

**TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS**

Office Use Only	
GL Year: 2020	11671
List No:	

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

RECEIVED
FEB 22 2021
ASSESSOR'S OFFICE

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.

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: March 15th-18th

Property Owner's Name: Marc & Cathy Lasry

Property Location: 102 Beachside Ave Telephone contact: 203-254-7579
(number and street)

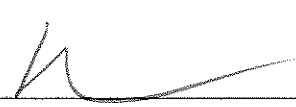
Appellant's Name: Robert D. Russo, Esq. Property Type: residential
(residential, commercial, personal property, motor vehicle)

Email Address: rob@russorizio.com

Mailing Address: 10 Sasco Hill Road, Fairfield, CT 06824 Phone Number: 203-254-7579

Total Assessment: \$2,420,700.00 Appellant's Estimate of Market Value: \$1,400,000.00

BRIEFLY STATE YOUR REASON FOR APPEAL: The Town has incorrectly determined the market value of the property at a higher amount than what the property was worth on October 1, 2020.

Signature at Application  Date: 2/18/21
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		UTILITIES		STRT / ROAD		LOCATION	
LASRY MARC & CATHY	4 Gas	1 Public	1				
AVENUE CAPITAL	6 Septic						
399 PARK AVE 6TH FL	2 Public Water						
	SUPPLEMENTAL DATA						
	Alt Prcl ID	545252-A-1	Lift Hse	Asking \$			
	Historic ID	506					
	Census	WestportC L37					
	Survey Ma	7446					
	Survey Ma						
NEW YORK NY 10022	GIS ID	H05018000	Assoc Pid#				

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC	
LASRY MARC & CATHY	2522	0092	Q	03-03-2005	Q	I	14,600,000	27					
SMILOW JOEL E TRUSTEE	1015	0197	Q	07-19-1989	Q	I	1,500,000	00					

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

ASSESSING NEIGHBORHOOD	
Nbhd	B
Sub	F
Nbhd Name	0001
Tracing	Batch

MI/7446(1), 1411
 SOLD W/100 BEACHSIDE AV
 HOUSE AT REAR IS # 100 BEACHSIDE AVE
 SEE # 100, # 102, # 104 TOGETHER.
 10/19/06 M/9780 EASEMENT FILED. TB
 FEP=WALLS 3 SIDES + SKYLIGHT, SCREEN 4TH

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Type	Description
68364	04-04-2007		ALTERATIONS
68363	04-04-2007		ALTERATIONS
68311	03-22-2007		TENNIS COUR
Amount	Insp Date	% Comp	Date Comp
325,000	05-12-2008	100	
75,000	05-12-2008	100	
300,000	05-12-2008	100	
Comments			
INT RENO TO S/F DWELLING			
INT RENO TO EXISTING ACC			
1-STY TENNIS PAVILION / TE			

LAND LINE VALUATION SECTION			
B Use Code	Description	Zone	Land
1	101	AAA	2.020 AC
	Single Family Re		
Unit Price	Size Adj	Site Index	Cond.
1,271,600	0.55576	6	1.00
			200
			2.000
Nbhd.	Nbhd. Adj		
Notes			
Location Adjustment	Adj Unit P	Land Value	
1.0000		2,855,000	
Total Card Land Units	Parcel Total Land Area	Total Land Value	
2.020 AC	2.0200	2,855,000	

CURRENT ASSESSMENT	
Code	Assessed
1-1	1,998,500
1-3	284,300
1-4	137,900
Total	2,420,700

PREVIOUS ASSESSMENTS (HISTORY)	
Year	Assessed V
2019	1,913,200
	349,400
	137,900
Total	2,400,500

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	406,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	196,900
Appraised Land Value (Bldg)	2,855,000
Special Land Value	0
Total Appraised Parcel Value	3,458,000
Valuation Method	C

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-12-2020	SR			19	Field Review
03-02-2020	VA			60	Mailer Sent
03-27-2017	PF			51	BAA No Change
03-22-2017	TM	5	5	08	Measur/Int Refusal - No inf
08-17-2015	VA			10	Measur/LtrSnt - Letter Sent
08-12-2015	RH			02	Measur/Int Refusal - No inf
08-10-2015	BG			02	Sat or >5PMAtm @ IntLn
Total Appraised Parcel Value					3,458,000

WESTPORT, CT
 6158
VISION

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

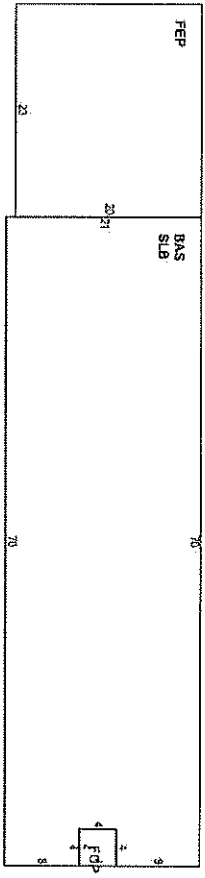
Element	Cd	Description	Element	Cd	Description
Style: 01		Cottage Residential	Fireplaces	1	
Model: 12		B+	Ceiling Height	9.00	
Grade: 1		1 Story	Elevator		
Stories: 1		1 Story	CONDO DATA		
Occupancy: 16		Stucco	Parcel Id		
Exterior Wall 1			Adjust Type		
Exterior Wall 2		Hip	Condo Fir		
Roof Structure:		Slate	Condo Unit		
Roof Cover		Drywall	COST / MARKET VALUATION		
Interior Wall 1		Hardwood	Building Value New		272,062
Interior Wall 2			Year Built		1924
Interior Fir 1		Gas	Effective Year Built		E
Interior Fir 2		Forced Air	Depreciation Code		2007
Heat Fuel		Central	Remodel Rating		9
Heat Type:			Year Remodeled		1
AC Type:			Depreciation %		91
Total Bedrooms:	02	2 Bedrooms	Functional Obsol		247,600
Total Bathrooms:	02	2 Full Baths	External Obsol		
Total Half Baths:	00		Trend Factor		
Total Xtra Fixts:	00		Condition %		
Total Rooms:	03	3 Rooms	Percent Good		
Bath Style:	03	Modern	Cns Sect Rcnld		
Kitchen Style:	03	Modern	Dep % Ovr		
Kitchens	1		Dep Ovr Comment		
Whirlpool Tubs			Misc Imp Ovr Comment		
Hot Tubs			Misc Imp Ovr Comment		
Sauna (SF Area)			Cost to Cure Ovr Comment		
Fin Basement:					
Fin Bsmt Qual					
Bsmt: Garages	00				
Interior Cond	VG				
Fireplaces	1				
Ceiling Height	9.00				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Describe	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bld	Cond	C	% Gd	Grade	Grade A	Appr. V
PAT1	Patio	SN	L		624	16.50	2008	6	75	75	4	1.35	10,400
BTH2	Cabana/	FR	L		260	119.66	2008	6	75	75	4	1.35	31,500
PAT1	Patio	SN	L		4,200	16.50	2008	6	75	75	3	1.00	52,000
BTH2	Cabana/	FR	L		72	119.66	2008	6	75	75	5	1.75	11,300
BTH2	Cabana/	FR	L		72	119.66	2008	6	75	75	5	1.75	11,300
FEP	Enclose	BR	L		391	37.40	2008	6	75	75	4	1.35	14,800
TEN	Tennis	CC	L		1	50000.0	2008	6	75	75	5	1.75	65,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,454	1,454	1,454	137.77	200,314
FEP	Porch, Enclosed	0	0	0	89.56	41,192
FOP	Porch, Open	0	0	0	25.83	413
SLB	Slab	0	0	0	0.00	0
Ttl Gross Liv / Lease Area		1,454	1,454	1,454	3,384	241,919

