

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

Office Use Only
GL Year: 2020 12404
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
104 MYRTLE AVENUE - ROOM 104
WESTPORT, CT 06880

RECEIVED

FEB - 5 2021

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

Property Owner's Name: Lynn Storck ASSESSOR'S OFFICE

Property Location: 17 Beachside Ln. Telephone contact: 203 451 0212
(number and street)

Appellant's Name: Lynn Marie Storck Property Type: residential
(residential, commercial, personal property, motor vehicle)

Email Address: STORCK 01 @ AOL. Com.

Mailing Address: 17 Beachside Ln. Phone Number: 203 451 0212

Total Assessment: 1,160,700 Appellant's Estimate of Market Value: < 1,100,000

BRIEFLY STATE YOUR REASON FOR APPEAL: House next door (19 Beachside Ln) recently sold for \$1,100,000. Our home is smaller (2000 sqft) vs #19 = 3,500 sq ft.

Signature at Application Lynn Storck Date: 2/1/2021

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: _____

18-11-11

18-11-11

18-11-11

18-11-11

18-11-11

18-11-11

18-11-11

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6158 WESTPORT, CT	
STORCH LYNN S		4 Gas 6 Septic 2 Public Water		1 Public		1		RES LAND DWELLING		Code 1-1 1-3		Assessed 845,800 314,900	
17 BEACHSIDE CMN		Alt Prct ID 544825-9		SUPPLEMENTAL DATA		Lift Hse Asking \$		Assoc Pct#		Total		1,658,200 1,160,700	
WESTPORT CT 06880		Historic ID 506		Census WestportC L37		Survey Ma 7571		GIS ID G05013000		Total		1,658,200 1,160,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	
STORCH LYNN S		1222 0182	04-05-1993	U	1	0	29	
Total		1160700						Total

EXEMPTIONS		OTHER ASSESSMENTS	
Description	Amount	Description	Amount
Total	0.00	Comm Int	

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd Name	Sub	R	Batch
MI 7571(9)	0001		

WETLANDS VIEW; WOB (MARSHLAND REAR)
 NO NEED TO TRANSFR 2 AC TO ASPETUCK
 1 - 5 FX + 1 - 4 FX BTHS
 3 BDRMS + 2 RMS COUNTED IN RBM

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
		01-08-2021	40 Hearing - No change
		06-12-2020	19 Field Review
		12-15-2015	41 Hearing - Change
		10-05-2015	81 Data Mailer Change
		08-10-2015	00 Measur+Listed
		08-07-2015	56 INSPECTION NOTICE SE
		06-26-2010	11 QC - Check/Field Review

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B Use Code	Description	Zone	Land
1	101 Single Family Re	AAA	2.400 AC
Total Card Land Units		2.400 AC	Parcel Total Land Area 2.4000

LAND LINE VALUATION SECTION		APPRaised VALUE SUMMARY	
B Use Code	Description	Zone	Land
1	101 Single Family Re	AAA	2.400 AC
Total Card Land Units		2.400 AC	Parcel Total Land Area 2.4000

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

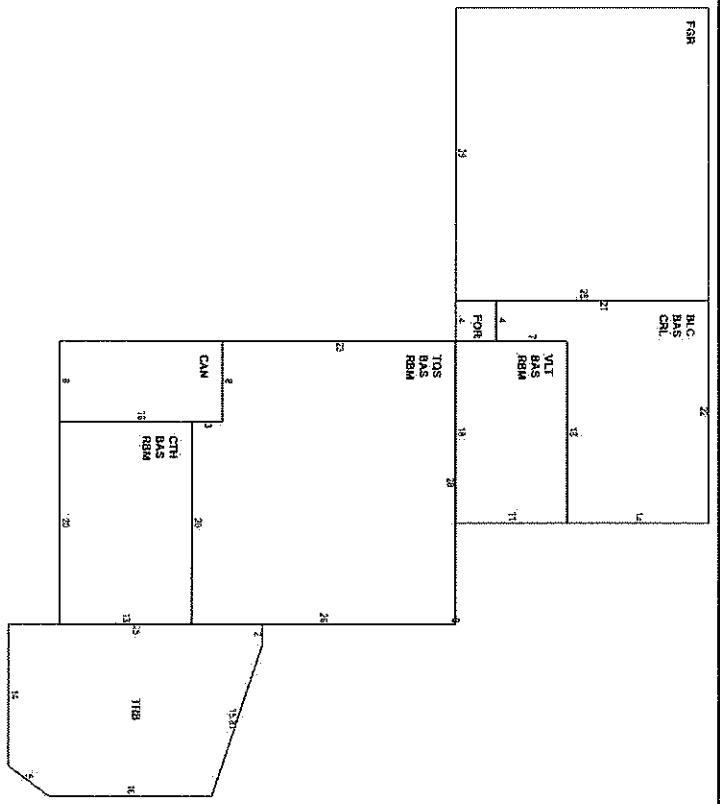
Element	Cd	Description	Element	Cd	Description
Style: 07		Contemporary	Fireplaces	2	
Model: 01		Residential	Ceiling Height	9.00	
Grade: 14	A		Elevator		
Stories: 1.75		1 3/4 Stories	CONDO DATA		
Occupancy: 1		Stucco	Parcel Id	C	Owne
Exterior Wall 1	16		Adjust Type		
Exterior Wall 2	03	Gable	Condo Fir		
Roof Structure:	08	Clay Tile	Condo Unit		
Roof Cover	05	Drywall	COST / MARKET VALUATION		
Interior Wall 1	03	Plaster	Building Value New	555,470	
Interior Wall 2	03	Hardwood	Year Built	1981	
Interior Fir 1	12	Ceram Clay Ttl	Effective Year Built		
Interior Fir 2	11	Gas	Depreciation Code	G	
Heat Fuel	03	Forced Air	Remodel Rating		
Heat Type:	04	Central	Year Remodeled		
AC Type:	03	Central	Depreciation %	19	
Total Bedrooms	04	4 Bedrooms	Functional Obsol		
Total Bathrms:	3	3 Full Baths	External Obsol		
Total Half Baths	2	2 Half Bths	Trend Factor	1	
Total Xtra Fixtrs	3		Condition		
Total Rooms:	10	10 Rooms	Condition %		
Bath Style:	02	Average	Percent Good	81	
Kitchen Style:	02	Average	Cns Sect Rcnld	449,900	
Kitchens	1		Dep % Ovr		
Whirlpool Tubs	1		Misc Imp Ovr		
Hot Tubs	1		Misc Imp Ovr Comment		
Sauna (SF Area	1099		Cost to Cure Ovr		
Fin Basement		Living Area Q	Cost to Cure Ovr Comment		
Fin Bsmt Qual	4				
Bsmt. Garages	0				
Interior Cond	A				
Fireplaces	2				
Ceiling Height	9.00				

