

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
455 POST ROAD HOLDINGS LLC				2 High	1 All Public	1 Public	4 Bus. District	Description	Code	Appraised	Assessed	6158  WESTPORT, CT
								EX COM LN	21	2,106,000	1,474,200	
								EX COM BL	22	753,800	527,700	
1723 POST RD E								EX CM OTB	25	16,900	11,800	
SUPPLEMENTAL DATA												
WESTPORT CT 06880				Alt Prcl ID 531815A-1	Lift Hse Asking \$							
				Historic ID								
				Census 502								
				WestportC E57								
				Survey Ma 6480								
				Survey Ma								
				GIS ID D09161000	Assoc Pid#							
									Total	2,876,700	2,013,700	

**VISION**

RECORD OF OWNERSHIP				VOL/PAGE	SALE	Q/U	V/I	PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
455 POST ROAD HOLDINGS LLC				4359	0545	07-25-2025	U	I	3,500,000	24	Year	Code	Assessed	Year	Assessed
CONNECTICUT HUMANE SOCIETY				0080	0200	12-30-1944	U	I	0	29	2024	21	1,474,200	2023	1,474,200
											22	527,700	2022	527,700	
											25	11,800		11,800	
									Total	2,013,700	Total	2,013,700	Total	2,013,700	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int					
									Appraised Bldg. Value (Card)				753,800
									Appraised Xf (B) Value (Bldg)				0
									Appraised Ob (B) Value (Bldg)				16,900
									Appraised Land Value (Bldg)				2,106,000
									Special Land Value				0
									Total Appraised Parcel Value				2,876,700
									Valuation Method				I
									Total Appraised Parcel Value				2,876,700
												This signature acknowledges a visit by a Data Collector or Assessor	

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES			
M/6480	NO ACCESS TO ATTIC/ROOF		
WAS EXEMPT	SM KITCHENETTE		
WAS CONNECTICUT HUMANE SOCIETY	7/25/2025-SALE INCLUDES REAR LOT D09/160		
FRONT LOT = VET BLDG			
REAR LOT: RESIDENCE ON PARCEL D09/160.			
16X50 AREA: RECEPTION/ADOPTION			

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
71215	12-10-2009	AL	28,000	03-01-2010	100	01-22-2010	MINOR INTERIOR ALTERATI	06-25-2020	BL.			19	Field Review
63681	08-01-2003		998,000	03-01-2010	100	09-30-2004	RENOV & ADDTNS - ROOF T	01-22-2015	VA			66	INSPECTION NOTICE SE
								01-22-2015	ES			00	Measur+Listed
								09-20-2010	TH			00	Measur+Listed
								03-01-2010	TM	2		00	Measur+Listed