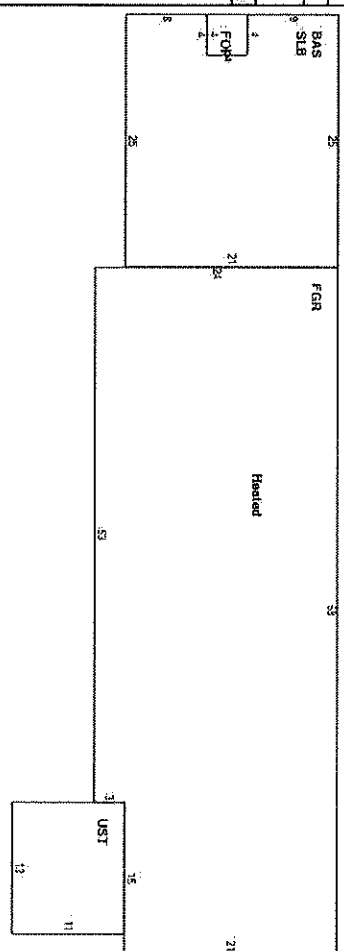


CONSTRUCTION DETAIL (CONTINUED)

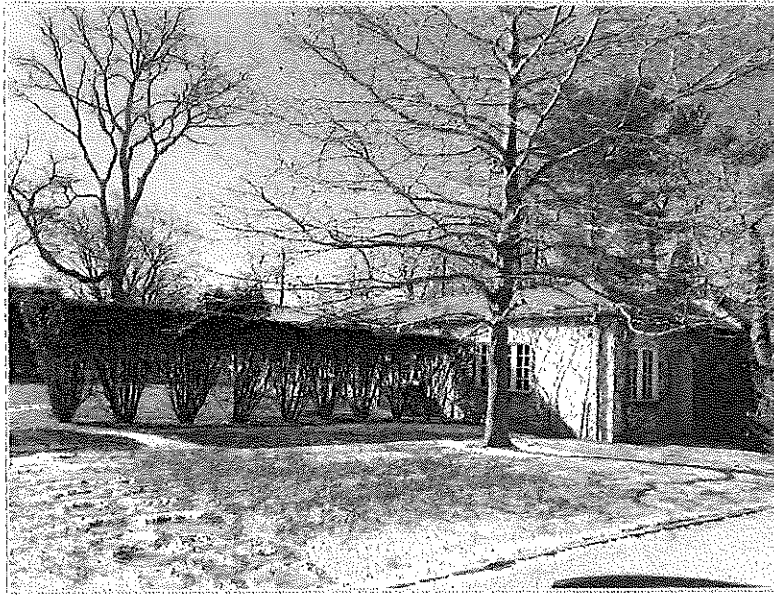
Element	Cd	Description	Element	Cd	Description
Style: 05		Bungalow	Fireplaces		
Model: 01		Residential	Ceiling Height	8.00	
Grade: 11		B	Elevator		
Stories: 1		1 Story	CONDO DATA		
Occupancy: 2		Stucco	Parcel Id	C	Ownr
Exterior Wall 1: 16			Adjust Type		
Exterior Wall 2: 04		Hip	Condo Fir		
Roof Structure: 04		Slate	Condo Unit		
Interior Wall 1: 05		Drywall	COST / MARKET VALUATION		
Interior Wall 2: 12		Hardwood	Building Value New		211,285
Interior Fir 1: 03		Gas	Year Built		1924
Interior Fir 2: 04		Forced Air	Effective Year Built		G
Heat Fuel: 03		Central	Depreciation Code		2007
Heat Type: 03			Remodel Rating		25
AC Type: 00			Year Remodeled		
Total Bedrooms: 0			Depreciation %		
Total Bathrms: 0			Functional Obsol		1
Total Half Baths: 1		1 Half Bath	External Obsol		
Total Xtra Fixts: 1		1 Room	Trend Factor		
Total Rooms: 03		Modem	Condition		
Bath Style: 03			Condition %		75
Kitchen Style:			Percent Good		158,500
Kitchens			Cns Sect Rend		
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	VG				
Fireplaces					
Ceiling Height	8.00				

OB - OUTBUILDING & YARD ITEMS(U) / XE - BUILDING EXTRA FEATURES(B)

Code	Descript	Sub	Sub Ty	U/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
BUILDING SUB-AREA SUMMARY SECTION												
BAS	First Floor				509	509				169,70		86,376
FGR	Garage				0	1,587				67,90		107,758
FOP	Porch, Open				0	16				31,82		509
SLB	Slab				0	509				0,00		0
UST	Utility, Storage				0	143				75,95		10,861
Tot Gross Liv / Lease Area					509	2,764						205,504



