

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

Office Use Only
GL Year: 2020 13748
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
110 MYRTLE AVENUE - ROOM 104
WESTPORT, CT 06880

RECEIVED
FEB 18 2021
ASSESSOR'S OFFICE

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

Property Owner's Name: SANDRA HOWARD

Property Location: 142 REGENTS PK Telephone contact: 203-255-4309
(number and street)

Appellant's Name: S + M. HOWARD Property Type: CONDO
(residential, commercial, personal property, motor vehicle)

Email Address: martyhh@optonline.net

Mailing Address: 142 Regents PK 06880 Phone Number: 203-255-4309

Total Assessment: \$693 000 ? Appellant's Estimate of Market Value: DONT KNOW

BRIEFLY STATE YOUR REASON FOR APPEAL: ATTACHED - W/PHOTOS

Signature at Application [Signature] Date: 2-18-2021

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	
HOWARD SANDRA	142 REGENTS PK	5453175AA				Code	Assessed
		Alt Prcl ID				1-5	483,300
		Historic ID				1-7	2,500
		Census					
		WestportC					
		Survey Ma					
		Survey Ma					
		GIS ID					

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)			
BK	VOL	PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
3387	0107		01-09-2013	U	I	0	29
2004	0192		06-11-2002	Q	I	725,000	00
1501	0035		02-28-1997	Q	I	479,000	00
Total							

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
0001			

ON THE WOODS, LIV/DIN
 COMBO, W/OU
 1-4 FIX BTH
 WET BAR
 2015 UNFIN WOB

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp

LAND LINE VALUATION SECTION																	
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value			
1	105 Condominium	PRD		0.000 AC	0	1.00000	0	1.00	CND	1.000		0.0000		0			
Total Card Land Units													0.000 AC	Parcel Total Land Area	0.0000	Total Land Value	0

This signature acknowledges a visit by a Data Collector or Assessor

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)	690,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,500
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	693,900
Valuation Method	C

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

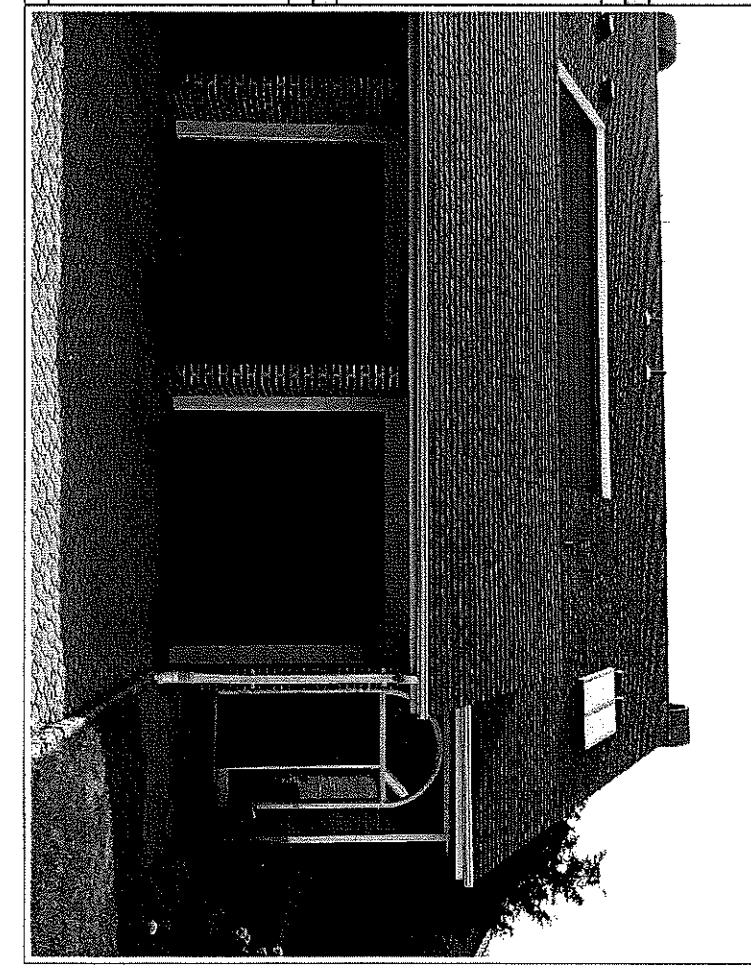
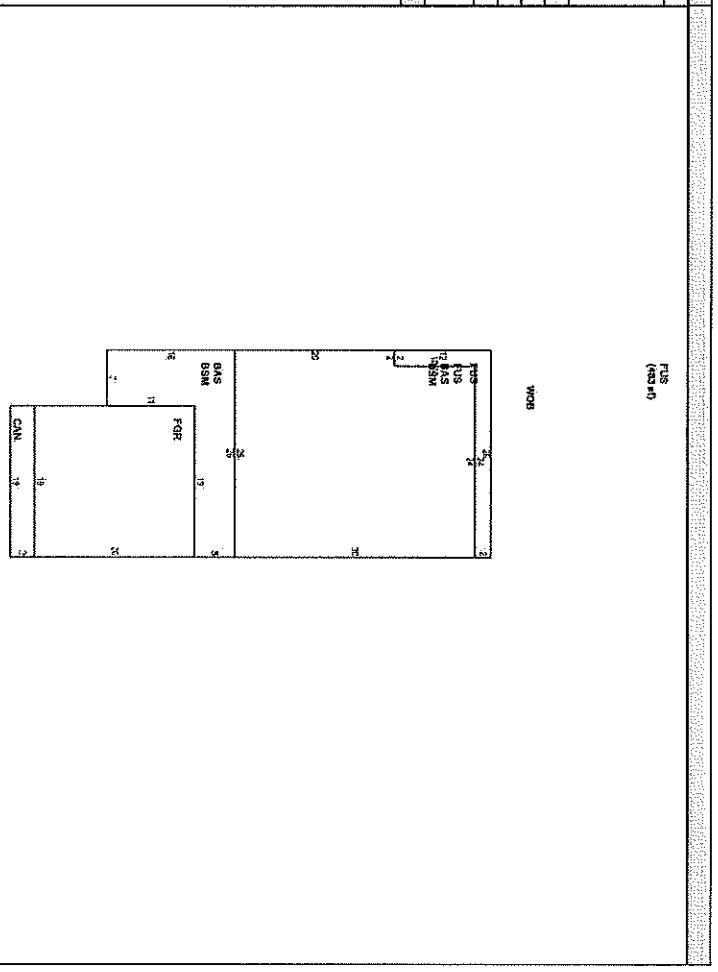
Element	Cd	Description	Element	Cd	Description
Style: 55		Condominium	Wall Height		
Model 05		Res Condo	Unit Style	1	Townhouse
Grade 08		C	Building No.		
Stories: 2.5					
Occupancy 1		Drywall	CONDO DATA		
Interior Wall 1: 05			Parcel Id	30002	C 02
Interior Wall 2: 12		Hardwood	Regents Park		Ownr
Interior Floor 1: 14		Carpet	Adjust Type		B 1
Interior Floor 2: 03		Gas	Condo Fir	A1	S 1
Heat Fuel: 04		Forced Air	Condo Unit	1	110
Heat Type: 03		Central	COST / MARKET VALUATION		
AC Type: 03		3 Bedrooms	Building Value New	908,424	
Ttl Bathrms: 3			Year Built	1985	
Ttl Half Bths: 1			Effective Year Built		
Xtra Fixtres: 2			Depreciation Code	A	
Total Rooms: 5			Remodel Rating		
Bath Style:			Year Remodeled		
Kitchen Style:			Depreciation %	24	
Bsmnt Garages	0		Functional Obsol		
Fireplaces	1		External Obsol		
Whitpool Tubs	1		Trend Factor	1	
Finished Bsmnt			Condition		
Fin Bsmnt Qualit			Condition %		
Frame Type			Percent Good	76	
Baths/Plumbing			Cns Sect Rcnld	690,400	
Ceilings/Walls			Dep % Ovr		
Comm			Dep Ovr Comment		
Elements			Misc Imp Ovr		
Heat/AC			Misc Imp Ovr Comment		
Rooms/Prtus			Cost to Cure Ovr		
Wall Height			Cost to Cure Ovr Comment		
Unit Style		Townhouse			

