

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ELR MORGAN LLC				2 Private		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
20 HERITAGE HILL ROAD		SUPPLEMENTAL DATA Alt Prcl ID 5444028-C Historic ID Census 503 WestportC F24 Survey Ma 5639 Survey Ma GIS ID G11004000			RES LAND	1-1	648,200	453,700		
					DWELLING	1-3	3,900	2,740		
					RES OUTBL	1-4	46,100	32,300		
NORWALK CT 06851		Assoc Pid#			Total		698,200	488,740	VISION	

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ELR MORGAN LLC			4289 0313	01-10-2023	U	I	940,500	14	Year	Code	Assessed	Year	Assessed V	Year	Assessed
DEUTSCHE BK NATL TRUST CO-TR			4267 0241	08-30-2022	U	I	0	29	2023	1-3	35,040	2022	453,700	2021	453,700
ABED KARIM P & WENDY			1392 0135	07-28-1995	Q	I	435,000	U		5-1	453,700		152,400		152,400
									Total		488,740	Total	606,100	Total	606,100

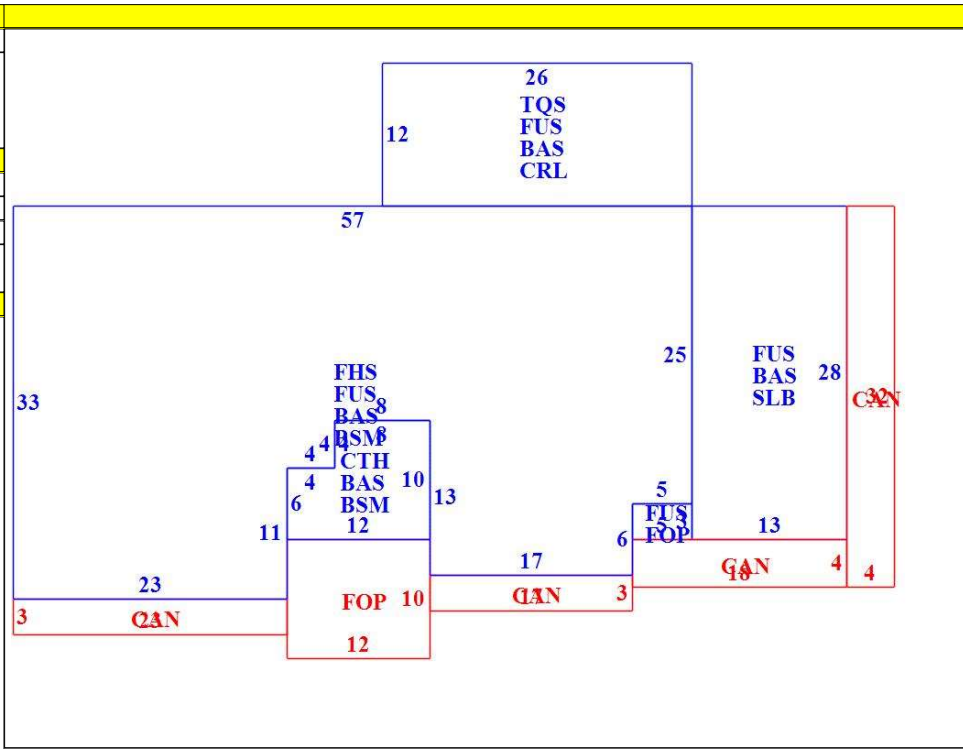
EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
Total			0.00								Appraised Bldg. Value (Card)		3,900		
ASSESSING NEIGHBORHOOD										Appraised Xf (B) Value (Bldg)		0			
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Ob (B) Value (Bldg)		46,100					
0003	0003							Appraised Land Value (Bldg)		648,200					
NOTES										Special Land Value		0			
M/ 1240(C); 5639;										Total Appraised Parcel Value		698,200			
										Valuation Method		0			
										Total Appraised Parcel Value		698,200			

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-2024-00917	04-22-2024	SP	80,000		60		INGROUND 18' X 30' GUNITE	06-11-2024	KO			53	Re-Check - WIP	
BLD-2023-02677	10-18-2023	AD	500,000	09-12-2023	70		TWO-STORY SINGLE FAMILY	04-09-2024	KO			14	QC - Measure & Inter. Insp	
BLD-2023-00995	04-24-2023	DE	0	09-12-2023	100	09-12-2023	DEMOLISH SINGLE FAMILY							

Permit Id	Comments
BLD-2024-00917 BLD-2023-02677 BLD-2023-00995	INGROUND 18' X 30' GUNITE POOL. POOL WILL BE ENCLOSED WITH CODE CONFORMING FENCE. TWO-STORY SINGLE FAMILY DWELLING ADDITION ON EXISTING FOUNDATION WITH ADDITIONS. DEMOLISH SINGLE FAMILY RESIDENCE.

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		1.010 AC	360,000.00	0.99042	5	1.00	180	1.800			1.0000	648,200
Total Card Land Units					1.010 AC	Parcel Total Land Area					1.010	Total Land Value			648,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	103	Custom Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height		
Grade:	16	Type I	Elevator		
Stories:	2.5	2 1/2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	31	Fibr Cement Bd			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
COST / MARKET VALUATION					
Interior Flr 1	12	Hardwood	Building Value New		1,463,762
Interior Flr 2			Year Built		2024
Heat Fuel	03	Gas	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	05	5 Bedrooms	Year Remodeled		
Total Bthrms:	4	4 Full Baths	Depreciation %		0
Total Half Baths	1	1 Half Bath	Functional Obsol		2
Total Xtra Fixtrs	2		External Obsol		
Total Rooms:	12	12 Rooms	Trend Factor		1
Bath Style:	03	Modern	Condition		UC
Kitchen Style:	03	Modern	Condition %		70
Kitchens			Percent Good		70
Whirlpool Tubs			Cns Sect Rcnld		1,024,600
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	3		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	1				
Ceiling Height					



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
SPL1	InGround Pool	L	576	61.00	2024	6	75	5	1.75	46,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,423	2,423		211.85	513,313
BSM	Basement Area	0	1,747		42.32	73,936
CAN	Canopy	0	320		42.37	13,558
CRL	Crawl Space	0	312		0.00	0
CTH	Cathedral Ceiling	0	104		42.78	4,449
FHS	Half Story, Finished	986	1,643		127.14	208,884
FOP	Porch, Open	0	135		42.37	5,720
FUS	Upper Story, Finished	2,334	2,334		211.85	494,458
SLB	Slab	0	364		0.00	0
TQS	Three Quarter Story	250	312		169.75	52,963
Ttl Gross Liv / Lease Area		5,993	9,694			1,367,281