



**Andrews & Galvin**  
Appraisal Services, LLC

16 Spring Lane, Farmington, CT 06032  
860-677-5522 Fax: 860-677-5544

## **A Summary Report of a Complete Real Estate Appraisal**

**OF:** The Fee Simple Interest in an Assemblage of 9 Tax Parcels of Residential Zoned Land - 85.857 +/- Acre Site Including Road

**LOCATED AT:** 9 Tax Parcels – Upper Parish Drive, Georgetown Road and 15 Wampum Hill Road, Weston, Connecticut

**AUTHORIZED BY:** David Brant, Executive Director, Aspetuck Land Trust

**DATE OF VALUATION:** January 28, 2019

A&G File Number: 219003



16 Spring Lane | Farmington | CT 06032 | 860-677-5522 | Fax:860-677-5544

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miles@agvalues.com

John J. Galvin Jr., MAI  
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January 29, 2018

David Brant, Executive Director  
Aspetuck Land Trust  
Westport, Connecticut, 06881-0444

Re: 9 Contiguous Tax Parcels – Upper Parish Drive, Georgetown Road, 15 Wampum Hill Road, Weston, Connecticut

Dear Mr. Brant:

At your request, we have examined the referenced parcels (subject) for the purpose of estimating the market value of the fee simple estate, as of January 28, 2019, the date of the most recent inspection. It is our understanding this report is being prepared to assist with a grant application / purchase decision. A copy of the signed engagement letter and appropriate client compliance requirements, if any, are included in the Addenda of this appraisal report. The client for this appraisal report is David Brant of the Aspetuck Land Trust. Other intended users included the Aspetuck Land Trust Board of Directors, Town of Weston officials involved in the purchase decision, the State of Connecticut Department of Energy and Environmental Protection (DEEP) involved in the ‘Open Space and Watershed Land Acquisition Grant Program, and regulatory authorities. This includes all the funding agencies involved in the purchase / acquisition process of the subject.

The appraised property consists of a 9 contiguous tax parcels that have been assembled by a survey recorded in the Wilton Land Records as Map 3600. The land is located off the easterly and southerly side of Upper Parish Drive in the northwest section of Weston, Connecticut. The tax parcels are identified below, but there is a discrepancy between the field cards and the survey. The field cards total 83.79 acres when the A-2 Survey recorded indicates there is 85.86 acres. Since the survey takes president, the subject is appraised as on approved 85.86 +/- acre parcel of residential zoned land but with 2.07 acres allocated the private road of Upper Parish Drive.

| Address  | Map/Block/Lot | Unique ID | Acres |
|--|---------------|-----------|-------|
| d  |               |           |       |
| 1 Gerogetown Road                                    | 1-2-40 + 59   | R01150    | 14.09 |
| 2 15 Wampum Hill Road                                | 1-3-91        | R01139    | 5.40  |
| 3 Upper Parish Drive                                 | 1-2-21        | R01140    | 2.00  |
| 4 Upper Parish Drive                                 | 1-3-89 & 90   | R01144    | 48.99 |
| 5 Upper Parish Drive                                 | 1-2-22        | R01143    | 2.07  |
| 6 Upper Parish Drive                                 | 1-2-23        | R01142    | 2.14  |
| 7 Upper Parish Drive                                 | 1-2-24        | R01147    | 2.37  |
| 8 Upper Parish Drive                                 | 1-2-25        | R01141    | 2.48  |
| 9 Upper Parish Drive                                 | 1-2-26        | R01146    | 2.53  |
| Lower Section Of Road Not Identified by A Tax Number |               |           | 1.72  |
| Access Road of Upper Parish Drive                    |               |           | 2.07  |
| Total Acres:   |               |           | 85.86 |

All of the land is zoned R-2A, is wooded, and undeveloped. Though the Weston Tax Assessor Map shows approximately 905 +/- feet of frontage along Upper Parish Drive, the frontage is actually limited to 50 +/- feet off the end of Upper Parish Drive. Please note, the subject was subdivided into the nine tax parcels, but due to wetlands and topography constraints, only a small section at the end of Upper Parish Hill Road is considered developable. Though two of the parcels have addresses to other streets, they are both rear parcels with no direct frontage or distinguished access other than in from Upper Parish Drive. There is 22 acres of wetlands (26% of the site) situated in several pockets, most of which is located near the frontage in the northern section of the property. The soils are primarily those that consist of a very rocky consistency with outcroppings of rock and ledge noted. The site is not in a flood zone, or over an acquirer protection area, but is part of two watersheds. Sections are part of the basin for the west branch of the Saugatuck River and part of the east shed for the Naugatuck River. There are no improvements on the site, but the northern half of the property is bisected by an overhead high-power utility line via an 80' wide easement.

To develop the opinion of value, an appraisal process, as defined by the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA - i.e. Yellow Book) was completed. The report also complies with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP); however, the definition of market value used in the appraisal is that outlined in the Uniform Appraisal Standards for Federal Land Acquisition 2016 (Page 10, 1.2.4).

**Definition of Market Value:** is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonable knowledgeable seller to a willing and reasonable knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property.

In preparing this appraisal, we inspected the subject site; gathered information from the subject's neighborhood and similar neighborhoods within the town of Weston. We have researched comparable land sales and analyzed the information gathered. The Land use Director for the town of Weston was also interviewed and a search of town records pertaining to the subject property was completed. Based on sales activity reviewed, exposure and marketing periods of 12 +/- months are forecast at the estimate of market value.

According to the Weston Land Use Director, though there is no guarantee the Weston Planning and Zoning Commission would approve a subdivision of the parcel, it is probable that two larger residential lots could be subdivided in the northern section of the site with the balance being left for private recreational use. Based on this information, and given the physical characteristics of the parcel, access constraints, wetlands, and the overhead utility lines, all which limit the development potential of the subject, the highest and best use is to subdivide out two 3 +/- acre residential lots in the northern section of the parcel leaving 2.07 +/- acres allocated to the road with the residual 77.79 +/- acres being left for private recreational use. This conclusion is based on the ***Extraordinary Assumption*** that the Weston Planning and Zoning Commission, as well as the Weston Conservation Commission will approve this subdivision. As such, the valuation method used was the Sales Comparison. The data that was gathered, the analysis conducted, and the valuation conclusions are summarized in this report.

There currently are four other houses located on Upper Parish Drive. Upper Parish Drive is a private road and is in fair condition. If the subject were to be subdivided in line with the highest and best use conclusion, this road will have to be enhanced. It is an *Extraordinary Assumption* that the cost to upgrade this road would be split between the four users, but since the subject is at the end of the street, using more than half the road, it would bear approximately half the cost. The road only has to be graveled, but it needs some fill and grading for drainage. It is 525 +/- feet long and approximately 25 feet wide. The cost is estimated to be \$40,000; thus, \$20,000 has been allocated to the subject, along of subdivision, to equate an "as is" current market value estimated, as defined. Therefore, it is also *Extraordinary Assumption* that the cost to enhance the road and subdivide the subject are as detailed in this report. The appraisal is also based on the *Extraordinary Assumption* that the overhead utility easement will have no impact on access, approval or development in line with the highest and best use conclusion. The right is reserved to revise the valuation analysis and/or conclusion should any of these assumptions be proven otherwise.

This appraisal is predicated on the assumption that hazardous substances do not exist at the subject property. No apparent evidence of contamination or potentially hazardous materials was observed on the date of inspection. Regardless, members of this appraisal office are not qualified to determine the existence of, nor is any certification made as to 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.

Based upon the investigation of the real estate market in the area, and after considering all of the pertinent facts as set forth in the body of this appraisal report, as of January 28, 2019, the "as is" current market value of the fee simple interest in the subject property is:

**ONE MILLION FIVE HUNDRED TWENTY THOUSAND DOLLARS  
(\$1,520,000)**

This report satisfies normal federal, state, and industry standards, and supporting documentation is retained in the work file. We are not responsible for the unauthorized use of this report.

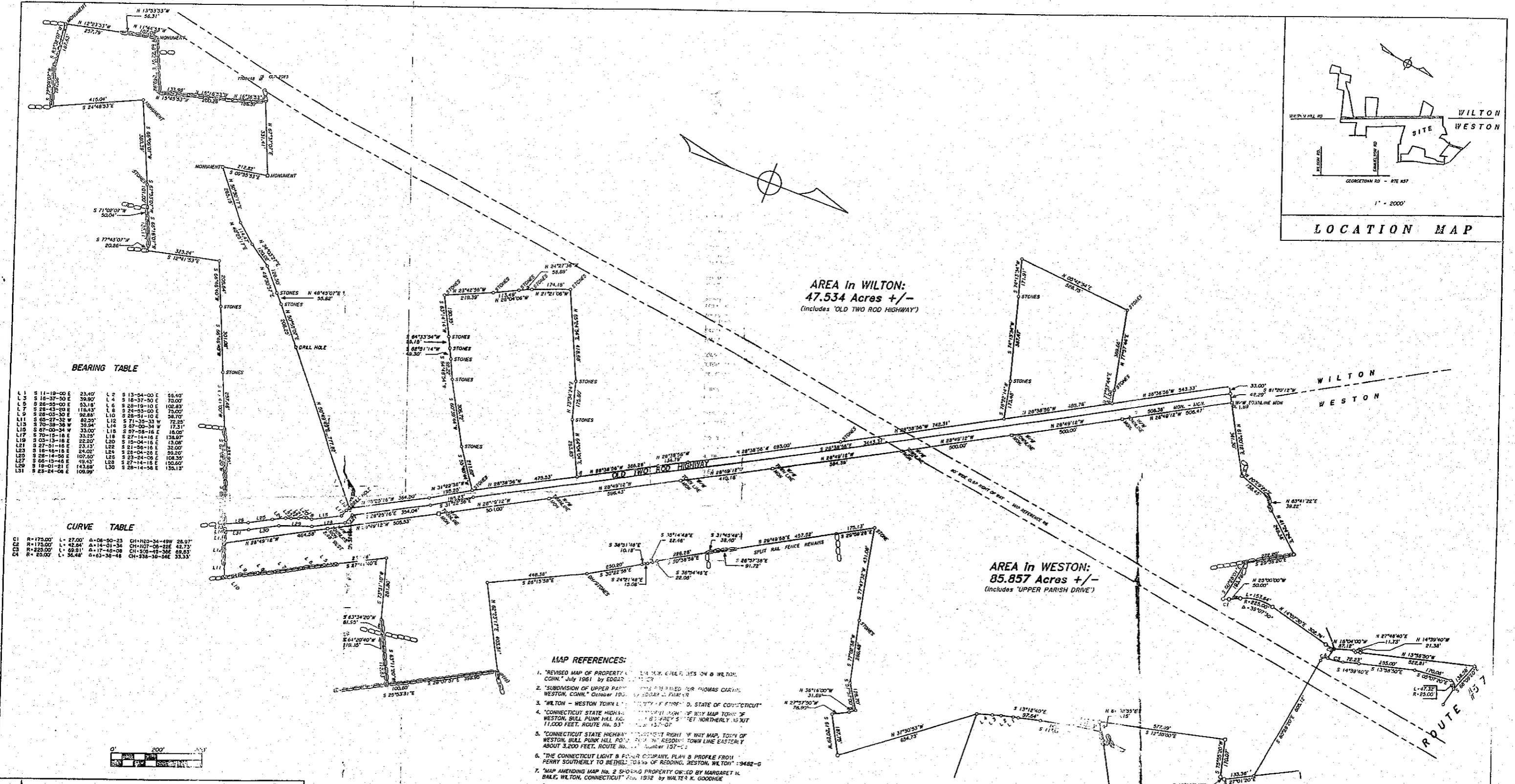
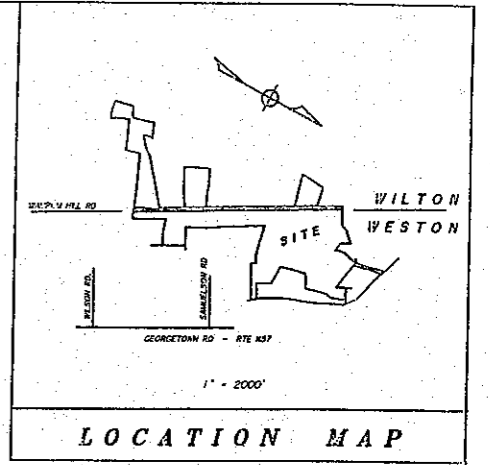
Respectfully submitted,

John J. Galvin, MAI  
Connecticut Certified General Real Estate Appraiser  
RCG#: 0000758, Expires May 30, 2019

## TABLE OF CONTENTS

|  | <u>PAGE</u> |
|--|-------------|
| <b>PART I - INTRODUCTION</b> .....   | 1           |
| <b>Certification</b> .....   | 1           |
| <b>Summary Of Salient Facts and Conclusions</b> .....                      | 2           |
| <b>Subject Site</b> .....  | 3           |
| <b>Subject Photographs</b> .....   | 4           |
| <b>Assumptions and Limiting Conditions</b> .....                           | 7           |
| <b>Scope, Purpose &amp; Function of The Appraisal</b> .....                | 8           |
| <b>Technical Definitions</b> .....   | 10          |
| <b>PART II - FACTUAL DATA / Before Acquisition</b> .....                   | 10          |
| <b>Property Data Overview</b> .....  | 10          |
| <b>Community Data</b> .....  | 13          |
| <b>Neighborhood Data</b> .....   | 18          |
| <b>Zoning</b> .....  | 20          |
| <b>Assessment and Tax Data</b> .....                                       | 21          |
| <b>Site Description and Analysis</b> .....                                 | 23          |
| <b>PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition</b> ..... | 33          |
| <b>Highest and Best Use</b> .....  | 33          |
| <b>Valuation Premise</b> .....   | 36          |
| <b>Sales Comparison Approach</b> .....                                     | 37          |
| <b>Comparable Lot Sales Profiles</b> .....                                 | 40          |
| <b>PART IV - FACTUAL DATA / After Acquisition</b> .....                    | 52          |
| <b>PART V - DATA ANALYSIS AND CONCLUSION – After Acquisition</b> .....     | 52          |
| <b>PART VI - ACQUISITION ANALYSIS</b> .....                                | 52          |
| <b>PART VII - EXHIBITS AND ADDENDA</b> .....                               | 52          |
| <b>Addenda</b> .....   | 53          |
| <b>Qualifications</b> .....  | 54          |

**Contract for Services**  
    **Deed with Legal Description**  
    **Tax Assessor’s Record**  
    **Community Data**  
    **Misc. Supporting Information**



