

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	85		Office Bldg				
Model	94		Commercial				
Grade	04		Average +10				
Stories	2.5						
Occupancy	3						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable				
Roof Cover	03		Asphalt/F Glas				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Floor 1	12		Hardwood				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	04		Forced Air				
AC Type	03		Central				
Bldg Use	309		Office/Ret				
Income Adj							

WDK
5 4

FHS
FUS
BAS

CTH
FUS
BAS

34

25

25

16

MIXED USE

Code	Description	Percentage
309	Office/Ret	100

COST/MARKET VALUATION

Adj. Base Rate:	161,94
Net Other Adj:	486,960
Replace Cost	13,162.50
AYB	500,123
1984	
Dep Code	A
Remodel Rating	
Year Remodeled	21
Dep %	
Functional Obslnc	
External Obslnc	
Cost Trend Factor	
Special Condition Code	
% Complete	79
Overall % Cond	395,100
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

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

Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Chd	%Cnd	Apr Value
PAV1	Paving Asph.	L		15,000	2.50	2005					5	60	22,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
BAS	First Floor	1,250	1,250	161.94	202,428	
CTH	Cathedral Ceiling	0	400	32.39	12,955	
FHS	Half Story, Finished	425	850	80.97	68,825	
FUS	Upper Story, Finished	1,250	1,250	161.94	202,428	
WDK	Deck, Wood	0	20	16.19	324	

Ttl. Gross Liv/Lease Area: 2,925 3,770 500,123

No Photo On Record

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	Assessed Value
991-995 POST ROAD EAST LLC C/O PAUL GANIM 2370 PARK AVENUE BRIDGEPORT, CT 06604	1 Level	1 All Public	1 Public	4 Bus. District	Code 2-1 2-2 2-5	1,085,800 840,800 15,800
Additional Owners:	SUPPLEMENTAL DATA					22,500
	Lift Hse					1,942,400
	Other ID: 5445066B					
	Historic ID					
	Census 503					
	WestportCode E50					
	Survey Map 9452					
	Survey Map					
	GIS ID: F09080000					

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	qt/ul	w/	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)
991-995 POST ROAD EAST LLC	3793/ 221	06/23/2017	Q	1	2,750,000	00	Yr. Code Assessed Value Yr. Code Assessed Value
FRIEDMAN DREW EST OF	3681/ 179	03/10/2016	U	1	2,600,000	00	1,085,800/2015 2-1 1,085,800/2014 2-1
FRIEDMAN DREW	3599/ 281	04/01/2015	Q	1	1,775,000	00	840,800/2014 2-2 840,800/2014 2-2
991 POST ROAD EAST LLC	1819/ 105	12/26/2000	Q	1	1,477,000	00	15,800/2015 2-5 15,800/2014 2-5
MOHEGAN CORPORATION	1131/ 160	12/20/1991	U	V			
Total:						1,942,400	Total: 1,942,400

EXEMPTIONS

Year	Type	Description	Code	Description	Number	Amount	Comm. Int.

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

NOTES

THE FLOWER BASKET 995
 HEAT-PROPANE
 2015 IA

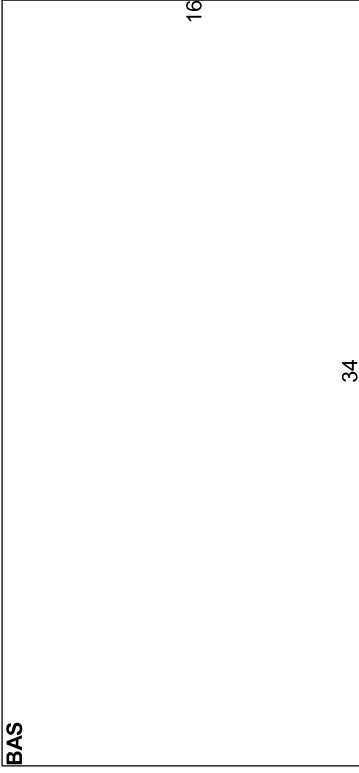
Appraised Bldg. Value (Card) 62,800
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 0
 Special Land Value 0
 Total Appraised Parcel Value 2,774,800
 Valuation Method: 1
 Adjustment: 0
 Net Total Appraised Parcel Value 2,774,800

