

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FRANK GEORGE A 7 DUCK POND RD WESTPORT CT 06880					6 Septic	1 Public	1	Description	Code	Appraised	Assessed	6158 WESTPORT, CT VISION
					2 Public Water			RES LAND	1-1	894,600	626,200	
				SUPPLEMENTAL DATA				DWELLING	1-3	264,400	185,100	
				RES OUTBL	1-4	64,600	45,200	Total		1,223,600	856,500	
Alt Prcl ID		526305X-33A		Lift Hse								
Historic ID				Asking \$								
Census		504										
WestportC		J26										
Survey Ma		6459										
Survey Ma												
GIS ID		A03022000		Assoc Pid#								

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								
FRANK GEORGE A		4335 0040	03-08-2024	Q	I	1,575,000	00	2023	1-1	626,200	2022	626,200	2021	626,200
BENJAMIN AMY		4178 0114	10-01-2021	U	I	1,600,000	10		1-3	185,100		185,100		185,100
GREENBERG LEAH S EST		4177 0024	09-28-2021	Q	I	0	00		1-4	45,200		45,200		45,200
GREENBERG LEAH S		1433 0269	03-13-1996	U	I	0	29			856,500	Total	856,500	Total	856,500

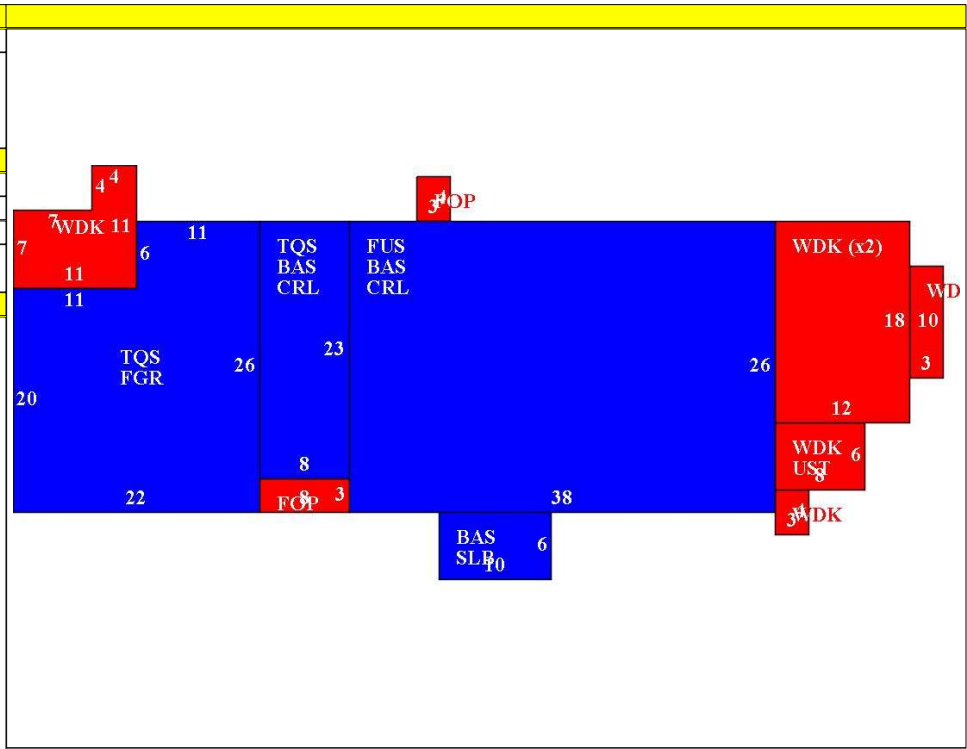
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 264,400			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD												
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Ob (B) Value (Bldg) 64,600				
0001	0001							Appraised Land Value (Bldg) 894,600				
NOTES												
M/ 6459(33A) AKA - 9 DUCK POND RD 8 X 6 UST=OUTDOOR SHOWER LOOKS OUT OVER YACHT CLUB-ON DUCKPOND/ VIEW BECOMING OVER GROWN IN REAR								Special Land Value 0				
								Total Appraised Parcel Value 1,223,600				
								Valuation Method C				
								1,223,600				
								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		
BLD-2024-01485	06-12-2024	AL	10,000		0		REMOVE SHEETROCK, INTE	08-05-2021	PG	3	5	75	REVIEWED N/C		
								04-28-2020	SR			19	Field Review		
								03-02-2020	VA			60	Mailer Sent		
								08-07-2015	VA			10	Measu/LtrSnt - Letter Sent		
								07-14-2015	MJF			02	Sat or >5PM Attm @ Int In		

Permit Id	Comments
BLD-2024-01485	REMOVE SHEETROCK, INTERIOR TRIM, MECHANICALS FOR EXPLORATORY PREPARATION FOR HOUSE LIFT AND RENOVATION.

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	101W	Single Family W	AA		0.750 AC	605,000.00	1.25179	5	0.90	175	1.750			1.0000	894,600
Total Card Land Units					0.750 AC	Parcel Total Land Area					0.750	Total Land Value			894,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Contemporary	Fireplaces	2	
Model	01	Residential	Ceiling Height	8.00	
Grade:	12	B+	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	12	Cedar or Redwd			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		413,182
Interior Flr 2			Year Built		1977
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	05	Hot Water	Depreciation Code		A
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	04	4 Bedrooms	Year Remodeled		
Total Bthrms:	3	3 Full Baths	Depreciation %		36
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	2		External Obsol		
Total Rooms:	9	9 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		64
Whirlpool Tubs			Cns Sect Rcnld		264,400
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		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
SPL1	InGround Pool	L	648	50.50	1977	5	60	4	1.35	26,500
TEN	Tennis Court	L	1	36000.00	1977	5	60	4	1.35	29,200
WDK	Wood Deck	L	841	17.60	2005	5	60	3	1.00	8,900
GEN	Generator	B	1	0.01	1981		64		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,232	1,232		119.22	146,877
CRL	Crawl Space	0	1,172		0.00	0
FGR	Garage	0	506		47.59	24,082
FOP	Porch, Open	0	36		23.18	835
FUS	Upper Story, Finished	988	988		119.22	117,788
SLB	Slab	0	60		0.00	0
TQS	Three Quarter Story	552	690		95.37	65,809
UST	Utility, Storage	0	48		54.64	2,623
WDK	Deck, Wood	0	615		12.02	7,392
Ttl Gross Liv / Lease Area		2,772	5,347			365,406

