

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SOUNDVIEW EMPOWERMENT ALLIA		1 Level	1 All Public	1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
50 CHARLES STREET SUITE 116						COM LAND	2-1	459,400	321,600	
WESTPORT CT 06880						COM BLDG	2-2	169,100	118,400	
						COM OUTBL	2-5	8,400	5,900	
SUPPLEMENTAL DATA										
Alt Prcl ID 5315031		Lift Hse Asking \$								
Historic ID										
Census 505										
WestportC K43										
Survey Ma 8351										
Survey Ma										
GIS ID E04050000		Assoc Pid#								
							Total	636,900	445,900	

VISION

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	I	1,511,250	00	Year	Code	Assessed	Year	Assessed
H N K PROPERTIES LLC				3920	0077	05-24-2019	U	I	1,401,000	08	2023	2-1	321,600	2022	321,600
YIOVANAKOS REALTY CORPORATION				2305	0135	10-01-2003	Q	I	700,000	00		2-2	118,400		118,400
OLD MILL ASSOCIATES				0776	0017	01-15-1986	U	I	0	29		2-5	5,900		5,900
							Total		445,900		Total		445,900	Total	427,500

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
									Appraised Bldg. Value (Card)				169,100
									Appraised Xf (B) Value (Bldg)				0
									Appraised Ob (B) Value (Bldg)				8,400
									Appraised Land Value (Bldg)				459,400
									Special Land Value				0
									Total Appraised Parcel Value				636,900
									Valuation Method				C
									Total Appraised Parcel Value				636,900
									This signature acknowledges a visit by a Data Collector or Assessor				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES										
M/545(212), M/8351(211) PARKING SPACES = 6										
NEAR WATERFRONT										
ELVIRA'S PIZZA+DELI + CONVENIENCE STORE										
2ND FL=OFFICE/BREAK RM FOR PIZZA PLACE										
OUTDOOR SEATING ONLY-26 SEATS										
CER TILE FLR ALSO; LOOSE STONE PTO = N/V										

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
85458	05-31-2019	AL	65,000	04-28-2022	100	07-02-2019	MINOR INTERIOR ALTERATI SERVICE CHANGE.	04-28-2022	PF	2		73	Bldg Permit
55469	07-01-1996		0		100			06-25-2020	BL.				19
								05-29-2020	VA			81	Data Mailer Change
								04-22-2020	HH	1		21	DC Review
								03-02-2020	VA			60	Mailer Sent

Permit Id	Comments
85458 55469	MINOR INTERIOR ALTERATIONS - ELVIRA'S SERVICE CHANGE.

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	320	Retail	B		0.120 AC	1,080,000.	2.95386	C	1.00	H	1.200			0	459,400	
Total Card Land Units					0.120 AC	Parcel Total Land Area: 0.120					Total Land Value					459,400

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	49	Store									
Model	96	Commercial									
Grade	03	Average									
Stories:	2										
Occupancy	1.00										
Exterior Wall 1	14	Wood Shingle									
Exterior Wall 2											
Roof Structure	03	Gable									
Roof Cover	03	Asphalt/F Glas									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	11	Ceram Clay Til				RCN		187,921			
Interior Floor 2											
Heating Fuel	03	Gas				Year Built		1986			
Heating Type	04	Forced Air				Effective Year Built					
AC Type	03	Central				Depreciation Code		VG			
Bldg Use	320	Retail				Remodel Rating		MD			
Income Adj						Year Remodeled		2020			
Heat/AC	01	Heat/AC Pkgs				Depreciation %		10			
Frame Type	02	Wood Frame				Functional Obsol					
Baths/Plumbing	02	Average				External Obsol					
Ceiling/Walls	06	Ceil & Walls				Trend Factor		1			
Rooms/Prtns	02	Average				Condition					
Wall Height	8.00					Condition %					
% Comn Wall						Percent Good		90			
1st Floor Use:	320					Cns Sect Rcnd		169,100			
						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
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	Undeprec 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	

UST	4	FOP	4	UST	18	4
6		4		18		
FUS						
BAS						
SLB						
12						
29						
BAS						
SLB						
28						
26						