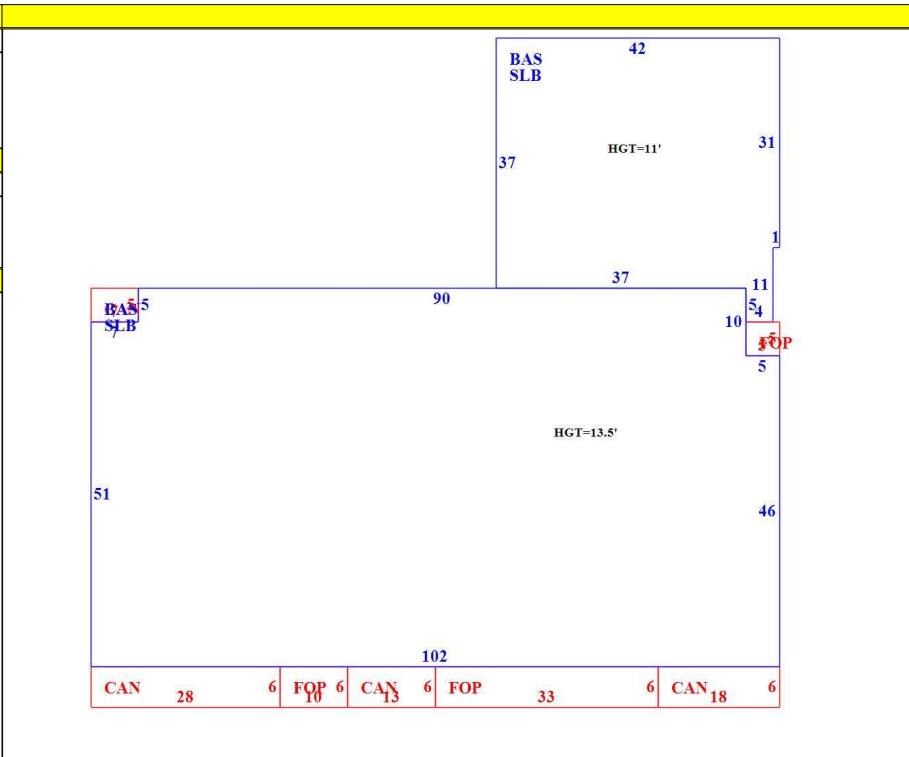
Permit Id	Comments
71215 63681	MINOR INTERIOR ALTERATIONS TO HUMANE SOCIETY RENOV & ADDTNS - ROOF TO BE RAISED TO CREATE 1/2 S

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	981	Non-Profit Bldg	GBD		1.000 AC	1,620,000.	1.00000	C	1.00	I	1.300			0	2,106,000
					Total Card Land Units	1.000 AC	Parcel Total Land Area: 1.000							Total Land Value	2,106,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	65	Vet Hospital			
Model	94	Commercial			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/CinderBk			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	04	Hip			
Roof Cover	01	Metal/Tin			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air			
AC Type	03	Central			
Bldg Use	347	Vet Hospital			
Income Adj					
Heat/AC	01	Heat/AC Pkgs			
Frame Type	03	Masonry			
Baths/Plumbing	02	Average			
Ceiling/Walls	03	Sus-Ceil/Mn WL			
Rooms/Prtns	02	Average			
Wall Height	10.00				
% Comn Wall					
1st Floor Use:	981				

MIXED USE		
Code	Description	Percentage
981	Non-Profit Bldg	100
		0
		0

COST / MARKET VALUATION		
RCN		1,264,334
Year Built		1952
Effective Year Built		
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		34
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		66
Cns Sect Rcndld		834,500
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
PAT1	Patio	L	372	5.50	1952	5	60	3	1.00	1,200
SHD1	Shed	L	160	11.00	2005	4	40	3	1.00	700
PAV1	Paving Asph.	L	8,000	2.50	2005	6	75		0.00	15,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,195	7,195		167.75	1,206,961	
CAN	Canopy	0	389		33.64	13,085	
FOP	Porch, Open	0	283		42.09	11,910	
SLB	Slab	0	7,195		0.00	0	
Ttl Gross Liv / Lease Area		7,195	15,062			1,231,956	



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
455 POST ROAD HOLDINGS LLC				1	Level	4	Gas	1	Public	4	Bus. District	Description	Code	Appraised	Assessed		
												EX RS DWL	13	76,100	53,300		
												EX VC R L	51	567,300	397,100		
<b>SUPPLEMENTAL DATA</b>																	
1723 POST RD E				Alt Prcl ID 531815A-2				Lift Hse Asking \$									
WESTPORT CT 06880				Historic ID													
				Census 502													
				WestportC E12													
				Survey Ma 6480													
				Survey Ma													
				GIS ID D09160000				Assoc Pid#									
												Total		643,400		450,400	

