

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
GL Year: 2020
List No: 11851

MUST BE FILED BY MONDAY, FEBRUARY 22, 2021
EMAILED OR FAXED FORMS ARE NOT ACCEPTED

By authority of Connecticut State Statute 12-111

Please print or fill in on the computer the following information about each property being appealed. Print 3 copies; keep one for your records.

RECEIVED
FEB 22 2021
ASSESSOR'S OFFICE

Two copies of the forms must be returned to:
WESTPORT TOWN HALL
BOARD OF ASSESSMENT APPEALS
110 MYRTLE AVENUE - ROOM 104
WESTPORT, CT 06880

Grand List of October 1, 2020 Date(s) not available: 3/1, 3/2, 3/10, 3/17, and 3/29

Property Location: 2 Twin Falls Lane Telephone contact: 917-825-0099
(number and street)

Appellant's Name: John R. Menz and Nina M. Sankovitch Property Type: Residential
(residential, commercial, personal property, motor vehicle)

Email Address: jmenz@mbkklaw.com

Mailing Address: 2 Twin Falls Lane, Westport, CT 06880 Phone Number: 917-825-0099

Total Assessment: \$1,331,600 (appraised: \$1,902,100) Appellant's Estimate of Market Value: \$1,600,000

BRIEFLY STATE YOUR REASON FOR APPEAL: The Vision Appraisal overstates the value of the property. Recent sale of a neighboring property which is the only other property on the street that borders Wilton Rd/Rte 33 led us to seek an independent appraisal of the property which is the basis for our estimated market value.

Signature at Application [Signature] Date: 2-22-2021

Signature at Time of Hearing _____ Date: _____

For Official Use Only

BOARD ACTION	
No Change _____	Reduced _____
Increased _____	
ORIGINAL ASSESSMENT:	BAA CHANGE:
Land: _____	Land: _____
Building: _____	Building: _____
Other: _____	Other: _____
Total: _____	Total: _____
Personal Property: _____	Personal Property: _____
Motor Vehicle: _____	Motor Vehicle: _____
DATE AND TIME OF HEARING AT TOWN HALL	Dated: _____
ROOM: _____	Signed: _____
Date: _____	Signed: _____
Time: _____	Signed: _____

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	
MENZ JOHN RAND SANKOVITCH NINA 2 TWIN FALLS LN		1 Public		1 Public		RES LAND DWELLING RES OUTBL		Code 1-1 1-3 1-4		Appraised 458,500 1,421,100 22,500		Assessed 321,000 994,800 15,800	
WESTPORT CT 06880		Historic ID Census WestportC D32 Survey Ma 7551 Survey Ma		Ait Prct ID 5299021-X Lift Hse Asking \$		Supplemental Data		Total		1,902,100		1,331,600	
1		GIS ID B13036000		Assoc Pid#									

RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE				Q/U VI SALE PRICE VC			
MENZ JOHN RAND				2316 0345				10-20-2003				Q I 2,270,000 00			
B C & SON CUSTOM HOME BUILDER LLC				1928 0003				12-12-2001				U V 0 29			
SHAPIRO HOWARD I AND				1821 0220				01-08-2001				U I 0 29			
SHAPIRO BETTE J EST OF				1668 0114				02-02-1999				U I 0 29			
SHAPIRO BETTE JOY				0303 0112				01-14-1972				U V 0 29			
Total				0.00											

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total				0.00			

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0003	R	0003	

M/7551(B) C/O ISSUED 10/06/03
 ECO=SINKHOLES

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purposi/Result
61986	03-20-2002		NEW CONSTR	600,000		100		01-14-2021	MKM	5	1	41	Hearing - Change
								07-22-2020	SR			19	Field Review
								03-02-2020	VA			60	Mailer Sent
								09-25-2019	TM	1		76	QC-REVAL
								03-28-2011	BAA			50	BAA Change
								03-25-2011	TM	5	1	71	Owner Inquiry - Field Inspe
								01-05-2011	RM			41	Hearino - Change
Total				Appraised Parcel Value				1,902,100					

LAND LINE VALUATION SECTION																	
B Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value			
1	201	AAA	2.000 AC	2.000 AC	360,000	0.51666	5	0.85	145	1.450	HWY/LOC/SINKHOLES	1.0000		458,500			
Total Card Land Units													2.000 AC	Parcel Total Land Area	2.0000	Total Land Value	458,500

This signature acknowledges a visit by a Data Collector or Assessor

VISION

TOWN OF WESTPORT

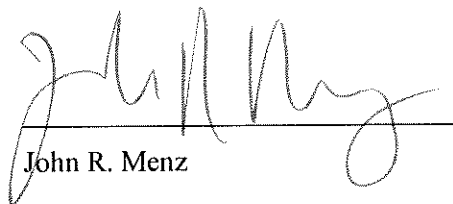
**PETITION OF JOHN R. MENZ AND NINA M. SANKOVITCH
TO BOARD OF ASSESSMENT APPEALS**

Information in Support of Petition:


The Vision Appraisal overstates the value of the property. The best means to determine the fair market value of my property is by the recent sale of a similar property. Directly across the street from my property is 3 Twin Falls Lane. Like my property, 3 Twin Falls Lane borders Wilton Road/Rte. 33. That property has 6 bedrooms (my property has 5 bedrooms) and has 5 ½ baths (we have 6 1/2 baths). We both have a tennis court, and 3 Twin Falls Lane also has an inground pool and an extra building, a small carriage house. The vision database **incorrectly** states that the living area of 3 Twin Falls Lane is 4,024 sq. ft. Real Estate professionals advertised and sold that property based on its correct square footage of 5,357 sq. ft. (see attached Coldwell Banker listing). The property at 3 Twin Falls Lane sold for \$1,339,5000 on or about **May 11, 2020**. The recent sale price of \$1,339,500 is a decrease of over \$250,000 from the June 23, 2015 sale price of 3 Twin Falls Lane. The sales history of this comparable and similarly situated property is evidence of the overvaluation of my property at 2 Twin Falls Lane.

On or about January 14, 2021, John R. Menz discussed the assessment of his property with a representative of Vision Appraisal. Following that discussion, Vision Appraisal without explanation **increased** the assessment by \$900.

Before submitting this appeal, I engaged an independent certified appraiser, Martin B. Iselin, to provide me with an independent appraisal of my property and his appraisal is the basis for our estimate of our property's market value. Mr. Iselin's independent appraisal is submitted in further support of our petition.

 2-22-2021

John R. Menz

 2-22-2021

Nina M. Sankovitch



COLDWELL BANKER
REALTY

ColdwellBankerHomes.com

3 Twin Falls Ln, Westport, CT 06880

\$1,339,500

Sold | Closed | Single Family | 6 Beds | 5 Full Baths | 1 Partial Bath | 5,357 Sq. Ft. | 4 Car Garage



Nestled on 2 acres, this home has everything you desire! 6 bedrooms, 5 full baths, 3 car attached garage with over 5300 square feet includes a pool, tennis court, and potential artist studio/workshop with a separate detached garage. The double height foyer offers you the option to enter the formal dining room; directly forwards into the eat-in chefs kitchen or the formal living room to sit by the fire. The deck off the breakfast area and living room gives you a birds eye view of the gunite in-ground pool and tennis court. The main floor enjoys a tucked back library and an in-law suite with its own separate entrance. Upstairs, the master suite has two walk in closets off the double height bathroom, transitions into a bedroom which can be repurposed as an office, making this an adults oasis. The upper floor has two more bedrooms, adjacent to a separate playroom with ensuite bathroom. On the lower floor, the family room opens to a spacious patio for indoor outdoor living. The mudroom, exercise room, laundry and additional bedroom provide all options for this beautifully maintained home. Not to be missed, the separate carriage house, complete with attached garage, workshop and the upstairs can be transformed into an artist studio, game room, or additional guest suite.