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

Code	Description	UB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj	Appr. Value
WDK	Wood Deck	L	297	17.60	1985		5	60		1.00	3,100
PAT1	Patio	L	176	11.00	2005		3	20	3	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	967	967		328.44	317,602
BSM	Basement Area	0	967		65.55	63,389
CAN	Canopy	0	57		63.38	3,613
FGR	Garage	0	380		131.38	49,923
FUS	Upper Story, Finished	1,315	1,315		328.44	431,900
Ttl Gross Liv / Lease Area		2,282	3,686			866,427



Martin and Sandra Howard
142 Regents Park
Westport CT 06880

Mr. Paul Frila, Assessor
Town of Westport
110 Myrtle Avenue

Feb. 17, 2021

Property Revaluation PID #9588

Dear Mr. Frila,

I have attached documents that show why we believe that our unit 142 should be re-assessed at a lower market value. When an assessor considers the following recorded property history and uses the current comparison between units 31 and 142. These original 3 bedroom units were identical units, when the condo was constructed. Now, the number of rooms and upgrades made to unit 31 Regents Park are remarkable.

Your current stated value of our unit, when compared to the condo unit at 31 Regents Park, (originally the exact same model unit) is excessively high. Unit 31 has been completely renovated, listed as having spent \$237,500. on improvements on its For Sale info. Unit 31 now has 4.5 bathrooms and a possible 4th bedroom in its fully renovated basement. In Dec. 2020, unit 31 sold, at a discounted price of \$845,000. from the Sept 11, 2020 listing price of \$950,000. According to these recorded listed and sales prices, our unit (142) has increased in value only \$120,000. over it's 2002 purchase price of \$725,000.

Sincerely,

Martin and Sandra Howard

Attachments

31 REGENTS PK

[Sales](#)
[Print](#)
[Field Card](#)
[Map It](#)

Location 31 REGENTS PK

Mblu H09/ / 020/000 31/

Acct# 13782

Owner GERARD SCOTT M & LYDIA V

Assessment \$518,500

Appraisal \$740,800

PID 9622

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$740,800	\$0	\$740,800
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$518,500	\$0	\$518,500

Owner of Record

Owner GERARD SCOTT M & LYDIA V

Co-Owner

Address 31 REGENTS PK

WESTPORT, CT 06880

Sale Price \$845,000

Certificate

Book & Page 4072/0168

Sale Date 12/04/2020

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GERARD SCOTT M & LYDIA V	\$845,000		4072/0168	00	12/04/2020
NEBLETT VALERIE TRUSTEE	\$544,000	1	1667/0120	00	01/29/1999
GOLDRING LYNNE J	\$344,800	2	0783/0010	00	03/04/1986



Off Market

1 / 38

Be Ready to Buy. How Much Can You Borrow?

Est. **\$803,100**

3 beds 4.5 baths 3,036 sq ft

31 Regents Park, Westport, CT 06880

View up to 3 home estimates

Ref Rates optimum. Internet & TV \$50/mo. for a year & a Visa® Prepaid Card.

Property Overview - 3 ensuite BRs in Westport! First Regents Park 3BR, 4/1 BA, 2GA townhome on the market in 8 years! Superb value: 3036 sq ft of spacious, renovated, sun-washed and freshly painted living space on 4 finished levels for active, stylish, carefree living and entertaining. Skylit 3-level Foyer, open plan main level w/wideboard hardwood floors, granite, gas, sliders to south-facing stone patio +

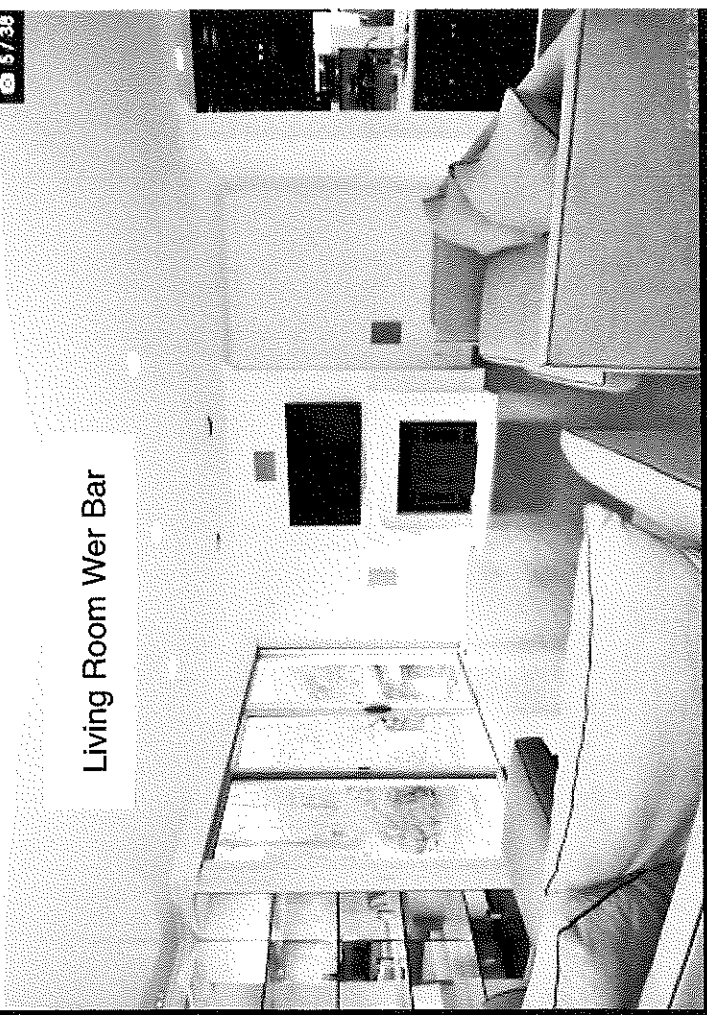
spacious green yard. 3 ensuite BRs, 2 attached Garages, Fireplace, finished LL Family Room w/full BA, upstairs Laundry. Gated complex with daytime security guard, pool and tennis, across from Balducci's

