

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NO REAL ESTATE LLC			1 Level	1 All Public	1 Public	4 Bus. District	Description	Code	Appraised	Assessed	6158 WESTPORT, CT
1 MORNINGSDR N							COM LAND	2-1	2,625,500	1,837,900	
WESTPORT CT 06880							COM BLDG	2-2	4,981,000	3,486,700	
							COM OUTBL	2-5	116,800	81,700	
SUPPLEMENTAL DATA											VISION
Alt Prcl ID 5445082					Lift Hse Asking \$						
Historic ID 705											
Census 503											
WestportC E50											
Survey Ma 8184											
Survey Ma											
GIS ID F09124000					Assoc Pid#						
							Total		7,723,300	5,406,300	

RECORD OF OWNERSHIP				VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NO REAL ESTATE LLC				3479	0165	10-10-2013	U	I	5,800,000	07	Year	Code	Assessed	Year	Assessed	Year	Assessed
ONE MORNINGSDR GROUP LLC				1484	0225	11-15-1996	Q	I	3,600,000	00	2023	2-1	1,837,900	2022	1,837,900	2021	1,837,900
												2-2	3,486,700		3,486,700		3,486,700
												2-5	81,700		81,700		81,700
							Total		5,406,300		Total	5,406,300	Total	5,406,300	Total	5,406,300	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
									Appraised Bldg. Value (Card)			
									Appraised Xf (B) Value (Bldg)			
									Appraised Ob (B) Value (Bldg)			
									Appraised Land Value (Bldg)			
									Special Land Value			
									Total Appraised Parcel Value			
									Valuation Method			
									Total Appraised Parcel Value			
									This signature acknowledges a visit by a Data Collector or Assessor			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES									
M/ 8184, 7982, 6686, 1629, 1551 ECON = MKT/INC BUILDING A NEWMAN'S OWN -- WHOLE BLDG. FRONTAGE ON POST RD EAST ACCESS OFF MORNINGSDR N HVAC=SINGLE LOOP HYDRO SYSTEM									

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
BLD-2024-00192	01-23-2024	AL	100,000		0		INTERIOR ALTERATION TO A	03-21-2024	MEF			51	BAA No Change	
85435	05-23-2019	AL	40,000	07-12-2019	100	08-01-2019	CONVERT LOWER LEVEL B	06-30-2020	JW			19	Field Review	
82614	05-08-2017	AL	900,000	01-09-2018	100	09-13-2017	INTERIOR RENOVATION OF	03-02-2020	VA			60	Mailer Sent	
82322	02-06-2017	AL	25,000	01-09-2018	100		INTERIOR RENOVATION TO	01-09-2018	TM	2	5	69	Partial Int Inspn (See Perm	
82314	02-01-2017	AI	15,000	01-09-2018	100		REMOVAL OF INTERIOR FINI	06-26-2015	TM	2		00	Measur+L listed	