Full Property Details for 3 Twin Falls Ln

General

Sold For: \$1,339,500
Taxes: \$17,641 (July 2019-June 2020)
Status: Closed
Type: Single Family
MLS ID: 170242414
Added: 496 day(s) ago
Viewed: 472 times

Interior

Number of Rooms: 14
Interior Features: Audio System, Auto Garage Door Opener, Cable - Available, Central Vacuum, Security System
Appliances: Gas Cooktop, Gas Range, Range Hood, Refrigerator, Dishwasher, Washer, Dryer

Location

County: Fairfield
Neighborhood: Old Hill
Driving Directions: Exit 41 on the Merritt, south on Wilton Road, Private Road on the east side.

Rooms

School Information

BATHROOMS

Total Bathrooms: 6
Full Bathrooms: 5
Half Bathrooms: 1
Full Bath: 7.00 x 6.00, Lower

BEDROOMS

Total Bedrooms: 6
Master Bedroom: Master Bedroom - 9 ft+ Ceilings, Cathedral Ceiling, Full Bath, Hardwood Floor, Walk-In Closet, Whirlpool Tub, 16.00 x 26.00, Upper
Bedroom 1: Bedroom, 14.00 x 13.00, Lower
Bedroom 2: Bedroom - French Doors, Full Bath, Hardwood Floor, 12.00 x 19.00, Main
Bedroom 3: Bedroom - 9 ft+ Ceilings, Hardwood Floor, 13.00 x 13.00, Upper
Bedroom 4: Bedroom - 9 ft+ Ceilings, Book Shelves, Full Bath, Hardwood Floor, 14.00 x 11.00, Upper
Bedroom 5: Bedroom - 9 ft+ Ceilings, Hardwood Floor, 14.00 x 14.00, Upper

OTHER ROOMS

Living Room: Living Room - Balcony/Deck, Built-Ins, Fireplace, French Doors, Hardwood Floor, 21.00 x 16.00, Main
Family Room: Family Room - Fireplace, French Doors, Tile Floor, 19.00 x 18.00, Lower
Kitchen: Kitchen - Balcony/Deck, Breakfast Bar, Built-Ins, Dining Area, Hardwood Floor, Island, 19.00 x 17.00, Main
Eat In Kitchen: Eat-In Kitchen - Balcony/Deck, Bay/Bow Window, French Doors, Hardwood Floor, 19.00 x 12.00, Main
Formal Dining Room: Formal Dining Room - Hardwood Floor, 15.00 x 19.00, Main
Library: Library - Book Shelves, Built-Ins, Hardwood Floor, 14.00 x 13.00, Main
Game Room: Rec/Play Room - 9 ft+ Ceilings, Full Bath, 14.00 x 15.00, Upper
In-Law/Au Pair Suite: Possible

Additional Information

Pool: Yes
Pool Description: In Ground Pool, Heated, Safety Fence, Gunite

Exterior

Exterior Features: Deck, French Doors, Patio, Porch, Tennis Court
Color: Grey

Parking

Garage: Yes
Attached garage: Yes
Garage Spaces: 4
Parking: Attached Garage, Detached Garage
Garage Description: Attached Garage, Detached Garage

Elementary School: Kings Highway
Middle School: Bedford
High School: Staples

Community

Community Name: Old Hill

Heating & Cooling

Cooling Type: Central Air
Heating Type: Hot Air, Oil
Heating Fuel: Oil
Water Heater: Electric

Utilities

Sewer: Septic
Water: Public Water Connected

Structural Information

Architectural Style: Colonial
Exterior Const.: Frame, Shingle, Shake, Wood
Basement Desc.: Full, Full With Walk-Out, Fully Finished, Garage Access
Roof: Asphalt Shingle, Wood Shingle
Attic: Yes
Square Feet: 5,357
Year Built: 2000

Lot Features

Lot Size (Acres): 2
Driveway/Sidewalk: Private, Asphalt
Zoning: AAA
Lot Description: On Cul-De-Sac, Level Lot, Fence - Full, Professionally Landscaped

Water Features

Water Front Desc.: Brook, Beach Rights

Financial Considerations

Assessment Amount: \$1,046,300
Tax Amount: \$17,641
Tax Year: July 2019-June 2020

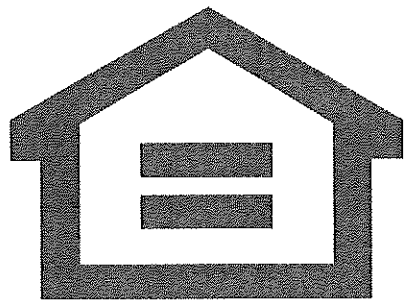
Disclosures and Reports

Property ID: 417819

Listed by Douglas Elliman of Connecticut, Jennifer Leahy
Sold by William Raveis Real Estate, Susan Herrmann

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LENDER**

NMLS#: 1598647

Take advantage of an exclusive \$500 home
buyer credit available through Coldwell Banker
and Guaranteed Rate Affinity when you secure
a home loan through March 31.

Schools serving 3 Twin Falls Ln

School District: Westport Public Schools

Score	Name	Grades	Distance
9	<u>Kings Highway Elementary School</u> 125 Post Rd W, Westport, CT 06880	K-5	1.8 mi
9	<u>Coleytown Middle School</u> 255 North Ave, Westport, CT 06880	6-8	1.7 mi
10	<u>Staples High School</u> 70 North Ave, Westport, CT 06880	9-12	2.5 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price & Sales History for 3 Twin Falls Ln

Date	Details	Price	Change	Source
5/11/2020	Sold	\$1,339,500	-4.18%	MLS
10/15/2019	Listed	\$1,398,000	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

3 Twin Falls Lane, Westport, CT 06880 (MLS# 170242414) is a Single Family property that was sold at \$1,339,500 on May 11, 2020. Want to learn more about 3 Twin Falls Lane? Do you have questions about finding other Single Family real estate for sale in Westport? You can browse all Westport real estate or contact a Coldwell Banker agent to request more information.

