

TOWN COUNCIL  
**Town of Trumbull**  
CONNECTICUT  
[www.trumbull-ct.gov](http://www.trumbull-ct.gov)

TOWN HALL  
Trumbull

TELEPHONE  
(203) 452-5000



FINANCE COMMITTEE  
AGENDA  
APRIL 26, 2022

Kevin Shively, Chairman

Mary Isaac, Vice Chairman

Nicole Satin

Dawn Cantafio

Steve Choi

Tony Scinto

Joy Colon, Alternate

Mike Buswell, Alternate

NOTICE is hereby given that the Finance Committee of the Trumbull Town Council will hold a meeting on Tuesday, April 26, 2022 at 7:00 p.m. at the Trumbull Town Hall, for the following purpose:

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1. RESOLUTION TC29-55: To consider and act upon a resolution which would authorize First Selectman Vicki A. Tesoro to execute and file an application with the Connecticut Department of Economic and Community Development for funding in an amount not to exceed \$1,500,000 for the construction phase of the Trumbull Veterans and First Responders Center project and to execute the Assistance Agreement.
2. RESOLUTION TC29-56: To consider and act upon a resolution which would authorize First Selectman Vicki A. Tesoro to execute and file an application for funding for the Trumbull Veterans and First Responders Center from the 2023 Member Directed Community Project Program/Congressionally Directed Spending Program in the amount of \$3,000,000.
3. RESOLUTION TC29-57: To consider and act upon a resolution which would authorize the Town Attorney to settle a workers compensation claim known as Gary Sengalliesi v. the Town of Trumbull.

4. RESOLUTION TC29-58: To consider and act upon a resolution which would appropriate \$105,585 from Golf Retained Earnings 21-315200 to Capital Outlay 21100000-581888.
5. RESOLUTION TC29-59: To consider and act upon a resolution which would approve the sale of town-owned properties at 105, 109, 115, 119, 120, 123, and 124 Duane Place.
6. RESOLUTION TC29-60: To consider and act upon a resolution which would adopt the annual budget for the Town of Trumbull for fiscal year beginning July 1, 2022 and ending June 30, 2023, as recommended by the Board of Finance and amended by the Town Council, and would appropriate the sums stated therein as amended for their respective purposes as set forth therein.

## RESOLUTIONS

1. RESOLUTION TC29-55: BE IT RESOLVED That the Trumbull Town Council is cognizant of the application for funding in an amount not to exceed \$1,500,000 for the construction phase of the Trumbull Veterans and First Responders Center and the conditions and prerequisites for the state financial assistance imposed by the Department of Economic and Community Development, and authorizes First Selectman Vicki A. Tesoro to execute and file such application with the Connecticut Department of Economic and Community Development and all subsequent amendments, reports, and related documents in order to administer and implement the project. (Full Resolution Attached)
2. RESOLUTION TC29-56: BE IT RESOLVED, That the Trumbull Town Council is cognizant of the application for funding from the 2023 Member Directed Community Project Program/Congressionally Directed Spending Program in the amount of \$3,000,000 to support the construction of the Trumbull Veterans and First Responders Center, and authorizes First Selectman Vicki A. Tesoro to execute and file such application and all subsequent amendments, reports, and related documents in order to administer and implement the project. (Full Resolution Attached)
3. RESOLUTION TC29-57: BE IT RESOLVED, That the Town Attorney is hereby authorized to settle a workers compensation claim known as Gary Sengalliesi v. the Town of Trumbull.
4. RESOLUTION TC29-58: BE IT RESOLVED, That \$105,585 is hereby appropriated from Golf Retained Earnings 21-315200 to Capital Outlay 21100000-581888.
5. RESOLUTION TC29-59: BE IT RESOLVED that the sale of town-owned properties at 105, 109, 115, 119, 120, 123, and 124 Duane Place to Marcia Lopes for \$79,227.50 is hereby approved. (Full Resolution Attached)
6. RESOLUTION TC28-60: BE IT RESOLVED, That the annual budget for the Town of Trumbull for fiscal year beginning July 1, 2022 and ending June 30, 2023, as recommended by the Board of Finance and amended by the Town Council, be and the same is hereby adopted and that the sums stated therein as amended for their respective purposes be and the same are hereby appropriated.

## FULL RESOLUTIONS

### RESOLUTION TC29-55:

WHEREAS, the State of Connecticut Bond Commission has authorized \$1,500,000 for the Trumbull Veterans and First Responders Center to be used for general construction costs; and

WHEREAS, the Connecticut Department of Economic and Community Development (DECD) is the State department responsible to administer the aforementioned funds; and

WHEREAS, DECD is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of Trumbull make an application to the State for \$1,500,000 in order to undertake the construction phase of the Veterans and First Responders Center project and to execute the Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED That the Trumbull Town Council is cognizant of the application for funding in an amount not to exceed \$1,500,000 for the construction phase of the Trumbull Veterans and First Responders Center and the conditions and prerequisites for the state financial assistance imposed by the Department of Economic and Community Development, and authorizes First Selectman Vicki A. Tesoro to execute and file such application with the Connecticut Department of Economic and Community Development and all subsequent amendments, reports, and related documents in order to administer and implement the project.

RESOLUTION TC29-56:

WHEREAS, the United States Congress is accepting applications for federal funding through the 2023 Member Directed Community Project Program/Congressionally Directed Spending Program; and

WHEREAS, the Town of Trumbull is applying to both the House of Representatives and the United States Senate for funding in the amount of \$3,000,000 to support the construction of the Trumbull Veterans and First Responders Center; and

WHEREAS, the application has been submitted under the Transportation, Housing and Urban Development, and Related Agencies account under the Community Development line item “Economic Development Initiatives (EDI)” which supports construction, rehabilitation, and improvements to public facilities and neighborhood centers.

Now, THEREFORE, BE IT RESOLVED That the Trumbull Town Council is cognizant of the application for funding from the 2023 Member Directed Community Project Program in the amount of \$3,000,000 for general construction of the Trumbull Veterans and First Responders Center, and authorizes First Selectman Vicki A. Tesoro to execute and file such application and all subsequent amendments, reports, and related documents in order to administer and implement the project.

RESOLUTION TC29-59: BE IT RESOLVED that the sale of town-owned properties at 105, 109, 115, 119, 120, 123, and 124 Duane Place to Marcia Lopes, or her designee, for \$79,227.50 is hereby approved; and

be it FURTHER RESOLVED that Vicki A Tesoro, First Selectman, or her designee, be and the same is hereby authorized to execute a Quit Claim Deed to said property and any other closing documents required to complete the sale; and

be it FURTHER RESOLVED that the Town is authorized to pay all closing expenses, including the administrative fee due to GovDeals, Inc., associated with this conveyance.

TOWN OF TRUMBULL  
BOARD OF FINANCE

**REQUEST FOR ACTION**

DATE: 14-Apr-22  
AGENDA: 4-22-01  
AMOUNT: \$105,585

(A) APPROPRIATION [ X ]      FROM: ACCOUNT NAME Retained Earnings      \$105,585  
    ACCOUNT NO. 21-315200

(B) TRANSFER [ ]      TO: ACCOUNT NAME Capital Outlay      \$105,585  
    ACCOUNT NO. 21100000-581888

(C) BOND [ ]

(D) SUMMARY OF REQUEST: For Roof inspection and replacement to be done FY 2022

(E) REQUESTED BY: Joe Gaudiano, Golf Commissioner

(F) SUPPORTING DATA: See attached

(G) CONCURRENCE:  YES    [ ] NO    [ ] NEED ADD'L INFORMATION



Vicki A. Tesoro, First Selectman

(H) BOARD OF FINANCE ACTION:

1. APPROVED \_\_\_\_\_
2. RECOMMENDED TO TOWN COUNCIL \_\_\_\_\_
3. TABLED \_\_\_\_\_
4. DENIED \_\_\_\_\_
5. OTHER \_\_\_\_\_

<b>REQUEST FOR SUPPLEMENTAL</b>							
<b>DEPT: Tashua Knolls Golf Course</b>							
<b>DEPT</b>							
<b>FISCAL YEAR ENDED: June 30, 2022</b>							
TRANSFER NUMBER	ACCOUNT DESCRIPTION	ACCOUNT NUMBER	AVAILABLE BALANCE (OVER) UNDER	PROJECTED TO END OF YEAR	UNDER (OVER ) BUDGET	TRANSFER	BALANCE AFTER TRANSFER
04-02-01	FROM: Retained earnings	21-315200	1,816,652	(223,776)	1,592,876	105,585	1,487,291
	TO: Capital outlay	21100000-581888	0	-	0	105,585	(105,585)
<b>REASON FOR TRANSFER:</b>							
Roof inspection and replacement to be done FY2022							

4/4/2022

Board of Finance  
Town of Trumbull  
Trumbull, CT 06611

Re: Transfer of Funds in 2022 Golf Course Budget

Dear Members of the Board of Finance:

The following transfer is requested to the 2022 Golf Course Budget:

From:  
GL#2110000522203 (Services Ancillary) \$7,000  
GL# 2110000522204 (Services Contractual) \$5,000

To:  
GL #2110000578802 (Maintenance) \$12,000

Reason:  
Maintenance cost and sprinkler repair

From:  
Retained Earnings: \$105,585

To:  
GL #(Capital Outlay FY 2022 \$105,585

Reason:  
Roof replacement and inspector (budgeted for in FY 2023)

Please call me if you have any questions.

Sincerely,

Joe Gaudiano  
Finance Chairman  
Golf Commission

C: Maria Pires, Director of Finance  
Don Espach, Chairman, Golf Commission

**APPRAISAL OF THE PROPERTY  
LOCATED AT  
105, 109, 115, 119, 120, 123, 124 DUANE PLACE  
TRUMBULL, CONNECTICUT  
06610**

**APPRAISAL REPORT**

**EFFECTIVE DATE OF APPRAISAL:**

**DECEMBER 18, 2019**

**APPRAISED FOR:**

**ATTORNEY JAMES WINKEL  
HARLOW, ADAMS, & FREEDMAN PC  
ONE NEW HAVEN AVE., SUITE 100  
MILFORD, CONNECTICUT  
06460**

# **Blue Ribbon Appraisals, LLC**

•Residential

•Industrial

•Commercial

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December 23, 2019

Attorney James Winkel  
Harlow, Adams, & Friedman PC  
One New Haven Ave., Suite 100  
Milford, Connecticut  
06460

Re: 105, 109, 115,119, 120, 123, 124 Duane Place, Trumbull, CT

Dear Attorney Winkel:

At your request, I have examined the above referenced property for the purpose of estimating its fee simple market value. The effective date of the appraisal and the date of my most recent property inspection is, December 18, 2019. The intended use of the appraisal is to estimate market value for foreclosure purposes.

The subject property is located in the southern portion of the City of Trumbull, CT. The neighborhood consists of mostly, residential, one-family properties.

The subject sites are situated on the east and west sides of Duane Place. The sites have a total area of 1.81 acres, and is zoned, AA and has sloping and steep topography. The sites are not located in a flood zone, as identified by applicable FEMA flood hazard zone map.

The sites are not improved with a building. The Highest and Best Use is concluded to be for present use as open space in conformance with applicable building codes.

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311 Main Street • West Haven, CT 06516

Telephone (203) 931-3112 • Fax (203) 931-3116

In valuing the property, all three approaches to value have been considered. The Sales Comparison Approach was concluded to be the most applicable approach.

This appraisal assignment is an appraisal and was developed under **USPAP STANDARD RULE #1 – “REAL PROPERTY APPRAISAL DEVELOPMENT.”**

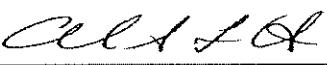
The report contained herein has been prepared in accordance with **USPAP STANDARD RULE # 2 – “REAL PROPERTY APPRAISAL REPORTING”.**

The reference to USPAP is the 2018 - 2019 Edition of Uniform Standards of Professional Appraisal Practice issued by **THE APPRAISAL STANDARDS BOARD OF THE APPRAISAL FOUNDATION.**

Based upon information in the following appraisal report, and an exterior inspection of the property, it is my opinion that the fee simple market value as of, December 18, 2019, is:

**105 Duane Pl \$ 941  
109 Duane Pl \$3,647  
115 Duane Pl \$3,293  
119 Duane Pl \$3,528  
120 Duane Pl \$2,940  
123 Duane Pl \$3,293  
124 Duane Pl \$3,646**

Respectfully submitted,

  
Charles A. Liberti, GAA  
CT. Certified General Appraiser  
License # RCG.0000647  
Expiration date: 04/30/2020

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## **SUMMARY OF SALIENT FACTS**

Property Address:	105, 109, 115, 119, 120, 123, 124 Duane Place														
Owner of Record:	Alice Correia														
Deed Reference:	See detail grid (page 7)														
Ownership History:	The current owner has owned the subjects for over 3 years														
Assessors Reference:	See detail grid														
Purpose of the Appraisal:	To determine market value for foreclosure purposes														
Appraisal Reporting Option:	Appraisal report														
Property Rights Appraised:	Fee Simple														
Effective Date of Appraisal:	December 18, 2019														
Estimated Market Time / Exposure time:	12-24 months / 12-24 months														
Type of Property:	Vacant Land														
Zoning:	AA														
Flood Zone:	Zone X is not considered a designated flood hazard zone														
Land Area:	<table><tr><td>105 Duane Place</td><td>.08 acres</td></tr><tr><td>109 Duane Place</td><td>.31 acres</td></tr><tr><td>115 Duane Place</td><td>.28 acres</td></tr><tr><td>119 Duane Place</td><td>.30 acres</td></tr><tr><td>120 Duane Place</td><td>.25 acres</td></tr><tr><td>123 Duane Place</td><td>.28 acres</td></tr><tr><td>124 Duane Place</td><td>.31 acres</td></tr></table>	105 Duane Place	.08 acres	109 Duane Place	.31 acres	115 Duane Place	.28 acres	119 Duane Place	.30 acres	120 Duane Place	.25 acres	123 Duane Place	.28 acres	124 Duane Place	.31 acres
105 Duane Place	.08 acres														
109 Duane Place	.31 acres														
115 Duane Place	.28 acres														
119 Duane Place	.30 acres														
120 Duane Place	.25 acres														
123 Duane Place	.28 acres														
124 Duane Place	.31 acres														
Building Area	N/A														
Present Use:	Vacant Land														
Highest & Best Use:	Present use														

## MARKET VALUE

COST APPROACH	N/A
SALES COMPARISON APPROACH:	<b>105 Duane Pl \$ 941</b> <b>109 Duane Pl \$3,647</b> <b>115 Duane Pl \$3,293</b> <b>119 Duane Pl \$3,528</b> <b>120 Duane Pl \$2,940</b> <b>123 Duane Pl \$3,293</b> <b>124 Duane Pl \$3,646</b>
INCOME CAPITALIZATION APPROACH:	N/A
FINAL VALUATION:	<b>105 Duane Pl \$ 941</b> <b>109 Duane Pl \$3,647</b> <b>115 Duane Pl \$3,293</b> <b>119 Duane Pl \$3,528</b> <b>120 Duane Pl \$2,940</b> <b>123 Duane Pl \$3,293</b> <b>124 Duane Pl \$3,646</b>

### DETAIL GRID FOR EACH SITE

Location	Site	Zone	Volume / Page	Purchase Date	Map / Block/ Lot	Condition	Market Value
105 Duane Place	.08 acres	AA	547 / 210	5/13/1985	1 / 12 / 29	Vacant -Rear of property with house at 105 Duane Pl., Bridgeport, CT	\$941
109 Duane Place	.31 acres	AA	547 / 211	5/13/1985	1 / 12 / 30	Vacant- No road access from Bridgeport. Paper Rd. treed and sloping to steep	\$3,647
115 Duane Place	.28 acres	AA	529 / 150	9/26/1972	1 / 12 / 31	Vacant- No road access from Bridgeport. Paper Rd. treed and sloping to steep	\$3,293
119 Duane Place	.30 acres	AA	547 / 211	5/13/1985	1 / 12 / 32	Vacant- No road access from Bridgeport. Paper Rd. treed and sloping to steep	\$3,528
120 Duane Place	.25 acres	AA	547 / 213	15/13/1985	1 / 12 / 38	Vacant- No road access from Bridgeport. Paper Rd. treed and sloping to steep	\$2,940
123 Duane Place	.28 acres	AA	259 / 149	9/26/1972	1 / 12 / 33	Vacant- No road access from Bridgeport. Paper Rd. treed and sloping to steep	\$3,293
124 Duane Place	.31 acres	AA	259 / 150	9/26/1972	1 / 12 / 37	Vacant- No road access from Bridgeport. Paper Rd. treed and sloping to steep	\$3,646
<b>Combined Total Acreage:</b>	1.81 acres						

