

Subject: Baron's property deed

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Since Chip brought this to my attention and Matthew asked me specifically to review the deed into the town when we acquired the Baron's South property (recorded at Vol 1666, p. 344 on Jan 29, 1999), I have looked at the "note" in Schedule B of the deed that reads as follows: "NOTE: From date of acquisition forward, property is tax exempt so long as Town of Westport is owner of the property." This "note" has no particular legal effect. It merely states the obvious: The property was transferred from private hands to the town, and the town does not assess a property tax on itself. However, if improvements (buildings, for example) are constructed on municipal land, the assessor pursuant to Connecticut General Statute Section 12-64 can assess and tax those improvements. (In fact, the assessor, Paul Friia, has already analyzed the potential tax assessment if a senior residential facility is constructed.). Ira



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