APPRAISAL OF REAL PROPERTY



LOCATED AT

2 TWIN FALLS LANE
WESTPORT, CT 06880
VOLUME 2316 PAGE 0345

FOR

JOHN MENZ
2 TWIN FALLS LANE
WESTPORT, CT 06880

AS OF

10/01/2020

BY

MARTIN B. ISELIN RAA
FAIRFIELD APPRAISALS LLC
261 MULBERRY HILL ROAD
FAIRFIELD, CT 06824
203 256 0085
MBISELIN@OPTONLINE.NET

RESIDENTIAL APPRAISAL REPORT

File No.:

SUBJECT	Property Address: 2 TWIN FALLS LANE	City: WESTPORT	State: CT	Zip Code: 06880
	County: FAIRFIELD	Legal Description: VOLUME 2316 PAGE 0345	Assessor's Parcel #: B13 036 000	
	Tax Year: 2020	R.E. Taxes: \$ 22,758.00	Special Assessments: \$	Borrower (if applicable): NONE
	Current Owner of Record: JOHN MENZ	Occupant: <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)	HOA: \$ VARIES	<input type="checkbox"/> per year	<input type="checkbox"/> per month
	Market Area Name: NONE	Map Reference: 14860	Census Tract: 0501.00	
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
	This report reflects the following value (if not Current, see comments): <input type="checkbox"/> Current (the Inspection Date is the Effective Date) <input checked="" type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)			
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
	Intended Use: ESTIMATE MARKET VALUE FOR CLIENT FOR USE IN REAL ESTATE TAX APPEAL.			
	Intended User(s) (by name or type): CLIENT			
	Client: JOHN MENZ	Address: 2 TWIN FALLS LANE, WESTPORT, CT 06880		
	Appraiser: MARTIN B. ISELIN RAA	Address: 261 MULBERRY HILL ROAD, FAIRFIELD, CT 06824		
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	PRICE	AGE	One-Unit 80% <input checked="" type="checkbox"/> Not Likely
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	\$(000)	(yrs)	2-4 Unit % <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	400 Low 1	Multi-Unit 5%	* To: _____
	Demand/Supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	2,500 High 200	Comm'l 5%	
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	800 Pred 40	OTHER 10%	
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):			
	BOUNDED BY: ROUTE 57-EAST, ROUTE 1-SOUTH, NORWALK CITY LINE-WEST, AND WILTON TOWN LINE-NORTH.			
	PRICE STABILIZED IN 2012 AFTER A 20% DECLINE IN VALUES FROM 2007 TO 2011. AFTER JUNE 2020 REAL ESTATE ACTIVITY INCREASED DUE TO BUYERS FROM NEW YORK RELOCATING DUE TO THE COVID PANDEMIC.			
	Dimensions: IRREGULAR	Site Area: 2.00 ACRES		
	Zoning Classification: AAA	Description: RESIDENTIAL SINGLE FAMILY 2 ACRE MINIMUM.		
	Zoning Compliance: <input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or	<input type="checkbox"/> Other use (explain)		
	Actual Use as of Effective Date: SINGLE FAMILY HOME	Use as appraised in this report: SINGLE FAMILY HOME		
	Summary of Highest & Best Use: THE HIGHEST AND BEST USE WOULD BE IMPROVED WITH A SINGLE FAMILY HOME AND BASED ON ZONING THAT IS THE ONLY USE.			
	Utilities	Public	Other	Provider/Description
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street ASPHALT
	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Curb/Gutter
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEPTIC
	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street Lights
	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	Alley
	Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input checked="" type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)			
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X		FEMA Map # 09001C0411F
	FEMA Map Date 6/18/2010			
	Site Comments: THE SUBJECT IS ON A NARROW PRIVATE ROAD, NOT POSSIBLE FOR CARS TO PASS ONE ANOTHER (SEE PHOTO ADDENDUM), PARTIAL VIEWS AND HIGHWAY NOISE FROM THE MERRITT PARKWAY ACROSS THE STREET. WEST SIDE OF THE PROPERTY ABUTS ROUTE 33, A HIGHER TRAFFIC ROAD.			
	General Description	Exterior Description	Foundation	Basement
	# of Units 1 <input type="checkbox"/> Acc.Unit	Foundation CONCRETE	Slab NONE	Area Sq. Ft. 3,152
	# of Stories 2	Exterior Walls CLAPBOARD	Crawl Space NONE	% Finished 0
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt.	Roof Surface ASPHALT SHINGLE	Basement FULL	Ceiling UNFINISHED
	Design (Style) COLONIAL	Gutters & Dwnspnts. METAL	Sump Pump <input type="checkbox"/>	Walls CONCRETE
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type DOUBLE HUNG	Dampness <input type="checkbox"/>	Floor CONCRETE
	Actual Age (Yrs.) 18	Storm/Screens YES/YES	Settlement	Outside Entry HATCHWAY
	Effective Age (Yrs.) 12	Infestation		Heating Type HA
	Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities
	Floors WOOD	Refrigerator <input checked="" type="checkbox"/>	Stairs <input checked="" type="checkbox"/>	Fireplace(s) # 4
	Walls DRYWALL	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Woodstove(s) #
	Trim/Finish WOOD	Disposal <input type="checkbox"/>	Scuttle <input type="checkbox"/>	
	Bath Floor CERAMIC	Dishwasher <input type="checkbox"/>	Doorway <input type="checkbox"/>	Car Storage <input type="checkbox"/> None
	Bath Wainscot CERAMIC	Fan/Hood <input checked="" type="checkbox"/>	Floor <input checked="" type="checkbox"/>	Garage # of cars (3 Tot.)
	Doors WOOD	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Attach. 3
	ALL IN GOOD CONDITION	Washer/Dryer <input checked="" type="checkbox"/>	Finished <input type="checkbox"/>	Detach. _____
	Finished area above grade contains: 12 Rooms	5 Bedrooms	6 1/2 Bath(s)	Bit-In _____
	Additional features: TENNIS COURT COVERED WITH SNOW, OWNER STATED IN POOR CONDITION, NOT USED RECENTLY.	6,760 Square Feet of Gross Living Area Above Grade		Carport _____
	Describe the condition of the property (including physical, functional and external obsolescence): THE SUBJECT WAS BUILT IN 2002 AND SHOWS MODERATE PHYSICAL DEPRECIATION, GOOD CONDITION.			

RESIDENTIAL APPRAISAL REPORT

File No.:

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): MLS

1st Prior Subject Sale/Transfer: _____ Analysis of sale/transfer history and/or any current agreement of sale/listing: NONE RECENT

Date: _____
 Price: _____
 Source(s): _____

2nd Prior Subject Sale/Transfer: _____
 Date: _____
 Price: _____
 Source(s): _____

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	2 TWIN FALLS LANE WESTPORT, CT 06880	5 STONEBOAT ROAD WESTPORT, CT 06880	53 PARTRICK ROAD WESTPORT, CT 06880	58 EASTON ROAD WESTPORT, CT 06880	
Proximity to Subject		0.30 miles N	0.59 miles SW	1.58 miles NE	
Sale Price	\$	\$ 1,825,000	\$ 1,799,000	\$ 1,512,000	
Sale Price/GLA	\$ /sq.ft.	\$ 317.17 /sq.ft.	\$ 282.24 /sq.ft.	\$ 237.25 /sq.ft.	
Data Source(s)		MLS # 170262235;DOM 91	MLS # 170293847;DOM 26	MLS # 170300049;DOM 47	
Verification Source(s)		TOWN HALL	TOWN HALL	TOWN HALL	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.
Sales or Financing		NONE		NONE	
Concessions		NOTED		NOTED	
Date of Sale/Time	N/A	06/2020		07/2020	
Rights Appraised	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE	
Location	AVERAGE/TRAFFIC	AVERAGE	-91,000	AVERAGE	-90,000
Site	2.00 ACRES	1.00 ACRES	+20,000	1.01 ACRES	+20,000
View	MERRITT PKWY	MERRITT PKWY		RESIDENTIAL	-90,000
Design (Style)	COLONIAL	COLONIAL		COLONIAL	
Quality of Construction	GOOD	GOOD		GOOD	
Age	18	17		29	
Condition	GOOD	GOOD		GOOD	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths	
Room Count	12 5 6F1H	12 6 6F2H		10 5 5F1H	+10,000
Gross Living Area	6,760 sq.ft.	5,754 sq.ft.	+75,500	6,374 sq.ft.	+29,000
Basement & Finished	FULL BASEMENT	FULL BASEMENT		FULL BASEMENT	
Rooms Below Grade	NONE	3 ROOMS,BATH	-40,000	NONE	-30,000
Functional Utility	GOOD	GOOD		GOOD	
Heating/Cooling	OHA CAC	OHA CAC		OHW CAC	
Energy Efficient Items	NONE	NONE		NONE	
Garage/Carport	3-CAR GARAGE	3-CAR GARAGE		3-CAR GARAGE	-10,000
Porch/Patio/Deck	DECK, PATIO	PATIO	+5,000	PATIO,PORCH	+5,000
FIREPLACES	FPL-4	FPL-4		FPL-3	+5,000
OTHER AMENITIES	TENNIS COURT,NV	POOL	-20,000	POOL	-20,000
				CABANA	-10,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -55,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -146,000
Adjusted Sale Price of Comparables			\$ 1,769,500		\$ 1,653,000

