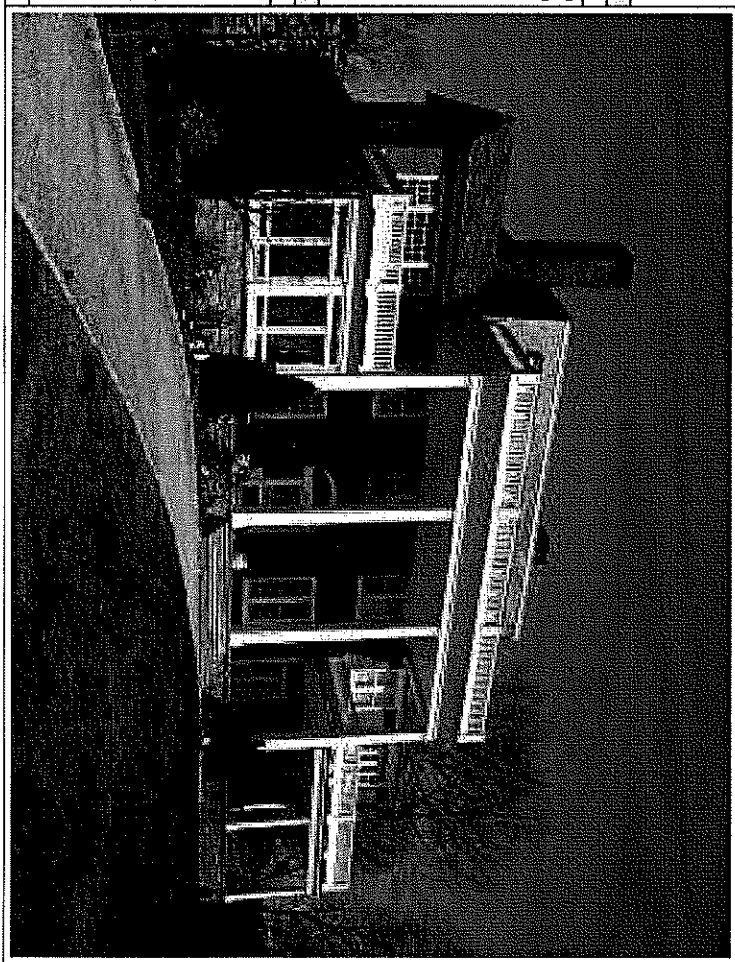
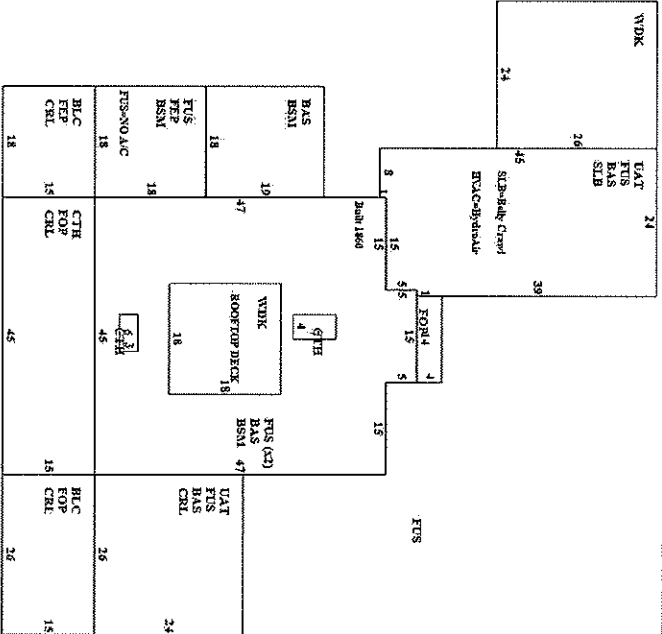
Element	Cd	Description	Element	Cd	Description
Style: Model	103	Custom Colonial	Fireplaces	5	
Grade: 22	22	Residential Type IV	Ceiling Height	12.00	
Stories: 3	3	3 Stories	Elevator		
Occupancy: 1	1		CONDO DATA		
Exterior Wall 1	20	Brick/Masonry	Parcel Id	C	Owner
Exterior Wall 2	06	Mansard	Adjust Type		
Roof Structure:	11	Slate	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	06	Cust Wd Panel	COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		3,314,574
Interior Flr 2	02	Oil	Year Built		1860
Heat Fuel:	06	Steam	Effective Year Built		1860
Heat Type:	03	Central	Depreciation Code		VG
AC Type:	08	8 Bedrooms	Remodel Rating		K
Total Bedrooms:	10	10 Full Baths	Year Remodeled		2003
Total Half Baths:	1	1 Half Bath	Depreciation %		15
Total Xtra Fixts:	3	22 Rooms	Functional Obso		1
Total Rooms:	22	Modern	External Obso		1
Bath Style:	03	Modern	Trend Factor		1
Kitchen Style:	03	Modern	Condition		
Kitchens:	2		Condition %		85
Whirlpool Tubs:	1		Percent Good		85
Hot Tubs:	1		Cns Sect Rcnld		2,817,400
Sauna (SF Area)	1050	Living Area Q	Dep % Ovr		
Fin Basement	6		Dep Ovr Comment		
Fin Bsmt Qual	0		Misc Imp Ovr		
Bsmt. Garages	0		Misc Imp Ovr Comment		
Interior Cond	VG		Cost to Cure Ovr		
Fireplaces:	5		Cost to Cure Ovr Comment		
Ceiling Height	12.00				

