

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE					1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
WESTPORT CT 06880			SUPPLEMENTAL DATA				EX RS DWL	13	740,100	518,100	
							EX COM LN	21	25,437,000	17,805,900	
							EX COM BL	22	7,669,800	5,369,000	
							EX CM OTB	25	5,630,700	3,941,600	
							Total	39,477,600	27,634,600		

VISION

RECORD OF OWNERSHIP					VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WESTPORT TOWN OF					0172	0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
											2023		13	518,100	2022	518,100	2021	512,300
													21	17,805,900			17,805,900	
													22	5,369,000			5,369,000	
													25	3,941,600			3,941,600	
											Total	27,634,600	Total	27,634,600	Total	27,628,800		

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							

NOTES							
THE INN AT LONGSHORE+PEARL REST. 2ND AND 3RD FLOORS = HOTEL HOTEL=12 RMS+2 BANQUET RMS(350 & 100) PEARL REST. CAPACITY ~125 ...IS RENTED SPACE FROM THE HOTEL- DIFFERENT KITCHENS				18 HOLE GOLF COURSE 8/30/12 EQUAL EXCHANGE OF LAND WITH 14 MANITOU RD VOL 3344/305 M/10057 PEARL REST = ELEC HT PMP HVAC + EXT GAS HTRS + LP GAS = COOKING			

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	
85272	04-11-2019	AL	0	07-10-2019	100	07-10-2019	REPAIR EXISTING H.C. RAM	06-30-2020	JW			19	Field Review	
85066	02-14-2019	AL	10,000	07-10-2019	100	07-10-2019	NEW H.C. BATHROOM TO B	07-10-2019	PG	2	5	55	NOAH - Visual	
82509	04-10-2017	AD	15,000	07-31-2017	100	06-15-2017	FIXED AWNING OVER EXIST	07-31-2017	TM	2		55	NOAH - Visual	
81409	05-10-2016	NA	55,000	07-08-2016	100	05-26-2016	UPGRADE STORAGE AREA	07-08-2016	TM	2	5	69	Partial Int Inspn (See Perm	
80036	06-01-2015	AL	395,000	12-02-2015	100	02-12-2016	INTERIOR FINISH REMOVAL	12-02-2015	TM	2		57	Office review - town record	

85272	REPAIR EXISTING H.C. RAMP AND NEW FRONT STEPS TO INN.														
85066	NEW H.C. BATHROOM TO BE SHARED BY THE RESTAURANT AND INN														
82509	FIXED AWNING OVER EXISTING PATIO 12' X 44'. PERMIT ACTUALLY BELONGS TO 60 COMPO BEACH RD (= COMPO BEACH PAVILION). TRANSFERRED PERMIT TO THERE.														
81409	UPGRADE STORAGE AREA AND OUTDOOR BAR. NEW REFRIDGERATION, GLASS WASHER AND SINKS														
80036	INTERIOR FINISH REMOVALS IN OLD SPLASH RESTAURANT TO PREPARE FOR NEW TENANT. INSTALL NEW FLAT ROOF OVER OLD SPLASH RESTAURANT**UPGRADE FOR INT ALTER'NS FOR PEARL AT LO														

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	939	Mun Park Bldg	AAA_AA		15.000	AC	1,080,000.	1.00000	C	1.00	F	1.000		0	16,200,000
1	939	Mun Park Bldg			153.950	AC	120,000.00	1.00000	0	0.50		1.000	SIZE	0	9,237,000
Total Card Land Units					168.950	AC	Parcel Total Land Area: 168.950					Total Land Value		25,437,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	66	Hotel			
Model	96	Commercial			
Grade	08	Good +20			
Stories:	3				
Occupancy	2.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	300	Hotel			
Income Adj					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	02	Wood Frame			
Baths/Plumbing	03	Above Average			
Ceiling/Walls	06	Ceil & Walls			
Rooms/Prtns	03	Above Average			
Wall Height	8.00				
% Conn Wall					
1st Floor Use:	939				

MIXED USE		
Code	Description	Percentage
939	Mun Park Bldg	100
		0
		0

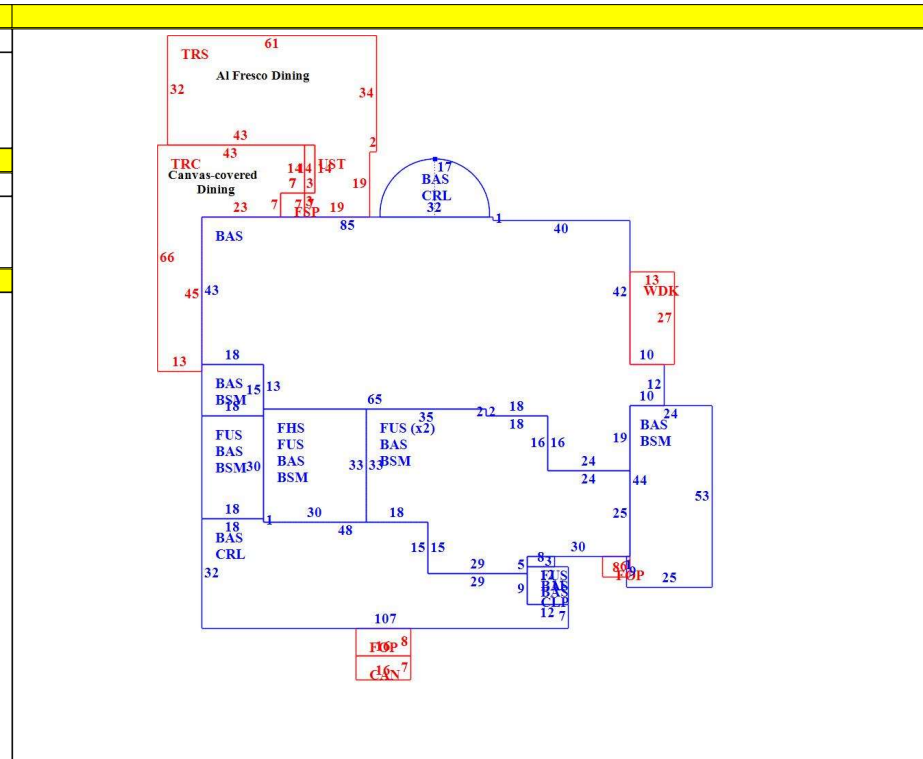
COST / MARKET VALUATION	
RCN	6,388,154
Year Built	1900
Effective Year Built	
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnd	5,110,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

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
PMP	Pump Hse Res	L	300	60.00	1980	00	90	00	1.00	16,200
BTH2	Cabana/Heat/Pl	L	256	119.66	1980	5	60	3	1.00	18,400
SHD1	Shed	L	48	11.00	1980	5	60	3	1.00	300
FOP	Open Porch	L	484	27.50	1980	5	60	3	1.00	8,000
BRN1	Barn 1 Story	L	1,500	22.00	1962	4	40	3	1.00	13,200
SHD1	Shed	L	165	11.00	1980	7	90	3	1.00	1,600
TEN	Tennis Court	L	9	34000.00	1980	4	40	3	1.00	122,400
SPL1	InGround Pool	L	2,850	59.50	1975	4	40	3	1.00	67,800
SPL1	InGround Pool	L	567	59.50	1975	4	40	3	1.00	13,500
FOP	Open Porch	L	1,158	27.50	1975	6	75	3	1.00	23,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	16,406	16,406		232.74	3,818,359
BSM	Basement Area	0	5,889		81.45	479,680
CAN	Canopy	0	112		45.72	5,120
CLP	Covered Loading Platform	0	132		70.53	9,310
CRL	Crawl Space	0	3,047		0.00	0
FHS	Half Story, Finished	495	990		116.37	115,207
FOP	Porch, Open	0	176		58.19	10,241
FSP	Porch, Screen	0	49		80.75	3,957
FUS	Upper Story, Finished	7,170	7,170		232.74	1,668,757
TRC	Terrace - Concrete	0	1,439		34.94	50,272
Ttl Gross Liv / Lease Area		24,071	38,116			6,279,834



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE						1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
								EX RS DWL	13	740,100	518,100	
WESTPORT CT 06880				SUPPLEMENTAL DATA				EX COM LN	21	25,437,000	17,805,900	VISION
				Alt Prcl ID	53050250	Lift Hse	Asking \$	EX COM BL	22	7,669,800	5,369,000	
				Historic ID				EX CM OTB	25	5,630,700	3,941,600	
Census	505											
WestportC	J30											
Survey Ma												
Survey Ma												
GIS ID	C04001000	Assoc Pid#										
									Total	39,477,600	27,634,600	

RECORD OF OWNERSHIP						VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
												Year	Code	Assessed	Year	Assessed	Year	Assessed
												2023	13	518,100	2022	518,100	2021	512,300
													21	17,805,900		17,805,900		17,805,900
													22	5,369,000		5,369,000		5,369,000
													25	3,941,600		3,941,600		3,941,600
												Total		27,634,600	Total	27,634,600	Total	27,628,800

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
									Appraised Bldg. Value (Card)				8,357,200
									Appraised Xf (B) Value (Bldg)				52,700
									Appraised Ob (B) Value (Bldg)				5,630,700
									Appraised Land Value (Bldg)				25,437,000
									Special Land Value				0
									Total Appraised Parcel Value				39,477,600
									Valuation Method				C
									Total Appraised Parcel Value				39,477,600