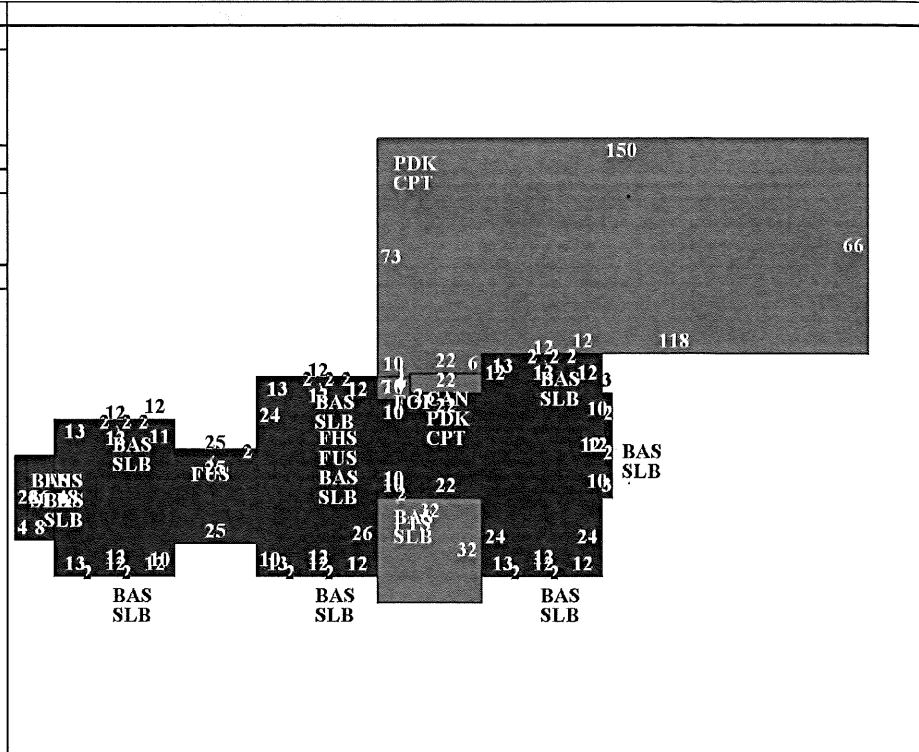
BLD-2024-00192	INTERIOR ALTERATION TO ADD 2 RESTROOMS, PANTRY AREA, CONVERT 1 OFFICE INTO 2 PHONE BOOTHS - FIRST FLOOR OF "C" BUILDING.														
85435	CONVERT LOWER LEVEL BUILDING B TO EMPLOYEE YOGA ROOM.														
82614	INTERIOR RENOVATION OF FIRST AND SECOND FLOOR OF BUILDING C FOR NEWMAN'S OWN. NEW DORMER WITH WINDOWS. ADDING SKYLIGHT.														
82322	INTERIOR RENOVATION TO BUILDING A, FIRST AND SECOND FLOOR.														
82314	REMOVAL OF INTERIOR FINISHES (NON-STRUCTURAL) FOR FUTURE REMODELING WORK. NO NEW CONSTRUCTION UNTIL PROPER PERMITS ARE OBTAINED.														

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	340	Off Bldg	BPD		1.870	AC	1,080,000.	1.00000	C	1.00	I	1.300		0	2,625,500
Total Card Land Units					1.870	AC	Parcel Total Land Area: 1.870					Total Land Value		2,625,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	85	Office Bldg			
Model	94	Commercial			
Grade	06	Good			
Stories:	2.5				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	20	Laminate Fir			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	09	HydroAir			
AC Type	03	Central			
Bldg Use	340	Off Bldg			
Income Adj					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	06	Fireprf Steel			
Baths/Plumbing	02	Average			
Ceiling/Walls	05	Sus-Ceil & WL			
Rooms/Prtns	02	Average			
Wall Height	10.00				
% Comn Wall					
1st Floor Use:	343				
			RCN		3,901,768
			Year Built		1985
			Effective Year Built		Central
			Depreciation Code		E
			Remodel Rating		G
			Year Remodeled		2015
			Depreciation %		3
			Functional Obsol		10
			External Obsol		1
			Trend Factor		
			Condition		
			Condition %		87
			Percent Good		3,394,500
			Cns Sect Rcnd		
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving Asph.	L	63,200	2.50	1985	5	60		0.00	94,800
SPR	Sprinklers	B	23,041	2.50	2006		87		0.00	50,100
ELEV	Elevator	B	3	50000.00	2006		87		0.00	130,500
SPR	Sprinklers	B	10,234	3.00	2006		87		0.00	26,700
LT1	1Pole - 1 Lt	L	10	1980.00	2015	6	75		0.00	14,900
LT1	1Pole - 1 Lt	L	4	1980.00	2015	6	75		0.00	5,900
LT1	1Pole - 1 Lt	L	1	1980.00	1985	5	60		0.00	1,200
GEN	Generator	B	1	0.01	2006		87		0.00	0
ELEV	Elevator	B	3	50000.00	2006		87		0.00	130,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,636	8,636		150.57	1,300,316
CAN	Canopy	0	132		29.66	3,915
CPT	Covered Parking	0	10,234		37.65	385,307
FHS	Half Story, Finished	4,172	8,344		75.28	628,175
FOP	Porch, Open	0	70		38.72	2,710
FUS	Upper Story, Finished	8,186	8,186		150.57	1,232,560
PDK	Parking Deck	0	10,234		22.58	231,124
PTS	Patio - Stone	0	1,024		22.64	23,188
SLB	Slab	0	8,636		0.00	0
Ttl Gross Liv / Lease Area		20,994	55,496			3,807,295



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
NO REAL ESTATE LLC			1 Level	1 All Public	1 Public	4 Bus. District	Description	Code	Appraised	Assessed	
1 MORNINGSDR N			SUPPLEMENTAL DATA Alt Prcl ID 5445082 Historic ID 705 Census 503 WestportC E50 Survey Ma 8184 Survey Ma GIS ID F09124000				COM LAND	2-1	2,625,500	1,837,900	
WESTPORT CT 06880							Lift Hse Asking \$				COM BLDG
			Assoc Pid#				COM OUTBL	2-5	116,800	81,700	
							Total		7,723,300	5,406,300	