Summary of Sales Comparison Approach **PLEASE NOTE ALL 5 COMPARABLES AS ALL WERE CONSIDERED IN THE FINAL RECONCILIATION.**

SURPLUS LAND WAS ADJUSTED ST \$20,000 PER ACRE, ROUNDED.

GROSS LIVING AREA WAS ADJUSTED AT \$75 PER SQUARE FOOT FOR DIFFERENCES OVER 100 SF.

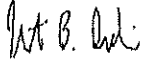
COMPARABLE 4 IS SIGNIFICANTLY SMALLER THAN THE SUBJECT BUT INCLUDED FOR THE LOCATION ACROSS THE STREET FROM THE SUBJECT AND IT SHARES THE LOCATION CLOSE TO THE MERRITT PARKWAY AND ABUTTING ROUTE 33.

Indicated Value by Sales Comparison Approach \$ 1,600,000



RESIDENTIAL APPRAISAL REPORT

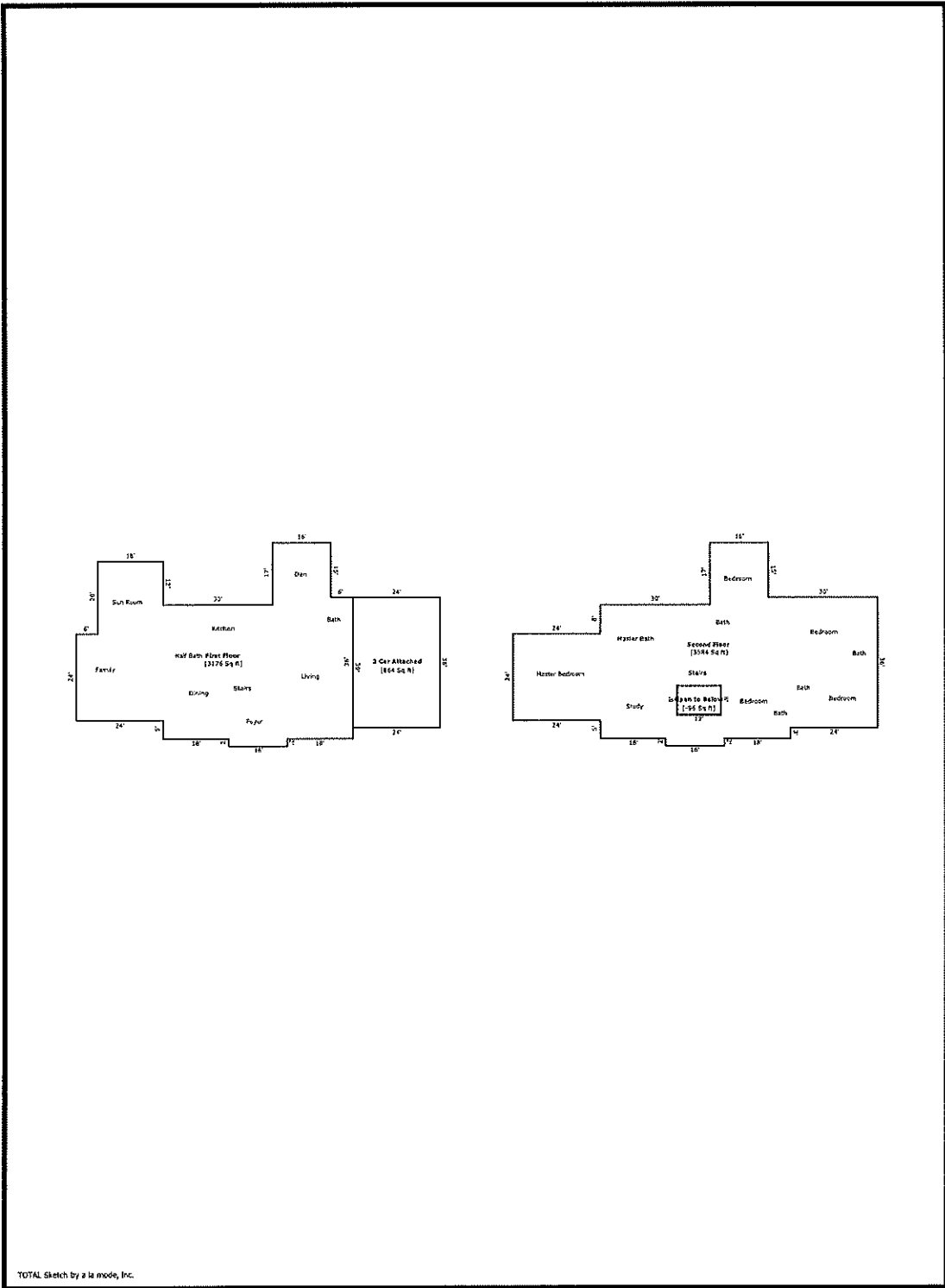
File No.:

COST APPROACH	COST APPROACH TO VALUE (if developed) <input type="checkbox"/> The Cost Approach was not developed for this appraisal. Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>THE TOWN HAS APPRAISED THE SUBJECT'S LAND AT \$458,500.</u>	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data: LOCAL BUILDERS, SWIFT ESTIMATOR.COM Quality rating from cost service: GOOD Effective date of cost data: 10/2020 Comments on Cost Approach (gross living area calculations, depreciation, etc.): EXTERNAL DEPRECIATION FOR THE NARROW ROAD, PROXIMITY TO THE MERRITT PARKWAY, AND PROXIMITY TO ROUTE 33.	OPINION OF SITE VALUE = \$ 450,000 DWELLING 6,760 Sq.Ft. @ \$ 230.00 = \$ 1,554,800 3,152 Sq.Ft. @ \$ 20.00 = \$ 63,040 Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ Sq.Ft. @ \$ = \$ PATIO, DECK, FPL-4 = \$ 30,000 Garage/Carport 864 Sq.Ft. @ \$ 25.00 = \$ 21,600 Total Estimate of Cost-New = \$ 1,669,440 Less Physical Functional External Depreciation 333,888 = \$(500,832) Depreciated Cost of Improvements = \$ 1,168,608 *As-is" Value of Site Improvements = \$ = \$ = \$
	Estimated Remaining Economic Life (if required): 48 Years INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal. Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach Summary of Income Approach (including support for market rent and GRM):	INDICATED VALUE BY COST APPROACH = \$ 1,618,608
	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development. Legal Name of Project: Describe common elements and recreational facilities:	
	Indicated Value by: Sales Comparison Approach \$ 1,600,000 Cost Approach (if developed) \$ 1,618,608 Income Approach (if developed) \$ Final Reconciliation	
	This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda. Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 1,600,000, as of: 10/01/2020, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 16 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report. Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>	
	Client Contact: _____ Client Name: JOHN MENZ E-Mail: _____ Address: 2 TWIN FALLS LANE, WESTPORT, CT 06880	
	SIGNATURES	APPRAISER  Appraiser Name: MARTIN B. ISELEIN RAA Company: FAIRFIELD APPRAISALS LLC Phone: 203 256 0085 Fax: _____ E-Mail: MBISELIN@OPTONLINE.NET Date of Report (Signature): 02/20/2021 License or Certification #: RCR.0000689 State: CT Designation: RAA Expiration Date of License or Certification: 04/30/2021 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 02/12/2021