31 Regents

Kitchen Dining Room



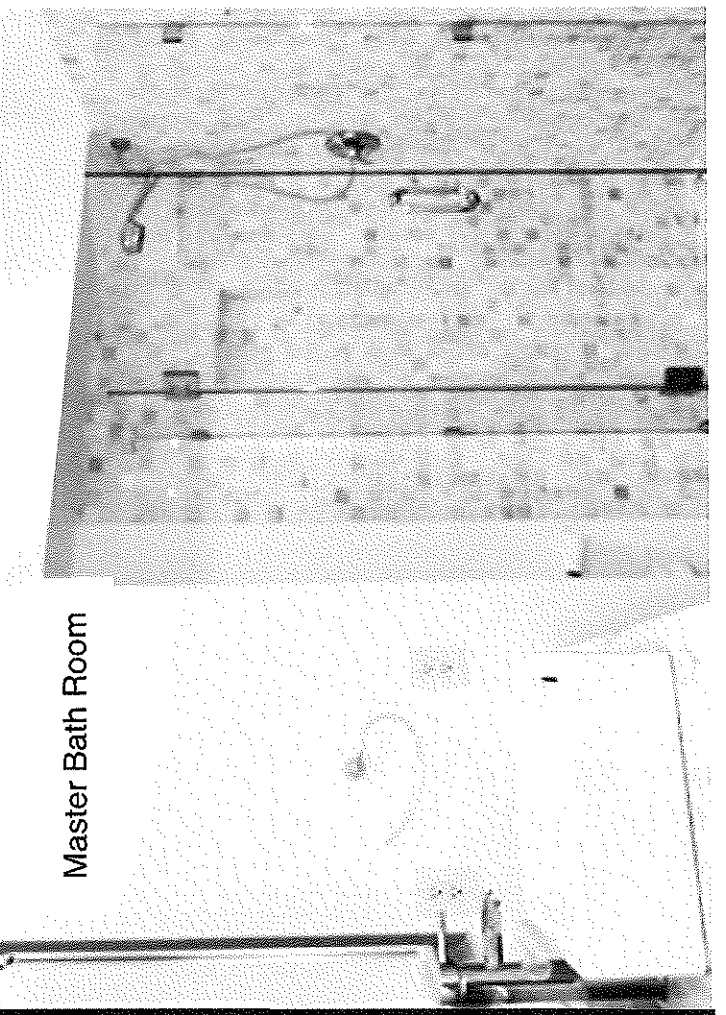
Living Room Wer Bar



Master Bath Room



Master Bath Room



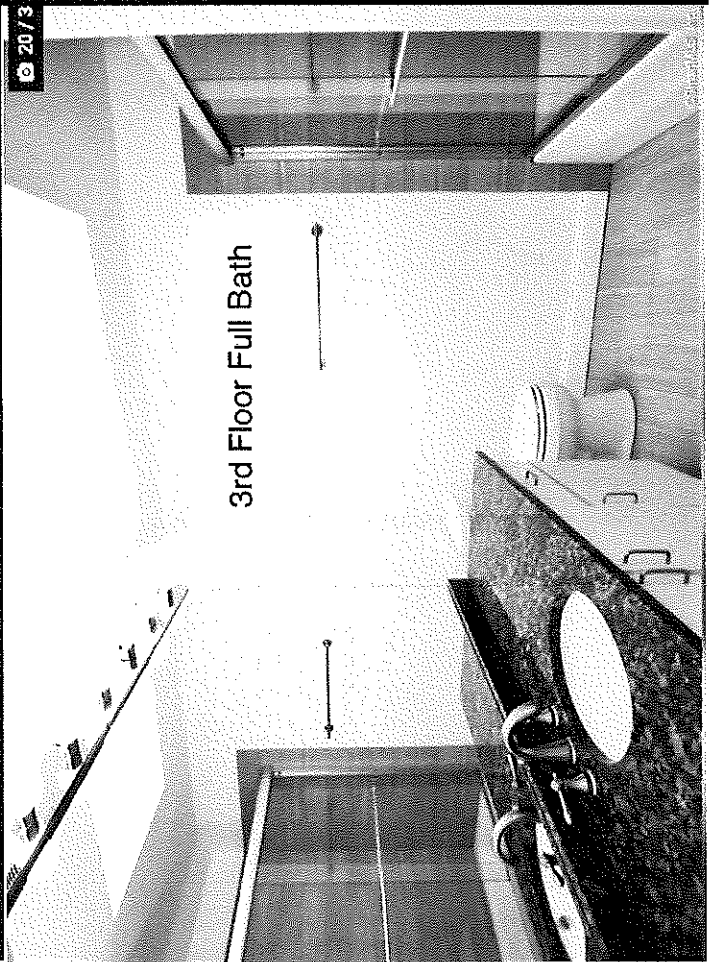
31 Regents



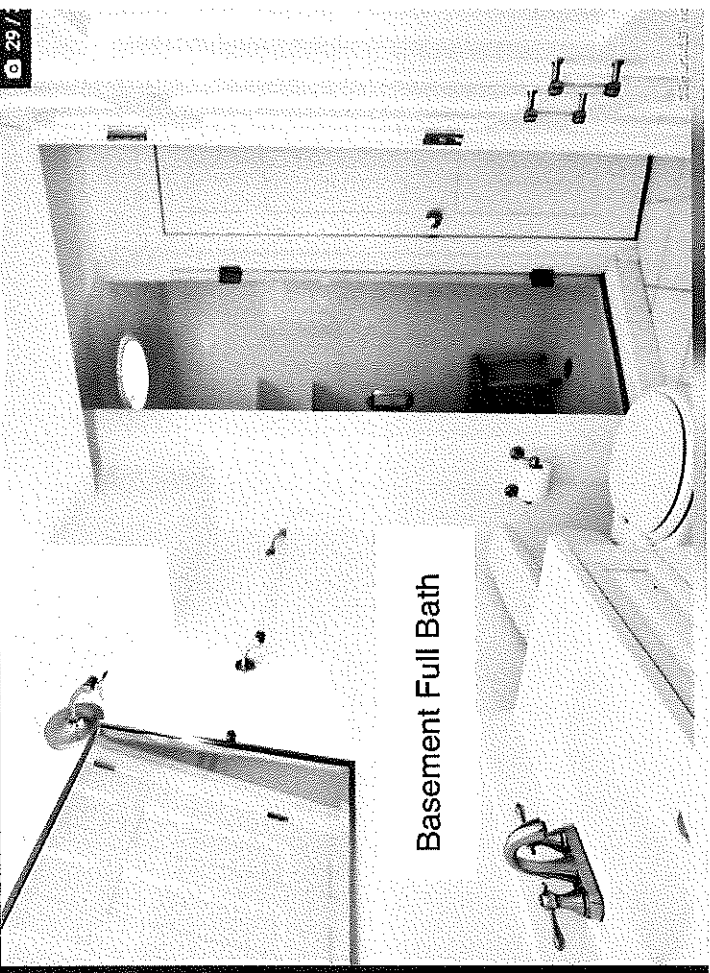
2nd Bed Room and Bath



2nd BR Full Bath



3rd Floor Full Bath