APPRAISAL OF REAL PROPERTY



LOCATED AT

102 Beachside Avenue
Westport, CT 06880
V:2622 P:92

FOR

Marc Lasry
100 Beachside Avenue
Westport, CT

OPINION OF VALUE

\$1,400,000

AS OF

October 1, 2020

BY

Daniel Conte
Baldwin Pearson & Company, Inc.
10 Middle Street, 7th Floor
Bridgeport, CT 06604
203-335-5117
baldwinpearson@aol.com

Client	Marc Lasry	File No.			
Property Address	102 Beachside Avenue				
City	Westport	County	Fairfield	State	CT Zip Code 06880
Client	Marc Lasry				

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Baldwin Pearson & Company, Inc
10 Middle Street, 7th Floor
Bridgeport, CT 06604
203-335-5117

February 18, 2021

Marc Lasry
100 Beachside Avenue
Westport, CT

Re: Property: 102 Beachside Avenue
Westport, CT 06880
File: Lasry vs. Town of Westport

Opinion of Value: \$ 1,400,000
Effective Date: October 1, 2020

In accordance with your request, we have performed an interior and exterior observation the above referenced property. The **Appraisal Report** is attached. This is a **RETROSPECTIVE APPRAISAL**.

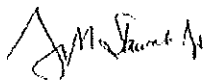
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me at 203-335-5117, if we can be of additional service to you.

Sincerely,



George M. Shawah, Jr. MAI
MAI
License or Certification #: Certified General RCG 557
State: CT Expires: April 30, 2021
baldwinpearson@aol.com

Property Address **102 Beachside Avenue** City **Westport** State **CT** Zip Code **06880**
 Legal Description **V:2522 P:92** County **Fairfield**
 Assessor's Parcel No. **11671** Tax Year **2020** R.E. Taxes \$ **N/A** Special Assessments \$ **N/A**
 Borrower **Lasry vs. Town of Westport** Current Owner **Marc & Cathy Lasry** Occupant: Owner Tenant Vacant
 Property rights appraised Fee Simple Leasehold PUD Condominium (HUD/WA only) HOA \$ **/Mo.**
 Neighborhood or Project Name **N/A** Map Reference **H05/018/000** Census Tract **0506.00**
 Sale Price \$ **N/A** Date of Sale **N/A** Description and \$ amount of loan charges/concessions to be paid by seller
 Lender/Client **Marc Lasry** Address **100 Beachside Avenue, Westport CT**
 Appraiser **Daniel Conte** Address **10 Middle Street, 7th Floor, Bridgeport,, CT 06604**

Location Urban Suburban Rural Predominant occupancy
 Built up Over 75% 25-75% Under 25% Single family housing AGE (yrs)
 Growth rate Rapid Stable Slow Owner Tenant Vacant (0-5%)
 Property values Increasing Stable Declining Vac. (over 5%)
 Demand/supply Shortage In balance Over supply
 Marketing time Under 3 mos. 3-6 mos. Over 6 mos. Vac. (over 5%)
 PRICE \$(000) **500** Low **New** Present land use % **90** Land use change Not likely Likely
5,000 High **200** Multi-family **To:** In process
 Predominant Commercial **2,000** 50+ Vacant **10**

Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Neighborhood boundaries and characteristics: **Long Island Sound to the South; I 95 to the North; Westport/Southport line to the East; Saugatuck River to the West.**

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
This is an established waterfront residential area and is convenient to all required services. It is in close proximity to the Metro North Rail Station-Greens Farms. Many residents are employed in the Lower Fairfield County/NYC Labor Markets. It has excellent appeal in the market and attracts not only local/NY buyer but also an international buyer.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
The 2020 real estate market has been impacted by Covid 19 pandemic. Many properties sold over asking in specific sub-markets. Statistically, it appears that this sub-market has not experienced the runaway pricing during the pandemic as has been the case in other markets. Many sellers attempted to take advantage of this market reaction, most homes comparable to the subject have lengthy market times.

Project information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No
 Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____
 Describe common elements and recreational facilities: _____

Dimensions **Legal Description**
 Site area **2.38 ac** Corner Lot Yes No
 Specific zoning classification and description **AAA Single Family**
 Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal No zoning
 Highest & best use as improved: Present use Other use (explain) _____
 Utilities Public Other Off-site improvements Type Public Private
 Electricity Street **Asphalt**
 Gas Curb/gutter **Asphalt**
 Water Sidewalk **None**
 Sanitary sewer Street lights **Conventional**
 Storm sewer Alley **None**
 Topography **Level**
 Site **Typical**
 Shape **Irregular**
 Drainage **Appears Adequate**
 View **Residential**
 Landscaping **Average**
 Driveway Surface **Gravel**
 Apparent easements **Of Record**
 FEMA Special Flood Hazard Area Yes No
 FEMA Zone **X** Map Date **07/08/2013**
 FEMA Map No. **09001C0556G**
 Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): **Easements of record.**

GENERAL DESCRIPTION	EXTERIOR DESCRIPTION	FOUNDATION	BASEMENT	INSULATION
No. of Units 1	Foundation Slab	Slab 100%	Area Sq. Ft. N/A	Roof <input type="checkbox"/>
No. of Stories 1	Exterior Walls Stucco	Crawl Space _____	% Finished N/A	Ceiling <input type="checkbox"/>
Type (Det./Apt.) Det	Roof Surface State	Basement _____	Ceiling N/A	Walls <input type="checkbox"/>
Design (Style) Cottage	Gutters & Downsp. Aluminum	Sump Pump _____	Walls N/A	Floor <input type="checkbox"/>
Existing/Proposed Existing	Window Type Dbl Hung	Dampness _____	Floor N/A	None <input type="checkbox"/>
Age (Yrs.) 1924	Storm/Screens Yes	Sellment _____	Outside Entry N/A	Unknown <input checked="" type="checkbox"/>
Effective Age (Yrs.) 10-15	Manufactured House No	Infestation _____		

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												N/A
Level 1		1	1	1				2	2			1,454
Level 2												

Finished area above grade contains: **5 Rooms; 2 Bedroom(s); 2 Bath(s); 1,454 Square Feet of Gross Living Area**