## SUBJECT PROPERTY PHOTOS



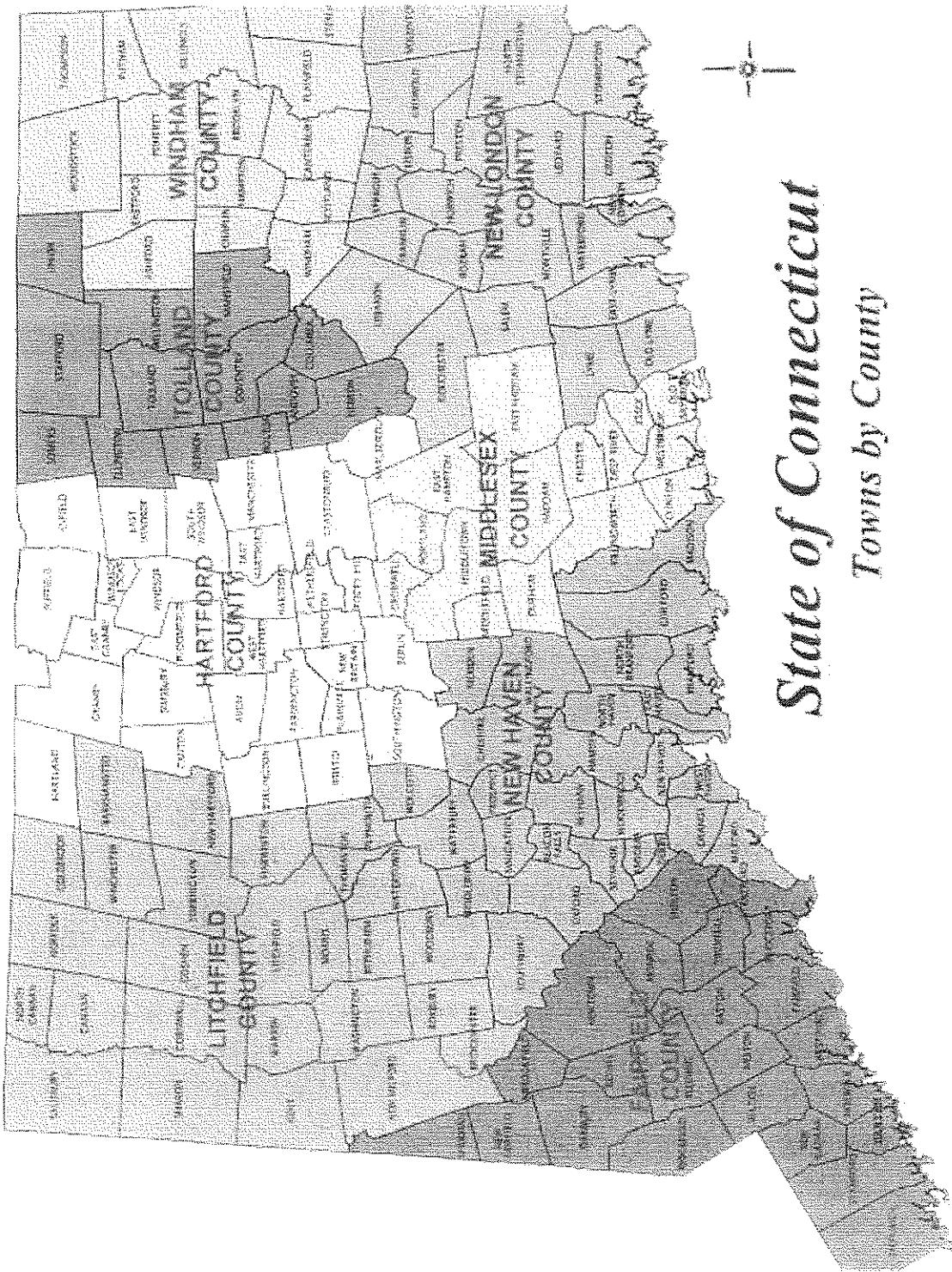


200.0 0 100.00 200.0 Feet

WGS\_1984/Web/Mercator/Auxiliary\_Sphere  
Created by Greater Bridgeport Regional Council

This map is a user generated static output from an Internet mapping site and  
is for reference only. Data layers that appear on this map may or may not be  
accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

## MAP OF CONNECTICUT



## **CERTIFICATION OF APPRAISER**

The undersigned hereby 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 as set forth in the appraisal, 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 I have no personal interest or bias with respect to the parties involved.

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 or a subsequent event directly related to the intended use of this appraisal.

That my opinion of the market value is based upon my independent appraisal and the exercise of my professional judgment without collaboration or direction as to said value.

This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

I have made a personal inspection of the property that is the subject of this report. A partial exterior inspection was most recently made on December 18, 2019

No one provided significant professional assistance to the persons signing this report.

The appraiser has both the knowledge and experience necessary to complete this appraisal assignment competently. Please refer to the Qualifications section for the educational and professional background and certification status of the appraisers.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The reported analyses, opinions, and conclusions were developed, and in this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP)

The use of this report is subject to the requirements of the Appraisal Institute relating by its duly authorized representatives.

As of the date of this report, I, Charles Liberti, have completed the continuing education program for Practicing Affiliates of the Appraisal Institute.

## **CERTIFICATION OF APPRAISER - CONTINUED**

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the National Association of Realtors Appraisal Section, or to the GAA designations) shall be disseminated to the public through advertising media, public relations media, news media, or any other public means of communication without the prior written consent and approval of the undersigned.

To the best of the appraiser's knowledge, the appraiser has not appraised the subject property within the past 3 years.

As of the effective date of this appraisal report, December 18, 2019 the Fee Simple Market Value of the subject property is estimated to be:

**105 Duane Pl \$ 941  
109 Duane Pl \$3,647  
115 Duane Pl \$3,293  
119 Duane Pl \$3,528  
120 Duane Pl \$2,940  
123 Duane Pl \$3,293  
124 Duane Pl \$3,646**



Charles A. Liberti, GAA  
CT. Certified General Appraiser  
License # RCG.0000647  
Expiration date: 04/30/2020

## **HISTORY OF THE SUBJECT PROPERTY**

The property is located at 105, 109, 115, 119, 120, 123, 124 Duane Place, Trumbull, CT. The Owner of Record is Alice Correia. The legal descriptions are contained in the deeds located in the Trumbull Land Records in Volume 547 Page 210, Volume 547 Page 211, Volume 259 Page 150, Volume 547 Page 211, Volume 547 Page 213, Volume 259 Page 149, Volume 259 Page 150. There has been no change in the ownership of the property since 1972 & 1985.

Analysis: The current owner has owned the subject for over thirty years.

## **PROPERTY RIGHTS APPRAISED**

The Fee Simple interest is the property right being appraised. The term is used in this appraisal based upon its definition herein.

## **EFFECTIVE DATE OF APPRAISAL / EXPOSURE TIME**

The effective date of this appraisal is December 18, 2019. Subject property was most recently inspected on December 18, 2019, by Charles A. Liberti. The exposure time necessary to consummate a sale of the subject property is estimated to be within the 12-24 months prior to the effective date of the appraisal at the estimated value herein.

## **PURPOSE AND FUNCTION OF THE APPRAISAL**

The purpose of this appraisal is to estimate the market value of the Fee Simple interest in the subject with an effective date of, December 18, 2019. "Market Value" and "Fee Simple" are defined herein.

The function of this appraisal is to assist the client in determining present market value for foreclosure purposes. The client is Attorney James Winkel, Town of Trumbull, CT.

## **SCOPE OF THE APPRAISAL**

The scope of this appraisal consists of the following:

an appraisal made in conformance with USPAP.

an partial exterior inspection of the property on December 18, 2019

research and analysis of public record data relative to the subject property and comparable sales

an analysis of comparable sales, market conditions, actual and projected income and expenses, if applicable, a review of appropriate industry sources and all factors which, in my opinion, affect market value

a reconciliation of all pertinent data and a final valuation which is concluded to be market reflective and appropriately supported by the applicable approaches to value developed herein.

## **DEFINITIONS**

### **Definition of Market Value<sup>1</sup>**

Market value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently and knowledgeable, 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 passing of title from seller to buyer under conditions whereby:

- a. The buyer and seller are typically motivated;
- b. Both parties are well informed or well advised and each acts in what he considers his own best interest;
- c. A reasonable time is allowed for exposure in the open market;
- d. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. The price represents the normal consideration for property sold, unaffected by special or creative consideration or financing, or sales concessions granted by anyone associated with the sale.

### **HYPOTHETICAL CONDITION AND EXTRAORDINARY ASSUMPTION**

#### **An hypothetical condition is defined as:**

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

#### **An extraordinary assumption is defined as:**

an assignment-specific assumption, as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

### **FEE SIMPLE ESTATE OF INTEREST**

Fee Simple Estate is the absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power and taxation.

### **MOST PROBABLE SELLING PRICE**

The price at which a property would most probably sell if exposed on the market for a reasonable time, under the market conditions prevailing on the date of the appraisal.

### **MARKETING TIME**

Marketing time is defined as the average amount of time necessary to expose a property to the open market and achieve a sale. Based upon information from local realtors, sellers and historical sales data, it is estimated that the subject could be sold within 12-24 months at the estimated value herein under market conditions existing as of the effective date of the appraisal.

### **EXPOSURE TIME\***

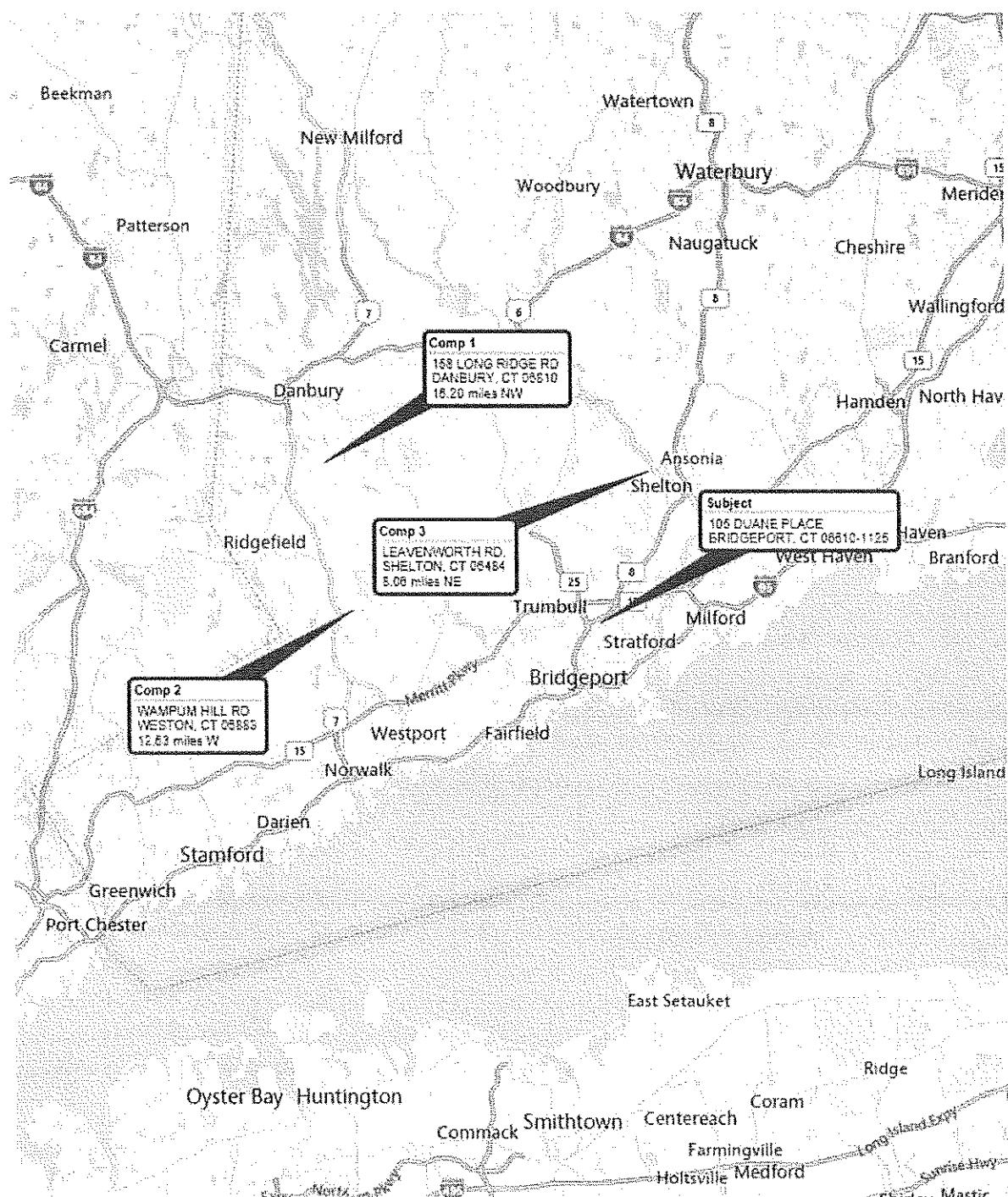
The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal.

Exposure time was estimated at 12-24 months.

Source: The Dictionary of Real Estate Appraisal, Fourth Edition, 2002

<sup>1</sup> Department of the Treasury, Office of the comptroller of the Currency. 12 CFR Part 34, dated Aug. 24, 1990 (Section 34.42 – Definitions)

## SITE LOCATION MAP



## **ASSESSMENT AND TAXES** **COMBINED**

	<b>70% VALUE</b>	<b>100% VALUE</b>
Assessment: Land:	\$ 17,360	\$ 24,800
TOTAL ASSESSMENT:	\$	\$
Basis:		70% of market value
Current Mill Rate:	34.97	
Last Revaluation:		October 01, 2015
Current Annual Taxes Combined:	\$ 607.08	

## **ZONING**

The subject is located in a Zone AA (Residence) The following bulk requirements of said zone are taken from the Trumbull Zoning Regulations. It is noted that the site is conforming and the current use is a permitted use.

### Bulk Requirements:

Minimum Lot Frontage:	50 Feet
Minimum Front Setback:	150 Feet
Minimum Side Yards:	20 Feet
Minimum Rear Yard:	50 Feet
Maximum Building Height:	40 Feet Stories

See addendum for details

## COMMUNITY AND NEIGHBORHOOD DATA

### Community data

Demographics														
<b>Population</b>					<b>Race/Ethnicity (2013-2017)</b>									
	<b>Town</b>	<b>County</b>	<b>State</b>		<b>Town</b>	<b>County</b>	<b>State</b>							
2000	34,243	882,587	3,405,565		White Alone, Non-Hispanic	28,778	595,323	2,446,049						
2010	36,018	916,829	3,574,097		Black Alone	1,565	107,305	376,240						
2013-2017	36,455	947,528	3,594,478		Asian	2,233	48,962	156,450						
2020	35,389	944,692	3,604,591		Native American	54	2,527	9,385						
'17 - '20 Growth / Yr.	-1.0%	-0.1%	0.1%		Other/Multi-Race	1,352	91,852	294,408						
					Hispanic or Latino	3,057	180,379	551,916						
<b>Land Area (sq. miles)</b>					<b>Town</b>	<b>County</b>	<b>State</b>							
Pop./Sq. Mile (2013-2017)	23	625	4,842											
Median Age (2013-2017)	44	40	41		<b>Poverty Rate (2013-2017)</b>									
Households (2013-2017)	12,383	337,678	1,361,755		1.9%	8.8%	10.1%							
Med. HH Inc. (2013-2017)	\$115,345	\$89,773	\$73,781		<b>Educational Attainment (2013-2017)</b>									
					<b>Town</b>	<b>State</b>								
Veterans (2013-2017)	1,673		180,111		High School Graduate	4,970	20%	673,582	27%					
					Associates Degree	1,581	6%	188,481	8%					
					Bachelors or Higher	13,118	53%	953,199	36%					
<b>Age Distribution (2013-2017)</b>														
	<b>0-4</b>	<b>5-14</b>	<b>15-24</b>	<b>25-44</b>	<b>45-64</b>	<b>65+</b>			<b>Total</b>					
Town	1,898	5%	5,209	14%	4,456	12%	7,508	21%	10,582	29%	6,812	19%	36,455	100%
County	53,055	6%	125,776	13%	126,096	13%	229,587	24%	271,888	29%	140,926	15%	947,328	100%
State	186,188	5%	432,367	12%	495,626	14%	872,640	24%	1,031,900	28%	575,757	16%	3,594,478	100%
Economics														
<b>Business Profile (2018)</b>					<b>Top Five Grand List (2018)</b>									
	<b>Sector</b>	<b>Units</b>	<b>Employment</b>						<b>Amount</b>					
Total - All Industries		1,102	15,687		TRUMBLE SHOPPING CENTER #2 LLC				\$209,214,250					
23 - Construction		87	263		DIGITAL 60 & 80 MERRITT LLC				\$117,065,010					
31-33 - Manufacturing		20	952		RDR 5520 LLC				\$89,635,609					
44-45 - Retail Trade		149	2,762		PAR OLD TOWN LLC				\$44,417,040					
62 - Health Care and Social Assistance		146	3,483		UNITED ILLUMINATING CO THE				\$38,568,140					
72 - Accommodation and Food Services		64	1,156		Net Grand List (SFY 2016-2017)				\$4,593,861,277					
Total Government		21	1,528		<b>Major Employers (2018)</b>									
					Westfield Trumbull Mall									
					Kennedy Center				St. Joseph's Manor					
					Cooper Surgical				Unilever					
Education														
<b>2018-2019 School Year</b>					<b>Smarter Balanced Test: Percent Above Goal (2017-2018)</b>									
		<b>Grades</b>		<b>Enrollment</b>		<b>Grade 3</b>		<b>Grade 4</b>		<b>Grade 8</b>				
Trumbull School District		PK-12		6744		Town	State	Town	State	Town	State			
					Math	81.4%	53.8%	78.1%	51.3%	73.4%	43.0%			
					ELA	77.1%	53.1%	79.3%	54.9%	81.5%	56.1%			
<b>Pre-K Enrollment (PSIS)</b>					<b>Rate of Chronic Absenteeism (2017-2018)</b>					<b>All</b>				
						Connecticut					10.7%			
<b>4-Year Cohort Graduation Rate (2017-2018)</b>					Trumbull School District					4.3%				
		<b>All</b>	<b>Female</b>	<b>Male</b>										
Connecticut	88.3%	91.8%	85.1%		<b>Public vs Private Enrollment (2013-2017)</b>									
Trumbull School District	96.8%	97.7%	95.8%			<b>Public</b>		<b>Private</b>						
						Town		County		<b>State</b>				
						86.2%		82.2%		86.8%				
						13.8%		17.8%		13.2%				