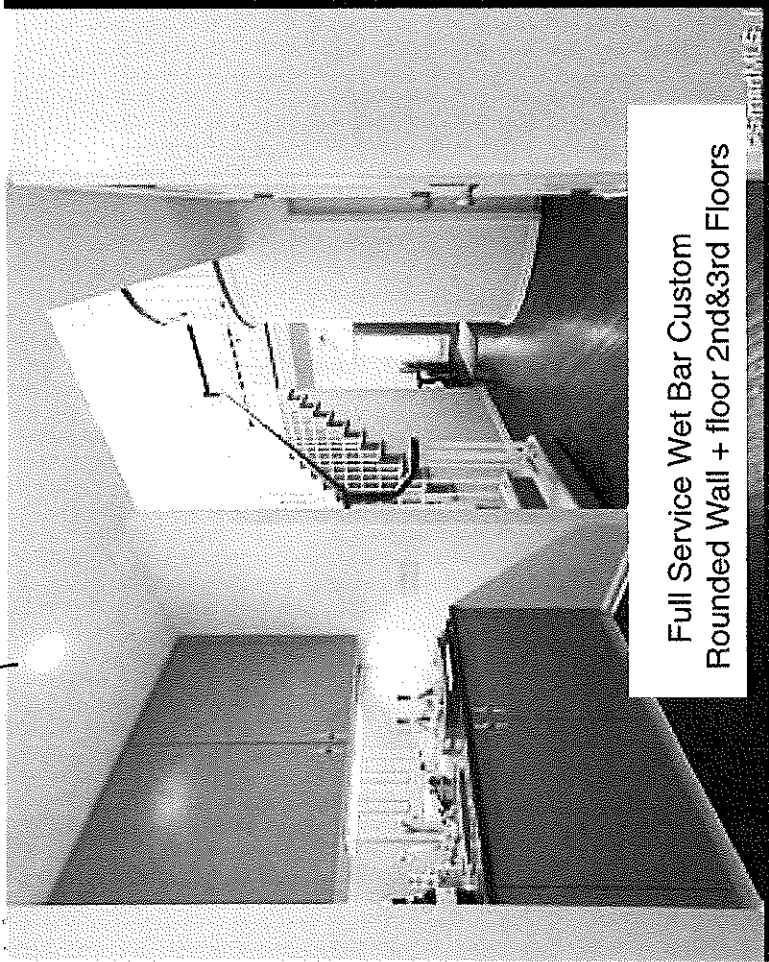
Basement Full Bath

29/

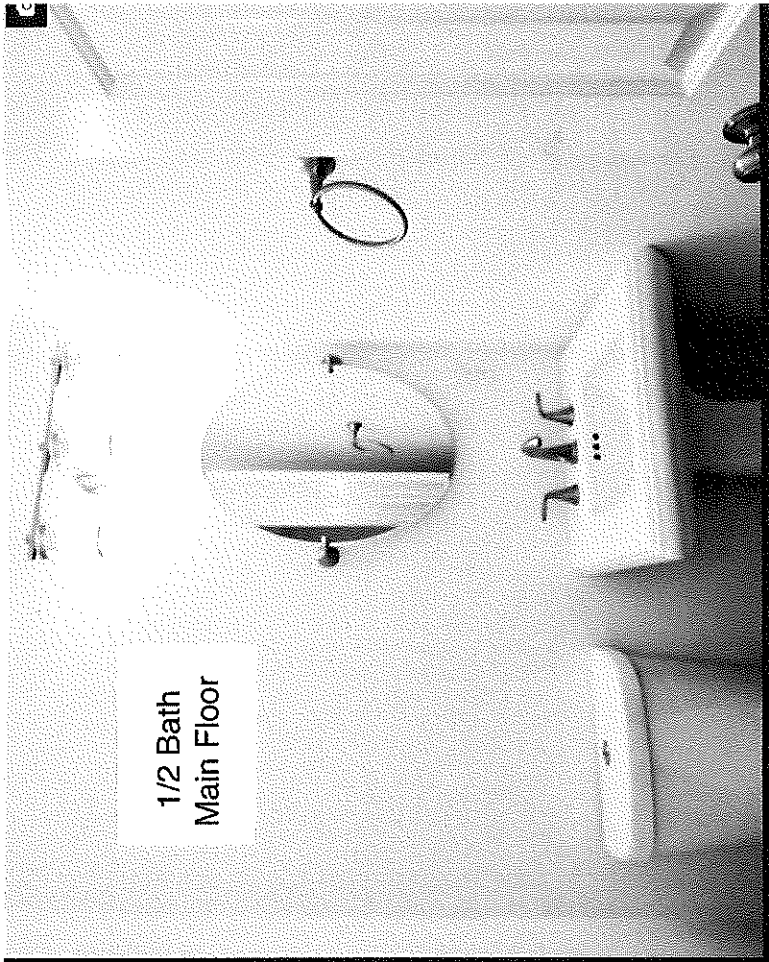
20/3



31 Requests.



Full Service Wet Bar Custom Rounded Wall + floor 2nd&3rd Floors

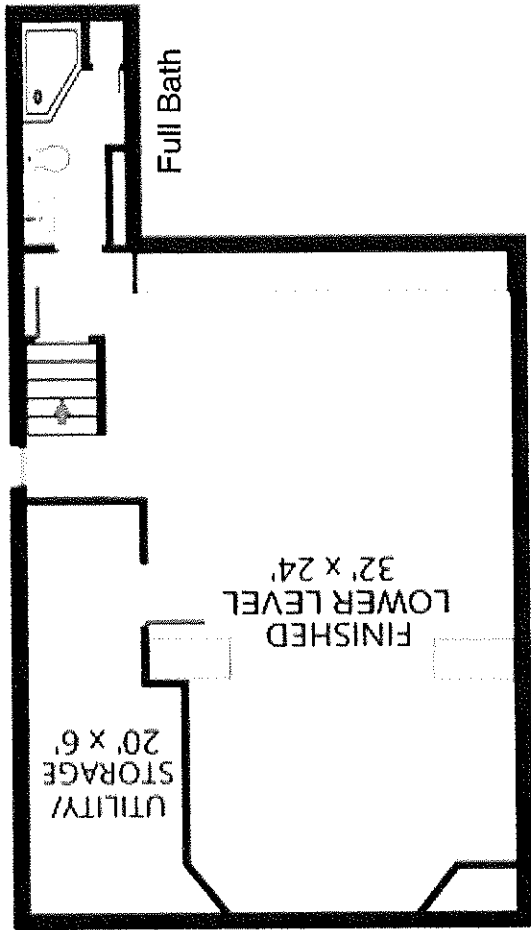


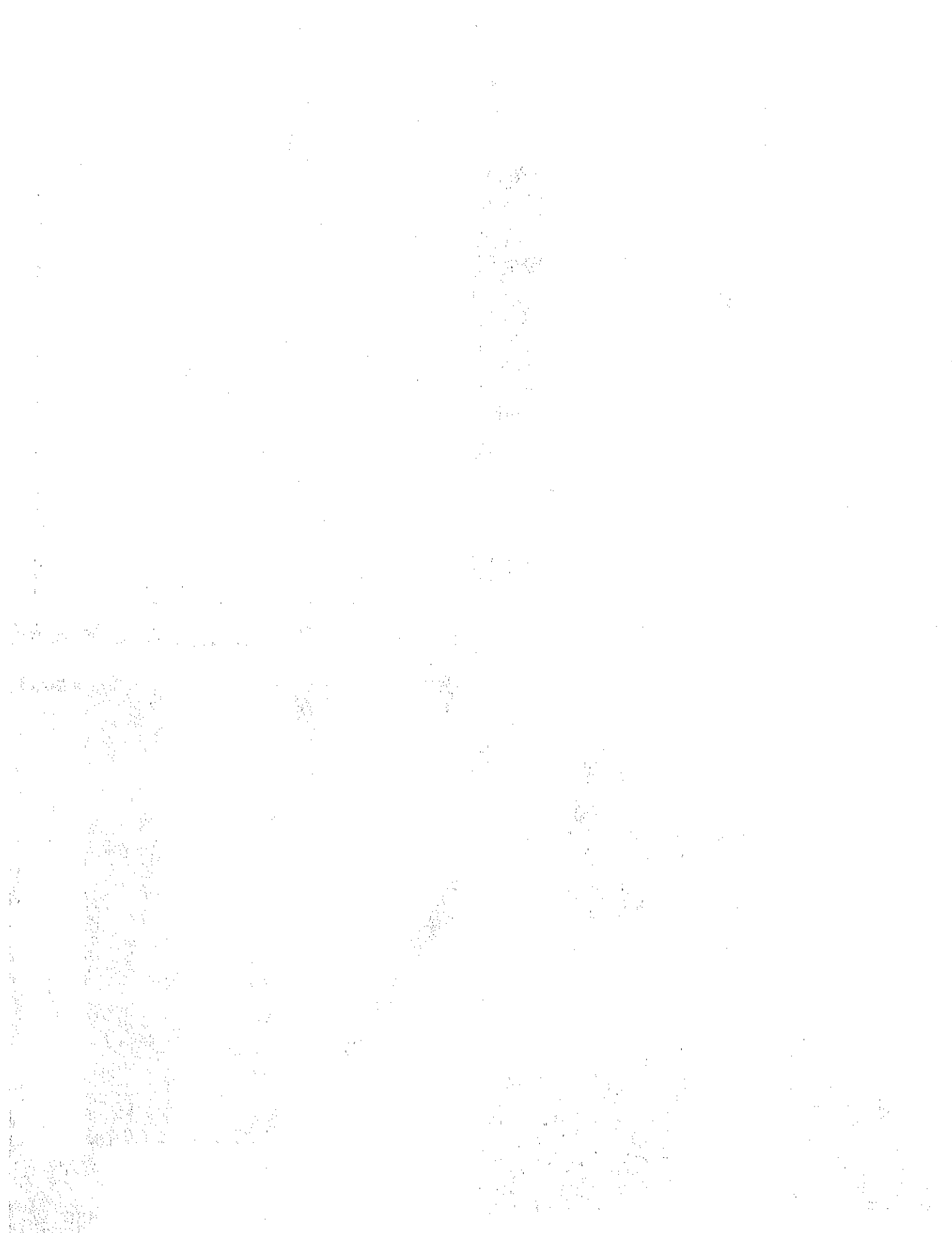
