

TOWN OF WESTPORT
PETITION TO BOARD OF ASSESSMENT APPEALS

Office Use Only
GL Year: 2020
List No: 11672

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

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: 100 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: \$8,855,200.00 Appellant's Estimate of Market Value: \$11,000,000.00

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		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	
LASRY MARC & CATHY AVENUE CAPITAL 399 PARK AVE 6TH FL		4 Gas 6 Septic 2 Public Water		1 Public		1		RES LAND DWELLING RES OUTBL		Code 1-1 1-3 1-4		Appraised 6,226,800 6,256,100 117,200	
NEW YORK NY 10022		545252-A-2 Historic ID Census 506 WestportC L30 Survey Ma 7446 Survey Ma		Lift Hse Asking \$		Assoc Pic#		Total		12,650,100		8,855,200	
1		GIS ID 105002000											

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC	
LASRY MARC & CATHY SMILOW JOEL E & JOAN L		2522 0092 1015 0199		03-03-2005 07-19-1989		U Q		I I		14,600,000 7,610,000		31 00	
Total		0.00								Total		9343740	

EXEMPTIONS		OTHER ASSESSMENTS	
Description	Amount	Description	Amount

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	0001	#104=HSEKPR'S HOUSE & GAR, BASKTBL CT & BTH1	
Sub	F	BTH1	
MI 7446(1)		10/19/06 M/9780 EASEMENT FILED TB	
		SOLD W/102 BEACHSIDE AV	
		#100 = FLAG-SHAPED LOT W/ MAIN HOUSE	
		#102=GUEST HSE, OFC/GAR, TEN & BTH2	

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	6,256,100
Appraised XF (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	167,200
Appraised Land Value (Bldg)	6,226,800
Special Land Value	0
Total Appraised Parcel Value	12,650,100
Valuation Method	C

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Date	Purpose/Result
68459	04-27-2007	06-12-2020	19 Field Review
68101	12-26-2006	03-02-2020	50 Mailer Sent
67587	07-31-2006	03-27-2017	61 BAA No Change
66508	09-19-2005	03-22-2017	08 Measur/Int Refusal - No inf
66451	09-06-2005	08-17-2015	10 Measur/LtrSnt - Letter Sent
		08-12-2015	08 Measur/Int Refusal - No inf
		08-07-2015	66 INSPECTION NOTICE SE

LAND LINE VALUATION SECTION		LOCATION ADJUSTMENT	
B Use Code	Description	Zone	Land
1	201L Single Family OF	AAA	2.380 AC
			Parcel Total Land Area 2.3800
			Land Units 2.380 AC
			Unit Price 1,618,400
			Size Adj 0.48988
			Site Index 9
			Cond. 1.00
			Nbhd. 330
			Nbhd. Adj 3.300
			Notes
			Location Adjustment 1.0000
			Adj Unit P
			Land Value 6,226,800
			Total Land Value 6,226,800

VISION

CONSTRUCTION DETAIL (CONTINUED)

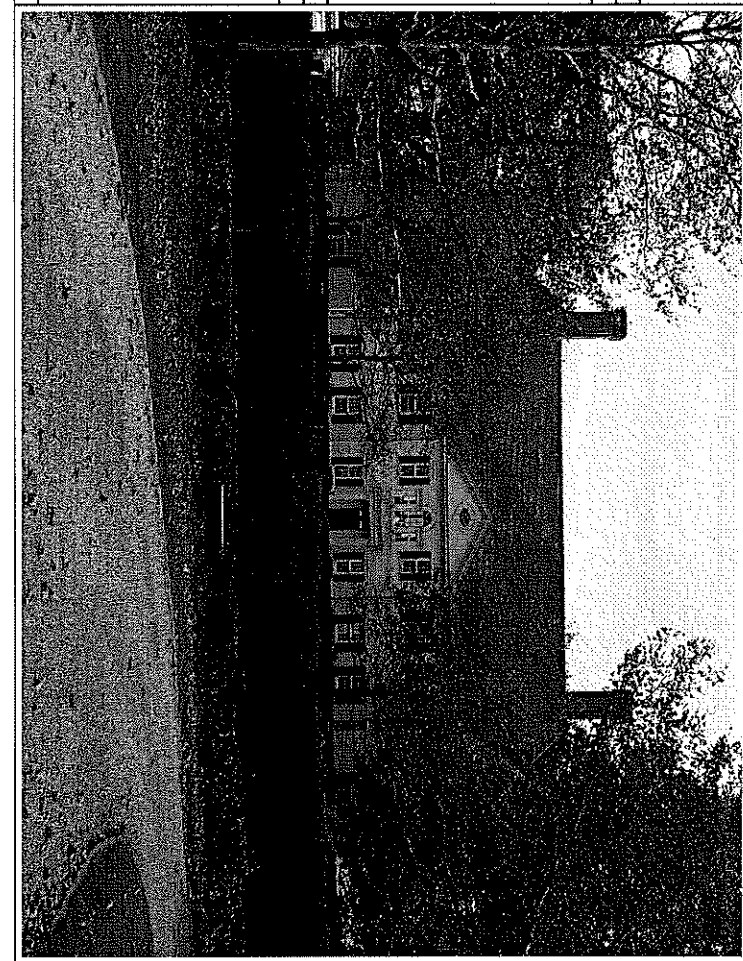
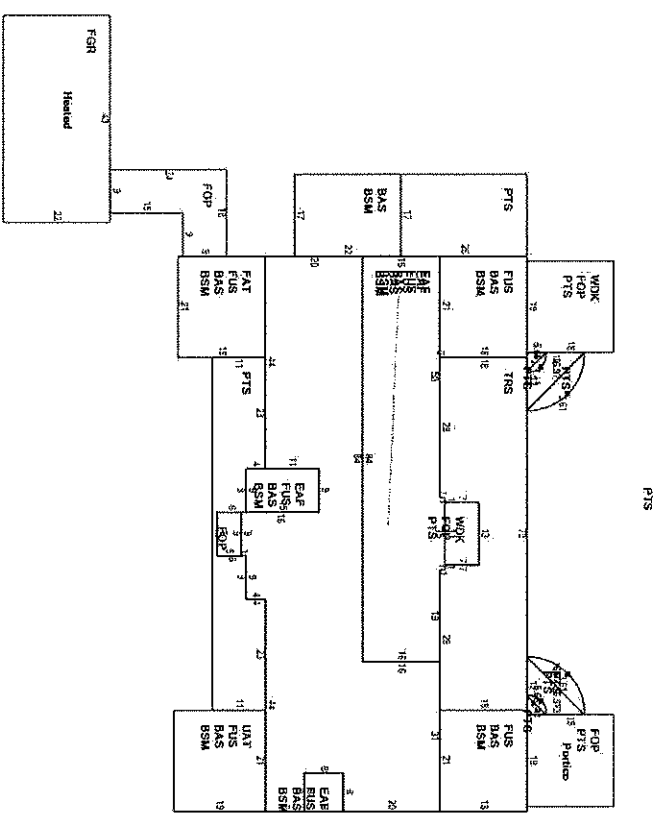
Element	Cd	Description	Element	Cd	Description
Style: 105		Custom Design	Fireplaces	6	
Model: 01		Residential	Ceiling Height	10.00	
Grade: 28		Type VII	Elevator		
Stories: 2.5		2 1/2 Stories	CONDO DATA		
Occupancy: 1		Clapboard	Parcel Id		
Exterior Wall 1: 11		Stone/Masonry	Adjust Type		
Exterior Wall 2: 21		Hip	Condo Fir		
Roof Structure: 04		Wood Shingle	Condo Unit		
Roof Cover: 10		Drywall	COST/MARKET VALUATION		
Interior Wall 1: 05		Cust Wd Panel	Building Value New		7,537,460
Interior Wall 2: 06		Hardwood	Year Built		2007
Interior Fir 1: 12		Gas	Effective Year Built		
Interior Fir 2: 03		HydroAir	Depreciation Code		A
Heat Fuel: 09		Central	Remodel Rating		
Heat Type: 03		10 Bedrooms	Year Remodeled		17
AC Type: 03		10 Full Baths	Depreciation %		0
Total Bedrooms: 10		6 Half Bths	External Obso		0
Total Bathrms: 10		21 Rooms	Trend Factor		1
Total Half Baths: 6		Upscale	Condition		
Total Xtra Fixtrs: 11		Upscale	Condition %		83
Total Rooms: 21			Percent Good		6,256,100
Bath Style: 04			Cns Sect Rcnld		
Kitchen Style: 04			Dep % Ovr		
Kitchens: 1			Dep Ovr Comment		
Whirlpool Tubs			Misc Imp Ovr		
Hot Tubs: 1			Misc Imp Ovr Comment		
Sauna (SF Area			Cost to Cure Ovr		
Fin Basement: 3844			Cost to Cure Ovr Comment		
Fin Bsmt Qual					
Bsmt: Garages					
Interior Cond					
Fireplaces					
Ceiling Height					

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

Code	Descrpt	Sub	Unit	Unit	Yr	Blt	Cond.	C	%	Gd	Grade	Grade	Appr.
BTH2	Cabana/	FR	135	119.66	2007	6	75	75	7	2.65	32,100		
BTH2	Cabana/	FR	120	119.66	2008	6	75	75	7	2.65	28,500		
PAT1	Patio	SN	495	16.50	2008	6	75	75	6	2.05	12,600		
SPL1	InGroun	GNH	960	50.50	2008	6	75	75	6	2.05	74,500		
PAT1	Patio	CR	1,550	5.50	2008	6	75	75	4	1.35	8,600		
PAT1	Patio	CR	520	5.50	2008	6	75	75	4	1.35	2,900		
TEN	Tennis	CN	1	40000.0	2015	3	20	20	3	1.00	8,000		

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	6,179	6,179	404.00	2,496,335	
BSM	Basement Area	0	6,179	80.81	499,348	
EAF	Attic, Expansion, Finished	1,922	4,272	181.76	776,494	
FAT	Attic, Finished	76	378	81.23	30,704	
FGR	Garage	0	946	161.43	152,713	
FOP	Porch, Open	0	1,117	80.66	90,093	
FUS	Upper Story, Finished	5,805	5,805	404.00	2,345,237	
PTS	Patio - Stone	0	2,086	60.62	126,453	
TRS	Terrace - Stone	0	1,208	80.93	97,769	
LIAT	Attic, Unfinished	0	399	40.50	16,160	
	Ttl Gross Liv / Lease Area	13,982	29,002		6,648,678	



CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		6158	
LASRY MARC & CATHY		4 Gas		1 Public		1		Code		WESTPORT, CT	
AVENUE CAPITAL		6 Septic						Appraised			
399 PARK AVE 6TH FL		2 Public Water						6,226,800			
NEW YORK NY 10022		SUPPLEMENTAL DATA						6,256,100			
		Alt Prcl ID 545252-A-2						167,200			
		Lift Hse									
		Asking \$									
		Assoc Pic#									
		GIS ID 105002000									
		Historic ID									
		Census									
		WestportC L30									
		Survey Ma 7446									
		Survey Ma									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC	
Total		12,650,100		8,855,200		Total		9343740		Total		9623800	

PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed
2020	1-1	4,358,800	2019	1-1	4,556,300	2018	1-1	4,556,300	2018	1-1	4,556,300
	1-3	4,379,300		1-3	4,670,340		1-3	4,950,400		1-3	4,950,400
	1-4	117,100		1-4	117,100		1-4	117,100		1-4	117,100

EXEMPTIONS											
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Number	Amount
Total											

ASSESSING NEIGHBORHOOD											
Nbhd	0001	Sub	F	Nbhd Name	B	Tracing	Batch				

NOTES											
Appraised Bldg. Value (Card) 6,256,100											
Appraised Xt (B) Value (Bldg) 0											
Appraised Ob (B) Value (Bldg) 167,200											
Appraised Land Value (Bldg) 6,226,800											
Special Land Value 0											
Total Appraised Parcel Value 12,650,100											
Valuation Method C											

BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			
Total Appraised Parcel Value 12,650,100											

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
Total Card Land Units														
Parcel Total Land Area														
Total Land Value														

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style: 105		Custom Design	Fireplaces	6	
Model: 01		Residential	Ceiling Height	10.00	
Grade: 28		Type VII	Elevator		
Stories: 2.5		2 1/2 Stories	CONDO DATA		
Occupancy		Clapboard	Parcel Id		
Exterior Wall 1	11	Stone/Masonry	Adjust Type		
Exterior Wall 2	21	Hip	Condo Flr		
Roof Structure:	04	Wood Shingle	Condo Unit		
Interior Wall 1	10	Drywall	COST / MARKET VALUATION		
Interior Wall 2	05	Cust Wd Panel	Building Value	New	
Interior Flr 1	06	Hardwood	Year Built		
Interior Flr 2	12		Effective Year Built		
Heat Fuel	03	Gas	Depreciation Code		
Heat Type:	09	Hydro/Air	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	10	10 Bedrooms	Depreciation %		
Total Bathms:	10	10 Full Baths	External Obsol		
Total Half Baths	6	6 Half Bths	Trend Factor		
Total Xtra Fixtrs	11	21 Rooms	Condition %		
Total Rooms:	21	Upscale	Percent Good		
Bath Style:	04	Upscale	Cns Sect Rcnld		
Kitchen Style:	04	Upscale	Dep % Ovr		
Kitchens	1		Dep Ovr Comment		
Whitpool Tubs			Misc Imp Ovr		
Hot Tubs	1		Misc Imp Ovr Comment		
Sauna (SF Area			Cost to Cure Ovr		
Fin Basement	3844		Cost to Cure Ovr Comment		
Fin Bsmt Qual	8				
Bsmt. Garages					
Interior Cond	A				
Fireplaces	6				
Ceiling Height	10.00				

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

Code	Descript	Sub	Sub Ty	V/B	Units	Unit Pric	Yr Bilt	Cond.	C	% Gd	Grade	Grade A	Appr. V
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost			Grade A	Appr. V	
WDK	Deck, Wood				0	433		40.12				17,372	
Ttl Gross Liv / Lease Area													

Lisa S. Broder*
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David K. Kurata
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Katherine M. Macol
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**Also Admitted in NY*

February 18, 2021

Westport Board of Assessment Appeals
Room 104
110 Myrtle Ave
Westport, CT 06880
By FedEx

Re: BAA Applications for the properties located at 100, 102 & 104 Beachside Ave

To Whom It May Concern:

Enclosed, please find two copies of appeal applications for the above-referenced properties on behalf of Marc & Cathy Lasry. My firm and I have been retained by the Lasrys to represent them in these appeals. I have a letter authorizing as much and will share it at the appeal hearing.

If you require any additional information or if you require anything else from me, I would appreciate hearing from you at (203) 254-7579 or rob@russorizio.com.

Sincerely,

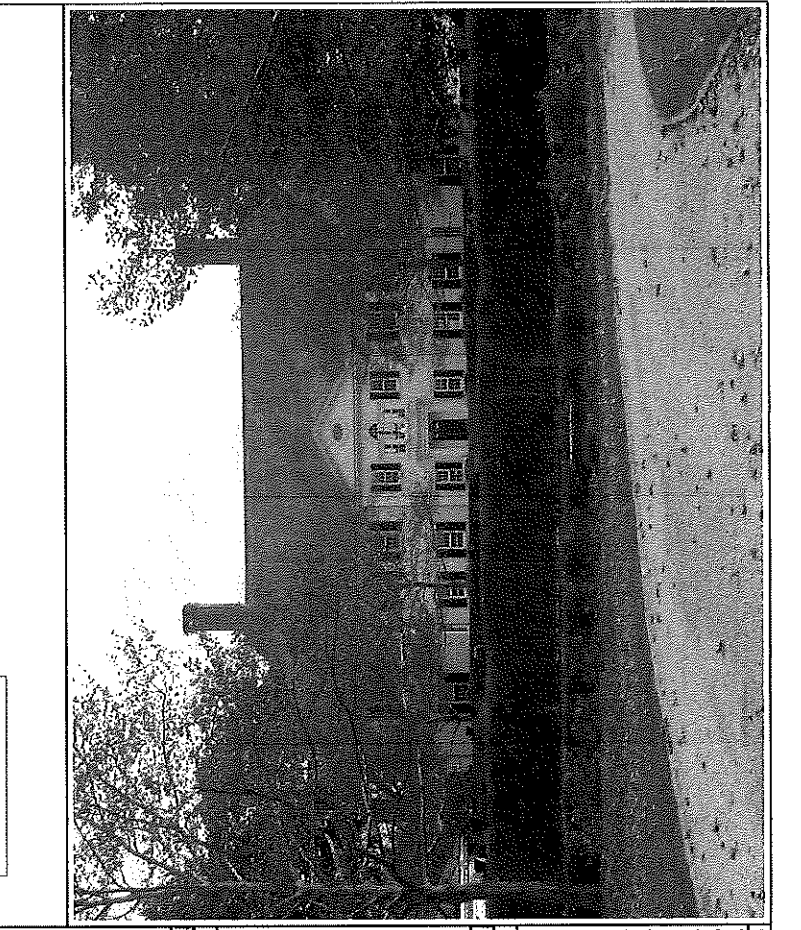
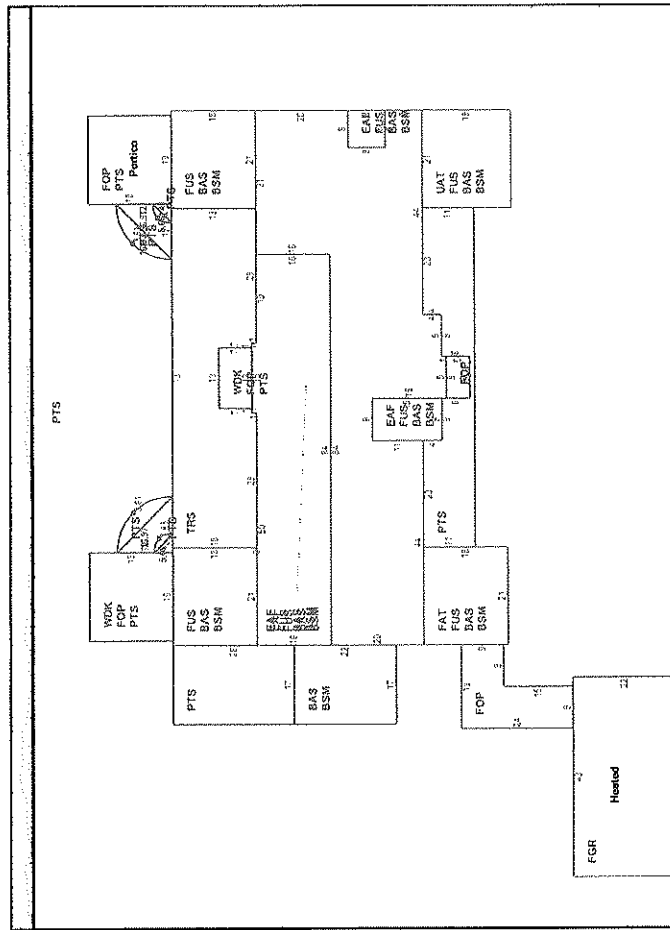


Robert D. Russo

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
105	Custom Design	6	Fireplaces
01	Residential	10.00	Ceiling Height
28	Type VII		Elevator
2.5	2 1/2 Stories	CONDO DATA	
1	Occupancy	Parcel Id	Code
11	Exterior Wall 1	C	Description
21	Exterior Wall 2	B	Factor %
04	Roof Structure:	S	
10	Roof Cover	COST / MARKET VALUATION	
05	Interior Wall 1	Building Value New	7,537,480
06	Interior Wall 2	Year Built	2007
12	Interior Flr 1	Effective Year Built	A
	Interior Flr 2	Depreciation Code	17
03	Heat Fuel	Remodel Rating	0
09	HydroAir	Year Remodeled	0
03	Central	Functional Obsol	0
10	10 Bedrooms	External Obsol	1
10	10 Full Baths	Trend Factor	83
6	6 Half Baths	Condition	6,256,100
11	Total Xtra Fixtrs	Condition %	
21	Total Rooms:	Percent Good	
04	Bath Style:	Cns Sect Rcntld	
04	Kitchen Style:	Dep % Ovr	
1	Kitchens	Misc Imp Ovr	
1	Whirlpool Tubs	Misc Imp Ovr Comment	
1	Hot Tubs	Cost to Cure Ovr	
3844	Sauna (SF Area)	Cost to Cure Ovr Comment	
8	Fin Basement		
A	Fin Bsmnt Qual		
6	Bsmnt Garages		
10.00	Interior Cond		
	Fireplaces		
	Ceiling Height		

OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)													
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond.	C	% Gd	Grade	Grade A	Appr. V
BTH2	Cabana/ FR	L	135	119.66	2007	6	75	7	2.65				32,100
BTH2	Cabana/ FR	L	120	119.66	2008	6	75	7	2.65				28,500
PAT1	Patio	L	495	16.50	2008	6	75	6	2.05				12,600
SPL1	InGroun	L	960	50.50	2008	6	75	6	2.05				74,500
PAT1	Patio	L	1,550	5.50	2008	6	75	4	1.35				8,600
PAT1	Patio	L	520	5.50	2008	6	75	4	1.35				2,900
TEN	Tennis	L	1	40000.0	2015	3	20	3	1.00				8,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,179	6,179	404.00		2,496,335
BSM	Basement Area	0	6,179	80.81		499,348
EAF	Attic, Expansion, Finished	1,922	4,272	181.76		776,494
FAT	Attic, Finished	76	378	81.23		30,704
FGR	Garage	0	946	161.43		152,713
FOP	Porch, Open	0	1,117	80.66		90,093
FUS	Upper Story, Finished	5,805	5,805	404.00		2,345,237
PTS	Patio - Stone	0	2,086	60.62		126,453
TRS	Terrace - Stone	0	1,208	80.93		97,769
LIAT	Attic, Unfinished	0	399	40.50		16,160
	Ttl Gross Liv / Lease Area	13,982	29,002			6,648,678