BEARING TABLE

|      |              |         |      |              |         |
|------|--------------|---------|------|--------------|---------|
| L 1  | S 11-19-00 E | 23.40'  | L 2  | S 13-54-00 E | 55.40'  |
| L 2  | S 16-37-00 E | 39.90'  | L 4  | S 16-37-30 E | 70.00'  |
| L 3  | S 26-39-00 E | 33.14'  | L 6  | S 28-19-10 E | 102.89' |
| L 7  | S 28-43-20 E | 118.43' | L 8  | S 24-03-00 E | 73.00'  |
| L 9  | S 28-03-30 E | 92.88'  | L 10 | S 28-51-10 E | 58.70'  |
| L 11 | S 69-27-32 W | 62.29'  | L 12 | S 71-38-33 W | 78.28'  |
| L 13 | S 70-38-36 W | 39.54'  | L 14 | S 67-00-34 W | 17.51'  |
| L 15 | S 67-00-34 W | 33.00'  | L 16 | S 97-28-16 E | 18.00'  |
| L 17 | S 70-15-16 E | 33.25'  | L 18 | S 27-14-16 E | 136.00' |
| L 19 | S 03-13-18 E | 22.20'  | L 20 | S 15-04-16 E | 13.08'  |
| L 21 | S 27-11-16 E | 23.13'  | L 22 | S 21-36-16 E | 32.00'  |
| L 23 | S 18-46-16 E | 24.02'  | L 24 | S 26-04-16 E | 89.20'  |
| L 25 | S 28-14-16 E | 107.60' | L 26 | S 23-24-08 E | 108.35' |
| L 27 | S 66-13-16 E | 93.43'  | L 28 | S 27-14-16 E | 100.50' |
| L 29 | S 18-01-21 E | 143.88' | L 30 | S 27-14-16 E | 130.15' |
| L 31 | S 23-24-08 E | 109.99' | L 32 | S 28-14-16 E | 130.15' |

CURVE TABLE

|    |           |          |            |               |        |
|----|-----------|----------|------------|---------------|--------|
| C1 | R=175.00' | L=27.00' | Δ=08-30-23 | CH=112-34-49W | 26.97' |
| C2 | R=175.00' | L=42.84' | Δ=14-01-34 | CH=107-08-22E | 42.73' |
| C3 | R=225.00' | L=69.51' | Δ=17-49-08 | CH=508-69-32E | 68.83' |
| C4 | R=250.00' | L=36.48' | Δ=03-30-48 | CH=338-30-58E | 33.33' |

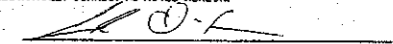
MAP REFERENCES:

- "REVISED MAP OF PROPERTY OWNED BY MRS. CHARLES J. OSBORNE & WILTON, CONN." July 1961 by EDGAR J. OSBORNE
- "SUBDIVISION OF UPPER PARISH DRIVE PREPARED FOR THOMAS MARTIN, WESTON, CONN." October 1958 by EDGAR J. OSBORNE
- "WILTON - WESTON TOWN LINE, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT"
- "CONNECTICUT STATE HIGHWAY 57, TOWN OF WESTON, BULL PUNK HILL ROAD, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT, 11,000 FEET, ROUTE No. 57"
- "CONNECTICUT STATE HIGHWAY 57, TOWN OF WESTON, BULL PUNK HILL ROAD, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT, ABOUT 3,200 FEET, ROUTE No. 57"
- "THE CONNECTICUT LIGHT & POWER COMPANY, PLAN B, PROFILE FROM PERRY SOUTHERLY TO BETHLEHEM, WESTON, WILTON, 19482-G"
- "MAP AMENDING MAP No. 2 SHOWING PROPERTY OWNED BY MARGARET M. BAILE, WILTON, CONNECTICUT" Feb. 1932 by WALTER H. GOODHUE
- "MAP OF PROPERTY SURVEYED FOR SCHULTZ HANAUER, WESTON, CONN." Feb. 1955
- "MAP OF PROPERTY OWNED BY STANLEY RITZMAN AND JEANETTE G. KATZMAN AT WILTON, CONN." May 1960 by EDGAR J. OSBORNE
- "MAP PREPARED FOR AMBLER L. DAVIS, INC., WILTON, CONN." July 1951
- "MAP OF PROPERTY PREPARED BY FRED B. DELUIS, WILTON, CONN." June 1960
- "MAP OF PROPERTY PREPARED BY CLIFFORD MANEK AND ALEXANDER RENZUELLA, WILTON, CONN." Feb. 1973 by FRED B. DELUIS
- "MAP OF PROPERTY PREPARED FOR WALTER H. WALKER, WESTON, CONN." Mar. 1952
- "MAP OF PROPERTY PREPARED FOR SEYMOUR A. LOECHNER AND LISA FRECHNER, WESTON, CONN." Jan. 1982 by FRED B. DELUIS & SEYMOUR A. LOECHNER
- "MAP OF PROPERTY PREPARED FOR FREDERICK J. CANEVARI, WESTON, CONN." Dec 1978
- "MAP OF PROPERTY PREPARED FOR ANDRE A. BEAUMONT, WESTON, CONN. AND WILTON, CONN." May 1968 by FRED B. DELUIS
- "MAP OF PROPERTY PREPARED FOR ISABELLE P. SPADARO, WESTON, CONN." Sep 1965
- "SURVEY PREPARED FOR THOMAS MARTIN, WESTON, CONN." Jan 1963
- "MAP OF PROPERTY PREPARED FOR KATHERINE G. SABIA, TRUSTEE, WILTON, CONN." May 1977 by FRED B. DELUIS
- "PROPERTY OF EST. OF PETER H. CO SOUTH MAIN STREET, TOWN OF WILTON - COUNTY OF FAIRFIELD, STATE OF CONNECTICUT" Jan 1958 by CHARLES J. OSBORNE

SURVEYOR'S NOTES:

THIS IS A DEPENDENT RESURVEY BASED ON REFERENCED MAPS. FIELD LOCATED (1998) AND MAPPED TO CLASS "A-2" PRECISION. "UPPER PARISH DRIVE" IS A PRIVATE ROAD AND IS SUBJECT TO THE RIGHTS OF OTHERS FOR INGRESS AND EGRESS. THIS PARCEL IS SUBJECT TO A 60' WIDE EASEMENT. (As shown)

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300-1 THRU 20-300-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THIS IS A DEPENDENT RESURVEY - SEE MAP REFERENCES FIELD LOCATED AND MAPPED TO CLASS "A-2" PRECISION.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
  
 JOHN P. DICARA, LICENSED LAND SURVEYOR # 14207

**DICARA LAND SURVEYING SERVICES**  
 WINSTED, CONNECTICUT

**PERIMETER SURVEY**  
**HOWARD A. FROMSON & DAVID STRASSLER**  
**WESTON & WILTON**  
**CONNECTICUT**

|                  |          |            |         |           |
|------------------|----------|------------|---------|-----------|
| DATE             | DRAWN    | JOB NO.    | REVISED | SHEET NO. |
| FIELD WORK 1998  | Jd       | 98032      | 1.      |           |
| MAPPED Oct. 2002 | DESIGNED |            | 2.      |           |
| SCALE            | CHECKED  | BOOK NO.   | 3.      | DWG. NO.  |
| 1" = 200'        |          | fb 222/228 | DATE    | BY        |
|                  |          |            |         | 98032MAP  |

# **PART I – INTRODUCTION**

## **CERTIFICATION**

The undersigned does hereby certify that, to the best of my knowledge and belief:

1. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment.
2. I will not reveal the findings and results of this appraisal to anyone other than the proper officials of the client until authorized by said officials to do so or until required to do so by due process of law.
3. The statements of fact contained in this appraisal report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct. No pertinent facts or information have been knowingly overlooked.
4. This appraisal report sets forth the limiting conditions imposed by the terms of my assignment or by the undersigned affecting the analysis, opinions, and conclusions contained in this report.
5. The analyses, opinions, and conclusions in this report are limited only by the assumptions, limiting conditions and legal instructions stated in this report and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as well as the Code of Professional Ethics, the Standards of Professional Appraisal Practice of the Appraisal Institute, and the Uniform Appraisal Standards for Federal Land Acquisitions (i.e. Yellow Book), except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions required invocation of USPAP's Jurisdictional Exception Rule, as described in Section 1.2.7.2 of the 2016 edition of the Uniform Appraisal Standards for Federal Land Acquisitions.
7. No one provided significant real property appraisal assistance to the appraiser signing this report.
8. My compensation is not contingent on an action or event resulting from the analyses, on the analyses, opinions, or conclusions in, or the use of, this report.
9. My compensation is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
10. I have the knowledge and experience necessary to complete this appraisal assignment competently. Please refer to the Qualifications section for my educational and professional background, areas of expertise, and licensing certification status.
11. I have made an inspection of the subject property appraised and that the property owner, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection.

Standard Form Restriction Upon Disclosure and Use: Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute, which allow for review of the report by duly authorized representatives of the Appraisal Institute. / 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 Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.

After conducting a complete appraisal, I have formed the opinion that as of January 28, 2019, the subject property has a fee simple market value of:

**ONE MILLION FIVE HUNDRED TWENTY THOUSAND DOLLARS(\$1,520,000)**

As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.

---

John J. Galvin, MAI  
CT Certified General Real Estate Appraiser  
RCG#: 0000758, Expires May 30, 2019

# PART I – INTRODUCTION

## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

|                                  |   |
|----------------------------------|---|
| <b>Property Type</b>             | Undeveloped land - Undeveloped acreage  |
| <b>Property Description</b>      | The appraised property consists of a 9 tax parcel assemblage totaling 83.79 +/- acre site located along the Easterly / Southerly side of Upper Parish Drive in the town of Weston, Connecticut. With an additional 2.07 +/- acres allocated to the private drive of Upper Parish Drive, the total acreage surveyed is 85.86 +/- acres (Survey #3600 filed in the Weston Land Records) |
| <b>Property Address</b>          | Nine Tax Parcels – Upper Parish Drive, Georgetown Road and 15 Wampum Hill Road, Weston, Connecticut.  |
| <b>Owner of Record</b>           | Town of Weston  |
| <b>Purpose of Appraisal</b>      | To estimate market value as defined in Yellow Book  |
| <b>Function of Appraisal</b>     | Grant application / purchase decision   |
| <b>Property Rights Appraised</b> | Fee simple estate   |
| <b>Date of Valuation</b>         | January 28, 2019  |
| <b>Zone</b>                      | R-2A (Two Acre Residential Zone)  |
| <b>Current Taxes (2002 G.L.)</b> | Tax Exempt  |
| <b>Land Area</b>                 | 3,563,208 +/- square feet, or 83.79 +/- acres in total plus 2.07 +/- acres allocated to the private drive of Upper Parish Drive   |
| <b>Highest and Best Use</b>      | Subdivide two 3 +/- acre residential lots leaving 77.79 +/- acres for private recreational use plus 2.07 +/- acres allocated to road of Upper Parish Drive.   |
| <b>Estimated Exposure Time</b>   | The definition of market value specified as the standard for Federal land acquisitions allows for a “reasonable” exposure time, and not specific term of exposure. However, based on sales reviewed – 12 +/- months.  |
| <b>Hypothetical Conditions</b>   | None  |
| <b>Extraordinary Assumptions</b> | Extraordinary assumptions are outlined on page 9.   |
| <b>Limiting Conditions</b>       | See Statements of Assumptions and Limiting Conditions.  |
| <b>Sales History</b>             | The subject is not listed for sale. There have been no sales of the subject within the past 10 years.   |

### VALUE INDICATED:

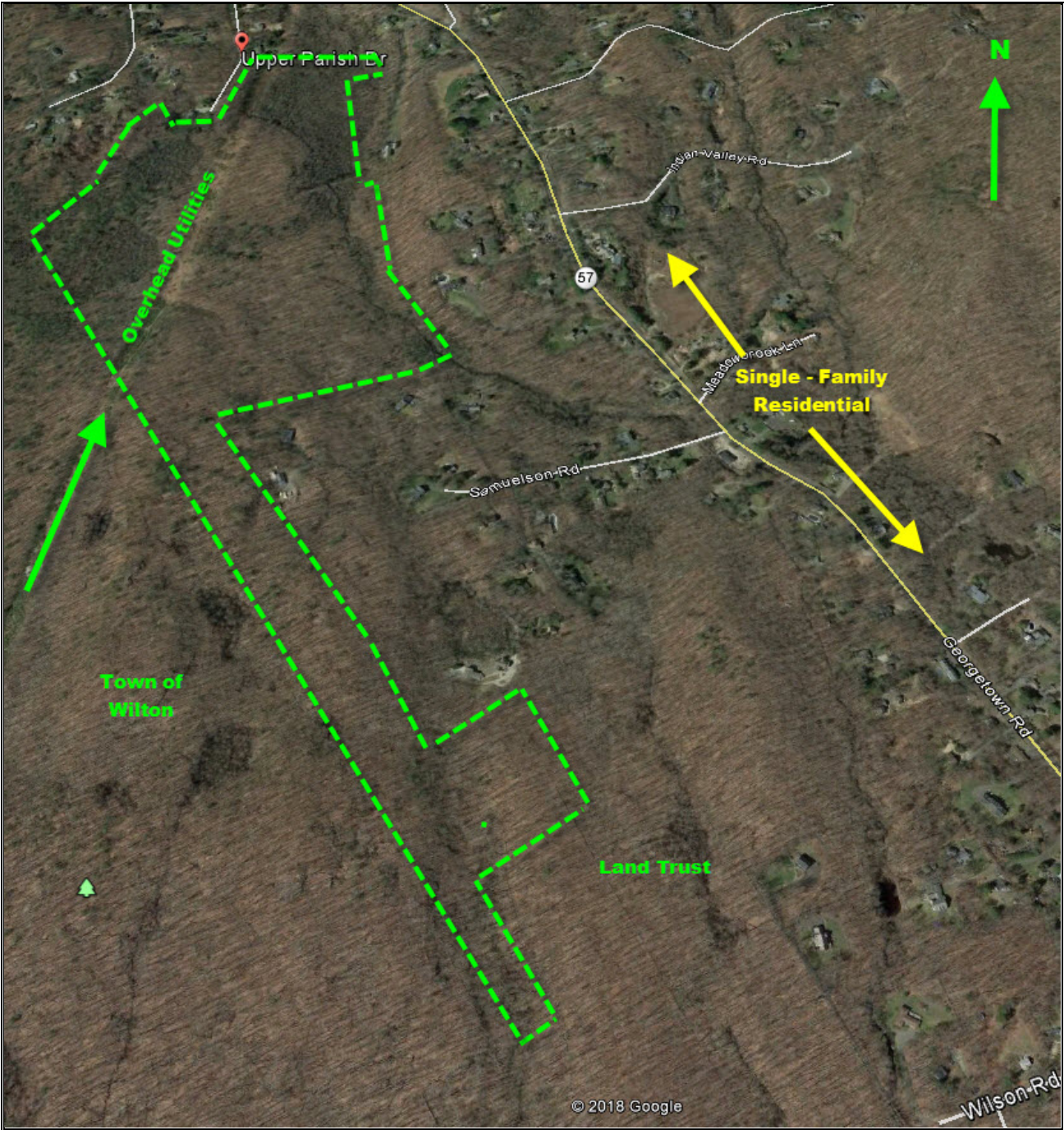
|                                  |                                    |                    |
|----------------------------------|------------------------------------|--------------------|
| <b>Sales Comparison Approach</b> | 77.79 +/- acres @ \$9,500 per acre | +\$1,200,000       |
|                                  | Two 3 +/- Acre Residential Lots    | +\$ 420,000        |
|                                  | Less Subdivision / Road Costs      | <u>-\$ 100,000</u> |