1/2 Bath Main Floor



Full Finished Basement w/Full Bath and closets

Layout of full Basement including full Bath w/shower







View

31 Regents Park, Westport, CT 06880

Commute Time

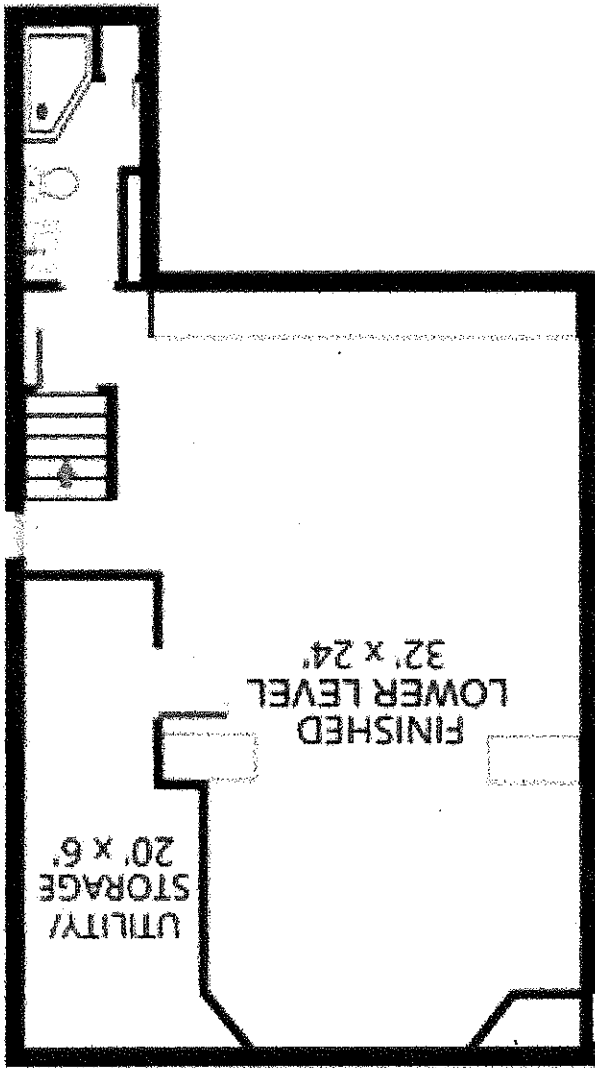
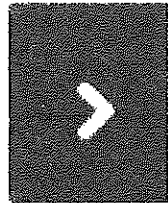
3	4.5	3,036
beds	baths	sq ft

