

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HSU VIVIAN 28 CHARCOAL HILL RD WESTPORT CT 06880					6 Septic	1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT VISION
					2 Public Water			RES LAND	1-1	603,100	422,200	
								DWELLING	1-3	486,100	340,300	
SUPPLEMENTAL DATA								RES OUTBL	1-4	32,000	22,400	
Alt Prcl ID 532123-A				Historic ID		Lift Hse Asking \$						
Census 503				WestportC B36								
Survey Ma 7309				Survey Ma								
GIS ID E15033000						Assoc Pid#						
								Total		1,121,200	784,900	

RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HSU VIVIAN				4255	0263	07-05-2022	Q	I	1,180,000	00	Year	Code	Assessed	Year	Assessed V	Year	Assessed
MILLER PAUL S				1363	0159	01-31-1995	U	I	575,000	29	2023	1-1	445,600	2022	445,600	2021	445,600
												1-3	340,300		241,900		241,900
												1-4	22,400		22,400		22,400
										808,300	Total	709,900	Total	709,900	Total	709,900	

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) 486,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0004	0004		

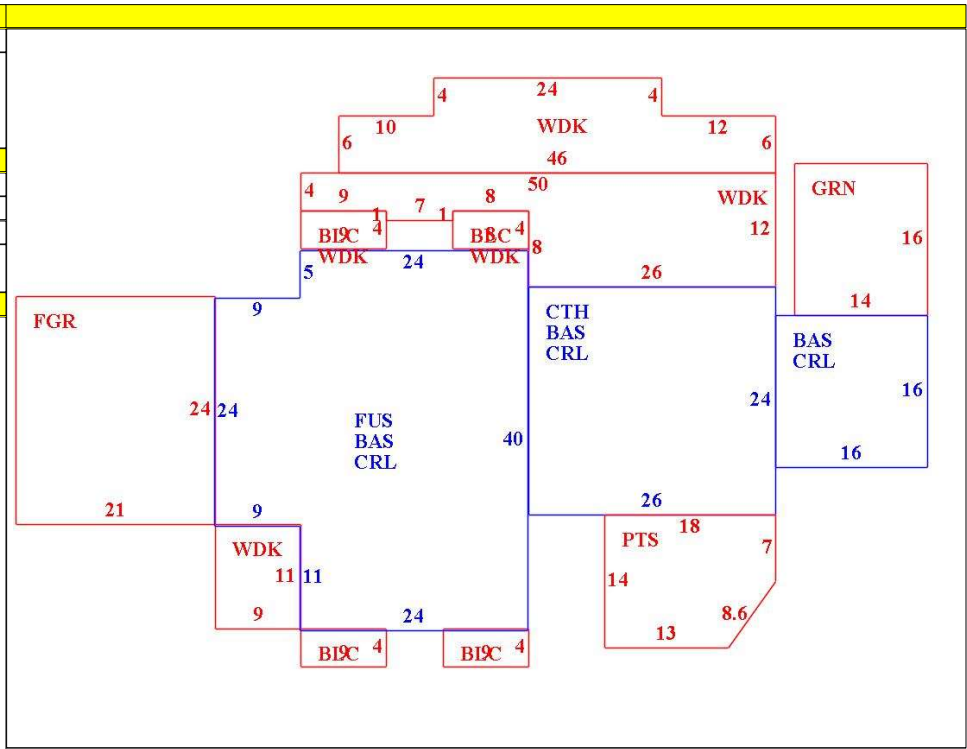
NOTES			
M/7309(A), 7209(A), 7142(A), 5322(A)			
SPA W/ I/G POOL			
1 - 4 FIX BATH			
1 - 5 FIX BATH			

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-2022-02542	08-23-2022	AL	182,000		100		1ST FLOOR INTERIOR RENO	03-20-2024	BAA	9	5	50	BAA Change
54276	07-11-1995		0		100		18X40 INGROUND POOL. CO	01-30-2023	CP	2	1	69	Partial Int Inspn (See Perm
								06-29-2021	PG	3	5	75	REVIEWED N/C
								08-18-2020	SR			19	Field Review
								03-02-2020	VA			60	Mailer Sent

Permit Id	Comments
BLD-2022-02542 54276	1ST FLOOR INTERIOR RENOVATION. NEEDS PE FRAMING DETAIL FOR FAMILY ROOM CATHEDRAL CEILING. 18X40 INGROUND POOL. CO ISSUED 3/27/01

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	AAA		2.020	AC	360,000.00	0.51193	5	0.90	180	1.800	ACCESS/WETLANDS	1.0000	603,100
Total Card Land Units					2.020	AC	Parcel Total Land Area					2.020	Total Land Value		603,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Contemporary	Fireplaces	2	
Model	01	Residential	Ceiling Height	8.00	
Grade:	15	A+	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	12	Cedar or Redwd			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
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		528,389
Interior Flr 2			Year Built		1977
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		G+
AC Type:	03	Central	Remodel Rating		MJ
Total Bedrooms	04	4 Bedrooms	Year Remodeled		2022
Total Bthrms:	2	2 Full Baths	Depreciation %		8
Total Half Baths	1	1 Half Bath	Functional Obsol		
Total Xtra Fixtrs	3		External Obsol		
Total Rooms:	9	9 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	03	Modern	Condition %		
Kitchens	1		Percent Good		92
Whirlpool Tubs	1		Cns Sect Rcnd		486,100
Hot Tubs	1		Dep % Ovr		
Sauna (SF Area)	100		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	2				
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
SPL1	InGround Pool	L	640	50.50	1995	5	60	4	1.35	26,200
PAT1	Patio	L	432	16.50	1995	5	60	4	1.35	5,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,056	2,056		115.45	237,360
BLC	Balcony	0	140		17.32	2,424
CRL	Crawl Space	0	2,056		0.00	0
CTH	Cathedral Ceiling	0	624		23.13	14,431
FGR	Garage	0	504		46.27	23,320
FUS	Upper Story, Finished	1,176	1,176		115.45	135,766
GRN	Greenhouse	0	224		69.06	15,470
PTS	Patio - Stone	0	235		17.19	4,041
WDK	Deck, Wood	0	954		11.50	10,968
Ttl Gross Liv / Lease Area		3,232	7,969			443,780