Government						
Government Form: Selectman - Council						
Total Revenue (2017)	\$186,347,723	Total Expenditures (2017)	\$185,387,384	Annual Debt Service (2017)	\$12,999,020	
Tax Revenue	\$151,077,232	Education	\$124,252,763	As % of Expenditures	7.0%	
Non-tax Revenue	\$35,270,481	Other	\$61,134,621	Eq. Net Grand List (2017)	\$6,564,257,539	
Intergovernmental	\$28,075,150	Total Indebtedness (2017)	\$90,114,460	Per Capita	\$161,564	
Per Capita Tax (2017)	\$4,147	As % of Expenditures	48.6%	As % of State Average	120.3%	
As % of State Average	141.5%	Per Capita	\$2,493	Moody's Bond Rating (2017)	Aa2	
		As % of State Average	99.2%	Actual Mill Rate (2017)	32.74	
				Equalized Mill Rate (2017)	22.84	
				% of Net Grand List Com/Ind (2017)	18.8%	
Housing/Real Estate						
Housing Stock (2013-2017)			Distribution of House Sales (2017)			
Total Units	Town	County	State	Less than \$100,000	Town	County
12,898	369,044	1,507,711		0	34	536
% Single Unit (2013-2017)	86.3%	58.0%	59.2%	\$100,000-\$199,999	0	343
New Permits Auth (2017)	6	1,719	4,547	\$200,000-\$299,999	67	749
As % Existing Units	0.0%	0.5%	0.3%	\$300,000-\$399,999	156	865
Demolitions (2017)	3	538	1,403	\$400,000 or More	192	3,196
Home Sales (2017)	415	5,187	21,880	Rental (2013-2017)	Town	County
Median Price	\$394,680	\$417,800	\$270,100	Median Rent	\$1,782	\$1,439
Built Pre-1950 share	18.2%	29.0%	29.3%	Cost-burdened Renters	57.6%	54.6%
Owner Occupied Dwellings	10,860	228,666	906,798			52.3%
As % Total Dwellings	87.7%	67.7%	66.6%			
Subsidized Housing (2016)	592	34,037	167,879			
Labor Force						
Residents Employed	Town	County	State	Connecticut Commuters (2015)		
17,315	461,750	1,827,070		Commuters Into Town From:		
Residents Unemployed	675	19,017	78,242	Bridgeport, CT	2,747	Bridgeport, CT
Unemployment Rate	3.8%	4.0%	4.1%	Trumbull, CT	1,724	Trumbull, CT
Self-Employed Rate	11.8%	13.0%	10.0%	Stratford, CT	1,073	Fairfield, CT
Total Employers	1,102	36,389	122,067	Shelton, CT	854	Stamford, CT
Total Employed	15,687	420,674	1,673,867	Milford, CT	640	Norwalk, CT
				Monroe, CT	546	Shelton, CT
				Fairfield, CT	506	Fairfield, CT
						827
Quality of Life						
Crime Rates (per 100,000 residents) (2017)			Distance to Major Cities			
Property	Town	State		Miles	Residential Utilities	
2,353	1,777	Hartford		44	Electric Provider	
Violent	153	228	New York City	56	Eversource Energy	
Dissengaged Youth (2013-2017)	Town	State	Providence	100	(800) 285-2000	
Female	0.0%	4.2%	Boston	135	Gas Provider	
Male	1.5%	5.6%	Montreal	296	Eversource Energy	
					(800) 989-0900	
Library circulation per capita	Town				Water Provider	
	12.22				Metropolitan District Commission (MDC)	
					(860) 278-7850	
					Cable Provider	
					Comcast Hartford	
					(800) 266-2278	

## Neighborhood Data

The subject is located on the Bridgeport and Trumbull line. The neighborhood is mostly residential single-family properties at the entrance to the site located at 105 Duane Place., Bridgeport.

The site areas are vacant land. The market is stable.

## **SITE DATA**

The following site data is based on a personal inspection, data in the Trumbull public records and site plans included in this report.

**Dimensions & Area:**

See Detail grid pg. 7

**Assessor Map Reference**

See Detail grid pg. 7

**Shape:**

All rectangular – see following pages

**Nearest Intersection:**

The subject is located at 105 Duane Pl.,  
Bridgeport, CT

**Street Improvements:**

None

**Topography:**

Sloping to steep

**Utilities:**

None

**Easements & Encroachments:**

No adverse easements or encroachments that would affect the marketability of the subject

**Access to Major Highways:**

The subject is ½ mile south of Route 8

**Parking:**

N/A

**Flood Plain:** (1)

Zone X Map Panel 090002 0431F 06/18/2010

**Landscaping:**

Treed

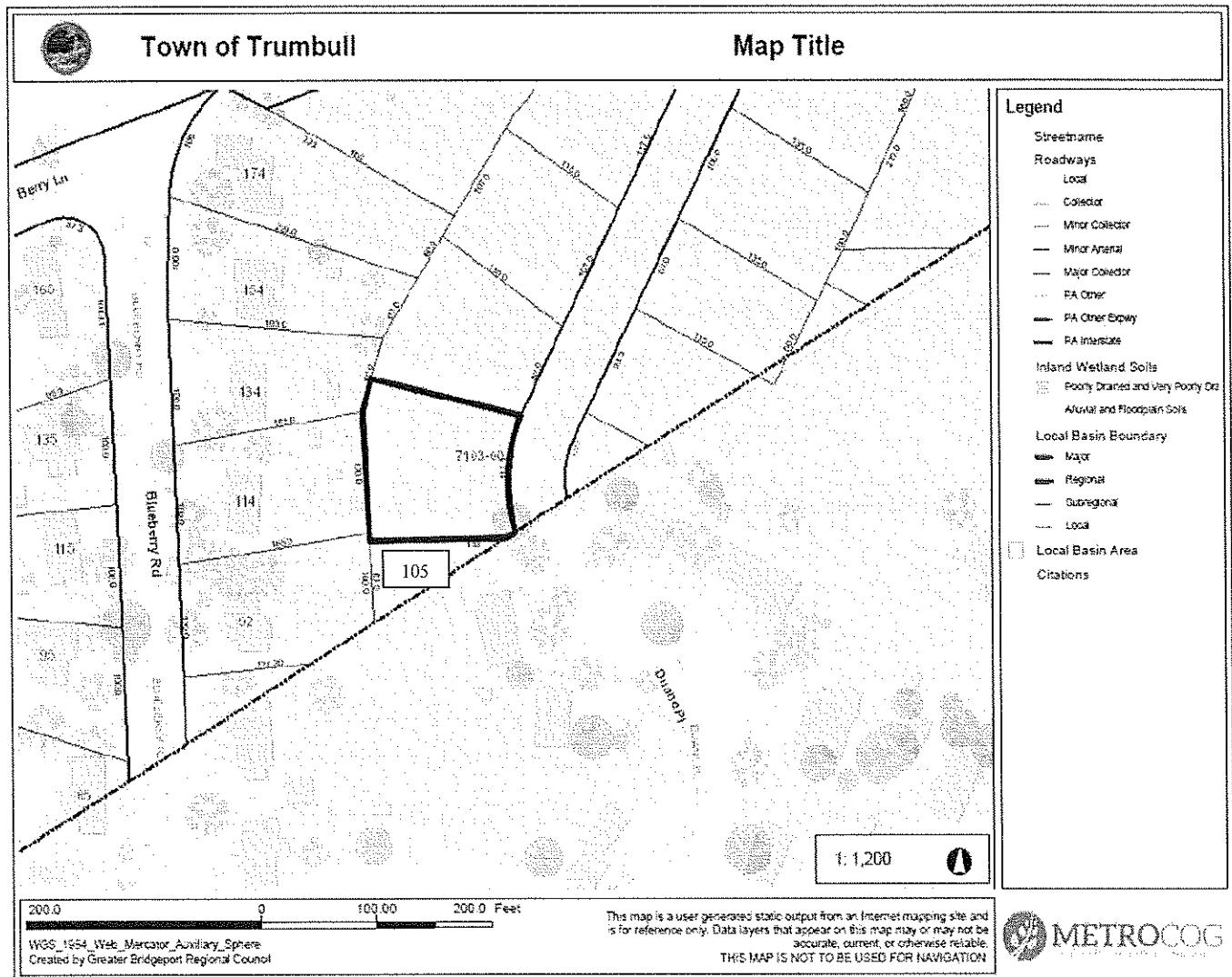
**Soil and Subsoil Conditions:**

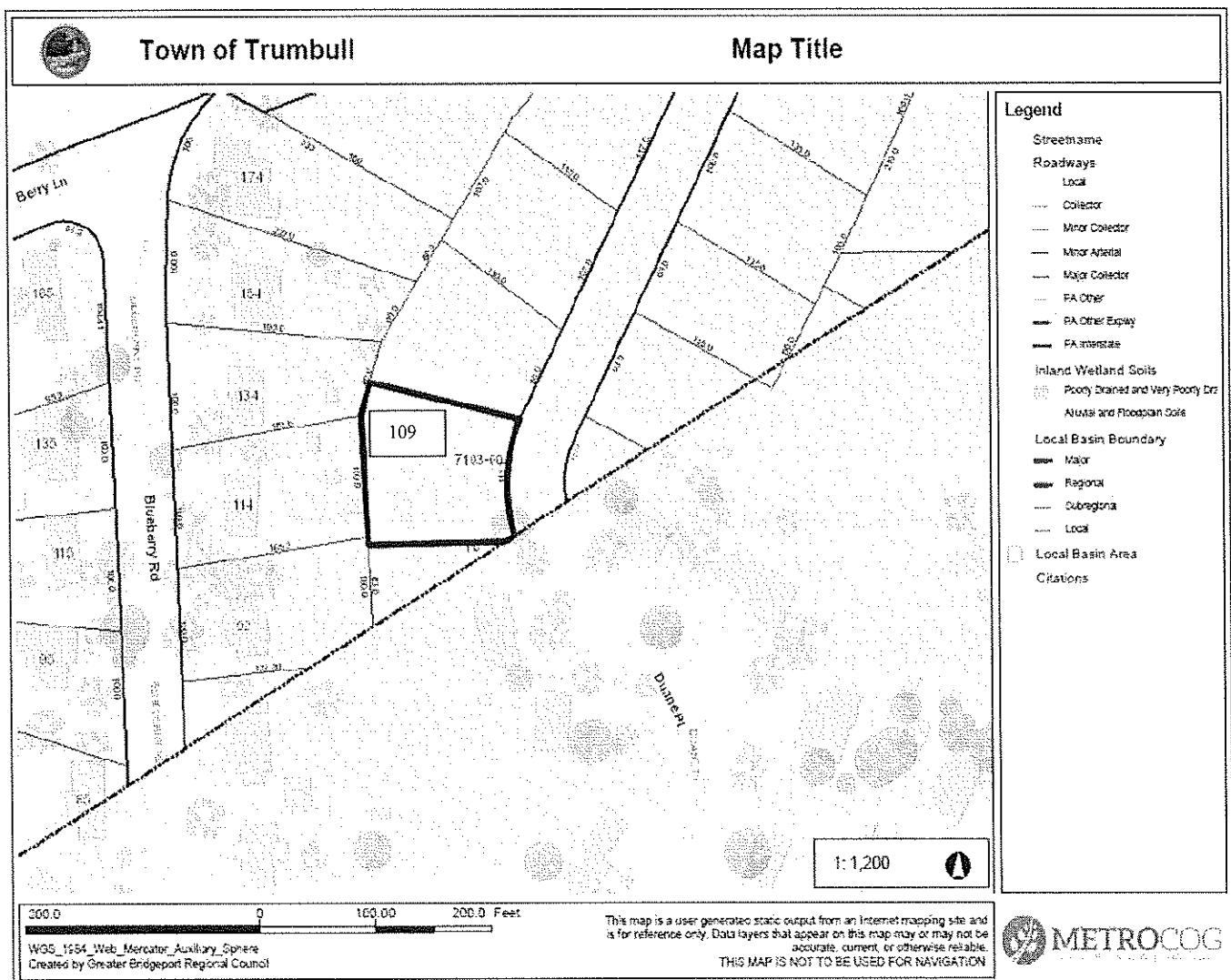
Site inspection did not indicate any adverse soil and subsoil conditions or any apparent site contamination. If engineering tests were to be made and disclosed an adverse soil condition requiring correction, it would be necessary to revise this report to reflect this condition.

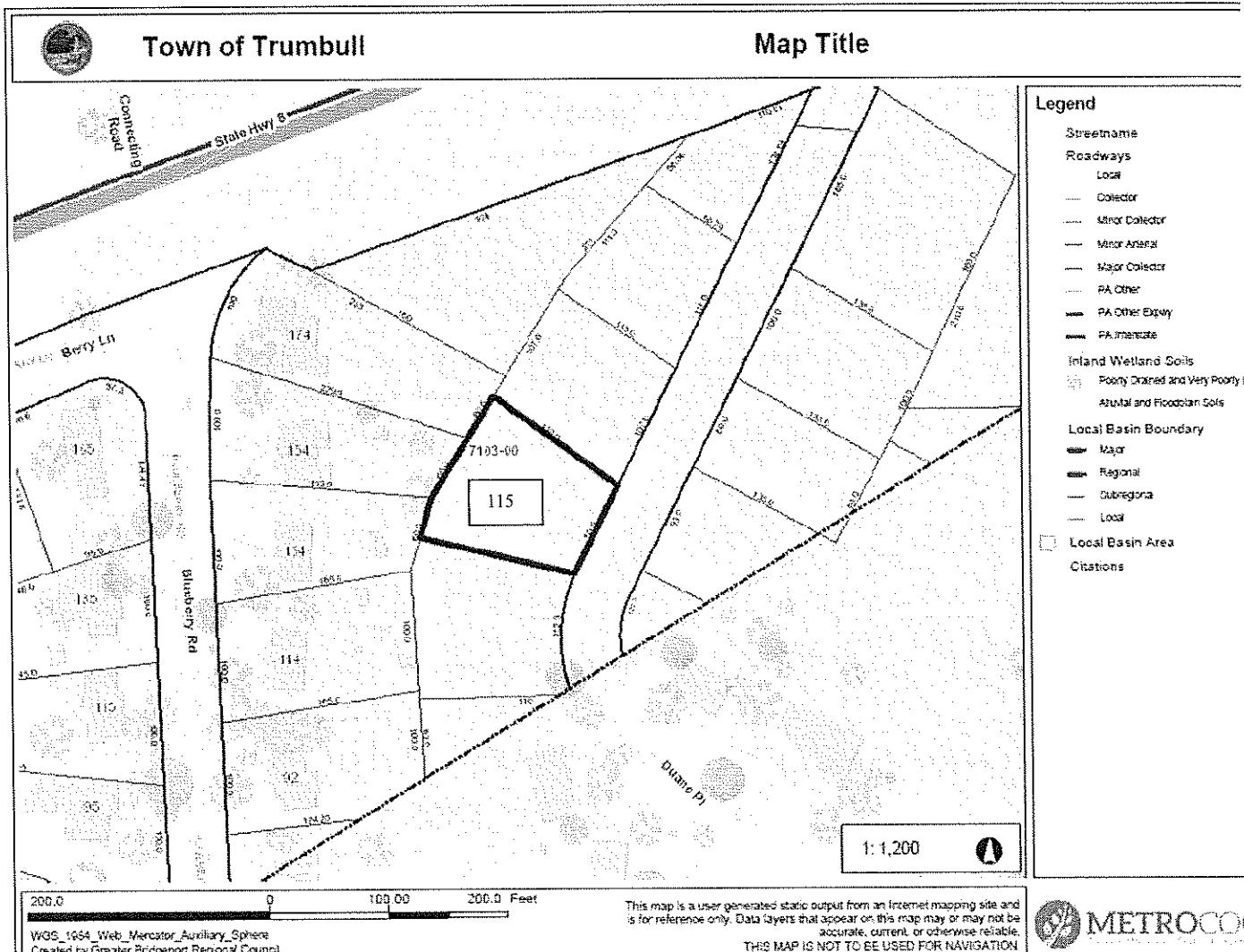
(1) As identified by the National Flood Insurance Program, Zone X is not a special flood hazard area.

