

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF STAPLES HIGH SCHOOL/BEDFORD 110 MYRTLE AVE						1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
WESTPORT CT 06880								EX RS DWL	13	790,800	553,600	
								EX COM LN	21	71,963,200	50,374,200	
								EX COM BL	22	185,499,700	129,849,800	
SUPPLEMENTAL DATA												
Alt Prcl ID 544316 6A				Lift Hse Asking \$								
Historic ID												
Census 503												
WestportC F30												
Survey Ma 9342												
Survey Ma												
GIS ID F12077000				Assoc Pid#								
									Total	258,253,700	180,777,600	

VISION

RECORD OF OWNERSHIP						VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WESTPORT TOWN OF						0123	0136	01-24-1955	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
												2023	21	49,996,200	2022	49,996,200	2021	49,996,200	
													22	129,849,800		129,849,800		129,849,800	
													25	1,033,500		1,033,500		1,033,500	
									Total	180,879,500	Total	180,879,500	Total	180,879,500	Total	180,879,500			

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
									Appraised Bldg. Value (Card)			
									Appraised Xf (B) Value (Bldg)			
									Appraised Ob (B) Value (Bldg)			
									Appraised Land Value (Bldg)			
									Special Land Value			
									Total Appraised Parcel Value			
									Valuation Method			
									Total Appraised Parcel Value			
									This signature acknowledges a visit by a Data Collector or Assessor			

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0001	0001						

NOTES	
M/ 3846(A), 9342, EXEMPT	STAPLES HIGH SCHOOL
SCHOOL HAS FOOTBALL, BASEBALL, SOCCER & FIELD HOCKEY FIELDS - 2 DUGOUTS & 1 INDOOR POOL	
MERGE ACCT # 29155 WITH ACCT#29097 NOW	
97.84 AC.PER DAMION 8/16/07	

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
85492	06-11-2019	AL	200,000	08-12-2022	100		INTERIOR ALTERATIONS TO	07-17-2024	PF	00	5	57	Office review - town record
85492	06-11-2019	AL	200,000	08-12-2022	100		INTERIOR ALTERATIONS TO	08-12-2022	PF	2	5	57	Office review - town record
85394	05-14-2019	NA	193,000	08-12-2022	100		PERMIT TO INSTALL PORTA	01-21-2021	PG	6	1	57	Office review - town record
85394	05-14-2019	NA	193,000	08-12-2022	100		PERMIT TO INSTALL PORTA	06-30-2020	JW			19	Field Review
85092	02-20-2019	AL	38,000	08-12-2022	100		CONSTRUCT ACCESSIBLE T	04-24-2018	TM	2	5	69	Partial Int Inspn (See Perm

Permit Id	Comments
85492	INTERIOR ALTERATIONS TO MEDIA CENTER, REMOVE COMMUNICATING STAIRS FOR OFFICES ON 1ST AND 2ND FLOOR AT BEDFORD MIDDLE SCHOOL
85492	INTERIOR ALTERATIONS TO MEDIA CENTER, REMOVE COMMUNICATING STAIRS FOR OFFICES ON 1ST AND 2ND FLOOR AT BEDFORD MIDDLE SCHOOL
85394	PERMIT TO INSTALL PORTABLE CLASSROOMS - 2 CLASSROOMS AT NORTH END OF BEDFORD MIDDLE SCHOOL AND 4 CLASSROOMS AT SOUTH END OF SCHOOL. WILL GET PE SIGN-OFF ON WIND LOADI
85394	PERMIT TO INSTALL PORTABLE CLASSROOMS - 2 CLASSROOMS AT NORTH END OF BEDFORD MIDDLE SCHOOL AND 4 CLASSROOMS AT SOUTH END OF SCHOOL. WILL GET PE SIGN-OFF ON WIND LOADI
85092	CONSTRUCT ACCESSIBLE TOILET ROOM IN ROOM. BEDFORD MIDDLE SCHOOL AKA 88 NORTH AVENUE