Building Sketch

Borrower	NONE				
Property Address	2 TWIN FALLS LANE				
City	WESTPORT	County	FAIRFIELD	State	CT
Lender/Client	JOHN MENZ			Zip Code	06880



TOTAL Sketch by a la mode, Inc.

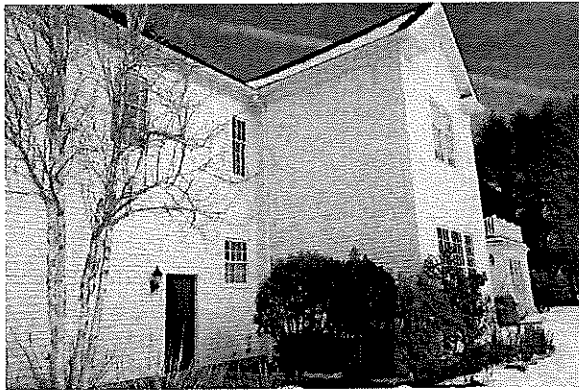
Subject Photo Page

Borrower	NONE				
Property Address	2 TWIN FALLS LANE				
City	WESTPORT	County	FAIRFIELD	State	CT Zip Code 06880
Lender/Client	JOHN MENZ				

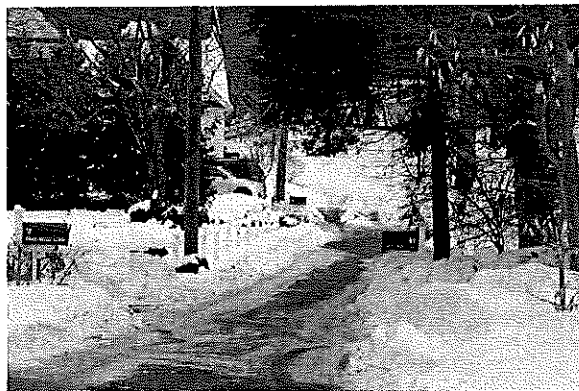


Subject

2 TWIN FALLS LANE
Sales Price
Gross Living Area 6,760
Total Rooms 12
Total Bedrooms 5
Total Bathrooms 6F1H
Location AVERAGE/TRAFFIC
View MERRITT PKWY
Site 2.00 ACRES
Quality GOOD
Age 18



Subject



Street

Subject Interior Photo Page

Borrower	NONE				
Property Address	2 TWIN FALLS LANE				
City	WESTPORT	County	FAIRFIELD	State	CT
Lender/Client	JOHN MENZ			Zip Code	06880



Street

2 TWIN FALLS LANE
 Sales Price
 Gross Living Area 6,760
 Total Rooms 12
 Total Bedrooms 5
 Total Bathrooms 6F1H
 Location AVERAGE/TRAFFIC
 View MERRITT PKWY
 Site 2.00 ACRES
 Quality GOOD
 Age 18



Interior



Interior

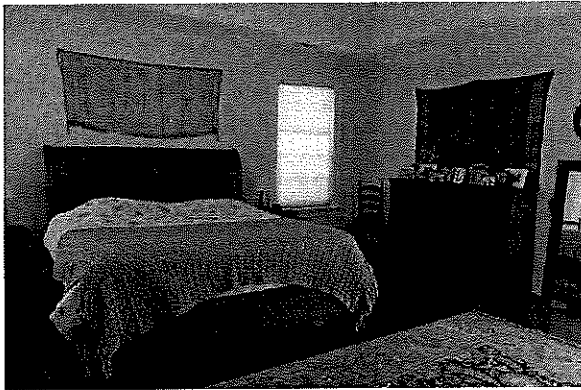
Subject Interior Photo Page

Borrower	NONE						
Property Address	2 TWIN FALLS LANE						
City	WESTPORT	County	FAIRFIELD	State	CT	Zip Code	06880
Lender/Client	JOHN MENZ						



Interior

2 TWIN FALLS LANE
Sales Price
Gross Living Area 6,760
Total Rooms 12
Total Bedrooms 5
Total Bathrooms 6F1H
Location AVERAGE/TRAFFIC
View MERRITT PKWY
Site 2.00 ACRES
Quality GOOD
Age 18



Interior

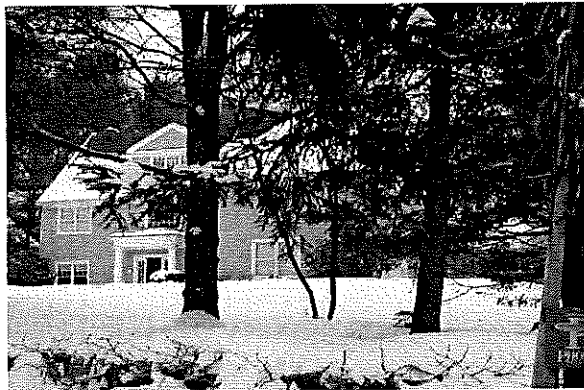
Comparable Photo Page

Borrower	NONE		
Property Address	2 TWIN FALLS LANE		
City	WESTPORT	County FAIRFIELD	State CT Zip Code 06880
Lender/Client	JOHN MENZ		



Comparable 1

5 STONEBOAT ROAD
 Prox. to Subject 0.30 miles N
 Sale Price 1,825,000
 Gross Living Area 5,754
 Total Rooms 12
 Total Bedrooms 6
 Total Bathrooms 6F2H
 Location AVERAGE
 View MERRITT PKWY
 Site 1.00 ACRES
 Quality GOOD
 Age 17



Comparable 2

53 PARTRICK ROAD
 Prox. to Subject 0.59 miles SW
 Sale Price 1,799,000
 Gross Living Area 6,374
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 5F1H
 Location AVERAGE
 View RESIDENTIAL
 Site 1.01 ACRES
 Quality GOOD
 Age 29
 MLS photo



Comparable 3

58 EASTON ROAD
 Prox. to Subject 1.58 miles NE
 Sale Price 1,512,000
 Gross Living Area 6,373
 Total Rooms 11
 Total Bedrooms 5
 Total Bathrooms 6F1H
 Location AVERAGE/TRAFFIC
 View RESIDENTIAL
 Site 1.80 ACRES
 Quality GOOD
 Age 67 RMDL

