

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
1480 POST ROAD EAST LLC C/O LITTLE BRANCH INC 323 NORTH AVE BRIDGEPORT, CT 06606 Additional Owners:		1 Level	1 All Public	1 Public	4 Bus. District	Description	Code	Appraised Value	Assessed Value
			4 Gas			COM LAND	2-1	1,152,000	806,400
						COM BLDG	2-2	150,500	105,400
						COM OUTBL	2-5	26,300	18,400
SUPPLEMENTAL DATA									
Other ID: 5454313-2~		Lift Hse							
Historic ID									
Census 506									
WestportCode 157									
Survey Map 8995									
Survey Map									
GIS ID: H09173000		ASSOC PID#							
						Total	1,328,800	930,200	

6158
WESTPORT, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
1480 POST ROAD EAST LLC CUSEO FAMILY LLC		3900/ 64	01/17/2019	U	I	975,000	25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		1422/ 15	01/02/1996	U	I	0	29	2017	2-1	806,400	2016	2-1	806,400	2015	2-1	806,400
								2017	2-2	105,400	2016	2-2	105,400	2015	2-2	105,400
								2017	2-5	18,400	2016	2-5	18,400	2015	2-5	18,400
						Total:		930,200	Total:		930,200	Total:		930,200		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	150,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	26,300
Appraised Land Value (Bldg)	1,152,000
Special Land Value	0
Total Appraised Parcel Value	1,328,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	1,328,800

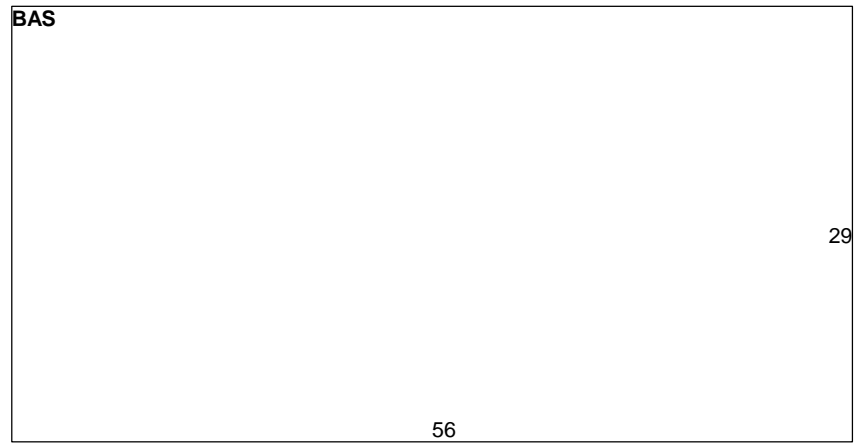
ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES
M/ 8995, 4389, 4380, 4339 IA CONVERTED GARAGE A+J'S OLD FASHIONED MARKET

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	
									03/13/2015			ES	02	Sat or >5PM Attn @ Int	
									02/03/2015			PM	00	Measur+Listed	
									01/22/2015			VA	66	INSPECTION NOTICE S	
									01/04/2011			J	40	Hearing - No change	
									05/12/2010			J	11	QC - Check/Field Review	

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	320	Retail	GBD				0.69 AC	1,800,000.00	1.1594	C	0.80	F	1.00	USE		1.00		1,152,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	49		Store				
Model	96		Commercial				
Grade	03		Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	15		Concr/CinderBk				
Exterior Wall 2							
Roof Structure	01		Flat				
Roof Cover	02		Rolled Compos				
Interior Wall 1	07		K Pine/A Wd				
Interior Wall 2							
Interior Floor 1	03		Concr-Finished				
Interior Floor 2							
Heating Fuel	01		Wood or Coal				
Heating Type	03		Hot Air-No Duc				
AC Type	03		Central				
Bldg Use	320		Retail				
Income Adj							
Heat/AC	02		Heat/AC Split				
Frame Type	03		Masonry				
Baths/Plumbing	02		Average				
Ceiling/Walls	00		None				
Rooms/Prtns	02		Average				
Wall Height	12						
% 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
BRN1	Barn 1 Story	FR	Frame	L	864	22.00	1995	3		5	60	12,900
SHD1	Shed	FR	Frame	L	140	11.00	2015	3		5	60	900
PAV1	Paving Asph.			L	7,600	2.50	2015			5	60	11,400
SHD1	Shed	FR	Frame	L	80	11.00	2015	3		5	60	500
LNT	Lean-To			L	96	5.00	2015	3		5	60	300
LNT	Lean-To			L	96	5.00	2015	3		5	60	300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,624	1,624		135.91	220,718
Ttl. Gross Liv/Lease Area:		1,624	1,624			228,026