INTERIOR	Materials/Condition	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	GAR STORAGE:
Floors	HW/Good	Type HA	Refrigerator <input checked="" type="checkbox"/>	None <input type="checkbox"/>	Fireplace(s) # 1 <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Walls	Drywall/Good	Fuel Gas	Range/Oven <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Patio <input type="checkbox"/>	Garage <input type="checkbox"/> # of cars _____
Trim/Finish	Wood/Good	Condition Good	Disposal <input type="checkbox"/>	Drop Stair <input type="checkbox"/>	Deck <input type="checkbox"/>	Attached <input type="checkbox"/>
Bath Floor	Tile/Good	COOLING _____	Dishwasher <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Porch enclosed <input checked="" type="checkbox"/>	Detached 5
Bath Wainscot	Tile/Good	Central Yes	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence <input type="checkbox"/>	Built-In _____
Doors	Wood/Good	Other _____	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool <input type="checkbox"/>	Carport _____
		Condition Good	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	Tennis Cts/Cabana <input checked="" type="checkbox"/>	Driveway Gravel

Additional features (special energy efficient items, etc.): **Tennis court, pavilion/cabana, electric gate, enclosed frame porch**
 Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: **The subject was considered to be in good condition**
 Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: **None Noted**

COST APPROACH

ESTIMATED SITE VALUE = \$ _____

ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:

Dwelling 1,454 Sq. Ft. @ \$ _____ = \$ _____

Sq. Ft. @ \$ _____ = _____

Garage/Carport _____ Sq. Ft. @ \$ _____ = _____

Total Estimated Cost New = \$ _____

Less: Physical _____ Functional _____ External _____

Depreciation = \$ _____

Depreciated Value of Improvements = \$ _____

As-is Value of Site Improvements = \$ _____

INDICATED VALUE BY COST APPROACH = \$ _____

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): _____

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	102 Beachside Avenue Westport	50 Shorehaven Rd Westport	1 Tiffany Ln Westport	10 Timber Ln Westport	
Proximity to Subject		4.35 miles SW	0.88 miles N	2.84 miles NW	
Sales Price	\$ N/A	\$ 2,500,000	\$ 1,285,000	\$ 1,250,000	
Price/Gross Living Area	\$ _____	\$ 958.22	\$ 803.13	\$ 327.40	
Data and/or Verification Source	Interior/Exterior Observation	MLS/Pub Rec V:4043 P:119	MLS/Pub Rec V:4036 P:232	MLS/Pub Rec V:5964 P:15	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- \$ Adjust.	DESCRIPTION	+/- \$ Adjust.
Sales or Financing		None Noted		None Noted	
Concessions					
Date of Sale/Time		9/8/2020	8/24/20	8/18/2020	
Location	Good	Waterfront -125,000	Average +64,000	Average +62,500	
Leasehold/Fee Simple	Fee	Fee	Fee	Fee	
Site	2.02 Acres	2.46 Acres -500,000	1.89 Acres +50,000	1.54 Acres +500,000	
View	Residential	Water/Superior -250,000	Residential	Residential	
Design and Appeal	Cottage/Avg	Split/Good -82,500	Rsd Ranch/Good -32,100	Ranch/Good -31,300	
Quality of Construction	Average	Average	Average	Average	
Age	1924/Rem	1965/Rem	1965/Rem	1953/Rem	
Condition	Good	Good	Good	Good	
Above Grade	Total: 5 Rmns, 2 Bdrms, 2 Baths	Total: 9 Rmns, 4 Bdrms, 3 Baths	Total: 6 Rmns, 3 Bdrms, 2 Baths	Total: 9 Rmns, 5 Bdrms, 3.1 Baths	
Room Count					
Gross Living Area	1,454 Sq. Ft.	2,609 Sq. Ft. -144,400	1,600 Sq. Ft. -18,300	3,818 Sq. Ft. -295,500	
Basement & Finished	Slab	Partial -10,000	Full -10,000	Slab	
Rooms Below Grade	N/A	Unfinished -30,000	Fin/Bath -30,000		
Functional Utility	Average	Average	Average	Average	
Heating/Cooling	HA/CAC	HA/CAC	HA/CAC	HA/CAC	
Energy Efficient Items	Standard	Standard	Standard	Standard	
Garage/Carport	5 Car Garage +10,000	3 Car Garage +10,000	2 Car Garage +15,000	3 Car Garage +10,000	
Porch, Patio, Deck	Enc Pch -25,000	DK/Dock -25,000	Pch/Pto/Deck -10,000	Patio/Screen Pch -5,000	
Fireplace(s), etc.	1 Fireplace -5,000	2 Fireplaces -5,000	None +5,000	2 Fireplaces -5,000	
Fence, Pool, etc.	Tns CT/Cabana +20,000	None +20,000	None +25,000	Salt pool/Spa +10,000	
Storage Rm Pwd Rm	Yes +10,000	No +10,000	None +10,000	None +10,000	
Net Adj. (total)		\$ -1,111,900	\$ 68,600	\$ 200,700	
Adjusted Sales Price of Comparable		\$ 1,388,100	\$ 1,353,600	\$ 1,450,700	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Refer to the addenda section in the report.

INDICATED VALUE BY SALES COMPARISON APPROACH

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier = \$ N/A

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications.

Conditions of Appraisal: Refer to the addenda section which is an integral part of the report regarding the rationale in developing this appraisal assignment and the use of an Extraordinary Assumptions.