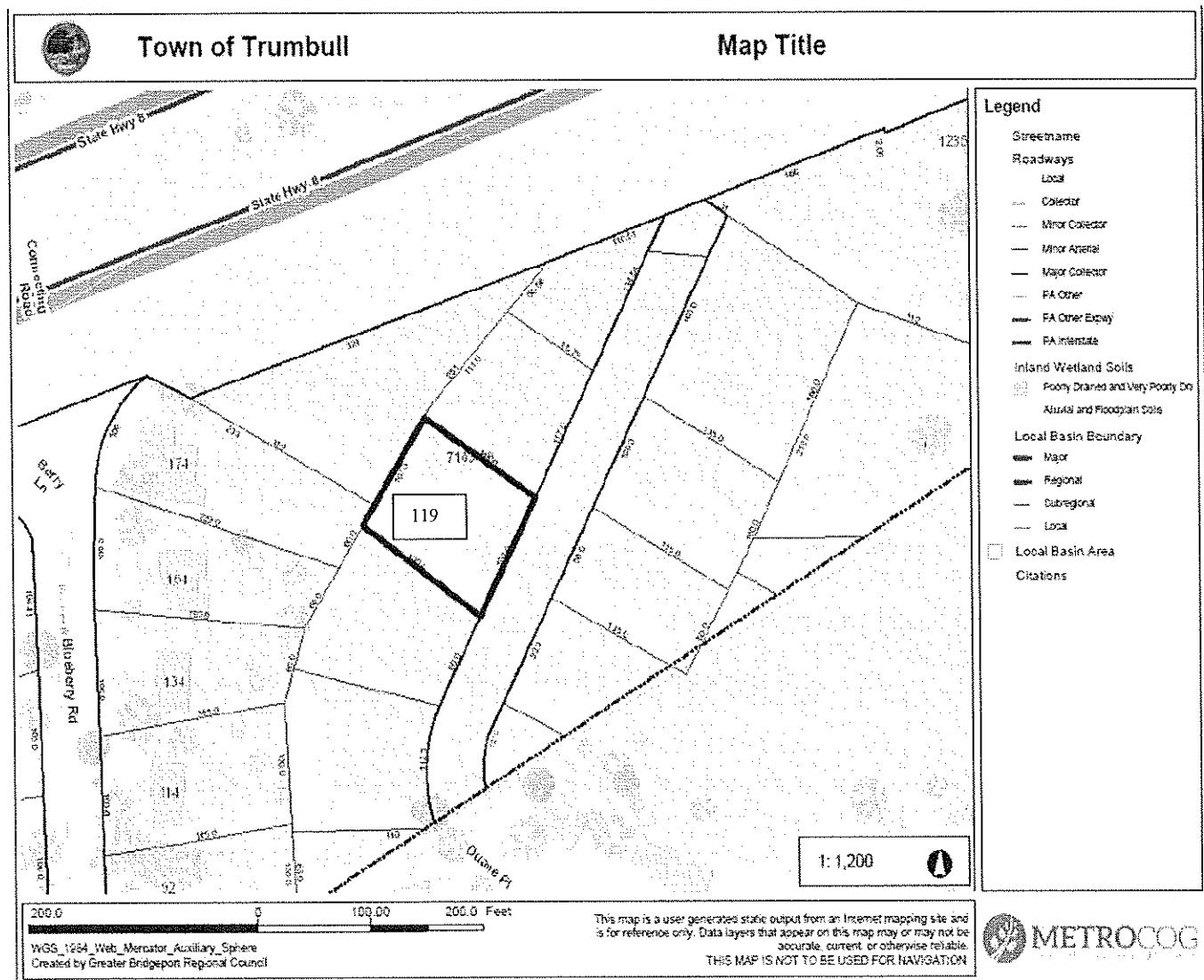
## SITE (PLAT) MAP

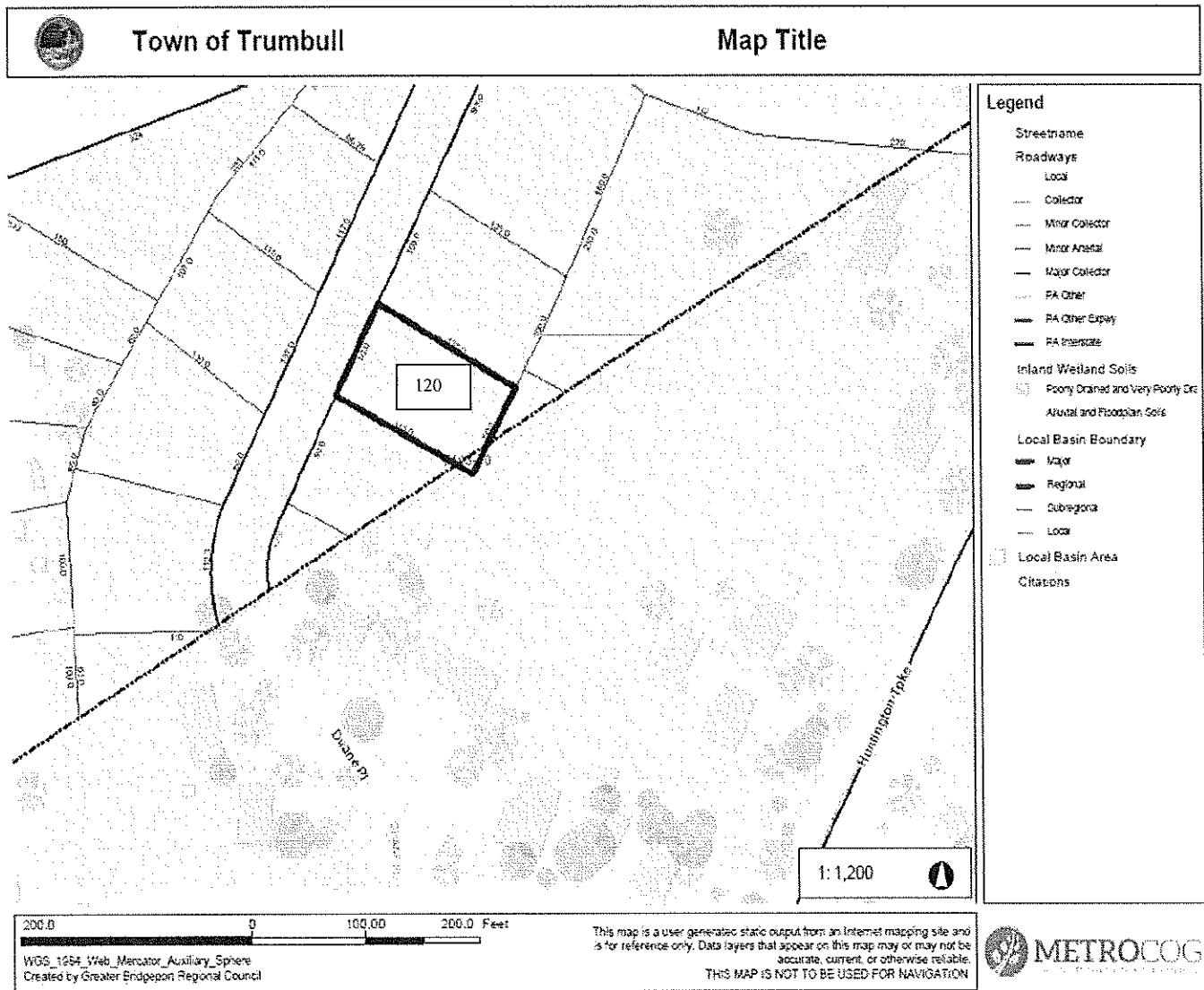
105



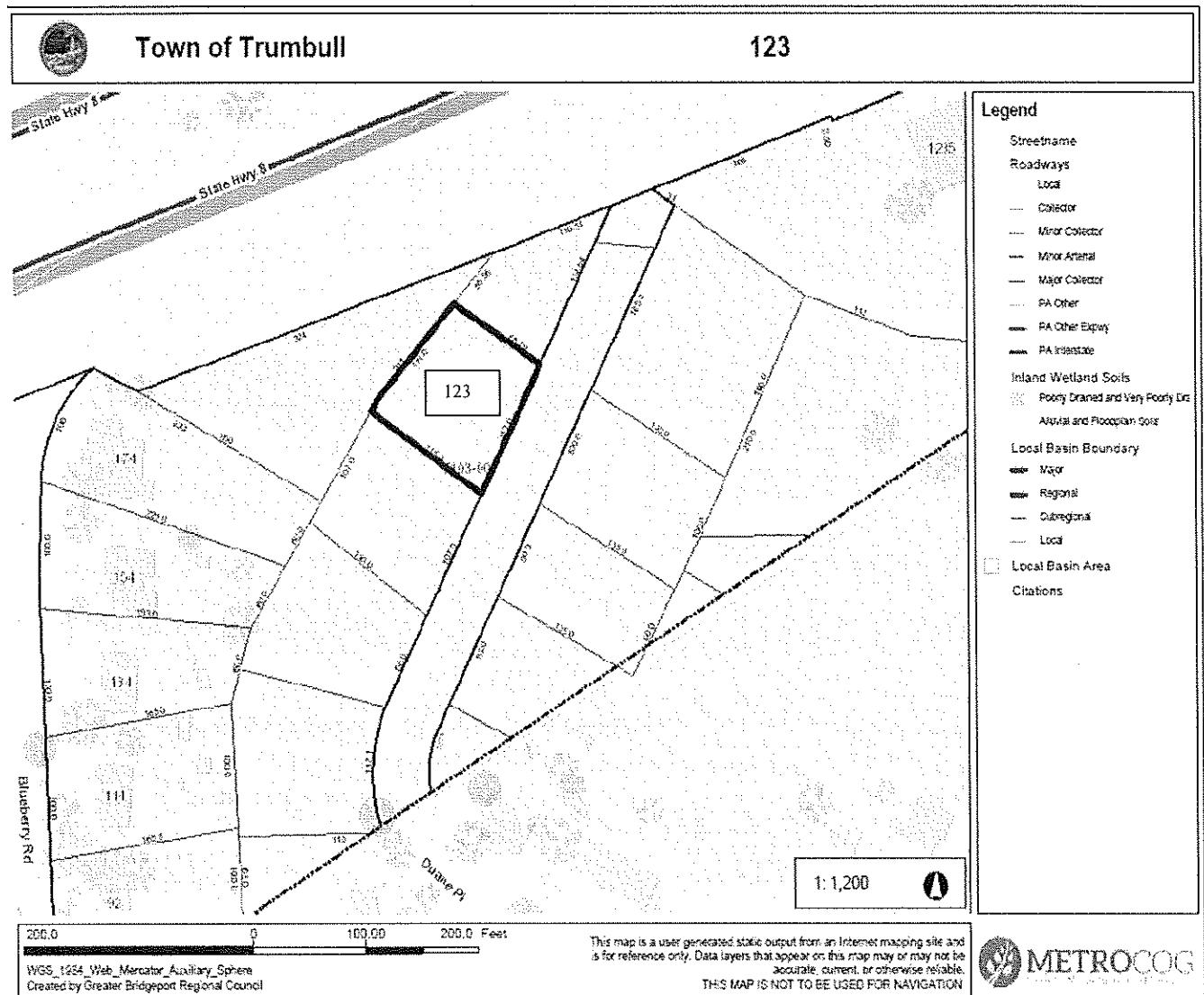


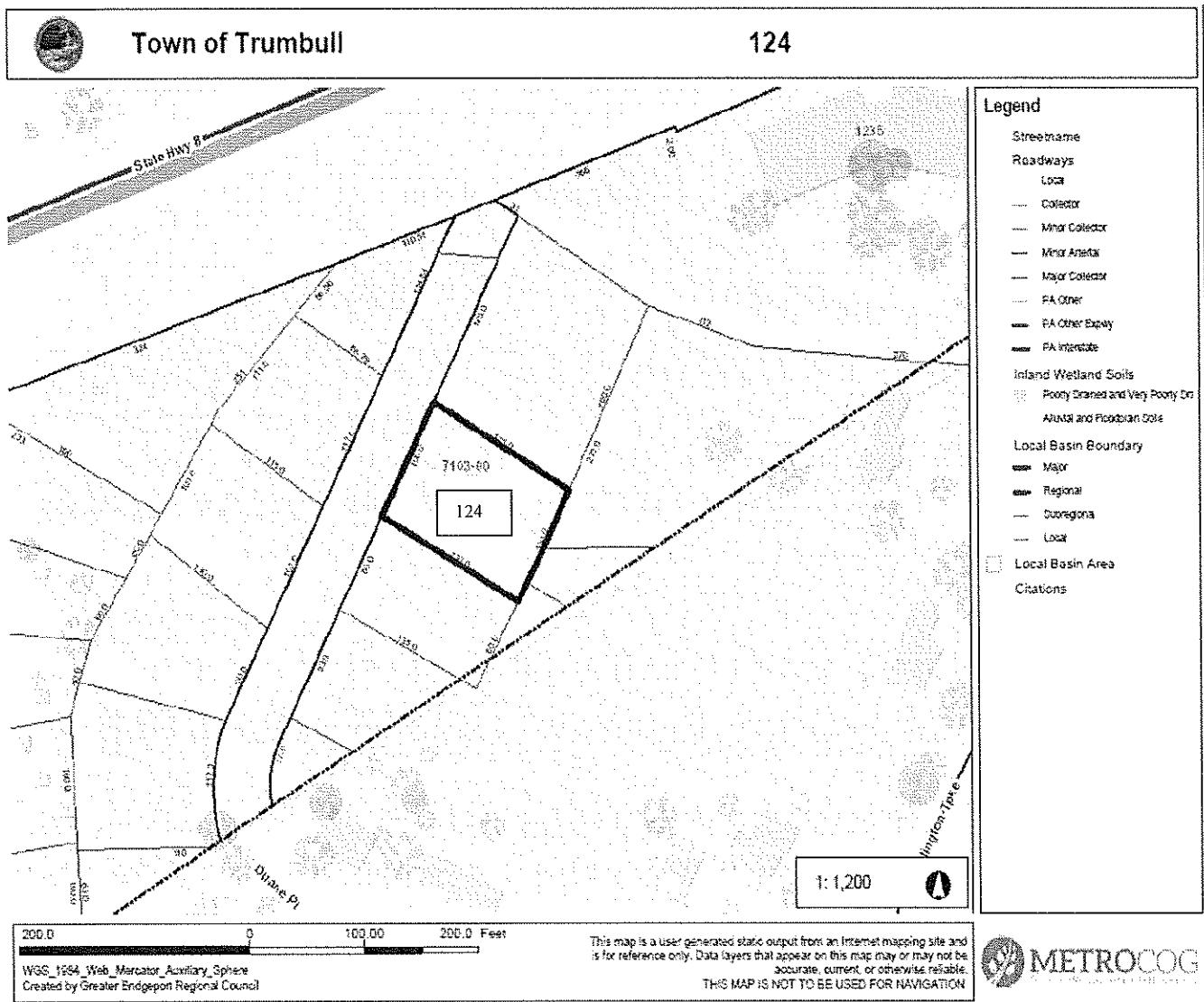






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## **DESCRIPTION OF THE IMPROVEMENTS**

**There are no improvements on the sites and no road or utilities**

## **HIGHEST AND BEST USE**

The Highest & Best Use is that use which would provide the greatest net return over a given period of time.

Highest & Best Use is defined as follows:

*“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and results in the highest value. The four criteria the Highest & Best Use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability.”*

**Source: The Dictionary of Real Estate Appraisal**

The Second Edition, 1989  
American Institute of Real Estate Appraisers

A Highest & Best Use analysis requires an application of the four criteria cited within the above definition to the site as vacant and to the site as improved.

### **HIGHEST & BEST USE - AS VACANT**

#### **LEGALLY PERMISSIBLE**

Legally permissible uses of land must consider zoning and building codes, governmental and deed restrictions and environmental factors which may preclude certain uses. The legally permissible uses to which this site may be developed are subject to applicable AA zoning and Trumbull building codes. There are no known deeds, governmental or environmental restrictions.

#### **PHYSICALLY POSSIBLE**

Physically possible uses of land must consider the size, shape, soil and topography availability of utilities and subsoil conditions of the site. The utility of the use of the site depends upon these characteristics.

The subject sites combined are approximately 1.81 acres. They are all rectangular shaped parcels and on a paper road, with sloping topography with no access to public utilities. Subsoil conditions are unknown.

### **FINANCIALLY FEASIBLE**

After the legally permissible and physically possible uses are determined, that use which generates an income equal to, or greater than, that necessary to amortize debt and pay operating expenses is concluded to be financially feasible.

### **MAXIMUM PROFITABILITY**

The maximally productive use of this site is that financially feasible use which will provide the greatest net return over a given period of time.

### **HIGHEST & BEST USE “AS VACANT” CONCLUSION**

The Highest & Best Use of the subject land, as vacant, is concluded to be for open space development subject to applicable AA zoning requirements.

### **HIGHEST & BEST USE AS IMPROVED CONCLUSION**

The same four criteria are applied in determining the Highest & Best Use of the subject property as improved. In my opinion, that use is its present use as private open space. It is legally permissible relative to AA zoning, physically possible because it exists, financially feasible because of availability of funds, and maximally productive considering the size and location of the site.

### **HIGHEST AND BEST USE**

A property's highest and best use is the foundation upon which the entire valuation rests. A study of the highest and best use identifies that property use which is the most profitable for which the property can be put, at a certain point in time. Highest and best use, as used in this report, is defined as: "The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, and financially feasible and that results in the highest value".<sup>2</sup>

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<sup>2</sup> Appraisal Institute: The Appraisal of Real Estate, 13<sup>th</sup> Edition, 2008, page 277

## **APPROACHES TO VALUE DEFINITIONS**

There are three traditionally accepted approaches to the valuation of real estate. These approaches are defined as follows:

**COST APPROACH** - Approach through which an appraiser derives a value indication of the fee simple interest in a property by estimating the current cost to construct a reproduction of or replacement for the existing structure, deducting for all evidence of accrued depreciation from the cost new of the reproduction or replacement structure, and adding the estimated land value plus an entrepreneurial profit. Adjustments may be made to the indicated fee simple value of the subject property to reflect the value indication of the property interest being appraised.

**DIRECT SALES COMPARISON APPROACH** - Approach through which an appraiser derives a value indication by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments, based on the elements of comparison to the sales prices of the comparables.

**INCOME CAPITALIZATION APPROACH** - Approach through which an appraiser derives a value indication for income-producing property by converting anticipated benefits, i.e., cash flows and reversions, into property value. This conversion can be accomplished in two ways: One year's income expectancy or an annual average of several years' income expectancies may be capitalized at a market-derived capitalization rate or a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment; secondly, the annual cash flows may be discounted for the holding period and the reversion at a specified yield rate.

From: **THE DICTIONARY OF REAL ESTATE APPRAISAL**, second edition American Institute of Real Estate Appraisers.

## **SALES COMPARISON APPROACH TO VALUE**

### **Methodology**

The Sales Comparison Approach produces an estimate of value by comparing recent sales of similar properties in the surrounding or competing area to the subject property. Inherent in this approach is the principle of substitution which holds that “when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution.”

By analyzing sales, which qualify as arms-length transactions between willing, knowledgeable buyers and sellers with reasonable market exposure, I can identify price trends from which value parameters may be extracted. Comparability in physical, locational and economic characteristics is an important criteria in evaluating the sales in relation to the subject property. The basic steps involved in the development of this approach are as follows:

- (1) Researching recent relevant property sales throughout the competitive area.
- (2) Analyzing the selected comparable sale properties concerning time of sale and any change in economic conditions which may have occurred to the date of value; locational factors such as ease of access and proximity to public transportation and highways; age; condition; physical, functional and economic characteristics and any other relevant factors of comparison.
- (3) Reducing the sale price to common units of comparison (i.e., price per square foot of building area).
- (4) Making estimated adjustments to the comparable properties as they compare to the subject property.
- (5) Interpreting the adjusted sales data and reaching a market reflective conclusion.