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	933	Pub School					0.00000		1.00		1.000			0	0
Total Card Land Units					0.000	AC	Parcel Total Land Area: 102.340					Total Land Value		71,963,200	

CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	72	School			
Model	94	Commercial			
Grade	08	Good +20			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	T&G/Rubber			
Interior Wall 1	05	Drywall			
Interior Wall 2	08	Masonry/CB			
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	14	Carpet			
Heating Fuel	02	Oil			
Heating Type	09	HydroAir			
AC Type	03	Central			
Bldg Use	933	Pub School			
Income Adj					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	06	Fireprf Steel			
Baths/Plumbing	02	Average			
Ceiling/Walls	05	Sus-Ceil & WL			
Rooms/Prtns	02	Average			
Wall Height	14.00				
% Comn Wall					
1st Floor Use:	933				

MIXED USE		
Code	Description	Percentage
933	Pub School	0
		0

COST / MARKET VALUATION	
RCN	230,464,813
Year Built	1957
Effective Year Built	
Depreciation Code	VG
Remodel Rating	
Year Remodeled	2005
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnd	184,371,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS
(187,500 sf)

<- BEDFOR

BAS
(461,382 sf)

<- STAPLES

BSM
(200,000 sf)

<- COMBINED BASEMENT ESTIMATE

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
MEZ1	Mezzanine Unf.	B	5,966	17.80	1995		80		0.00	85,000
ELEV	Elevator	B	3	50000.00	1995		80		0.00	120,000
SPR	Sprinklers	B	461,38	2.50	1995		80		0.00	922,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	648,882	648,882		316.53	205,388,024
BSM	Basement Area	0	200,000		110.78	22,156,820
Ttl Gross Liv / Lease Area		648,882	848,882			227,544,844

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF				1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
STAPLES HIGH SCHOOL/BEDFORD						EX RS DWL	13	790,800	553,600	
110 MYRTLE AVE						EX COM LN	21	71,963,200	50,374,200	
WESTPORT CT 06880						EX COM BL	22	185,499,700	129,849,800	
SUPPLEMENTAL DATA										
Alt Prcl ID 544316 6A		Historic ID			Lift Hse Asking \$					
Census 503		WestportC F30			Survey Ma 9342					
Survey Ma		GIS ID F12077000			Assoc Pid#					
							Total	258,253,700	180,777,600	

VISION

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WESTPORT TOWN OF			0123 0136	01-24-1955	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
									2023	21	49,996,200	2022	49,996,200	2021	49,996,200
										22	129,849,80		129,849,80		129,849,800
										25	1,033,500		1,033,500		1,033,500
											180,879,500	Total	180,879,500	Total	180,879,500

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			
									Appraised Bldg. Value (Card) 185,162,700			
Total			0.00					Appraised Xf (B) Value (Bldg) 1,127,800				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001	0001		

NOTES	
M/9342 EXEMPT WAKEMAN TOWN FARM REAR 29X32 = DINING HALL & KITCHEN PROP MGR APT 1ST-2ND: 4BR, 1 BTH, 7 RMS 1ST & 2ND FRONT = PROP MGR APT	1ST REAR = PUBLIC DINING HALL & KITCHEN

