

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
535 RIVERSIDE LLC		1 Level	1 All Public	1 Public		Description	Code	Appraised Value	Assessed Value
115 CANOE BROOK RD						COM LAND	2-1	1,667,600	1,167,300
TRUMBULL, CT 06611						COM BLDG	2-2	499,600	349,730
Additional Owners:						COM OUTBL	2-5	298,700	209,100
SUPPLEMENTAL DATA									
Other ID: 53030188		Lift Hse							
Historic ID									
Census 504									
WestportCode G58									
Survey Map 5304									
Survey Map									
GIS ID: C06057000		ASSOC PID#							
							Total	2,465,900	1,726,130

6158  
WESTPORT, CT  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
535 RIVERSIDE LLC		3515/ 152	04/08/2014	Q	I	2,100,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
COSTA CHARLES J TRUSTEE EST OF		3515/ 151	04/08/2014	U	I			2017	2-1	1,167,300	2016	2-1	1,167,300	2015	2-1	1,167,300
COSTA CHARLES J TRUSTEE		2988/ 1	05/21/2009	U	I			2017	2-2	349,730	2016	2-2	349,700	2015	2-2	215,500
COSTA ANGELO P		1051/ 323	04/12/1990	U	I	0		2017	2-5	209,100	2016	2-5	9,600	2015	2-5	9,600
							Total:			1,726,130	Total:			1,526,600	Total:	1,392,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

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ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

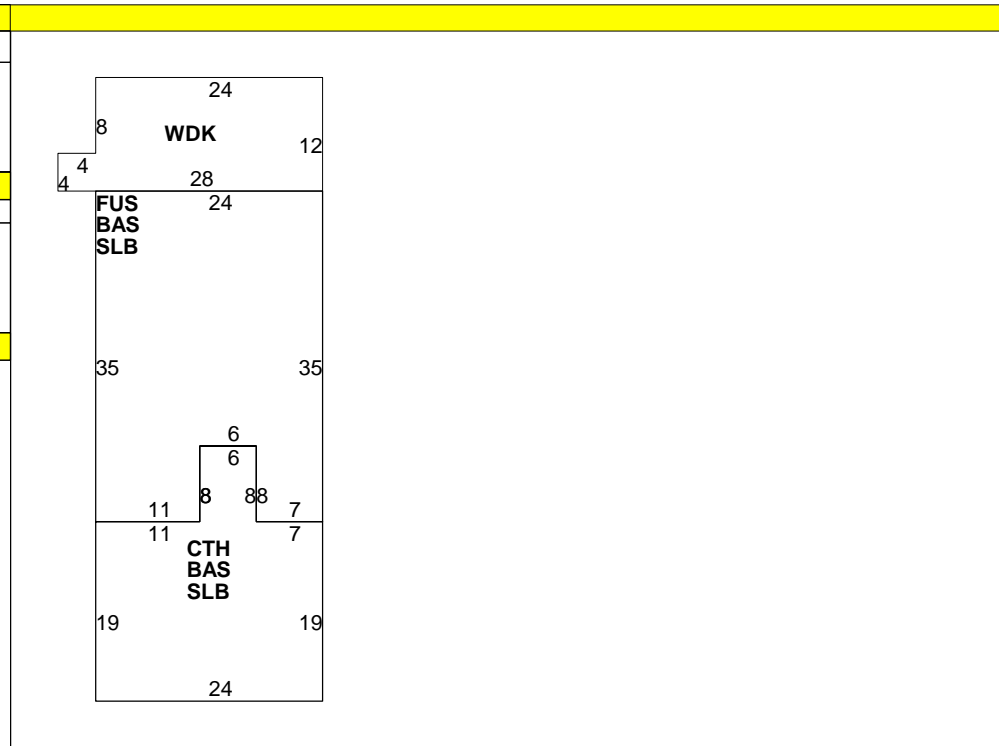
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	431,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	298,600
Appraised Land Value (Bldg)	1,667,600
Special Land Value	0
Total Appraised Parcel Value	2,465,900
Valuation Method:	0
Adjustment:	0
Net Total Appraised Parcel Value	2,465,900

NOTES									
1ST & 2ND: PARKER MANSION RESTAURANT									
ABUTS RIVER IN REAR									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
84127	06/19/2018	AL	Alterations	28,000		0		REPAIR EXISTING BU	02/01/2016	2	5	TM	00	Measur+Listed	
79513	12/30/2014	AL	Alterations	225,000	02/01/2016	100	12/30/2015	INTERIOR FINISH RE	09/16/2015	2		MJF	69	Partial Int Inspn (See Per	
69867	06/19/2008		ALTERATIONS	20,000	04/24/2009	100	02/04/2009	RENO EXISTING SPAC	09/03/2015			VA	61	Mailer Return	
									07/11/2015	7	1	TM	55	NOAH - Visual	
									02/12/2015			MJF	00	Measur+Listed	