Map



Be Ready to Buy. How

Off Market



142 REGENTS PK

Q Sales Print Field Card Map It

Location 142 REGENTS PK

Mblu H09 / 020/000 142/

Acct# 13748

Owner HOWARD SANDRA

Assessment \$485,800

Appraisal \$693,900

PID 9588

Building Count 1

Current Value

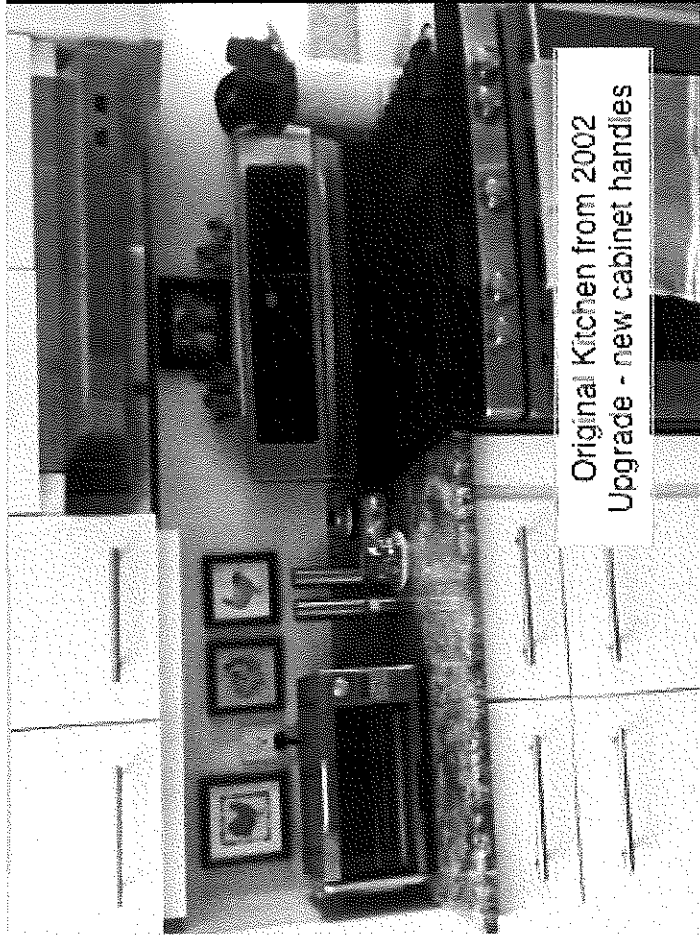
Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$693,900	\$0	\$693,900
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$485,800	\$0	\$485,800

Owner of Record

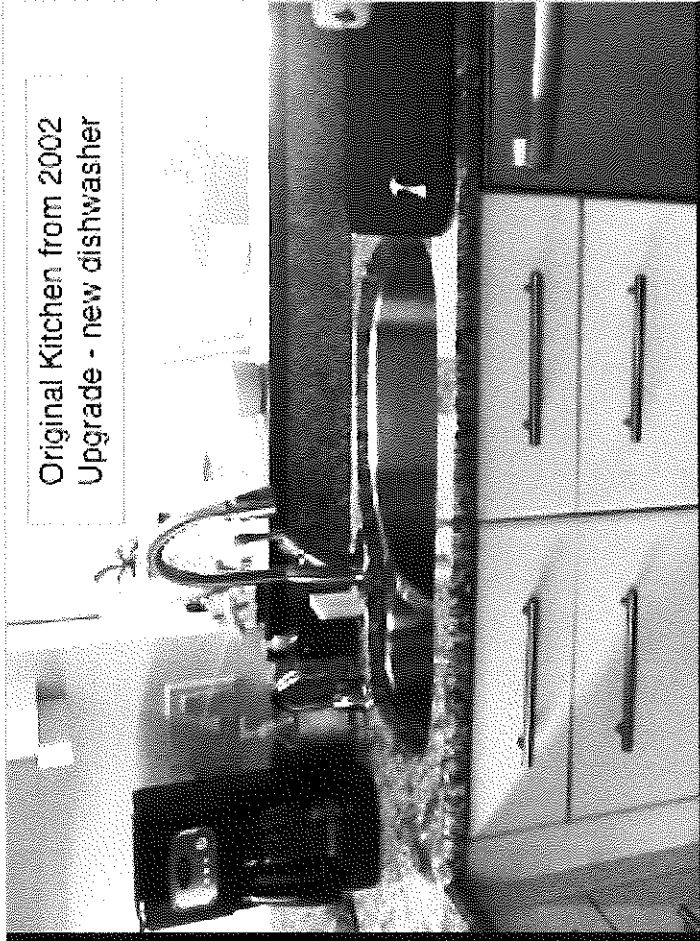
Owner HOWARD SANDRA
Co-Owner
Address 142 REGENTS PK
 WESTPORT, CT 06880
Sale Price \$0
Certificate
Book & Page 3387/0107
Sale Date 01/09/2013
Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HOWARD SANDRA	\$0		3387/0107	29	01/09/2013
HOWARD MARTIN R & SANDRA	\$725,000	1	2004/0192	00	06/11/2002
BERNEGER MARTIN MAX & LORETTA A	\$479,000	2	1501/0035	00	02/28/1997



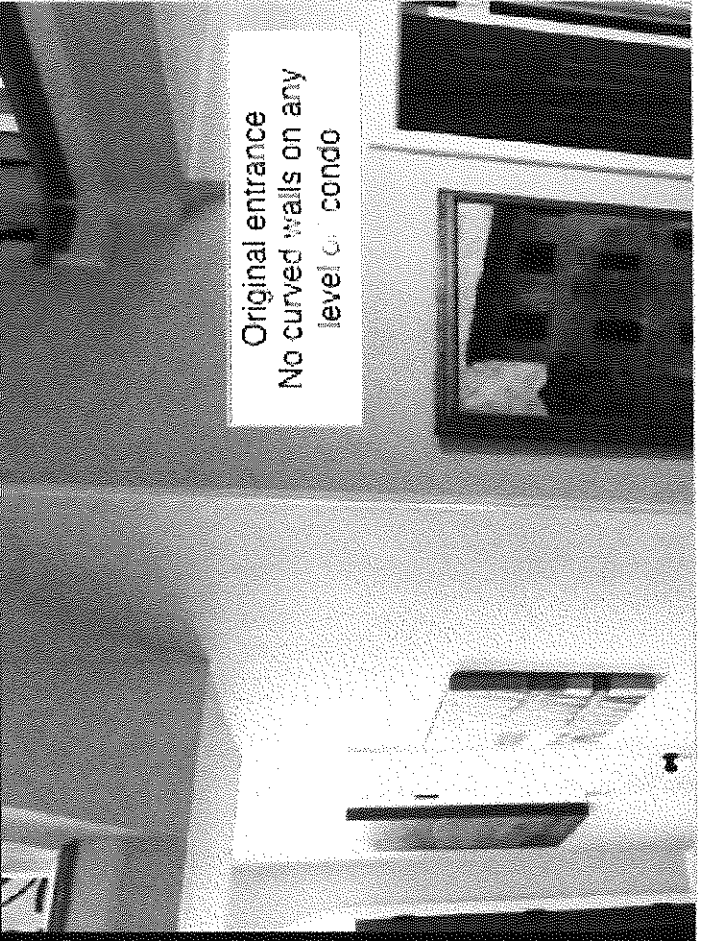
Original Kitchen from 2002
Upgrade - new cabinet handles



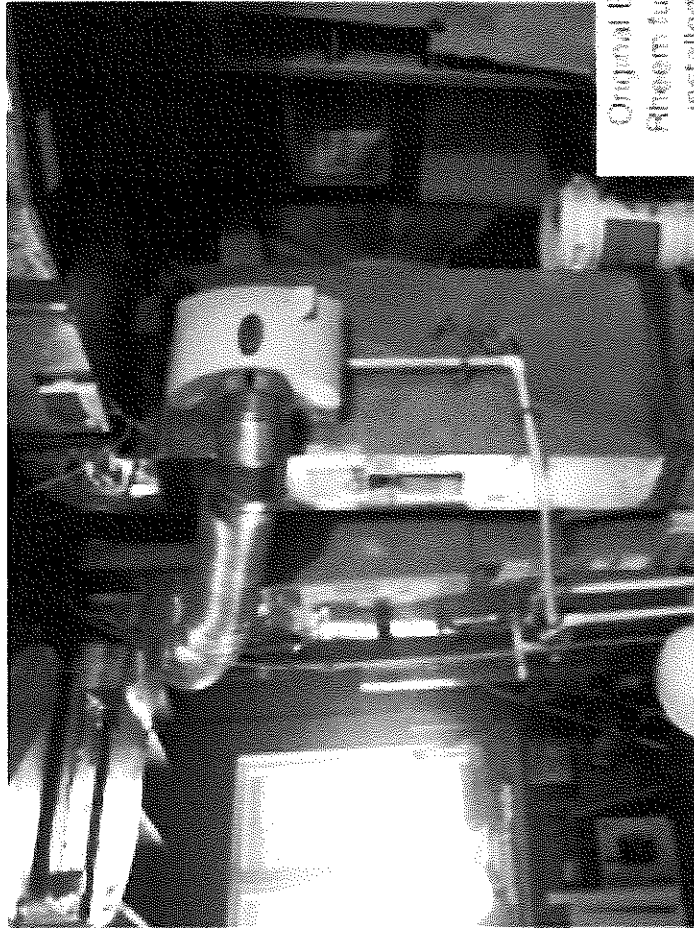
Original Kitchen from 2002
Upgrade - new dishwasher