Final Reconciliation: All approaches to value were considered and the Sales Comparison Approach was deemed the most reliable indicator of value and was fully developed. The final value was weighted and rounded to the closest \$100,000 increment.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions and market value definition that are stated in the attached Freddie Mac Form 1004B (Revised 6/93)

(THE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF October 1, 2020

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 1,400,000

RECONCILIATION

APPRaiser: Daniel Conte

SUPERVISORY APPRAISER (ONLY IF REQUIRED): George M. Shawah Jr. MAI

Date Report Signed: February 18, 2021

Date Report Signed: February 18, 2021

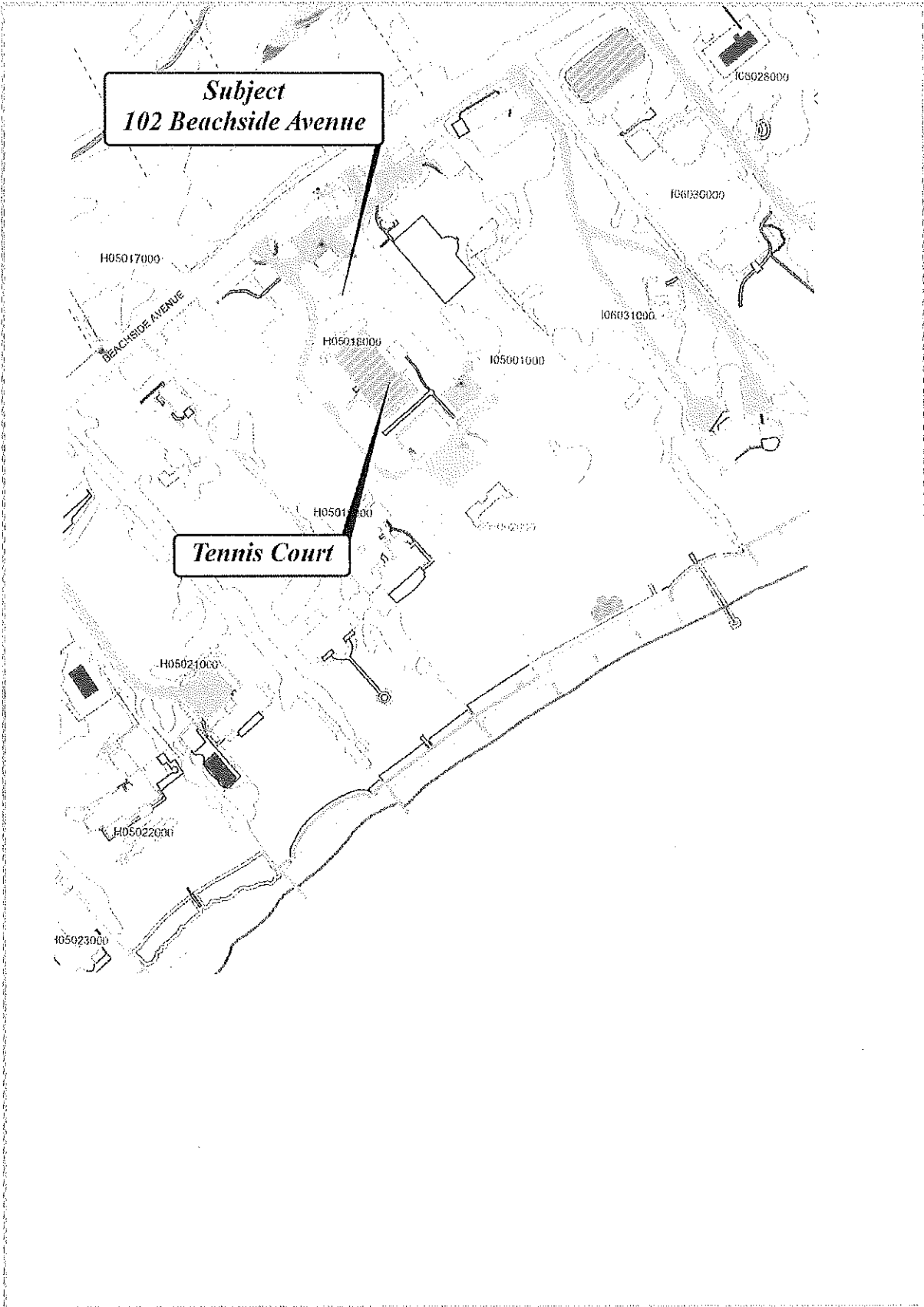
State Certificate #: RCR 0000131 State CT

State Certificate #: RCG 557 State CT

Or State License # State

Or State License # State

GIS Map Subject



Supplemental Addendum

File No.

Client	Marc Lasry						
Property Address	102 Beachside Avenue						
City	Westport	County	Fairfield	State	CT	Zip Code	06880
Client	Marc Lasry						

Explanatory Comments

Comments Regarding the Lasry Property at 100 Beachside Avenue

The nature of the Lasry property is such that the appraiser had to carefully distinguish the amenities as the parcels are used in a free flow manner. Tennis courts and cabanas which appear on the 100 Beachside Avenue field card are actually on the parcel identified as 102 Beachside Avenue. The basketball court which is shown on the field card for 102 Beachside Avenue is actually on 104 Beachside Avenue. Refer to the GIS Map which is helpful in delineating the various improvements.

Occupancy/Use

The subject is under responsible occupancy.

FIRREA/USPAP Addendum: Additional Comments

The appraiser is making an extraordinary assumption that the property being appraised is safe of any environmental/organic contamination, and that all information obtained in this appraisal investigation is accurate.

In the normal course of the inspection process, the appraiser may note issues of an environmental concern which the client should address in their due diligence. Other toxins and or contaminants including mold may be present of which the appraiser has no knowledge. Specific education, testing or other regulatory requirements may be required to determine the extent, if any, of these substances. This is beyond the scope and qualifications of the appraiser. At all times, the responsibility for an absolute determination of any environmental issue is that of the client. The appraiser urges the client to obtain the services of an environmental expert for an absolute determination. This report cannot be used as an environmental assessment of the subject property.

It is assumed that all required building permits and/or certificates of occupancy have been obtained regarding any of the improvements on the subject property. Any research, historical or otherwise, required to confirm the existence of permits is considered to be beyond the scope of this appraisal assignment and the appraiser assumes no responsibility if any necessary building permits and/or certificates of occupancy have not been issued. Any workmanship in the subject property is assumed to have been done in accordance with state and local building codes and other applicable regulations and the appraiser assumes no responsibility if it has not.

Use of Extraordinary Assumptions

An extraordinary assumption assumes information to be accurate even though it has been obtained from third parties in the normal course of the appraisal investigation.

Comments Regarding Improvements

There is a tennis court with a cabana/pavilion

Adjustments to Comparable Sales

Site adjustments were based on \$1,000,000 per acre which includes, size, shape and utility.

Site adjustment was based on a sale at 91 Beachside Avenue Westport. It was a teardown.