**FINAL ESTIMATE OF VALUE “As Is”**                      Rounded to                      **\$1,520,000**



**PART I – INTRODUCTION**

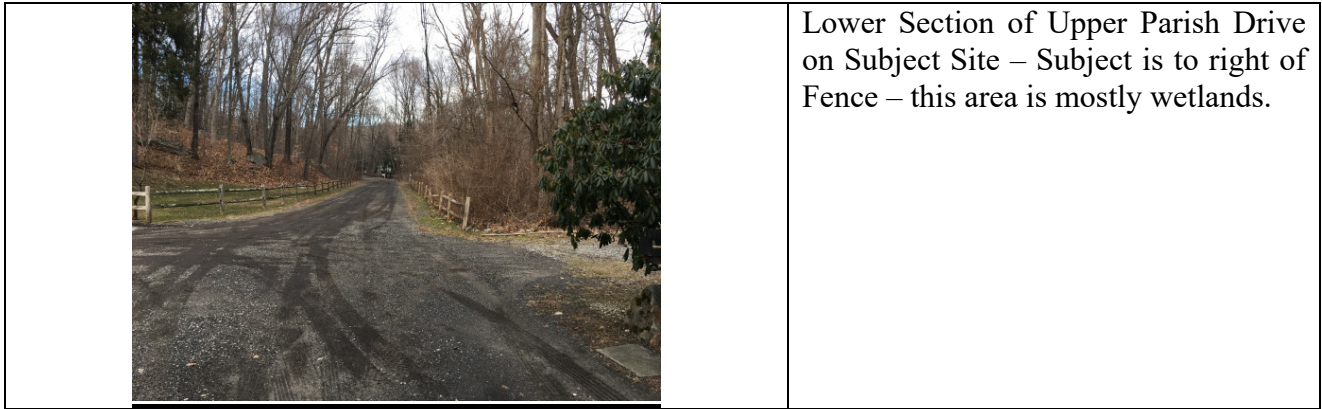
**SUBJECT SITE**



Source: Extracted from On-Line Google-Earth Using Snag-it / Not to Scale

**PART I – INTRODUCTION**

**SUBJECT PHOTOGRAPHS**



Lower Section of Upper Parish Drive on Subject Site – Subject is to right of Fence – this area is mostly wetlands.



Northern Section of Upper Parish Drive that is part of the 2.07 +/- Acres on the Survey #3600. Note condition of road. This is the area that is paved. Looking South from Georgetown Road, (a.k.a CT Route 57).



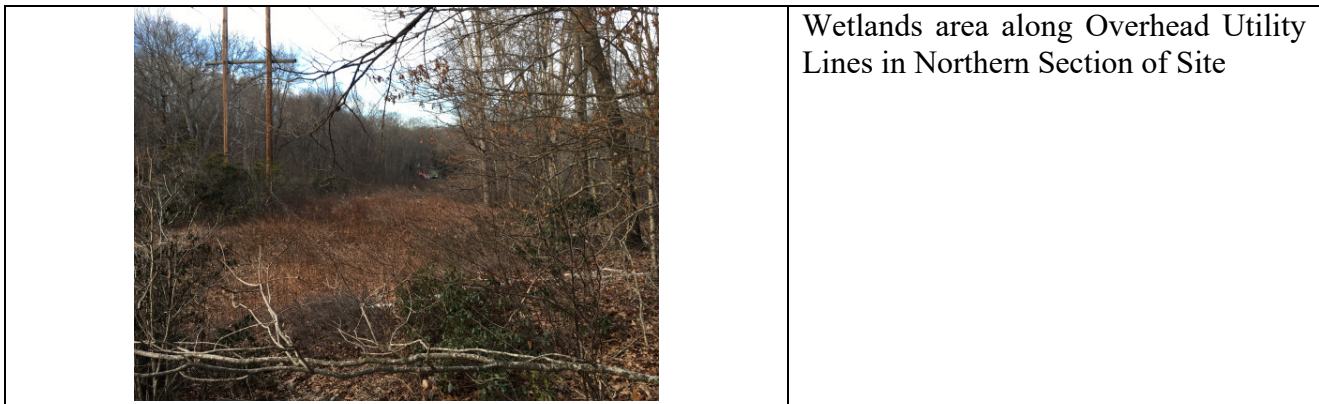
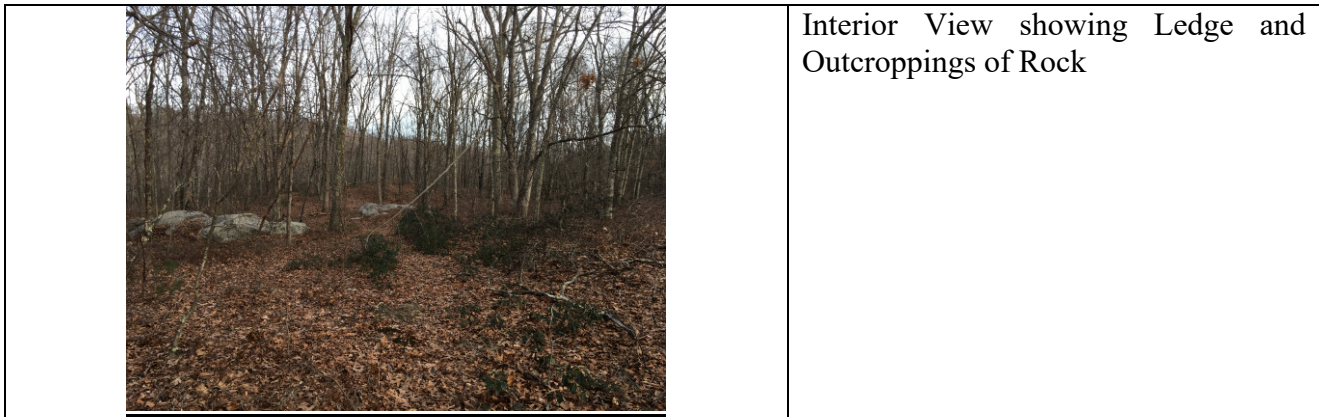
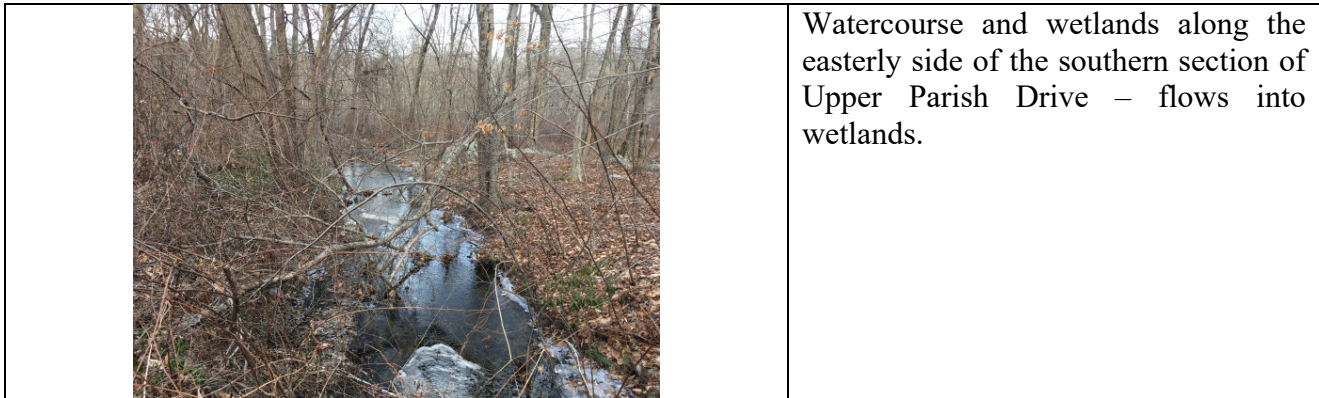
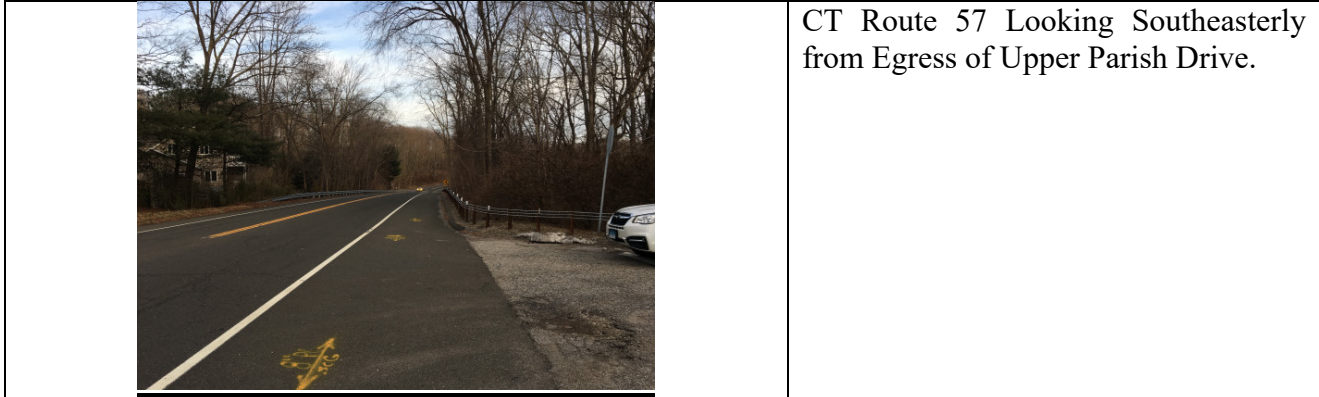
Identification Sign out by Route 57 at entrance to Upper Parish Drive



CT Route 57 Looking Northwesterly from Egress of Upper Parish Drive.

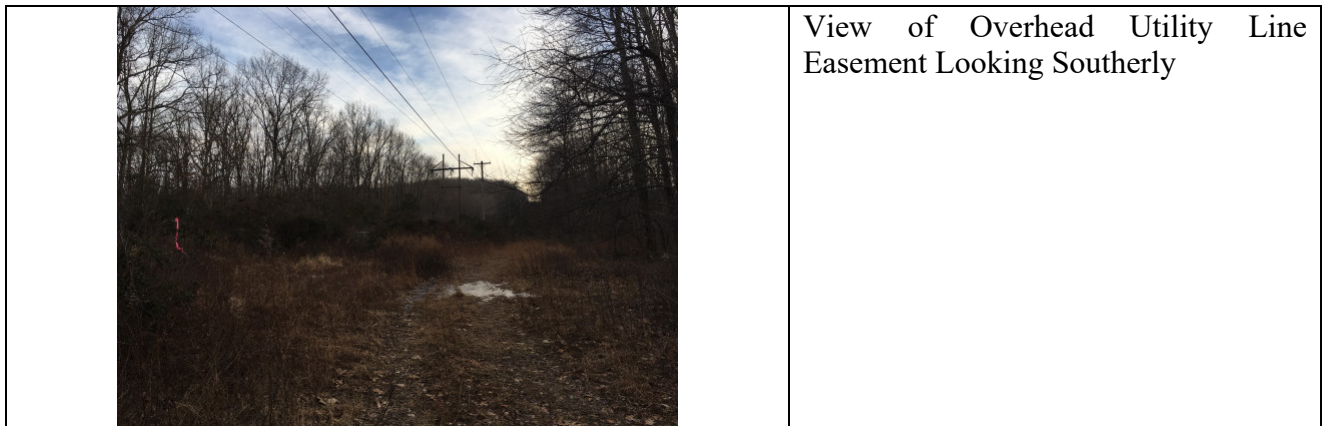
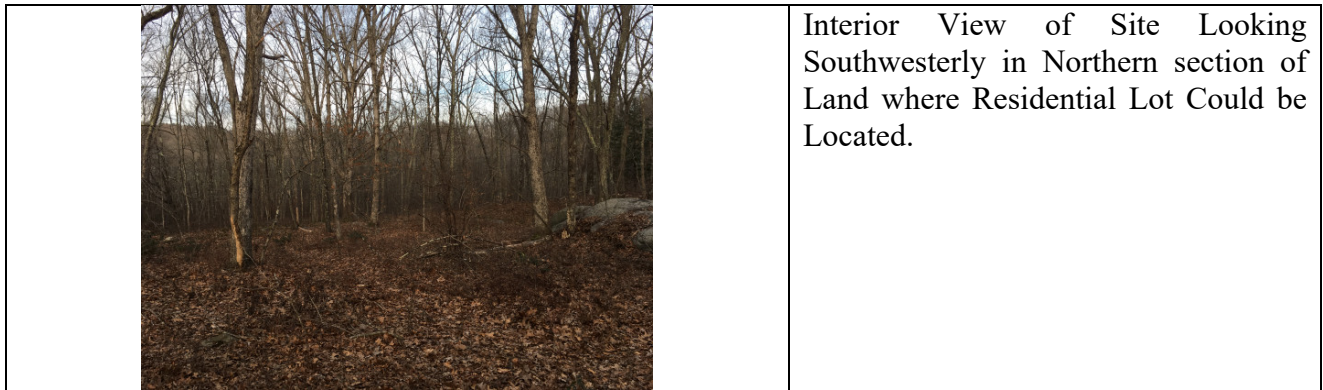
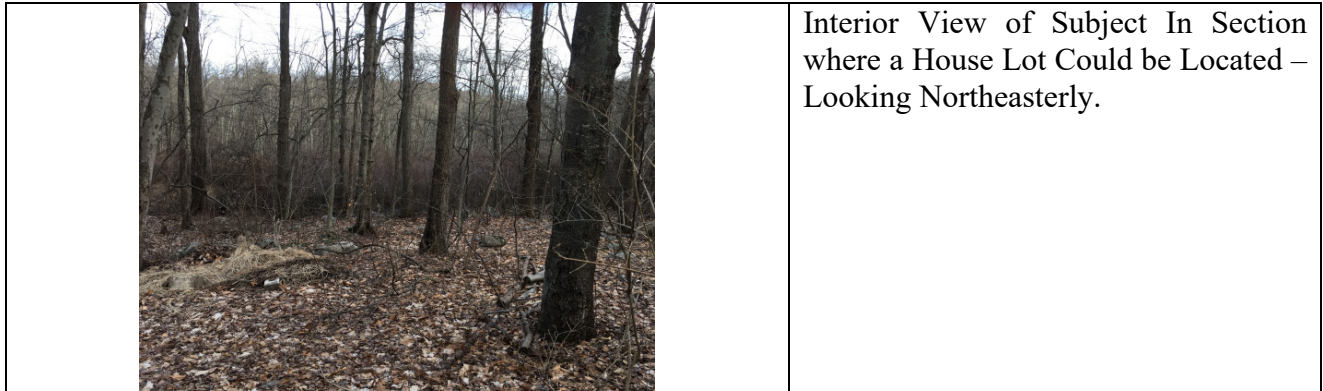
**PART I – INTRODUCTION**

