

CURRENT OWNER	TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT	VISION
DECAPRIO PETER	3 Public Sewer 2 Public Water	1 Public		RES LAND DWELLING	Code 1-1 Appraised 1,350,600 Assessed 55,100	6158 WESTPORT CT
238 HILLSPONT RD	SUPPLEMENTAL DATA		Asking \$			
WESTPORT CT 06980	Alt Pct ID: E3150228 Historic ID: 1088 Census: 505 Westport: K43 Survey MA: 6241	GIS ID: E04023000	Assoc Pct#			

RECORD OF OWNERSHIP	VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PHENOMENON ASSESSMENT HISTORY
DECAPRIO PETER	1319 0066	05-05-1994	U	1	300,000		Year Code Assessed Year Assessed Year Assessed
							2023 1-1 945,400 2022 945,400 2021 945,400
							1-3 38,600 38,600
							Total 1,405,700 984,000 984,000

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm Int	APPRaised VALUE SUMMARY
							This signature acknowledges a visit by a Data Collector or Assessor
							Appraised Bldg. Value (Card) 55,100
							Appraised X1 (B) Value (Bldg) 0
							Appraised Ob (B) Value (Bldg) 0
							Appraised Land Value (Bldg) 1,350,600
							Special Land Value 0
							Total Appraised Parcel Value 1,405,700
							Valuation Method C

ASSESSING NEIGHBORHOOD	Notes
M6241, WATERVIEW EXT-C1	

BUILDING PERMIT RECORD	Issue Date	Type	Amount	Issp Date	% Comp	Date Comp	Comments
Permit id							

VISIT/CHANGE HISTORY	Date	ID	Type	Is	Cd	Purpose/Result
	06-13-2024	KO			19	Field Review
	08-10-2020	V/A			80	Data Mailer No Change
	06-30-2020	V/A			81	Data Mailer Change
	05-14-2020	SR			19	Field Review
	05-02-2020	V/A			60	Mailer Sent

LAND LINE VALUATION SECTION	Use Code	Description	Zone	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit P	Land Value
	B	Single Family Re	B	0.100	486,000.00	5.78703	8	0.98	490	4,900		1,0000		1,350,600
	Total Card Land Units 0.100 AC Parcel Total Land Area 0.100 Total Land Value 1,350,600													

RECEIVED
 SEP 30 2024
 ZBA

Property Location 238 HILLSPPOINT RD
 Vision ID 8216 Account # 12348

Map ID E041/023/000 /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 9/24/2024 9:51:42 PM

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Code	Description	Element	Code	Description								
Style: Model	01	Ranch Residential	Fireplaces	1									
Grade:	07	C	Ceiling Height	9.00									
Stories:	1	1 Story	Elevator										
Occupancy	14	Wood Shingle	CONDO DATA										
Exterior Wall 1	03	Gable Asphalt Shingl	Parcel ID										
Exterior Wall 2	03	Asphalt Shingl	Adjust Type										
Floor Structure:	05	Drywall	Condo Unit										
Interior Wall 1	12	Hardwood	COST/MARKET VALUATION										
Interior Wall 2	03	Gas	Building Value New		105,998								
Interior Fir 1	08	Radiant	Year Built		1920								
Interior Fir 2	01	Central	Effective Year Built		A								
Heat Fuel:	01	1 Bedroom	Depreciation Code										
AC Type:	0	1 Full Bath	Remodel Rating										
Total Bedrooms	1		Year Remodeled										
Total Bathrooms	0		Depreciation %		46								
Total Hall Baths	0		Functional Obsol		2								
Total Xtra Fixtrs	0		External Obsol		1								
Total Rooms:	3	3 Rooms	Trend Factor										
Bath Style:	02	Average	Condition										
Kitchen Style:	02	Average	Condition %		52								
Kitchens	1		Percent Good		55,100								
Whirlpool Tubs			Crs Sect Richd										
Hot Tubs			Dep % Ovr										
Sauna (SF Area			Misc Imp Ovr Comment										
Fin Basement			Misc Imp Ovr Comment										
Fin Bmnt Quil	0		Cost to Cure Ovr										
Bmnt Garages	0		Cost to Cure Ovr Comment										
Interior Cond	1		OB - OUBUILDING & YARD ITEMS (X) - BUILDING EXTRA FEATURES(B)										
Fireplaces	9.00		Code	Description	Ubl	Units	Unit Price	Yr Bilt	Cont Cd	% Gd	Grade	Grade Adj.	Appr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	EIF Area	Unit Cost	Underprec Value
BAS	First Floor	767	767		88,936	68,233
CRL	Crawl Space	0	0		0.00	0
CTH	Cathedral Ceiling	0	767		17.75	13,611
PTB	Patio - Brick	0	775		13.32	10,319
PTC	Patio - Concrete	0	234		8.74	2,046
TI Gross Liv / Lease Area		767	3,310			94,209

