

7 BUENA VISTA DR

Location 7 BUENA VISTA DR

Mblu D05/ / 013/000 /

Acct# 10293

Owner BLUEWATER BUENA VISTA-7
LLC

Assessment \$1,533,400

Appraisal \$2,190,500

PID 6189

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$242,800	\$1,947,700	\$2,190,500

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$170,000	\$1,363,400	\$1,533,400

Owner of Record

Owner BLUEWATER BUENA VISTA-7 LLC
Co-Owner
Address 31 IMPERIAL AVE
WESTPORT, CT 06880

Sale Price \$2,495,000
Book & Page 4363/1122
Sale Date 10/23/2025
Instrument 10

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
BLUEWATER BUENA VISTA-7 LLC	\$2,495,000	4363/1122	10	10/23/2025
NYLEN WENDY & TOBY A	\$0	3950/34	29	09/23/2019
NYLEN JEANNE L	\$0	1767/0165	29	04/21/2000
NYLEN SAMUEL E SET OF & JEANNE L	\$0	1707/0193	29	06/24/1999
NYLEN SAMUEL ELMORE + JEANNE L	\$0	0208/0309	29	12/12/1963

Building Information

Building 1 : Section 1

Year Built: 1955
Living Area: 1,838

Building Attributes

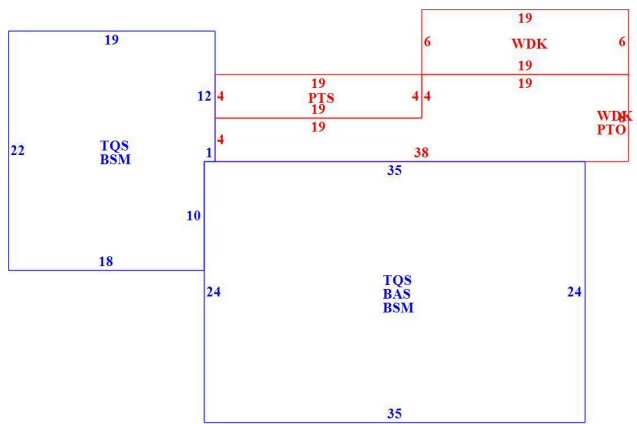
Field	Description
Style:	Cape Cod
Model	Residential
Grade:	B-
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2 Full Baths
Total Half Baths:	1 Half Bath
Kitchens	1
Fin Basement	264
Fin Bsmt Qual	Basic Rec Rm
Bsmt. Garages	2
Fireplaces	1
Elevator	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos2/WestportCTPhotos/\0052\6189_6189_)

Building Layout



(ParcelSketch.ashx?pid=6189&bid=6189)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
TQS	Three Quarter Story	1,248	998
BAS	First Floor	840	840
BSM	Basement Area	1,248	0
PTO	Patio	228	0
PTS	Patio - Stone	76	0
WDK	Deck, Wood	342	0
		3,982	1,838

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 101
Description Single Family Res
Zone AA

Land Line Valuation

Size (Acres) 0.18
Assessed Value \$1,363,400
Appraised Value \$1,947,700

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$174,100	\$855,000	\$1,029,100
2023	\$174,100	\$855,000	\$1,029,100
2022	\$174,100	\$855,000	\$1,029,100

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$121,900	\$598,500	\$720,400
2023	\$121,900	\$598,500	\$720,400
2022	\$121,900	\$598,500	\$720,400