CURRENT OWNER LASRY MARC & CATHY AVENUE CAPITAL 399 PARK AVE 6TH FL NEW YORK NY 10022		UTILITIES 4 Gas 6 Septic 2 Public Water		STRT/ROAD 1 Public		LOCATION 1		CURRENT ASSESSMENT Code Description Code Appraised Assessed 1-1 RES LAND 6,226,800 4,358,800 1-3 DWELLING 6,256,100 4,379,300 1-4 RES OUTBL 167,200 117,100		6158 WESTPORT, CT	
SUPPLEMENTAL DATA Alt Prcl ID 545252-A-2 Historic ID 506 Census WestportC L30 Survey Ma 7446 Survey Ma		SALE PRICE U I 14,600,000 31 Q I 7,610,000 00		SALE DATE 03-03-2005 07-19-1989		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	

RECORD OF OWNERSHIP LASRY MARC & CATHY SMILOW JOELE & JOAN L		BK-VOL/PAGE 2522 0092 1015 0199		SALE PRICE 14,600,000 31 7,610,000 00		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	
EXEMPTIONS Description Amount Code Description Number Amount Comm Int		OTHER ASSESSMENTS Description Number Amount		SALE PRICE 14,600,000 31 7,610,000 00		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	

EXEMPTIONS Description Amount Code Description Number Amount		OTHER ASSESSMENTS Description Number Amount		SALE PRICE 14,600,000 31 7,610,000 00		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	
ASSESSING NEIGHBORHOOD Nbrhd Name Sub Nbrhd Code Description Number Amount		OTHER ASSESSMENTS Description Number Amount		SALE PRICE 14,600,000 31 7,610,000 00		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	

ASSESSING NEIGHBORHOOD Nbrhd Name Sub Nbrhd Code Description Number Amount		OTHER ASSESSMENTS Description Number Amount		SALE PRICE 14,600,000 31 7,610,000 00		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	
NOTES #104=HSEKPR'S HOUSE & GAR, BASKTBL CT & BTH1 #100 = FLAG-SHAPED LOT W/ MAIN HOUSE #102=GUEST HSE, OFC/GAR, TEN & BTH2		OTHER ASSESSMENTS Description Number Amount		SALE PRICE 14,600,000 31 7,610,000 00		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	

APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 6,256,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 167,200 Appraised Land Value (Bldg) 6,226,800 Special Land Value 0 Total Appraised Parcel Value 12,650,100 Valuation Method C		OTHER ASSESSMENTS Description Number Amount		SALE PRICE 14,600,000 31 7,610,000 00		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	
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APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 6,256,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 167,200 Appraised Land Value (Bldg) 6,226,800 Special Land Value 0 Total Appraised Parcel Value 12,650,100 Valuation Method C		OTHER ASSESSMENTS Description Number Amount		SALE PRICE 14,600,000 31 7,610,000 00		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	
APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 6,256,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 167,200 Appraised Land Value (Bldg) 6,226,800 Special Land Value 0 Total Appraised Parcel Value 12,650,100 Valuation Method C		OTHER ASSESSMENTS Description Number Amount		SALE PRICE 14,600,000 31 7,610,000 00		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	

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APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 6,256,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 167,200 Appraised Land Value (Bldg) 6,226,800 Special Land Value 0 Total Appraised Parcel Value 12,650,100 Valuation Method C		OTHER ASSESSMENTS Description Number Amount		SALE PRICE 14,600,000 31 7,610,000 00		VC 31 00		PREVIOUS ASSESSMENT (HISTORY) Year Code Assessed V Year Code Assessed 2019 1-1 4,556,300 2018 1-1 4,556,300 2019 1-3 4,670,340 2018 1-3 4,950,400 2019 1-4 117,100 2018 1-4 117,100		8,855,200	
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description			
Style:	105	Custom Design	Fireplaces	6				
Model	01	Residential	Ceiling Height	10.00				
Grade:	28	Type VII	Elevator					
Stories:	2.5	2 1/2 Stories	CONDO DATA					
Occupancy	1		Parcel Id	C	Owner			
Exterior Wall 1	11	Clapboard		B				
Exterior Wall 2	21	Stone/Masonry	Adjust Type		Factor%			
Roof Structure:	04	Hip	Condo Flr					
Roof Cover	10	Wood Shingle	Condo Unit					
Interior Wall 1	05	Drywall	COST / MARKET VALUATION					
Interior Wall 2	06	Cust W/d Panel	Building Value	New				
Interior Flr 1	12	Hardwood	Year Built					
Interior Flr 2			Effective Year Built					
Heat Fuel	03	Gas	Depreciation Code					
Heat Type:	09	HydroAir	Remodel Rating					
AC Type:	03	Central	Year Remodeled					
Total Bedrooms	10	10 Bedrooms	Depreciation %					
Total Bthrms:	10	10 Full Baths	Functional Obsol					
Total Half Baths	6	6 Half Bths	External Obsol					
Total Xtra Fixtrs	11		Trend Factor					
Total Rooms:	21	21 Rooms	Condition					
Bath Style:	04	Upscale	Condition %					
Kitchen Style:	04	Upscale	Percent Good					
Kitchens	1		Cns Sect Rcnld					
Whirlpool Tubs			Dep % Ovr					
Hot Tubs	1		Dep Ovr Comment					
Sauna (SF Area	3844		Misc Imp Ovr					
Fin Basement			Misc Imp Ovr Comment					
Fin Bsmt Qual	8		Cost to Cure Ovr					
Bsmt Garages			Cost to Cure Ovr Comment					
Interior Cond	A							
Fireplaces	6							
Ceiling Height	10.00							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)								
Code	Descrpt	Sub	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
						BUILDING SUB-AREA SUMMARY SECTION		
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
WDK	Deck, Wood	0	433		40.12	17,372		
		Ttl Gross Liv / Lease Area						

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
LASRY MARC & CATHY		4 Gas		1 Public		1		Code	
AVENUE CAPITAL		6 Septic						Appraised	
399 PARK AVE 6TH FL		2 Public Water						Assessed	
NEW YORK NY 10022		SUPPLEMENTAL DATA						RES LAND 4,358,800	
GIS ID 105002000		Alt Prcl ID 545252-A-2		Lift Hse				6,256,100	
		Historic ID 506		Asking \$				4,379,300	
		Census WestportC L30						117,100	
		Survey Ma 7446						WESTPORT, CT	
		Survey Ma						VISION	
		Assoc Pid#						Total 12,650,100	
		GIS ID 105002000						8,855,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU / VI	SALE PRICE	VC
Total 9343740						

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm Int
Year	Code						
Total							

ASSESSING NEIGHBORHOOD		Amount	Code	Description	Number	Amount	Comm Int
Nbhd	Sub						
0001	F						
Total							

OTHER ASSESSMENTS		Year <th>Code <th>Assessed <th>Year <th>Code <th>Assessed </th></th></th></th></th>	Code <th>Assessed <th>Year <th>Code <th>Assessed </th></th></th></th>	Assessed <th>Year <th>Code <th>Assessed </th></th></th>	Year <th>Code <th>Assessed </th></th>	Code <th>Assessed </th>	Assessed
Total		2019	1-1	4,556,300	2018	1-1	4,556,300
			1-3	4,670,340		1-3	4,950,400
			1-4	117,100		1-4	117,100
Total				9343740			9623800

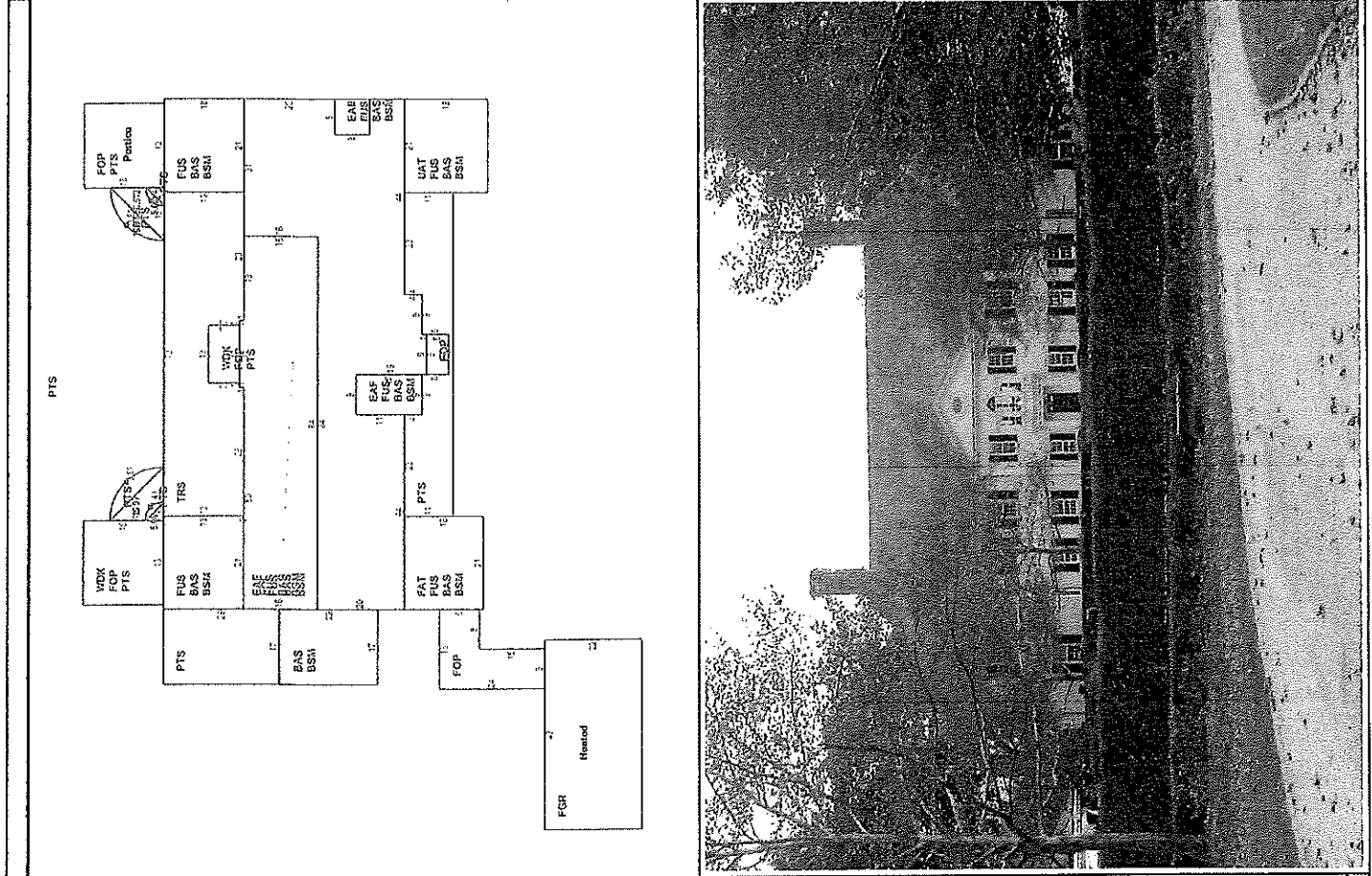
BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value 12,650,100										