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES			

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	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
Total Card Land Units						Parcel Total Land Area:						Total Land Value				25,437,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)										
Element	Cd	Description				Element	Cd	Description								
Style:	66	Hotel														
Model:	96	Commercial														
Grade:	08	Good +20														
Stories:	3															
Occupancy:	2.00					MIXED USE										
Exterior Wall 1	11	Clapboard				Code	Description			Percentage						
Exterior Wall 2																
Roof Structure	03	Gable				COST / MARKET VALUATION										
Roof Cover	03	Asphalt/F Glas				RCN Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good Cns Sect Rcndd Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment										
Interior Wall 1	05	Drywall														
Interior Wall 2																
Interior Floor 1	12	Hardwood														
Interior Floor 2																
Heating Fuel	02	Oil														
Heating Type	05	Hot Water														
AC Type	03	Central														
Bldg Use	300	Hotel														
Income Adj																
Heat/AC	01	Heat/AC Pkgs														
Frame Type	02	Wood Frame														
Baths/Plumbing	03	Above Average														
Ceiling/Walls	06	Ceil & Walls														
Rooms/Prtns	03	Above Average														
Wall Height	8.00															
% Comn Wall																
1st Floor Use:	939															
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)																
Code	Description	L/B	Units	Unit Price	Yr Bilt							Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FOP	Open Porch	L	348	27.50	1975							6	75	3	1.00	7,200
PAT1	Patio	L	4,082	11.00	1900							6	75	3	1.00	33,700
SHD1	Shed	L	1,422	11.00	1900							5	60	3	1.00	9,400
PAT1	Patio	L	304	11.00	1900	6	75	3	1.00	2,500						
SHD1	Shed	L	408	11.00	1969	5	60	3	1.00	2,700						
SHD1	Shed	L	484	11.00	1969	5	60	3	1.00	3,200						
SHD1	Shed	L	714	11.00	1969	3	20	3	1.00	1,600						
SHD1	Shed	L	480	11.00	1969	3	20	3	1.00	1,100						
SPR	Sprinklers	B	23,837	2.50	1995		80		0.00	47,700						
GC	Golf Greens	L	18	180000.0	1985	6	75	3	1.00	2,430,000						
BUILDING SUB-AREA SUMMARY SECTION																
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value										
TRS	Terrace - Stone	0	2,313		46.59	107,759										
UST	Utility, Storage	0	42		72.04	3,026										
WDK	Deck, Wood	0	351		23.21	8,146										
Ttl Gross Liv / Lease Area																

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE						1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
								EX RS DWL	13	740,100	518,100	
WESTPORT CT 06880				SUPPLEMENTAL DATA				EX COM LN	21	25,437,000	17,805,900	VISION
				Alt Prcl ID	53050250	Lift Hse	Asking \$	EX COM BL	22	7,669,800	5,369,000	
				Historic ID				EX CM OTB	25	5,630,700	3,941,600	
Census	505											
WestportC	J30											
Survey Ma												
Survey Ma												
GIS ID	C04001000	Assoc Pid#										
									Total	39,477,600	27,634,600	

RECORD OF OWNERSHIP						VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
												Year	Code	Assessed	Year	Assessed	Year	Assessed
												2023	13	518,100	2022	518,100	2021	512,300
													21	17,805,900		17,805,900		17,805,900
													22	5,369,000		5,369,000		5,369,000
													25	3,941,600		3,941,600		3,941,600
												Total		27,634,600	Total	27,634,600	Total	27,628,800

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
									Appraised Bldg. Value (Card)				8,357,200		
									Appraised Xf (B) Value (Bldg)				52,700		
									Appraised Ob (B) Value (Bldg)				5,630,700		
									Appraised Land Value (Bldg)				25,437,000		
									Special Land Value				0		
									Total Appraised Parcel Value				39,477,600		
									Valuation Method				C		
									Total Appraised Parcel Value				39,477,600		
												This signature acknowledges a visit by a Data Collector or Assessor			

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	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
Total Card Land Units						Parcel Total Land Area:						Total Land Value				25,437,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style:	66	Hotel			
Model	96	Commercial			
Grade	08	Good +20			
Stories:	3				
Occupancy	2.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	300	Hotel			
Income Adj					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	02	Wood Frame			
Baths/Plumbing	03	Above Average			
Ceiling/Walls	06	Ceil & Walls			
Rooms/Prtns	03	Above Average			
Wall Height	8.00				
% Comn Wall					
1st Floor Use:	939				

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
PCT	Paddleball Ct	L	2	47400.00	1995	6	75	5	1.75	124,400
LT1	1Pole - 1 Lt	L	12	1980.00	2015	6	75		0.00	17,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area						

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE						1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
WESTPORT CT 06880								EX RS DWL	13	740,100	518,100	
								EX COM LN	21	25,437,000	17,805,900	
								EX COM BL	22	7,669,800	5,369,000	
								EX CM OTB	25	5,630,700	3,941,600	
SUPPLEMENTAL DATA												
Alt Prcl ID 53050250				Lift Hse Asking \$								
Historic ID												
Census 505												
WestportC J30												
Survey Ma												
Survey Ma												
GIS ID C04001000				Assoc Pid#								
									Total	39,477,600	27,634,600	

VISION

RECORD OF OWNERSHIP						VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WESTPORT TOWN OF						0172	0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
												2023	13	518,100	2022	518,100	2021	512,300	
													21	17,805,900		17,805,900		17,805,900	
													22	5,369,000		5,369,000		5,369,000	
													25	3,941,600		3,941,600		3,941,600	
												Total	27,634,600	Total	27,634,600	Total	27,628,800		

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
									Appraised Bldg. Value (Card)			
									8,357,200			
									Appraised Xf (B) Value (Bldg)			
									52,700			
									Appraised Ob (B) Value (Bldg)			
									5,630,700			
									Appraised Land Value (Bldg)			
									25,437,000			
									Special Land Value			
									0			
									Total Appraised Parcel Value			
									39,477,600			
									Valuation Method			
									C			
									Total Appraised Parcel Value			
									39,477,600			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES											
PARKS & REC. ADMINISTRATIVE BLDG SPRINKLERS IN BOILER RM											
This signature acknowledges a visit by a Data Collector or Assessor											

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	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	939	Mun Park Bldg	AAA		0.000 AC	0.00	1.00000	5	1.00		1.000			0	0
Total Card Land Units					0.000 AC	Parcel Total Land Area: 168.950					Total Land Value				25,437,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style:	85	Office Bldg					
Model	96	Commercial					
Grade	06	Good					
Stories:	2						
Occupancy	1.00						
Exterior Wall 1	16	Stucco					
Exterior Wall 2							
Roof Structure	04	Hip					
Roof Cover	03	Asphalt/F Glas					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	06	Linoleum	RCN		1,071,380		
Interior Floor 2							
Heating Fuel	02	Oil					
Heating Type	04	Forced Air	Year Built		1997		
AC Type	03	Central	Effective Year Built				
Bldg Use	340	Off Bldg	Depreciation Code		A		
Income Adj			Remodel Rating				
Heat/AC	01	Heat/AC Pkgs	Year Remodeled				
Frame Type	06	Fireprf Steel	Depreciation %		18		
Baths/Plumbing	02	Average	Functional Obsol				
Ceiling/Walls	06	Ceil & Walls	External Obsol				
Rooms/Prtns	02	Average	Trend Factor		1		
Wall Height	10.00		Condition				
% Comn Wall			Condition %				
1st Floor Use:	939		Percent Good		82		
			Cns Sect Rcnd		878,500		
			Dep % Ovr				
			Dep Ovr Comment				
			Misc Imp Ovr				
			Misc Imp Ovr Comment				
			Cost to Cure Ovr				
			Cost to Cure Ovr Comment				

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
SPR	Sprinklers	B	500	2.50	2000		82		0.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,096	3,096		159.36	493,380	
BSM	Basement Area	0	3,096		55.80	172,747	
FEP	Porch, Enclosed	0	104		104.20	10,837	
TQS	Three Quarter Story	2,322	3,096		119.52	370,035	
Ttl Gross Liv / Lease Area		5,418	9,392			1,046,999	

TQS
BAS
BSM
43

FEP¹³
8



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE				1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
WESTPORT CT 06880						EX RS DWL	13	740,100	518,100	
SUPPLEMENTAL DATA						EX COM LN	21	25,437,000	17,805,900	VISION
Alt Prcl ID 53050250				Lift Hse Asking \$		EX COM BL	22	7,669,800	5,369,000	
Historic ID Census 505 WestportC J30 Survey Ma Survey Ma						EX CM OTB	25	5,630,700	3,941,600	
GIS ID C04001000				Assoc Pid#		Total		39,477,600	27,634,600	

RECORD OF OWNERSHIP				VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
WESTPORT TOWN OF				0172	0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed			
										2023		13	518,100	2022		518,100	2021	512,300		
												21	17,805,900			17,805,900	17,805,900			
												22	5,369,000			5,369,000	5,369,000			
												25	3,941,600			3,941,600	3,941,600			
												Total		27,634,600	Total		27,634,600	Total		27,628,800

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
									Appraised Bldg. Value (Card)				8,357,200
									Appraised Xf (B) Value (Bldg)				52,700
									Appraised Ob (B) Value (Bldg)				5,630,700
									Appraised Land Value (Bldg)				25,437,000
									Special Land Value				0
									Total Appraised Parcel Value				39,477,600
									Valuation Method				C
									Total Appraised Parcel Value				39,477,600
Total												0.00	