Sale Price \$1,750,000
Date of Sale November 18, 2019
Lot Size 2.37 Acres
Zone AAA Non Waterfront

GLA was adjusted at \$125.00 per square foot. Adjustments are based on the quality and value of the property and can be different for properties in close proximity to each other.

Supplemental Addendum

File No.

Client	Marc Lasry						
Property Address	102 Beachside Avenue						
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Client	Marc Lasry						

The comparables were adjusted for appeal as the back of the subject dwelling is right on the property line and is impacted by the road noise.

Bathrooms were adjusted at \$30,000 for a full bath and \$15,000 per half. Half baths were designated by .1 for one half bath .2 for two half baths etc.

Fireplaces were adjusted at \$5,000 per fireplace.

Inspection

Daniel Conte and George M. Shawah, Jr. MAI performed an interior and exterior observation of the property on January 29, 2021.

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

FIRREA / USPAP ADDENDUM

Client	Marc Lasry	File No.
Property Address	102 Beachside Avenue	
City	Westport	County Fairfield State CT Zip Code 06880
Client	Marc Lasry	

Purpose
Tax Appeal

Scope of Work
The appraiser relied on information from files maintained in the appraisers office, knowledge of the market, Town Hall records, electronic media and MLS data, client information which are assumed to be accurate. The appraiser analyzed not only current market conditions but also historical evidence. Sales that were considered appropriate comparables were further analyzed and the best sales were utilized in this appraisal report. All approaches to value were considered and developed if appropriate for this assignment. The subject's market area, site and improvements were analyzed. If appropriate, a highest and best use analysis was developed. The appraiser considered all factors that impact the subject either positively or negatively. The final reconciliation considers all of the data necessary to competently complete this appraisal assignment.

Intended Use / Intended User
Intended Use: The intended use of this appraisal report is to establish a value for tax appeal purposes.

Intended User(s): This appraisal report was prepared for the client referenced in the report and/or their assigns and is not intended for reliance by parties who as a matter of law or local custom may obtain a copy of said report. Further, the work product contained in the appraisal report is the property of the appraiser while the report is the property of the client

History of Property
Current Listing Information: See Form

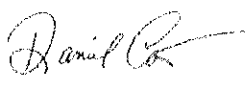
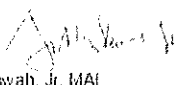
Prior sale: No Prior Sale in Last 3 Years

Exposure Time / Marketing Time
Exposure and Marketing time of 365 days is reasonable in this market.

Personal (non-realty) Transfers
Personal property was not considered in the final value estimate for the subject.

Additional Comments
Refer to the addenda section of this appraisal for information regarding the subject

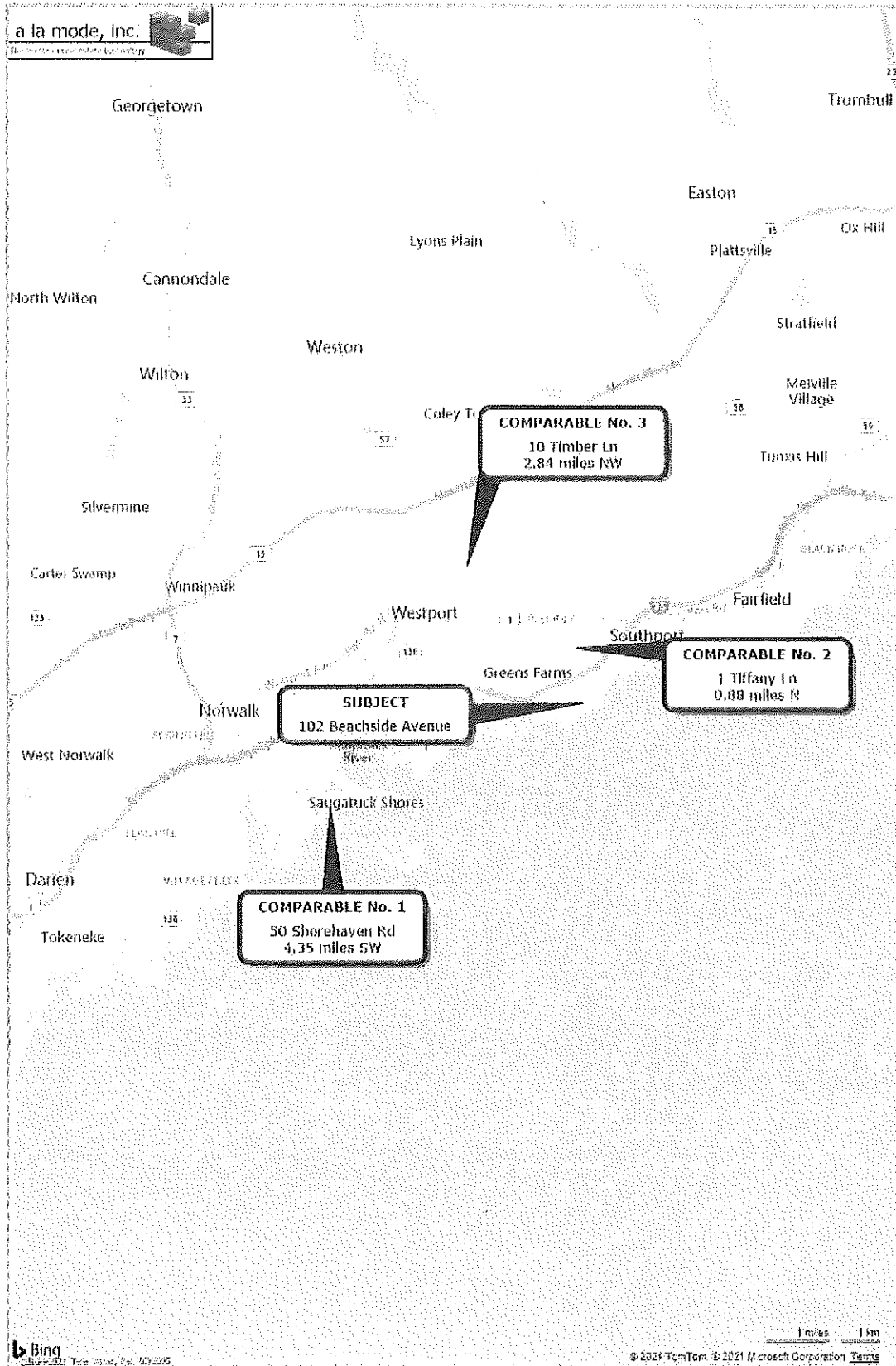
- Certification Supplement**
1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
 3. The appraiser represents that he has the experience, education and knowledge to properly complete this assignment.
 4. The appraiser has not provided any professional assistance within the last 3 years.

