

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TSIROPOULOS EVANGELIA			6 Septic	1 Public		Description	Code	Appraised	Assessed
			2 Public Water			RES LAND	1-1	549,500	384,700
64 KINGS HWY N		SUPPLEMENTAL DATA				DWELLING	1-3	908,100	635,700
						Alt Prcl ID 5301090-B		Lift Hse	
WESTPORT CT 06880		Historic ID 431		Asking \$					
		Census 501							
		WestportC C23							
		Survey Ma 2442							
		Survey Ma							
		GIS ID C09055000	Assoc Pid#						
						Total		1,457,600	1,020,400

6158
 WESTPORT, CT
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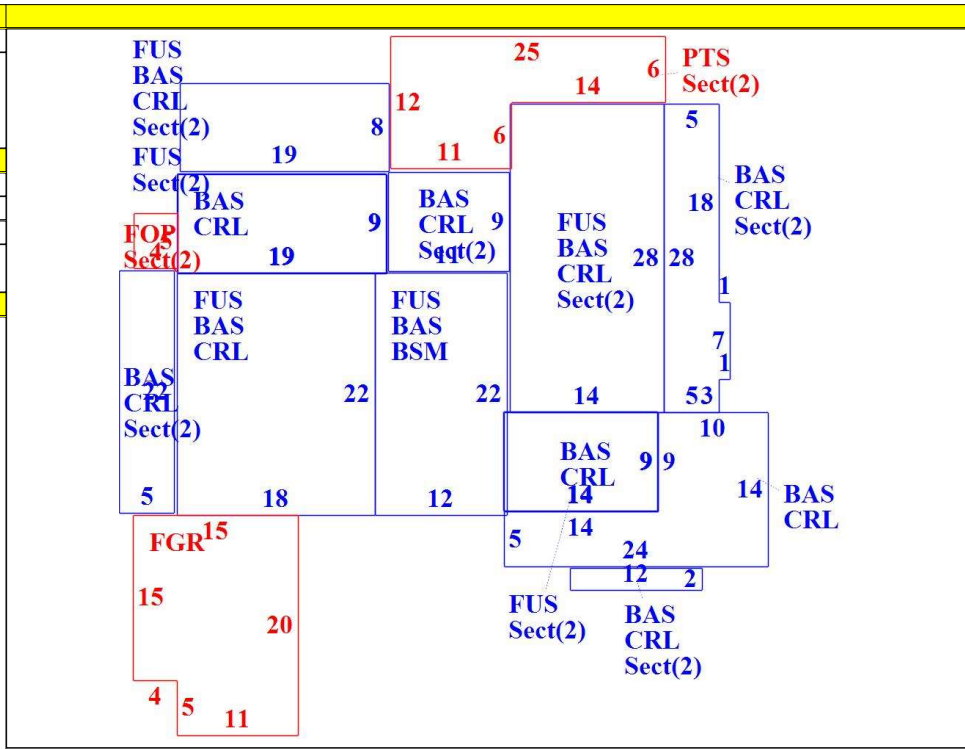
RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
TSIROPOULOS EVANGELIA			4280 0215	11-03-2022	Q	I	1,200,000	00	Year	Code	Assessed	Year	Assessed V	Year	Assessed
64 KINGS HIGHWAY NORTH LLC			4245 0029	06-01-2022	Q	I	1,090,000	00	2023	1-1	384,700	2022	384,700	2021	384,700
GRAHAM ANNE H EST TRUSTEE			4245 0028	06-01-2022	U	I	0	29		1-3	511,000		133,400		130,800
GRAHAM ANNE H TRUSTEE			3804 0095	08-07-2017	U	I	0	29							
GRAHAM ANNE H			1357 0066	12-15-1994	U	I	390,000				895,700	Total	518,100	Total	515,500

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
		Total	0.00							Appraised Bldg. Value (Card) 908,100					
ASSESSING NEIGHBORHOOD									Appraised Xf (B) Value (Bldg) 0						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg) 0					
0003		0003								Appraised Land Value (Bldg) 549,500					
NOTES									Special Land Value 0						
M/ 1591, 2442									Total Appraised Parcel Value 1,457,600						
									Valuation Method C 1,457,600						
									Total Appraised Parcel Value						

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-2023-00604	03-14-2023	AD	500,000	10-12-2023	100	02-16-2024	6 ADDITIONS & REMODELIN	02-16-2024	BF	2	1	07	Measur/Inf/Dr Info taken at		
								10-12-2023	BF	2	1	00	Measur+Listed		
								08-04-2023	BF	2	5	00	Measur+Listed		
								05-01-2023	BF	2	5	00	Measur+Listed		
								03-25-2022	PG	3	5	56	Changed as a result of disc		
Permit Ic	Comments														
BLD-2023-00604	6 ADDITIONS & REMODELING OF HOUSE. FRONT PORCH, FRONT ADDITION, REAR COVERED PORCH WITH STEPS TO PROPOSED PATIO, 2 REAR ADDITIONS, SIDE ADDITION.														

