Property Location 1 FRAGRANT PINES CT | Map ID C11/ / 137/000 / | Bldg Name | State Use 201
Vision ID 1018 | Account # 5038 | Bldg # 1 | Sec # 1 of 2 | Card # 1 of 2 | Print Date 1/16/2026 3:39:22 PM

CURRENT OWNER

SIDEREAL COURTNEY & ANDREW

1 FRAGRANT PINES CT

WESTPORT CT 06880

TOPO / UTILITIES / STRT / ROAD / LOCATION

	3 Public Sewer	1 Public	
	2 Public Water		

SUPPLEMENTAL DATA

Alt Prcl ID 5300080
Historic ID 531
Census 502
WestportC D12
Survey Ma
Survey Ma

GIS ID C11137000

Lift Hse
Asking $

Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	467,800	327,500
DWELLING	1-3	1,119,600	783,700
RES OUTBL	1-4	16,000	11,200
	Total	1,603,400	1,122,400

6158

WESTPORT, CT

VISION

RECORD OF OWNERSHIP

	VOL	PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
SIDEREAL COURTNEY & ANDREW	4301	0076	04-12-2023	Q	I	1,550,000	00
CAPONITI CHRISTOPHER JAY	2322	0046	10-31-2003	Q	I	462,500	00
BUOY CHRISTINE	1581	0293	03-24-1998	Q	V	315,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Assessed V	Year	Assessed
2025	1-1	327,500	2024	188,700	2023	188,700
	1-3	783,700		459,000		459,000
	1-4	11,200		7,100		7,100
		1,122,400	Total	654,800	Total	654,800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

APPRAISED VALUE SUMMARY

This signature acknowledges a visit by a Data Collector or Assessor

Appraised Bldg. Value (Card)	1,119,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	16,000
Appraised Land Value (Bldg)	467,800
Special Land Value	0
Total Appraised Parcel Value	1,603,400
Valuation Method	C
	1,603,400
Total Appraised Parcel Value	

RECEIVED
JAN 16 2026
WESTPORT P. & Z. C.

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0003	0003			

NOTES

M /897, COPY OF HISTORICAL SURVEY OF
1988 IN PLACE
4/30/14 ADDRESS CHANGE PER ENGINEERING
FKA 372 MAIN ST

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments
76903	07-08-2013	AD	220,000	07-25-2017	100	01-01-2016	ADD 2 1/2 STORY ADDITION

Permit Id	Comments
76903	ADD 2 1/2 STORY ADDITION TO EXISTING HOUSE TO CREATE 2 FAMILY HOUSE. NEW ADDITION HAS 4 BEDROOMS, FINISHED ATTIC & FINISHED BASEMENT.

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-30-2025	PF	1		92	25 Reval - Office Review
05-19-2025	VA			80	Data Mailer No Change
04-04-2025	VA			60	Data Mailer Sent
07-28-2020	SR			19	Field Review
07-25-2017	TM	2		00	Measur+Listed

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	201	Single Family Re	A		0.360	AC	625,000.00	2.31001	5	0.90	100	1.000	TOPO		1.0000		467,800
				Total Card Land Units	0.360	AC	Parcel Total Land Area			0.360						Total Land Value	467,800

Property Location 1 FRAGRANT PINES CT | Map ID C11/ / 137/000 / | Bldg Name | State Use 201
Vision ID 1018 | Account # 5038 | Bldg # 1 | Sec # 1 of 2 | Card # 1 of 2 | Print Date 1/16/2026 3:39:24 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	14	A
Stories:	1	1 Story
Occupancy	1	
Exterior Wall 1	31	Fibr Cement Bd
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asphalt Shingl
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	05	Hot Water
AC Type:	03	Central
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	2	2 Full Baths
Total Half Baths	0	
Total Xtra Fixtrs	0	
Total Rooms:	5	5 Rooms
Bath Style:	03	Modern
Kitchen Style:		
Kitchens		
Whirlpool Tubs		
Hot Tubs		
Sauna (SF Area		
Fin Basement	468	
Fin Bsmt Qual	3	Basic FRB
Bsmt. Garages	0	
Interior Cond	G	
Fireplaces	1	
Ceiling Height	8.00	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Fireplaces	1	
Ceiling Height	8.00	
Elevator		