6158  
 WESTPORT, CT  
**VISION**

RECORD OF OWNERSHIP				VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
455 POST ROAD HOLDINGS LLC				4359	0545	07-25-2025		U	V	3,500,000		24		Year	Code	Assessed	Year	Assessed V	Year	Assessed			
CONNECTICUT HUMANE SOCIETY				0080	0200	12-30-1944		U	V	0		29		2024	13	53,300	2023	53,300	2022	53,300			
													51	397,100		397,100		397,100					
												Total		450,400		Total		450,400		Total		450,400	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	This signature acknowledges a visit by a Data Collector or Assessor							
								Appraised Bldg. Value (Card) 76,100							
Total 0.00								Appraised Xf (B) Value (Bldg) 0							
<b>ASSESSING NEIGHBORHOOD</b>												Appraised Ob (B) Value (Bldg) 0			
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Land Value (Bldg) 567,300					
0001		0001								Special Land Value 0					
<b>NOTES</b>												Total Appraised Parcel Value 643,400			
M/6480												Valuation Method C			
WAS EXEMPT												643,400			
7/25/25-SALE INCLUDES FRONT LOT D09/161												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
										01-22-2015	ES			00	Measur+Listed
										01-22-2015	VA			66	INSPECTION NOTICE SE
										04-14-2005	JG	1	5	07	Measur/Inf/Dr Info taken at

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	
1	978	Charitable Lnd	A		0.760	AC	1,080,000.	1.06315	C	0.50	I	1.300	SHAPE/LOC/ACCESS			1.0000		567,300
Total Card Land Units					0.760	AC	Parcel Total Land Area					0.760	Total Land Value					567,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style:	94	Vacant	Fireplaces			
Model	00		Ceiling Height			
Grade:			Elevator			
Stories:			<b>CONDO DATA</b>			
Occupancy			Parcel Id		C	Own
Exterior Wall 1					B	S
Exterior Wall 2			Adjust Type	Code	Description	Factor%
Roof Structure:			Condo Flr			
Roof Cover			Condo Unit			
Interior Wall 1			<b>COST / MARKET VALUATION</b>			
Interior Wall 2			Building Value New			
Interior Flr 1			Year Built			
Interior Flr 2			Effective Year Built			
Heat Fuel			Depreciation Code			
Heat Type:			Remodel Rating			
AC Type:			Year Remodeled			
Total Bedrooms			Depreciation %			
Total Bthrms:			Functional Obsol			
Total Half Baths			External Obsol			
Total Xtra Fixtrs			Trend Factor		1	
Total Rooms:		Condition				
Bath Style:		Condition %				
Kitchen Style:		Percent Good				
Kitchens		Cns Sect Rcnld				
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						
Fireplaces						
Ceiling Height						

No Sketch

**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
Ttl Gross Liv / Lease Area		0	0			0



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					
455 POST ROAD HOLDINGS LLC				1	Level	4	Gas	1	Public	4	Bus. District	Description	Code	Appraised	Assessed		
												EX RS DWL	13	76,100	53,300		
												EX VC R L	51	567,300	397,100		
1723 POST RD E				<b>SUPPLEMENTAL DATA</b>													
WESTPORT CT 06880				Alt Prcl ID 531815A-2				Lift Hse Asking \$									
				Historic ID													
				Census 502													
				WestportC E12													
				Survey Ma 6480													
				GIS ID D09160000				Assoc Pid#									
												Total		643,400		450,400	

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**VISION**

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455 POST ROAD HOLDINGS LLC				4359	0545	07-25-2025		U	V	3,500,000		24		Year	Code	Assessed	Year	Assessed V	Year	Assessed
CONNECTICUT HUMANE SOCIETY				0080	0200	12-30-1944		U	V	0		29		2024	13	53,300	2023	53,300	2022	53,300
													51	397,100		397,100		397,100		
												450,400		Total	450,400		Total	450,400		