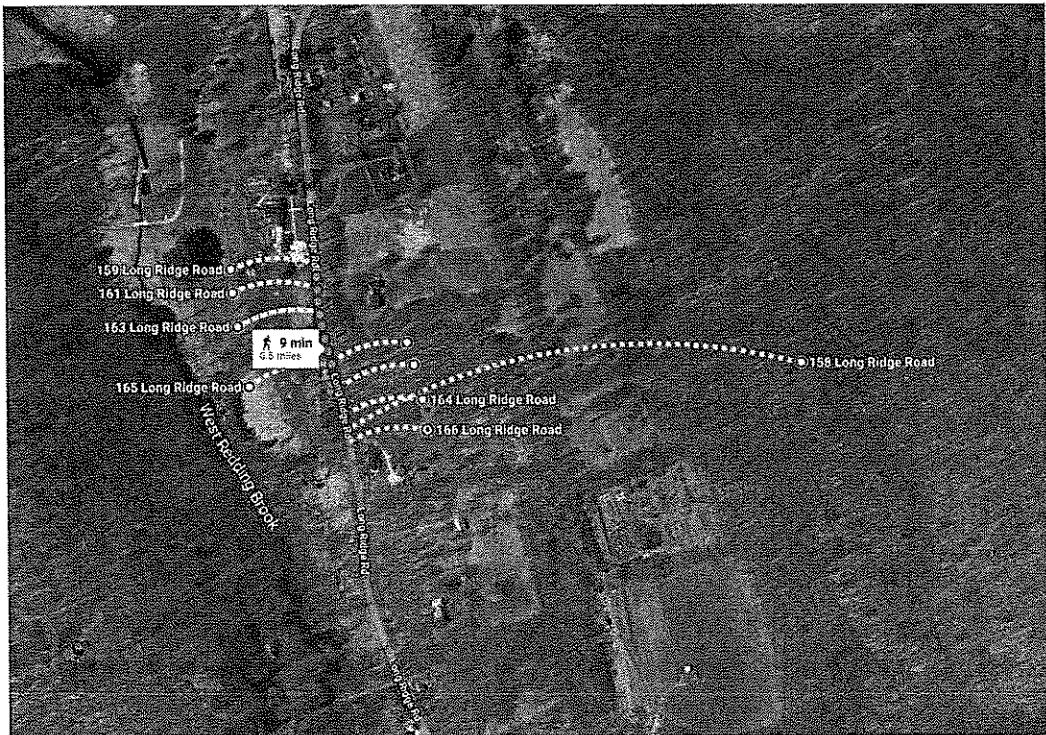
### **Analysis and Conclusions**

In my research and analysis of the market for improved properties with characteristics similar to those of the subject, I have attempted to gather what I consider relevant data so that reasonable comparisons could be made.

### **Comment on cost approach:**

The cost approach combines an estimate of land value with an estimate of depreciated reproduction or replacement cost of the improvements. The principle of substitution is the basis of the cost approach, in that no rational person will pay more for a property than the amount for which he can obtain, by purchase of a site and construction of a building, with undue delay, a property of equal desirability and utility.

**COMPARABLE SALE # 1**  
**158 – 166 LONG RIDGE RD., DANBURY, CT**



Sale Price: \$ 700,000

Sale Date: April 19, 2018

Deed Reference: Volume 2430 Page 172

Assessor Reference: Map J24 Lot 15

Grantor: Monique Wiedel

Grantee: City of Danbury

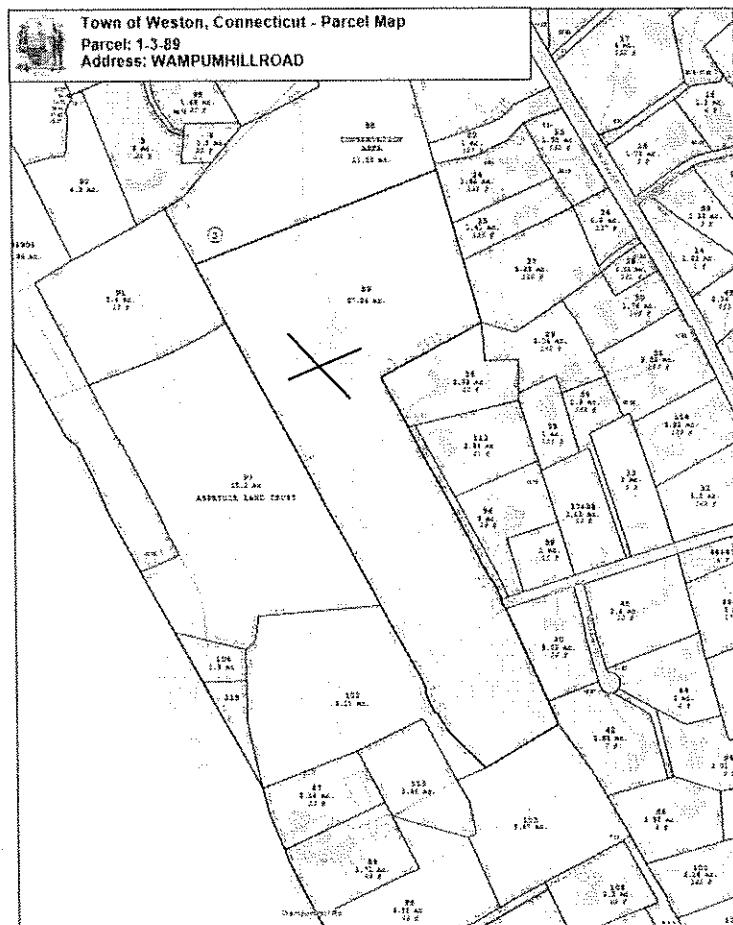
Data Source: Town Land Records

Land Area: 64.99 acres

Zone: RA40

Sale Price per sq. ft. \$ 0.25

**COMPARABLE SALE # 2**  
**WAMPUM HILL RD., WESTON, CT**



Sale Price: \$ 278,370

Sale Date: September 29, 2017

Deed Reference: Volume 596 Page 354

Assessor Reference: Map 3857 Lot 1

Grantor: Chauncey Belknap Tr

Grantee: Aspetuck Land Trust

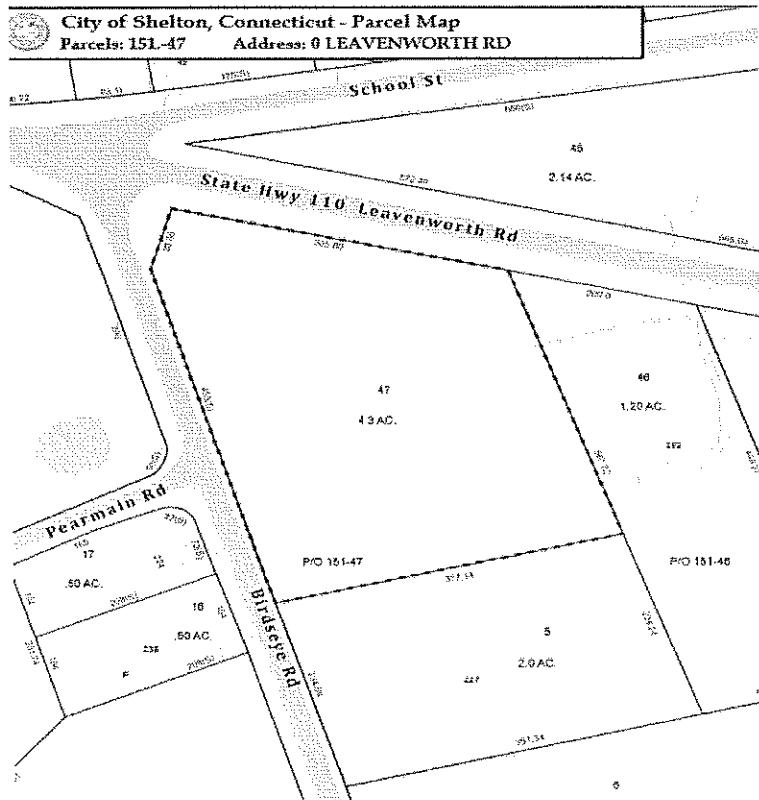
Data Source: Town Land Records

Land Area: 27.84 acres

Zone: R2

Sale Price per sq. ft. \$ 0.23

**COMPARABLE SALE #3**  
**RTE 110 – LEAVENWORTH RD., SHELTON, CT**



Sale Price: \$ 60,000

Sale Date: June 03, 2016

Deed Reference: Volume 3640 Page 202

Assessor Reference: Map 149 Lot 13

Grantor: Genevieve Testo

Grantee: The Shelton Land Trust

Data Source: Town Land Records

Land Area: 4.16 acres

Zone: R1A

Sale Price per sq. ft. \$ 0.33

**SALES COMPARISON GRID**

	<b>SUBJECT</b>	<b>COMP. #1</b>	<b>COMP. #2</b>	<b>COMP. #3</b>
LOCATION	<b>Duane Pl., Trumbull, CT</b>	158-166 Long Ridge Rd., Danbury	Wampum Hill Rd., Weston	Rte 110 Leavenworth Rd., Shelton
SALE PRICE	N/A	\$700,000	\$178,270	\$60,000
SALE DATE	Appsl Date: 12/18/2019Average	04/19/2018	09/29/2017	06/03/2016
LOCATION	Average	Average	Average	Average
CONDITION	Rolling			
LAND AREA / ACRES	1.81 combined	64.99	27.84	4.16
ZONE / USE	AA / Open Space	RA40 / Open Space	R2 / Open Space	RA1 / Open Space
SALE PRICE/SF	N/A	\$0.25	\$0.23	\$0.33

**SALES ADJUSTMENTS**

<b>TIME/COND:</b>	0	0	0
<b>ADJUSTED SP PER SF:</b>	\$0.25	\$0.23	\$0.33
<b>LOCATION:</b>	0	0	0
<b>ADJUSTED SP PER SF:</b>	\$0.25	\$0.23	\$0.33
<b>AVERAGE ADJUSTED SP PER SF:</b>	\$0.27		

## CONDITION LEGEND

New:	New construction within 1 year
Very Good:	Recently built, 1-5 years and / or superior interior fit-up
Good:	Built between 5 & 15 years, or updated same period
Above Average:	Average + partial updates
Average:	Average for age, considering normal wear and tear
Below Average:	Obvious deferred maintaince, some building components need repairs, updating
Fair:	Lack of general maintenance, issues of dis-repair
Poor:	Uninhabitable, high degree of obsolescence and major neglect, often potential demolition

## EXPLANATION OF ADJUSTMENTS

Market Conditions: (Time): The market appears stable since 2014.

Location: All locations were vacant land and similar.

Utility: All sales were Municipalities and or Trust Entities. All sites are used as open space. The sites have various rock cut copings, wet land, or treed. Each with limited access.

## SALES COMPARISON APPROACH CONCLUSION/VALUE

The quality and quantity of the comparable sales data is rated good. All sales have been analyzed as they compare to the subject property and all elements of comparison have been considered. The estimated adjustment to the sales data result in an adjusted sales price per sq. ft. range between \$ 0.23 and \$ 0.33 with an average sales price per sq. ft. of \$ 0.27. After careful consideration, it is my opinion that the subject property has a supportable per square foot value of \$ 0.27.

Therefore:

<b>Location</b>	<b>Site</b>	<b>Sq FT</b>	<b>Estimated Value</b>	
105 Duane Place	.08 acres	3,485	X \$0.27	<b>\$941</b>
109 Duane Place	.31 acres	3,504	X \$0.27	<b>\$3,647</b>
115 Duane Place	.28 acres	12,197	X \$0.27	<b>\$3,293</b>
119 Duane Place	.30 acres	13,068	X \$0.27	<b>\$3,528</b>
120 Duane Place	.25 acres	10,890	X \$0.27	<b>\$2,940</b>
123 Duane Place	.28 acres	12,197	X \$0.27	<b>\$3,293</b>
124 Duane Place	.31 acres	13,504	259 / 150	<b>\$3,646</b>
<b>Combined Total Acreage:</b>		1.81 acres		



Charles A. Liberti, GAA  
CT. Certified General Appraiser  
License # RCG.0000647  
Expiration date: 04/30/2020

## **CONTINGENT AND LIMITING CONDITIONS**

The certification of the appraiser appearing in the appraisal report is subject to the following limiting conditions.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, unless otherwise specified.
2. The maps, plats, and exhibits included in this report are for illustration only to help the reader visualize the property. They should not be considered as surveys or relied upon for any other purpose. No appraiser responsibility is assumed in connection therewith.
3. It is assumed, unless specifically disclosed, that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.
4. No soil borings or analysis has been made of the subject. It is assumed that soil conditions are adequate to support standard construction consistent with the highest and best use as stated in this report.
5. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the noncompliance is stated and considered in this report.
6. When the Discounted Cash Flow Analysis is utilized, it is prepared on the basis of information and assumptions stipulated in this report. The achievement of any financial projections will be affected by fluctuating economic conditions and is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may well vary from the projections and such variations may be material.

## **CONTINGENT AND LIMITED CONDITIONS - CONTINUED**

7. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore.

8. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

9. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the appraiser can assume no responsibility for accuracy of such items furnished the appraiser.

10. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organization with which the appraiser is affiliated.

11. Neither all, nor any part of the report, or copy thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by the same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent and approval of the appraiser.

12. On all appraisals of property under construction or renovation, the appraisal report and value conclusion are contingent upon satisfactory completion of the improvements in a workmanlike manner.

13. The individual values estimated for the various components of the subject property are valid only when taken in the context of this report and are invalid if considered individually or as components in connection with any other appraisal.

14. The date of value to which the opinions expressed in this report is set forth in a letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date that may affect the opinions herein stated.

## **CONTINGENT AND LIMITING CONDITIONS - CONTINUED**

15. If this report is used within a credit sale-leaseback-type transaction, or the offering structure of a syndicate or syndication partnership, joint venture, or association, it is to be noted that the market value estimate rendered is restricted exclusively to the underlying real property rights defined in this report. No consideration whatsoever is given to the value of any partnership units or interest(s), broker or dealer selling commissions, general partners' acquisition fees, operating deficit reserves, offering expenses, atypical financing, and other similar considerations.

16. My value estimate presumes that all benefits, terms, and conditions have been disclosed in any lease agreements, and I have been fully informed of any additional considerations (i.e., front-end cash payments, additional leasehold improvement contributions, space buybacks, free rent, equity options).

17. This appraisal was prepared for the confidential use of the client for the purpose specified and must not be used in any other manner without the written consent of the appraiser. The report and the data herein contained, except that provided by the client, remain the exclusive property of Blue Ribbon Appraisals, LLC.

18. This appraisal report includes sufficient information to indicate that the appraiser complies with the requirements of Standards Rule 1 of USPAP, including the requirements governing any permitted departures from the appraisal guidelines.

## **CRITICAL ASSUMPTIONS AND LIMITING CONDITIONS**

The value estimate in this appraisal report is subject to the following critical assumption(s) and limiting condition(s), in addition to the standard Assumptions and Limiting Conditions herein.

This appraisal is predicated on the assumption that hazardous substances do not exist at the subject property. Hazardous substances cover any material within, around, or near a property that may have a negative effect on its value, including, without limitation, hazards that may be contained within the property, such as friable asbestos, and external hazards, such as toxic waste or contaminated ground water. No apparent evidence of contamination or potentially hazardous materials are observed on the date of inspection. The appraiser, however, is not qualified to determine the existence of, nor do I make any certification as the presence or absence of, any hazardous substances. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

**ADA:** I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA), nor have I considered possible compliance with the requirements of ADA in estimating the value of the property.

## **ADDENDUM**

## FIELD CARDS & DEEDS

15

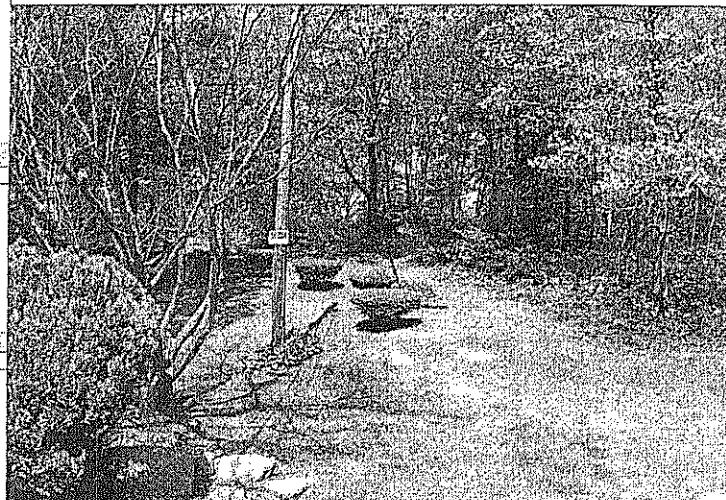
Property Location: 120 DUANE PLACE  
Vision ID: 2306

MAP ID: U12 / 00038/ 000/

Bldg Name:  
Bldg #: 1 of 1  
Sec #: 1 of 1 Card 1 of 1

State Use: 100  
Print Date: 12/18/2019 14:42

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																																												
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description																																								
Model	00		Vacant																																												
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<i>Td. Grass Liv/Lease Area:</i>								0	0																																						



112-38 05/11/2015

To all People to whom these Presents shall Come, Greeting:

Know Ye, That JOHN CORREIA, JR. of 105 Duane Place,  
Bridgeport, CT

herein designated as the Releasor,  
for the consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATIONS---  
recited to Releasor's full satisfaction from ALICE CORREIA of 105 Duane Place  
Bridgeport, CT

herein designated as the Releesee,  
does by these presents remise, release and forever Quit-Claim unto the said Releesee and to the Releasor's heirs,  
successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor  
has or ought to have in or to

All that certain piece or parcel of land situated in the town of  
Trumbull, Connecticut, County of Fairfield and State of Connecticut,  
and bounded and described as follows:

Comprising the premises designated "Sold" lying between Lots Nos. 9  
and 10 as shown on a certain map entitled, "Map of Building Lots,  
Property of Mrs. Katherine Jennings Patuzzi, located in Bridgeport  
and Trumbull", Scale 1"=40', dated June 19, 1939, certified  
substantially correct by T. Kishberg and filed for record on August 21,  
1939 as Map No. 200 in the Trumbull Town Clerk's office, said premises  
being more particularly bounded and described as follows:

NORTHERLY: By land now or formerly of Evelyn D. Tedesco,  
being Lot No. 9 as shown on said map, 135 feet;

EASTERLY: By land now or formerly of Patuzzi as shown on  
said map, 80 feet;

SOUTHERLY: By land now or formerly of Evelyn D. Tedesco,  
being Lot No. 10 as shown on said map, 135 feet;

WESTERLY: By Duane Place as shown on said map, 80 feet.