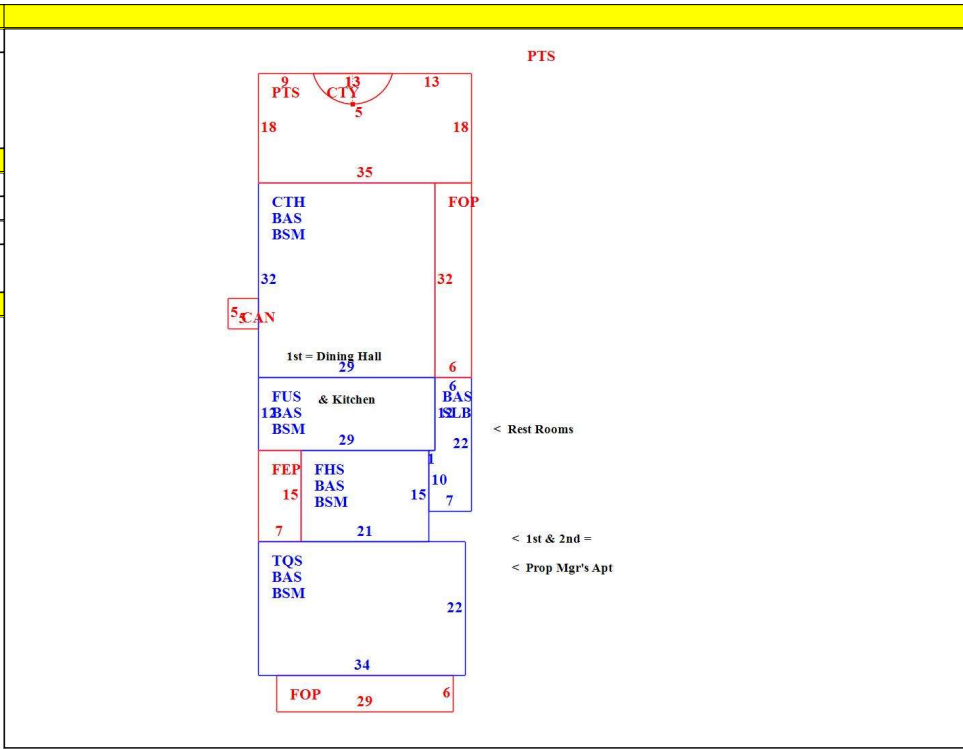
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
82056	10-31-2016	AD	853,000	10-16-2017	100	07-10-2017	2 STORY ADDITION ON UNFI	07-22-2024	KO			11	QC - Check/Field Review	
71304	01-15-2010	AL	50,000	10-20-2010	100	09-01-2010	INTERIOR RENOVATION FO	07-17-2024	PF	00		57	Office review - town record	
70810	07-29-2009	DE	0	06-01-2010	100		REMOVE UNSAFE SHED AT	10-16-2017	TM	2	5	01	Measured/No Interior Insp	
68801	07-24-2007	DE		01-09-2009	100		PARTIAL DEMO OF UNSAFE	10-20-2010	JD			55	NOAH - Visual	
								06-01-2010	MI			00	Measur+Listed	

Permit Id	Comments
82056 71304 70810 68801	2 STORY ADDITION ON UNFIN. BASEMENT WITH 1ST FLOOR ASSEMBLY ROOM,KITCHEN, BATHROOMS AND 2ND FL BATHROOM, LAUNDRY ROOM. FOUNDATION ONLY - NEEDS STRUCTURAL AND MISC INTERIOR RENOVATION FOR KITCHEN AND BATHROOM REMOVE UNSAFE SHED AT REAR OF PROPERTY PARTIAL DEMO OF UNSAFE CHICKEN COOP

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	
2	923	Mun Bldg Res					0.00000		1.00		1.000		0.0000		0	
Total Card Land Units					Parcel Total Land Area					102.340	Total Land Value					0

