Property Location 10 CHARCOAL HILL RD | Map ID E15/ / 041000/ / | Bldg Name | State Use 101
Vision ID 5923 | Account # 10023 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/5/2026 3:08:08 PM

CURRENT OWNER

VINE STREET PARTNERS CHARCOAL

10 CHARCOAL HILL RD

WESTPORT CT 06880

TOPO	UTILITIES	STRT / ROAD	LOCATION
	6 Septic	1 Public	
	2 Public Water		

SUPPLEMENTAL DATA

Alt Prcl ID	5321221	Lift Hse	
Historic ID	89	Asking $	
Census	503	Usrfld 08	
WestportC	B35	Usrfld 09	
Survey Ma	714	Usrfld 10	
Survey Ma			
GIS ID	E15041000	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES OUTBL	1-4	77,200	54,100
DWELLING	1-3	1,075,700	753,000
RES LAND	1-1	1,137,500	796,300
	Total	2,290,400	1,603,400

6158

WESTPORT, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
VINE STREET PARTNERS CHARCOAL LLC	4375	0959	05-05-2026	Q	I	2,370,000	00
PERMESLY JENNIFER LYNN & BRETON HARRIS	4031	0086	08-07-2020	Q	I	1,325,000	00
LEWIN GREG & LISA H	1472	0241	09-11-1996	U	I	819,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Assessed V	Year	Assessed
2025	1-3	753,000	2024	456,800	2023	456,800
	1-4	54,100		34,900		34,900
	1-1	796,300		434,600		434,600
		1,603,400	Total	926,300	Total	926,300

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

APPRAISED VALUE SUMMARY

This signature acknowledges a visit by a Data Collector or Assessor

Appraised Bldg. Value (Card)	1,075,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	77,200
Appraised Land Value (Bldg)	1,137,500
Special Land Value	0
Total Appraised Parcel Value	2,290,400
Valuation Method	C
	2,290,400
Total Appraised Parcel Value	

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0004	0004			

NOTES

M/714(10)

(2) - 4 FIX BATHS

WOB @ FOP 20X3

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments
BLD-2022-00304	01-31-2022	AL	102,000		100		INTERIOR RENOVATION FOR
59499	02-29-2000		10,000		100		26 X 26 X 14H 2CAR DET GAR

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
04-04-2025	VA			60	Data Mailer Sent
09-20-2024	GR	1	5	84	25 Reval - NOAH -
10-04-2022	CP	2		57	Office review - town records
10-01-2020	HH			21	DC Review
08-18-2020	SR			19	Field Review

Permit Id	Comments
BLD-2022-00304	INTERIOR RENOVATION FOR NEW KITCHEN (NEW LOCATION), MISC. STRUCTURAL WORK (BEAMS)
59499	26 X 26 X 14H 2CAR DET GAR

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	101	Single Family Re	AAA		0.790	AC	625,000.00	1.21254	5	1.00	190	1.900			1.0000	1,439,873	1,137,500
				Total Card Land Units	0.790	AC	Parcel Total Land Area	0.790							Total Land Value		1,137,500

Property Location	10 CHARCOAL HILL RD		Map ID	E15/ / 041000/ /		Bldg Name	State Use 101
Vision ID 5923		Account # 10023		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 10/5/2026 3:08:08 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	15	A+
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	21	Stone/Masonry
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asphalt Shingl
Interior Wall 1	03	Plaster
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	14	Carpet
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	03	Central
Total Bedrooms:	04	4 Bedrooms
Total Bthrms:	3	3 Full Baths
Total Half Baths:	1	1 Half Bath
Total Xtra Fixtrs:	2	
Total Rooms:	8	8 Rooms
Bath Style:	02	Average
Kitchen Style:	03	Modern
Kitchens	1	
Whirlpool Tubs		
Hot Tubs		
Sauna (SF Area		
Fin Basement	360	
Fin Bsmt Qual	5	Living Area Q
Bsmt. Garages	0	
Interior Cond	G	
Fireplaces	2	
Ceiling Height	8.00	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Fireplaces	2	
Ceiling Height	8.00	
Elevator		

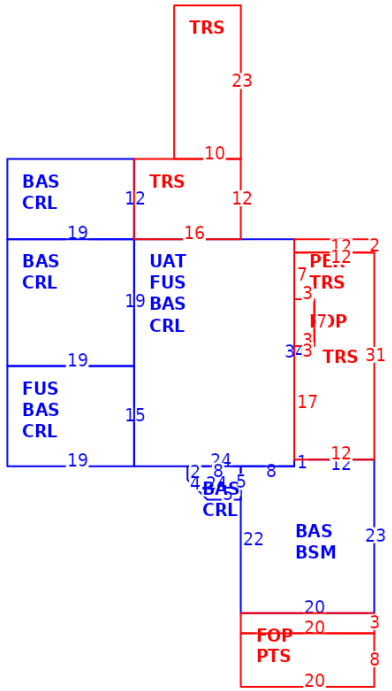
CONDO DATA

Parcel Id		C		Owne	
			B		S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	1,280,613
Year Built	1930
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	K2
Year Remodeled	2022
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnld	1075700
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	544	72.00	1960	5	60	3	1.00	23,500
SHD1	Shed	L	80	20.00	1929	1	0	3	1.00	0
GAR2	Garage w Lft	L	676	102.00	1982	5	60	4	1.25	45,100
PAT1	Patio	L	476	24.00	1960	5	60	4	1.25	8,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,178	2,178	2,178	350.66	763,739
BSM	Basement Area	0	452	90	69.82	31,559
CRL	Crawl Space	0	1,726	0	0.00	0
FOP	Porch, Open	0	81	16	69.27	5,611
FUS	Upper Story, Finished	1,101	1,101	1,101	350.66	386,077
PER	Pergola	0	24	2	29.22	701
PTS	Patio - Stone	0	160	24	52.60	8,416
TRS	Terrace - Stone	0	797	159	69.96	55,755
UAT	Attic, Unfinished	0	816	82	35.24	28,754
	Ttl Gross Liv / Lease Area	3,279	7,335	3,652		1,280,612