Said premises being the same premises conveyed to Alexander G. Semple  
by Katherine Holland Jennings Patuzzi by Warranty Deed dated February  
25, 1937 and recorded in Volume 40, Page 572 of the Trumbull Land  
Records.

vol 547 file 214

To Have and to Hold the premises hereby recited, released and quiet-claimed with all the appurtenances unto the said Releasor and to the Releasor's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In Witness Whereof, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereunto affixed this 29th day of April 1985.

Signed, Sealed and Delivered in the presence of  
or Attested by

John Correia  
NANCY RONTE  
CHARLES S. AMBROGIO

John Correia  
NANCY RONTE  
CHARLES S. AMBROGIO

State of Connecticut, County of FAIRFIELD ) ss. Stratford

The foregoing instrument was acknowledged before me this 29th day of April  
1985, by

BURN STATION OFFICE, BRIDGEPORT, CONN.  
RECEIVED FOR RECORD, May 13, 1985  
1140 P.M. REC'D. BY CLERK  
RECEIVED FOR RECORD, May 13, 1985  
1140 P.M. REC'D. BY CLERK

John Correia  
CHARLES S. AMBROGIO  
Commissioner of the Superior Court

RELEASE OF MORTGAGE

DUPLICATE RELEASE

JK Know all Men by these Presents:

THAT, THE MECHANICS & FARMERS SAVINGS BANK OF BRIDGEPORT, in the County of Fairfield, and State of Connecticut, does hereby release and discharge a certain mortgage from Marjorie A. and Florian Michlewski to said bank dated October 9th, 1963 and recorded in Vol. 159 Page 328, Trumbull Land Records.

IN WITNESS WHEREOF, the seal of said Bank is hereunto affixed, and this deed is executed by its Asst. Vice President George P. Ligouri, this 23rd day of April 1985, agreeable to a by-law of said corporation.

Signed, sealed and delivered in the presence of  
Sophia Pavlou  
Augustus J. Yacuro III  
STATE OF CONNECTICUT, ss. BRIDGEPORT,  
COUNTY OF FAIRFIELD

MECHANICS & FARMERS SAVINGS BANK OF BRIDGEPORT  
By Asst. Vice President, George P. Ligouri  
Attest: George P. Ligouri  
April 23, A. D. 1985.

Personally appeared George P. Ligouri, Asst. Vice President of The Mechanics & Farmers Savings Bank of Bridgeport, signer and sealer of the foregoing instrument, and acknowledged the same to be the free act and deed of said Bank, and his own free act and deed, as Asst. Vice President thereof, before me.

Received for record

May 13, 1985

My Commission Expires March 31, 1983

Attest: Miles Clegg, Notary Public  
4/15/85  
Attest: Miles Clegg, Notary Public  
4/15/85  
Attest: Miles Clegg, Notary Public  
4/15/85

199

Property Location: 109 DUANE PLACE  
Vision ID: 2303

MAP ID: I/12 / 00030/ 000/

Bldg Name:

State Use: 100

Print Date: 12/18/2019 14:45

<b>CURRENT OWNER</b>		<b>TOPO</b>	<b>UTILITIES</b>	<b>STRT/ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>														
CORREIA ALICE					VAC RS LN	Code	Appraised Value	Assessed Value												
105 DUANE PL						5-1	3,200	2,450												
BRIDGEPORT, CT 06610 Additional Owners:		<b>SUPPLEMENTAL DATA</b>								6144 TRUMBULL, CT										
		Other ID: 00058700	Census Trce: 0905	Fire Dist: T	Border Prop	Survey Map:	Dev Lot: LOT 3	Survey Map:	Section #: A3											
		Voting Dist:							CB Letter:											
		GIS ID: 00058700 ASSOC PID#																		
		Total 3,500								2,450										
<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>g/t</b>	<b>SALE PRICE</b>	<b>V/C</b>	<b>PREVIOUS ASSESSMENTS (HISTORY)</b>													
CORREIA ALICE		547/ 211	05/13/1985	U	8		Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Value								
							2018 5-1	2,450	2017 5-1	2,450	2016 5-1	2,450								
							Total	2,450	Total	2,450	Total	2,450								
<b>EXEMPTIONS</b>		<b>OTHER ASSESSMENTS</b>																		
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.												
Total:																				
<b>ASSESSING NEIGHBORHOOD</b>																				
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch																
6/A																				
<b>NOTES</b>																				
-10% VAC (DUANE PLACE)																				
-10% LOC																				
-70% TOPO																				
ACCESS IS VIA ADJACENT PROPERTY (SAME OWNERSHIP)																				
FRONT OF PROPERTY IS ON "PAPER ST"																				
<b>BUILDING PERMIT RECORD</b>																				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result						
									03/24/2005	I		MJ	99	Vacant Lot Inspected						
<b>LAND LINE VALUATION SECTION</b>																				
R #	Use Code	Use Description	Zone	D.	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Ids	Adj.	Notes- Adj.	Special Pricing	S. Adj. Fact	Spec Use	Spec Calc	Adj. Unit Price	Land Value
1	100	Res Vacant Lnd	AA				0.31 AC	15,000.00	1.0000	0	3.00	600	0.75	PAPER ST					1.00	3,500
Total Card Land Units:						0.31 AC	Parcel Total Land Area: 0.31 AC						Total Land Value:						3,500	

Property Location: 109 DUANE PLACE  
Vision ID: 2303

MAP ID: 1/12 / 00030/ 000/

Bldg Name:

State Use: 100

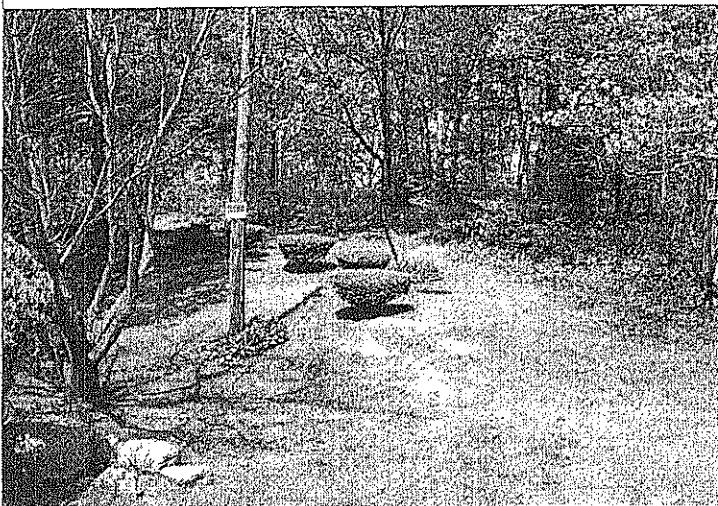
Account #

Bldg #:

1 of 1

Print Date: 12/18/2019 14:45

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)										
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description				
Model	90	Vacant											
<b>MIXED USE</b>													
Code	Description			Percentage									
100	Res Vacant Lud			100									
<b>COST/MARKET VALUATION</b>													
Adj. Base Rate:			0.00										
Replace Cost AYB			0										
Dep Code													
Remodel Rating													
Year Remodeled													
Dep %													
Functional Obsinc													
External Obsinc													
Cost Trend Factor													
Status													
% Complete													
Overall % Cond													
Apprais Val													
Dep % Ovr													
Dep Ovr Comment													
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Cost to Cure Ovr Comment													
<b>OB-OUTBUILDING &amp; YARD ITEMS(I) / XF-BUILDING EXTRA FEATURES(B)</b>													
Code	Description		Sub	Sub Descrpt	L/B	Units	Unit Price	Yr	Code	Dp.Rt.	Cost	%Cnd	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>													
Code	Description		Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
<i>Ttl. Gross Liv/Lease Area:</i>													
0 0													



112-30 05/11/2015

## To all People to whom these Presents shall Come, Greeting:

Know Ye, That JOHN CORREIA, JR. OF 105 Duane Place,  
Bridgeport, Connecticut

for the consideration of **ONE DOLLAR (\$1.00)** AND OTHER VALUABLE CONSIDERATIONS---  
received *in Relesor's full satisfaction* from **ALICE CORREIA** of 105 Duane Place  
Bridgeport, Connecticut

*herein designated as the Relesor,*  
*doe by these presents remise, release and forever Quit-Claim unto the said Relesee and to the Relesee's heirs,*  
*successors and assigns forever, all the right, title, interest, claim and demand whatsoever in the said Relesee*  
*has or might in or to*

All those certain pieces or parcels of land, together with any  
improvements thereon standing, situated in the Town of Trumbull  
and City of Bridgeport, in the County of Fairfield and State of  
Connecticut, and known and designated as Lots Nos. 3 and 5 as  
shown on a certain map entitled, "Map of Building Lots, Property  
of Mrs. Katherine Jennings Patuzzi, located in Bridgeport and  
Trumbull", Scale 1"=40', dated June 19, 1939, certified substantially  
correct by T. Riesberg and filed for record on August 21, 1939 as  
Map No. 200 in the Trumbull Town Clerk's Office, said premises being  
more particularly bound and described as follows;  
4" is 1' in.

**FIRST PIECE:** Lot No. 3 (the extreme Southeasterly corner of which  
is located in the C.ty. of Bridgeport)

**NORTHERLY:** By Lot No. 4 as shown on said map, 130 feet, more  
or less;

**EASTERLY:** By Duane Place as shown on said map, 112.26 feet,  
more or less;

**SOUTHERLY:** By land now or formerly of John Correia, Jr. and  
Alice Correia, 111 feet, more or less;

**WESTERLY:** By land now or formerly of Wheeler, as shown on  
said map, 115 feet, more or less.

**SECOND PIECE:** Lot No. 5 (situated entirely in Trumbull)

**NORTHERLY:** By land now or formerly of Johanna Von Hollinger,  
being Lot No. 6 as shown on said map, 115 feet, more  
or less.

**EASTERLY:** By Duane Place as shown on said map, 107 feet, more  
or less;

**SOUTHERLY:** By Lot No. 4 as shown on said map, 130 feet, more  
or less;

**WESTERLY:** By land now or formerly of Wheeler, as shown on said  
map, 107 feet, more or less.

To Have and to Hold the premises hereby released, released and quitclaimed with all the appurtenances unto the said Releasee and to the Releasee's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents, forever barred and excluded.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In Witness Whereof, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereunto affixed this 29th day of April 1985.

Signed, Sealed and Delivered in the presence of or Attested by

*Mary E. Flutty*  
MARY E. FLUTTY  
*Charles S. Ambrogio*  
Charles S. Ambrogio

*John Correia, Jr.*  
JOHN CORREIA, JR.

State of Connecticut, County of Fairfield, ss. Stratford

The foregoing instrument was acknowledged before me this 29th day of April 1985, by JOHN CORREIA, JR.

JOHN CORREIA, JR.  
RECEIVED FOR RECORD May 13, 1985  
115-109-109 AM ACTING DEPUTY CLERK  
CHARLES S. AMBROGIO

CHARLES S. AMBROGIO  
Commissioner of the Superior Court

TAX CERTIFICATE  
FOR LAND RECORDS  
(Short Form)  
PAC-80A Rev. 11-78

STATE OF CONNECTICUT  
COURT OF PROBATE

RECORDED:

(Note: File certificate with town clerk  
where real property is situated.)

Court of Probate, District of Trumbull		District No. 144
ESTATE OF HILDA PEBURN, a/k/a HILDA M. PEBURN		DATE OF DEATH 6/11/84
DATE OF DEATH May 15, 1972	DATE OF Trumbull	PLACE OF DEATH Trumbull
GRANTOR Daniel Giannatto and Lena Giannatto	GRANTEE Frank A. Peburn and Hilda M. Peburn	

This is to certify that it appears from the records and files of this Court said deceased was one of the joint tenants with right of survivorship in, OR retained an interest in or made a conveyance of real property whereby the gross taxable estate of said deceased included the real property described in the deed recorded in the above written volume and page of the land records of the town above written.

SAID RECORDS AND FILES FURTHER INDICATE THAT:

No estate or succession tax due the State of Connecticut in connection with the interest of said deceased.  
 All estate or succession tax due the State of Connecticut has been fully paid.

Court Seal

IN TESTIMONY WHEREOF, on this 3rd day of May, 1985, I have hereunto set my hand and affixed the SEAL of this Court to this instrument, and a copy whereof will be recorded in the records of said Court.

JOHN P. CHIOTTA, JR.  
RECEIVED FOR RECORD May 13, 1985  
115-109-109 AM ACTING DEPUTY CLERK  
CHARLES S. AMBROGIO

FOR COURT USE ONLY  
ORIGINAL TO: Atty.  
Joseph Biafore, Jr.  
ON 5/3/85

TAX CERTIFICATE FOR LAND RECORDS (Short Form)

115

Property Location: 115 DUANE PLACE  
Vision ID: 2305

MAP ID: 1/12 / 00031/ 000/

Bldg Name:

### State 1 (size: 100)

Print Date: 12/18/2019 14:43

Property Location: 115 DUANE PLACE  
Vision ID: 2395

MAP ID: 112 / 00031/ 000/

Account #

Bldg #:

1 of 1  
Bldg Name:

Sec #:

1 of

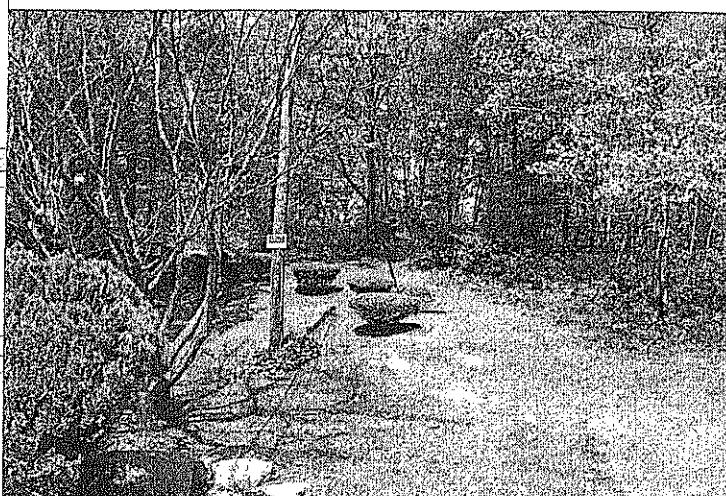
1 Card

1 of

1

State Use: 100  
Print Date: 12/18/2019 14:43

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		0	0																																												
<i>Th. Gross Liv/Lease Area:</i>																																															



112-31 05/11/2015

## Über die Rechte und Pflichten der Versicherungsagenten

Know All, That I, EVELYN D. TERESCO, of the Town of Westport, County of Fairfield and State of Connecticut,

For the consideration of One Dollar (\$1.00) and other valuable considerations received to my full satisfaction of ALICE CORREIA of the City of Bridgeport, County of Fairfield and State of Connecticut

do give, grant, bargain, sell and confirm unto the said ALICE CORREIA

All those certain pieces or parcels of land, together with any improvements thereon standing, situated in the Town of Trumbull and City of Bridgeport, in the County of Fairfield and State of Connecticut, more particularly described in SCHEDULE A attached hereto and made a part hereof.

To Have and to Hold the above granted and bargained premises, with the privileges and appurtenances thereof, unto her the said grantee and her heirs, successors and assigns forever, to them and their own proper use and behoof. And also, I the said grantor do for myself, my heirs, executors, administrators, successors and assigns, covenant with said grantee and her heirs, successors and assigns, that at and until the rescaling of these premises, I am well seised of the premises as a good indefeasible estate in FREE SUMPLIE, and have good right to bargain and sell the same in manner and form as above written; and that the same is free from all inconveniences whatsoever, except as above stated.

And Furthermore, I the said grantor do by these presents bind my self heirs, successors and assigns forever to warrant and defend the above granted and bargained premises to the said grantee HER heirs, successors and assigns, against all claims and demands whatsoever, except as above stated.

In witness whereof, I have hereunto set my hand and seal this 24th  
day of July, 1972.