**SUBJECT PHOTOGRAPHS, CONTINUED**



**PART I – INTRODUCTION**

**SUBJECT PHOTOGRAPHS, CONTINUED**



# **PART I – INTRODUCTION**

## **ASSUMPTIONS AND LIMITING CONDITIONS**

1. No investigation of title to the property has been made, and the premises are assumed to be free and clear of all deeds of trust, use restrictions and reservations, easements, cases or actions pending, tax liens, and bonded indebtedness, unless otherwise specified. We are not aware of any easements of record that would adversely impact the subject's market value. No responsibility for legal matters is assumed. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, unless otherwise specified.

2. A request was made for all pertinent information regarding the subject property for the purpose of this valuation. The request included any and all existing or potential leases; listings, offers to purchase, contracts, or options that may encumber the property; and any other data deemed relevant to this analysis. A request for all approvals, both approved and pending, was also made. The valuation contained herein reflects all such information received.

3. 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.

4. This appraiser, by reason of this report, is not required to give testimony or be in attendance in any court or before any governmental body with reference to the property in question unless arrangements have been previously made.

5. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws, unless noncompliance is stated and considered in this report.

6. No soil borings or analyses have 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.

7. 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 value estimate contained in this report is based, unless noncompliance is stated and considered in this report.

8. 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.

9. The date of value to which the opinions expressed in this report is set forth in the report. The appraiser assumes no responsibility for economic or physical factors occurring at some later date that may affect the opinions herein stated. Each finding, prediction, assumption or conclusion contained in this report represents my personal opinion and is not an assurance that an event will or will not occur.

10. 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.

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

12. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the authors or firm with which they are connected, or any reference to the Appraisal Institute, or to the MAI designation.

13. This appraisal was prepared for the exclusive use of the client for the purpose specified and must not be used in any other manner without our written consent. This report and the data it contains, except that provided by the client, remain the property of our firm.

# PART I – INTRODUCTION

## SCOPE, PURPOSE & FUNCTION OF THE APPRAISAL

**Scope of Work** This appraisal includes a compilation of specific data concerning the use and marketability of the subject property. We inspected the property; reviewed pertinent sources of public information and subject data made available by the property owner(s); considered supply and demand factors affecting the subject use; researched and analyzed appropriate market sales and comparable availability (where applicable); researched and analyzed appropriate market income and expense information, where applicable; consulted appropriate industry sources; and sufficiently analyzed the relevance of each valuation approach for this appraisal.

In accordance with the terms of our engagement, this report is the result of a complete appraisal process. The Cost and Income Capitalization Approaches have not been conducted because they are not ordinarily considered to be a relevant valuation technique for vacant land. The value was estimated using the Sales Comparison Approach.

This is a narrative Appraisal Report in the Yellow book format that is intended to comply with the reporting requirements set forth within Standard 2 of Uniform Standards of Professional Appraisal Practice, effective as of January 1, 2018.

The collection and analysis of *all* data that might be significant is not standard appraisal procedure. We have collected and analyzed a sufficient quantity of pertinent data to properly formulate and report our opinion of value. The depth of discussion contained in this report is specific to the needs of the client's intended use.

**Purpose of Appraisal** The purpose of this appraisal is to provide an independent opinion of the market value of the subject property, as of January 28, 2019. Market Value is defined in the definitions section of this report.

**Function of Appraisal** Grant application / purchase decision

**Client** The client for this appraisal report is David Brant of the Aspetuck Land Trust.

**Intended Appraisal Report User(s)** Other intended users included the Aspetuck Land Trust Board of Directors, Town of Weston officials involved in the purchase decision, the State of Connecticut Department of Energy and Environmental Protection (DEEP) involved in the 'Open Space and Watershed Land Acquisition Grant Program, regulatory authorities. This includes all the funding agencies involved in the purchase / acquisition process of the subject.

**Property Rights Appraised** All rights inherent in the fee simple estate of 83.79 +/- acres of undeveloped land plus the 2.07 +/- acres allocated to Upper Parish Drive. The term fee simple estate as used within this report is explained in the Technical Definitions section.

**Date of Valuation** The effective date of this value estimate is January 28, 2019, the date of the on-site inspection of the property. The opinion of value is current with respect to the date of this writing.

## PART I – INTRODUCTION Continued

### SCOPE, PURPOSE & FUNCTION OF THE APPRAISAL

**Estimated Exposure Time** 12 +/- months. As per the market value defined in this report, the value estimated is not linked to a specific exposure time estimate but assumes the property would be exposed to the open market for a reasonable length of time.

**Competency** The appraiser has substantial experience valuing properties that are similar to the subject property. This includes compiling reports in the Yellow Book Format, as well as taking necessary USPAP classes, as required by the State of Connecticut and the Appraisal Intuition, and those for Yellow Book. The most recent Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications (2016 edition) class was completed on June 20, 2017 Through the Appraisal Institute.

**Environmental Contamination** This appraisal is predicated on the assumption that hazardous materials do not exist at the subject property. We did not observe evidence of contamination or potentially hazardous materials at the time of inspection, nor was any such condition reported to us. In addition, it is an assumption of this report that there are no hazardous contaminants in the soil caused by the use of pesticide, herbicide, or fungicide over the years.

**Hypothetical Conditions & Extraordinary Assumptions** Assumptions that are specific to this assignment and which are critical to our value opinion are listed below. If any of the assumed conditions or events does not actually occur, then the opinion of value may change. The valuation analysis is not subject to any *Hypothetical Conditions*, but is subject to the following *Extraordinary Assumptions*.

It is an *Extraordinary Assumption* that the Weston Planning and Zoning Commission, as well as the Weston Conservation Commission will approve a subdivision of the subject into two 3 +/- acre house lots in the northern section of the property, off the Upper Parish Drive frontage.

It is an *Extraordinary Assumption* that the cost to upgrade the road would be split between the four users, but since the subject is at the end of the street, using more than half the road, it would bear approximately half the cost, or \$20,000.

It is an *Extraordinary Assumption* that the cost to enhance the road and subdivide the subject are as detailed in this report.

It is an *Extraordinary Assumption* that Lot 21, Map 1, Block 2 contains 2.0 +/- acres as measured from the Town of Weston GIS map and not 0.01 Acres indicated on the town's field card.

It is also an *Extraordinary Assumption* that the section of Upper Parish Drive that is allocated to the private road of Upper Parish Drive is 2.07 +/- acres.

**Summary of Appraisal Problems:** There were no unusual appraisal problems with estimating the market value of the subject other than the selection of comparable sales that reflected the physical attributes and utility of each subject component.

## **PART I – INTRODUCTION Continued**

### **TECHNICAL DEFINITIONS**

**MARKET VALUE:** *“Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal after a reasonable exposure time on the open competitive market, from a willing and reasonable knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at that time of the appraisal”*

Source: Uniform Appraisal Standards for Federal Land Acquisitions, 2016 Edition, page 10. Yellow Book PDF Edition, The Appraisal Foundation, Authorized by Congress as the Source of the Appraisal Standards and Appraiser Qualifications.

The following definitions were all taken from the following source:

Source: The Dictionary of Real Estate Appraisal  
Fourth Edition, 2010  
Appraisal Institute

**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.*

**FEE SIMPLE ESTATE:** *Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

## **PART II - FACTUAL DATA / Before Acquisition**

### **PROPERTY DATA OVERVIEW**

**Legal Description** A legal description of the property is detailed in a Warranty Deed dated February 5, 2003 recorded in Volume 337, Page 827 of the Weston Land Records. A copy is included in the Addenda. The deed was used to convey all nine parcels with the exception of the road. A title search is recommended to confirm the legal boundaries of the 2.07 +/- acre of road requested to be appraised as part of the Scope of Work. For this appraisal, they are included but since the 2.07 +/- acres is allocated to the road, which is shared by four other houses on this drive, the contributory value of the 2.07 +/- acres, if any, is integral to the value of the remaining land being appraised.

**Property Address** 9 Tax Parcels – Upper Parish Drive, Georgetown Road and 15 Wampum Hill Road, Weston, Connecticut – all assembled as one property by an A-2 Survey filed as Map 3600 in the Weston Land Records. The Tax Assessor has no one set assigned address.



## PART II - FACTUAL DATA / Before Acquisition, Continued

### PROPERTY DATA OVERVIEW, CONTINUED

**Tax Map Reference** Map 1, Block 2, Lots 21, 22, 23, 24, 25, 26, 40 & 59. Map 1, Block 3, Lots 89, 90 & 91

|   | Address  | Map/Block/Lot | Unique ID           | Acres        |
|---|--|---------------|---------------------|--------------|
|   |  |               | d                   |              |
| 1 | Gerogetown Road                                      | 1-2-40 + 59   | R01150              | 14.09        |
| 2 | 15 Wampum Hill Road                                  | 1-3-91        | R01139              | 5.40         |
| 3 | Upper Parish Drive                                   | 1-2-21        | R01140              | 2.00         |
| 4 | Upper Parish Drive                                   | 1-3-89 & 90   | R01144              | 48.99        |
| 5 | Upper Parish Drive                                   | 1-2-22        | R01143              | 2.07         |
| 6 | Upper Parish Drive                                   | 1-2-23        | R01142              | 2.14         |
| 7 | Upper Parish Drive                                   | 1-2-24        | R01147              | 2.37         |
| 8 | Upper Parish Drive                                   | 1-2-25        | R01141              | 2.48         |
| 9 | Upper Parish Drive                                   | 1-2-26        | R01146              | 2.53         |
|   | Lower Section Of Road Not Identified by A Tax Number |               |                     | 1.72         |
|   | Access Road of Upper Parish Drive                    |               |                     | 2.07         |
|   |  |               | <b>Total Acres:</b> | <b>85.86</b> |

**Property Type** Undeveloped acreage

**Zone** R-2A (Two Acre Residential Zone)

**Land Area** 85.86 +/- Acres with 2.07 +/- acres allocated to Upper Parish Drive leaving 83.79 +/- Acres as undeveloped.

**Owner of Record** Town of Weston

**Sales History (10 years)** The Town of Weston acquired the subject property on February 5, 2003. The indicated consideration was \$2,500,000. The price paid at that time is not evidence of the value of the property under market conditions that prevailed as of January 28, 2019. Reportedly, a previous owner filed a law suit against the Weston Planning and Zoning Commission for denying approval of a 21 unit affordable housing development. The Weston Planning and Zoning Commission, won the decision due to a technicality(s) by the applicant. To avoid the applicant from resubmitting for approval, the Town of Weston elected to purchase the property. At that time, the \$2,500,000 was the negotiated price, but reflects the motivation of the town to stop development on the subject property. There have been no subsequent conveyances, or even partial conveyances of rights, such as easements, etc., since the date of this previous sale.

**Property Status Uses** The subject property has not been used for anything in a number of decades due to topography constrains. It is believed sections were used in conjunction with a former farming operation for pasture land, but soil classifications lead to the conclusion that none of the site was ever cultivated.

**Rental History** The subject is reported not to be encumbered by any lease agreements.

## **PART II - FACTUAL DATA / Before Acquisition, Continued**

### **PROPERTY DATA OVERVIEW, CONTINUED**

**Listing or Contract For Sale** The subject was not listed for sale as of January 28, 2019. It is our understanding there is a pending sale arraignment between the Town of Weston and the Aspetuck Land Trust but no set price has been negotiated to date. A letter from the file in the Weston Land Use office indicates the price is to be determined by two appraisals being ordered to submit for a State of Connecticut grant application. Thus, the purpose of this appraisal is to assist in setting a sale price for this conveyance. Therefore, there is no listing agreement or marketing history to analyze for this appraisal.

#### **Use History**

Based on the files reviewed in the Weston Land Use Office, the subject site was approved back in 1961, as part of a 13 lot residential subdivision. Houses were built on only three of the lots. The development was to be off Upper Parish Drive, which to this day, is a private drive. Of the 13 lots, 6 were to include land on the subject property, which is why the Weston Tax Assessor had originally divided the northern section of the subject into multiple tax lots.

In 1999, the previous property owner (applicant) received approval from the Conservation Commission for a conceptual plan for 8 residential lots, but this plan was never submitted to the Weston Planning and Zoning Commission. It would have required an infrastructure of over 3,000 feet long. Instead, the applicant submitted a plan for 21 affordable housing units, all to be located in the northern section of the parcel, off the end of Upper Parish Drive. However, this approval was denied by the Weston Planning and Zoning Commission. The applicant (i.e. then property owner) took the Planning and Zoning Commission to Court and lost because the courts decided he did not seek approval in the sequential order required. Before the property owner could reapply, the town decided to purchase the land to block any new application.

On February 5, 2003, the parcel was purchased for \$2,500,000. When the deed was recorded for this sale, a new A-2 Survey was filed called "Perimeter Survey Howard A Fromson and David Strasser, Weston & Wilton Connecticut". The survey is filed as Map 3600 on the Weston Land Records. Because of the survey, the subject is now considered one property.