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES			
PRO SHOP/ FIRST TEE STORAGE GAR FOR GOLF CARTS/ MEN+WOMENS LOCKER RMS/PRO SHOP			

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

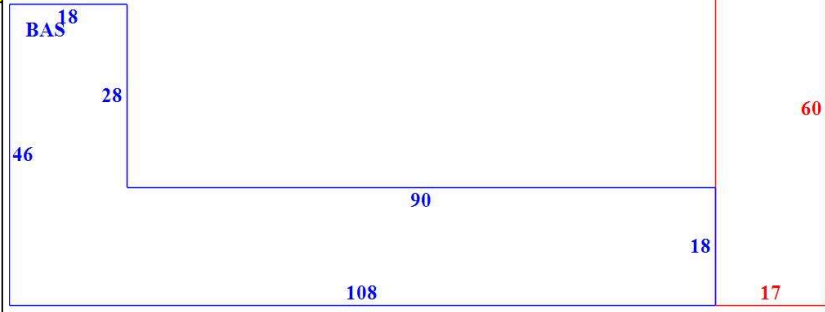
Permit Id	Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
3	939	Mun Park Bldg	AAA		0.000 AC	0.00	1.00000	5	1.00		1.000			0	0
Total Card Land Units					0.000 AC	Parcel Total Land Area: 168.950					Total Land Value 25,437,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	49	Store			
Model	96	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		326,065
Interior Floor 2	03	Concr-Finished			
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd	Year Built		1946
AC Type	01	None	Effective Year Built		
Bldg Use	939	Mun Park Bldg	Depreciation Code		A
Income Adj			Remodel Rating		
Heat/AC	00	None	Year Remodeled		
Frame Type	02	Wood Frame	Depreciation %		34
Baths/Plumbing	02	Average	Functional Obsol		
Ceiling/Walls	04	Ceil & Min WL	External Obsol		
Rooms/Prtns	02	Average	Trend Factor		1
Wall Height	8.00		Condition		
% Comn Wall			Condition %		
1st Floor Use:	939		Percent Good		66
			Cns Sect Rcnd		215,200
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BSM
(612 sf)

FGR



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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,448	2,448		106.21	260,002	
BSM	Basement Area	0	612		37.14	22,729	
FGR	Garage	0	1,020		42.48	43,334	
Ttl Gross Liv / Lease Area		2,448	4,080			326,065	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE						1	Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
										EX RS DWL	13	740,100	
WESTPORT CT 06880				SUPPLEMENTAL DATA					EX COM LN	21	25,437,000	17,805,900	VISION
				Alt Prcl ID	53050250	Lift Hse	Asking \$		EX COM BL	22	7,669,800	5,369,000	
Historic ID					EX CM OTB	25	5,630,700	3,941,600					
Census	505												
WestportC	J30												
Survey Ma													
Survey Ma													
GIS ID	C04001000	Assoc Pid#											
										Total	39,477,600	27,634,600	

RECORD OF OWNERSHIP						VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WESTPORT TOWN OF						0172	0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
												2023	13	518,100	2022	518,100	2021	512,300	
													21	17,805,900		17,805,900		17,805,900	
													22	5,369,000		5,369,000		5,369,000	
													25	3,941,600		3,941,600		3,941,600	
												Total	27,634,600	Total	27,634,600	Total	27,628,800		

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
									Appraised Bldg. Value (Card)				8,357,200
									Appraised Xf (B) Value (Bldg)				52,700
									Appraised Ob (B) Value (Bldg)				5,630,700
									Appraised Land Value (Bldg)				25,437,000
									Special Land Value				0
									Total Appraised Parcel Value				39,477,600
									Valuation Method				C
									Total Appraised Parcel Value				39,477,600
									This signature acknowledges a visit by a Data Collector or Assessor				

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
0001							

NOTES							
TENNIS PAVILION-CONCESSIONS-RENTALS (SKATES)- OFFICE TENNIS COURT IS TURNED INTO SKATING RINK IN WINTER							

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	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
4	939	Mun Park Bldg	AAA		0.000 AC	0.00	1.00000	5	1.00		1.000		0		0
Total Card Land Units					0.000 AC	Parcel Total Land Area: 168.950					Total Land Value				25,437,000

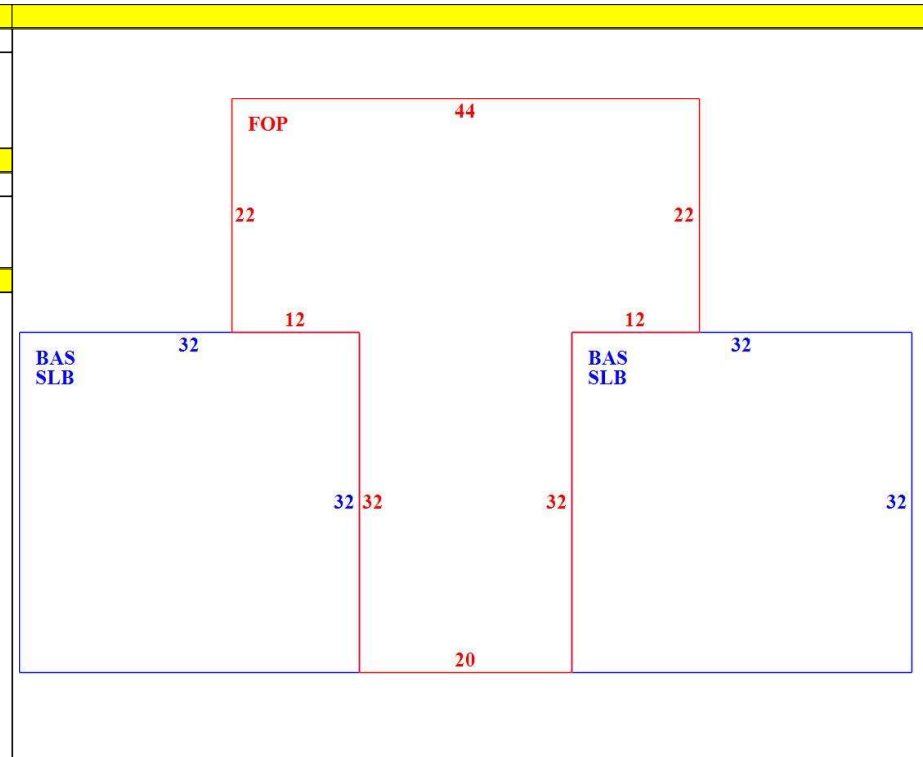
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	76	Pool/Concession Bldg			
Model	96	Commercial			
Grade	06	Good			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til	RCN		356,480
Interior Floor 2	03	Concr-Finished			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air	Year Built		1921
AC Type	01	None	Effective Year Built		
Bldg Use	939	Mun Park Bldg	Depreciation Code		G
Income Adj			Remodel Rating		
Heat/AC	00	None	Year Remodeled		
Frame Type	02	Wood Frame	Depreciation %		24
Baths/Plumbing	02	Average	Functional Obsol		
Ceiling/Walls	05	Sus-Ceil & WL	External Obsol		
Rooms/Prtns	02	Average	Trend Factor		1
Wall Height	10.00		Condition		
% Comn Wall			Condition %		
1st Floor Use:	939		Percent Good		76
			Cns Sect Rcnd		270,900
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,048	2,048		145.50	297,988
FOP	Porch, Open	0	1,608		36.38	58,492
SLB	Slab	0	2,048		0.00	0
Ttl Gross Liv / Lease Area		2,048	5,704			356,480



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE WESTPORT CT 06880				1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT	
						EX RS DWL	13	740,100	518,100		
						EX COM LN	21	25,437,000	17,805,900	VISION	
						EX COM BL	22	7,669,800	5,369,000		
						EX CM OTB	25	5,630,700	3,941,600		
						Total				39,477,600	27,634,600

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WESTPORT TOWN OF			0172 0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
									2023	13	518,100	2022	518,100	2021	512,300
										21	17,805,900		17,805,900		17,805,900
										22	5,369,000		5,369,000		5,369,000
										25	3,941,600		3,941,600		3,941,600
									Total		27,634,600	Total	27,634,600	Total	27,628,800