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) 76,100			
Total			0.00									

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001	0001			

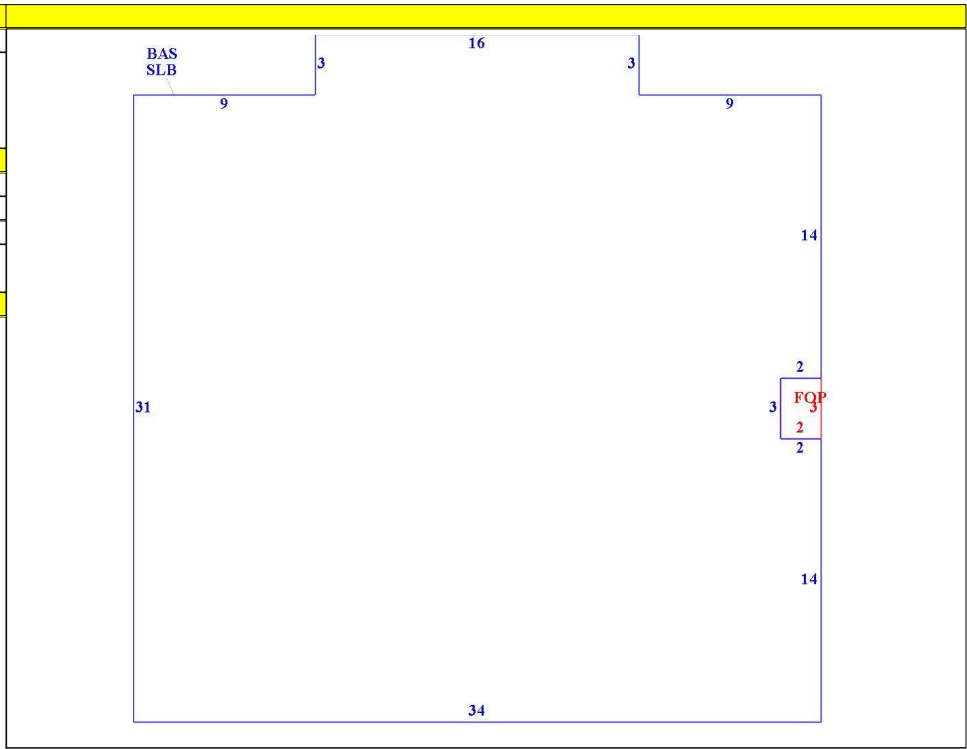
NOTES			
10X16 SHED LISTED ON ACCT #29029			
2015-BLDG USED AS STORAGE FACILITY			
FOR HUMANE SOCIETY			
IA			
Appraised Xf (B) Value (Bldg) 0			
Appraised Ob (B) Value (Bldg) 0			
Appraised Land Value (Bldg) 567,300			
Special Land Value 0			
Total Appraised Parcel Value 643,400			
Valuation Method C			
643,400			
Total Appraised Parcel Value			

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	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	
2	982	Non-Profit Res	GBD		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					0.760	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:	08	C	Elevator		
Stories:	1	1 Story	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			Own
Exterior Wall 2					B
Roof Structure:	04	Hip	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	06	Linoleum	<b>COST / MARKET VALUATION</b>		
Interior Flr 2	11	Ceram Clay Til	Building Value New		122,702
Heat Fuel	02	Oil	Year Built		1966
Heat Type:	08	Radiant	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 %		38
Total Xtra Fixtrs	0		Functional Obsol		
Total Rooms:	4	4 Rooms	External Obsol		
Bath Style:	02	Average	Trend Factor		1
Kitchen Style:	02	Average	Condition		
Kitchens			Condition %		
Whirlpool Tubs			Percent Good		62
Hot Tubs			Cns Sect Rcnld		76,100
Sauna (SF Area)			Dep % Ovr		
Fin Basement			Dep Ovr Comment		
Fin Bsmt Qual			Misc Imp Ovr		
Bsmt. Garages	0		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	1,096	1,096		104.56	114,598
FOP	Porch, Open	0	6		17.43	105
SLB	Slab	0	1,096		0.00	0
Ttl Gross Liv / Lease Area		1,096	2,198			114,703