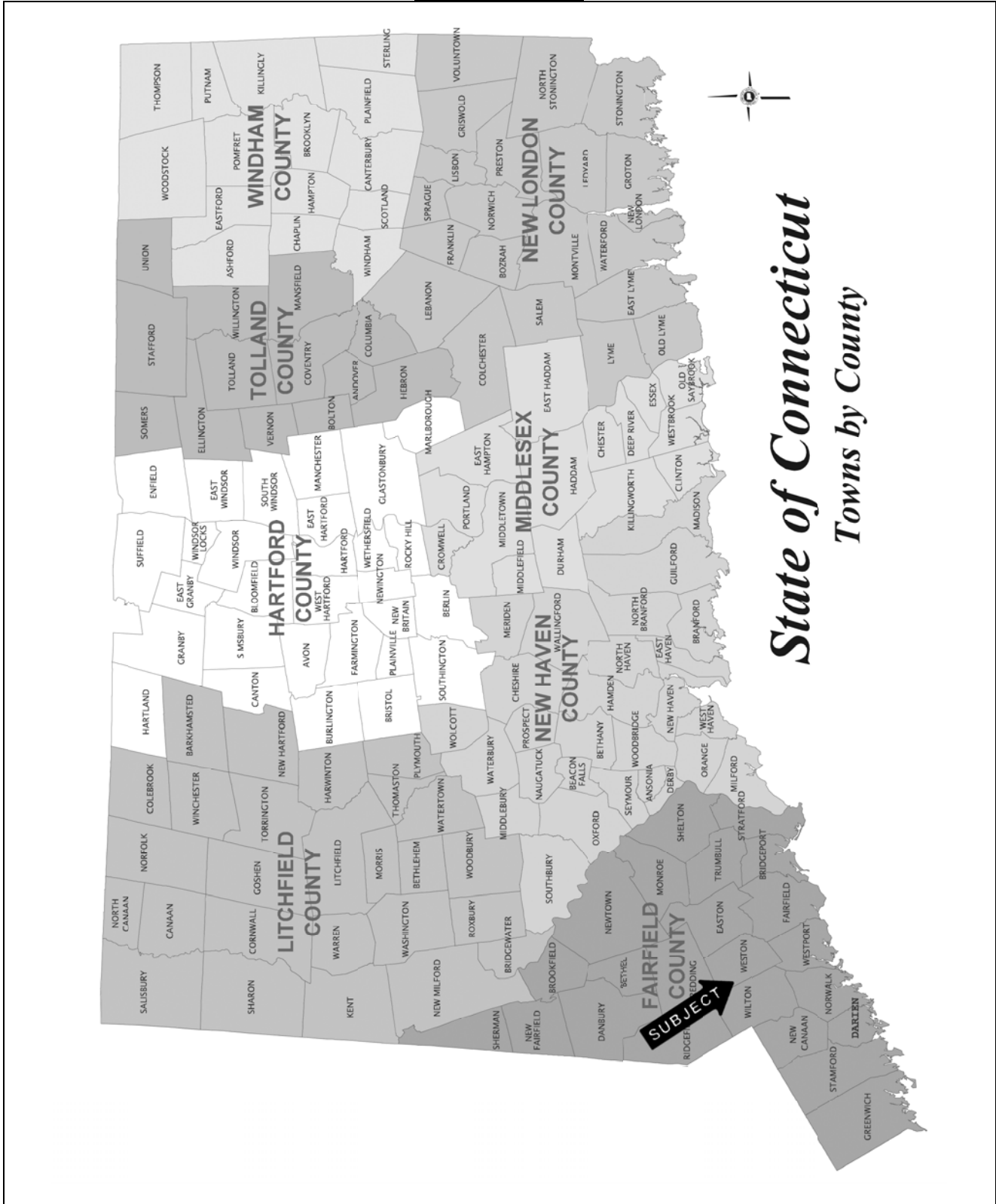
Based on a review of all the reports submitted for the proposed 21 affordable housing unit development, the northern section of the site could support a few house lots, but because of wetlands, an overhead utility line, steep slopes and soil constraints (ledge, rock, etc.), any further development would require an extensive infrastructure and most likely blasting. These constraints will be considered in the valuation analysis.

Communications with the Weston Land Use Director indicates it is probable that the northern section, which had once already been tested to support well and septic, could support house lots pending frontage. This would have to be approved by the Weston Planning and Zoning Commission, as well as the Weston Conservation Commission, and the Town Board of Selectman, as they oversee driveway approval. Given the limited amount of frontage off Upper Parish Drive that is not impacted by wetlands, this appears to be two house lots leaving the balance of the site for private recreational use. This factor will be considered in the highest and best use analysis.

**PART II - FACTUAL DATA / Before Acquisition**

**COMMUNITY DATA**

**Regional Map**



## PART II - FACTUAL DATA / Before Acquisition

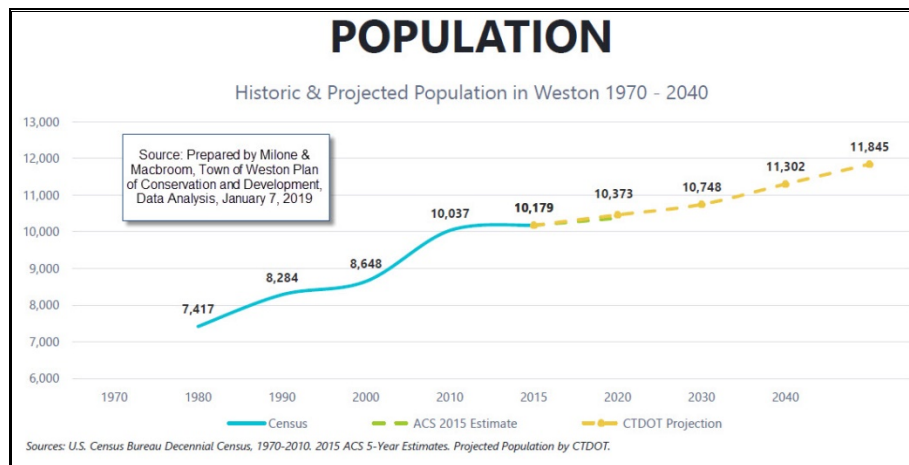
### COMMUNITY DATA, CONTINUED

**Location** The town of Weston is located in Fairfield County in southwestern Connecticut. Weston is bordered on the north by the town of Redding, to the west by the town of Wilton, to the south by Westport and to the east by the towns of Easton and Fairfield. The town contains a total land area of 20 square miles.

**Transportation Links** Weston is not directly served by interstate highways. Connecticut Route 53 (a.k.a. Newtown Turnpike) cuts from the northeast corner down through the center of the site in over into Wilton. Connecticut Route 57 bisects the western side of the community in a north/south direction. It is locally called Georgetown Road north of Rt. 53 and Weston Road south of Rt. 53. Connecticut Route 136 (a.k.a. Easton Road, Westport Turnpike, and Westport Road) extends along the southeastern boundary. Generally, Weston's regional accessibility is considered to be adequate, as Interstate 95 is accessible to the south in Fairfield and Westport while U.S. Route 7 is assessable to the west in the town of Wilton.

**Community Type** Weston is a residential community that has two zoning classifications that have controlled development over the years. Approximately 6 acres in the center are zoned commercial with the remainder of the town being a 2 acre residential zone.

**Population/Trend** According to the CERC, Weston had a population count of 10,179 as of the 2010 Census. This was up only 1.4% (142 people) from the 2000 Census count of 10,037. The State of Connecticut actually projects the population trend to show a decline, as the average age of the community has increased. However, a recent Town of Weston Plan of Conservation and Development prepared by Milone & Macbroom concluded the population is projected to increase to 11,301 by 2030 or approximately 1% per year. This trend is slightly less than previous growth rates, which is attributed to the limited amount of remaining land suitable for development. It is noted the median age increased from 39.1 to 43.4 between the 2000 and 2010 Census. This now expected to be 44.6 per the Milone & Macbroom study.



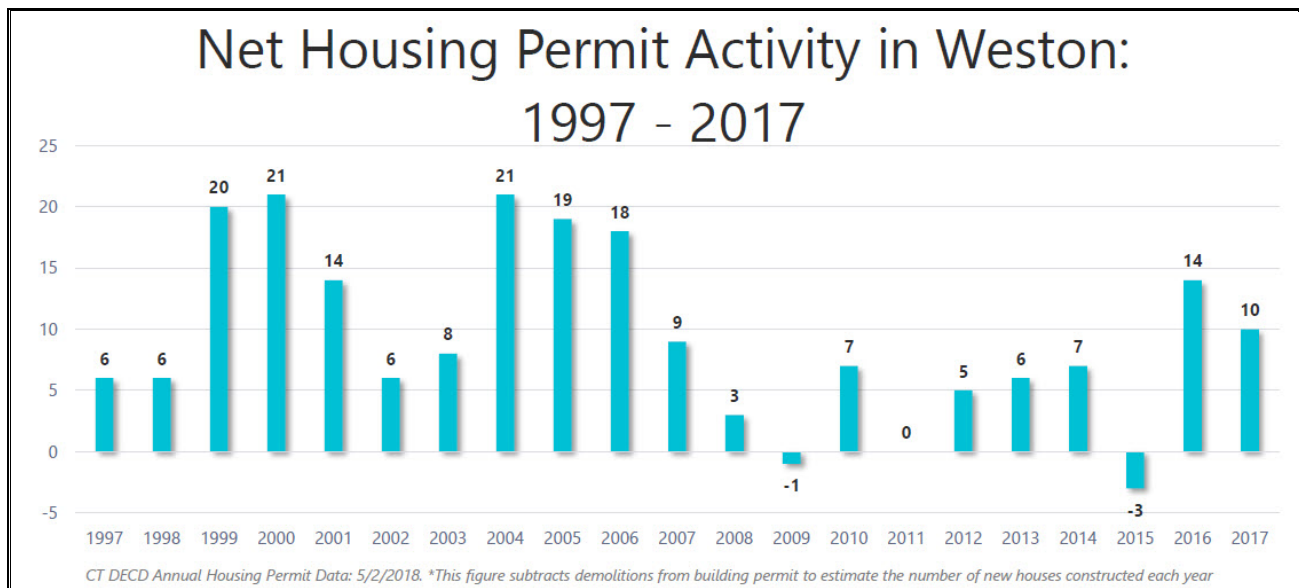
## PART II - FACTUAL DATA / Before Acquisition

### COMMUNITY DATA, CONTINUED

**Employment/Trend** As of December 2018, Weston had a labor force of 4,451 and an unemployment rate of 3.1%. This compares to the rate for the Bridgeport – Stamford labor market of 3.2% and the State of Connecticut year-end rate of 4.0% (seasonally adjusted). There is no major industry in Weston, as only 6.0 +/- acres are zoned commercial and the rest of the community is zoned residential (2 acre zoning). Major employers include the Weston Board of Education, the Town of Weston, Aspetuck Valley Country Club, Fairfield County Bank and Peters Market, a small grocery store in the center of town. Approximately 14.1% of the labor force commute into Manhattan, 8.9% to Stamford, 8.2% to Norwalk, 7.0% to Westport and 8.2% work within the Town of Weston.

**Income** The medium household income reported from 2012-2016 by the CERC for Weston was \$218,152. This compares to \$86,670 for Fairfield County as a whole and \$71,755 for the State of Connecticut.

**Housing** Weston has a housing count of 3,859 units. Of this count, 98.5% are single-family homes with 94.5% being owner-occupied. There are only 4 subsidized housing units in town, and each is a single-unit building. Approximately 21% of the stock was built prior to 1950. In 2017, there were 10 new housing permits issued, which has been the average over the past few years. According to the Weston Land Use Office, there are no major subdivisions in town. There were only two applications last year (Planning and Zoning Commission has not had to meet since last summer 2018). The first was 4 lots approved to be reduced into a 2 lot subdivision. The second was an assemblage of land going back to 1995 that was approved for 8 lots, but two of the lots already have houses built on them. This trend reflects a low demand trend to increase the inventory of available residential building lots in Weston.

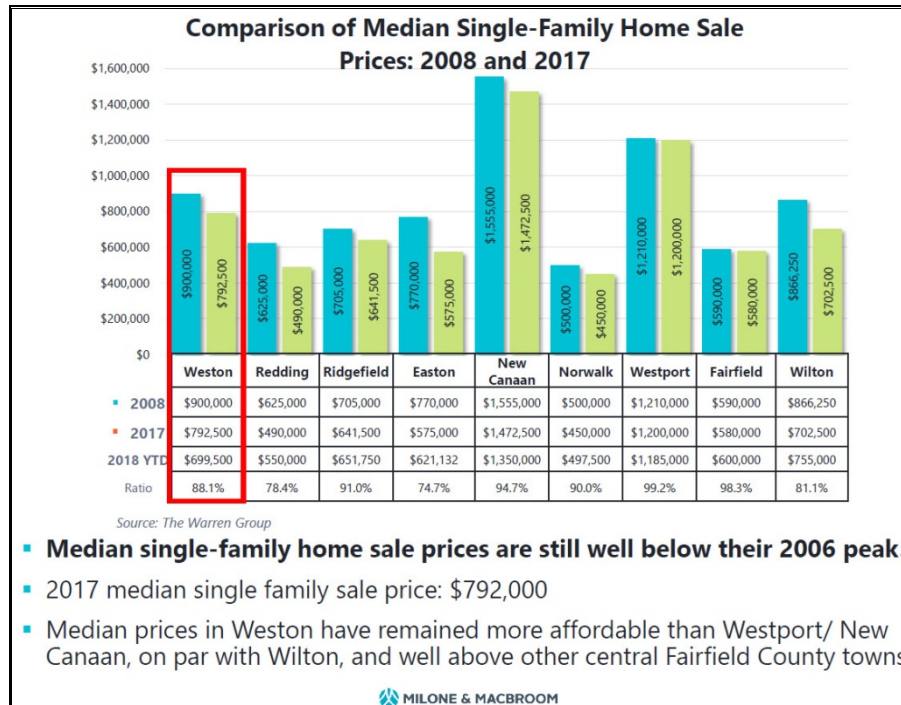


Source: Milcone & Macbroom, Town of Weston, Plan of Conservation and Development, Data Analysis, January 7, 2019, page 17.

## PART II - FACTUAL DATA / Before Acquisition

### COMMUNITY DATA (continued)

**Value Trends** According to the Milone & Macbroom report, the median home price in Weston for 2017 was \$792,500. This compares to 2008 when it was \$900,000. This data, which tracks all useable sales, indicates prices have yet to return to the level before the recession.