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	14	A	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		850,271
Interior Flr 2			Year Built		1932
Heat Fuel	03	Gas	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		VG
AC Type:	03	Central	Remodel Rating		MJ
Total Bedrooms	04	4 Bedrooms	Year Remodeled		2017
Total Bthrms:	1	1 Full Bath	Depreciation %		7
Total Half Baths	1	1 Half Bath	Functional Obsol		
Total Xtra Fixtrs			External Obsol		
Total Rooms:	8	8 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	03	Modern	Condition %		
Kitchens	2		Percent Good		93
Whirlpool Tubs			Cns Sect Rcnld		790,800
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages			Cost to Cure Ovr		
Interior Cond	G		Cost to Cure Ovr Comment		
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	2,481	2,481		179.83	446,161
BSM	Basement Area	0	2,339		35.98	84,161
CAN	Canopy	0	25		35.97	899
CTH	Cathedral Ceiling	0	928		36.04	33,449
CTY	Court Yard	0	48		0.00	0
FEP	Porch, Enclosed	0	105		116.46	12,229
FHS	Half Story, Finished	189	315		107.90	33,988
FOP	Porch, Open	0	366		35.87	13,128
FUS	Upper Story, Finished	348	348		179.83	62,581
PTS	Patio - Stone	0	582		26.88	15,645
Ttl Gross Liv / Lease Area		3,616	8,427			809,780

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
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STAPLES HIGH SCHOOL/BEDFORD						EX RS DWL	13	790,800	553,600	
110 MYRTLE AVE						EX COM LN	21	71,963,200	50,374,200	
WESTPORT CT 06880						EX COM BL	22	185,499,700	129,849,800	
SUPPLEMENTAL DATA										
		Alt Prcl ID	544316 6A	Lift Hse						
		Historic ID		Asking \$						
		Census	503							
		WestportC	F30							
		Survey Ma	9342							
		Survey Ma								
		GIS ID	F12077000	Assoc Pid#						
							Total	258,253,700	180,777,600	

VISION

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
									Year	Code	Assessed	Year	Assessed V	Year	Assessed
									2023	21	49,996,200	2022	49,996,200	2021	49,996,200
										22	129,849,80		129,849,80		129,849,800
										25	1,033,500		1,033,500		1,033,500
											180,879,500	Total	180,879,500	Total	180,879,500

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						
									Appraised Bldg. Value (Card) 185,162,700						
Total								Appraised Xf (B) Value (Bldg) 1,127,800							
ASSESSING NEIGHBORHOOD											APPRAISED VALUE SUMMARY				
Nbhd		Nbhd Name		B		Tracing		Batch			Appraised Ob (B) Value (Bldg) 0				
0001		0001									Appraised Land Value (Bldg) 71,963,200				
NOTES											Appraised Land Value (Bldg) 71,963,200				
											Special Land Value 0				
											Total Appraised Parcel Value 258,253,700				
											Valuation Method C				
											258,253,700				
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	
Permit Id	Comments													

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
Total Card Land Units					Parcel Total Land Area					Total Land Value					

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style:	03	Colonial			Fireplaces	1				
Model	01	Residential			Ceiling Height	8.00				
Grade:	14	A			Elevator					
Stories:	2	2 Stories			CONDO DATA					
Occupancy	1				Parcel Id		C		Owne	
Exterior Wall 1	11	Clapboard					B		S	
Exterior Wall 2					Adjust Type	Code	Description	Factor%		
Roof Structure:	03	Gable			Condo Flr					
Roof Cover	03	Asphalt Shingl			Condo Unit					
Interior Wall 1	05	Drywall			COST / MARKET VALUATION					
Interior Wall 2					Building Value New					
Interior Flr 1	12	Hardwood			Year Built					
Interior Flr 2					Effective Year Built					
Heat Fuel	03	Gas			Depreciation Code					
Heat Type:	04	Forced Air			Remodel Rating					
AC Type:	03	Central			Year Remodeled					
Total Bedrooms	04	4 Bedrooms			Depreciation %					
Total Bthrms:	1	1 Full Bath			Functional Obsol					
Total Half Baths	1	1 Half Bath			External Obsol					
Total Xtra Fixtrs					Trend Factor					
Total Rooms:	8	8 Rooms			Condition					
Bath Style:	02	Average			Condition %					
Kitchen Style:	03	Modern			Percent Good					
Kitchens	2				Cns Sect Rcnld					
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					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				
SLB	Slab	0	142		0.00	0				
TQS	Three Quarter Story	598	748		143.77	107,539				
Ttl Gross Liv / Lease Area										