

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BOTERO PROPERTY MANAGEMENT		2 High	1 All Public	1 Public	4 Bus. District	Description	Code	Appraised	Assessed
301 STRAWBERRY HILL AVE NORWALK CT 06851		SUPPLEMENTAL DATA Alt Prcl ID 53010105 Historic ID 720 Census 501 WestportC C50 Survey Ma 5369 GIS ID C09064000				COM LAND	2-1	1,458,000	1,020,600
						COM BLDG	2-2	322,800	225,900
						COM OUTBL	2-5	8,500	6,000
						Total		1,789,300	1,252,500

VISION

RECORD OF OWNERSHIP				VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOTERO PROPERTY MANAGEMENT LLC				4347	0293	11-13-2024	Q	I	2,000,000	00	Year	Code	Assessed	Year	Assessed
POLLACK WESTFAIR ASSOC LTD PTNRS				1117	0053	08-30-1991	U	I	350,000		2024	2-1	1,020,600	2023	1,020,600
												2-2	225,900	2022	225,900
												2-5	6,000		6,000
						Total		1,252,500	Total	1,252,500	Total	1,252,500	Total	1,252,500	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
									Appraised Bldg. Value (Card)				322,800
									Appraised Xf (B) Value (Bldg)				0
									Appraised Ob (B) Value (Bldg)				8,500
Total			0.00						Appraised Land Value (Bldg)				1,458,000
ASSESSING NEIGHBORHOOD													
Nbhd	Nbhd Name		B	Tracing		Batch		Special Land Value				0	
0001								Total Appraised Parcel Value				1,789,300	
NOTES													
M/5369													
PARKING SPACES = 20													
								Valuation Method				I	
								Total Appraised Parcel Value				1,789,300	
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		
BLD-2025-00421	03-03-2025	AL	20,000		0		REMOVAL OF INTERIOR FINI	06-30-2020	JW			19	Field Review		
								03-02-2020	VA			60	Mailer Sent		
								06-24-2015	MJF			00	Measur+Listed		
								02-04-2015	PM			01	Measured/No Interior Insp		
								01-22-2015	VA			66	INSPECTION NOTICE SE		

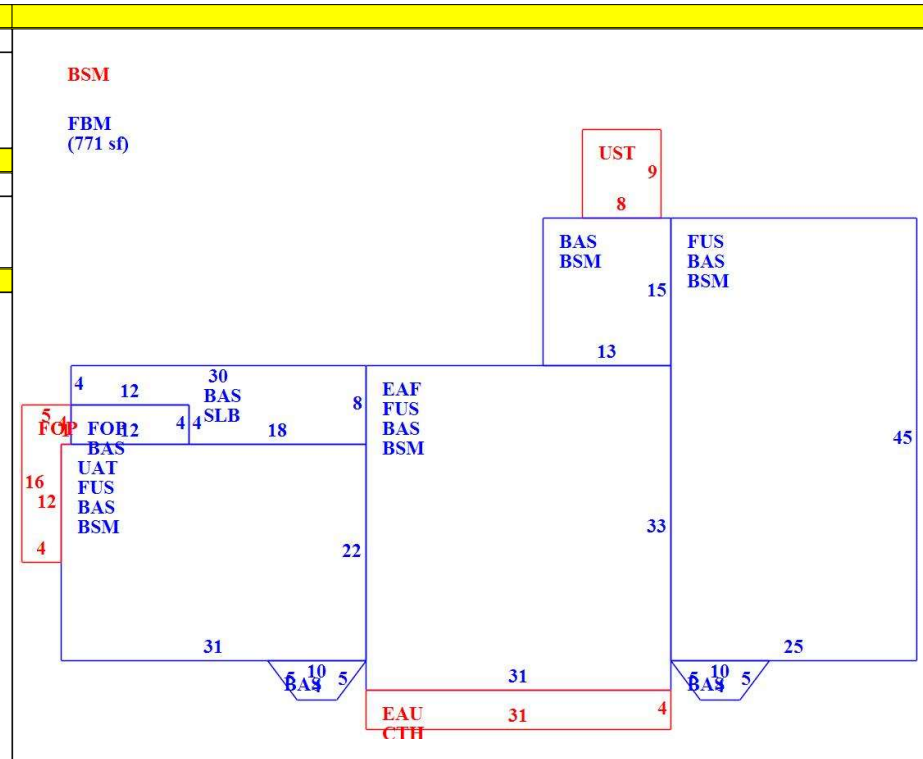
Permit Id	Comments
BLD-2025-00421	REMOVAL OF INTERIOR FINISHES FOR STRUCTURAL INVESTIGATION, LOWER BUILDING ONLY. NO NEW WORK MAY COMMENCE UNTIL PROPER PERMITS ARE ISSUED.