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	101	Single Family Re	AA		0.400 AC	360,000.00	2.12009	5	1.00	180	1.800			1.0000	549,500	
Total Card Land Units					0.400 AC	Parcel Total Land Area					0.400	Total Land Value				549,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	103	Custom Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	16	Type I	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Own
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		912,470
Interior Flr 1	12	Hardwood	Year Built		1938
Interior Flr 2			Effective Year Built		
Heat Fuel	03	Gas	Depreciation Code		VG
Heat Type:	04	Forced Air	Remodel Rating		G
AC Type:	03	Central	Year Remodeled		2023
Total Bedrooms	00		Depreciation %		1
Total Bthrms:	1	1 Full Bath	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	2		Trend Factor		1
Total Rooms:	3	3 Rooms	Condition		
Bath Style:	03	Modern	Condition %		
Kitchen Style:	03	Modern	Percent Good		99
Kitchens	1		Cns Sect Rcnld		433,100
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	G				
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	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	1,167	1,167		202.03	235,766
BSM	Basement Area	0	264		40.56	10,707
CRL	Crawl Space	0	903		0.00	0
FGR	Garage	0	280		80.81	22,627
FUS	Upper Story, Finished	660	660		202.03	133,338
Ttl Gross Liv / Lease Area		1,827	3,274			402,438



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			2 Public Water			RES LAND	1-1	549,500	384,700
64 KINGS HWY N		SUPPLEMENTAL DATA				DWELLING	1-3	908,100	635,700
		Alt Prcl ID	5301090-B		Lift Hse				
WESTPORT CT 06880		Historic ID	431		Asking \$				
		Census	501						
		WestportC	C23						
		Survey Ma	2442						
		GIS ID	C09055000		Assoc Pid#				
							Total	1,457,600	1,020,400

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ASSESSING NEIGHBORHOOD												Appraised Ob (B) Value (Bldg) 0			
Nbhd	Nbhd Name		B	Tracing			Batch			Appraised Land Value (Bldg) 549,500					
0003	0003									Special Land Value 0					
NOTES												Total Appraised Parcel Value 1,457,600			
M/ 1591, 2442												Valuation Method C			
KINGS HWY N LOCAL HISTORIC DISTRICT												1,457,600			
												Total Appraised Parcel Value			

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								08-04-2023	BF	2	5	00	Measur+Listed	
								05-01-2023	BF	2	5	00	Measur+Listed	
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Total Card Land Units					0.400 AC	Parcel Total Land Area					0.400	Total Land Value				549,500

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Stories:	2.0		CONDO DATA		
Occupancy	1		Parcel Id		C
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Roof Cover	03	Asphalt Shingl	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		912,470
Interior Flr 2			Year Built		2023
Heat Fuel	03	Gas	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		A
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	04	4 Bedrooms	Year Remodeled		
Total Bthrms:	2	2 Full Baths	Depreciation %		0
Total Half Baths	1	1 Half Bath	Functional Obsol		
Total Xtra Fixtrs	1		External Obsol		
Total Rooms:	5	5 Rooms	Trend Factor		1
Bath Style:	03	Modern	Condition		
Kitchen Style:			Condition %		
Kitchens			Percent Good		100
Whirlpool Tubs			Cns Sect Rcnld		475,000
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		Cost to Cure Ovr		
Interior Cond	G		Cost to Cure Ovr Comment		
Fireplaces					
Ceiling Height	8.00				

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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	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	924	924		236.85	218,853
CRL	Crawl Space	0	924		0.00	0
FOP	Porch, Open	0	20		47.37	947
FUS	Upper Story, Finished	841	841		236.85	199,194
PTS	Patio - Stone	0	216		35.09	7,579
Ttl Gross Liv / Lease Area		1,765	2,925			426,573