*Source: Milcone & Macbroom, Town of Weston, Plan of Conservation and Development, Data Analysis, January 7, 2019, page 20.*

According to the Multiple Listing Service (MLS), there are 103 houses listed on the market, as of the date of this writing. The sizes range from 844 SF up to 12,819 SF. The listing prices range from \$255,000 up to \$7,500,000. The home at the high end of the range has been on the market for over three years. In 2017, there were 173 homes sold within Weston. The median price was \$799,000, in line with the \$792,500 reported by The Warren Group. The average number of days on the market was 103 with the sale price to listing price ratio at 96%.

This compares to 2018 that had a median house price of \$719,000 reflecting a decline of approximately 10%. The average number of days on the market in 2018 was 106 with the sale price to listing price ratio consistent at 96%. With 173 homes now listing, and 106 sold in 2018, there currently is nearly a 20 month supply of houses. With interest rates increasing, and some uncertainty over future economic trends, the data indicates market activity is slowing but that the market is still active. This is placing downward pressure on overall house prices.

**Land Sales Analysis** The Multiple Listing Service indicates there are 11 parcels of land listed for sale. They range from 2 acres to 3.51 acres. The median asking price for a parcel of land is \$240,000.

## **PART II - FACTUAL DATA / Before Acquisition**

### **COMMUNITY DATA (continued)**

**Land Sales Analysis, Continued** In 2017, there were only 4 land sales tracked by MLS. They ranged from 2 acres to 4.62 acres and had a median sale price of \$375,000. In 2018, there were 7 sales tracked by MLS. The median sale price was \$325,000, less than that of \$375,000 for 2017. The average number of days on the market in 2018 was 118, which compares with 228 in 2017. The average sale price to listing price in 2018 was 89%. Indicating buyers are having more say in the negotiation process than sellers. With 7 lots sold last year, and 11 listings, there is an approximate 20 month supply of lots on the market.

According to Conn-Comps, a data service that tracks commercial and residential land sales within Connecticut, there were 5 lots sales in 2018 with an average lot price of \$220,600. In 2017, there were 5 lot sales with an average lot price of \$295,200.

This data indicates that if the subject were to get approved for the 8 lots the Conservation Committee approved back in 1999 on the subject site, with the existing inventory, it would take nearly 4 years or more to sell out (2 lots per year).

**Conclusion:** Weston is a stable and mature community that is primarily developed with residential improvements. With exception of 6 acres of commercial zoned land (NSC, Neighborhood Shopping District), the town is zoned residential with just one 2-acre zoning classification (R-2A, Two Acre Residential and Farming District). The community has a trend of preserving the land from commercial development and maintaining the land, as most of the community acts as a watershed. The data indicates residential home prices are slightly declining, as are residential lots. There is a strong inventory of both available on the market, but the market is active.

## **PART II - FACTUAL DATA / Before Acquisition**

### **NEIGHBORHOOD DATA**

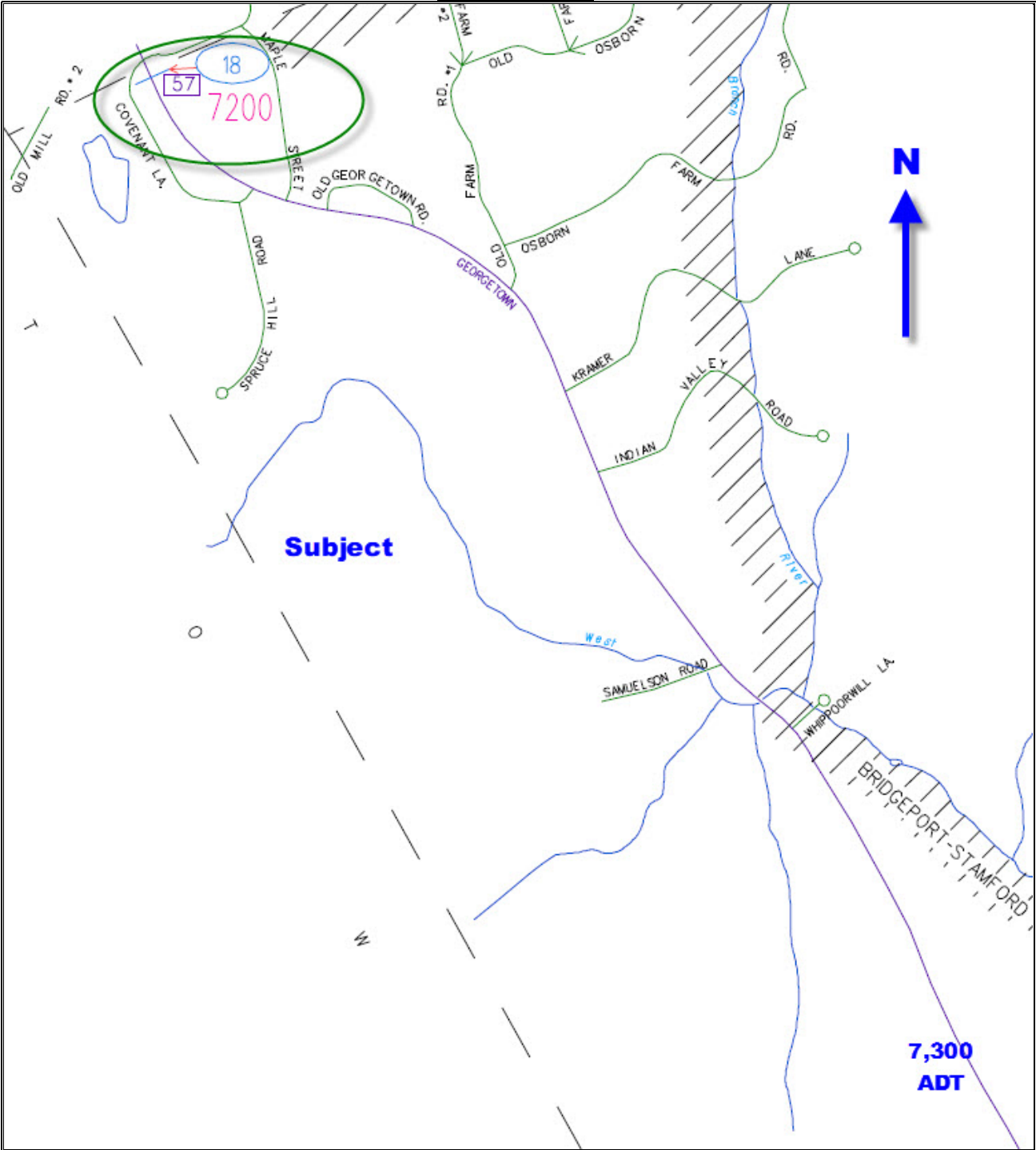
- Location** The subject neighborhood is located in northwest corner of Weston. It is a low density rural residential area extending off Connecticut Route 57. This road extends north / south through the community, along the western side of the town. Route 57 is called Georgetown Road, as it leads northern into the Georgetown section of Redding Connecticut. The neighborhood is bounded by the Wilton town line to the west and the Redding town line to the north. To the east is a ridgeline that is part of a 1,600 +/- acre nature conservancy called Devil's Den. Elevations along this ridgeline reach 580 feet, as the land slopes in a generally direction up from CT Route 57 from where the elevations start in the 350-380' +/- range. To the south, the neighborhood is bounded by Cannon-Dale Road, which extends west over into Wilton.
- Neighborhood Access / Roads** Nearly all of the improvements built within the neighborhood area single-family homes. Most of the streets are cul-de-sacs extending east and west off CT Route 57. Upper Parish Drive, where the subject is located, is an example of this street pattern. Route 57 allows access to Route 7 in Redding that leads north toward Interstate 84 in Danbury. South, Route 57 extends through Westport linking to the Merritt Parkway. The average daily traffic count on CT Route 57 near the Redding town line is 7,200. The count near Cannon-Dale Road is approximately 7,300.
- Abutting Land Uses** Abutting land uses to the subject within the neighborhood include four other single-family homes off Upper Parish Drive, and single family homes off a cul-de-sac coming in off the westerly side of Georgetown Road called Samuelson Road. There used to be farm to the south, but this has long since been abandoned and the land is now overgrown.
- Condition** Most of the homes in the neighborhood are well maintained with several being newer improvements. Several are rear parcels with large homes built along a ridge line.
- Conformity** Between the single-family homes discussed and the open space such as the 1,600 +/- acres of Devil's Den, along with several parcels owned by the Aspetuck Land Trust, residential development of the subject or maintained for private recreational use would conform to the neighborhood land use pattern. Please note, most east side of the neighborhood is part of the east sub-region of the west branch of the Saugatuck River. The land to the west is part of the east watershed to the Naugatuck River.
- Conclusion** The subject is part of a rural residential section of the community. According to the Western Land Use office, there are no major changes proposed for the subject neighborhood.



**PART II - FACTUAL DATA / Before Acquisition**

**NEIGHBORHOOD DATA, CONTINUED**

**Traffic Map**



Source: Extracted from DOT on-line traffic maps – Not to Scale

## **PART II - FACTUAL DATA / Before Acquisition**

### **ZONING**

**Zone Classification:** R-2A (Two Acre Residential and Farming District)

**Permitted Uses:** Permitted uses in the R-2A Zone include single-family dwellings (not to exceed one per lot) and farming operations. Other uses possible via a Special Exception include, but are not limited to, places of worship, private schools, clubs, schools, riding Stables, museums, and municipal uses.

**Dimensional Requirements** The dimensional requirements of the zone are outlined below. They are extracted from the Weston on-line Zoning Regulations.

**321.4 Minimum Lot Area:** Two Acres

**321.5 Minimum Lot Dimensions:** The shape of each lot shall be such that a rectangle 170 feet by 200 feet can be contained within its horizontal boundaries. No part of any dwelling or principal building shall be erected at a point where the lot width is less than 170 feet. Each lot shall have frontage on a road or highway, as defined herein, of at least 170 feet, except as follows:

- (a) Where a lot fronts on a permanent turnaround no frontage of less than 50 feet shall be permitted.
- (b) One lot with a minimum frontage of 25 feet, or two adjacent lots each with a minimum frontage of 25 feet, shall be permitted between any two other lots each with a minimum 170 feet of road frontage.
- (c) Access to two lots which would otherwise be served by adjacent 25 foot wide access ways may be served by a common private right-of-way which is a minimum of 30 feet in width and has at least 30 feet of road frontage, where access is provided in the form of a joint travel path at least 16 feet in width and centered on the common property line. Acreage involved in the 30 foot common right-of-way may not be counted as acreage toward the minimum lot dimension.

**321.6 Minimum Setback Requirements:** No Structure shall extend fewer than fifty (50) feet from the Front Lot Line or thirty (30) feet from any Side or Rear Lot Line. Notwithstanding the foregoing, (i) in the case of a Flag Lot, no Structure shall extend fewer than thirty (30) feet from any Lot Line, and (ii) in the case of a Corner Lot, no Structure shall extend fewer than fifty (50) feet from any Front Lot Line or Lot Line adjacent to a Road, or thirty (30) feet from any other Lot Line. (Amended 5/26/11)

**321.7 Maximum Building Coverage:** The land area covered by all principal and accessory buildings shall not be permitted to exceed 15% of the total lot area.

**321.8 Maximum Building Height:** No building or structure shall be permitted to exceed a height of 35 feet. (Amended 3/1/92)

**PART II - FACTUAL DATA / Before Acquisition**

**ZONING, CONTINUED**

**Approvals & Permits** The history of the subject and the previous attempts to obtain approval for development has already been discussed in the history section (page 12). The feasibility of development will be discussed in the highest and best use section to follow. A review of the zoning regulations, and discussions with the Land Use Director, indicate the northern section of the subject property, off Upper Parish Drive, can support approximately 1 to 2 residential lots. This data will also be discussed in the highest and best use analysis. This is based on the driveway regulations. The widest part of the end of Upper Parish Drive has enough frontage to create two driveway entrances. This considers the 80’ wide overhead utility easement.

**DRIVEWAY SET BACKS**

No access shall be constructed within fifty (50) feet of another on the same side of the street. The driveway at the entrance must be located twenty-five (25) feet from a side or rear property line for a distance of twenty-five (25) feet into the property. Beyond that point the driveway is to be located no closer than ten (10) feet from a side or rear property line.

**ASSESSMENT AND TAX DATA**

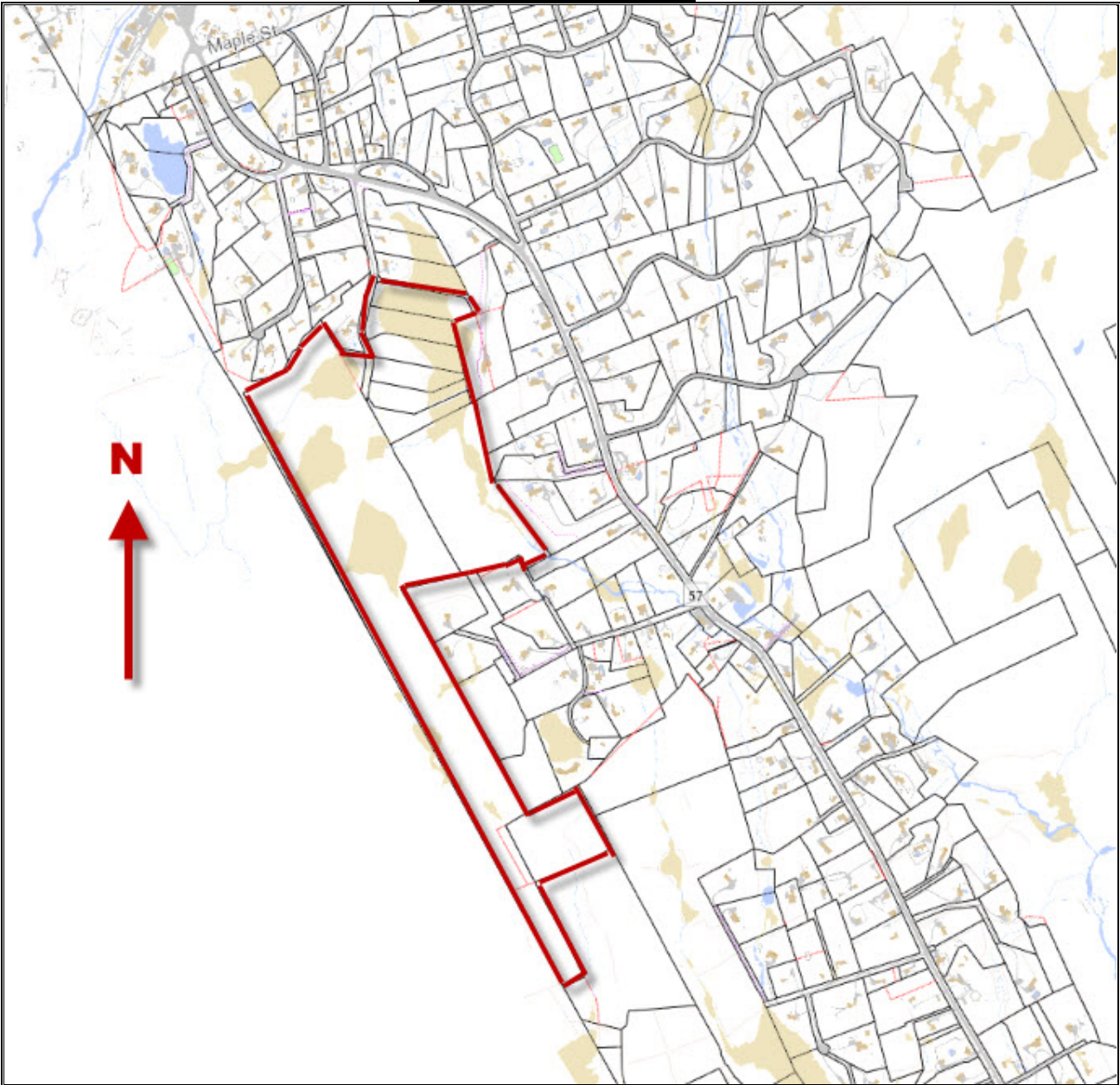
The town of Weston is in the process of completing a revaluation for the October 1, 2018 Grand List, which has yet to signed. The subject is tax exempt, as it is owned by the Town of Weston. If conveyed to the Aspetuck Land Trust, the property will remain tax exempt. The new assessment completed for the revaluation are outlined below. Based on the value estimated in this appraisal, the assessments are above market. The mill rate for the 2018 Grand List will not be set until the budget is complete this spring.