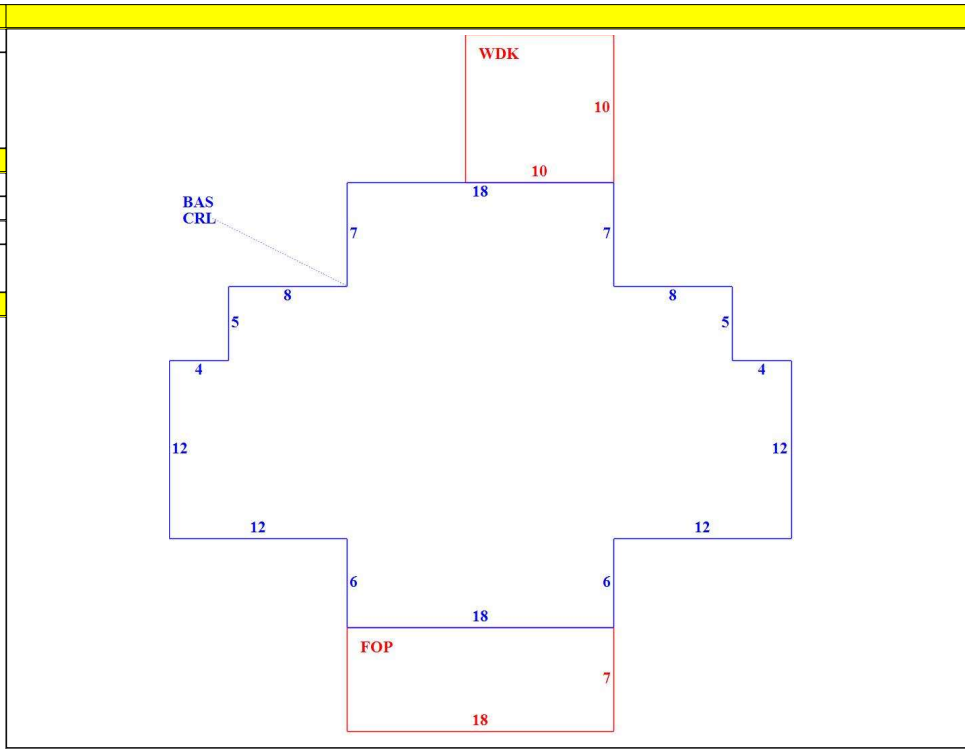
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 8,357,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 52,700				
ASSESSING NEIGHBORHOOD												
Nbhd		Nbhd Name		B		Tracing		Batch				
0001												
NOTES												
CABIN 1 BROWN												
Appraised Land Value (Bldg) 25,437,000												
Special Land Value 0												
Total Appraised Parcel Value 39,477,600												
Valuation Method C												
39,477,600												
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	
5	923	Mun Bldg Res	AAA		0.000 AC	0.00	1.00000	5	1.00		1.000			0.0000	0	
Total Card Land Units					0.000 AC	Parcel Total Land Area					168.950	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces		
Model:	01	Residential	Ceiling Height		
Grade:	09	C+	Elevator		
Stories:	1	1 Story	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			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Flr 1	12	Hardwood	COST / MARKET VALUATION		
Interior Flr 2			Building Value New		136,257
Heat Fuel	02	Oil	Year Built		1973
Heat Type:	05	Hot Water	Effective Year Built		
AC Type:	01	None	Depreciation Code		A
Total Bedrooms	02	2 Bedrooms	Remodel Rating		
Total Bthrms:	1	1 Full Bath	Year Remodeled		
Total Half Baths	0		Depreciation %		36
Total Xtra Fixtrs			Functional Obsol		
Total Rooms:			External Obsol		
Bath Style:	02	Average	Trend Factor		1
Kitchen Style:	02	Average	Condition		
Kitchens	1		Condition %		
Whirlpool Tubs			Percent Good		64
Hot Tubs			Cns Sect Rcnld		87,200
Sauna (SF Area)			Dep % Ovr		
Fin Basement			Dep Ovr Comment		
Fin Bsmt Qual			Misc Imp Ovr		
Bsmt. Garages			Misc Imp Ovr Comment		
Interior Cond	A		Cost to Cure Ovr		
Fireplaces			Cost to Cure Ovr Comment		
Ceiling Height					



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	908	908		135.08	122,649
CRL	Crawl Space	0	908		0.00	0
FOP	Porch, Open	0	126		26.80	3,377
WDK	Deck, Wood	0	100		13.51	1,351
Ttl Gross Liv / Lease Area		908	2,042			127,377



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE WESTPORT CT 06880						1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
								EX RS DWL	13	740,100	518,100	
								EX COM LN	21	25,437,000	17,805,900	VISION
				SUPPLEMENTAL DATA				EX COM BL	22	7,669,800	5,369,000	
				Alt Prcl ID 53050250		Lift Hse Asking \$		EX CM OTB	25	5,630,700	3,941,600	
				Historic ID				Total		39,477,600	27,634,600	
				Census 505								
				WestportC J30								
				Survey Ma								
				Survey Ma								
				GIS ID C04001000		Assoc Pid#						

RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WESTPORT TOWN OF				0172 0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
										2023	13	518,100	2022	518,100	2021	512,300
											21	17,805,900		17,805,900		17,805,900
											22	5,369,000		5,369,000		5,369,000
											25	3,941,600		3,941,600		3,941,600
										Total		27,634,600	Total	27,634,600	Total	27,628,800

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) 8,357,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 52,700				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES			
CABIN 9 BROWN NO INSULATION 2ND FL=LOW HEADROOM USED FOR STORAGE			
Appraised Land Value (Bldg) 25,437,000			
Special Land Value 0			
Total Appraised Parcel Value 39,477,600			
Valuation Method C			
39,477,600			
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
								11-18-2022	BF	6	5	00	Measur+Listed

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	
6	923	Mun Bldg Res	AAA		0.000 AC	0.00	1.00000	5	1.00		1.000		0.0000		0	
Total Card Land Units					0.000 AC	Parcel Total Land Area					168.950	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	15	Cottage	Fireplaces	1	
Model	01	Residential	Ceiling Height	7.00	
Grade:	09	C+	Elevator		
Stories:	1	1 3/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	12	Cedar or Redwd			Own
Exterior Wall 2	11	Clapboard			B
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2	07	K Pine/A Wd	Condo Unit		
Interior Flr 1	14	Carpet	COST / MARKET VALUATION		
Interior Flr 2	06	Linoleum	Building Value New		211,698
Heat Fuel	02	Oil	Year Built		1900
Heat Type:	05	Hot Water	Effective Year Built		
AC Type:	01	None	Depreciation Code		A
Total Bedrooms	02	2 Bedrooms	Remodel Rating		
Total Bthrms:	2	2 Full Baths	Year Remodeled		
Total Half Baths	0		Depreciation %		46
Total Xtra Fixtrs			Functional Obsol		
Total Rooms:	4	4 Rooms	External Obsol		
Bath Style:	02	Average	Trend Factor		1
Kitchen Style:	02	Average	Condition		
Kitchens	1		Condition %		
Whirlpool Tubs			Percent Good		54
Hot Tubs			Cns Sect Rcnld		114,300
Sauna (SF Area)			Dep % Ovr		
Fin Basement			Dep Ovr Comment		
Fin Bsmt Qual			Misc Imp Ovr		
Bsmt. Garages			Misc Imp Ovr Comment		
Interior Cond	A		Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
Ceiling Height	7.00				

BAS CRL	FST BAS CRL	BAS CRL
15	15	21
15	30	
	CTH BAS CRL	10
	30	16
	FOP	11
	30	

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	1,311	1,311		114.35	149,916
CRL	Crawl Space	0	1,311		0.00	0
CTH	Cathedral Ceiling	0	300		22.87	6,861
FOP	Porch, Open	0	330		22.87	7,547
FST	Utility Storage, Fin	0	450		57.18	25,729
Ttl Gross Liv / Lease Area		1,311	3,702			190,053



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE WESTPORT CT 06880						1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
								EX RS DWL	13	740,100	518,100	
								EX COM LN	21	25,437,000	17,805,900	VISION
				SUPPLEMENTAL DATA				EX COM BL	22	7,669,800	5,369,000	
				Alt Prcl ID 53050250		Lift Hse Asking \$		EX CM OTB	25	5,630,700	3,941,600	
				Historic ID				Total		39,477,600	27,634,600	
				Census 505								
				WestportC J30								
				Survey Ma								
				Survey Ma								
				GIS ID C04001000		Assoc Pid#						

RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WESTPORT TOWN OF				0172 0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	
										2023	13	518,100	2022	518,100	
											21	17,805,900		17,805,900	
											22	5,369,000		5,369,000	
											25	3,941,600		3,941,600	
										Total		27,634,600	Total	27,634,600	
												Total	27,628,800	Total	27,628,800

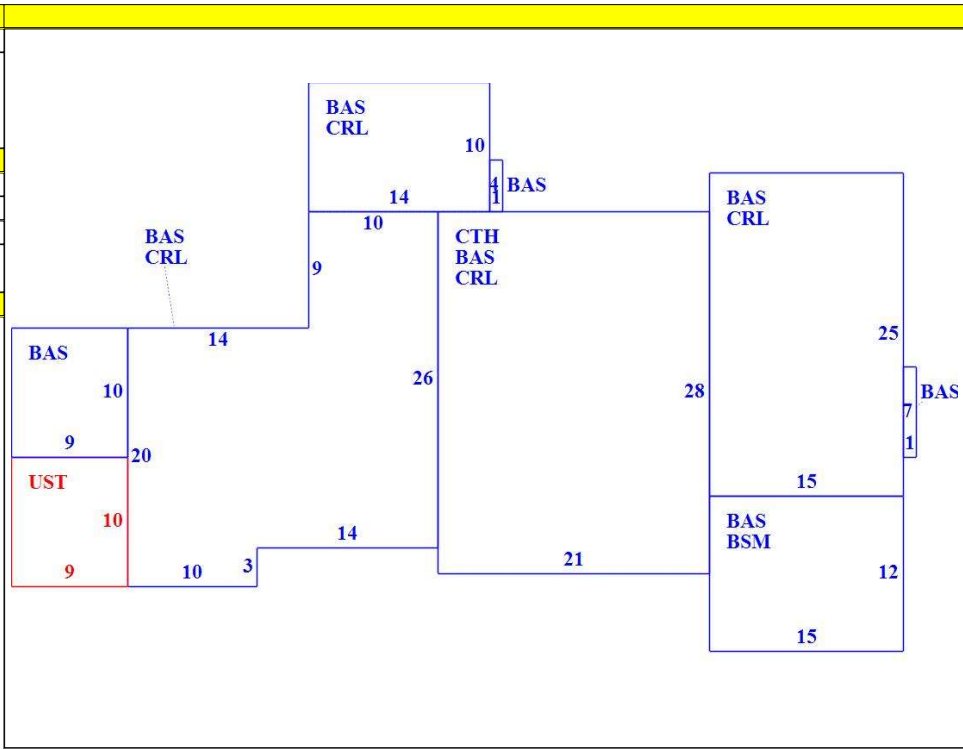
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 8,357,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 52,700				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 5,630,700				
Nbhd	Nbhd Name			B	Tracing			Appraised Land Value (Bldg) 25,437,000				
0001								Special Land Value 0				
NOTES								Total Appraised Parcel Value 39,477,600				
CABIN 10								Valuation Method C				
BROWN								39,477,600				
NO INSULATION								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
7	923	Mun Bldg Res	AAA		0.000 AC	0.00	1.00000	5	1.00		1.000		0.0000		0
Total Card Land Units					0.000 AC	Parcel Total Land Area					168.950	Total Land Value			0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	01	Ranch				Fireplaces					
Model	01	Residential				Ceiling Height					
Grade:	09	C+				Elevator					
Stories:	1	1 Story				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	07	K Pine/A Wd				COST / MARKET VALUATION					
Interior Wall 2						Building Value New		233,491			
Interior Flr 1	12	Hardwood				Year Built		1900			
Interior Flr 2						Effective Year Built					
Heat Fuel	02	Oil				Depreciation Code		A			
Heat Type:	04	Forced Air				Remodel Rating					
AC Type:	01	None				Year Remodeled					
Total Bedrooms	03	3 Bedrooms				Depreciation %		46			
Total Bthrms:	2	2 Full Baths				Functional Obsol		5			
Total Half Baths	1	1 Half Bath				External Obsol					
Total Xtra Fixtrs						Trend Factor		1			
Total Rooms:						Condition					
Bath Style:	02	Average				Condition %					
Kitchen Style:	02	Average				Percent Good		49			
Kitchens						Cns Sect Rcnld		114,400			
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	A										
Fireplaces											
Ceiling Height											



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
FPL	Fireplace	B	1	3500.00	1970	00	49	3	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,912	1,912		100.54	192,240
BSM	Basement Area	0	180		20.11	3,620
CRL	Crawl Space	0	1,631		0.00	0
CTH	Cathedral Ceiling	0	588		20.18	11,864
UST	Utility, Storage	0	90		45.80	4,122
Ttl Gross Liv / Lease Area		1,912	4,401			211,846



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE						1	Public	Description	Code	Appraised	Assessed	6158 WESTPORT, CT
								EX RS DWL	13	740,100	518,100	
WESTPORT CT 06880				SUPPLEMENTAL DATA				EX COM LN	21	25,437,000	17,805,900	VISION
				Alt Prcl ID	53050250	Lift Hse	Asking \$	EX COM BL	22	7,669,800	5,369,000	
Historic ID				EX CM OTB	25	5,630,700	3,941,600					
Census	505											
WestportC	J30											
Survey Ma												
Survey Ma												
GIS ID	C04001000	Assoc Pid#										
									Total	39,477,600	27,634,600	

RECORD OF OWNERSHIP				VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WESTPORT TOWN OF				0172	0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
											2023	13	518,100	2022	518,100	2021	512,300
												21	17,805,900		17,805,900		17,805,900
												22	5,369,000		5,369,000		5,369,000
												25	3,941,600		3,941,600		3,941,600
											Total	27,634,600	Total	27,634,600	Total	27,628,800	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
									Appraised Bldg. Value (Card)				8,357,200
									Appraised Xf (B) Value (Bldg)				52,700
									Appraised Ob (B) Value (Bldg)				5,630,700
									Appraised Land Value (Bldg)				25,437,000
									Special Land Value				0
									Total Appraised Parcel Value				39,477,600
									Valuation Method				C
									Total Appraised Parcel Value				39,477,600
									This signature acknowledges a visit by a Data Collector or Assessor				

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
0001							

NOTES							
GOLF MAINTENANCE BLDG (GREY)							
SOLAR PANELS = 13X6= 78 PANELS							

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			

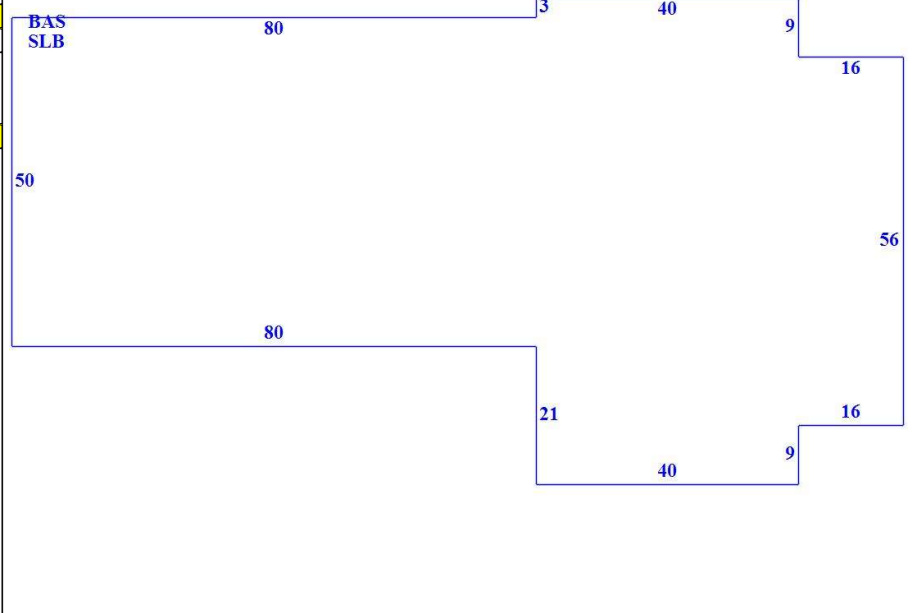
Permit Id	Comments

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
8	939	Mun Park Bldg	AAA		0.000 AC	0.00	1.00000	5	1.00		1.000			0	0	
Total Card Land Units					0.000 AC	Parcel Total Land Area: 168.950					Total Land Value					25,437,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	60	Com Garage			
Model	96	Commercial			
Grade	04	Average +10			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	06	Board & Batten			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2	01	Minimum			
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air			
AC Type	01	None			
Bldg Use	939	Mun Park Bldg			
Income Adj					
Heat/AC	00	None			
Frame Type	02	Wood Frame			
Baths/Plumbing	02	Average			
Ceiling/Walls	03	Sus-Ceil/Mn WL			
Rooms/Prtns	02	Average			
Wall Height	10.00				
% Comn Wall					
1st Floor Use:	939				

MIXED USE		
Code	Description	Percentage
939	Mun Park Bldg	100
		0
		0

COST / MARKET VALUATION	
RCN	697,118
Year Built	1994
Effective Year Built	
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	82
Cns Sect Rcld	571,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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	160	17.80	2000		82		0.00	2,300
GRN1	Res Green Hse	L	540	28.90	1998	5	60	3	1.00	9,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,856	7,856		88.74	697,118	
SLB	Slab	0	7,856		0.00	0	
Ttl Gross Liv / Lease Area		7,856	15,712			697,118	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE WESTPORT CT 06880				1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT	
						EX RS DWL	13	740,100	518,100		
						EX COM LN	21	25,437,000	17,805,900	VISION	
						EX COM BL	22	7,669,800	5,369,000		
						EX CM OTB	25	5,630,700	3,941,600		
						Total				39,477,600	27,634,600

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WESTPORT TOWN OF			0172 0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
									2023	13	518,100	2022	518,100	2021	512,300
										21	17,805,900		17,805,900		17,805,900
										22	5,369,000		5,369,000		5,369,000
										25	3,941,600		3,941,600		3,941,600
									Total		27,634,600	Total	27,634,600	Total	27,628,800

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) 8,357,200			
			Total	0.00					Appraised Xf (B) Value (Bldg) 52,700			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