Sealed and Delivered in presence of  
Samuel J. Vassallo Evelyn D. Vassallo SEAL

Alvin L. Simons Evelyn D. Tedesco  
Alvin L. Simons [REDACTED] [SEAL]  
State of Connecticut  
County of Fairfield } 55. Bridgeport July 24, A. D. 1972  
Personally Appeared Evelyn D. Tedesco

Signer and Sealer of the foregoing instrument and acknowledged the same to be her  
free act and deed.  
*James P. F. Fenton*  
James P. F. Fenton  
Commissioner of the Interior

Received for Record Sept. 26, 1972 at 4:38 P.M. Ms. Cotton

Property Location: 119 DUANE PLACE		MAP ID: 1/12 / 00032/ 000/		Bldg Name:		State Use: 100													
Vision ID: 2308		Account #		Bldg #: 1 of 1		Print Date: 12/18/2019 14:41													
<b>CURRENT OWNER</b> CORREIA ALICE 105 DUANE PL BRIDGEPORT, CT 06610 Additional Owners:		<b>TOPO</b> <b>UTILITIES</b> <b>STRT/ROAD</b> <b>LOCATION</b>		<b>CURRENT ASSESSMENT</b> Description Code Appraised Value Assessed Value		6144 TRUMBULL, CT													
				VAC RS LN 5-1 3,400 3,380															
Other ID: 01064500 Census Trac: 0905 Fire Dist: T Border Prop Voting Dist		Dev Lot: LOT 5 Survey Map: Survey Map: Section #: A3 CB Letter:																	
GIS ID: 01064500		ASSOC PID#		Total 3,400 3,380		<b>VISION</b>													
<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>SALE PRICE</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>											
CORREIA ALICE		547/211		05/13/1985		U Y		0		Yr. Code Assessed Value		Yr. Code Assessed Value		Yr. Code Assessed Value					
								2018 5-1 2,380		2017 5-1 2,380		2016 5-1 2,380		2015 5-1 2,380					
								Total 2,380		Total 2,380		Total 2,380		Total 2,380					
<b>EXEMPTIONS</b>		<b>Amount</b>		<b>Description</b>		<b>OTHER ASSESSMENTS</b>		This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type																		
<b>ASSESSING NEIGHBORHOOD</b>																			
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch											
G/A																			
<b>NOTES</b>																			
10% VAC 10% LOC 70% TOPO																			
ACCESS ONLY BY "PAPER ST" (DUANE PLACE)																			
<b>BUILDING PERMIT RECORD</b>								<b>VISIT/CHANGE HISTORY</b>											
Permit ID	Issue Date	Type	Description	Amount	Ins. Date	% Comp.	Date Comp.	Comments	Date	Type	HS	ID	Cd.	Purpose	Result				
									03/24/2005	J		MJ	99	Vacant Lot Inspected					
<b>LAND LINE VALUATION SECTION</b>								<b>Special Pricing</b>											
B	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I.	C.	ST	Idx	Adj.	Notes- Adj	Spec Use	Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	100	Res Vacant Land	AA				0.30 AC	13,000.00	1.0000	0		600	0.75	VAC/LOC/TOPO/PAPER ST			1.00		3,400
Total Card Land Units: 0.30 AC								Parcel Total Land Area: 0.3 AC								Total Land Value: 3,400			

Property Location: 119 DUANE PLACE  
Vision ID: 2308

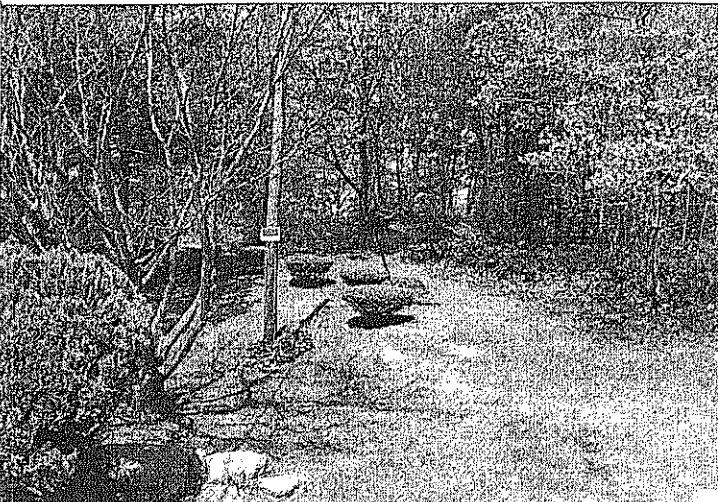
MAP ID: 112 / 00032 / 000 /

Account #

Bldg #: 1 of 1 Bldg Name: See #: 1 of 1 Card 1 of 1 State Use: 100

Print Date: 12/18/2019 14:41

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)																																								
Element	Cd.	Ch.	Element	Cd.	Ch.																																						
Description			Description																																								
Model	00	Vacant																																									
<b>MIXED USE</b>																																											
<table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>100</td> <td>Res Vacant Lnd</td> <td>100</td> </tr> </tbody> </table>						Code	Description	Percentage	100	Res Vacant Lnd	100																																
Code	Description	Percentage																																									
100	Res Vacant Lnd	100																																									
<b>COST/MARKET VALUATION</b>																																											
<table border="1"> <thead> <tr> <th>Adj. Base Rate:</th> <th>0.00</th> </tr> </thead> <tbody> <tr> <td>Replace Cost AYB</td> <td>0</td> </tr> <tr> <td>Dep Code</td> <td></td> </tr> <tr> <td>Remodel Rating</td> <td></td> </tr> <tr> <td>Year Remodeled</td> <td></td> </tr> <tr> <td>Dep %</td> <td></td> </tr> <tr> <td>Functional Obsnc</td> <td></td> </tr> <tr> <td>External Obsnc</td> <td></td> </tr> <tr> <td>Cost Trend Factor</td> <td></td> </tr> <tr> <td>Status</td> <td></td> </tr> <tr> <td>% Complete</td> <td></td> </tr> <tr> <td>Overall % Cond</td> <td></td> </tr> <tr> <td>Apprais Val</td> <td></td> </tr> <tr> <td>Dep % Ovr</td> <td>0</td> </tr> <tr> <td>Dep Ovr Comment</td> <td></td> </tr> <tr> <td>Misc Imp Ovr</td> <td>0</td> </tr> <tr> <td>Misc Imp Ovr Comment</td> <td></td> </tr> <tr> <td>Cost to Cure Ovr</td> <td>0</td> </tr> <tr> <td>Cost to Cure Ovr Comment</td> <td></td> </tr> </tbody> </table>						Adj. Base Rate:	0.00	Replace Cost AYB	0	Dep Code		Remodel Rating		Year Remodeled		Dep %		Functional Obsnc		External Obsnc		Cost Trend Factor		Status		% Complete		Overall % Cond		Apprais Val		Dep % Ovr	0	Dep Ovr Comment		Misc Imp Ovr	0	Misc Imp Ovr Comment		Cost to Cure Ovr	0	Cost to Cure Ovr Comment	
Adj. Base Rate:	0.00																																										
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Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gate	Dw Rk	Cnd	%Cnd	Apr Value																															
<b>BUILDING SUB-AREA SUMMARY SECTION</b>																																											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value																																					
Tot. Gross Liv/Lease Area:		0	0																																								



112-32 05/11/2015

Property Location: 120 DUANE PLACE				MAP ID: I/12 / 00038/ 000/				Bldg Name: <i>214</i>				State Use: 100															
Vision ID: 2306				Account #				Bldg #: 1 of 1				Sec #: 1 of 1 Card 1 of 1				Print Date: 12/18/2019 14:42											
CURRENT OWNER		TOPO		UTILITIES		STRL/ROAD		LOCATION		CURRENT ASSESSMENT		Description		Code		Appraised Value		Assessed Value									
		CORREIA ALICE								VAC RS LN		5-1		2,800		1,960		6144 TRUMBULL, CT									
105 DUANE PL																											
BRIDGEPORT, CT 06610																											
Additional Owners:																											
Other ID: 00525200				Dev Lot: LOT				Survey Map:																			
Census Trac: 0905								Survey Map:																			
Fire Dist: T								Section # : A3																			
Border Prop								CB Letter:																			
Voting Dist																											
GIS ID: 00525200				ASSOC PID#												Total		2,800		1,960							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		u/u		v/v		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)											
CORREIA ALICE				547/213		05/13/1985		U		V		0				Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
																2018	5-1	1,960		2017	5-1	1,960		2016	5-1	1,960	
																Total:		1,960		Total:		1,960		Total:		1,960	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Type	Description		Amount	Code	Description		Number	Amount	Comm. Int.																	
Total:																											
ASSESSING NEIGHBORHOOD																				APPRaised VALUE SUMMARY							
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)								0									
6/A										Appraised XF (B) Value (Bldg)								0									
										Appraised OB (L) Value (Bldg)								0									
										Appraised Land Value (Bldg)								2,800									
										Special Land Value								0									
										Total Appraised Parcel Value								2,800									
										Valuation Method:								C									
										Adjustment:								0									
										Net Total Appraised Parcel Value								2,800									
BUILDING PERMIT RECORD												VISIT/CHANGE HISTORY															
Permit ID	Issue Date	Type	Description		Amount	Insp. Date	% Comp.	Date Comp.	Comments			Date	Type	IS	ID	Cd.	Purpose/Result										
												03/24/2005	1		MJ	99	Vacant Lot Inspected										
LAND LINE VALUATION SECTION																											
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Ibx	Adj.	Notes-Adj		Special Pricing		S. Adj. Fct.	Adj. Unit Price	Land Value							
														Spec Use	Spec Calc												
1	100	Res Vacant Land	AA				0.25 AC	15,000.00	1.0000	0	1.00	600	0.75	VAC/LOC/TOPO/PAPER ST			1.00		2,800								
Total Card Land Units: 0.25 AC												Parcel Total Land Area: 0.25 AC												Total Land Value: 2,800			

Property Location: 120 DUANE PLACE  
Vision ID: 2306

MAP ID: I/12 / 00038/ 000/

Account #

Bldg #:

1 of 1

Bldg Name:  
Serv #: 1 of 1

State Use: 100  
Print Date: 12/18/2019 14:42

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			CONSTRUCTION DETAIL (CONTINUED)																																										
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description																																					
Model	00		Vacant																																													
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Tot. Gross Liv/Lease Area:	0	0																																														



I12-38 05/11/2015

To all People to whom these Presents shall Come, Greeting:

Know Ye, That JOHN CORREIA, JR. of 105 Duane Place,  
Bridgeport, CT

herein designated as the Releasor,  
for the consideration of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATIONS---  
received to Releasor's full satisfaction from ALICE CORREIA of 105 Duane Place  
Bridgeport, CT

herein designated as the Releasee,  
hereby presents remise, release and forever Quit-Claim unto the said Releasee and to the Releasee's heirs,  
successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Releasor  
has or might to have in or to

All that certain piece or parcel of land situated in the Town of  
Trumbull, Connecticut, County of Fairfield and State of Connecticut,  
and bounded and described as follows:

Comprising the premises designated "Said" lying between Lots Nos. 9  
and 10 as shown on a certain map entitled, "Map of Building Lots,  
Property of Mrs. Katherine Jennings Patuzzi, located in Bridgeport  
and Trumbull", Scale 1"=40', dated June 19, 1939, certified  
substantially correct by T. Risberg and filed for record on August 21,  
1939 as Map No. 200 in the Trumbull Town Clerk's Office, said premises  
being more particularly bounded and described as follows:

NORTHERLY: By land now or formerly of Evelyn D. Tedesco,  
being Lot No. 9 as shown on said map, 135 feet;

EASTERLY: By land now or formerly of Patuzzi as shown on  
said map, 80 feet;

SOUTHERLY: By land now or formerly of Evelyn D. Tedesco,  
being Lot No. 10 as shown on said map, 135 feet;

WESTERLY: By Duane Place as shown on said map, 80 feet.

Said premises being the same premises conveyed to Alexander G. Semple  
by Katherine Holland Jennings Patuzzi by Warranty Deed dated February  
25, 1937 and recorded in Volume 40, Page 572 of the Trumbull Land  
Records.

To Have and to Hold the premises hereby remised, released and quit-claimed with all the appurtenances unto the said Releasor and to the Releasor's heirs, successors and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefore the Releasor and they are by those presents, forever barred and excluded.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number, as the text of the within instrument may require.

In Witness Whereof, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereunto affixed this 29th day of April 1985.

Signed, Sealed and Delivered in the presence of  
or Attested by

NANCY KUNTA  
CHARLES S. AMBROGIO

John Corriss  
JOHN CORRELLA, JR.

CHARLES S. AMBROGIO

State of Connecticut, County of FAIRFIELD ) ss. Stratford

The foregoing instrument was acknowledged before me this 29th day of April  
10, 1985, by

RECEIVED  
RECORDED  
APR 13 1985  
RECORDED FOR RECORD  
4:10 P.M. 1985  
MAY 13 1985  
CHARLES S. AMBROGIO

CHARLES S. AMBROGIO  
Commissioner of the Superior Court

RELEASE OF MORTGAGE

DUPLICATE RELEASE

Know all Men by these Presents:

THAT, THE MECHANICS & FARMERS SAVINGS BANK OF BRIDGEPORT, in the County of Fairfield, and State of Connecticut, does hereby release and discharge a certain mortgage from Marjorie A. and Florian Michlewski dated October 9th, 1963 and recorded in Vol. 159 Page 328, Trumbull Land Records.

IN WITNESS WHEREOF, the seal of said Bank is hereunto affixed, and this deed is executed by its Asst. Vice President George P. Ligouri this 23rd day of April 1985, agreeable to a by-law of said corporation.

Signed, sealed and delivered in the presence of  
Sophia Farber  
Augustus J. Vascaro III  
STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD

MECHANICS & FARMERS SAVINGS BANK OF BRIDGEPORT  
By Asst. Vice President, George P. Ligouri  
hereby duly authorized

April 23, A. D. 1985.

Personally appeared George P. Ligouri Asst. Vice President of The Mechanics & Farmers Savings Bank of Bridgeport, signer and sealer of the foregoing instrument, and acknowledged the same to be the free act and deed of said Bank, and his own free act and deed, as Asst. Vice President thereto, before me.

Received for record May 13, 1985  
Attest: Niles C. Clegg  
Notary Public  
My Commission Expires March 31, 1989  
4757774  
Assistant Town Clerk

Property Location: 123 DUANE PLACE				MAP ID: I/12 / 00033/ 000/				Bldg Name:				State Use: 100														
Vision ID: 2304				Account #				Bldg #: 1 of 1				Sec #: 1 of 1				Print Date: 12/18/2019 14:44										
CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CITY		CURRENT ASSESSMENT		CITY		CITY										
CORREIA ALICE										VAC RS LN		Description		Code		Appraised Value		Assessed Value								
105 DUANE PL														5-1		3,200		2,240								
BRIDGEPORT, CT 06610																		6144								
Additional Owners:																		TRUMBULL, CT								
SUPPLEMENTAL DATA																										
Other ID: 00150400		Dev Lot: LOT 6		Census Trac: 0905		Survey Map:		Fire Dist: T		Survey Map:		Border Prop		Section #: A3		CB Letter:										
GIS ID: 00150400		ASSOC PID#																								
																Total: 3,200 2,240										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		a/u		w/t		SALE PRICE		Y.C.		PREVIOUS ASSESSMENTS (HISTORY)										
CORREIA ALICE				259/149		09/26/1972		U		V		0				Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
																2018	5-1	2,240	2017	5-1	2,240	2016	5-1	2,240		
																Total:	2,240	Total:	2,240	Total:	2,240	Total:	2,240			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Type	Description		Amount	Code	Description		Number	Amount	Comm. Int.																
		Total:																								
ASSESSING NEIGHBORHOOD								APPRaised VALUE SUMMARY																		
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch																		
6/A																										
NOTES																										
-10% VAC																										
-10% LOC																										
-70% TOPO																										
ACCESS IS ONLY BY A "PAPER ST"																										
(DUANE PLACE)																										
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY														
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd	Purpose/Result												
									03/24/2005	I		MJ	99	Vacant Lot Inspected												
LAND LINE VALUATION SECTION																										
B#	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	L Factor	S.A.	C. Factor	ST. Iidx	Adj.	Notes- Adj	Special Pricing		S Adj. Fact	Adj. Unit Price	Land Value							
															Spec Use	Spec Calc										
1	100	Res Vacant Land	AA				0.28 AC	15,000.00	1,0000	0	1.00	600	0.75	PAPER ST			1.00		3,200							
Total Card Land Units: 0.28 AC										Parcel Total Land Area: 0.28 AC								Total Land Value: 3,200								

123

Property Location: 123 DUANE PLACE

Vision ID: 2304

MAP ID: 1/12 / 00033/ 000/

Account #

Bldg #:

1 of 1

Bldg Name:

Sec #:

1 of

1

State Use: 100

Print Date: 12/18/2019 14:44

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Element	Cd.	Ch.							
Model	00		Vacant									
MIXED USE												
Code	Description		Percentage									
100	Res Vacant Lud		100									
COST/MARKET VALUATION												
Adj. Base Rate:			0.00									
Replace Cost	0											
AYB												
Dep Code												
Remodel Rating												
Year Remodeled												
Dep %												
Functional ObsInc												
External ObsInc												
Cost Trend Factor												
Status												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr	0											
Dep Ovr Comment												
Misc Imp Ovr	0											
Misc Imp Ovr Comment												
Cost to Cure Ovr	0											
Cost to Cure Ovr Comment												
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Qty	Dp Rt	Cnd	%Cnd	Amt Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area	Gross Area	Eff Area	Unit Cost	Underprec. Value					
Tot. Gross Lty/Lease Area:			0	0								



112-33 05/11/2015

Call Book 6 Page 149  
 Known as, That I, JOHANNA VON HOLLINGER, of the Town of Trumbull, County of Fairfield and State of Connecticut

For the consideration of One (\$1.00) Dollar and other valuable considerations  
 received to my full satisfaction of ALICE CORREIA, of the City of Bridgeport,  
 County of Fairfield and State of Connecticut,

do give grant, bargain, sell and confirm unto the said ALICE CORREIA

All that certain piece of parcel of land, together with any improvements  
 thereon standing, situated in the Town of Trumbull, in the County of  
 Fairfield and State of Connecticut; and known and designated as Lot No. 6  
 as shown on a certain map entitled, "Map of Building lots, Property of  
 Mrs. Katherine Jennings Patuzzi, located in Bridgeport and Trumbull",  
 Scale 1" = 40', dated June 19, 1939, certified substantially correct by  
 T. Risberg and filed for record on August 21, 1939 as Map No. 200 in the  
 Trumbull Town Clerk's Office, said premises being more particularly  
 bounded and described as follows:

NORTE: On Lot #7 on said map, 100 feet, more or less;  
 EAST: On Duane Place, 117 feet;  
 SOUTH: a/k/a Evelyn D. Tedesco, 115 feet, more or less;  
 WEST: On land now or formerly of Evelyn Tedesco, a/k/a Evelyn D.  
 Tedesco, 117 feet, more or less.

SUBJECT TO:

1. Any and all provisions of any ordinance, municipal regulation, public or private law.
2. Any assessments or pending assessments for which a lien or liens have not as yet been filed.
3. Taxes on the Grand List of October 1, 1971.
4. Nichols Fire District Taxes.
5. A 30-foot building setback line as shown on the record map which is on file in Trumbull as Map No. 200.

To Have and to Hold the above granted and bargained premises, with the privileges and appurtenances thereto, own her the said grantor her heirs, successors and assigns forever, to them and their own proper use and behoof. And also, I the said grantor do for myself, my heirs, executors, administrators, successors and assigns, covenant with said grantee my heirs, successors and assigns, that at and until the surrender of these premises, I am well wised of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as above written; and that the same is free from all incumbrances whatsoever, except as above stated.

And Furthermore, I the said grantor do by these presents bind my self, my heirs, successors and assigns forever to warrant and defend the above granted and bargained premises to the said grantee her heirs, successors and assigns, against all claims and demands whatsoever, except as above stated.

In Witness Whereof, I have hereunto set my hand and seal this 24th day of July, 1972.

