

Wednesday, October 15, 2025

LOCATION

Property Address 13 N Water St
Greenwich, CT 06830-5814



County Fairfield County, CT

PROPERTY SUMMARY

Property Type Commercial
Land Use Mxu Com+Res
Improvement Type Mxu Com+Res
Square Feet 3651

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 04-1749/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 13 N Water St
Greenwich, CT 06830-5814

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 10/03/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/1/2025	\$2,400,000	Greenport Corners LLC	13 N Water St LLC	Warranty Deed		8486/316 5905
3/7/2019	\$1	13 N Water St LLC	Karipides John And Karipides Elizabeth	Quit Claim Deed	2	7482/194 000000001328
1/11/2002	\$380,000	Karipides John And Karipides Elizabeth Wegloski Edward		Warranty Deed		3752/328

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2025	Assessment Year	2025
Appraised Land	\$367,400	Assessed Land	\$257,180
Appraised Improvements	\$630,700	Assessed Improvements	\$441,490
Total Appraised (100%)	\$998,100	Tax Assessment (70%)	\$698,670
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	Total Taxes
2025	\$8,634.00	\$8,634.00
2024	\$8,339.00	\$8,339.00
2023	\$8,130.00	\$8,130.00
2022	\$8,056.00	\$8,056.00
2021	\$8,421.00	\$8,421.00
2020	\$8,407.00	\$8,407.00
2019	\$8,491.00	\$8,491.00
2018	\$8,302.00	\$8,302.00
2017	\$8,407.00	\$8,407.00
2016	\$8,274.00	\$8,274.00
2015	\$6,627.00	\$6,627.00
2014	\$6,494.00	\$6,494.00
2013	\$6,950.00	\$6,950.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#	Assignments/ Releases
03/29/2019	\$400,000	13 North Water Street LLC	First Bank Of Greenwich	7490/248 000000001865	
04/25/2003	\$315,000	Karipides John K	Flagstar Bank Federal Savings Bank	4219/248	R
04/30/2002	\$310,000	Karipides John	Flagstar Bank Federal Savings Bank	3846/206	
01/11/2002	\$300,000	Karipides John Karipides Elizabeth	First Franklin Fncl		

ASSIGNMENTS & RELEASES

Mortgage Date	New Lender	Original Lender	Borrower	Book/Page or Document#	Recorded Date	Document Type
04/25/2003	Mortgage Electronic Registration System		Karipidas John K Karipidas Elizabeth K	7495/5 000000002207	4/12/2019	Release

LIEN HISTORY

No liens were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	Mxu Com+Res	Condition	Average	Units
Year Built	1900	Effective Year		Stories
BRs		Baths	F H	Rooms
Total Sq. Ft.	3,651			
Building Square Feet (Living Space)		Building Square Feet (Other)		
		Basement Unfinished 1231		
		Deck		

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish

Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Heat Fuel
Fireplace	Plumbing Fixtures
- OTHER	
Occupancy	Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Paved Area			

PROPERTY CHARACTERISTICS: LOT

Land Use	Mxu Com+Res	Lot Dimensions
Block/Lot		Lot Square Feet 6,098
Latitude/Longitude	41.004093°/-73.657066°	Acreage 0.14

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	

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