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	304	Retail/Res	ORD				0.44 AC	1,200,000.00	1.1698	C	0.90	W	3.00	WF		1.00		1,667,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	30		Restaurant				
Model	94		Commercial				
Grade	03		Average				
Stories	2						
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable				
Roof Cover	10		Wood Shingle				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Floor 1	11		Ceram Clay Til				
Interior Floor 2	12		Hardwood				
Heating Fuel	03		Gas				
Heating Type	04		Forced Air				
AC Type	03		Central				
Bldg Use	304		Retail/Res				
Income Adj							
Heat/AC	01		Heat/AC Pkgs				
Frame Type	02		Wood Frame				
Baths/Plumbing	02		Average				
Ceiling/Walls	06		Ceil & Walls				
Rooms/Prtns	02		Average				
Wall Height	8						
% Comn Wall							



**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAT1	Patio	CR	Concrete	L	240	5.50	1980	3		6	75	1,000
WDK	Wood Deck			L	500	17.60	Null	3		6	75	6,600
PAV1	Paving Asph.			L	4,000	2.50	2015			5	60	6,000
DCK	Dock/Pier	WD	Wood	L	810	250.00	2017	5		6	75	265,800
SLP	Boat Slip	MD	Medium	L	8	2,400.00	2017		0		100	19,200

No Photo On Record

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,296	1,296		200.31	259,602
CTH	Cathedral Ceiling	0	504		40.14	20,231
FUS	Upper Story, Finished	792	792		200.31	158,646
SLB	Slab	0	1,296		0.00	0
WDK	Deck, Wood	0	304		19.77	6,009
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,088</b>	<b>4,192</b>			<b>453,884</b>

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
535 RIVERSIDE LLC		1 Level	1 All Public	1 Public		Description	Code	Appraised Value	Assessed Value
115 CANOE BROOK RD						COM LAND	2-1	1,667,600	1,167,300
TRUMBULL, CT 06611						COM BLDG	2-2	499,600	349,730
Additional Owners:						COM OUTBL	2-5	298,700	209,100
SUPPLEMENTAL DATA									
Other ID: 53030188		Lift Hse							
Historic ID									
Census 504									
WestportCode G58									
Survey Map 5304									
Survey Map									
GIS ID: C06057000		ASSOC PID#							
<b>Total:</b>								<b>2,465,900</b>	<b>1,726,130</b>

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535 RIVERSIDE LLC		3515/ 152	04/08/2014	Q	I	2,100,000	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
COSTA CHARLES J TRUSTEE EST OF		3515/ 151	04/08/2014	U	I			2017	2-1	1,167,300	2016	2-1	1,167,300	2015	2-1	1,167,300
COSTA CHARLES J TRUSTEE		2988/ 1	05/21/2009	U	I			2017	2-2	349,730	2016	2-2	349,700	2015	2-2	215,500
COSTA ANGELO P		1051/ 323	04/12/1990	U	I	0		2017	2-5	209,100	2016	2-5	9,600	2015	2-5	9,600
<b>Total:</b>									<b>1,726,130</b>		<b>Total:</b>		<b>1,526,600</b>		<b>Total:</b>	<b>1,392,400</b>

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
<b>Total:</b>							

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ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	119,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	100
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	2,465,900
Valuation Method:	0
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>2,465,900</b>

NOTES									
JULIANS BRICK OVEN PIZZA									
SEATING FOR 16; MOSTLY TAKE/DELIVERY									
ABUTS RIVER IN REAR									
2/15 VIEWED THIS BLDG INT									

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									02/01/2016	2	5	TM	00	Measur+Listed
									09/16/2015	2		MJF	69	Partial Int Inspn (See Per
									09/03/2015			VA	61	Mailer Return
									07/11/2015	7	1	TM	55	NOAH - Visual
									02/12/2015			MJF	00	Measur+Listed

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
2	326	Rest/Club	RORD				0.00	AC	0.00	1.0000	5		1.00				.00		0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	30		Restaurant				
Model	94		Commercial				
Grade	02		Below Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	13		Pre-Fab Wood				
Exterior Wall 2							
Roof Structure	03		Gable				
Roof Cover	03		Asphalt/F Glas				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Floor 1	11		Ceram Clay Til				
Interior Floor 2							
Heating Fuel	04		Electric				
Heating Type	03		Hot Air-No Duc				
AC Type	02		Heat Pump				
Bldg Use	326		Rest/Club				
Income Adj							
Heat/AC	02		Heat/AC Split				
Frame Type	02		Wood Frame				
Baths/Plumbing	02		Average				
Ceiling/Walls	06		Ceil & Walls				
Rooms/Prtns	02		Average				
Wall Height	8						
% Comn Wall							

BAS	2	6
SLB	11	7
VLT		
BAS		
SLB		
5	5	
		40
		20

**OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)**

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
LNT	Lean-To			L	24	5.00	2015	3		5	60	100
CLR1	Cooler			B	30	0.00	1991		1	5	100	0

No Photo On Record

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	867	867		176.79	153,273
SLB	Slab	0	867		0.00	0
VLT	Vaulted Ceiling	0	800		0.00	0
<b>Ttl. Gross Liv/Lease Area:</b>		867	2,534			157,175