Spoken, Sealed and Delivered in presence of  
Samuel J. Tedesco  
 Samuel J. Tedesco

Johanna Von Hollinger [SEAL]

Helen R. Bartley  
 Helen R. Bartley

Clyde D. Miller [SEAL]

State of Connecticut  
 County of Fairfield, ss. Bridgeport July 24, A. D. 1972  
 Personally Appeared JOHANNA VON HOLLINGER

Signer and Sealer of the foregoing instrument, and acknowledged the same to be her  
 free act and deed  
 before me,

Bernard J. Lockart Notary Public - State of Connecticut  
 Commissioner of the Superior Court

Received for Record Sept 1st 1972 at 1:37 P.M. Trumbull  
1972 1972 Town Clerk.

Property Location: 124 DUANE PLACE		MAP ID: I/12 / 00037/ 000/		Bldg Name:		State Use: 100													
Vision ID: 2309		Account #		Bldg #: 1 of 1		Print Date: 12/18/2019 14:40													
CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT													
CORREIA ALICE					VAC RS LN	Description	Code	Appraised Value	Assessed Value										
105 DUANE PL						5-1		3,500	2,450										
BRIDGEPORT, CT 06610		SUPPLEMENTAL DATA				6144													
Additional Owners:		Other ID: 01186300		Dev Lot: LOT 9		TRUMBULL, CT													
		Census Trac: 0905		Survey Map:															
		Fire Dist: T		Survey Map:															
		Border Prop		Section #: A3															
		Voting Dist		CB Letter:															
		GIS ID: 01186300		ASSOC PID#		Total		3,500	2,450										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	y/t	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
CORREIA ALICE		259/150	09/26/1972	U	V	0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
								2018	5-1	2,450	2017	5-1	2,450	2016	5-1	2,450			
								Total:		2,450	Total:		2,450	Total:		2,450			
EXEMPTIONS		OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.											
									APPRaised VALUE SUMMARY										
		ASSESSING NEIGHBORHOOD																	
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card) 0									
6/A										Appraised XF (B) Value (Bldg) 0									
						Appraised OB (L) Value (Bldg) 0													
						Appraised Land Value (Bldg) 3,500													
						Special Land Value 0													
						Total Appraised Parcel Value 3,500													
-10% VAC						Valuation Method: C													
-10% LOC																			
-70% TOPO						Adjustment: 0													
NOTES																			
-10% VAC																			
-10% LOC																			
-70% TOPO																			
ACCESS IS FROM "PAPER ST" (DUANE PLACE)																			
PAPER ST																			
Net Total Appraised Parcel Value 3,500																			
BUILDING PERMIT RECORD																			
VISIT/CHANGE HISTORY																			
Permit ID	Issue Date	Type	Description	Amount	Inst. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result					
									03/24/2005	I		MJ	99	Vacant Lot Inspected					
LAND LINE VALUATION SECTION																			
R#	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. lds	Adj.	Notes- Adj.	Special Pricing				
															Spec Use	Spec Calc	S. Adj. Fuct	Adj. Unit Price	Land Value
I	100	Res Vacant Land	AA				0.31 AC	15,000.00	1.0000	0	1.00	600	0.75	VAC/LOC/TOPO/PAPER ST			1.00	3,500	
Total Land Value: 3,500																			
Total Card Land Units: 0.31 AC						Parcel Total Land Area: 0.31 AC													

124

*Property Location: 124 DUANE PLACE  
Vision ID: 2309*

MAP ID: 1/12 / 00037/ 000/

Bldg Name:

State Use: 100

Print Date: 12/18/2019 14:40

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description			Element	Cd.	Ch.	Description			
Model	00		Vacant									
<b>MIXED USE</b>												
			Code	Description					Percentage			
			100	Res Vacant Lnd					100			
<b>COST/MARKET VALUATION</b>												
			Adj. Base Rate:			0.00						
			Replace Cost			0						
			AYB									
			Dep Code									
			Remodel Rating									
			Year Remodeled									
			Dep %									
			Functional Obsln									
			External Obsln									
			Cost Trend Factor									
			Status									
			% Complete									
			Overall % Cond									
			Aprpnis Val									
			Dep % Ovr			0						
			Dep Ovr Comment									
			Misc Imp Ovr			0						
			Misc Imp Ovr Comment									
			Cost to Cure Ovr			0						
			Cost to Cure Ovr Comment									
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>												
Code	Description	Sub	Sub Descript	V/B	Units	Unit Price	Yr	Cde	Dp Rt	Gnd	%Gnd	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description		Living Area	Gross Area	Eff. Area	Unit Cost	Underprc. Value					
<b>TIL: Grass Lly/Lease Area:</b>												
			0	0								



112-37 05/11/2015

## ZONING

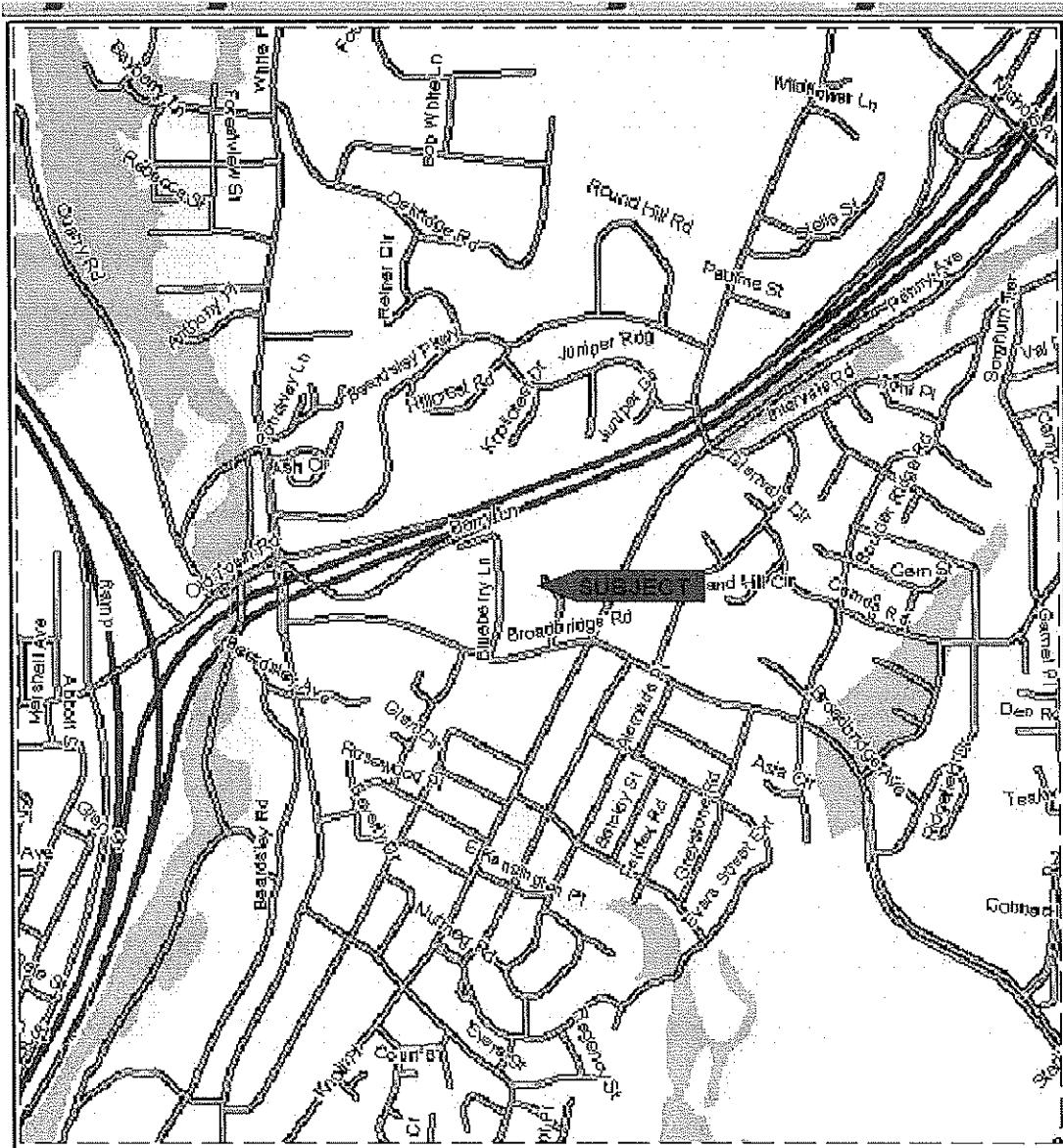
Zones	Minimum Lot Size	Minimum Road Frontage (feet)	Minimum Floor Area (square feet)		Maximum Building Height (feet)	Minimum Yards (feet in depth)			Maximum Building Coverage	Maximum Floor Area Ratio
			1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor		front	side	rear		
Residence AA	1 acre (43,560 sq. ft)	150	1 story 1.5 story 2 story	1400 1150 1000	500 800	40(g)	50	20	50	.29 Principal Building

- a) Also applies to pre-existing nonconforming residence uses except as otherwise specifically provided in these regulations.
- b) Frontage requirement applies to entire area zoned Planned Residential Conservation Zone (PRCZ).
- c) No principal building within the PRCZ shall be within fifty (50') feet of a boundary line of a PRCZ. The front setback in a PRCZ is the distance measured from the closest part of the building located to the edge of the pavement. d) The maximum building coverage shall be fifteen (15%) percent of the land located in the PRCZ.
- e) To be specified by the Planning and Zoning Commission under Article II, Section 3. (Effective 3/4/00).
- f) May be increased to 45 feet for walk-out basements. See Article II, Section 3.1.8. July 25, 2008.] g) See Section 3.3 of this Article I

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- (h) Minimum Road Frontage shall be 50 feet where the lot frontage of the subject lot is located solely on a cul-de-sac and the distance between the side lot lines is a minimum of 250 feet.

## FLOOD MAP



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### Food Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100 and 500 year flood plains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazard
- Areas not mapped on any published FIRM

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**SFHS (Floor Zone)**

817

**NOT WITHIN 250 FEET**

WINTER 2013-2014 CLASS LIST

Community: BRIDGEPORT CITY OF

Заря: X Заря: 090003.0431E Заря: 09018

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**CHARLES A. LIBERTI, GRI, CRB, GAA**  
**Blue Ribbon Appraisals LLC**  
**311 Main Street**  
**West Haven, CT 06516**  
**Office: (203) 931-3112 Fax: (203) 931-3116**  
**e-mail: blueribbonct@gmail.com**

## **Professional Experience**

**Blue Ribbon Appraisals, LLC**  
West Haven, CT 06516

**1990 to Present**

Owner, valuation of all types of commercial, industrial and residential real estate; consulting services; feasibility studies; mortgage financing, real estate tax appeals; market value, subdivision analysis, exit strategy for REO or distressed properties, bankruptcy, diminution in value (stigma valuations) Performed appraisals for USDA Natural Resources Conservation Service (USA). Appraisals for Uniform Appraisal Standards for Federal Land Acquisitions (yellow book). Expert testimony in superior court and federal court.

**Dizenzo Company of Milford, Inc.**  
Milford, CT 06460

**1984 - 1990**

President and Partner of two offices, commercial and residential sales, market studies for corporations, commercial banks, real estate developers, law firms and Connecticut municipalities. Properties sold, managed and developed include industrial, retail, office, vacant land, residential subdivisions and condominium developers

**Century 21 Metro Real Estate**  
West Haven, CT 06516  
Partner/Broker, Residential Brokerage

**1973 – 1980**

**Real Estate Broker**

**Since 1971**

**Real Estate Appraiser**

**Since 1976**

## **Real Estate Education**

**University of New Haven** **1976**

*Appraisal 1 – 36 hrs*  
*Real Estate Property Management – 36 hrs*

**Quinnipiac College**

*Real Estate Property Investment Strategy - 36 hrs*

**Graduate Realtor Institute (GRI Designation)** **1978 and 1984**

*GRI, 1, 1978 – 30 hrs*  
*GRI, 2 and 3 – 60 hrs*

**Certified Brokerage Manager (CRB designation)** **1986**

CRB 301, How to Manage a Real Estate Business Profitability; Managing for Profit & Growth – 30 hrs CRB 302, How to Manage the Financial Resources and Risk of Real Estate Business; Evaluating Financial Impact of Management Decisions Before Implementation – 30 hrs  
CRB 303, Market Management; How to Improve Image and Increase Market Share – 30 hrs  
CRB 304, People Management; How to Recruit, Train, Retrain Real Estate Sales Associates and Increase Productivity – 30 hrs

CRB 305, Challenge; Real Estate Business – Decision Making Computer Simulated Mgt. – 30 hrs

**Appraisal Institute,**

*Appraisal Standards of Professional Practice, Parts A & B – 26 hrs – 1991  
Marshal & Swift Cost Approach, 1992 Commercial & Residential – 30 hrs.  
Successfully challenged courses 1-110 and 1-120 – 1993*

**CCIM – CI 100 – 1998**

*Market Techniques for Leasing & Selling  
Commercial Properties 36 hrs.*

**CCIM – CI 101 – 1989**

*Fundamental of Real Estate Investment & Taxation*

**Uniform Standards of Professional Appraisal Practices – 2003**

**Real Estate Continuing Education:**

**Appraisal Institute – 1992 – 2009**

*Subdivision Analysis – 7 hrs. – 1992  
Appraising Troubled Properties – 7 hrs. – 1992  
Basic Capitalization – 29 hrs. – 1998  
Hotel, Motel Evaluation – 1993  
Appraising Elderly Care Facilities – 1995  
FHA Appraisal Update – 1998  
Attacking & Defending an Appraisal – 14 hrs. – 1999  
FHA Homebuyer Protection Plan & the Appraisal Process – 7 hrs. – 1999  
Real Estate Disclosure – 7 hrs. – 2000  
Income Valuation of Small, Mixed-Use Properties – 15 hrs. – 2001  
Crossing The Line: "Home Mortgage Fraud" – 4 hrs – 2002  
Supporting Capitalization Rates – 7 hrs – 2003  
Uniform Standards of Professional Appraisal Practice – 15 hrs – 2003  
Market Analysis and the Site To Do Business – 7 hrs. – 2005  
Appraising Convenience Store - 7 hrs – 2005  
Mandatory Connecticut Real Estate Appraisal Law Update – 3 hrs. -2005  
Appraising the tough ones - 7 hrs – 2006  
Forecasting Revenue - 7 hrs – 2006  
Connecticut Real Estate Appraisal Law Update – 3 hrs - 2007  
National USPAP Update Course – 7 hrs – 2009  
Business Practices and Ethics – 7 hrs – 2008  
Analyzing Properties in Distressed Real Estate Markets – 3 hrs – 2008  
Valuation Issues in Tax Appeals – 2008  
Analyzing Properties in Distressed Real Estate Markets - 2008  
Introduction to FHA Appraising – 7 hrs – 2009  
Regulatory Update 2009  
Appraisal Law 2009  
Lead Hazard & Mitigation – 2009  
Appraisal Challenges in Declining Markets and Sales Concessions - 2009  
Introduction to FHA Appraising – 2009  
Market Conditions Update - 2010  
The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac - 7 hrs - 2011  
Analyzing Tenant Credit Risk and Commercial Lease Analysis - 2011  
7-Hour National USPAP Update Course – 7 hrs – 2012  
CT Real Estate Appraisal Law Update – 3 hrs – 2012  
Appraiser as an Expert Witness – 2 hrs - 2013  
CRE Capital Markets Update and Outlook – 2 hrs – 2013  
Residential & Commercial Valuation of Solar – 14 hrs – 2013  
7-Hour National USPAP Update Course – 2013  
Appraisal Law Update - 2014  
Diminution of Value, Stigma and Severance Damages – 2015  
FHA Single Family Housing Appraisal Requirements – 7 hrs – 2015  
Liability Issues of Appraisers Performing Litigation & other Non-Lending Work – 3 hrs – 2015  
7-Hour National USPAP Update Course - 2015  
Right of Way – Two Approaches to Value - 2016  
Eminent Domain and Condemnation – 7 hrs – 2016*

*Business Practices and Ethics – 4 hrs – 2016*  
*How to Support and Prove Your Adjustments – 7 hrs – 2016*  
*C-PACE and its Role in the Valuation of Commercial Buildings – 4 hrs – 2017*  
*Fannie Mae Appraisal Guidelines – 4 hrs – 2017*  
*CT Fair Housing – 3 hrs – 2018*  
*Leases / Landlord-Tenant Rules & Regulations – 3 hrs – 2018*  
*Code of Ethics - 3 hrs – 2018*  
*The Tough One: Mixed-Use Properties Income Capitalization Approach – 3 hrs – 2019*  
*Another View of the Tough One: Sales Comparison Approach for Mixed-Use Properties*

*Successfully completed all continuing education for Licensure in Connecticut*

## **Professional Memberships & Accreditations**

Connecticut Real Estate Broker, Since 1971  
Certified Connecticut Real Estate Appraiser  
Greater New Haven Board of Realtors  
Affiliate Member, Greater Bridgeport Board of Realtors  
Founding Member of National Association of Realtors, Appraisal Section (GAA Designation)  
Former Member, Realtor Financing Committee  
Member, National Association of Real Estate Educators (REEA)  
Former Member, Securities & Syndication Institute (RESSI)  
Former Judge on Realtor Arbitration Committee  
Connecticut Commercial & Investment Division (CID)  
State Approved Instructor – Gateway Real Estate Academy  
Affiliate Member of the Appraisal Institute  
Instructor in  
    Principles and Practices  
    Appraisal I  
    Appraisal II  
    Financing Real Estate  
    Continuing Education Modules:  
        Fair Housing  
        Real Estate Law  
        Appraisal Law  
        Subdivision Analysis  
        Foreclosure

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION  
Be it known that

**CHARLES A LIBERTI**

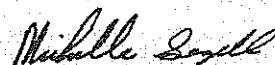
has been certified by the Department of Consumer Protection as a licensed

**CERTIFIED GENERAL REAL ESTATE APPRAISER**

License # RCG.0000647

Effective: 05/01/2019

Expiration: 04/30/2020



Michelle Scagull, Commissioner