| <b>Subject Assessments</b> |  |                      |                  |              |                     |
|----------------------------|--|----------------------|------------------|--------------|---------------------|
|                            | <b>Address</b>                                       | <b>Map/Block/Lot</b> | <b>Unique ID</b> | <b>Acres</b> | <b>Assessment</b>   |
|                            |  |                      | d                |              |                     |
| 1                          | Gerogetown Road                                      | 1-2-40 + 59          | R01150           | 14.09        | \$ 214,780          |
| 2                          | 15 Wampum Hill Road                                  | 1-3-91               | R01139           | 5.40         | \$ 292,810          |
| 3                          | Upper Parish Drive                                   | 1-2-21               | R01140           | 2.00         | \$ 292,810          |
| 4                          | Upper Parish Drive                                   | 1-3-89 & 90          | R01144           | 48.99        | \$ 1,622,290        |
| 5                          | Upper Parish Drive                                   | 1-2-22               | R01143           | 2.07         | \$ 227,500          |
| 6                          | Upper Parish Drive                                   | 1-2-23               | R01142           | 2.14         | \$ 227,500          |
| 7                          | Upper Parish Drive                                   | 1-2-24               | R01147           | 2.37         | \$ 227,500          |
| 8                          | Upper Parish Drive                                   | 1-2-25               | R01141           | 2.48         | \$ 227,500          |
| 9                          | Upper Parish Drive                                   | 1-2-26               | R01146           | 2.53         | \$ 227,500          |
|                            | Lower Section Of Road Not Identified by A Tax Number |                      |                  | 1.72         |                     |
|                            | Access Road of Upper Parish Drive                    |                      |                  | 2.07         |                     |
| <b>Total Acres:</b>        |  |                      |                  | <b>85.86</b> | <b>\$ 3,560,190</b> |

**PART II - FACTUAL DATA / Before Acquisition**

**ASSESSMENT AND TAX DATA, CONTINUED**

**Tax Assessor's Map**



Source: *Extracted from On-Line Weston GIS Mappings – Not to Scale*

## PART II - FACTUAL DATA / Before Acquisition

### SITE DESCRIPTION AND ANALYSIS

#### GENERAL AND PHYSICAL CHARACTERISTICS:

The subject is outlined as 85.857 +/- SF on a survey filed as Map 3600 in the Weston Land Records. The subject actually consists of nine tax parcels, but based on the survey, is considered to have 2.07 +/- acres allocated to a private road called Upper Parish Drive, which extends off the southerly side of Georgetown Road (a.k.a. RT 57).

| <b><i>Fromsom Strassler Property Identification</i></b> |  |                      |                  |              |
|---|--|----------------------|------------------|--------------|
|   | <b>Address</b>                                       | <b>Map/Block/Lot</b> | <b>Unique ID</b> | <b>Acres</b> |
|   |  |                      | d                |              |
| 1   | Georgetown Road                                      | 1-2-40 + 59          | R01150           | 14.09        |
| 2   | 15 Wampum Hill Road                                  | 1-3-91               | R01139           | 5.40         |
| 3   | Upper Parish Drive                                   | 1-2-21               | R01140           | 2.00         |
| 4   | Upper Parish Drive                                   | 1-3-89 & 90          | R01144           | 48.99        |
| 5   | Upper Parish Drive                                   | 1-2-22               | R01143           | 2.07         |
| 6   | Upper Parish Drive                                   | 1-2-23               | R01142           | 2.14         |
| 7   | Upper Parish Drive                                   | 1-2-24               | R01147           | 2.37         |
| 8   | Upper Parish Drive                                   | 1-2-25               | R01141           | 2.48         |
| 9   | Upper Parish Drive                                   | 1-2-26               | R01146           | 2.53         |
|   | Lower Section Of Road Not Identified by A Tax Number |                      |                  | 1.72         |
|   | Access Road of Upper Parish Drive                    |                      |                  | 2.07         |
| <b>Total Acres:</b>                                     |  |                      |                  | <b>85.86</b> |

**Land Area** 85.86 +/- acres but only 83.79 +/- acres contribute to value, as the rights to 2.07 +/- acres are allocated to a common private drive that serves the subject, as well as four other private single-family homes.

**Street Frontage** There is about 50 feet of frontage off the end of the 2.07 +/- acres of Upper Parish Drive.

**River Frontage** Based on mappings reviewed, there are several brooks and seasonal tributaries are in sections of the site.

**Shape** Irregular

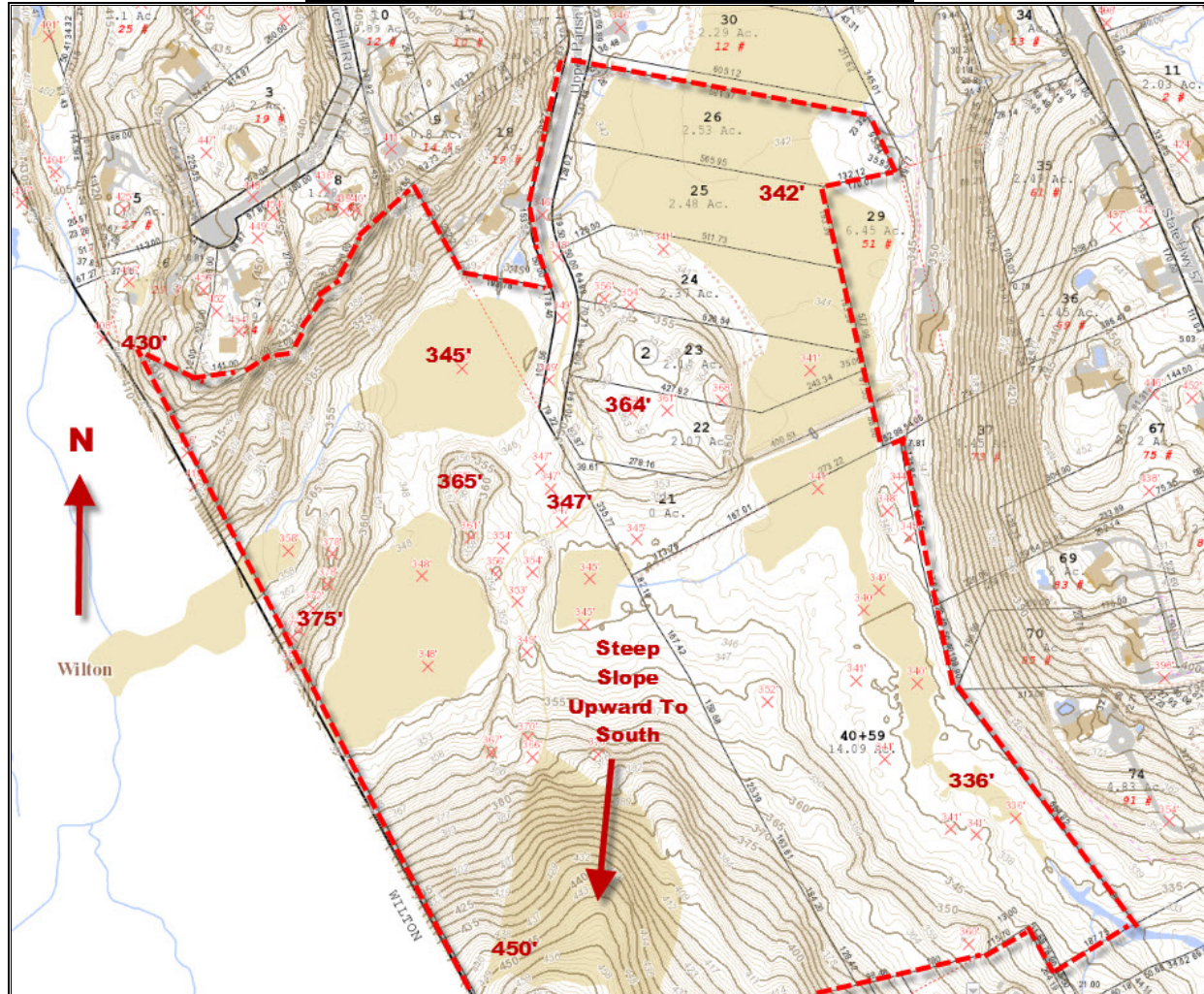
**Topography** The topography consists of wetlands, woodlands, outcroppings of rock, steep slopes, and the upper half is crossed by the overhead utility line. Three topographical maps are included on the following pages for the subject. The first map outlined on the next page is the upper section of the property, which is the widest area. From the elevations, the land slopes downward toward the southeast corner of the site. The southwest corner has a large steep slope upward. With the rocky soil conditions, access through this section is very limited.

## PART II - FACTUAL DATA / Before Acquisition

### SITE DESCRIPTION AND ANALYSIS, COINTINEUD

**Topography, Continued** The elevation of Upper Parish Drive leading into the subject is in at 349 +/- feet. It is noted, that the land slopes generally upward to the west into Wilton. To the east, on the abutting land, the land slopes steeply upward from approximately 340 +/- feet up to elevations of 450 +/- feet. Thus, rainwater funnels down into the lower sections of the east side of the subject toward the southeast corner where there are several tributaries that collect water.

#### Topography Map Upper Section of Site



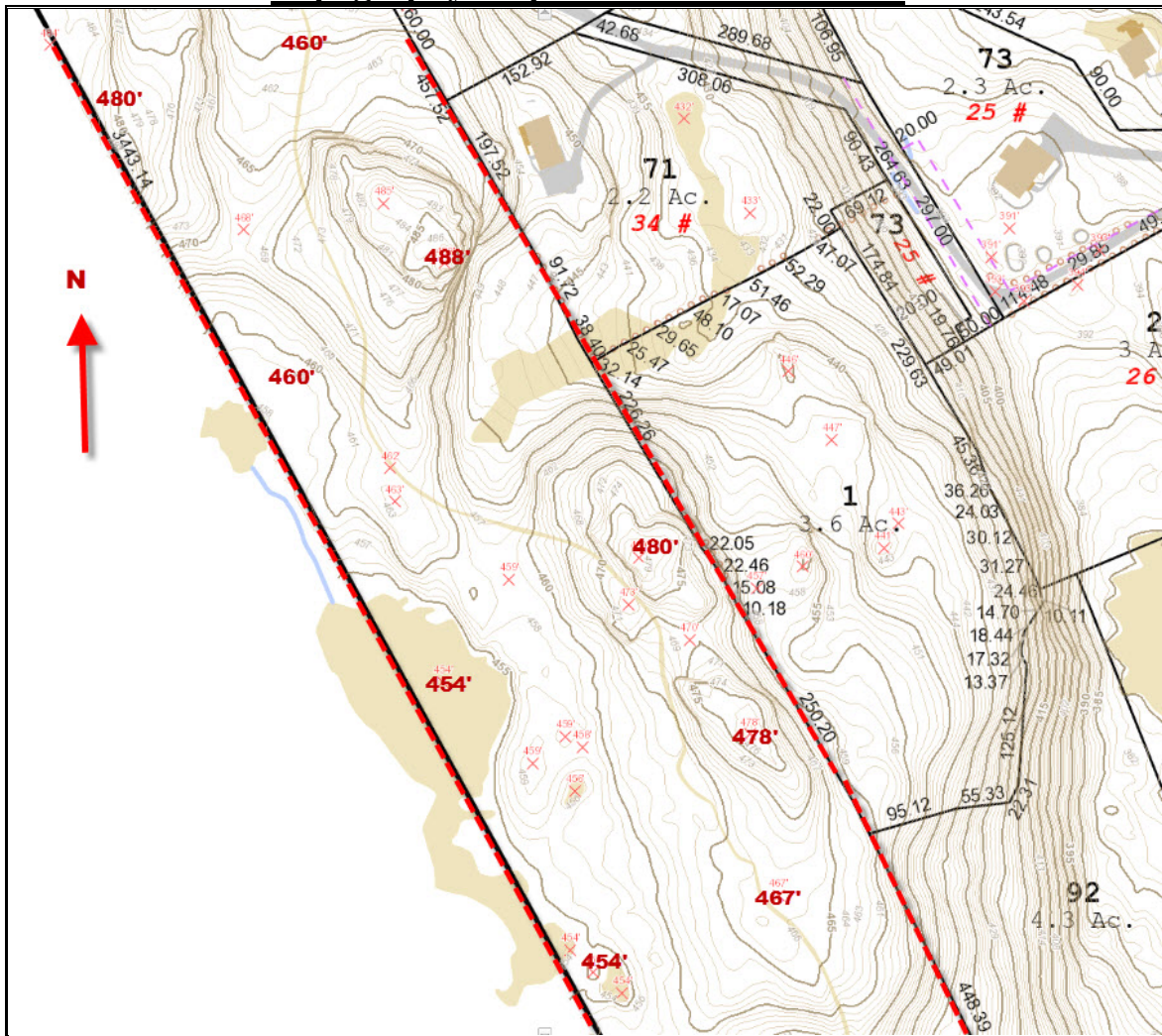
Source: On Line Weston GIS Topography Maps – Not to Scale

**Topography, Continued** The next Topographical Map is the center section of the site, which is the narrowest section. The land continues to slope upward from 440' to 460' +/- up to several hills of 480' – 488'. Once up over the 460' point where the site narrows, the elevation is around 455-460 +/- feet through the center – around the hill – down toward the lower section of the site. This area is very rocky with general slope down to the southwest.

