

LOCATION

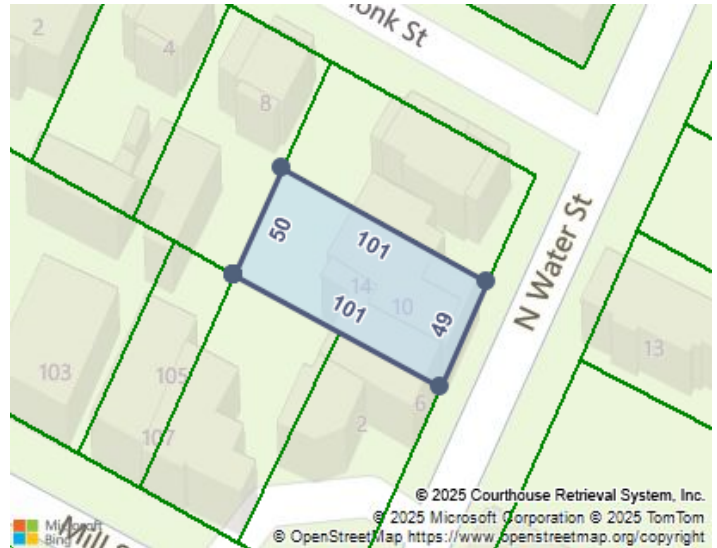
Property Address	10 N Water St Greenwich, CT 06830-5817	
County	Fairfield County, CT	

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Mxu Com+Res
Improvement Type	Mxu Com+Res
Square Feet	3838

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	04-1487/S
Alternate Parcel ID	
Township	Greenwich
District/Ward	
2020 Census Trct/Blk	113/2
Assessor Roll Year	2025



CURRENT OWNER

Name	Greenport Corners LLC
Mailing Address	10 N Water St Greenwich, CT 06830-5817

SCHOOL ZONE INFORMATION

New Lebanon School	0.2 mi
Elementary: Pre K to 5	Distance
Western Middle School	0.6 mi
Middle: 6 to 8	Distance
Greenwich High School	3.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/10/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/1/2025	\$2,400,000	Greenport Corners LLC	10 North Water LLC	Warranty Deed		8486/311 5903
6/28/2021	\$1	Robert&Linda Glew Lt And Glew Linda A	Glew Linda And Glew Robert A	Warranty Deed	5	7917/277 000000007370
6/14/2021	\$1	Robert&Linda Glew Lt And Glew Linda A	Glew Linda And Glew Robert A	Warranty Deed	3	7908/123 000000006773
11/23/2015	\$1	14 North Water LLC	Katsaros Maria	Warranty Deed		6990/264
11/13/2013	\$1	10 North Water St LLC	Karipides John	Warranty Deed		6674/191
11/13/2013	\$1	Karipides John	Karipides John And Karipides Elizabeth	Warranty Deed		6674/189
2/1/1980		Karipides John And Karipides Elizabeth			2	1161/298

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2025	Assessment Year	2025
Appraised Land	\$292,900	Assessed Land	\$205,030
Appraised Improvements	\$759,100	Assessed Improvements	\$531,370

Total Appraised (100%)	\$1,052,000	Tax Assessment (70%)	\$736,400
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	Total Taxes
2025	\$9,100.00	\$9,100.00
2024	\$8,790.00	\$8,790.00
2023	\$8,569.00	\$8,569.00
2022	\$8,491.00	\$8,491.00
2021	\$8,259.00	\$8,259.00
2020	\$8,246.00	\$8,246.00
2019	\$8,328.00	\$8,328.00
2018	\$8,143.00	\$8,143.00
2017	\$8,245.00	\$8,245.00
2016	\$8,115.00	\$8,115.00
2015	\$8,018.00	\$8,018.00
2014	\$7,857.00	\$7,857.00
2013	\$7,644.00	\$7,644.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
05/21/2021	\$300,000	10 North Water LLC	First Bank Of Greenwich	7893/328 000000005428	
08/13/2012	\$925,000	Karipides Stavros Karipides Debra J	Ct Community Bank	6395/71	
01/05/2005	\$310,000	Karipides John	Webster Bank	4828/97	R
	\$800,000	10 North Water LLC	First Bank Of Greenwich	8311/295 000000000001	

ASSIGNMENTS & RELEASES

Mortgage Date	New Lender	Original Lender	Borrower	Book/Page or Document#	Recorded Date	Document Type
01/05/2005		Webster Bank,	Karipides John Karipides Elizabeth	6698/192	1/17/2014	Release

LIEN HISTORY

Filing Date	Lien Amount	Defendant	Plaintiff	Book/Page or Document#	Type
09/30/2013	\$16,071	Stavros Karipides		6653/203	Federal Tax Lien

Disclaimer

FORECLOSURE HISTORY

Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
07/03/2013	08/03/2013	Karipides John	Webster Bank	Auction	10-6003006	
12/14/2009		Karipides John And Karipides Elizabeth	Webster Bank	Lis Penden		5879/217

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Mxu Com+Res	Condition	Fair	Units	
Year Built	1920	Effective Year		Stories	2
BRs		Baths	F H	Rooms	1

Total Sq. Ft.	3,838
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Building Square Feet (Living Space)	
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Building Square Feet (Other)	
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Basement Unfinished 1703

Open Porch

Enclosed Porch

- CONSTRUCTION

Quality	
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Roof Framing

Shape	
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Roof Cover Deck

Partitions	
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Cabinet Millwork

Common Wall	
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Floor Finish

Foundation	
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Interior Finish

Floor System	
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Air Conditioning

Exterior Wall	
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Heat Type

Structural Framing	
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Heat Fuel

Fireplace	
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Plumbing Fixtures

- OTHER

Occupancy	
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Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Mxu Com+Res
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Lot Dimensions

Block/Lot	
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Lot Square Feet	4,792
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Latitude/Longitude	41.004178°/-73.657613°
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Acreage	0.11
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PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	
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Road Type

Electric Source	
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Topography

Water Source	
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District Trend

Sewer Source	
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Special School District 1

Zoning Code	LBR-2
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Special School District 2

Owner Type	
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LEGAL DESCRIPTION

Subdivision	
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Plat Book/Page

Block/Lot	
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District/Ward

Description	
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FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	09001C0493G	07/08/2013
AE	High	14 Ft	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	09001C0493G	07/08/2013