RECORD OF OWNERSHIP				VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NO REAL ESTATE LLC				3479	0165	10-10-2013	U	I	5,800,000	07	Year	Code	Assessed	Year	Assessed	Year	Assessed
ONE MORNINGSDR GROUP LLC				1484	0225	11-15-1996	Q	I	3,600,000	00	2023	2-1	1,837,900	2022	1,837,900	2021	1,837,900
												2-2	3,486,700		3,486,700		3,486,700
												2-5	81,700		81,700		81,700
							Total		5,406,300	Total	5,406,300	Total	5,406,300	Total	5,406,300		

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
									Appraised Bldg. Value (Card)			
Total			0.00					Appraised Xf (B) Value (Bldg)				
								Appraised Ob (B) Value (Bldg)				
								Appraised Land Value (Bldg)				
								Special Land Value				
								Total Appraised Parcel Value				
								Valuation Method				
								Total Appraised Parcel Value				
								This signature acknowledges a visit by a Data Collector or Assessor				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES									
BUILDING C: SE BUILDING									
NEWMAN'S OWN									
PARKING SPACES = 116 SHARED									
HVAC=SINGLE LOOP W/ OH & PERIMETER									

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
								06-03-2020	VA			80	Data Mailer No Change	

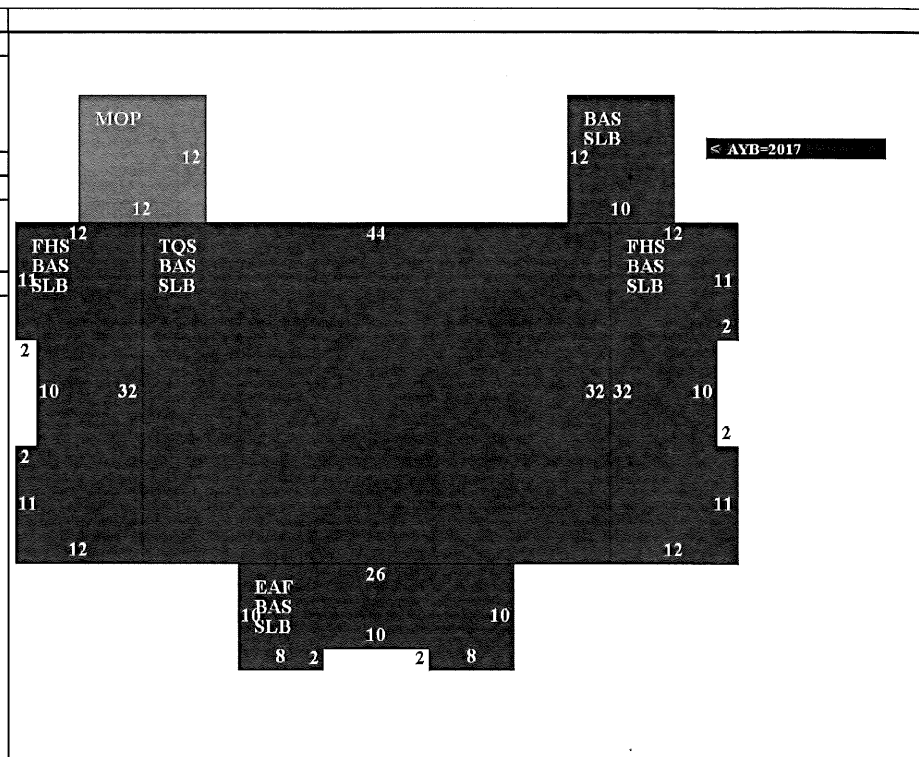
Permit Id		Comments	

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
2	340	Off Bldg	BPD		0.000	AC	0.00	1.00000	5	1.00	1.000				0	0
Total Card Land Units					0.000	AC	Parcel Total Land Area: 1.870					Total Land Value		2,625,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	85	Office Bldg			
Model	94	Commercial			
Grade	05	Average +20			
Stories:	1.75				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	09	HydroAir			
AC Type	03	Central			
Bldg Use	340	Off Bldg			
Income Adj					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	06	Fireprf Steel			
Baths/Plumbing	02	Average			
Ceiling/Walls	05	Sus-Ceil & WL			
Rooms/Prtns	02	Average			
Wall Height	10.00				
% Comn Wall					
1st Floor Use:	343				