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
									02/06/2015			ES	00	Measur+Listed
									01/22/2015			VA	66	INSPECTION NOTICE S
									05/11/2010			J	11	QC - Check/Field Review
									01/17/2006			CK	41	Hearing - Change
									04/01/2005			BK	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	Notes- Adj.	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
2 320	Retail	BPD		0.00 AC	0.00	1.00000	5	1.00	0.00	0.00		.00		0
Total Card Land Units: 0.00 AC										Parcel Total Land Area: 0.66 AC	Total Land Value: 0			

VISION

CONSTRUCTION DETAIL		Element		Description								
Code	Ch.	Ch.	Description	Ch.	Description							
49			Store									
96			Commercial									
03			Average									
1			Stories									
1			Occupancy									
11			Exterior Wall 1									
11			Exterior Wall 2									
03			Roof Structure									
03			Roof Cover									
05			Interior Wall 1									
05			Interior Wall 2									
12			Interior Floor 1									
12			Interior Floor 2									
03			Heating Fuel									
04			Heating Type									
03			AC Type									
320			Retail									
			Income Adj									
01			Heat/AC									
02			Frame Type									
02			Baths/Plumbing									
06			Ceiling/Walls									
02			Rooms/Prtns									
8			Wall Height									
			% Conn Wall									
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Gde	Dp	Rt	Chd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value						
BAS	First Floor	544	544	544	141.57	77,014						
		Ttl. Gross Liv/Lease Area:		544	544	79,462						



No Photo On Record

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	Assessed Value
991-995 POST ROAD EAST LLC C/O PAUL GANIM 2370 PARK AVENUE BRIDGEPORT, CT 06604	1 Level	1 All Public	1 Public	4 Bus. District	Code 2-1 2-2 2-5	1,085,800 840,800 15,800
Additional Owners:	SUPPLEMENTAL DATA					22,500
	Lift Hse					1,942,400
	Other ID: 5445066B					
	Historic ID					
	Census 503					
	WestportCode E50					
	Survey Map 9452					
	Survey Map					
	GIS ID: F09080000					

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	qt	vi	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)
991-995 POST ROAD EAST LLC	3793/ 221	06/23/2017	Q	I	2,750,000	00	Yr. Code Assessed Value Yr. Code Assessed Value
FRIEDMAN DREW EST OF	3681/ 179	03/10/2016	U	I	2,600,000	00	1,085,800/2015 2-1 1,085,800/2014 2-1 775,300
FRIEDMAN DREW	3599/ 281	04/01/2015	Q	I	1,775,000	00	840,800/2014 2-2 994,400
991 POST ROAD EAST LLC	1819/ 105	12/26/2000	Q	I	1,477,000	00	15,800/2015 2-5 19,700
MOHEGAN CORPORATION	1131/ 160	12/20/1991	U	V			
Total:						1,942,400	Total: 1,942,400

EXEMPTIONS

Year	Type	Description	Code	Description	Number	Amount	Comm. Int.

ASSESSING NEIGHBORHOOD		OTHER ASSESSMENTS	
NBHD/SUB	NBHD Name	Street Index Name	Batch
0001/A			
NOTES			
2015 - IG			

REAR BLDG #991
 PDAS; GENERATOR 2014
 2/2015-1300+/- SF LL VACANT
 1ST:CSD SELECT HOMES
 3 OFFICES 2ND FLR
 9X12 BAS-INTERIOR STAIRWELL

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
									02/06/2015			ES	00	Measur+Listed
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									01/17/2006			CK	41	Hearing - Change
									04/01/2005			BK	00	Measur+Listed

LAND LINE VALUATION SECTION		BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY											
B Use Code	Use Description	Zone D	Front Depth	Units	Unit Price	ST. Idx	C. Factor	S.A.	I. Factor	S.A.	Adj.	Notes- Adj.	S Adj Fact	Adj. Unit Price	Land Value
3 343	Prof Bldg	BPD		0.00	AC	0.00	1.00	5	0.00	0.00	0.00		.00		0
Total Card Land Units: 0.00 AC															
Parcel Total Land Area: 0.66 AC															
Total Land Value: 0															

NET TOTAL APPRAISED PARCEL VALUE 2,774,800

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 712,300
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 0
 Appraised Land Value (Bldg) 0
 Special Land Value 0
 Total Appraised Parcel Value 2,774,800
 Valuation Method: 1
 Adjustment: 0

VISION