Comparable Photo Page

Borrower	NONE				
Property Address	2 TWIN FALLS LANE				
City	WESTPORT	County	FAIRFIELD	State	CT
Lender/Client	JOHN MENZ				
				Zip Code	06880



Comparable 4

3 TWIN FALLS ROAD
 Prox. to Subject 0.03 miles NW
 Sale Price 1,339,500
 Gross Living Area 4,024
 Total Rooms 11
 Total Bedrooms 5
 Total Bathrooms 5F1H
 Location AVERAGE/TRAFFIC
 View MERRITT PKWY
 Site 2.00 ACRES
 Quality GOOD
 Age 21



Comparable 5

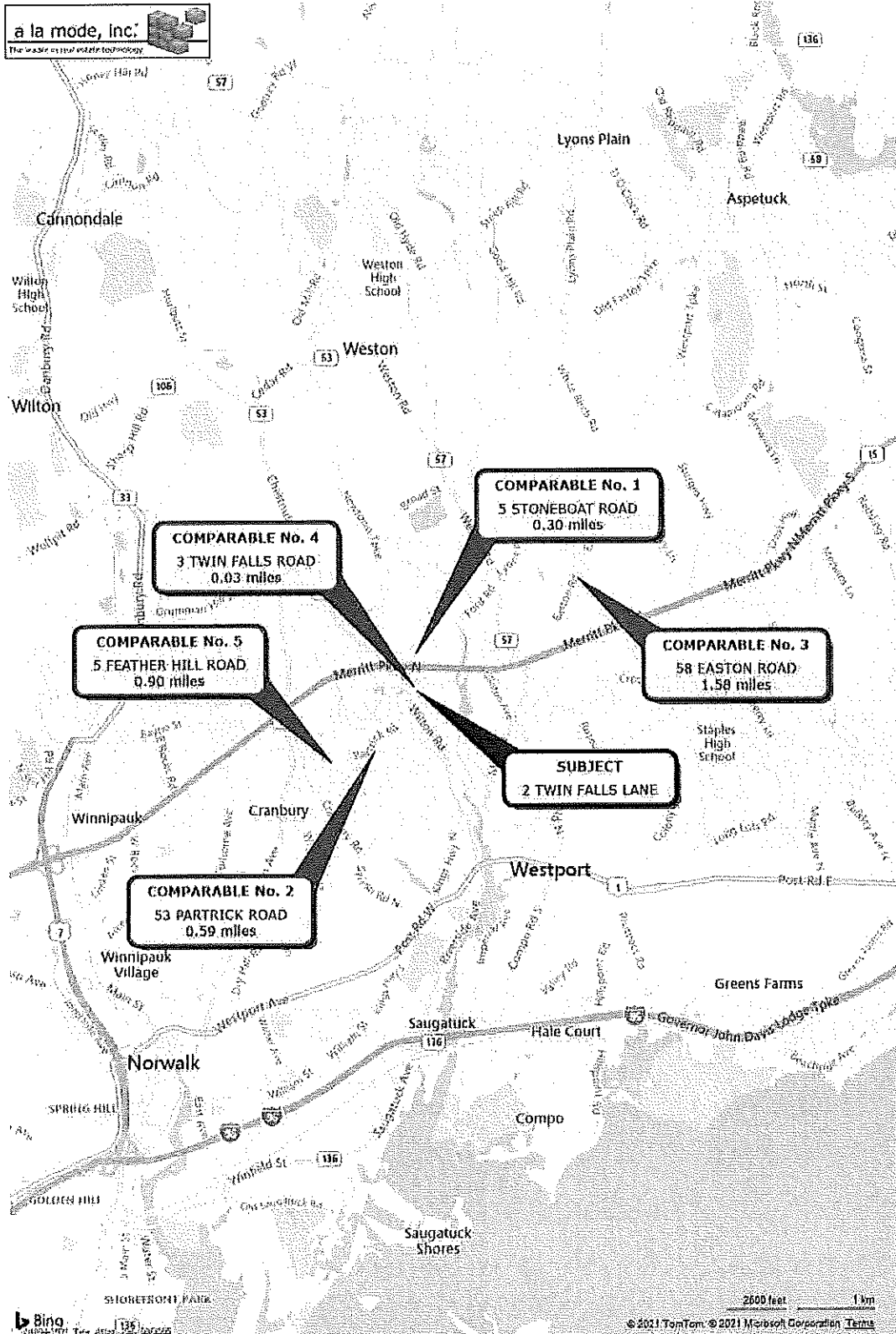
5 FEATHER HILL ROAD
 Prox. to Subject 0.90 miles SW
 Sale Price 1,912,500
 Gross Living Area 7,122
 Total Rooms 12
 Total Bedrooms 6
 Total Bathrooms 6F2H
 Location AVERAGE
 View RESIDENTIAL
 Site 2.28 ACRES
 Quality GOOD
 Age 22

Comparable 6

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Location Map

Borrower	NONE			
Property Address	2 TWIN FALLS LANE			
City	WESTPORT	County FAIRFIELD	State CT	Zip Code 06880
Lender/Client	JOHN MENZ			



STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

MARTIN B ISELIN

has been certified by the Department of Consumer Protection as a licensed

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # RCR.0000689

Effective: 05/01/2020

Expiration: 04/30/2021

Michelle Segull

Michelle Segull, Commissioner

Assumptions, Limiting Conditions & Scope of Work

File No.:

Property Address: 2 TWIN FALLS LANE	City: WESTPORT	State: CT	Zip Code: 06880
Client: JOHN MENZ	Address: 2 TWIN FALLS LANE, WESTPORT, CT 06880		
Appraiser: MARTIN B. ISELIN RAA	Address: 261 MULBERRY HILL ROAD, FAIRFIELD, CT 06824		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- THE APPRAISER WILL NOT BE RESPONSIBLE FOR MATTERS OF A LEGAL NATURE THAT AFFECT EITHER THE PROPERTY BEING APPRAISED OR THE TITLE TO IT. THE APPRAISER ASSUMES THAT THE TITLE IS GOOD AND MARKETABLE AND, THEREFORE, WILL NOT RENDER ANY OPINIONS ABOUT THE TITLE. THE PROPERTY IS APPRAISED ON THE BASIS OF IT BEING UNDER RESPONSIBLE OWNERSHIP.
- THE APPRAISER MAY HAVE PROVIDED A SKETCH IN THE APPRAISAL REPORT TO SHOW APPROXIMATE DIMENSIONS OF THE IMPROVEMENTS, AND ANY SUCH SKETCH IS INCLUDED ONLY TO ASSIST THE READER OF THE REPORT IN VISUALIZING THE PROPERTY AND UNDERSTANDING THE APPRAISER'S DETERMINATION OF ITS SIZE. UNLESS OTHERWISE INDICATED, A LAND SURVEY WAS NOT PERFORMED.
- IF SO INDICATED, THE APPRAISER HAS EXAMINED THE AVAILABLE FLOOD MAPS THAT ARE PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (OR OTHER DATA SOURCES) AND HAS NOTED IN THE APPRAISAL REPORT WHETHER THE SUBJECT SITE IS LOCATED IN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA. BECAUSE THE APPRAISER IS NOT A SURVEYOR, HE OR SHE MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THIS DETERMINATION.
- THE APPRAISER WILL NOT GIVE TESTIMONY OR APPEAR IN COURT BECAUSE HE OR SHE MADE AN APPRAISAL OF THE PROPERTY IN QUESTION, UNLESS SPECIFIC ARRANGEMENTS TO DO SO HAVE BEEN MADE BEFOREHAND.
- IF THE COST APPROACH IS INCLUDED IN THIS APPRAISAL, THE APPRAISER HAS ESTIMATED THE VALUE OF THE LAND IN THE COST APPROACH AT ITS HIGHEST AND BEST USE, AND THE IMPROVEMENTS AT THEIR CONTRIBUTORY VALUE. THESE SEPARATE VALUATIONS OF THE LAND AND IMPROVEMENTS MUST NOT BE USED IN CONJUNCTION WITH ANY OTHER APPRAISAL AND ARE INVALID IF THEY ARE SO USED. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE COST APPROACH VALUE IS NOT AN INSURANCE VALUE, AND SHOULD NOT BE USED AS SUCH.
- THE APPRAISER HAS NOTED IN THE APPRAISAL REPORT ANY ADVERSE CONDITIONS (INCLUDING, BUT NOT LIMITED TO, NEEDED REPAIRS, DEPRECIATION, THE PRESENCE OF HAZARDOUS WASTES, TOXIC SUBSTANCES, ETC.) OBSERVED DURING THE INSPECTION OF THE SUBJECT PROPERTY, OR THAT HE OR SHE BECAME AWARE OF DURING THE NORMAL RESEARCH INVOLVED IN PERFORMING THE APPRAISAL. UNLESS OTHERWISE STATED IN THE APPRAISAL REPORT, THE APPRAISER HAS NO KNOWLEDGE OF ANY HIDDEN OR UNAPPARENT CONDITIONS OF THE PROPERTY, OR ADVERSE ENVIRONMENTAL CONDITIONS (INCLUDING, BUT NOT LIMITED TO, THE PRESENCE OF HAZARDOUS WASTES, TOXIC SUBSTANCES, ETC.) THAT WOULD MAKE THE PROPERTY MORE OR LESS VALUABLE, AND HAS ASSUMED THAT THERE ARE NO SUCH CONDITIONS AND MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE CONDITION OF THE PROPERTY. THE APPRAISER WILL NOT BE RESPONSIBLE FOR ANY SUCH CONDITIONS THAT DO EXIST OR FOR ANY ENGINEERING OR TESTING THAT MIGHT BE REQUIRED TO DISCOVER WHETHER SUCH CONDITIONS EXIST. BECAUSE THE APPRAISER IS NOT AN EXPERT IN THE FIELD OF ENVIRONMENTAL HAZARDS, THE APPRAISAL REPORT MUST NOT BE CONSIDERED AS AN ENVIRONMENTAL ASSESSMENT OF THE PROPERTY.
- THE APPRAISER OBTAINED THE INFORMATION, ESTIMATES, AND OPINIONS THAT WERE EXPRESSED IN THE APPRAISAL REPORT FROM SOURCES THAT HE OR SHE CONSIDERS TO BE RELIABLE AND BELIEVES THEM TO BE TRUE AND CORRECT. THE APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF SUCH ITEMS THAT WERE FURNISHED BY OTHER PARTIES.
- THE APPRAISER WILL NOT DISCLOSE THE CONTENTS OF THE APPRAISAL REPORT EXCEPT AS PROVIDED FOR IN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE, AND ANY APPLICABLE FEDERAL, STATE OR LOCAL LAWS.
- IF THIS APPRAISAL IS INDICATED AS SUBJECT TO SATISFACTORY COMPLETION, REPAIRS, OR ALTERATIONS, THE APPRAISER HAS BASED HIS OR HER APPRAISAL REPORT AND VALUATION CONCLUSION ON THE ASSUMPTION THAT COMPLETION OF THE IMPROVEMENTS WILL BE PERFORMED IN A WORKMANLIKE MANNER.
- AN APPRAISER'S CLIENT IS THE PARTY (OR PARTIES) WHO ENGAGE AN APPRAISER IN A SPECIFIC ASSIGNMENT. ANY OTHER PARTY ACQUIRING THIS REPORT FROM THE CLIENT DOES NOT BECOME A PARTY TO THE APPRAISER-CLIENT RELATIONSHIP. ANY PERSONS RECEIVING THIS APPRAISAL REPORT BECAUSE OF DISCLOSURE REQUIREMENTS APPLICABLE TO THE APPRAISER'S CLIENT DO NOT BECOME INTENDED USERS OF THIS REPORT UNLESS SPECIFICALLY IDENTIFIED BY THE CLIENT AT THE TIME OF THE ASSIGNMENT.
- THE APPRAISER'S WRITTEN CONSENT AND APPROVAL MUST BE OBTAINED BEFORE THIS APPRAISAL REPORT CAN BE CONVEYED BY ANYONE TO THE PUBLIC, THROUGH ADVERTISING, PUBLIC RELATIONS, NEWS, SALES, OR BY MEANS OF ANY OTHER MEDIA, OR BY ITS INCLUSION IN A PRIVATE OR PUBLIC DATABASE.
- AN APPRAISAL OF REAL PROPERTY IS NOT A 'HOME INSPECTION' AND SHOULD NOT BE CONSTRUED AS SUCH. AS PART OF THE VALUATION PROCESS, THE APPRAISER PERFORMS A NON-INVASIVE VISUAL INVENTORY THAT IS NOT INTENDED TO REVEAL DEFECTS OR DETRIMENTAL CONDITIONS THAT ARE NOT READILY APPARENT. THE PRESENCE OF SUCH CONDITIONS OR DEFECTS COULD ADVERSELY AFFECT THE APPRAISER'S OPINION OF VALUE. CLIENTS WITH CONCERNS ABOUT SUCH POTENTIAL NEGATIVE FACTORS ARE ENCOURAGED TO ENGAGE THE APPROPRIATE TYPE OF EXPERT TO INVESTIGATE.

THE SCOPE OF WORK IS THE TYPE AND EXTENT OF RESEARCH AND ANALYSES PERFORMED IN AN APPRAISAL ASSIGNMENT THAT IS REQUIRED TO PRODUCE CREDIBLE ASSIGNMENT RESULTS, GIVEN THE NATURE OF THE APPRAISAL PROBLEM, THE SPECIFIC REQUIREMENTS OF THE INTENDED USER(S) AND THE INTENDED USE OF THE APPRAISAL REPORT. RELIANCE UPON THIS REPORT, REGARDLESS OF HOW ACQUIRED, BY ANY PARTY OR FOR ANY USE, OTHER THAN THOSE SPECIFIED IN THIS REPORT BY THE APPRAISER, IS PROHIBITED. THE OPINION OF VALUE THAT IS THE CONCLUSION OF THIS REPORT IS CREDIBLE ONLY WITHIN THE CONTEXT OF THE SCOPE OF WORK, EFFECTIVE DATE, THE DATE OF REPORT, THE INTENDED USER(S), THE INTENDED USE, THE STATED ASSUMPTIONS AND LIMITING CONDITIONS, ANY HYPOTHETICAL CONDITIONS AND/OR EXTRAORDINARY ASSUMPTIONS, AND THE TYPE OF VALUE, AS DEFINED HEREIN. THE APPRAISER, APPRAISAL FIRM, AND RELATED PARTIES ASSUME NO OBLIGATION, LIABILITY, OR ACCOUNTABILITY, AND WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED USE OF THIS REPORT OR ITS CONCLUSIONS.