Appraiser: 	Supervisory Appraiser: 
Signed Date: February 18, 2021	Signed Date: February 18, 2021
Certification or License #: RCR 0000131	Certification or License #: Certified General RCG 557
Certification or License State: CT Expires: 04/30/2021	Certification or License State: CT Expires: April 30, 2021
Effective Date of Appraisal: October 1, 2020	Inspection of Subject: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> Interior and Exterior

Location Map

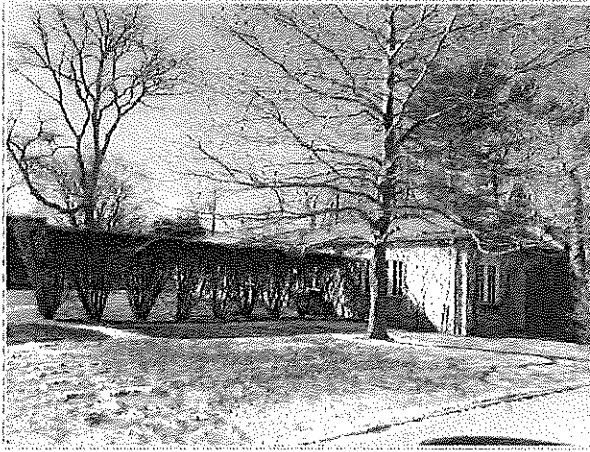
Client	Marc Lasry						
Property Address	102 Beachside Avenue						
City	Westport	County	Fairfield	State	CT	Zip Code	06880
Client	Marc Lasry						

The location of the comparables are based on a mapping program out of the control of the appraiser and is assumed accurate.



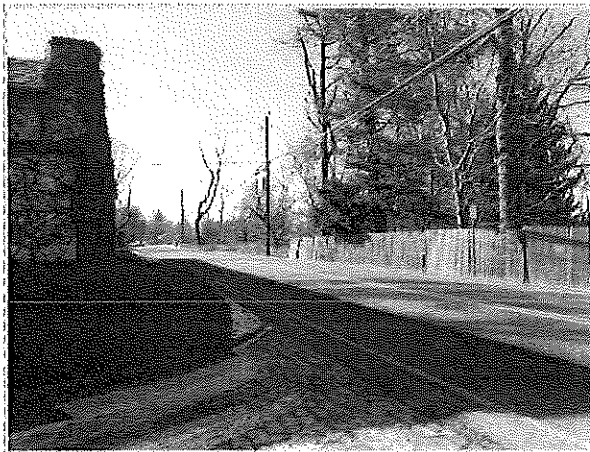
Subject Photo Page

Client	Marc Lasry						
Property Address	102 Beachside Avenue						
City	Westport	County	Fairfield	State	CT	Zip Code	06880
Client	Marc Lasry						



Subject Front

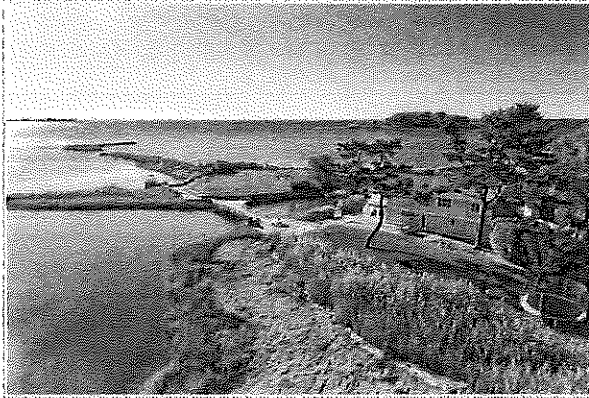
102 Beachside Avenue
Sales Price N/A
Gross Living Area 1,454
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 2
Location Good
View Residential
Site 2.02 Acres
Quality Average
Age 1924/Rem



Subject Street

Comparable Photo Page

Client	Marc Lasry				
Property Address	102 Beachside Avenue				
City	Westport	County	Fairfield	State	CT
Zip Code	06880				
Client	Marc Lasry				



Comparable 1

50 Shorehaven Rd
 Prox. to Subject 4.35 miles SW
 Sale Price 2,500,000
 Gross Living Area 2,609
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 3
 Location Waterfront
 View Water/Superior
 Site 2.46 Acres
 Quality Average
 Age 1965/Rem



Comparable 2

1 Tiffany Ln
 Prox. to Subject 0.88 miles N
 Sale Price 1,285,000
 Gross Living Area 1,600
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location Average
 View Residential
 Site 1.89 Acres
 Quality Average
 Age 1965/Rem



Comparable 3

10 Timber Ln
 Prox. to Subject 2.84 miles NW
 Sale Price 1,250,000
 Gross Living Area 3,818
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location Average
 View Residential
 Site 1.54 Acres
 Quality Average
 Age 1953/Rem

Assumptions, Limiting Conditions & Scope of Work

File No.:

Property Address: 102 Beachside Avenue City: Westport State: CT Zip Code: 06880
Client: Marc Lasry Address: 102 Beachside Avenue, Westport, CT
Appraiser: Daniel Conte Address: 10 Middle Street, 7th Floor, Bridgeport, CT 06604

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: 102 Beachside Avenue City: Westport State: CT Zip Code: 06880

Client: Marc Lasry Address: 102 Beachside Avenue, Westport, CT

Appraiser: Daniel Conte Address: 10 Middle Street, 7th Floor, Bridgeport, CT 06604

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 *:

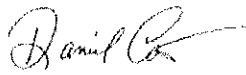
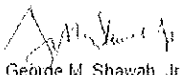
Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition 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: Marc Lasry

