

Property Location 25 HICKORY DR
Vision ID 6861

Account # 10976

Map ID F09 / 143/000 /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/6/2023 11:59:34 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT VISION							
DONOFRIO LOUIS E JR AND LO TAM 25 HICKORY DR WESTPORT CT 06880			6 Septic	2 Private		Description	Code	Appraised	Assessed								
			2 Public Water			RES LAND	1-1	347,700	243,400								
						DWELLING	1-3	212,500	148,800								
SUPPLEMENTAL DATA						Total		560,200	392,200								
RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DONOFRIO LOUIS E JR AND LO TAMMY W WALLACH RACHEL MELTZER- WALLACH VAN & RACHEL			3411	0195	03-25-2013	Q	I	562,500	00	Year	Code	Assessed	Year	Assessed V	Year	Assessed	
			2271	0114	08-20-2003	U	I	0	28	2022	1-1	243,400	2021	243,400	2020	243,400	
			1117	0312	09-05-1991	Q	I	220,000	00		1-3	148,800		148,800		148,800	
										392,200	Total	392,200	Total	392,200			
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								
									Appraised Bldg. Value (Card) 212,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 347,700 Special Land Value 0 Total Appraised Parcel Value 560,200 Valuation Method C 560,200								
Total			0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0003		0003															
NOTES																	
M/ 9307, 2630(12) FR DORMER = 24' REAR DORMER = 24' ECO=CI									RECEIVED AUG 05 2024 ZBA								
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			
67324	05-18-2006		12,000	01-11-2008	100	03-07-2013	EXT & INT RENO TO REPAIR		07-14-2020	SR			19	Field Review			
									03-02-2020	VA			60	Mailer Sent			
									06-17-2015	VA			10	Measu/LtrSnt - Letter Sent			
									05-09-2015	RH			02	Sat or >5PM Attn @ Int In			
									03-31-2015	MJF			01	Measured/No Interior Insp			
Permit Id	Comments																
67324	EXT & INT RENO TO REPAIR DAMAGE TO ROOF, OVERHANG, DECK, STAIRS - CAUSED BY FALLEN TREE																
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	A		0.240	AC	360,000.00	3.02579	5	0.95	140	1.400	CI		1.0000	347,700	
Total Card Land Units					0.240	AC	Parcel Total Land Area					0.240	Total Land Value				347,700

CONSTRUCTION DETAIL (CONTINUED)[illegible]

Parcel Id		C		Owne	
			B	S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
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Building Value New	386,435
Year Built	1954
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	40
Functional Obsol	
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	55
Cns Sect Rcld	212,500
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)[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,076	1,076		138.64	149,176
BSM	Basement Area	0	854		27.76	23,707
CRL	Crawl Space	0	96		0.00	0
FOP	Porch, Open	0	36		26.96	970
FUS	Upper Story, Finished	980	980		138.64	135,866
PRS	Piers	0	342		0.00	0
WDK	Deck, Wood	0	216		14.12	3,050

	Ttl Gross Liv / Lease Area	2,056	3,600			312,769

