

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HAM SIHO & JONES MELODY				6	Septic	1	Public	Description	Code	Appraised	Assessed	6158
				5	Well			RES LAND	1-1	568,600	398,000	
4 PRIMROSE LN				<b>SUPPLEMENTAL DATA</b>				DWELLING	1-3	1,138,900	797,200	WESTPORT, CT
				Alt Prcl ID	544111-C		Lift Hse		RES OUTBL	1-4	5,900	
WESTPORT CT 06880				Historic ID			Asking \$	495000			<b>VISION</b>	
				Census	503							
				WestportC	F33							
				Survey Ma	6659							
				Survey Ma								
				GIS ID	G15012000		Assoc Pid#					
								Total	1,713,400	1,199,300		

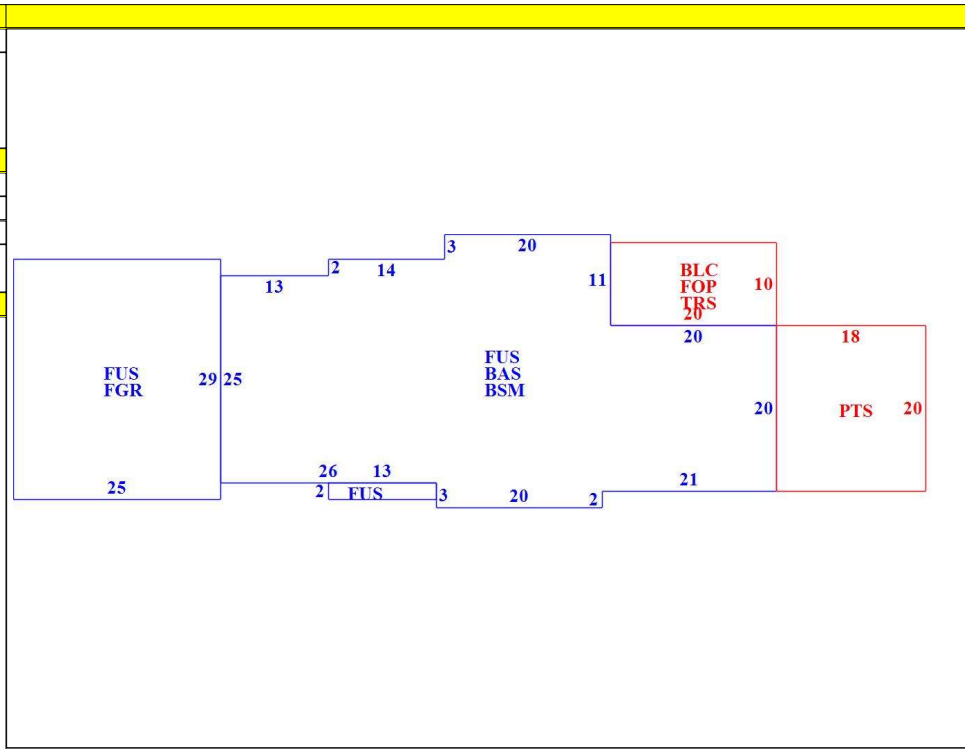
RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HAM SIHO & JONES MELODY				4130	0320	05-27-2021	Q	I	1,800,000	00	Year	Code	Assessed	Year	Assessed
SMITH VICTORIA A & EICHER MARK JR				4053	0007	10-08-2020	Q	I	460,000	00	2023	1-1	398,000	2022	398,000
MALONE CAROL D				3998	0087	04-21-2020	U	I	0	29		1-3	797,200		797,200
MALONE RONALD F				1699	0163	05-26-1999	U	I	0	29					
HERMENZIE JOSEPH W EST OF				1605	0344	06-19-1998	U	V	0	29					
									1,195,200	Total	1,195,200	Total	1,195,200		

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)			
Total			0.00					Appraised Xf (B) Value (Bldg)				
				<b>ASSESSING NEIGHBORHOOD</b>				Appraised Ob (B) Value (Bldg)				
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg)				
0003	0003							Special Land Value				
				<b>NOTES</b>				Total Appraised Parcel Value				
M/6659, 4239				6/30/2020 HOUSE DEMO'D, FND ONLY				Valuation Method				
				REMAINS LOT IS ON MKT 495K 5/12/20				Total Appraised Parcel Value				
								C				
								1,713,400				
								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		
87259	10-30-2020	NC	603,000	08-17-2021	100	05-27-2021	NEW 2-STORY SINGLE FAMI	05-03-2024	KO			79	PushPin Review		
86551	05-18-2020	DE		07-17-2020	100		DEMOLISH 3178 SF SINGLE	08-17-2021	PG	2	1	01	Measured/No Interior Insp		
Permit Id	Comments														
87259	NEW 2-STORY SINGLE FAMILY DWELLING WITH 5 BEDROOMS AND FINISHED BASEMENT, UNFINISHED ATTIC - CANNOT BE FINISHED FOR HABITABLE SPACE.														
86551	DEMOLISH 3178 SF SINGLE FAMILY HOUSE.														

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	201	Single Family Re	AAA		1.570	AC	360,000.00	0.64904	5	1.00	155	1.550		1.0000	568,600
Total Card Land Units					1.570	AC	Parcel Total Land Area					1.570	Total Land Value		568,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height	9.00	
Grade:	16	Type I	Elevator		
Stories:	2.5		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	31	Fibr Cement Bd			B
Exterior Wall 2	06	Board & Batten			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			<b>COST / MARKET VALUATION</b>		
Interior Flr 1	12	Hardwood	Building Value New		1,150,370
Interior Flr 2			Year Built		2021
Heat Fuel	03	Gas	Effective Year Built		
Heat Type:	09	HydroAir	Depreciation Code		A
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	05	5 Bedrooms	Year Remodeled		1
Total Bthrms:	3	3 Full Baths	Depreciation %		
Total Half Baths	2	2 Half Bths	Functional Obsol		
Total Xtra Fixtrs	5		External Obsol		
Total Rooms:	12	12 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	03	Modern	Condition %		
Kitchens	1		Percent Good		99
Whirlpool Tubs			Cns Sect Rcnld		1,138,900
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement	900		Misc Imp Ovr		
Fin Bsmt Qual	4	Living Area Q	Misc Imp Ovr Comment		
Bsmt. Garages			Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	1				
Ceiling Height	9.00				



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
GEN	Generator	B	1	0.01	2021	6	99	5	0.00	0
PAT1	Patio	L	340	16.50		5	60	5	1.75	5,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,764	1,764		197.07	347,628
BLC	Balcony	0	200		29.56	5,912
BSM	Basement Area	0	1,764		39.44	69,565
FGR	Garage	0	725		78.83	57,150
FOP	Porch, Open	0	200		39.41	7,883
FUS	Upper Story, Finished	2,515	2,515		197.07	495,626
PTS	Patio - Stone	0	360		29.56	10,642
TRS	Terrace - Stone	0	200		39.41	7,883
Ttl Gross Liv / Lease Area		4,279	7,728			1,002,289