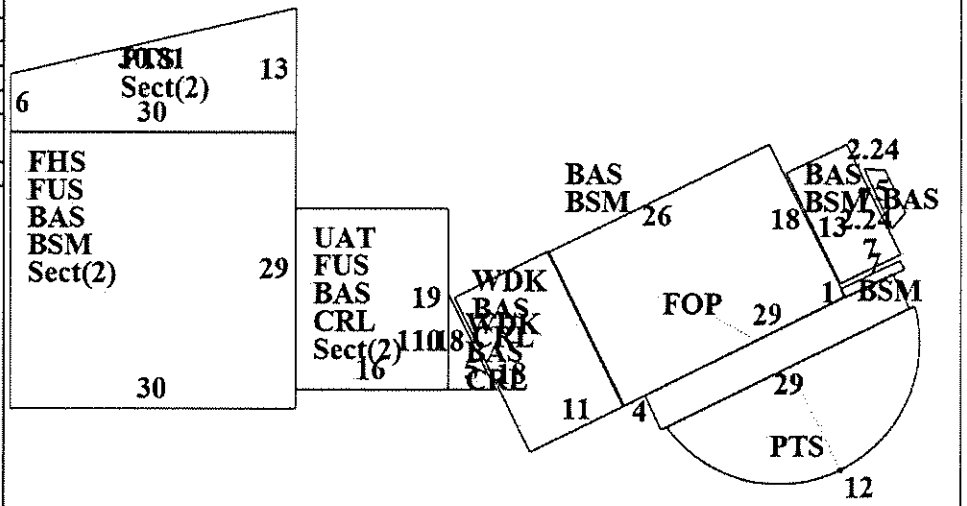
CONDO DATA

Parcel Id		C	Owne
	B	S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	1,269,574
Year Built	1858
Effective Year Built	
Depreciation Code	VG
Remodel Rating	MJ
Year Remodeled	2015
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	89
Cns Sect Rcnld	214,800
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	% Gd	Grade	Grade Adj.	Appr. Value
GAR1	Garage	L	441	50.00	1978	6	75	3	1.00	16,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	794	794		165.51	131,414
BSM	Basement Area	0	566		33.04	18,703
CRL	Crawl Space	0	223		0.00	0
FOP	Porch, Open	0	116		32.82	3,807
PTS	Patio - Stone	0	261		24.73	6,455
WDK	Deck, Wood	0	223		16.33	3,641
	Ttl Gross Liv / Lease Area	794	2,183			164,020

Property Location 1 FRAGRANT PINES CT | Map ID C11/ / 137/000 / | Bldg Name | State Use 201
Vision ID 1018 | Account # 5038 | Bldg # 1 | Sec # 2 of 2 | Card # 2 of 2 | Print Date 1/16/2026 3:39:26 PM

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WESTPORT CT 06880

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SUPPLEMENTAL DATA

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Historic ID	531	Asking $	
Census	502		
WestportC	D12		
Survey Ma			
Survey Ma			
GIS ID	C11137000	Assoc Pid#	

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Year	Code	Description	Amount
		Total	0.00

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Code	Description	Number	Amount	Comm Int

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Appraised Ob (B) Value (Bldg)	16,000
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				Total Card Land Units	0.360	AC	Parcel Total Land Area			0.360						Total Land Value	467,800

Property Location 1 FRAGRANT PINES CT | Map ID C11/ / 137/000 / | Bldg Name | State Use 201
Vision ID 1018 | Account # 5038 | Bldg # 1 | Sec # 2 of 2 | Card # 2 of 2 | Print Date 1/16/2026 3:39:27 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	14	A
Stories:	2.25	2 1/4 Stories
Occupancy	1	
Exterior Wall 1	31	Fibr Cement Bd
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asphalt Shingl
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	09	HydroAir
AC Type:	03	Central
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	4	4 Full Baths
Total Half Baths	1	1 Half Bath
Total Xtra Fixtrs	2	
Total Rooms:	8	8 Rooms
Bath Style:	02	Average
Kitchen Style:	03	Modern
Kitchens	1	
Whirlpool Tubs	1	
Hot Tubs		
Sauna (SF Area		
Fin Basement		
Fin Bsmt Qual		
Bsmt. Garages	0	
Interior Cond	A	
Fireplaces	1	
Ceiling Height	9.00	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Fireplaces	1	
Ceiling Height	9.00	
Elevator		

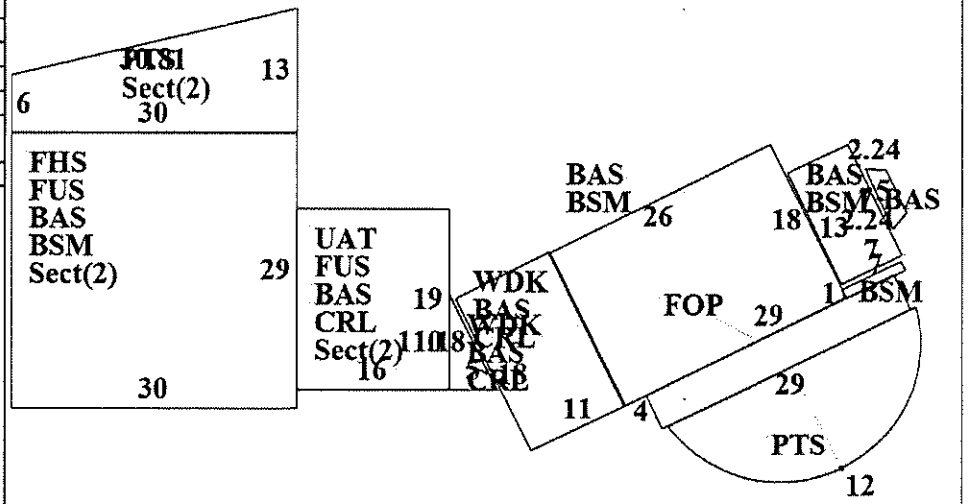
CONDO DATA

Parcel Id		C	Owne
	B	S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	1,269,574
Year Built	2015
Effective Year Built	
Depreciation Code	A+
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	88
Cns Sect Rcnld	904,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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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	1,174	1,174		299.89	352,076
BSM	Basement Area	0	870		59.98	52,182
CRL	Crawl Space	0	304		0.00	0
FHS	Half Story, Finished	522	870		179.94	156,545
FUS	Upper Story, Finished	1,174	1,174		299.89	352,076
PTS	Patio - Stone	0	285		45.25	12,895
UAT	Attic, Unfinished	0	304		29.59	8,997
	Ttl Gross Liv / Lease Area	2,870	4,981			934,771