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

Code	Description	Sub Ty	Units	Unit Price	Yr Bld	Cond. C	% Gd	Grade	Grade A	Appr. V
GAR3	Gar w/	FR	1,050	52.50	2007	00	75	00	1.00	31,700
A/C	Air Con	B	10,23	4.50	2000		85		0.00	39,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,215	4,215		243.02	1,024,310
BLC	Balcony	0	660		36.45	24,059
BSM	Basement Area	0	2,856		48.59	138,762
CTH	Crawl Space	0	1,959		0.00	0
FEP	Cathedral Ceiling	0	721		48.54	34,994
FOP	Porch, Enclosed	0	594		157.92	93,804
FUS	Porch, Open	0	1,121		48.56	54,435
SLB	Upper Story, Finished	6,341	6,341		243.02	1,540,961
SLB	Slab	0	1,059		0.00	0
LIAT	Unfinished	0	1,683		24.26	40,827
LIAT	Til Gross Lvr / Lease Area	10,556	22,157			2,975,238



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6158 WESTPORT, CT	
DEAN CHRISTOPHER E & CARLINE		6 Septic 2 Public Water		2 Private		1				Code 1-1 1-3 1-4		Assessed 1,360,600 2,856,500 31,700	
16 BURRITTS LNDG N		Alt Pct ID 526707-11		Lift Hse						Code 1-1 1-3 1-4		Assessed 952,400 1,999,600 22,200	
WESTPORT CT 06880		Historic ID 66		Census 504		WestportC J29		Survey Ma 6265		Survey Ma			
GIS ID B05135000		Assoc Pctd#								Total		4,248,800 2,974,200	

RECORD OF OWNERSHIP				BK-VOL/PAGE SALE DATE				O/U VI SALE PRICE VC				PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Year	Code	Assessed V	Year	Code	Assessed	
2020	1-1	RES LAND		1-1	952,400	2019	1-1	985,700	2018	1-1	985,700	2018	1-1	985,700	
	1-3	DWELLING		1-3	1,999,600		1-3	1,844,400		1-3	1,844,400		1-3	1,820,000	
	1-4	RES OUTBL		1-4	22,200		1-4	22,200		1-4	22,200		1-4	46,600	
Total			2974200	Total			2852300	Total			2852300	Total			2852300

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0001	R	0001	

NOTES			
Permit Id	Issue Date	Type	Description

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Amount	Insp Date	% Comp	Date Comp	Comments	Purpose/Result

LAND LINE VALUATION SECTION										
B Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj
Total Card Land Units										Total Land Value

This signature acknowledges a visit by a Data Collector or Assessor

VISION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	2,817,400
Appraised Xf (B) Value (Bldg)	39,100
Appraised Ob (B) Value (Bldg)	31,700
Appraised Land Value (Bldg)	1,360,600
Special Land Value	0
Total Appraised Parcel Value	4,248,800
Valuation Method	C

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	2,817,400
Appraised Xf (B) Value (Bldg)	39,100
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CONSTRUCTION DETAIL

Element	Cd	Description	Element	Cd	Description
Style: 103		Custom Colonial	Fireplaces	5	
Model: 01		Residential	Ceiling Height	12.00	
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Stories: 3		3 Stories	CONDO DATA		
Occupancy: 1		Brick/Masonry	Parcel Id	C	Owne
Exterior Wall 1: 20			Adjust Type		Factor%
Exterior Wall 2: 06		Mansard	Condo Fir		
Roof Structure: 06		Slate	Condo Unit		
Interior Wall 1: 05		Drywall	COST / MARKET VALUATION		
Interior Wall 2: 06		Cust Wd Panel	Building Value	New	
Interior Fir 1: 12		Hardwood	Year Built		
Interior Fir 2: 02		Oil	Effective Year Built		
Heat Fuel: 06		Steam	Depreciation Code		
Heat Type: 03		Central	Remodel Rating		
AC Type: 08		8 Bedrooms	Year Remodeled		
Total Bedrooms: 10		10 Full Baths	Depreciation %		
Total Bathrooms: 1		1 Half Bath	Functional Obsol		
Total Xtra Fixrs: 3		22 Rooms	External Obsol		
Total Rooms: 22		Modern	Trend Factor		
Bath Style: 03		Modern	Condition		
Kitchen Style: 03		Modern	Condition %		
Kitchens: 2			Percent Good		
Whirlpool Tubs: 1			Cns Sect Rchld		
Hot Tubs: 1			Dep % Ovr		
Sauna (SF Area): 1050		Living Area Q	Dep Ovr Comment		
Fin Basement: 6			Misc Imp Ovr		
Fin Bsmt Qual: 0			Misc Imp Ovr Comment		
Bsmt. Garages: 0			Cost to Cure Ovr		
Interior Cond: V/G			Cost to Cure Ovr Comment		
Fireplaces: 5					
Ceiling Height: 12.00					

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

Code	Descript	Sub	Sub Ty	UB	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						
WDK	Deck, Wood	0	948		24.35	23,086						
Ttl Gross Liv / Lease Area												

BOARD OF ASSESSMENT APPEALS HEARINGS
2020 GL

UNDER CONSTRUCTION? Y N % COMPLETE 0

PRIOR BAA REDUCTION? No WHEN? _____

VISION INFORMAL HEARING? Yes

INFORMAL HEARING RESULT: No Change

DATE OF LAST INSPECTION: 2010

PURCHASE DATE: 11.7.2002

PROPERTY ADDRESS: 16 Burnetts Lndg N

OWNER: Dean, Christopher

ASSESSMENT: 2,974,200

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