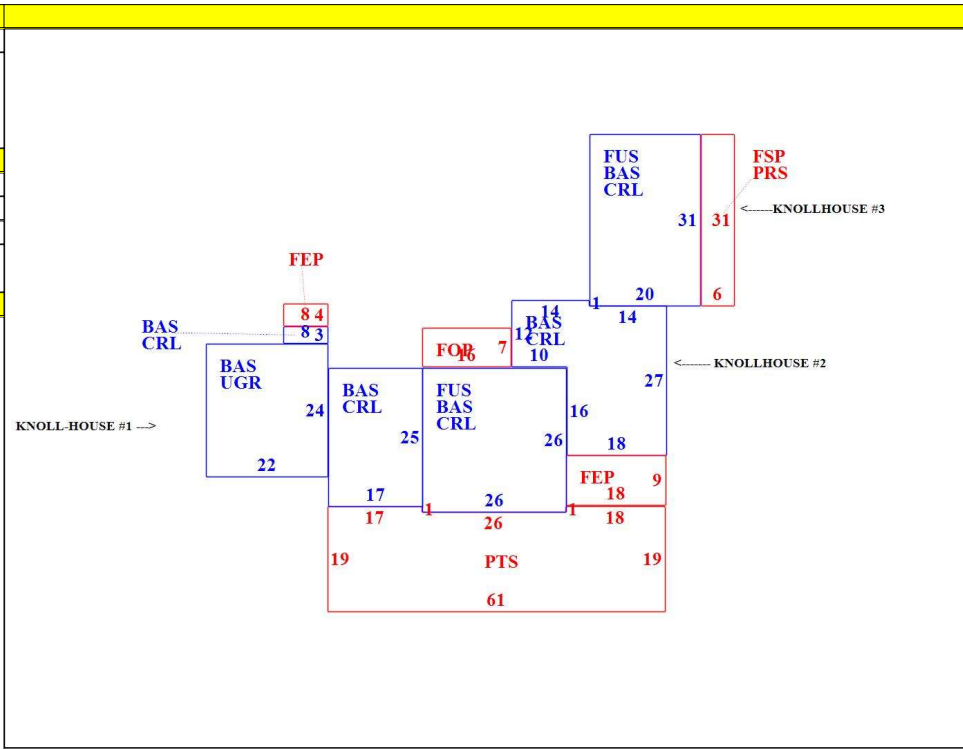
NOTES				APPRAISED VALUE SUMMARY			
KNOLL HOUSE				Appraised Land Value (Bldg) 25,437,000			
THIS PROPERTY=3 FAMILY RENTALS				Special Land Value 0			
				Total Appraised Parcel Value 39,477,600			
				Valuation Method C			
				39,477,600			
				Total Appraised Parcel Value			

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purposet/Result
								09-27-2019	PG	6	5	01	Measured/No Interior Insp

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	
9	923	Mun Bldg Res	AAA		0.000 AC	0.00	1.00000	0	1.00		1.000			0.0000	0	
Total Card Land Units					0.000 AC	Parcel Total Land Area					168.950	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	11	Multi Family	Fireplaces	2	
Model	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	3		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
Roof Structure:	04	Hip	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		578,709
Interior Flr 2			Year Built		1994
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	05	Hot Water	Depreciation Code		A
AC Type:	01	None	Remodel Rating		
Total Bedrooms	07	7 Bedrooms	Year Remodeled		27
Total Bthrms:	3	3 Full Baths	Depreciation %		
Total Half Baths	2	2 Half Bths	Functional Obsol		
Total Xtra Fixtrs			External Obsol		
Total Rooms:			Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	3		Percent Good		73
Whirlpool Tubs			Cns Sect Rcnld		422,500
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	A		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,883	2,883		112.45	324,205
CRL	Crawl Space	0	2,355		0.00	0
FEP	Porch, Enclosed	0	194		73.04	14,169
FOP	Porch, Open	0	112		22.09	2,474
FSP	Porch, Screen	0	186		28.42	5,285
FUS	Upper Story, Finished	1,296	1,296		112.45	145,741
PRS	Piers	0	186		0.00	0
PTS	Patio - Stone	0	1,133		16.87	19,117
UGR	THIS WAS DELETED	0	528		33.65	17,768
Ttl Gross Liv / Lease Area		4,179	8,873			528,759



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE				1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
WESTPORT CT 06880						EX RS DWL	13	740,100	518,100	
SUPPLEMENTAL DATA						EX COM LN	21	25,437,000	17,805,900	VISION
Alt Prcl ID 53050250				Lift Hse Asking \$		EX COM BL	22	7,669,800	5,369,000	
Historic ID Census 505 WestportC J30 Survey Ma Survey Ma						EX CM OTB	25	5,630,700	3,941,600	
GIS ID C04001000				Assoc Pid#		Total		39,477,600	27,634,600	

RECORD OF OWNERSHIP				VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WESTPORT TOWN OF				0172	0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
										2023		13	518,100	2022	518,100	2021	512,300
												21	17,805,900				17,805,900
												22	5,369,000				5,369,000
												25	3,941,600				3,941,600
										Total		27,634,600	Total	27,634,600	Total	27,628,800	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
									Appraised Bldg. Value (Card)				8,357,200
									Appraised Xf (B) Value (Bldg)				52,700
									Appraised Ob (B) Value (Bldg)				5,630,700
									Appraised Land Value (Bldg)				25,437,000
									Special Land Value				0
									Total Appraised Parcel Value				39,477,600
									Valuation Method				C
									Total Appraised Parcel Value				39,477,600
Total												0.00	

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
0001							

NOTES												
CLIFF'S PLACE = 9TH HOLE SNACK BAR												
Total Appraised Parcel Value												39,477,600
This signature acknowledges a visit by a Data Collector or Assessor												

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	

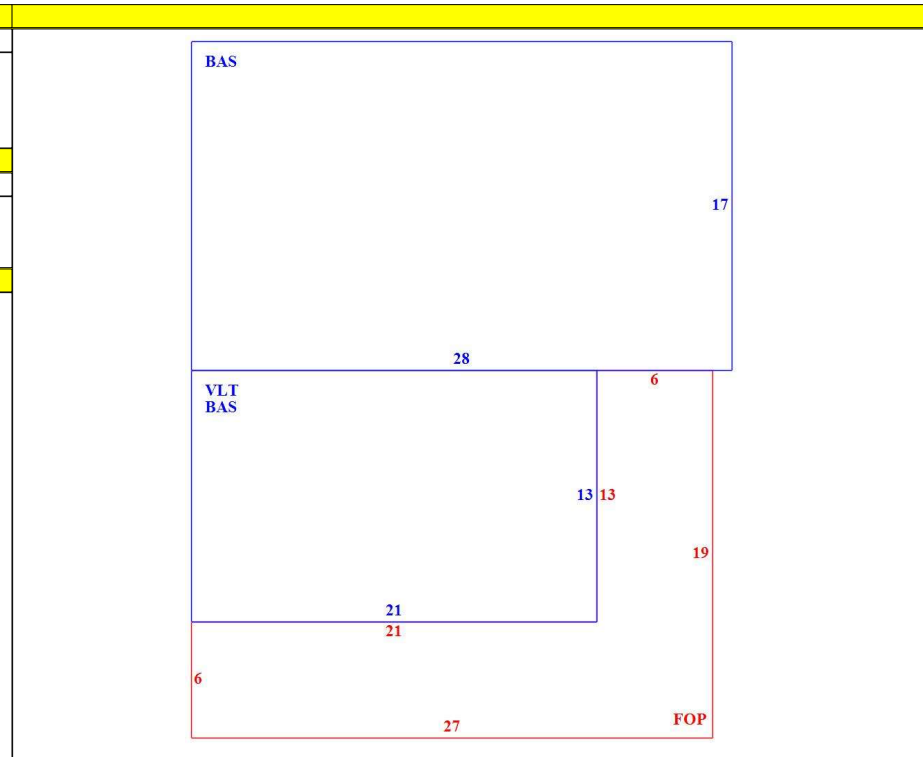
Permit Id	Comments

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
10	939	Mun Park Bldg			0.000 AC	0.00	1.00000	C	1.00	B	0.500			0	0	
Total Card Land Units					0.000 AC	Parcel Total Land Area: 168.950					Total Land Value					25,437,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	76	Pool/Concession Bldg			
Model	96	Commercial			
Grade	06	Good			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	31	Fibr Cement Bd			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	05	Vinyl/Asphalt			
Heating Fuel	00	None			
Heating Type	01	None			
AC Type	03	Central			
Bldg Use	939	Mun Park Bldg			
Income Adj					
Heat/AC	02	Heat/AC Split			
Frame Type	02	Wood Frame			
Baths/Plumbing	02	Average			
Ceiling/Walls	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
% Comn Wall					
1st Floor Use:					

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	749	749		120.22	90,044	
FOP	Porch, Open	0	240		30.05	7,213	
VLT	Vaulted Ceiling	0	273		0.00	0	
Ttl Gross Liv / Lease Area		749	1,262			97,257	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE						1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
WESTPORT CT 06880								EX RS DWL	13	740,100	518,100	
				SUPPLEMENTAL DATA					EX COM LN	21	25,437,000	17,805,900
				Alt Prcl ID	53050250	Lift Hse		EX COM BL	22	7,669,800	5,369,000	
				Historic ID		Asking \$		EX CM OTB	25	5,630,700	3,941,600	
				Census	505			Total		39,477,600	27,634,600	
				WestportC	J30							
				Survey Ma								
				Survey Ma								
				GIS ID	C04001000	Assoc Pid#						

VISION

RECORD OF OWNERSHIP						VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WESTPORT TOWN OF						0172	0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
												2023	13	518,100	2022	518,100	2021	512,300	
													21	17,805,900		17,805,900		17,805,900	
													22	5,369,000		5,369,000		5,369,000	
													25	3,941,600		3,941,600		3,941,600	
												Total		27,634,600	Total	27,634,600	Total	27,628,800	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
									Appraised Bldg. Value (Card)			
									8,357,200			
									Appraised Xf (B) Value (Bldg)			
									52,700			
									Appraised Ob (B) Value (Bldg)			
									5,630,700			
			Total				0.00		Appraised Land Value (Bldg)			
									25,437,000			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch

NOTES			
LONGSHORE SAILING SCHOOL			
Valuation Method			
C			
Total Appraised Parcel Value			39,477,600
Total Appraised Parcel Value			39,477,600
This signature acknowledges a visit by a Data Collector or Assessor			

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	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
11	922	Mun Bldg Com	AAA		0.000 AC	0.00	1.00000	C	1.00	B	0.500			0	0
Total Card Land Units					0.000 AC	Parcel Total Land Area: 168.950					Total Land Value		25,437,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	96	Office/Warehs			
Model	94	Commercial			
Grade	05	Average +20			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood	RCN		181,049
Interior Floor 2	03	Concr-Finished			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air	Year Built		1985
AC Type	03	Central	Effective Year Built		
Bldg Use	922	Mun Bldg Com	Depreciation Code		G
Income Adj			Remodel Rating		
Heat/AC	02	Heat/AC Split	Year Remodeled		
Frame Type	02	Wood Frame	Depreciation %		16
Baths/Plumbing	02	Average	Functional Obsol		
Ceiling/Walls	06	Ceil & Walls	External Obsol		
Rooms/Prtns	02	Average	Trend Factor		1
Wall Height	8.00		Condition		
% Comn Wall			Condition %		84
1st Floor Use:			Percent Good		
			Cns Sect Rcld		152,100
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
EAF	Attic, Expansion, Finished	227	648		41.21	26,706	
FOP	Porch, Open	0	678		29.50	20,000	
FST	Utility Storage, Fin	0	714		47.13	33,647	
FUS	Upper Story, Finished	816	816		117.65	96,001	
Ttl Gross Liv / Lease Area		1,043	2,856			176,354	

FUS FOP	FUS FST	EAF FUS FST	EAF FOP (x2)	FOP (x2)
24		21	21	24
3	7	21	10	6



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE WESTPORT CT 06880						1	Public	Description	Code	Appraised	Assessed	6158 WESTPORT, CT VISION
								EX RS DWL	13	740,100	518,100	
								EX COM LN	21	25,437,000	17,805,900	
								EX COM BL	22	7,669,800	5,369,000	
								EX CM OTB	25	5,630,700	3,941,600	
SUPPLEMENTAL DATA												
Alt Prcl ID 53050250				Lift Hse Asking \$				Total		39,477,600	27,634,600	
Historic ID												
Census 505												
WestportC J30												
Survey Ma												
Survey Ma												
GIS ID C04001000				Assoc Pid#								

RECORD OF OWNERSHIP						VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WESTPORT TOWN OF						0172	0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
												2023	13	518,100	2022	518,100	2021	512,300	
													21	17,805,900		17,805,900		17,805,900	
													22	5,369,000		5,369,000		5,369,000	
													25	3,941,600		3,941,600		3,941,600	
												Total	27,634,600	Total	27,634,600	Total	27,628,800		

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
									Appraised Bldg. Value (Card) 8,357,200			
									Appraised Xf (B) Value (Bldg) 52,700			
									Appraised Ob (B) Value (Bldg) 5,630,700			
			Total 0.00						Appraised Land Value (Bldg) 25,437,000			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES			
POOL BATH HOUSE			
Valuation Method C			
Total Appraised Parcel Value			39,477,600
Total Appraised Parcel Value			39,477,600
This signature acknowledges a visit by a Data Collector or Assessor			

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

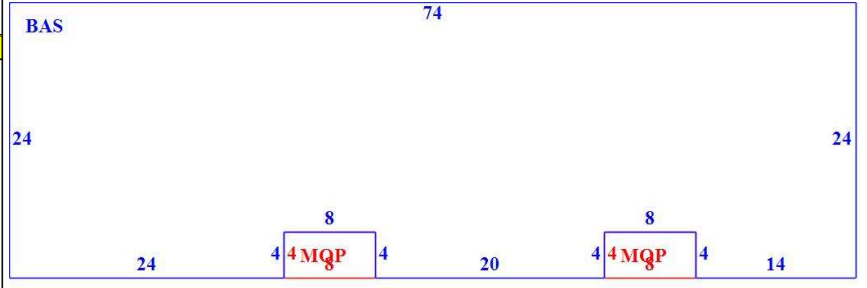
Permit Id	Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
12	939	Mun Park Bldg	AAA		0.000 AC	0.00	1.00000	C	1.00	B	0.500		0		0
Total Card Land Units					0.000 AC	Parcel Total Land Area: 168.950					Total Land Value 25,437,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	76	Pool/Concession Bldg			
Model	96	Commercial			
Grade	06	Good			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/CinderBk			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	00	None			
Heating Type	01	None			
AC Type	01	None			
Bldg Use	939	Mun Park Bldg			
Income Adj					
Heat/AC	00	None			
Frame Type	03	Masonry			
Baths/Plumbing	03	Above Average			
Ceiling/Walls	04	Ceil & Min WL			
Rooms/Prtns	02	Average			
Wall Height	8.00				
% Comn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
939	Mun Park Bldg	100
		0
		0

COST / MARKET VALUATION	
RCN	221,156
Year Built	1980
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnd	185,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,712	1,712		125.87	215,491	
MOP	Masnry Opn Porch	0	64		88.50	5,664	
Ttl Gross Liv / Lease Area		1,712	1,776			221,155	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE						1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
WESTPORT CT 06880								EX RS DWL	13	740,100	518,100	
								EX COM LN	21	25,437,000	17,805,900	
								EX COM BL	22	7,669,800	5,369,000	
								EX CM OTB	25	5,630,700	3,941,600	
SUPPLEMENTAL DATA												
Alt Prcl ID 53050250				Lift Hse Asking \$								
Historic ID												
Census 505												
WestportC J30												
Survey Ma												
Survey Ma												
GIS ID C04001000				Assoc Pid#								
									Total	39,477,600	27,634,600	

VISION

RECORD OF OWNERSHIP						VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WESTPORT TOWN OF						0172	0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
												2023	13	518,100	2022	518,100	2021	512,300	
													21	17,805,900		17,805,900		17,805,900	
													22	5,369,000		5,369,000		5,369,000	
													25	3,941,600		3,941,600		3,941,600	
												Total	27,634,600	Total	27,634,600	Total	27,628,800		

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
									Appraised Bldg. Value (Card)				8,357,200
									Appraised Xf (B) Value (Bldg)				52,700
									Appraised Ob (B) Value (Bldg)				5,630,700
									Appraised Land Value (Bldg)				25,437,000
									Special Land Value				0
									Total Appraised Parcel Value				39,477,600
									Valuation Method				C
									Total Appraised Parcel Value				39,477,600

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES											
PARK MAINTENANCE											
This signature acknowledges a visit by a Data Collector or Assessor											

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	

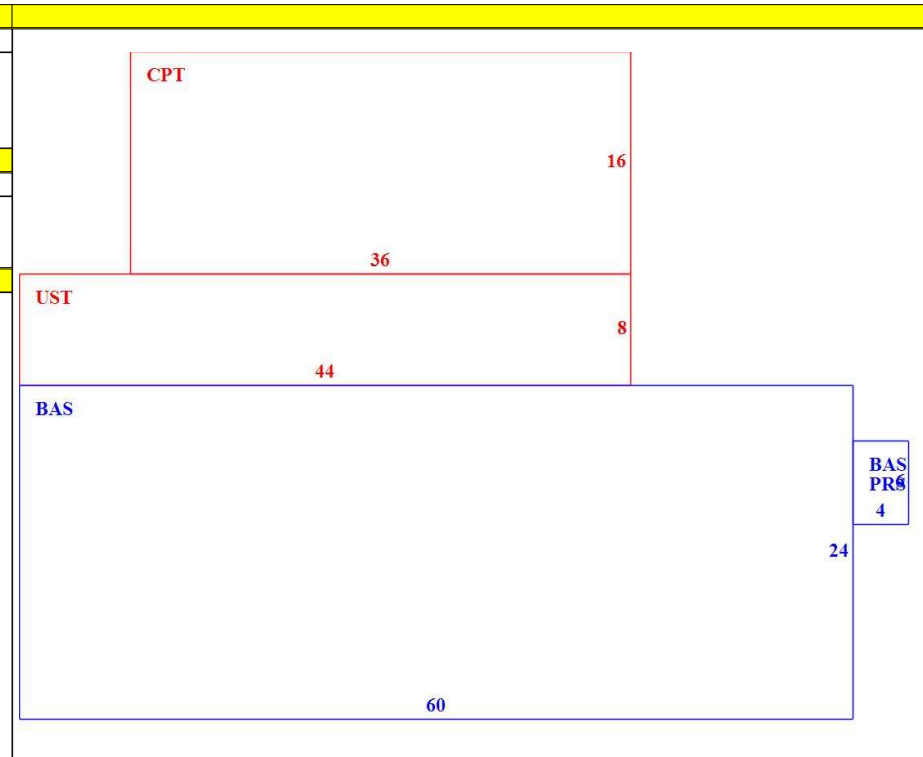
Permit Id	Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
13	939	Mun Park Bldg	AAA		0.000 AC	0.00	1.00000	C	1.00	B	0.500			0	0
Total Card Land Units					0.000 AC	Parcel Total Land Area: 168.950					Total Land Value 25,437,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	48	Warehouse			
Model	96	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	06	Board & Batten			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air			
AC Type	03	Central			
Bldg Use	939	Mun Park Bldg			
Income Adj					
Heat/AC	02	Heat/AC Split			
Frame Type	02	Wood Frame			
Baths/Plumbing	02	Average			
Ceiling/Walls	04	Ceil & Min WL			
Rooms/Prtns	02	Average			
Wall Height	8.00				
% Comn Wall					
1st Floor Use:					

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,464	1,464		81.29	119,009	
CPT	Covered Parking	0	576		20.32	11,706	
PRS	Piers	0	24		0.00	0	
UST	Utility, Storage	0	352		24.48	8,617	
Ttl Gross Liv / Lease Area		1,464	2,416			139,332	