ADDITIONAL COMMENTS (SCOPE OF WORK, EXTRAORDINARY ASSUMPTIONS, HYPOTHETICAL CONDITIONS, ETC.):

CERTIFICATIONS

File No.:

Property Address: 2 TWIN FALLS LANE City: WESTPORT State: CT Zip Code: 06880
 Client: JOHN MENZ Address: 2 TWIN FALLS LANE, WESTPORT, CT 06880
 Appraiser: MARTIN B. ISELIN RAA Address: 261 MULBERRY HILL ROAD, FAIRFIELD, CT 06824

APPRAISER'S CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

- THE STATEMENTS OF FACT CONTAINED IN THIS REPORT ARE TRUE AND CORRECT.
- THE CREDIBILITY OF THIS REPORT, FOR THE STATED USE BY THE STATED USER(S), OF THE REPORTED ANALYSES, OPINIONS, AND CONCLUSIONS ARE LIMITED ONLY BY THE REPORTED ASSUMPTIONS AND LIMITING CONDITIONS, AND ARE MY PERSONAL, IMPARTIAL, AND UNBIASED PROFESSIONAL ANALYSES, OPINIONS, AND CONCLUSIONS.
- I HAVE NO PRESENT OR PROSPECTIVE INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT AND NO PERSONAL INTEREST WITH RESPECT TO THE PARTIES INVOLVED.
- UNLESS OTHERWISE INDICATED, I HAVE PERFORMED NO SERVICES, AS AN APPRAISER OR IN ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS ASSIGNMENT.
- I HAVE NO BIAS WITH RESPECT TO THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT OR TO THE PARTIES INVOLVED WITH THIS ASSIGNMENT.
- MY ENGAGEMENT IN THIS ASSIGNMENT WAS NOT CONTINGENT UPON DEVELOPING OR REPORTING PREDETERMINED RESULTS.
- MY COMPENSATION FOR COMPLETING THIS ASSIGNMENT IS NOT CONTINGENT UPON THE DEVELOPMENT OR REPORTING OF A PREDETERMINED VALUE OR DIRECTION IN VALUE THAT FAVORS THE CAUSE OF THE CLIENT, THE AMOUNT OF THE VALUE OPINION, THE ATTAINMENT OF A STIPULATED RESULT, OR THE OCCURRENCE OF A SUBSEQUENT EVENT DIRECTLY RELATED TO THE INTENDED USE OF THIS APPRAISAL.
- MY ANALYSES, OPINIONS, AND CONCLUSIONS WERE DEVELOPED, AND THIS REPORT HAS BEEN PREPARED, IN CONFORMITY WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE THAT WERE IN EFFECT AT THE TIME THIS REPORT WAS PREPARED.
- I DID NOT BASE, EITHER PARTIALLY OR COMPLETELY, MY ANALYSIS AND/OR THE OPINION OF VALUE IN THE APPRAISAL REPORT ON THE RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN OF EITHER THE PROSPECTIVE OWNERS OR OCCUPANTS OF THE SUBJECT PROPERTY, OR OF THE PRESENT OWNERS OR OCCUPANTS OF THE PROPERTIES IN THE VICINITY OF THE SUBJECT PROPERTY.
- UNLESS OTHERWISE INDICATED, I HAVE MADE A PERSONAL INSPECTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS REPORT.
- UNLESS OTHERWISE INDICATED, NO ONE PROVIDED SIGNIFICANT REAL PROPERTY APPRAISAL ASSISTANCE TO THE PERSON(S) SIGNING THIS CERTIFICATION.

ADDITIONAL CERTIFICATIONS:

DEFINITION OF MARKET VALUE *:

MARKET VALUE MEANS THE MOST PROBABLE PRICE WHICH A PROPERTY SHOULD BRING IN A COMPETITIVE AND OPEN MARKET UNDER ALL CONDITIONS REQUISITE TO A FAIR SALE, THE BUYER AND SELLER EACH ACTING PRUDENTLY AND KNOWLEDGEABLY, AND ASSUMING THE PRICE IS NOT AFFECTED BY UNDUE STIMULUS. IMPLICIT IN THIS DEFINITION IS THE CONSUMMATION OF A SALE AS OF A SPECIFIED DATE AND THE PASSING OF TITLE FROM SELLER TO BUYER UNDER CONDITIONS WHEREBY:

1. BUYER AND SELLER ARE TYPICALLY MOTIVATED;
2. BOTH PARTIES ARE WELL INFORMED OR WELL ADVISED AND ACTING IN WHAT THEY CONSIDER THEIR OWN BEST INTERESTS;
3. A REASONABLE TIME IS ALLOWED FOR EXPOSURE IN THE OPEN MARKET;
4. PAYMENT IS MADE IN TERMS OF CASH IN U.S. DOLLARS OR IN TERMS OF FINANCIAL ARRANGEMENTS COMPARABLE THERETO; AND
5. THE PRICE REPRESENTS THE NORMAL CONSIDERATION FOR THE PROPERTY SOLD UNAFFECTED BY SPECIAL OR CREATIVE FINANCING OR SALES CONCESSIONS GRANTED BY ANYONE ASSOCIATED WITH THE SALE.

* THIS DEFINITION IS FROM REGULATIONS PUBLISHED BY FEDERAL REGULATORY AGENCIES PURSUANT TO TITLE XI OF THE FINANCIAL INSTITUTIONS REFORM, RECOVERY, AND ENFORCEMENT ACT (FIRREA) OF 1989 BETWEEN JULY 5, 1990, AND AUGUST 24, 1990, BY THE FEDERAL RESERVE SYSTEM (FRS), NATIONAL CREDIT UNION ADMINISTRATION (NCUA), FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC), THE OFFICE OF THRIFT SUPERVISION (OTS), AND THE OFFICE OF COMPTROLLER OF THE CURRENCY (OCC). THIS DEFINITION IS ALSO REFERENCED IN REGULATIONS JOINTLY PUBLISHED BY THE OCC, OTS, FRS, AND FDIC ON JUNE 7, 1994, AND IN THE INTERAGENCY APPRAISAL AND EVALUATION GUIDELINES, DATED OCTOBER 27, 1994.

Client Contact: _____ Client Name: JOHN MENZ
 E-Mail: _____ Address: 2 TWIN FALLS LANE, WESTPORT, CT 06880

<p>APPRAISER</p> <p style="text-align: center;"><i>Martin B. Iselin</i></p> <p>Appraiser Name: MARTIN B. ISELIN RAA Company: FAIRFIELD APPRAISALS LLC Phone: 203 256 0085 Fax: _____ E-Mail: MBISELIN@OPTONLINE.NET Date Report Signed: 02/20/2021 License or Certification #: RCR.0000689 State: CT Designation: RAA Expiration Date of License or Certification: 04/30/2021 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 02/12/2021</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____</p>
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SIGNATURES



BOARD OF ASSESSMENT APPEALS HEARINGS
2020 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE ___

PRIOR BAA REDUCTION? Yes WHEN? 2010 GL

VISION INFORMAL HEARING? Yes

INFORMAL HEARING RESULT: Change

DATE OF LAST INSPECTION: 3.25.2011

PURCHASE DATE: 10.20.2003

PROPERTY ADDRESS: 2 Twin Falls Ln.

OWNER: Menz, John & Sandouitch, Nina

ASSESSMENT: 1,331,600

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