MIXED USE		
Code	Description	Percentage
340	Off Bldg	100
		0
		0

COST / MARKET VALUATION		
RCN		687,402
Year Built		1985
Effective Year Built		
Depreciation Code		VG
Remodel Rating		G
Year Remodeled		2017
Depreciation %		3
Functional Obsol		
External Obsol		10
Trend Factor		1
Condition		
Condition %		
Percent Good		87
Cns Sect Rcld		598,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SPR	Sprinklers	B	2,496	2.70	2004		87		0.00	5,900
SPR	Sprinklers	B	1,504	2.50	2004		87		0.00	3,300
PRKS	Parking Spaces	L	116	0.00	2020		100		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,496	2,496		163.23	407,420
EAF	Attic, Expansion, Finished	84	240		57.13	13,711
FHS	Half Story, Finished	364	728		81.61	59,415
MOP	Masnry Opn Porch	0	144		114.49	16,486
SLB	Slab	0	2,496		0.00	0
TQS	Three Quarter Story	1,056	1,408		122.42	172,370
Ttl Gross Liv / Lease Area		4,000	7,512			669,402



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
NO REAL ESTATE LLC			1 Level	1 All Public	1 Public	4 Bus. District	Description	Code	Appraised	Assessed	
1 MORNINGSDR N			SUPPLEMENTAL DATA Alt Prcl ID 5445082 Historic ID 705 Census 503 WestportC E50 Survey Ma 8184 Survey Ma GIS ID F09124000				COM LAND	2-1	2,625,500	1,837,900	
WESTPORT CT 06880							Lift Hse Asking \$				COM BLDG
			Assoc Pid#				COM OUTBL	2-5	116,800	81,700	
							Total		7,723,300	5,406,300	

RECORD OF OWNERSHIP				VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NO REAL ESTATE LLC				3479	0165	10-10-2013	U	I	5,800,000	07	Year	Code	Assessed	Year	Assessed	Year	Assessed
ONE MORNINGSDR GROUP LLC				1484	0225	11-15-1996	Q	I	3,600,000	00	2023	2-1	1,837,900	2022	1,837,900	2021	1,837,900
												2-2	3,486,700		3,486,700		3,486,700
												2-5	81,700		81,700		81,700
							Total		5,406,300	Total	5,406,300	Total	5,406,300	Total	5,406,300		

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Appraised Bldg. Value (Card) 4,634,000 Appraised Xf (B) Value (Bldg) 347,000 Appraised Ob (B) Value (Bldg) 116,800 Appraised Land Value (Bldg) 2,625,500 Special Land Value 0 Total Appraised Parcel Value 7,723,300 Valuation Method I			
Total			0.00									

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES							
BOTH SECTIONS 3/4 BSMT BUILDING B SLIM START LIPO CTR -- DR AMIR R NASIR PARKING SPACES = 116 SHARED HVAC=SINGLE LOOP W/ OH & PERIMETER							

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
								06-03-2020	VA			81	Data Mailer Change	
								07-12-2019	PG	2	1	69	Partial Int Inspn (See Perm	

Permit Id		Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
3	340	Off Bldg	BPD		0.000 AC	0.00	1.00000	5	1.00		1.000			0	0
Total Card Land Units					0.000 AC	Parcel Total Land Area: 1.870					Total Land Value 2,625,500				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	85	Office Bldg			
Model	94	Commercial			
Grade	05	Average +20			
Stories:	2				
Occupancy	2.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	09	HydroAir			
AC Type	04	Chilled Water			
Bldg Use	340	Off Bldg			
Income Adj					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	06	Fireprf Steel			
Baths/Plumbing	02	Average			
Ceiling/Walls	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	10.00				
% Comn Wall					
1st Floor Use:	343				
			RCN		733,419
			Year Built		1985
			Effective Year Built		
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		24
			Functional Obsol		
			External Obsol		10
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		66
			Cns Sect Rcnd		484,100
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,471	2,471		162.07	400,469
BSM	Basement Area	0	1,174		56.74	66,610
FHS	Half Story, Finished	934	1,868		81.03	151,371
FLL	Finished Lower Level	679	679		137.72	93,513
FOP	Porch, Open	0	77		39.99	3,079
Ttl Gross Liv / Lease Area		4,084	6,269			715,042