BAS
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CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE						1	Public	Description	Code	Appraised	Assessed	6158 WESTPORT, CT
								EX RS DWL	13	740,100	518,100	
WESTPORT CT 06880				SUPPLEMENTAL DATA				EX COM LN	21	25,437,000	17,805,900	VISION
				Alt Prcl ID	53050250	Lift Hse	Asking \$	EX COM BL	22	7,669,800	5,369,000	
Historic ID				EX CM OTB	25	5,630,700	3,941,600					
Census	505											
WestportC	J30											
Survey Ma												
Survey Ma												
GIS ID	C04001000	Assoc Pid#										
									Total	39,477,600	27,634,600	

RECORD OF OWNERSHIP						VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WESTPORT TOWN OF						0172	0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed	Year	Assessed
												2023	13	518,100	2022	518,100	2021	512,300	
													21	17,805,900		17,805,900		17,805,900	
													22	5,369,000		5,369,000		5,369,000	
													25	3,941,600		3,941,600		3,941,600	
												Total	27,634,600	Total	27,634,600	Total	27,628,800		

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
									Appraised Bldg. Value (Card)				8,357,200
									Appraised Xf (B) Value (Bldg)				52,700
									Appraised Ob (B) Value (Bldg)				5,630,700
									Appraised Land Value (Bldg)				25,437,000
									Special Land Value				0
									Total Appraised Parcel Value				39,477,600
									Valuation Method				C
									Total Appraised Parcel Value				39,477,600
									This signature acknowledges a visit by a Data Collector or Assessor				

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
0001							

NOTES											
E.R. STRAIT MARINA											
FKA: MINUTEMAN YACHT CLUB											

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	

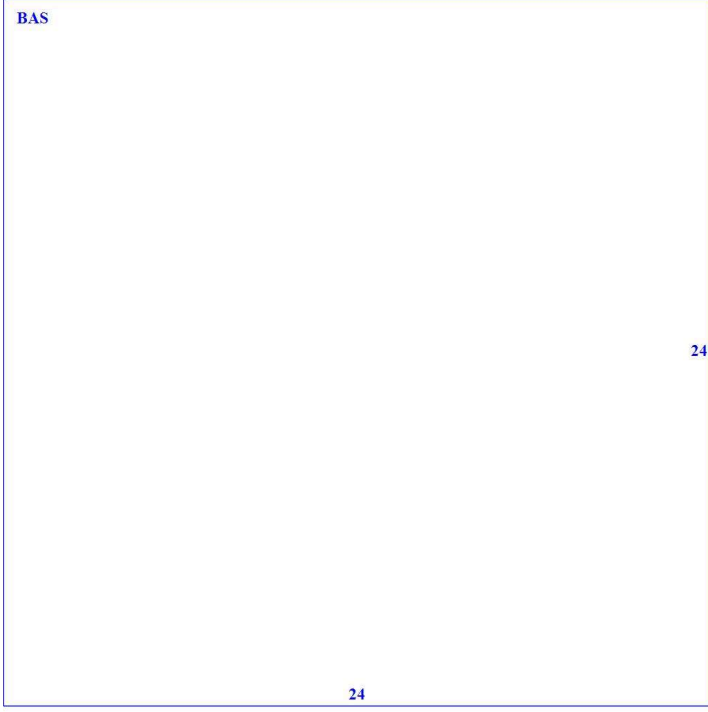
Permit Id	Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
14	939	Mun Park Bldg	AAA		0.000	AC	0.00	1.00000	C	1.00	B	0.500		0	0
Total Card Land Units					0.000	AC	Parcel Total Land Area: 168.950					Total Land Value		25,437,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	96	Office/Warehs			
Model	96	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2					
Heating Fuel	00	None			
Heating Type	01	None			
AC Type	01	None			
Bldg Use	939	Mun Park Bldg			
Income Adj					
Heat/AC	00	None			
Frame Type	02	Wood Frame			
Baths/Plumbing	00	None			
Ceiling/Walls	04	Ceil & Min WL			
Rooms/Prtns	02	Average			
Wall Height	8.00				
% Comn Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
939	Mun Park Bldg	100
		0
		0

COST / MARKET VALUATION		
RCN		43,753
Year Built		2004
Effective Year Built		
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		88
Cns Sect Rcld		38,500
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



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
DCK	Dock/Pier	L	9,359	275.00	2006	5	60	5	1.75	2,702,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	576	576		75.96	43,753	
Ttl Gross Liv / Lease Area		576	576			43,753	



CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WESTPORT TOWN OF LONGSHORE 110 MYRTLE AVE WESTPORT CT 06880						1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
								EX RS DWL	13	740,100	518,100	
								EX COM LN	21	25,437,000	17,805,900	VISION
				SUPPLEMENTAL DATA				EX COM BL	22	7,669,800	5,369,000	
				Alt Prcl ID 53050250		Lift Hse Asking \$		EX CM OTB	25	5,630,700	3,941,600	
				Historic ID				Total		39,477,600	27,634,600	
				Census 505								
				WestportC J30								
				Survey Ma								
				Survey Ma								
				GIS ID C04001000		Assoc Pid#						

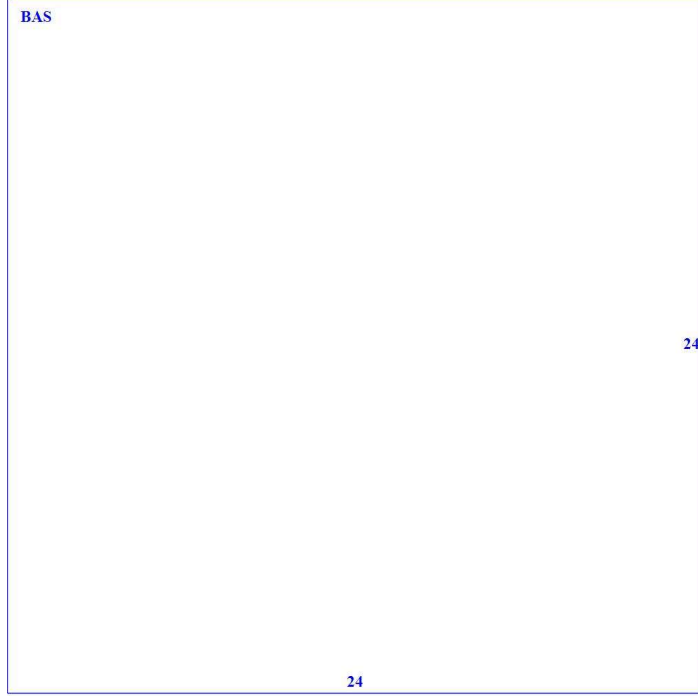
RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
WESTPORT TOWN OF				0172 0585	04-14-1960	U	I	0	29	Year	Code	Assessed	Year	Assessed
										2023	13	518,100	2022	518,100
											21	17,805,900		17,805,900
											22	5,369,000		5,369,000
											25	3,941,600		3,941,600
										Total		27,634,600	Total	27,634,600
										Total		27,628,800	Total	27,628,800

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) 8,357,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 52,700				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 5,630,700				
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 25,437,000				
0001								Special Land Value 0				
NOTES								Total Appraised Parcel Value 39,477,600				
E.R. STRAIT MARINA								Valuation Method C				
FKA: MINUTEMAN YACHT CLUB								39,477,600				
								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
14	939	Mun Park Bldg	AAA		0.000 AC	0.00	1.00000	C	1.00	B	0.500			0.0000		0
Total Card Land Units					0.000 AC	Parcel Total Land Area					168.950	Total Land Value				0

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style:	96	Office/Warehs							
Model	96	Commercial							
Grade	03	Average							
Stories:	1								
Occupancy	1.00								
Exterior Wall 1	11	Clapboard							
Exterior Wall 2									
Roof Structure	03	Gable							
Roof Cover	03	Asphalt/F Glas							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	05	Vinyl/Asphalt							
Interior Floor 2									
Heating Fuel	00	None							
Heating Type	01	None							
AC Type	01	None							
Bldg Use	939	Mun Park Bldg							
Income Adj									
Heat/AC	00	None							
Frame Type	02	Wood Frame							
Baths/Plumbing	00	None							
Ceiling/Walls	04	Ceil & Min WL							
Rooms/Prtns	02	Average							
Wall Height	8.00								
% Comn Wall									
1st Floor Use:									
					CONDO DATA				
		Parcel Id		C	Own				
				B	S				
Adjust Type	Code	Description	Factor%						
Condo Flr									
Condo Unit									
					COST / MARKET VALUATION				
		Building Value New	43,753						
		Year Built	2004						
		Effective Year Built							
		Depreciation Code	A						
		Remodel Rating							
		Year Remodeled	12						
		Depreciation %							
		Functional Obsol							
		External Obsol							
		Trend Factor	1						
		Condition							
		Condition %							
		Percent Good	88						
		Cns Sect Rcnd	38,500						
		Dep % Ovr							
		Dep Ovr Comment							
		Misc Imp Ovr							
		Misc Imp Ovr Comment							
		Cost to Cure Ovr							
		Cost to Cure Ovr Comment							



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
DCK	Dock/Pier	L	9,359	275.00	2006	5	60	5	1.75	2,702,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	576	576		75.96	43,753
Ttl Gross Liv / Lease Area		576	576			43,753