LAND LINE VALUATION SECTION		Parcel Total Land Area	Parcel Total Land Value
Total Card Land Units			
Total Land Value			

APPRaised VALUE SUMMARY		Year <th>Code <th>Assessed V <th>Year <th>Code <th>Assessed</th> </th></th></th></th>	Code <th>Assessed V <th>Year <th>Code <th>Assessed</th> </th></th></th>	Assessed V <th>Year <th>Code <th>Assessed</th> </th></th>	Year <th>Code <th>Assessed</th> </th>	Code <th>Assessed</th>	Assessed
Total Appraised Parcel Value				12,650,100			8,855,200
Appraised Bldg. Value (Card)				6,256,100			4,556,300
Appraised Xf (B) Value (Bldg)				0			4,950,400
Appraised Ob (B) Value (Bldg)				167,200			117,100
Appraised Land Value (Bldg)				6,226,800			117,100
Special Land Value				0			0
Total Appraised Parcel Value				12,650,100			0
Valuation Method				C			

VISIT / CHANGE HISTORY		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
Total Appraised Parcel Value 12,650,100										

LAND LINE VALUATION SECTION		Parcel Total Land Area	Parcel Total Land Value
Total Card Land Units			
Total Land Value			



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
105	Custom Design	6	Fireplaces
01	Residential	10.00	Ceiling Height
28	Type VII		Elevator
2.5	2 1/2 Stories	CONDO DATA	
1	Occupancy	Parcel Id	C
11	Exterior Wall 1	Adjust Type	Code
21	Exterior Wall 2	Condo Flr	Description
04	Roof Structure:	Condo Unit	Factor%
10	Roof Cover	COST / MARKET VALUATION	
05	Interior Wall 1	Building Value New	7,537,460
06	Interior Wall 2	Year Built	2007
12	Interior Flr 1	Effective Year Built	A
03	Interior Flr 2	Remodel Rating	17
03	Heat Fuel	Depreciation %	0
09	Heat Type:	Functional Obsol	0
03	AC Type:	External Obsol	0
10	Total Bedrooms	Trend Factor	1
10	Total Bthrms:	Condition %	83
6	Total Half Baths	Percent Good	6,256,100
11	Total Xtra Fixtrs	Crns Sect Rcnld	
21	Total Rooms:	Dep % Ovr	
04	Bath Style:	Misc Imp Ovr Comment	
04	Kitchen Style:	Cost to Cure Ovr	
1	Kitchens	Cost to Cure Ovr Comment	
1	Whirlpool Tubs		
1	Hot Tubs		
3844	Sauna (SF Area		
8	Fin Basement		
A	Fin Bsmt Qual		
6	Bsmt. Garages		
6	Interior Cond		
10.00	Fireplaces		
	Ceiling Height		

CONSTRUCTION DETAIL (CONTINUED)										
Code	Description	Sub Tv	L/B	Units	Unit Pric	Yr. Bilt	Cond. C	% Gd	Grade A	Appr. V
BTH2	Cabana/ FR	L	135	119.66	2007	6	75	7	2.65	32,100
BTH2	Cabana/ FR	L	120	119.66	2008	6	75	7	2.65	28,500
PAT1	Patio	L	495	16.50	2008	6	75	6	2.05	12,600
SPL1	InGroun	L	960	50.50	2008	6	75	6	2.05	74,500
PAT1	Patio	L	1,550	5.50	2008	6	75	4	1.35	8,600
PAT1	Patio	L	520	5.50	2008	6	75	4	1.35	2,900
TEN	Tennis	L	1	40000.0	2015	3	20	3	1.00	8,000

BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Floor Area	Eff Area
BAS	First Floor	6,179	6,179	404.00
BSM	Basement Area	0	6,179	80.81
EAF	Attic, Expansion, Finished	1,922	4,272	181.76
FAT	Attic, Finished	76	378	81.23
FGR	Garage	0	946	161.43
FOP	Porch, Open	0	1,117	80.66
FUS	Upper Story, Finished	5,805	5,805	404.00
PTS	Patio - Stone	0	2,086	60.62
TRS	Terrace - Stone	0	1,208	97.769
UAT	Attic, Unfinished	0	399	40.50
	Ttl Gross Liv / Lease Area	13,982	29,002	6,648,678



CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
LASRY MARC & CATHY	4 Gas	1 Public	1	RES LAND	1-1	6,226,800	Appraised	6158	WESTPORT, CT
AVENUE CAPITAL	6 Septic	2 Public Water		DWELLING	1-3	6,256,100	Assessed	4,358,800	
399 PARK AVE 6TH FL	2 Public Water			RES OUTBL	1-4	167,200		4,379,300	
SUPPLEMENTAL DATA		SALE PRICE VC		Code		Year		Assessed	
Alt Prcl ID 545252-A-2	U	14,600,000	31	1-1	2018	4,556,300	2017	1-1	4,556,300
Historic ID 506	Q	7,610,000	00	1-3	2019	4,670,340		1-3	4,950,400
Census WestportC L30				1-4		117,100		1-4	117,100
Survey Ma 7446									
Survey Ma									
GIS ID 105002000									

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU		VI		SALE PRICE		VC	
LASRY MARC & CATHY	2522	0092	03-03-2005	U	1	14,600,000	31						
SMLOW JOELE & JOAN L	1015	0199	07-19-1989	Q	1	7,610,000	00						

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			0.00

ASSESSING NEIGHBORHOOD	
Nbhd	0001
Sub	F
NOTES	
#104=HSEKPR'S HOUSE & GAR, BASKTBL CT & BTH1	

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
68459	04-27-2007	SPA	SPA	20,000	05-12-2008	100		5 X 10 BUILT IN SPA TO EXIS
68101	12-26-2006	DE	STRUCTURE	125,000	05-12-2008	100		CONSTRUCT POOL PAVILIO
67587	07-31-2006		Demolish		09-27-2006	100		DEMO POOL CABANA
66508	09-19-2005		NEW HOME	4,835,000	05-12-2008	100		NEW 2-STY S/F HOUSE W/ U
66451	09-06-2005		DEMO		11-17-2005	100		DEMO

LAND LINE VALUATION SECTION																									
B Use Code	201L	Zone	AAA	Land Units	2.380 AC	Unit Price	1,618,400	Size Adj	0.48988	Site Index	9	Compd.	1.00	Nbhd.	330	Nbhd. Adj	3.300	Notes		Location Adjustment	1.0000	Adj Unit P		Land Value	6,226,800

PREVIOUS ASSESSMENTS (HISTORY)									
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
2019	1-1	4,556,300	2018	1-1	4,556,300	2017	1-1	4,556,300	
	1-3	4,670,340		1-3	4,950,400		1-3	4,950,400	
	1-4	117,100		1-4	117,100		1-4	117,100	
TOTAL		TOTAL		TOTAL		TOTAL		TOTAL	
9343740		9623800		9623800		9623800		9623800	

APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	6,256,100
Appraised X' (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	167,200
Appraised Land Value (Bldg)	6,226,800
Special Land Value	0
Total Appraised Parcel Value	12,650,100
Valuation Method	C

VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
68459	04-27-2007	SPA	SPA	20,000	05-12-2008	100		5 X 10 BUILT IN SPA TO EXIS
68101	12-26-2006	DE	STRUCTURE	125,000	05-12-2008	100		CONSTRUCT POOL PAVILIO
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66508	09-19-2005		NEW HOME	4,835,000	05-12-2008	100		NEW 2-STY S/F HOUSE W/ U
66451	09-06-2005		DEMO		11-17-2005	100		DEMO

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Element	Description							
Style:	105	Fireplaces	6							
Model	01	Ceiling Height	10.00							
Grade:	28	Elevator								
Stories:	2.5	CONDO DATA								
Occupancy	1	Parcel Id	C Ovrn							
Exterior Wall 1	11	Adjust Type	Code Description B S							
Exterior Wall 2	21	Condo Flr	Factor%							
Roof Structure:	04	Condo Unit								
Roof Cover	10	COST / MARKET VALUATION								
Interior Wall 1	05	Building Value New								
Interior Wall 2	06	Year Built								
Interior Flr 1	12	Effective Year Built								
Interior Flr 2		Depreciation Code								
Heat Fuel	03	Remodel Rating								
Heat Type:	09	Year Remodelled								
AC Type:	03	Depreciation %								
Total Bedrooms	10	Functional Obsol								
Total Bthrms:	10	External Obsol								
Total Half Baths	6	Trend Factor								
Total Xtra Fixtrs	11	Condition								
Total Rooms:	21	Condition %								
Bath Style:	04	Percent Good								
Kitchen Style:	04	Cns Sect Rchld								
Kitchens	1	Dep % Ovr								
Whirlpool Tubs		Dep Ovr Comment								
Hot Tubs	1	Misc Imp Ovr								
Sauna (SF Area	3844	Cost to Cure Ovr								
Fin Basement	8	Cost to Cure Ovr Comment								
Fin Bsmt Qual										
Bsmt. Garages	A									
Interior Cond	6									
Fireplaces										
Ceiling Height	10.00									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Sub	Sub Ty	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
WDK	Deck, Wood		0	433						
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value				
WDK	Deck, Wood	0	433		40.12	17,372				
Ttl Gross Liv / Lease Area										

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
LASRY MARC & CATHY AVENUE CAPITAL 399 PARK AVE 6TH FL NEW YORK NY 10022		4 Gas 6 Septic 2 Public Water	1 Public	1	1	RES LAND DWELLING RES OUTBL	Code 1-1 1-3 1-4	Appraised 6,226,800 6,256,100 167,200	Assessed 4,358,800 4,379,300 117,100
Alt Prcl ID 545252-A-2 Historic ID 506 Census WestportC L30 Survey Ma 7446 Survey Ma		SUPPLEMENTAL DATA Lift Hse Asking \$		Assoc Pid#		VISION		6158	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU/V/A		SALE PRICE		VC	
Total		12,650,100		8,855,200		9343740		9623800		9623800	
PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
2019	1-1	4,556,300	2018	1-1	4,556,300	2017	1-1	4,556,300	2017	1-1	4,556,300
	1-3	4,670,340		1-3	4,950,400		1-3	4,950,400		1-3	4,950,400
	1-4	117,100		1-4	117,100		1-4	117,100		1-4	117,100

EXEMPTIONS
 Year Code Description Amount Code Description Number Amount Comm Int
 Total

OTHER ASSESSMENTS		Year	Code	Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD			B	Tracing			
Nbhd	Sub	F	0001				

NOTES
 Appraised Bldg. Value (Card) 6,256,100
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 167,200
 Appraised Land Value (Bldg) 6,226,800
 Special Land Value 0
 Total-Appraised Parcel Value 12,650,100
 Valuation Method C

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
VISIT / CHANGE HISTORY <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>										
										Purpost/Result

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
Total Card Land Units														Parcel Total Land Area	Total Land Value

APPRAISAL OF REAL PROPERTY



LOCATED AT

100 Beachside Ave
Westport, CT 06880
V:2522 P:92

FOR

Marc Lasry
100 Beachside Avenue
Westport, CT

OPINION OF VALUE

\$11,000,000

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.	Appeal 2020 Westport		
Property Address	100 Beachside Ave				
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: 100 Beachside Ave
Westport, CT 06880
File: Lasry vs. Town of Westport

Opinion of Value: \$ 11,000,000
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**.