E-Mail: _____ Address: 102 Beachside Avenue, Westport, CT

<p>APPRAISER</p> <p></p> <p>Appraiser Name: Daniel Conte Company: Baldwin Pearson & Company, Inc. Phone: 203-335-5117 Fax: _____ E-Mail: baldwinpearson@aol.com</p> <p>Date Report Signed: February 18, 2021 License or Certification #: RCR 0000131 State: CT Designation: _____ 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: October 1, 2020 Effective Date</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p></p> <p>Supervisory or Co-Appraiser Name: George M. Shawah, Jr. MAI Company: Baldwin Pearson & Company, Inc. Phone: 203-335-5117 Fax: _____ E-Mail: baldwinpearson@aol.com</p> <p>Date Report Signed: February 18, 2021 License or Certification #: Certified General RCG 657 State: CT Designation: MAI Expiration Date of License or Certification: April 30, 2021 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: October 1, 2020 Effective Date</p>
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SIGNATURES

CONFIDENTIAL

CURRENT OWNER		UTILITIES		SIRT/ROAD		LOCATION		CURRENT ASSESSMENT	
LASRY MARC & CATHY	4 Gas	1 Public	1	RES LAND	1-1	2,855,000	1,998,500	6158	WESTPORT, CT
AVENUE CAPITAL	6 Septic			DWELLING	1-3	406,100	284,300		
399 PARK AVE 6TH FL	2 Public Water			RES OUTBL	1-4	196,900	137,900		
SUPPLEMENTAL DATA		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)		VISION	
Alt Prcd ID 545252-A-1	Q	14,600,000	27	Year	Code	Assessed V	Year	Code	Assessed
Historic ID 506	Q	1,500,000	00	2019	1-1	1,913,200	2018	1-1	1,913,200
Census WestportC L37				2019	1-3	349,400	2017	1-3	349,400
Survey Ma 7446				2019	1-4	137,900	2017	1-4	137,900
Survey Ma				Total	Total	2400500	Total	Total	2400500
GIS ID H05018000				This signature acknowledges a visit by a Data Collector or Assessor					

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		OU VI		SALE PRICE	
LASRY MARC & CATHY	2522	0092	03-03-2005	Q	1	14,600,000	27	Year	Code
SIMLOW JOEL E TRUSTEE	1015	0197	07-19-1989	Q	1	1,500,000	00	2019	1-1
Total		0.00							

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

ASSESSING NEIGHBORHOOD	
Nbhd	0001
Sub	F
Tracing	
Batch	

NOTES	
MI/7446(*), 1411	10/19/06 M/9780 EASEMENT FILED, TB
SOLD W/100 BEACHSIDE AV	FEP=WALLS 3 SIDES + SKYLIGHT, SCREEN 4TH
HOUSE AT REAR IS # 100 BEACHSIDE AVE	
SEE # 100, # 102, # 104 TOGETHER.	

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Type	Description
68364	04-04-2007		ALTERATIONS
68363	04-04-2007		ALTERATIONS
68311	03-22-2007		TENNIS COUR
		Insp Date	% Comp
		05-12-2008	100
		05-12-2008	100
		05-12-2008	100

LAND LINE VALUATION SECTION		VALUATION SUMMARY	
B Use Code	Description	Zone	Land
1	101	AAA	2.020 AC
	Single Family Re	Unit Price	1,271,600
		Size Adj	0.55576
		Site Index	6
		Cond.	1.00
		Nbhd.	200
		Nbhd. Adj	2.000
		Notes	Location Adjustment
			1.0000
		Adj Unit P	Land Value
			2,855,000
Total Card Land Units		2.020 AC	
Parcel Total Land Area		2.0200	
Total Appraised Parcel Value		3,458,000	

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style: Bungalow	05	Fireplaces	
Model: Residential	01	Ceiling Height	8.00
Grade: B	11	Elevator	
Stories: 1	1	CONDO DATA	
Occupancy: 1 Story	2	Parcel Id	
Exterior Wall 1: Stucco	16	Adjust Type	
Exterior Wall 2:		Code	
Roof Structure:	04	Description	
Roof Cover: Hip	11	Factor%	
Interior Wall 1: Slate	05	Condo Fir	
Interior Wall 2: Drywall	12	Condo Unit	
Interior Fir 1: Hardwood	03	COST / MARKET VALUATION	
Interior Fir 2: Gas	04	Building Value New	211,285
Heat Fuel: Forced Air	03	Year Built	1924
Heat Type: Central	00	Effective Year Built	G
AC Type: 1 Half Bath	1	Remodel Rating	2007
Total Bedrooms: 1	03	Year Remodeled	25
Total Half Baths:		Depreciation %	1
Total Xtra Fixtrs:		Functional Obsol	75
Total Rooms:		External Obsol	158,500
Bath Style: Modern		Trend Factor	
Kitchen Style:		Condition	
Kitchens:		Condition %	
Whirlpool Tubs:		Percent Good	
Hot Tubs:		Cns Sect Rcnld	
Sauna (SF Area):		Dep % Ovr	
Fin Basement:		Misc Imp Ovr	
Fin Bsmt Qual:		Misc Imp Ovr Comment	
Bsmt. Garages:		Cost to Cure Ovr	
Interior Cond:		Cost to Cure Ovr Comment	
Fireplaces:		OB - OUTBUILDING & YARD ITEMS(S) / XF - BUILDING EXTRA FEATURES(B)	
Ceiling Height: 8.00		Code	Description

Code	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
BAS						
FGR						
FOP						
SLB						
UST						



BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	509	509	169.70		86,376	
FGR	Garage	0	1,587	67.90		107,758	
FOP	Porch, Open	0	16	31.82		509	
SLB	Slab	0	509	0.00		0	
UST	Utility, Storage	0	143	75.95		10,861	
Ttl Gross Liv / Lease Area					509	2,764	205,504

BOARD OF ASSESSMENT APPEALS HEARINGS
2020 GL

UNDER CONSTRUCTION? Y ___ N % COMPLETE _____

PRIOR BAA REDUCTION? No WHEN? _____

VISION INFORMAL HEARING? No

INFORMAL HEARING RESULT: N/A

DATE OF LAST INSPECTION: N/A

PURCHASE DATE: 3.3.2005

PROPERTY ADDRESS: 102 Beachside Ave.

OWNER: Lasry, Marc & Cathy

ASSESSMENT: 2,420,700

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