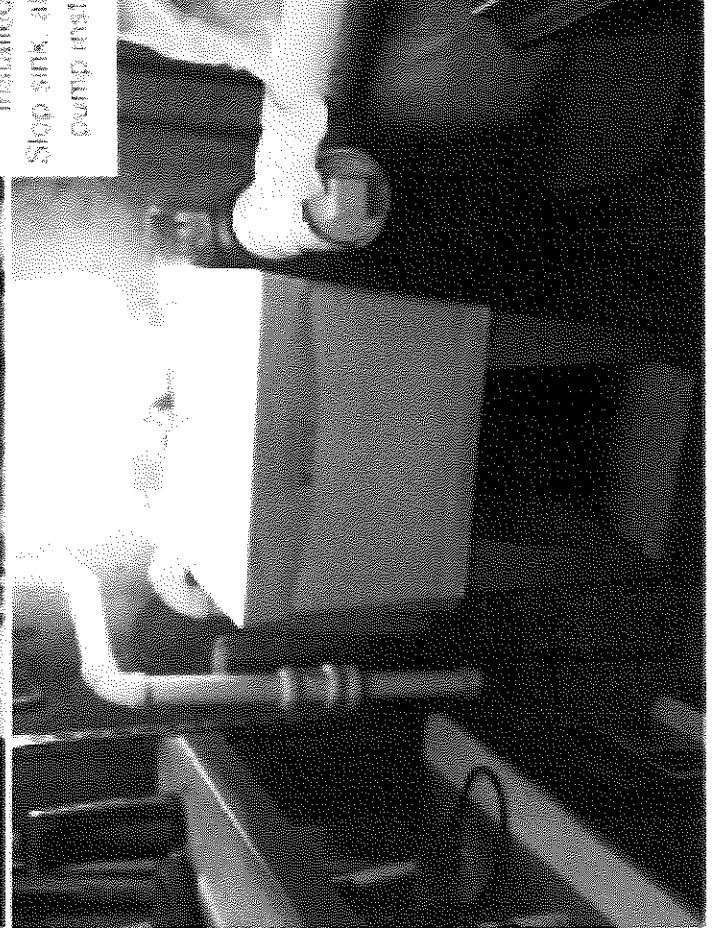
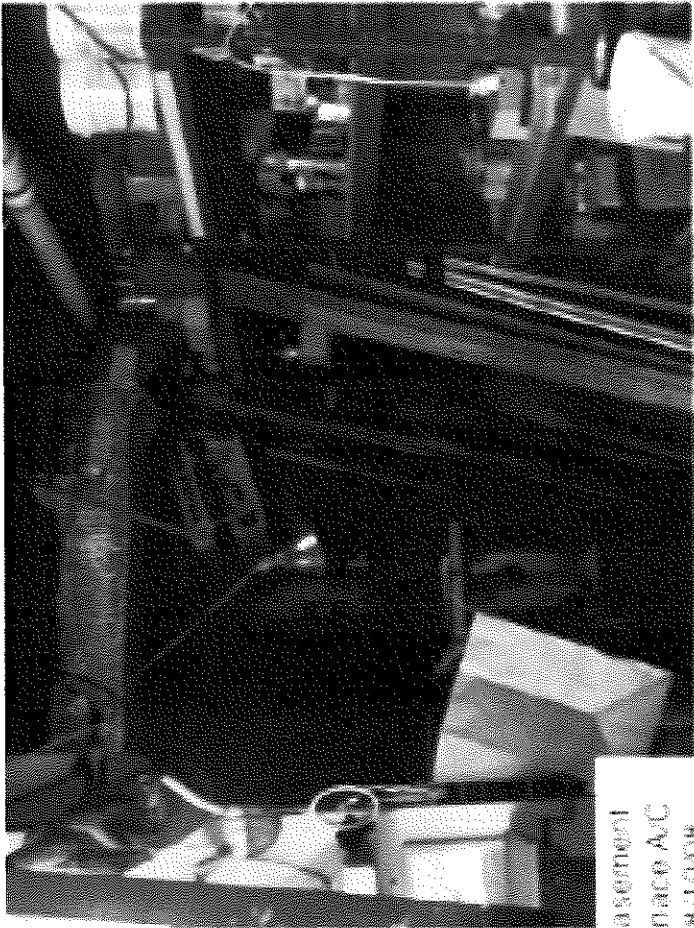
Original Living Room
and Wet Bar - 2002

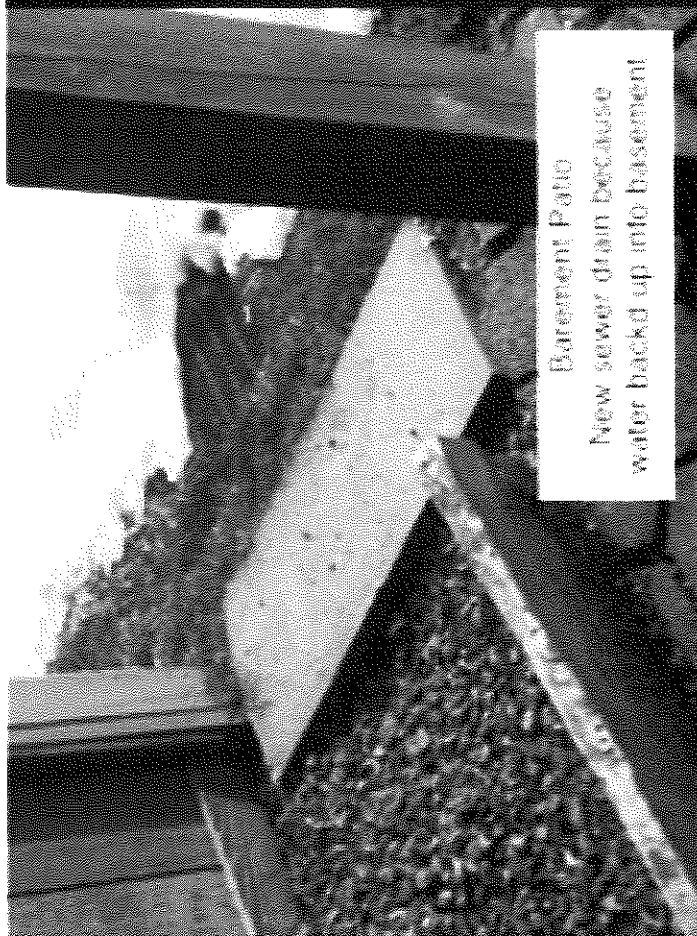


Original entrance
No curved walls on any
level in condo



Original Basement
Rheem furnace A/C
installing 8/1/08
Slop sink, above ground
pump installed 2018