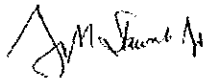
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

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
License or Certification #: Certified General RCG 557
State: CT Expires: April 30, 2021

Client	Marc Lasry	File No.	Appeal 2020 Westport
Property Address	100 Beachside Ave		
City	Westport	County	Fairfield
		State	CT
		Zip Code	06880
Client	Marc Lasry		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

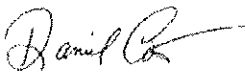
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- 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.
- Unless otherwise indicated, 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 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.
- 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 (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: 

Name: Daniel Conte

State Certification # or State License #: RCR 0000131

State: CT Expiration Date of Certification or License: 04/30/2021

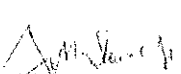
Date of Signature and Report: February 18, 2021

Effective Date of Appraisal: October 1, 2020

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): October 1, 2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: 

Name: George M. Shawah, Jr. MAI

State Certification # or State License #: Certified General RCG 557

State: CT Expiration Date of Certification or License: April 30, 2021

Date of Signature: February 18, 2021

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): October 1, 2020 Effective Date

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. **Appeal 2020 Westport**

Property Description

Property Address	100 Beachside Ave	City	Westport	State	CT	Zip Code	06880
Legal Description	V:2622 P:92			County	Fairfield		
Assessor's Parcel No.	11672	Tax Year	2020	R.E. Taxes \$	TBD		
Borrower	Lasry vs. Town of Westport		Current Owner	Marc & Cathy Lasry		Occupant:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant
Property rights appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold	Project Type	<input type="checkbox"/> PUD <input type="checkbox"/> Condominium (HUBWA only)	HOA \$	/Mo.		
Neighborhood or Project Name	Map Reference		105/002		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 None Noted		
Lender/Cient	Marc Lasry		Address 100 Beachside Avenue, Westport CT				
Appraiser	Daniel Conte		Address 10 Middle Street, 7th Floor, Bridgeport, CT 06604				

Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant occupancy	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vac. (over 5%)	Single family housing	PRICE \$ (000)	AGE (yrs)	Present land use %	Land use change
Built up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%				500	Low	95	<input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely
Growth rate	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow				20,000	High		<input type="checkbox"/> In process
Property values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining				2,000	50+		
Demand/supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply							
Marketing time	<input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.							

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	See GIS Map			Topography	Slightly Rolling
Site area	2.38 ac	Corner Lot	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size	Typical
Specific zoning classification and description	AAA Single Family Residential			Shape	Irregular
Zoning compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Drainage	Appears Adequate		
Highest & best use as improved:	<input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)	View	Residential		
Utilities	Public <input checked="" type="checkbox"/> Other _____	Off-site improvements	Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	Curb/gutter	Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary sewer	<input type="checkbox"/> Septic	Street lights	Conventional	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm sewer	<input checked="" type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):	record. There is an expansive lawn with trees, shrubs and plantings throughout the property.			FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.):
record. There is an expansive lawn with trees, shrubs and plantings throughout the property.

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	Concrete	Slab	No	Area Sq. Ft.	6,179	Roof	<input type="checkbox"/>
No. of Stories	2.3	Exterior Walls	Clapboard	Crawl Space	No	% Finished	62	Ceiling	<input type="checkbox"/>
Type (Det./Att.)	Det	Roof Surface	Wood Shake	Basement	Full	Ceiling	Drywall	Walls	<input type="checkbox"/>
Design (Style)	Colonial	Gutters & Dwnspis.	Copper	Sump Pump	Not Observed	Walls	Drywall	Floor	<input type="checkbox"/>
Existing/Proposed	Existing	Window Type	Dbt Hung	Dampness	Not Observed	Floor	Wood	None	<input type="checkbox"/>
Age (Yrs.)	15	Storm/Screens	Thermal	Settlement	Not Observed	Outside Entry	Yes	Unknown	<input checked="" type="checkbox"/>
Effective Age (Yrs.)	5	Manufactured House	No	Infiltration	Not Observed				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement								2	2.5	1	4	6,179
Level 1	x	1	1	1	1	1		1	1.2		3	6,179
Level 2								8	8	x	1	5,805
Level 3						1			.1		3	1,998

Finished area above grade contains: 22 Rooms; 9 Bedroom(s); 9.3 Bath(s); 13,982 Square Feet of Gross Living Area											
INTERIOR	Materials/Condition	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:					
Floors	Tile/Wood/Cpt/Sup	Type Hydro	Refrigerator <input checked="" type="checkbox"/>	None <input type="checkbox"/>	Fireplace(s) # 6 <input checked="" type="checkbox"/>	None <input type="checkbox"/>					
Walls	Drywall/Sup	Fuel Gas	Range/Oven <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Patio <input checked="" type="checkbox"/>	Garage # of cars _____					
Trim/Finish	Wood/Sup	Condition Good	Disposal <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Deck <input type="checkbox"/>	Attached _____					
Bath Floor	Tile/Marble/Sup	COOLING	Dishwasher <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Porch <input type="checkbox"/>	Detached 4					
Bath Wainscot	Tile/Sup	Central Yes	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence <input checked="" type="checkbox"/>	Built-In _____					
Doors	Wood/Sup	Other _____	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Pool <input checked="" type="checkbox"/>	Carport _____					
		Condition Good	Washer/Dryer <input type="checkbox"/>	Finished <input checked="" type="checkbox"/>	Pool House/Bth <input type="checkbox"/>	Driveway 6-8					

Additional features (special energy efficient items, etc.): **Extensive patios, In Ground Pool, cabanas, porches, Electronic Gates, Custom features throughout the home.**

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: **The subject was custom built in 2005. It is of exceptional quality.**

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**

UNIFORM RESIDENTIAL APPRAISAL REPORT

Table with columns for Cost Approach: ESTIMATED SITE VALUE, ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS, Dwelling, Garage/Carport, Total Estimated Cost New, Less Depreciation, etc.

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): The cost approach was not developed in this assignment.

Table with columns for Sales Comparison Analysis: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Includes rows for Address, Sales Price, Price/Gross Living Area, etc.

Comments on Sales Comparison: (including the subject property's compatibility to the neighborhood, etc.): ** The basement is finished with two bedrooms and bathrooms, a powder room, gym, sauna, wine cellar, candy room and media room. *** there is an in ground pool and two cabanas one with a kitchenette and one with a bathroom/changing room. Refer to the addenda regarding comments on the adjustments.

Table with columns for Reconciliation: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Includes rows for Date, Price and Date Source, etc.

Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: The subject was not listed on the local MLS in the last 12 months.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 11,000,000

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

This appraisal is made [X] "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 concluded at a mid point range.

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 definitions that are stated in the attached Fannie Mae Form 1004B (Rev. 10/15/19)

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 6/93 1 October 1, 2020

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 11,000,000

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 Certification #: RCR 0000131 State CT State Certification #: RCG 657 State CT

Supplemental Addendum

File No. Appeal 2020 Westport

Client	Marc Lasry						
Property Address	100 Beachside Ave						
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. The dock for example is on an adjacent parcel. A dock on the 100 Beachside Avenue property has a greater appeal. Tennis courts and cabanas which appear on the subject parcel are actually on the parcel identified as 102 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 an in ground heated pool, two cabanas, one with kitchenette and bath/changing room, extensive patios and porches. The subject is on the water but is a flag lot refer to the GIS map. The driveway is gravel. There is a detached 4 car garage for personal vehicles.

Supplemental Addendum

File No. Appeal 2020 Westport

Client	Marc Lasry						
Property Address	100 Beachside Ave						
City	Westport	County	Fairfield	State	CT	Zip Code	06880
Client	Marc Lasry						

Adjustments to Comparable Sales

Site adjustments were based on \$2,000,000 per acre which includes, size, shape and utility.
The adjustments were based on the following sales:

1 Charmers Landing, Westport

7/31/2018
\$2,250,000
1.01 Acres
AA Zone
Waterfront

259 Saugatuck Avenue, Westport

7/31/2018
\$2,250,000
1.02 Acres
AA Zone
Waterfront

View amenity is based on direct frontage which impacts the overall appeal. While there is a dock, it is on an adjacent parcel.

GLA was adjusted at \$200.00 per square foot.

Bathrooms were adjusted at \$40,000 for a full bath and \$20,000 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.

Sale of 112-116 Beachside Avenue Westport, August 2020.

This property was considered however, it was deemed to be a non relevant sale. The main house was not direct waterfront and was considerably smaller and older than the subject. For conveyance purposes, values appear to have been assigned to each parcel (as these are three separate parcels) to equal the aggregate value of the sale. The appraiser was not able to verify the specific details of the sale.

GIS Maps

The appraiser provided GIS maps of the subject and comparables to compare the differences in the frontage on the Sound. The three properties have a greater waterfront as well as more expansive views.

Inspection

Daniel Conte and George 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.	Appeal 2020 Westport
Property Address	100 Beachside Ave	County	Fairfield
City	Westport	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

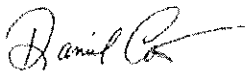
Prior sale: No Prior Sale in Last 3 Years

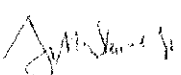
Exposure Time / Marketing Time
 Exposure and Marketing time of 180 days is reasonable in this market.

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**
- This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.
 - 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.
 - The appraiser represents that he has the experience, education and knowledge to properly complete this assignment.
 - The appraiser has not provided any professional assistance within the last 3 years.

