

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FERDMAN MICHAEL & STEPHANIE 66 BEACHSIDE AVE WESTPORT CT 06880								Description	Code	Appraised	Assessed	6158 WESTPORT, CT VISION
								RES LAND	1-1	6,541,700	4,579,200	
								DWELLING	1-3	4,085,800	2,860,100	
				SUPPLEMENTAL DATA				RES OUTBL	1-4	122,100	85,500	
				Alt Prcl ID		Lift Hse		Total		10,749,600	7,524,800	
				Historic ID 34		Asking \$						
				Census 506								
				WestportC L30								
				Survey Ma 10292								
				Survey Ma 7134								
				GIS ID H05025002		Assoc Pid#						

RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FERDMAN MICHAEL & STEPHANIE				3610	0005	05-12-2015	U	V	0	Year	Code	Assessed	Year	Assessed V	Year	Assessed
										2024	1-1	4,579,200	2023	4,579,200	2022	4,579,200
											1-3	2,860,100		2,860,100		2,860,100
											1-4	85,500		85,500		85,500
										Total		7,524,800	Total	7,524,800	Total	7,524,800

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) 4,085,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001	0001		

NOTES			
M/10292			
9/23/16 M/10292 RESUBDIVISION 3733/256			
TO CREATE #68 & #70 BEACHSIDE AVE			
2/27/2018-EASEMENT PER V3843 P273			
HYDRO RAD HT: GAR & GRT RM			
HVAC = GAS BU			

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
82026	10-21-2016	SP	70,000	07-18-2017	100		NEW INGROUND POOL AND	06-12-2020	SR			19	Field Review
80681	10-20-2015	NC	5,500,000	04-17-2018	100	04-20-2018	NEW S/F HOUSE. 2 1/2 STO	03-02-2020	VA			60	Mailer Sent
								04-17-2018	TM	2	5	53	Re-Check - WIP
								07-18-2017	TM	2		53	Re-Check - WIP
								01-13-2017	TM	2		53	Re-Check - WIP

Permit Id	Comments
82026 80681	NEW INGROUND POOL AND SPA 20' X 40' WITH POWER COVER NEW S/F HOUSE. 2 1/2 STORY HOUSE. FINISHED BASEMENT, UNFINISHED ATTIC. NEED ENGINEER SIGN-OFF ON FOUND'N & STEEL FRAME. NOTE: PERMIT TAKEN OUT UNDER 66 BEACHSIDE AVE PR

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	201L	Single Family OF	AAA		2.870 AC	1,618,400.	0.42677	9	1.00	330	3.300			1.0000	6,541,700
Total Card Land Units					2.870 AC	Parcel Total Land Area					2.870	Total Land Value			6,541,700

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								RES LAND	1-1	6,541,700	4,579,200	
								DWELLING	1-3	4,085,800	2,860,100	
66 BEACHSIDE AVE				SUPPLEMENTAL DATA				RES OUTBL	1-4	122,100	85,500	VISION
				Alt Prcl ID		Lift Hse						
				Historic ID 34		Asking \$						
WESTPORT CT 06880				Census 506								
				WestportC L30								
				Survey Ma 10292								
				Survey Ma 7134								
				GIS ID H05025002		Assoc Pid#						
								Total		10,749,600	7,524,800	

RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
										Year	Code	Assessed	Year	Assessed
										2024	1-1	4,579,200	2023	4,579,200
											1-3	2,860,100		2,860,100
											1-4	85,500		85,500
												7,524,800	Total	7,524,800
												Total	Total	7,524,800

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				
			Total					Appraised Bldg. Value (Card) 4,085,800					
				ASSESSING NEIGHBORHOOD				Appraised Xf (B) Value (Bldg) 0					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg) 122,100			
0001		0001								Appraised Land Value (Bldg) 6,541,700			
				NOTES				Appraised Land Value (Bldg) 6,541,700					
								Special Land Value 0					
								Total Appraised Parcel Value 10,749,600					
								Valuation Method C					
								10,749,600					
								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 Ic	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
					Total Card Land Units					Parcel Total Land Area				Total Land Value	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description					
Style:	106	Modern Design II	Fireplaces	2						
Model	01	Residential	Ceiling Height	10.00						
Grade:	21	Type III+	Elevator	3						
Stories:	2	2 Stories	CONDO DATA							
Occupancy	1		Parcel Id		C	Owne				
Exterior Wall 1	31	Fibr Cement Bd			B	S				
Exterior Wall 2			Adjust Type	Code	Description	Factor%				
Roof Structure:	03	Gable	Condo Flr							
Roof Cover	13	Enam/Mtl Panel	Condo Unit							
Interior Wall 1	05	Drywall	COST / MARKET VALUATION							
Interior Wall 2			Building Value New							
Interior Flr 1	12	Hardwood	Year Built							
Interior Flr 2	11	Ceram Clay Til	Effective Year Built							
Heat Fuel	06	GeoThermal	Depreciation Code							
Heat Type:	09	HydroAir	Remodel Rating							
AC Type:	03	Central	Year Remodeled							
Total Bedrooms	07	7 Bedrooms	Depreciation %							
Total Bthrms:	9	9 Full Baths	Functional Obsol							
Total Half Baths	1	1 Half Bath	External Obsol							
Total Xtra Fixtrs	8		Trend Factor							
Total Rooms:	14	14 Rooms	Condition							
Bath Style:	02	Average	Condition %							
Kitchen Style:	03	Modern	Percent Good							
Kitchens	1		Cns Sect Rcnld							
Whirlpool Tubs			Dep % Ovr							
Hot Tubs	1		Dep Ovr Comment							
Sauna (SF Area)			Misc Imp Ovr							
Fin Basement	3082		Misc Imp Ovr Comment							
Fin Bsmt Qual	6	Living Area Q	Cost to Cure Ovr							
Bsmt. Garages			Cost to Cure Ovr Comment							
Interior Cond	A									
Fireplaces	2									
Ceiling Height	10.00									
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				
SLB	Slab	0	59		0.00	0				
TRC	Terrace - Concrete	0	3,859		55.23	213,132				
UBS	Unfin First Floor	0	120		184.05	22,086				
Ttl Gross Liv / Lease Area										