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	340	Off Bldg	RORD1		1.000 AC	1,620,000.	1.00000	C	0.90	F	1.000	TOPO		0	1,458,000
Total Card Land Units					1.000 AC	Parcel Total Land Area: 1.000					Total Land Value 1,458,000				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	68	Res Typ Comm			
Model	94	Commercial			
Grade	03	Average			
Stories:	2				
Occupancy	5.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt/F Glas			
Interior Wall 1	05	Drywall			
Interior Wall 2	04	Plywood Panel			
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air			
AC Type	03	Central			
Bldg Use	340	Off Bldg			
Income Adj					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	02	Wood Frame			
Baths/Plumbing	02	Average			
Ceiling/Walls	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	9.00				
% Comn Wall					
1st Floor Use:	343				

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
PAV1	Paving Asph.	L	8,500	2.50	2005	4	40		0.00	8,500
PRKS	Parking Spaces	L	20	0.00	2020		100		0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,321	3,321		121.68	404,099	
BSM	Basement Area	0	2,254		42.59	96,006	
CTH	Cathedral Ceiling	0	124		24.53	3,042	
EAF	Attic, Expansion, Finished	358	1,023		42.58	43,561	
EAU	Attic, Expansion, Unfinished	0	124		30.42	3,772	
FBM	Finished Basement	540	771		85.22	65,707	
FOP	Porch, Open	0	240		30.42	7,301	
FUS	Upper Story, Finished	2,830	2,830		121.68	344,354	
SLB	Slab	0	192		0.00	0	
UAT	Attic, Unfinished	0	682		12.13	8,274	
Ttl Gross Liv / Lease Area		7,049	11,633			978,793	



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BOTERO PROPERTY MANAGEMENT			2 High	1 All Public	1 Public	4 Bus. District	Description	Code	Appraised	Assessed	6158 WESTPORT, CT
301 STRAWBERRY HILL AVE NORWALK CT 06851							COM LAND	2-1	1,458,000	1,020,600	
							COM BLDG	2-2	322,800	225,900	
							COM OUTBL	2-5	8,500	6,000	
SUPPLEMENTAL DATA											
Alt Prcl ID 53010105			Historic ID 720			Lift Hse Asking \$					
Census 501			WestportC C50			Survey Ma 5369					
Survey Ma			GIS ID C09064000			Assoc Pid#					
							Total	1,789,300	1,252,500		

VISION

RECORD OF OWNERSHIP						VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
												Year	Code	Assessed	Year	Assessed	Year	Assessed
												2024	2-1	1,020,600	2023	1,020,600	2022	1,020,600
													2-2	225,900		225,900		225,900
													2-5	6,000		6,000		6,000
												Total		1,252,500	Total	1,252,500	Total	1,252,500

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
								Appraised Bldg. Value (Card)				322,800
								Appraised Xf (B) Value (Bldg)				0
								Appraised Ob (B) Value (Bldg)				8,500
								Appraised Land Value (Bldg)				1,458,000
								Special Land Value				0
								Total Appraised Parcel Value				1,789,300
								Valuation Method				I
								Total Appraised Parcel Value				1,789,300

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						1,458,000

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style:	68	Res Typ Comm								
Model	94	Commercial								
Grade	03	Average								
Stories:	2									
Occupancy	5.00									
Exterior Wall 1	14	Wood Shingle								
Exterior Wall 2										
Roof Structure	03	Gable								
Roof Cover	03	Asphalt/F Glas								
Interior Wall 1	05	Drywall								
Interior Wall 2	04	Plywood Panel								
Interior Floor 1	14	Carpet								
Interior Floor 2										
Heating Fuel	02	Oil								
Heating Type	04	Forced Air								
AC Type	03	Central								
Bldg Use	340	Off Bldg								
Income Adj										
Heat/AC	01	Heat/AC Pkgs								
Frame Type	02	Wood Frame								
Baths/Plumbing	02	Average								
Ceiling/Walls	06	Ceil & Walls								
Rooms/Prtns	02	Average								
Wall Height	9.00									
% Comn Wall										
1st Floor Use:	343									
					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 Rcnd					
					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				
UST	Utility, Storage	0	72		37.18	2,677				
Ttl Gross Liv / Lease Area										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	68	Res Typ Comm			
Model	96	Commercial			
Grade	02	Below Average			
Stories:	1.75				
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	02	Wall Board			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	320	Retail			
Income Adj					
Heat/AC	00	None			
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:	320				

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
PRKS	Parking Spaces	L	10	0.00	2020		100		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	896	896		132.46	118,683
BSM	Basement Area	0	896		46.42	41,592
FEP	Porch, Enclosed	0	95		86.45	8,212
FGR	Garage	0	399		53.12	21,193
TQS	Three Quarter Story	672	896		99.34	89,012
UST	Utility, Storage	0	21		37.85	795
Ttl Gross Liv / Lease Area		1,568	3,203			279,487

UST ₇ 3			
FGR		FEP	
		TQS BAS BSM	
19		21	
		19	
		5	
		28	
32			