Appraiser: 
 Signed Date: February 18, 2021
 Certification or License #: RCR 0000131
 Certification or License State: CT Expires: 04/30/2021
 Effective Date of Appraisal: October 1, 2020

Supervisory Appraiser: 
 Signed Date: February 18, 2021
 Certification or License #: Certified General RCG 557
 Certification or License State: CT Expires: April 30, 2021
 Inspection of Subject: Did Not Exterior Only Interior and Exterior

Subject Photo Page

Client	Marc Lasry				
Property Address	100 Beachside Ave				
City	Westport	County	Fairfield	State	CT Zip Code 06880
Client	Marc Lasry				

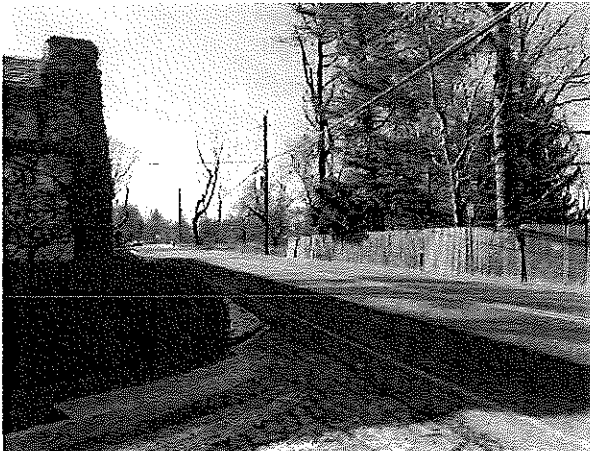


Subject Front

100 Beachside Ave
Sales Price N/A
Gross Living Area 13,982
Total Rooms 22
Total Bedrooms 9
Total Bathrooms 9.3
Location Waterfront
View Water/Good
Site 2.38 Acres
Quality Superior
Age 15 Years



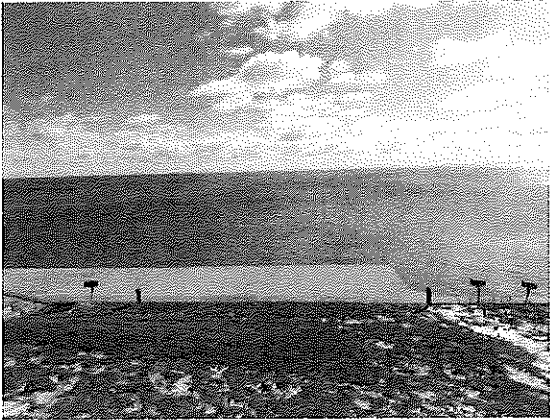
Subject Rear



Subject Street

Photograph Addendum

Client	Marc Lasry						
Property Address	100 Beachside Ave						
City	Westport	County	Fairfield	State	CT	Zip Code	06880
Client	Marc Lasry						



Water View



Pool and cabanas

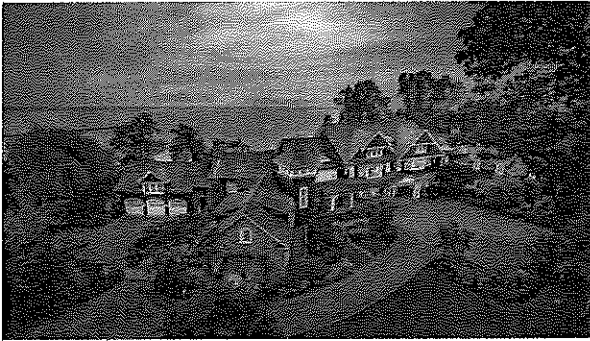
Comparable Photo Page

Client	Marc Lasry				
Property Address	100 Beachside Ave				
City	Westport	County	Fairfield	State	CT
Client	Marc Lasry			Zip Code	06880



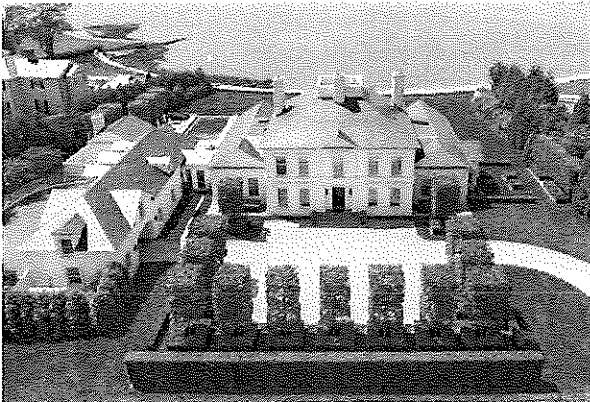
Comparable 1

5 Charmers Lndg
 Prox. to Subject 3.85 miles W
 Sale Price 6,300,000
 Gross Living Area 11,760
 Total Rooms 14
 Total Bedrooms 5
 Total Bathrooms 6.1
 Location Waterfront
 View Water/Superior
 Site 1.12 Acres
 Quality Good
 Age 13 Years



Comparable 2

340 Willow St
 Prox. to Subject 0.98 miles NE
 Sale Price 11,445,000
 Gross Living Area 15,777
 Total Rooms 17
 Total Bedrooms 6
 Total Bathrooms 7.2
 Location Waterfront
 View Water/Superior
 Site 2.5 Acres
 Quality Superior
 Age 6 Years



Comparable 3

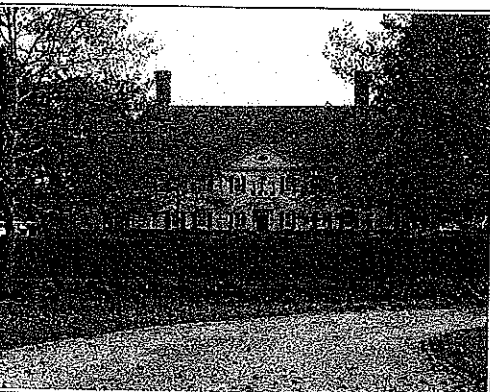
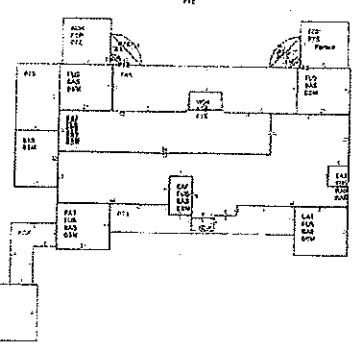
1125 Pequot Ave
 Prox. to Subject 0.85 miles NE
 Sale Price 13,500,000
 Gross Living Area 10,270
 Total Rooms 17
 Total Bedrooms 7
 Total Bathrooms 8.3
 Location Waterfront
 View Water/Superior
 Site 2.97 Acres
 Quality Superior
 Age 6 years

Tax Assessors Field Card

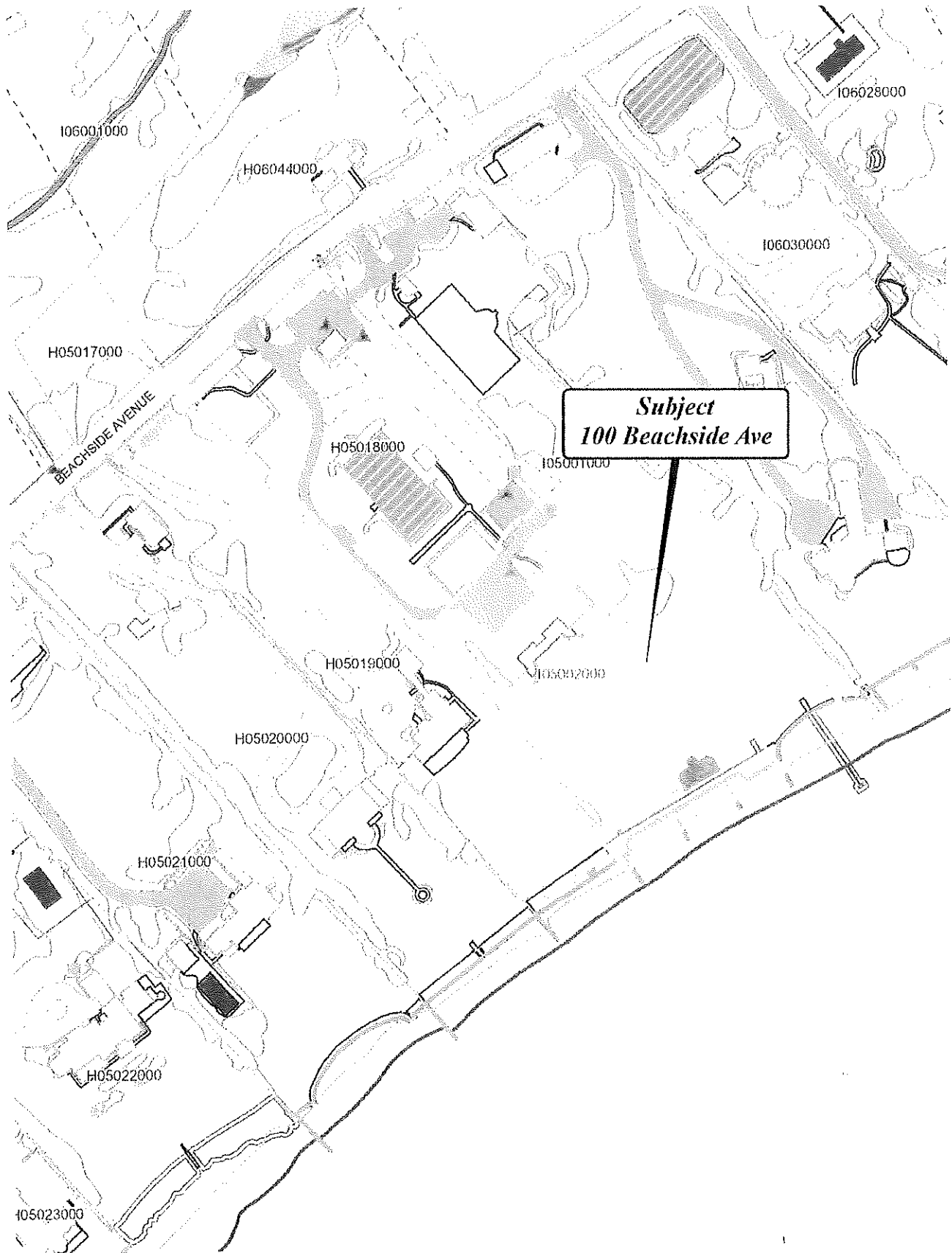
CURRENT OWNER		YOPO	UTILITIES	STRTY/ROAD	LOCATION	CURRENT ASSESSMENT				8158 WESTPORT, CT					
LASRY MARC & CATHY		41 Gas	1 Public	1		Description	Code	Assessed	Assessed						
AVENUE CAPITAL		21 Public Water				RES LAND	1-1	6,226,800	4,358,800						
399 PARK AVE 6TH FL		SUPPLEMENTAL DATA				DWELING	1-3	6,256,100	4,379,300						
NEW YORK NY 10022		Alt Pct ID 545252-A-2	LiRt Rise Asking \$			RES OUTBL	1-4	187,200	117,100						
		Historic ID				Total				12,650,100 8,855,200					
		Census 506				PREVIOUS ASSESSMENTS (HISTORY)				VISION					
		Westport CT L30				Year	Code	Assessed	Year	Code	Assessed				
		Survey Ma 7446				2019	1-1	4,556,300	2018	1-1	4,658,300				
		GIS ID 105002000					1-3	4,670,340		1-3	4,950,400				
							1-4	117,100		1-4	117,100				
						Total				9343740 9623800 9623800					
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	CU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LASRY MARC & CATHY		2522 0092	03-03-2005	U	I	14,600,000	31		Year	Code	Assessed				
SMILOW JOELE & JOAN L		1015 0199	07-19-1989	Q	I	7,610,000	00		2019	1-1	4,556,300				
										1-3	4,670,340				
										1-4	117,100				
									Total						
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Back Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
									APPRaised VALUE SUMMARY						
									Appraised Bkg. Value (Card)						
									Appraised X (B) Value (Bkg)						
									Appraised Ob (B) Value (Bkg)						
									Appraised Land Value (Bkg)						
									Special Land Value						
									Total Appraised Parcel Value						
									Valuation Method						
									Total Appraised Parcel Value						
ASSESSING NEIGHBORHOOD				NOTES											
Nbhd	Sub	Nbhd Name	B	Tracing	Batch										
0001	F	0001													
NV 7446(1) #104-HSEKPR'S HOUSE & GAR, BASKETBALL CT & BTH1 10/19/08 M/9780 EASEMENT FILED TB SOLD W/102 BEACHSIDE AV #100 = FLAG-SHAPED LOT W/ MAIN HOUSE #102 = GUEST HSE, OFC/GAR, TEN & BTH2															
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Ed	Purpose/Result	
58459	04-27-2007	SPA	STRUCTURE	20,000	05-12-2008	100		9 X 10 BUILT IN SPA TO EXIS	06-12-2020	SR				19 Field Review	
98101	12-26-2006	DE	DEMOLISH	125,000	05-12-2008	100		CONSTRUCT POOL PAVILIO	03-02-2020	VA				60 Major Sent	
57687	07-31-2005	DE	DEMOLISH		09-27-2006	100		DEMO POOL CABANA	03-27-2017	PF				51 BAA No Change	
98503	09-19-2005		NEW HOME	4,835,000	09-12-2008	100		NEW 2-STY S/F HOUSE W/ U	03-22-2017	TM	5	5		08 Measure/Int. Refusal - No Inf	
96451	09-06-2005		DEMO		11-17-2005	100		DEMO	08-17-2015	VA				10 Measure/Int. Refusal - Letter Sent	
									08-12-2015	RH				06 Measure/Int. Refusal - No Inf	
									05-07-2015	VA				66 INSPECTION NOTICE SE	
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	201L	Singl Family OF	AAA		2.380	1,818,400	0.48998	9	1.00	330	3.300			1.0000	6,226,800
				Total Card Land Units	2.380	AC	Parcel Total Land Area				2.3800	Total Land Value			6,226,800