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

Code	Descript	Sub	Sub Ty	U/V	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
BAS	First Floor	1,498	1,498		139,78	209,389
BLC	Balcony	0	336		20,80	6,989
CAN	Canopy	0	128		28,39	3,634
CRL	Crawl Space	0	336		0,00	0
CTH	Cathedral Ceiling	0	260		27,96	7,269
FGR	Garage	0	725		55,91	40,536
FOP	Porch, Open	0	16		26,21	419
RBM	Raised Basement	0	1,162		41,98	48,783
TOS	Three Quarter Story	563	704		111,78	78,696
TRB	Terrace - Brick	0	382		27,81	10,623
	Ttl Gross Liv / Lease Area	2,061	5,745			407,736



CURRENT OWNER STORCH LYNN S	TOPO 4 Gas	UTILITIES	STRT/ROAD 1 Public	LOCATION 1	CURRENT ASSESSMENT Code 1-1 1-3	Appraised 1,208,300 449,900	Assessed 845,800 314,900	6158
17 BEACHSIDE CMN	Alt Prct ID 544825-9	SUPPLEMENTAL DATA Lift Hse Asking \$			Total 1,658,200	1,160,700	1,160,700	
WESTPORT CT 06880	Historic ID 506 Census WestportC L37 Survey Ma 7571 Survey Ma	GIS ID G05013000	Assoc Pid#					

RECORD OF OWNERSHIP						
BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	VC

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	1-1	RES LAND		1-1			845,800
	1-3	DWELLING		1-3			314,900
			Total			Total	1204200

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0001	R	0001	
NOTES			

APPRaised VALUE SUMMARY						
Appraised Bldg. Value (Card)	449,900					
Appraised Xt (B) Value (Bldg)	0					
Appraised Ob (B) Value (Bldg)	0					
Appraised Land Value (Bldg)	1,208,300					
Special Land Value	0					
Total Appraised Parcel Value	1,658,200					
Valuation Method	C					

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

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
Total Card Land Units													Parcel Total Land Area	Total Land Value

VISION

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 07		Contemporary	Fireplaces	2	
Model: 01		Residential	Ceiling Height	9.00	
Grade: 14		A	Elevator		
Stories: 1.75		1 3/4 Stories	CONDO DATA		
Occupancy 1		Stucco	Parcel Id	C	Owne
Exterior Wall 1 16			Adjust Type		IS
Exterior Wall 2 03		Gable	Condo Flr		
Roof Structure: 08		Clay Tile	Condo Unit		
Interior Wall 1 05		Drywall	COST / MARKET VALUATION		
Interior Wall 2 03		Plaster	Building Value New		
Interior Flr 1 12		Hardwood	Year Built		
Interior Flr 2 11		Ceram Clay Ttl	Effective Year Built		
Heat Fuel 03		Gas	Depreciation Code		
Heat Type: 04		Forced Air	Remodel Rating		
AC Type: 03		Central	Year Remodeled		
Total Bedrooms: 04		4 Bedrooms	Depreciation %		
Total Bathrooms: 3		3 Full Baths	Functional Obsol		
Total Half Baths: 2		2 Half Bths	External Obsol		
Total Xtra Fixtr: 3		10 Rooms	Trend Factor		
Total Rooms: 10		Average	Condition		
Bath Style: 02		Average	Condition %		
Kitchen Style: 02		Average	Percent Good		
Kitchens 1			Cns Sect Rcnld		
Whirlpool Tubs 1			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area 1099)		Living Area Q	Misc Imp Ovr Comment		
Fin Bsmt Qual 4			Cost to Cure Ovr		
Bsmt Garages 0			Cost to Cure Ovr Comment		
Interior Cond A					
Fireplaces 2					
Ceiling Height 9.00					

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

Code	Description	Sub	TV	LB	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						
VLT	Vaulted Ceiling	0	198		7.06	1,398						
Ttl Gross Liv / Lease Area												

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: 8.10.2015 _____

PURCHASE DATE: Prior to 1993 _____

PROPERTY ADDRESS: 17 Beachside Common _____

OWNER: Storch, Lynn _____

ASSESSMENT: 1,160,700 _____

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

