

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Appraised	Assessed
SOUNDVIEW EMPOWERMENT ALLIA	1 Level	1 All Public	1 Public		COM LAND	2-1	459,400	321,600
50 CHARLES STREET SUITE 116					COM BLDG	2-2	169,100	118,400
WESTPORT CT 06880					COM OUTBL	2-5	8,400	5,900
SUPPLEMENTAL DATA								
Alt Prcl ID 5315031								
Historic ID								
Census 505								
WestportC K43								
Survey Ma 8351								
Survey Ma								
GIS ID E04050000								
Assoc Pld#								

RECORD OF OWNERSHIP		VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)			
SOUNDVIEW EMPOWERMENT ALLIANCE INC		4239	0325	05-10-2022	Q	1,511,250	00	Year	Assessed	Year	Assessed
H N K PROPERTIES LLC		3920	0077	05-24-2019	U	1,401,000	08	2023	321,600	2021	321,600
YIOVANAKOS REALTY CORPORATION		2305	0135	10-01-2003	Q	700,000	00		118,400		100,000
OLD MILL ASSOCIATES		0776	0017	01-15-1986	U	0	29		5,900		5,900
Total								Total	636,900	Total	445,900

EXEMPTIONS		Amount	Description	Code	Number	Amount	Comm Int
		0.00					
ASSESSING NEIGHBORHOOD							
Nbhd			Tracing				
0001							

OTHER ASSESSMENTS		Amount	Description	Code	Number	Amount	Comm Int
M/545(212), M/8351(211)							
NEAR WATERFRONT							
ELVIRAS PIZZA+DELI + CONVENIENCE STORE							
2ND FL=OFFICE/BREAK RM FOR PIZZA PLACE							
OUTDOOR SEATING ONLY-26 SEATS							
CER TILE FLR ALSO; LOOSE STONE PTO = NV							
PARKING SPACES = 6							

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments	
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments
85458	05-31-2019	AL	65,000	04-28-2022	100	07-02-2019	MINOR INTERIOR ALTERATI
55469	07-01-1996		0		100		SERVICE CHANGE.

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpost/Result
Permit Id	Comments	Date <td>Id <td>Type <th>Is</th> <th>Cd</th> <th>Purpost/Result</th> </td></td>	Id <td>Type <th>Is</th> <th>Cd</th> <th>Purpost/Result</th> </td>	Type <th>Is</th> <th>Cd</th> <th>Purpost/Result</th>	Is	Cd	Purpost/Result
85458		04-28-2022	PF	2		73	Bldg Permit
55469		06-25-2020	BL			19	Field Review
		05-29-2020	VA			81	Data Mailer Change
		04-22-2020	HH	1		21	DC Review
		03-02-2020	VA			60	Mailer Sent

LAND LINE VALUATION SECTION		Land Units	Zone	Description	Use Code	Parcel Total Land Area:	Parcel Total Land Area:	Notes	Location Adjustment	Adj Unit Price	Land Value
B	Use Code	Land Units	Zone	Description	Use Code	Parcel Total Land Area:	Parcel Total Land Area:	Notes	Location Adjustment	Adj Unit Price	Land Value
1	320	0.120	B	Retail	320	0.120	0.120		0		459,400
		0.120	AC			0.120	0.120				459,400
		0.120	AC			0.120	0.120				459,400

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CONSTRUCTION DETAIL		Element	Cd	Description
Style:	49	Store		
Model	96	Commercial		
Grade	03	Average		
Stories:	2			
Occupancy	1.00			
Exterior Wall 1	14	Wood Shingle		Percentage 100
Exterior Wall 2				0
Roof Structure	03	Gable		0
Roof Cover	03	Asphalt/F Glas		0
Interior Wall 1	05	Drywall		
Interior Wall 2				
Interior Floor 1	11	Ceram Clay Til		
Interior Floor 2				
Heating Fuel	03	Gas		
Heating Type	04	Forced Air		
AC Type	03	Central		
Bldg Use	320	Retail		
Income Adj				
Heat/AC	01	Heat/AC Pkgs		
Frame Type	02	Wood Frame		
Baths/Plumbing	02	Average		
Ceiling/Walls	06	Ceil & Walls		
Rooms/Prtms	02	Average		
Wall Height	8.00			
% Conn Wall				
1st Floor Use:	320			

CONSTRUCTION DETAIL (CONTINUED)		Element	Cd	Description
<b>MIXED USE</b>				
Code	320	Retail		Percentage 100
<b>COST / MARKET VALUATION</b>				
RCN				187,921
Year Built				1986
Effective Year Built				VG
Depreciation Code				MD
Remodel Rating				2020
Depreciation %				10
Functional Obsol				1
External Obsol				90
Trend Factor				169,100
Condition				
Condition %				
Percent Good				
Cns Sect Rcld				
Dep % Ovr				
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
GAR1	Garage	L	360	31.37	1991	5	60	3	1.00	6,900
PAV1	Paving Asph.	L	1,000	2.50	2015	5	60		0.00	1,500
PRKS	Parking Spaces	L	6	0.00	2020		100		0.00	0

  

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value
BAS	First Floor	1,076		1,076	124.58	134,048
FOP	Porch, Open	0		16	31.15	498
FUS	Upper Story, Finished	348		348	124.58	43,354
SLB	Slab	0		1,076	0.00	0
UST	Utility, Storage	0		96	37.63	3,613
Ttl Gross Liv / Lease Area					1,424	2,612
						181,513