Tax Assessors Field Card pg 2

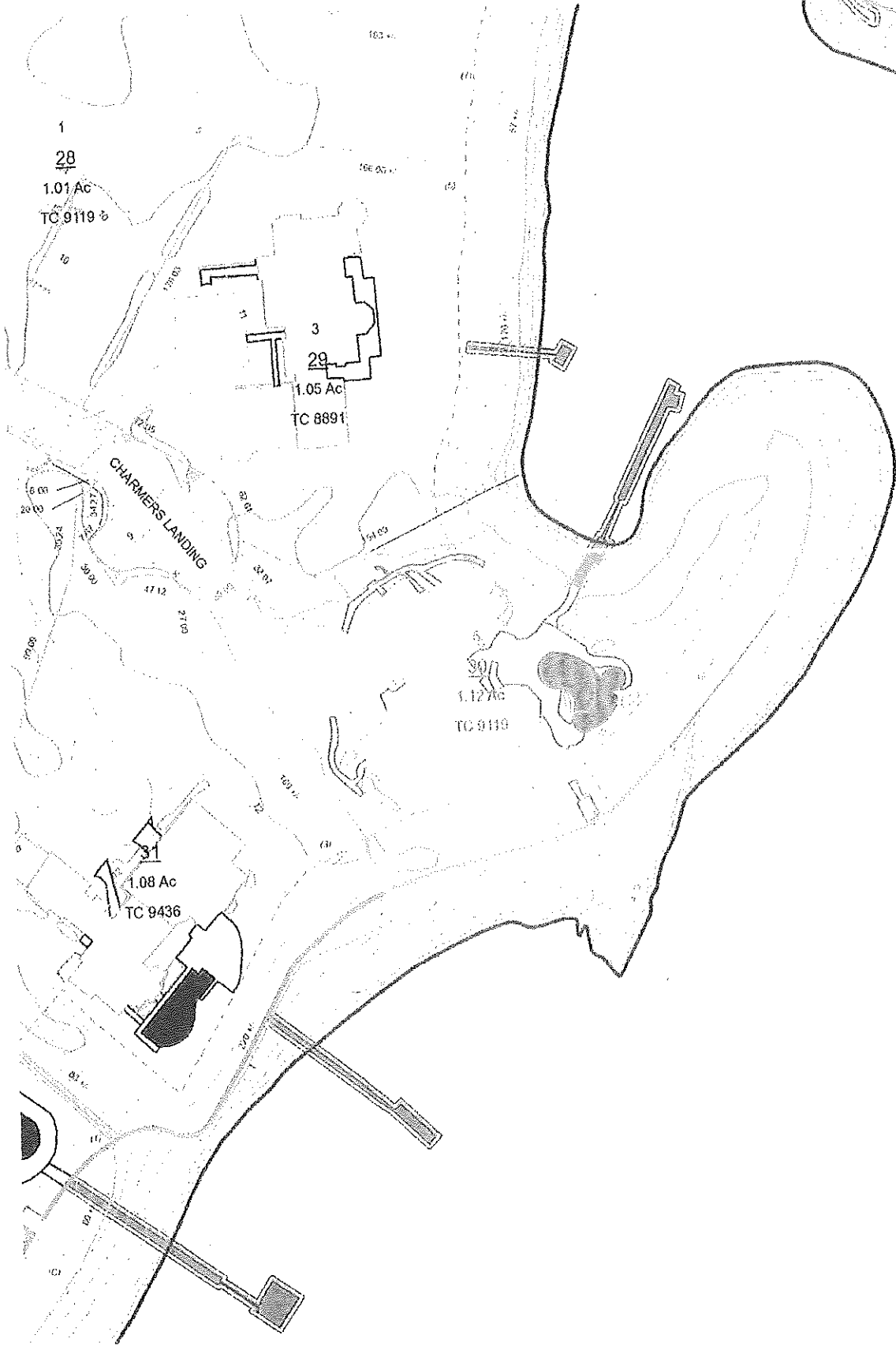
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Element	Cd								
Style:	105	Fireplaces	6								
Model:	01	Custom Design Residential									
Grade:	28	Ceiling Height	10.00								
Stories:	2.5	Elevator									
Occupancy:	1	CONDO DATA									
Exterior Wall 1:	11	Parcel Id:									
Exterior Wall 2:	21	IC:									
Roof Structure:	04	IB:									
Roof Cover:	10	IS:									
Interior Wall 1:	05	Adjust Type:									
Interior Wall 2:	06	Code:									
Interior Flr 1:	12	Description:									
Interior Flr 2:	02	Factor%:									
Heat Fuel:	03	Condo Flr:									
Heat Type:	09	Condo Unit:									
AC Type:	03	COST / MARKET VALUATION									
Total Bedrooms:	10	Building Value New:	7,537,460								
Total Full Baths:	10	Year Built:	2007								
Total Half Baths:	6	Effective Year Built:									
Total Xtra Fltrs:	11	Depreciation Code:	A								
Total Rooms:	21	Remodel Rating:									
Bath Style:	04	Year Remodeled:									
Kitchen Style:	04	Depreciation %:	17								
Kitchens:	1	Functional Obsecl:	0								
Whitwood Tube:	1	Estimate Obsecl:	0								
Hot Tubs:	1	Trend Factor:	1								
Sauna (SF Area):	3844	Condition:									
Fin Basement:	6	Condition %:									
Fin Basement Qual:	A	Percent Good:	83								
Basement:	6	Cons Sec Revld:	6,256,100								
Basement:	6	Dep % Ovr:									
Basement:	6	Dep Ovr Comment:									
Basement:	6	Misc Imp Ovr:									
Basement:	6	Misc Imp Ovr Comment:									
Basement:	6	Cost to Cure Ovr:									
Basement:	6	Cost to Cure Ovr Comment:									
Basement:	6	OB - OUTBUILDING & YARD ITEMS (I) / XF - BUILDING EXTRA FEATURES (B)									
Code:	Description:	Sub Ty:	Units:	Unit Prc:	Yr Bld:	Cond. C:	Is Grd:	Grade:	Grade A:	Appr. V:	
BTH2	Cabana	FR	1	118,666	2007	6	75	7	2.65	32,100	
BTH2	Cabana	FR	1	120	118,666	2008	6	75	7	2.65	26,500
PATI	Patio	GN	1	495	16,500	2008	6	75	6	2.05	12,800
SPL1	InGround	GNH	1	660	50.50	2008	6	75	6	2.05	74,800
PATI	Patio	CR	1	1,550	5.50	2008	6	75	4	1.35	8,800
PATI	Patio	CR	1	520	5.50	2008	6	75	4	1.35	2,900
TEN	Tennis	CN	1	40000.0	2015	3	20	3	1.00	8,000	
BUILDING SUB-AREA SUMMARY SECTION											
Code:	Description:	Livrs Area:	Floor Area:	Est Area:	Unit Cost:	Underprc Value:					
BAS	First Floor	6,179	6,179		404.00	2,496,333					
BSH	Basement Area	0	6,179		80.81	499,348					
EAF	Attic, Exposed, Finished	1,922	4,212		181.76	776,494					
FAT	Attic, Finished	76	378		81.23	30,764					
FGR	Garage	0	946		181.43	152,713					
FOP	Porch, Open	0	1,117		80.65	80,063					
FUS	Upper Story, Finished	5,805	5,805		404.00	2,346,237					
PTS	Patio - Stone	0	2,068		60.62	126,453					
TRS	Terrace - Stone	0	1,208		60.93	87,768					
UAT	Attic, Unfinished	0	295		40.50	16,160					
TW Gross Lvr / Lease Area		13,982	29,002			6,848,878					