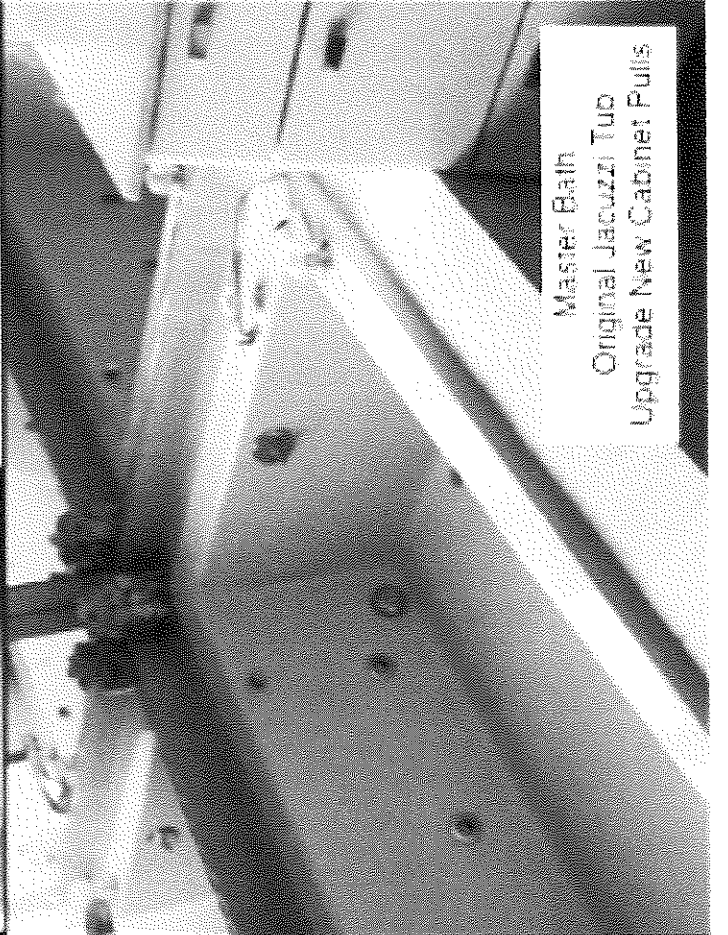
Basement Patio
New sewer drain because
water backed up into basement



Basement Level Patio
8 x 22 ft (176 sq ft)




Main Floor Deck



Master Bath
Original Jacuzzi Tub
Upgrade New Cabinet Pulls

\$839,900 2 bd | 4 ba | 2,559 sqft

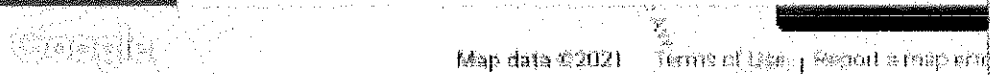
61 Regents Park #61, Westport, CT 06880

Est. payment: \$4,528/mo  Get pre-qualified

Contact Agent

Take a Tour

Overview Facts and features Home value Price and tax history



Travel times 

 Add work destination

Overview

Time on Zillow **52 days** Views **819** Saves **10**

FANTASTIC UNIT LOCATED IN THE COVETED REGENTS PARK COMPLEX. LUSH GATED COMMUNITY CLOSE TO MAIN STREET, RESTAURANTS, LONGSHORE, BEACH, TRAIN, I-95 AND MERRITT. CLUBHOUSE, POOL & TENNIS ONSITE. GREAT UNIT WITH HARDWOOD FLOORS THROUGHOUT, EAT IN KITCHEN, DINING ROOM, FAMILY ROOM, 2 BEDROOMS, 2.5 BATHS, FINISHED LOWER LEVEL, 2 CAR ATTACHED GARAGE, PRIVATE OUTDOOR PATIO AND CENTRAL A/C.

Listed by: Kelly Loucas

Compass Connecticut, LLC

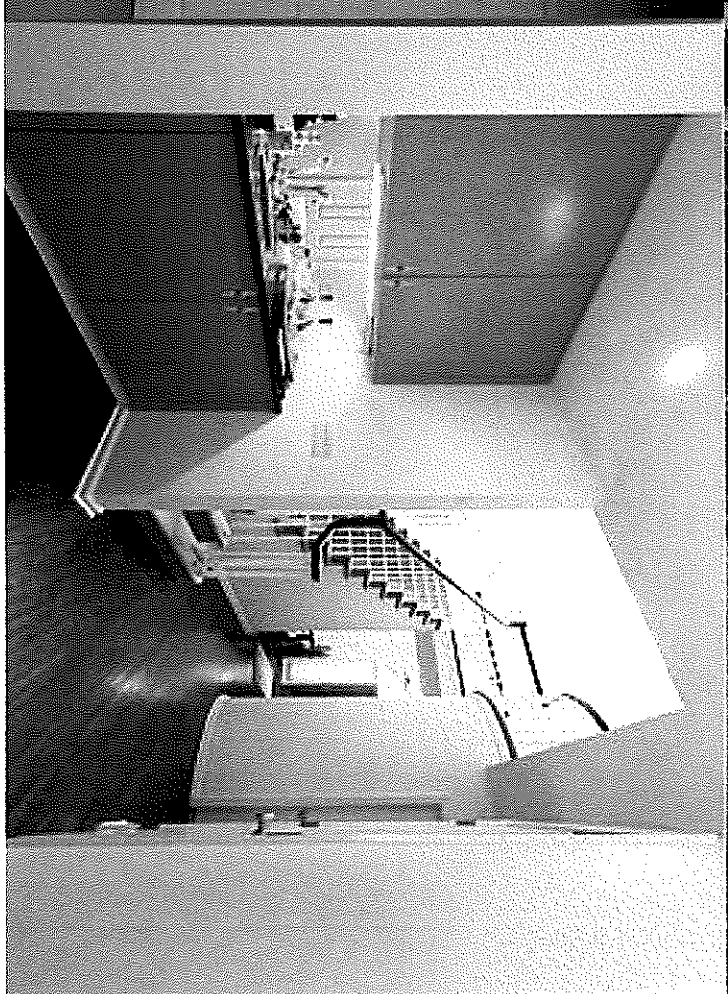
Jim Lanzaro Compass Connecticut, LLC

Source: **SMART**  Smart
MLS

MLS#: 170361109

Zillow last checked 2021-02-06 09:31:35

61 Regents Park Condo 2 BR fully updated \$839,99.



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: 10.31.2014

PURCHASE DATE: 2002

PROPERTY ADDRESS: 142 Regents Pk

OWNER: Howard, Sandra

ASSESSMENT: 485,800

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:
