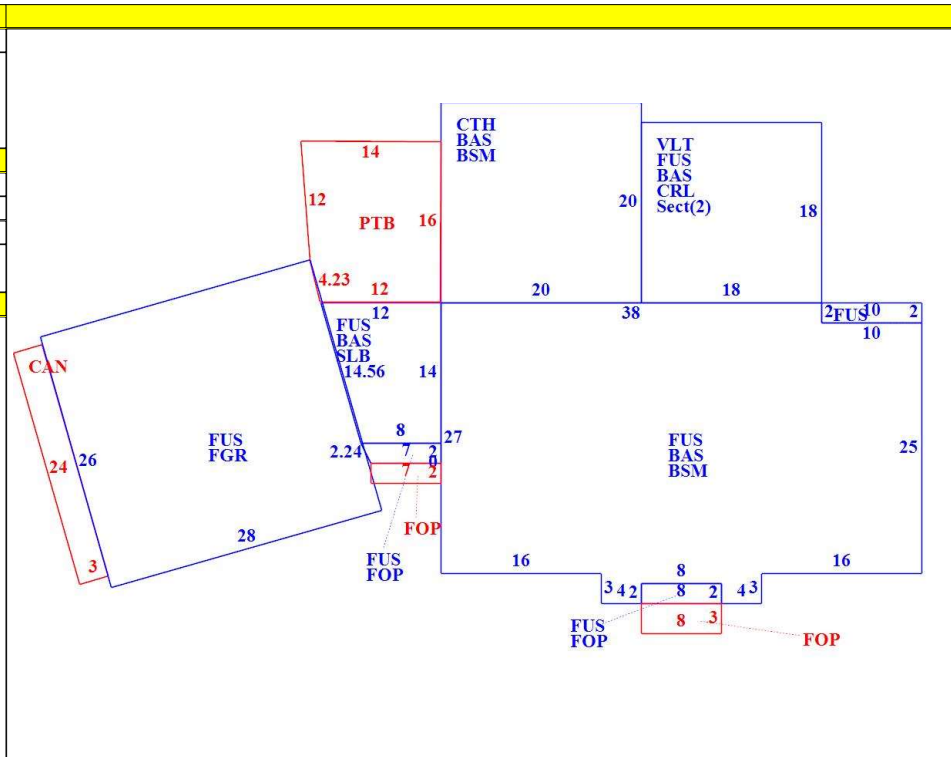


CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	105	Custom Design	Fireplaces	3	
Model	01	Residential	Ceiling Height	9.00	
Grade:	17	Type I+	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		1,700,597
Interior Flr 2			Year Built		1986
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		E
AC Type:	03	Central	Remodel Rating		G
Total Bedrooms	04	4 Bedrooms	Year Remodeled		2019
Total Bthrms:	4	4 Full Baths	Depreciation %		2
Total Half Baths	1	1 Half Bath	Functional Obsol		
Total Xtra Fixtrs	2		External Obsol		
Total Rooms:	8	8 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	03	Modern	Condition %		
Kitchens	1		Percent Good		98
Whirlpool Tubs	1		Cns Sect Rcnld		1,492,300
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement	1308		Misc Imp Ovr		
Fin Bsmt Qual	4	Living Area Q	Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	3				
Ceiling Height	9.00				

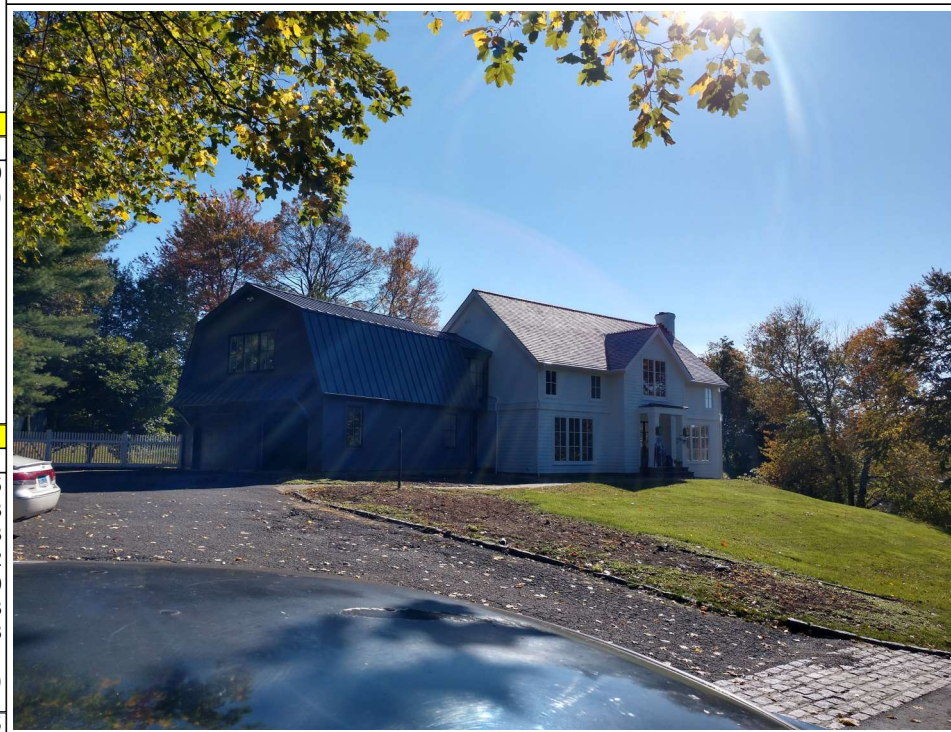


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
SPL1	InGroun	CRH	Heatd/	L	900	61.00	2005	6	75	5	1.75	72,100
GEN	Generat		B		1	0.01			98		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,848	1,848		273.78	505,945
BSM	Basement Area	0	1,708		54.82	93,633
CAN	Canopy	0	72		53.23	3,833
CTH	Cathedral Ceiling	0	400		54.76	21,902
FGR	Garage	0	728		109.44	79,670
FOP	Porch, Open	0	69		55.55	3,833
FUS	Upper Story, Finished	2,227	2,227		273.78	609,708
PTB	Patio - Brick	0	212		41.33	8,761
SLB	Slab	0	140		0.00	0
Ttl Gross Liv / Lease Area		4,075	7,404			1,327,285



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT VISION
YANKEE HILL LLC				2	Public Water	2	Private	Description	Code	Appraisec	Assessed	
10 YANKEE HILL RD								RES LAND	1-1	1,625,400	1,137,800	
WESTPORT CT 06880								DWELLING	1-3	1,668,300	1,167,800	
1								RES OUTBL	1-4	72,100	50,500	
SUPPLEMENTAL DATA												
Alt Prcl ID 53150249-E				Lift Hse Asking \$								
Historic ID												
Census 505												
WestportC K27												
Survey Ma 1386												
Survey Ma												
GIS ID D04012000				Assoc Pid#								
									Total	3,365,800	2,356,100	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
YANKEE HILL LLC				4086	0335	01-19-2021	Q	I	3,900,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed			
CERRONI REBECCA & JOSEPH				3855	0132	05-01-2018	U	I	1,875,000	07	2020	1-1	1,137,800	2020	1-1	1,137,800	2019	1-1	1,198,600			
MCKECHNIE DENNIS P				3270	0167	01-24-2012	U	I	0	29		1-3	1,167,800		1-3	1,167,800		1-3	981,000			
MCKECHNIE DENNIS P & BARBARAA				1792	0306	08-11-2000	Q	I	1,624,000	00		1-4	50,500		1-4	50,500		1-4	50,500			
WORNOW TERESA L				1582	0030	03-24-1998	Q	I	990,000	00	Total			2,356,100	Total			2,356,100	Total			2,230,100

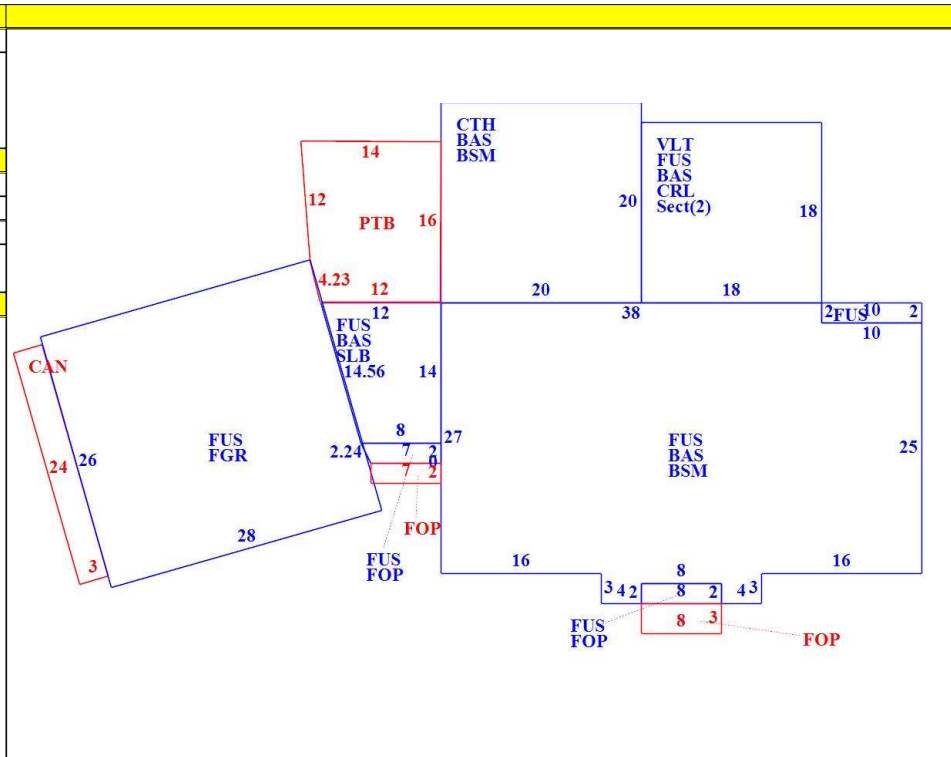
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Sub	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)						1,668,300					
0001	R	0001				Appraised Xf (B) Value (Bldg)						0					
						Appraised Ob (B) Value (Bldg)						72,100					
						Appraised Land Value (Bldg)						1,625,400					
						Special Land Value						0					
						Total Appraised Parcel Value						3,365,800					
						Valuation Method						C					
						Total Appraised Parcel Value						3,365,800					

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
84219	07-11-2018	AD	Additions	400,000	10-30-2019	100	10-01-2019	TWO-STORY ADDITION FOR	05-15-2020	SR			19	Field Review			
66266	07-19-2005		INT RENO	10,000	06-24-2014	100	05-19-2014	INT RENO FOR EXISTING LA	04-09-2020	BAA			50	BAA Change			
64992	08-02-2004		20x45 I/G POO	55,000	09-07-2005	100		20x45 I/G POOL	03-02-2020	VA			60	Mailer Sent			
60324	09-20-2000		BATHROOM R	19,000		100		BATHROOM RENOVATIONS	10-30-2019	PG	2	1	00	Measur+Listed			
									09-04-2019	PG	2	5	55	NOAH - Visual			
									07-24-2019	PG	2	5	53	Re-Check - WIP			
									02-11-2019	PG	2	5	00	Measur+Listed			

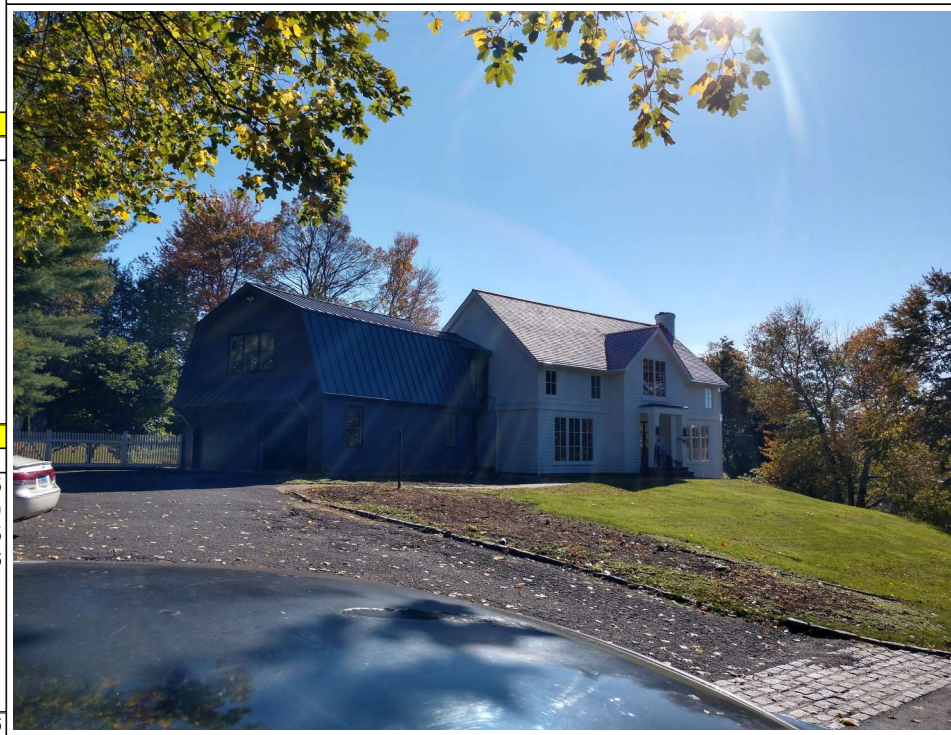
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	201	Single Family Re	AA		1.100	AC	360,000	0.91212	5	1.00	450	4.500			1.0000	1,625,400
Total Card Land Units					1.100	AC	Parcel Total Land Area					1	Total Land Value			1,625,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	105	Custom Design	Fireplaces		
Model	01	Residential	Ceiling Height	9.00	
Grade:	17	Type I+	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	11	Clapboard		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	10	Wood Shingle	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		1,700,597
Interior Flr 1	12	Hardwood	Year Built		2019
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	04	Forced Air	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	01	1 Bedroom	Depreciation %		1
Total Bthrms:	0		Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs			Trend Factor		1
Total Rooms:	2	2 Rooms	Condition		
Bath Style:			Condition %		
Kitchen Style:			Percent Good		99
Kitchens			Cns Sect Rcnld		176,000
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	0		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces					
Ceiling Height	9.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	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	324	324		249.12	80,715
CRL	Crawl Space	0	324		0.00	0
FUS	Upper Story, Finished	324	324		249.12	80,715
VLT	Vaulted Ceiling	0	324		12.30	3,986
Ttl Gross Liv / Lease Area		648	1,296			165,416



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT VISION
YANKEE HILL LLC				2	Public Water	2	Private	Description	Code	Appraisec	Assessed	
10 YANKEE HILL RD								RES LAND	1-1	1,625,400	1,137,800	
WESTPORT CT 06880								DWELLING	1-3	1,668,300	1,167,800	
1				SUPPLEMENTAL DATA				RES OUTBL	1-4	72,100	50,500	
				Alt Prcl ID	53150249-E		Lift Hse					
				Historic ID			Asking \$					
				Census	505							
				WestportC	K27							
				Survey Ma	1386							
				Survey Ma								
				GIS ID	D04012000		Assoc Pid#					
								Total		3,365,800	2,356,100	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
YANKEE HILL LLC				4086	0335	01-19-2021	Q	I	3,900,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CERRONI REBECCA & JOSEPH				3855	0132	05-01-2018	U	I	1,875,000	07	2020	1-1	1,137,800	2020	1-1	1,137,800	2019	1-1	1,198,600
MCKECHNIE DENNIS P				3270	0167	01-24-2012	U	I	0	29		1-3	1,167,800		1-3	1,167,800		1-3	981,000
MCKECHNIE DENNIS P & BARBARAA				1792	0306	08-11-2000	Q	I	1,624,000	00		1-4	50,500		1-4	50,500		1-4	50,500
WORNOW TERESA L				1582	0030	03-24-1998	Q	I	990,000	00	Total			Total			Total		
											2,356,100			2,356,100			2,230,100		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Sub	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)						1,668,300					
0001	R	0001				Appraised Xf (B) Value (Bldg)						0					
						Appraised Ob (B) Value (Bldg)						72,100					
						Appraised Land Value (Bldg)						1,625,400					
						Special Land Value						0					
						Total Appraised Parcel Value						3,365,800					
						Valuation Method						C					
						Total Appraised Parcel Value						3,365,800					

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Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
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									07-24-2019	PG	2	5	53	Re-Check - WIP	
									02-11-2019	PG	2	5	00	Measur+Listed	

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	201	Single Family Re	AA		1.100	AC	360,000	0.91212	5	1.00	450	4.500			1.0000	1,625,400
Total Card Land Units					1.100	AC	Parcel Total Land Area					1	Total Land Value			1,625,400