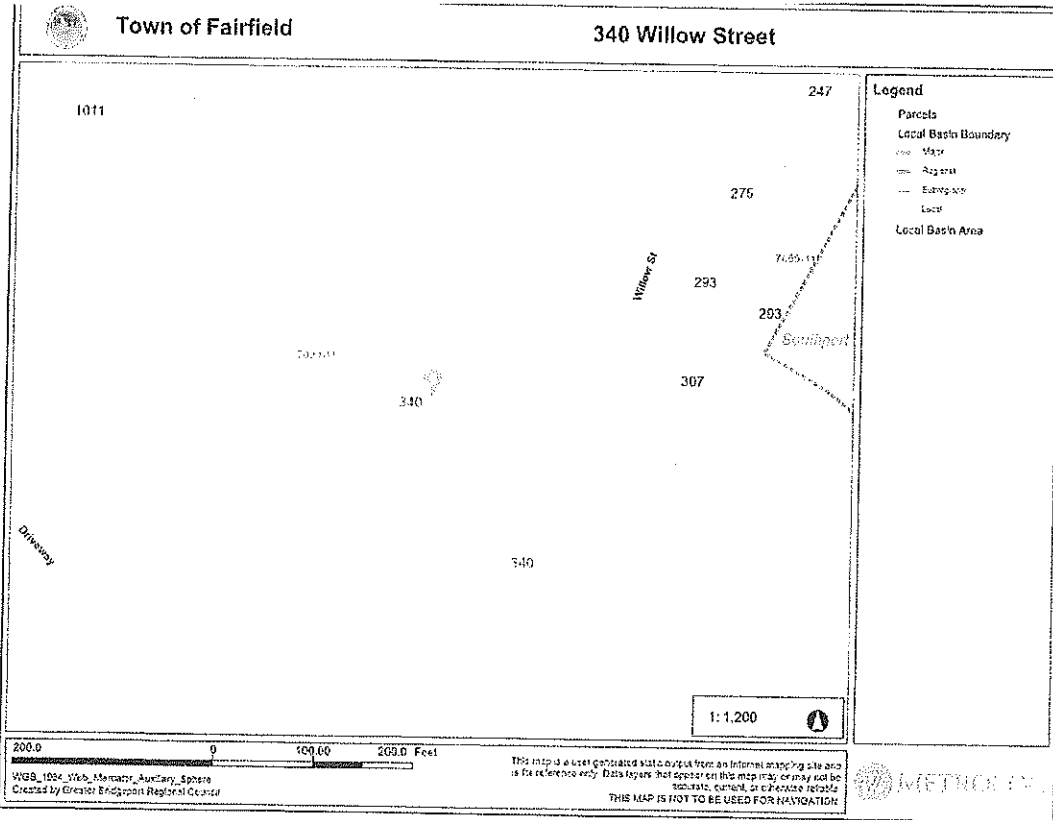
GIS Map Subject



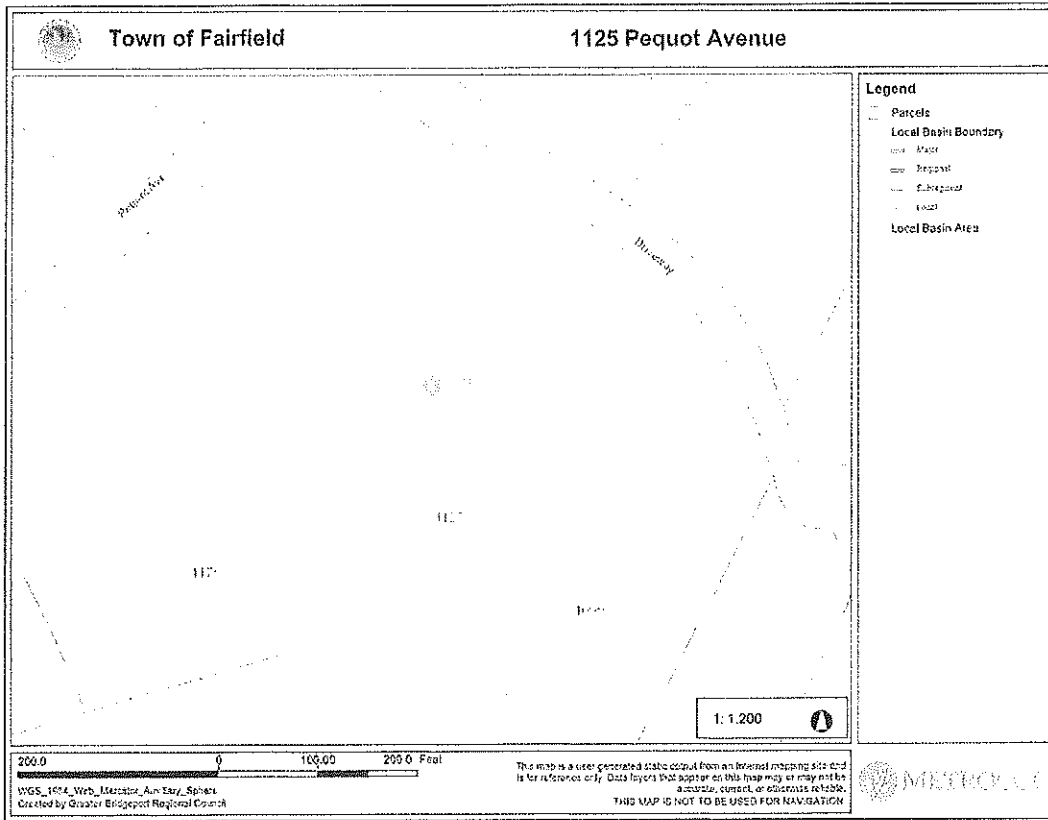
GIS Map Sale 1



GIS Map Sale 2



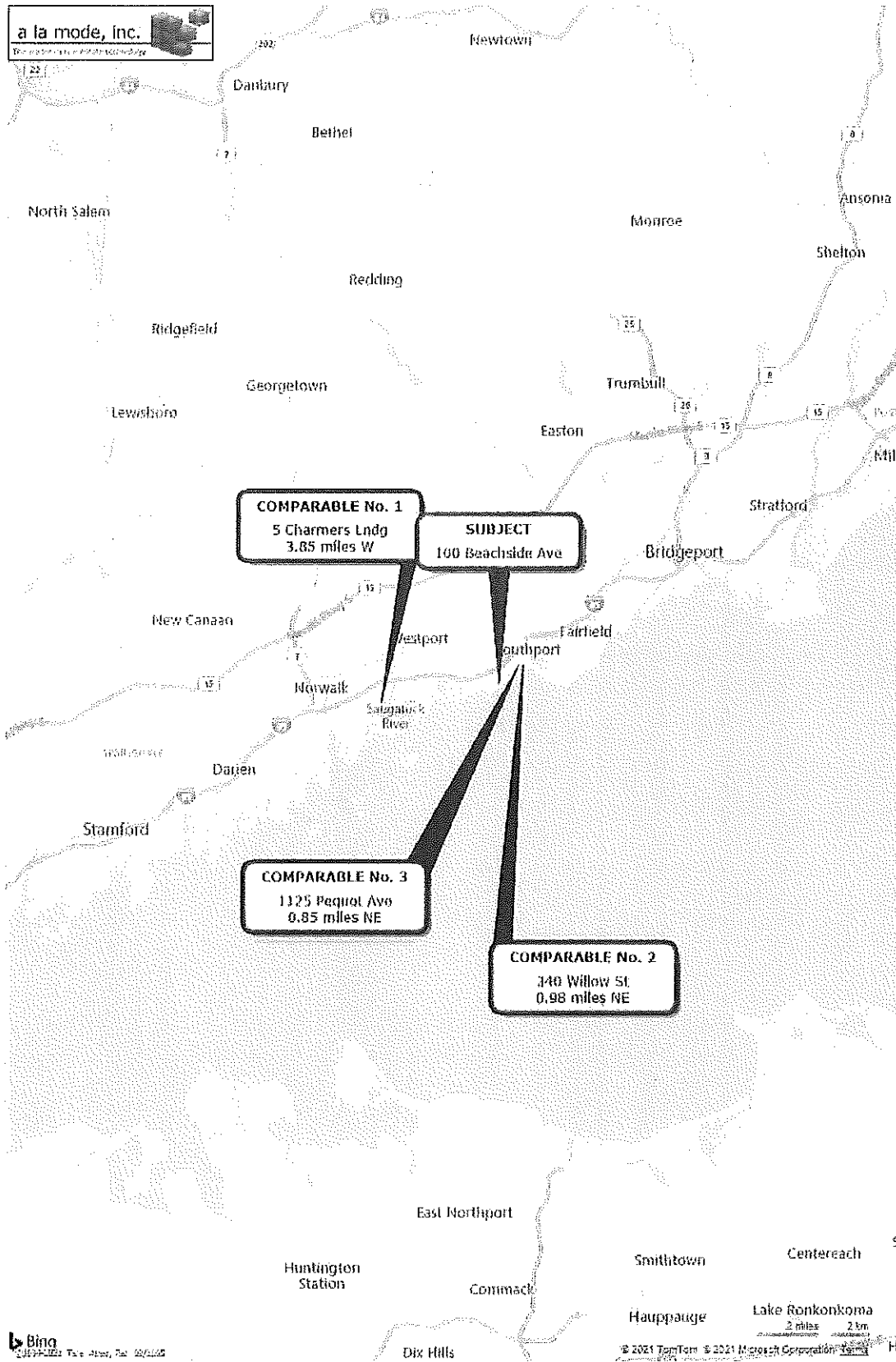
GIS Map Sale 3



Location Map

Client	Marc Lasry				
Property Address	100 Beachside Ave				
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.



Assumptions, Limiting Conditions & Scope of Work

File No.: Appeal 2020 Westport
State: CT Zip Code: 06880

Property Address: 100 Beachside Ave

City: Westport

Client: Marc Lasry

Address: 100 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.: Appeal 2020 Westport
 State: CT Zip Code: 06880

Property Address: 100 Beachside Ave City: Westport
 Client: Marc Lasry Address: 100 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:

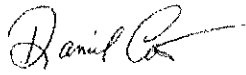
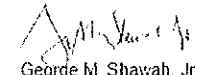
DEFINITION OF MARKET VALUE *:

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: 100 Beachside Avenue, Westport, CT

<p>APPRaiser</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>Supervisor or Co-Appraiser Name: George M. Shawah, Jr. Company: Baldwin Pearson & Company, Inc. Phone: 203-335-5117 Fax: _____ E-Mail: _____</p> <p>Date Report Signed: February 18, 2021 License or Certification #: Certified General RCG 557 State: CT Designation: _____ 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

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: 100 Beachside Ave.

OWNER: Lasry, Marc & Cathy

ASSESSMENT: 8,855,200

ARE TAXES CURRENT? _____

OWNERS COMMENTS/COMPARABLE PROPERTIES:

BAA COMMENTS/COMPARABLE PROPERTIES:

