

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
SFORZA DONATO & MARIA		6 Septic 2 Public Water		1 Public		RES LAND DWELLING		Code 1-1 1-3		Appraised 355,100 656,300		Assessed 248,600 459,400	
245 POST RD W		Alt Prcl ID 53020125-E		Lift Hse Asking \$		Assoc Pld#		Total		1,011,400		708,000	
WESTPORT CT 06880		Historic ID 504		Census WestportC G12		Survey Ma 7575		Survey Ma		GIS ID B08090000		VISION	

RECORD OF OWNERSHIP				VOL/PAGE				SALE DATE				Q/U				SALE PRICE				VC				PREVIOUS ASSESSMENTS (HISTORY)			
SFORZA DONATO & MARIA		3239 0243		10-24-2011		U		0		29		0		2023		1-1		248,600		2022		248,600		2021		248,600	
SFORZA LLC		3167 0071		01-31-2011		Q		280,000		00		00		2023		1-3		295,100		2022		95,100		95,100		2,700	
PILOT DAVID AND JOSHUA AND GLORIA EST OF		2952 0079		12-18-2008		U		0		29		0		2023		1-4		2,700		2022		2,700		2,700		2,700	
PILOT GLORIA AND DAVID AND JOSHUA		1819 0250		12-27-2000		U		0		29		0		2023		1-4		2,700		2022		2,700		2,700		2,700	
PILOT GLORIA		1780 0342		06-21-2000		Q		305,000		00		00		2023		1-4		2,700		2022		2,700		2,700		2,700	
Total		0.00																								346,400	

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Year	Assessed	Year	Assessed	Year	Assessed	Total

ASSESSING NEIGHBORHOOD			
Nbhd	Name	Batch	Tracing
0002	B		

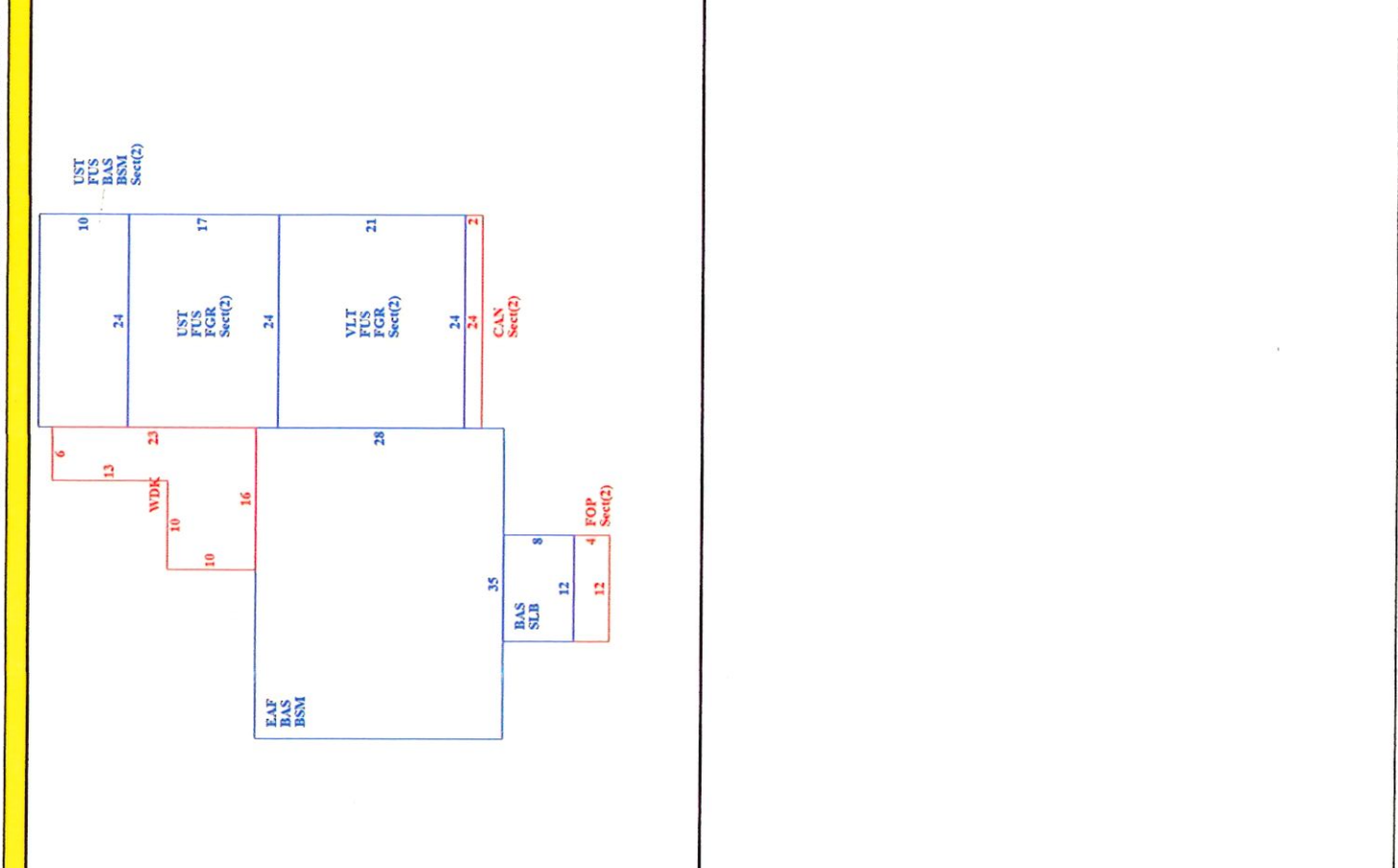
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NOTES

M17575, 2250 - 1999 BAA ACREAGE CHANGE
 2015 REAR LOT W/COMM ROW; EASEMENT FOR ACCESS
 EXT=LOC

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments
BLD-2022-03338	11-04-2022	AD	450,000	10-13-2023	100	09-12-2024	TWO-STORY ADDITION WIT
Permit Id	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BLD-2022-03338	TWO-STORY ADDITION WITH 1ST FLOOR GARAGE WITH BEDROOM & MASTER BEDROOM SUITE, NEW COVERED FRONT PORCH & MISC. INTERIOR RENOVATIONS.	09-12-2024	KO	2	5	09	Measu Estmt - Owner non-
		10-13-2023	BF	2	5	01	Measured/No Interior Insp
		07-25-2023	BF	2	5	00	Measur+Listed
		03-30-2023	BF	2	5	01	Measured/No Interior Insp
		07-30-2020	SR	2	5	19	Field Review
Total Appraised Parcel Value				656,300			
Total Appraised Parcel Value				0			
Total Appraised Parcel Value				0			
Total Appraised Parcel Value				355,100			
Total Appraised Parcel Value				0			
Total Appraised Parcel Value				1,011,400			
Total Appraised Parcel Value				C			
Total Appraised Parcel Value				1,011,400			

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	BPD		0.480	AC	1.83483	5	0.80	140	1.400	ROW/EASEMENT/LOC	1.0000		355,100
Total Card Land Units				0.480				AC				Parcel Total Land Area 0.480		Total Land Value	
												355,100			



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)										
Element	Description	Element	Description									
105	Custom Design	1	Fireplaces									
01	Residential	8.00	Ceiling Height									
13	A-		Elevator									
2	2 Stories	CONDO DATA										
1	Clapboard	C	Owne									
11	Gable	B	S									
03	Asphalt Shingl		Factor%									
03	Plaster											
03	Drywall											
05	Hardwood											
12	Gas											
03	Hot Water											
05	Central											
01	1 Bedroom											
1	1 Full Bath											
0	3 Rooms											
3	Modern											
03	Modern											
03	Modern											
1	Whirlpool Tubs											
	Hot Tubs											
	Sauna (SF Area											
	Fin Basement											
	Fin Bsmt Qual											
	Bsmt. Garages											
0	Interior Cond											
A	Fireplaces											
1	Ceiling Height											
8.00												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	L/B	Units	Unit Price	Yr Bt	Cond.	Cd	% Gd	Grade	Adj.	Appr. Value	
BAS	First Floor										213,732	
BSM	Basement Area										38,933	
EAF	Attic, Expansion, Finished										87,598	
SLB	Slab										0	
WDK	Deck, Wood										4,767	
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value						
BAS	First Floor	1,076	1,076	980	198.64	213,732						
BSM	Basement Area	0	980	980	39.73	38,933						
EAF	Attic, Expansion, Finished	441	980	96	89.39	87,598						
SLB	Slab	0	96	0	0.00	0						
WDK	Deck, Wood	0	238	20.03	20.03	4,767						
Ttl Gross Liv / Lease Area		1,517	3,370									345,030

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
SFORZA DONATO & MARIA		6 Septic	1 Public			Description	Assessed
		2 Public Water				RES LAND	248,600
						DWELLING	459,400
245 POST RD W		SUPPLEMENTAL DATA					
		Alt Prcl ID	53020125-E	Lift Hse			
		Historic ID	504	Asking \$			
		Census	WestportC G12				
		Survey Ma	7575				
		Survey Ma					
WESTPORT CT 06880		GIS ID	B08090000	Assoc Pid#			
		6158		WESTPORT, CT		VISION	

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
SFORZA DONATO & MARIA		3239	10-24-2011	U	I	0	29	Year	Assessed
SFORZA LLC		3167	01-31-2011	Q	I	280,000	00	2023	248,600
PILOT DAVID AND JOSHUA AND GLORIA EST OF		2952	12-18-2008	U	I	0	29	1-1	248,600
PILOT GLORIA AND DAVID AND JOSHUA		1819	12-27-2000	U	I	0	29	1-3	95,100
PILOT GLORIA		1780	06-21-2000	Q	I	305,000	00	1-4	2,700
Total								Total	708,000

EXEMPTIONS		Amount	Description	Number	Comm Int
Year	Code				
		0.00			

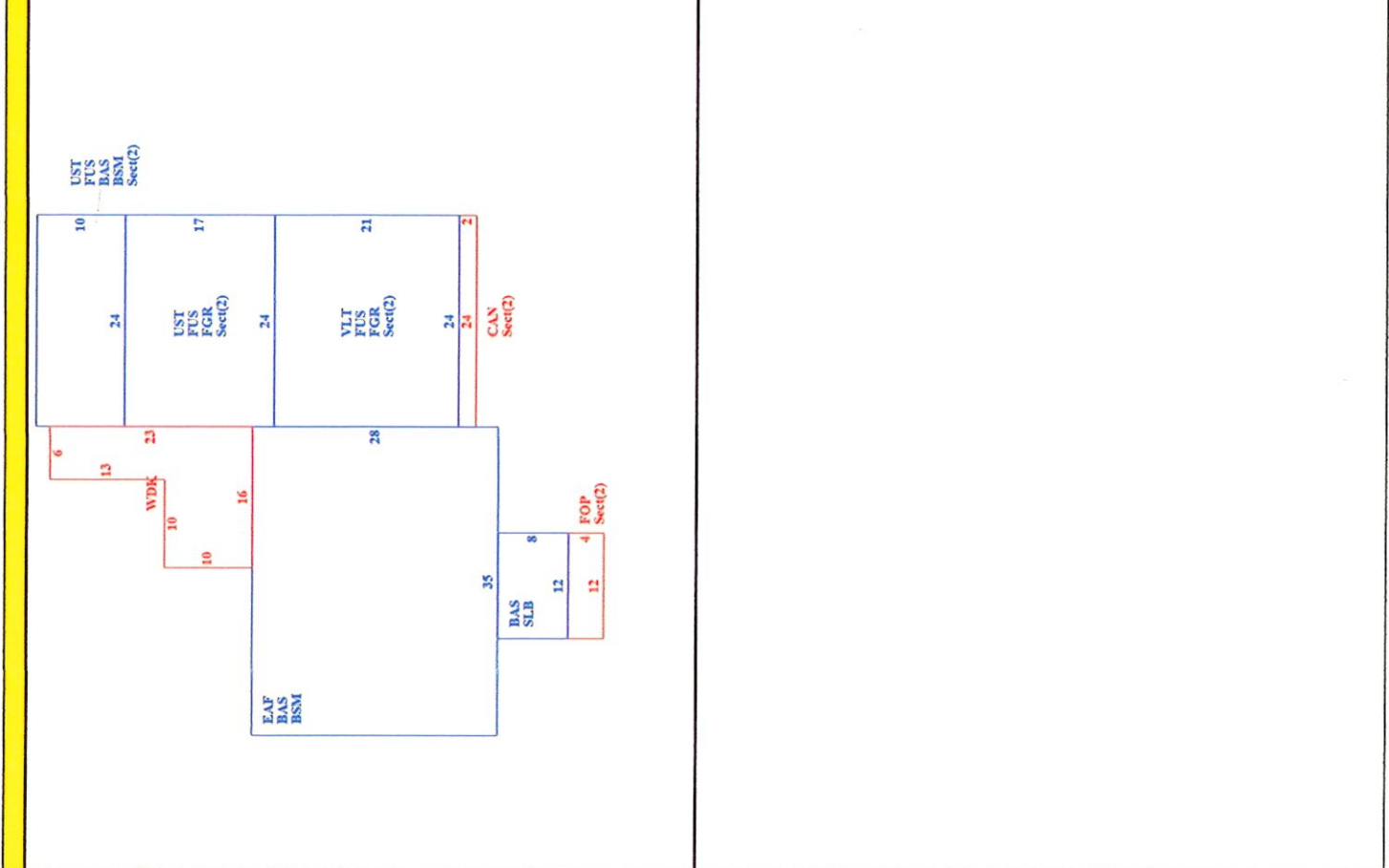
OTHER ASSESSMENTS		Amount	Description	Number	Comm Int
This signature acknowledges a visit by a Data Collector or Assessor					
Appraised Bldg. Value (Card)		656,300			
Appraised Xf (B) Value (Bldg)		0			
Appraised Ob (B) Value (Bldg)		0			
Appraised Land Value (Bldg)		355,100			
Special Land Value		0			
Total Appraised Parcel Value		1,011,400			
Valuation Method					C
					1,011,400

ASSESSING NEIGHBORHOOD		Batch
Nbhd	B	
0002		
NOTES		
M17575, 2250 - 1999 BAA ACREAGE CHANGE		
2015 REAR LOT W/COMM ROW; EASEMENT FOR ACCESS		
EXT=LOC		

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Type	450,000	10-13-2023	100	09-12-2024	TWO-STORY ADDITION WIT
BLD-2022-03338	AD					
Total Appraised Parcel Value						

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
Permit Id	Comments	09-12-2024	KO	2	5	09	Measu Estmt - Owner non-
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		07-25-2023	BF	2	5	00	Measur+Listed
		03-30-2023	BF	2	5	01	Measured/No Interior Insp
		07-30-2020	SR			19	Field Review
Total Appraised Parcel Value							

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	BPD		0.480	AC	1.83483	5	0.80	140	1.400	ROW/EASEMENT/LOC	1.0000		355,100	
				Total Card Land Units	0.480	AC									Total Land Value	355,100



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Description	Description								
Style:	105	Custom Design									
Model	01	Residential									
Grade:	13	A-	8.00								
Stories:	2	2 Stories									
Occupancy	1	Clapboard									
Exterior Wall 1	11										
Exterior Wall 2											
Roof Structure:	03	Gable									
Roof Cover	03	Asphalt Shingl									
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Fir 1	12	Hardwood									
Interior Fir 2	15	Quarry Tile									
Heat Fuel	03	Gas									
Heat Type:	04	Forced Air									
AC Type:	03	Central									
Total Bedrooms	03	3 Bedrooms									
Total Bthrms:	3	3 Full Baths									
Total Half Baths	0										
Total Xtra Fixtrs	2										
Total Rooms:	5	5 Rooms									
Bath Style:	03	Modern									
Kitchens											
Kitchen Style:											
Whirlpool Tubs											
Hot Tubs											
Sauna (SF Area											
Fin Basement											
Fin Bsmnt Qual											
Bsmnt. Garages	0										
Interior Cond	A										
Fireplaces											
Ceiling Height	8.00										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Adj.	Appr. Value
BAS	First Floor		240								208.67
BSM	Basement Area		240								41.73
CAN	Canopy		0								43.47
FGR	Garage		0								83.51
FOP	Porch, Open		0								43.47
FUS	Upper Story, Finished		1,152								208.67
UST	Utility, Storage		0								94.03
VLT	Vaulted Ceiling		0								10.35
Ttl Gross Liv / Lease Area											3,792
Ttl Undeprc Value											446,970
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value					
BAS	First Floor	240	240	240	208.67	50,081					
BSM	Basement Area	0	240	240	41.73	10,016					
CAN	Canopy	0	48	48	43.47	2,087					
FGR	Garage	0	912	912	83.51	76,164					
FOP	Porch, Open	0	48	48	43.47	2,087					
FUS	Upper Story, Finished	1,152	1,152	1,152	208.67	240,387					
UST	Utility, Storage	0	648	648	94.03	60,931					
VLT	Vaulted Ceiling	0	504	504	10.35	5,217					
Ttl Gross Liv / Lease Area							3,792				
Ttl Undeprc Value							446,970				