

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
180 SAUGATUCK AVENUE LLC	1 Level	1 All Public	1 Public	4 Bus. District	Code	Appraised	Assessed	6158	
23 SURF RD					2-1	523,000	366,100		
					2-2	506,900	354,800		
					2-5	5,300	3,700		
SUPPLEMENTAL DATA		Lift Hse Asking \$		Total		1,035,200		724,600	
Alt Prcl ID	5267039	Assoc Pld#		Total		1,035,200		724,600	
Historic ID	871			VC		PREVIOUS ASSESSMENTS (HISTORY)			
Census	504			Year	Code	Year	Assessed	Year	Assessed
WestportC	J56			2024	2-1	2023	366,100	2022	366,100
Survey Ma	1984				2-2		354,800		354,800
Survey Ma					2-5		3,700		3,700
GIS ID	B05088000				Total	Total	724,600	Total	724,600

RECORD OF OWNERSHIP		VOL/PAGE		SALE		Q/U		V/I		PRICE		VC	
180 SAUGATUCK AVENUE LLC	4333	0144	01-19-2024	Q	I	1,250,000	00	00	00	Year	Code	Year	Assessed
SAUGATUCK HOLDING CO LLC	3041	0156	11-24-2009	Q	I	1,100,000	00	00	00	2024	2-1	2023	366,100
SUMMIT SAUGATUCK LLC	2738	0279	11-06-2006	Q	I	785,000	U	U	U		2-2		354,800
180 SAUGATUCK AVENUE ASSOC LLC	2312	0112	10-10-2003	Q	I	695,000	00	00	00		2-5		3,700
ROTONDO VINCENT J & LOUISE	0711	0054	12-13-1984	U	V	0	29	29	29		Total	Total	724,600
Total		0.00		Total		724,600		Total		724,600		Total	

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Code	Amount
0001	B	Tracing	Batch
M/1984, 224			
TRADEWINDS TEXTILE IMPORTER=			
OWNER OCCUPIED			
EXT BSM ACCESS ONLY			
FAT=STORAGE			
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			

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Insp Date
71341	01-26-2010	AL	09-20-2010
67977	11-16-2006		10-01-2008
Amount		% Comp	Date Comp
75,000		100	11-20-2009
200,000		100	
Comments		TENANT FIT-UP FOR TRADE INT ALTERATIONS OFFICE T	
Permit Id		Date	Id
71341		06-29-2020	JW
67977		03-02-2020	VA
		02-06-2015	MJF
		01-22-2015	VA
		09-20-2010	TH
Comments		Field Review	19
		Measur+Listed	60
		INSPECTION NOTICE SE	66
		Measur+Listed	00

LAND LINE VALUATION SECTION		LAND LINE VALUATION SECTION	
B	Use Code	Description	Zone
1	340	Off Bldg	GBD
Land Units		Land Units	Land Units
0.230 AC		0.230 AC	0.230 AC
Parcel Total Land Area: 0.230		Parcel Total Land Area: 0.230	
Total Card Land Units		Total Card Land Units	
0.230 AC		0.230 AC	
Total Land Value		Total Land Value	
523,000		523,000	

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Total Land Value		Total Land Value	
523,000		523,000	

RECEIVED
 DEC 03 2025
 WESTPORT P. & Z. C.

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Description	Description								
Style:											
Model	94	Res Typ Comm									
Grade	06	Commercial									
Stories:	2	Good									
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	20	Laminate Fir									
Interior Floor 2	14	Carpet									
Heating Fuel	03	Gas									
Heating Type	04	Forced Air									
AC Type	06	Partial									
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/Prtms	02	Average									
Wall Height	8.00										
% Corn Wall	343										
1st Floor Use:											
		RCN	581,270								
		Year Built	1900								
		Effective Year Built	G								
		Depreciation Code	G								
		Remodel Rating	2007								
		Year Remodeled	6								
		Depreciation %	1								
		Functional Obsol									
		External Obsol									
		Trend Factor									
		Condition									
		Condition %	94								
		Percent Good	546,400								
		Cns Sect Rcndld									
		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 Bld	Cond	Cd	% Good	Grade	Adj	Appr. Value
PAV1	Paving Asph.	L	3,500	2.50		5		60		0.00	5,300
A/C	Air Conditioning	B	2,720	4.50	1991			94		0.00	11,500
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,414	1,414	1,414	176.62	249,746					
BSM	Basement Area	0	0	1,095	61.78	67,647					
FAT	Attic, Finished	162	162	812	35.24	28,613					
FUS	Upper Story, Finished	1,306	1,306	1,306	176.62	230,671					
MOP	Masonry Opn Porch	0	0	20	123.64	2,473					
SLB	Slab	0	0	299	0.00	0					
W/DK	Deck, Wood	0	0	120	17.66	2,119					
Ttl Gross Liv / Lease Area					2,882	5,066	581,269				

