Property Location 342 GREENS FARMS RD | Map ID I07/ / 022000/ / | Bldg Name | State Use 201
Vision ID 4487 | Account # 8566 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/5/2026 3:07:09 PM

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
BRACHLE LINDSAY G & JONATHON A		6 Septic	1 Public	
		2 Public Water		

342 GREENS FARMS RD

WESTPORT CT 06880

SUPPLEMENTAL DATA

Alt Prcl ID	5453233	Lift Hse	
Historic ID	345	Asking $	
Census	506	Usrfld 08	
WestportC	I36	Usrfld 09	
Survey Ma	4698	Usrfld 10	
Survey Ma			
GIS ID	I07022000	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES OUTBL	1-4	79,000	55,200
DWELLING	1-3	1,388,800	972,200
RES LAND	1-1	1,098,600	769,000
	Total	2,566,400	1,796,400

6158

WESTPORT, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BRACHLE LINDSAY G & JONATHON A	4373	0534	03-27-2026	Q	I	2,100,000	00
DIGUIDO CHRISTINE & ALEXANDER A	1285	0102	12-14-1993	Q	I	575,000	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Assessed V	Year	Assessed
2025	1-3	972,200	2024	1,039,000	2023	1,039,000
	1-4	55,200		70,400		70,400
	1-1	769,000		443,000		443,000
		1,796,400	Total	1,552,400	Total	1,552,400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0002	0002			

NOTES

M/ 4698, INTERIOR ESTIMATED, 1994 REAR = EST (FENCED)

OUTSIDE/STONE GRILL W/SINK

7/7/09 EASEMENT M/9937

7/10/09 VOL 3005/143 EASEMENT TB

APPRAISED VALUE SUMMARY

This signature acknowledges a visit by a Data Collector or Assessor

Appraised Bldg. Value (Card)	1,388,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	79,000
Appraised Land Value (Bldg)	1,098,600
Special Land Value	0
Total Appraised Parcel Value	2,566,400
Valuation Method	C
	2,566,400
Total Appraised Parcel Value	

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments
BLD-2026-01467	06-30-2026	AL	20,000	09-03-2026	10		INTERIOR RENOVATION FOR
68721	07-05-2007	AD	700,000	11-12-2008	100		1 STORY ADDTN ON CRAWL

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
09-03-2026	CP	2		53	Re-Check - WIP
11-22-2025	PF	1		92	25 Reval - Office Review
06-26-2025	MKM			95	Sale Online Review
04-04-2025	VA			60	Data Mailer Sent
06-06-2024	LD	1		84	25 Reval - NOAH -

Permit Id	Comments
BLD-2026-01467	INTERIOR RENOVATION FOR REMOVE INTERIOR FINISHES.
68721	1 STORY ADDTN ON CRAWL FOR DININGRM EXT. 2 STY ADDTN ON PART. FIN. BSMT/GARAGE W/1ST FL GARAGE/KIT EXT. & GRT RM W/2ND FL SPORTS RM ADDTN/ NEW DECK W/HOT TUB

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	AAA		2.020	AC	625,000.00	0.51188	5	1.00	170	1.700			1.0000	543,861.3	1,098,600
				Total Card Land Units	2.020	AC	Parcel Total Land Area	2.020							Total Land Value		1,098,600

Property Location	342 GREENS FARMS RD		Map ID	I07/ / 022000/ /		Bldg Name	State Use 201
Vision ID 4487		Account # 8566		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 10/5/2026 3:07:09 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	103	Custom Colonial
Model	01	Residential
Grade:	16	Type I
Stories:	2.5	2 1/2 Stories
Occupancy	1	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	04	Hip
Roof Cover	11	Slate
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2	12	Hardwood
Heat Fuel	02	Oil
Heat Type:	04	Forced Air
AC Type:	03	Central
Total Bedrooms:	04	4 Bedrooms
Total Bthrms:	4	4 Full Baths
Total Half Baths:	1	1 Half Bath
Total Xtra Fixtrs:	4	
Total Rooms:	16	16 Rooms
Bath Style:	03	Modern
Kitchen Style:	03	Modern
Kitchens	1	
Whirlpool Tubs	1	
Hot Tubs	1	
Sauna (SF Area		
Fin Basement		
Fin Bsmt Qual		
Bsmt. Garages	2	
Interior Cond	G	
Fireplaces	3	
Ceiling Height	9.00	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Fireplaces	3	
Ceiling Height	9.00	
Elevator		

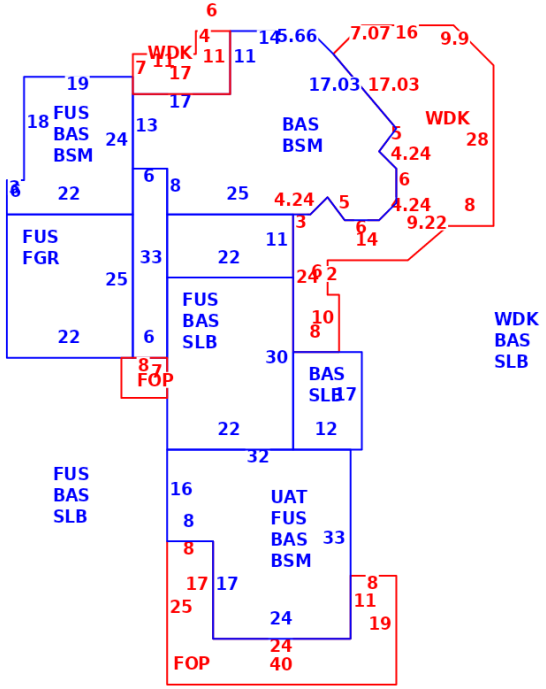
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	2,525,124
Year Built	1861
Effective Year Built	1990
Depreciation Code	G-
Remodel Rating	K
Year Remodeled	2008
Depreciation %	35
Functional Obsol	10
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	55
Cns Sect Rcnld	1388800
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
SPL1	InGround Pool	L	572	78.00	1980	6	75	5	1.50	50,200
BTH2	Cabana/Heat/	L	108	150.00	1997	6	75	5	1.50	18,200
FOP	Open Porch	L	255	37.00	1997	6	75	5	1.50	10,600
GEN	Generator	B	1	0.00	2005		55		0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,798	3,798	3,798	329.26	1,250,544
BSM	Basement Area	0	2,494	499	65.88	164,303
FGR	Garage	0	550	220	131.71	72,438
FOP	Porch, Open	0	600	120	65.85	39,512
FUS	Upper Story, Finished	2,802	2,802	2,802	329.26	922,597
SLB	Slab	0	1,304	0	0.00	0
UAT	Attic, Unfinished	0	920	92	32.93	30,292
WDK	Deck, Wood	0	1,376	138	33.02	45,438
	Ttl Gross Liv / Lease Area	6,600	13,844	7,669		2,525,124