## PART II - FACTUAL DATA / Before Acquisition

### SITE DESCRIPTION AND ANALYSIS, COINTINEUD

#### Topography Map Middle Section of Site



Source: On Line Weston GIS Topography Maps – Not to Scale

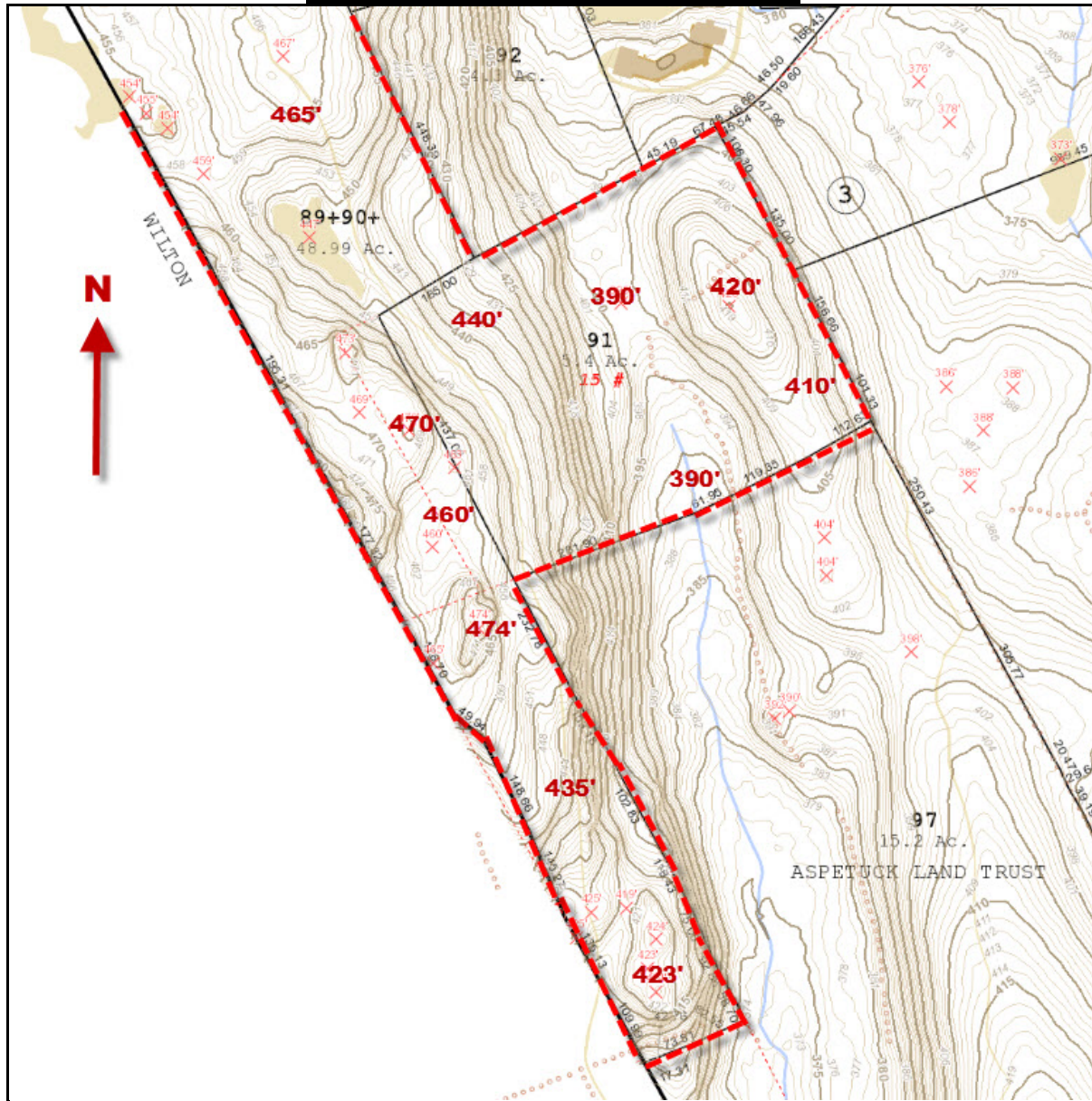
**Topography, Continued** The last Topographical Map is the lower section of the site, which is wider than the middle but has no frontage. We have been told there are no other access easements, right of ways, or private drives that provide access to the lower section; thus, access would have to be from the subject's north section via Upper Parish Drive.

With the exception of a few outcroppings of ledge and rock that extend up to 470 +/- feet, the elevation states in the 460' level before the last lower leg of land. At that point the topography drops from 475' down to 420 +/- feet in the lowest southern point of the site. The land area in the lower section, which is Tax Lot 91, extends out to the east. This lot starts at 460-470 +/- feet on the westerly side down to 390-410' +/- on the east side.

## PART II - FACTUAL DATA / Before Acquisition

### SITE DESCRIPTION AND ANALYSIS, COINTINEUD

#### Topography Lower Section of Site



Source: On Line Weston GIS Topography Maps – Not to Scale

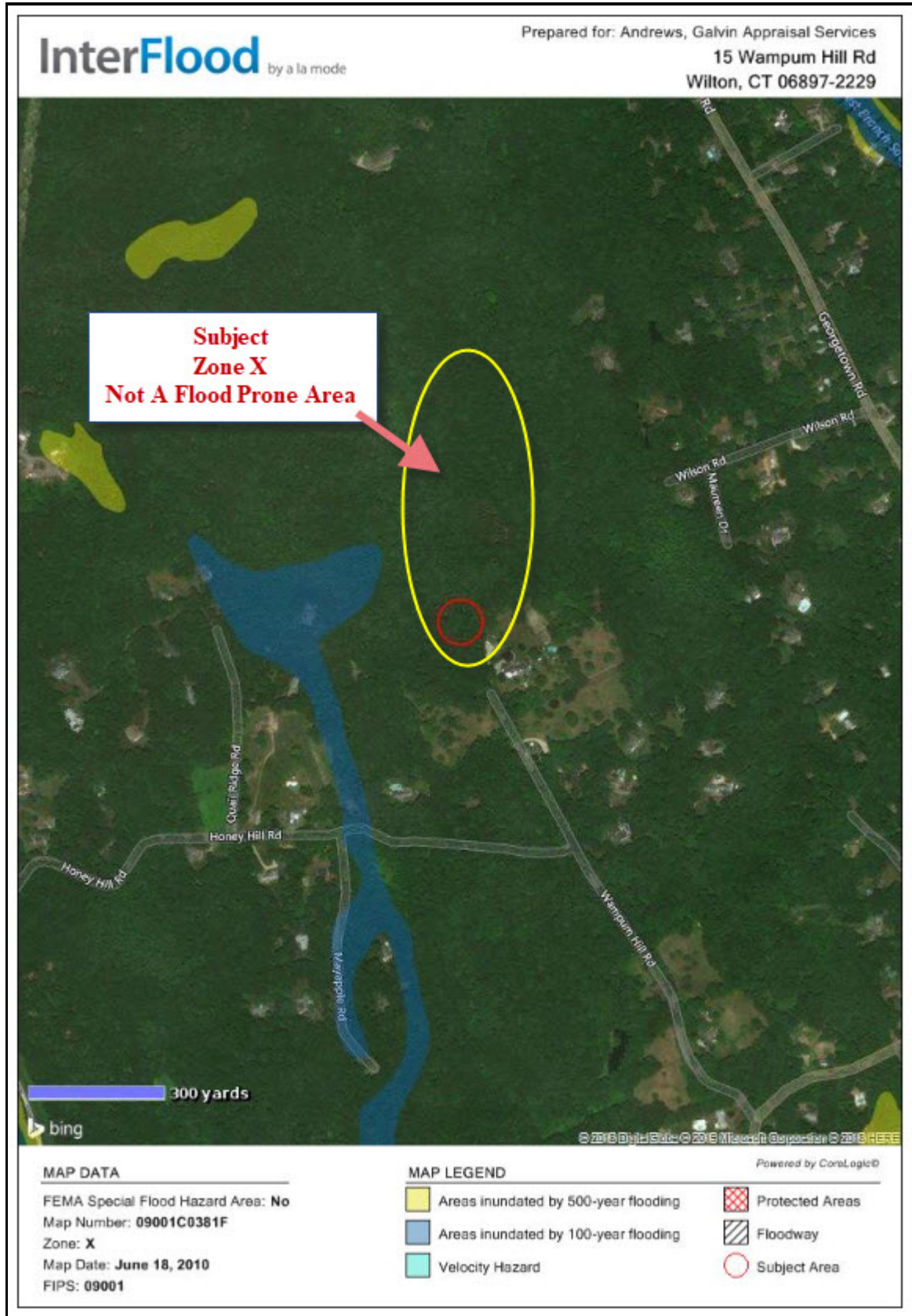
**Topography, Continued** Overall, the topography really limits the development potential of the property. Any infrastructure would require substantial excavation that most likely would include blasting, as well as an extensive drainage system because some slopes would be pushing the limit of a private road (let alone a public road). In addition to the soils and wetlands, which will be discussed in the next two sections, these physical factors limit the development potential of the site.

**Flood Zone** Community Panel: 09001C0381F  
FIRM Date: June 18, 2010  
Flood Zone: Zone X (not a flood prone area)



**PART II - FACTUAL DATA / Before Acquisition**

**SITE DESCRIPTION AND ANALYSIS, COINTINEUD**

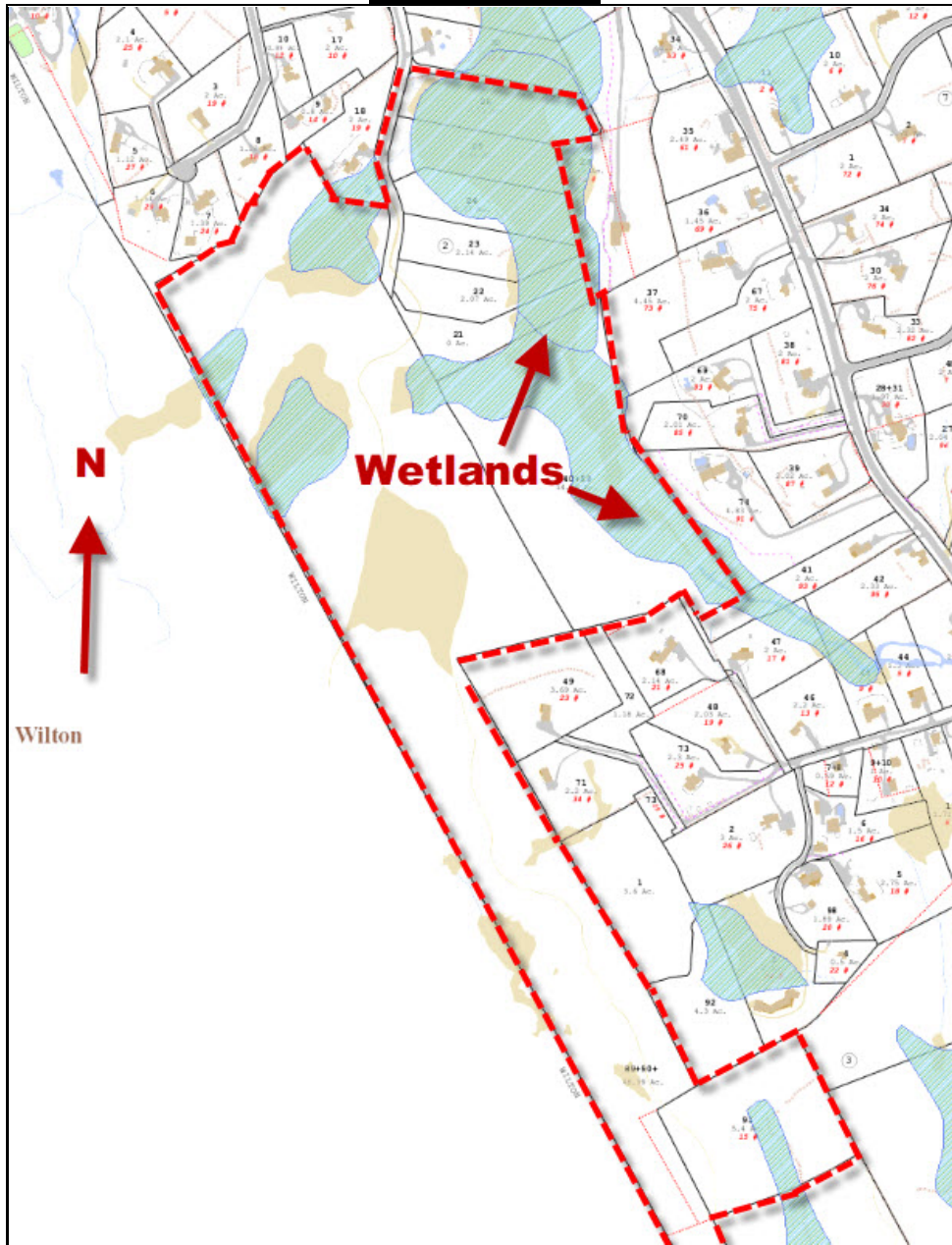


## PART II - FACTUAL DATA / Before Acquisition

### SITE DESCRIPTION AND ANALYSIS, COINTINEUD

**Wetlands** Using the Weston On-Line GIS Mapping system, there are approximately 22 +/- acres of wetlands scattered in several sections. The wetlands are in the lower sections of the site, as outlined on the map below. As shown on the map, the wetlands are adjacent to the frontage on Upper Parish Drive. The road is 50 +/- feet wide. With the wetlands, access is very limited, particularly with wetlands setback requirements.

**Wetlands Map**



## PART II - FACTUAL DATA / Before Acquisition

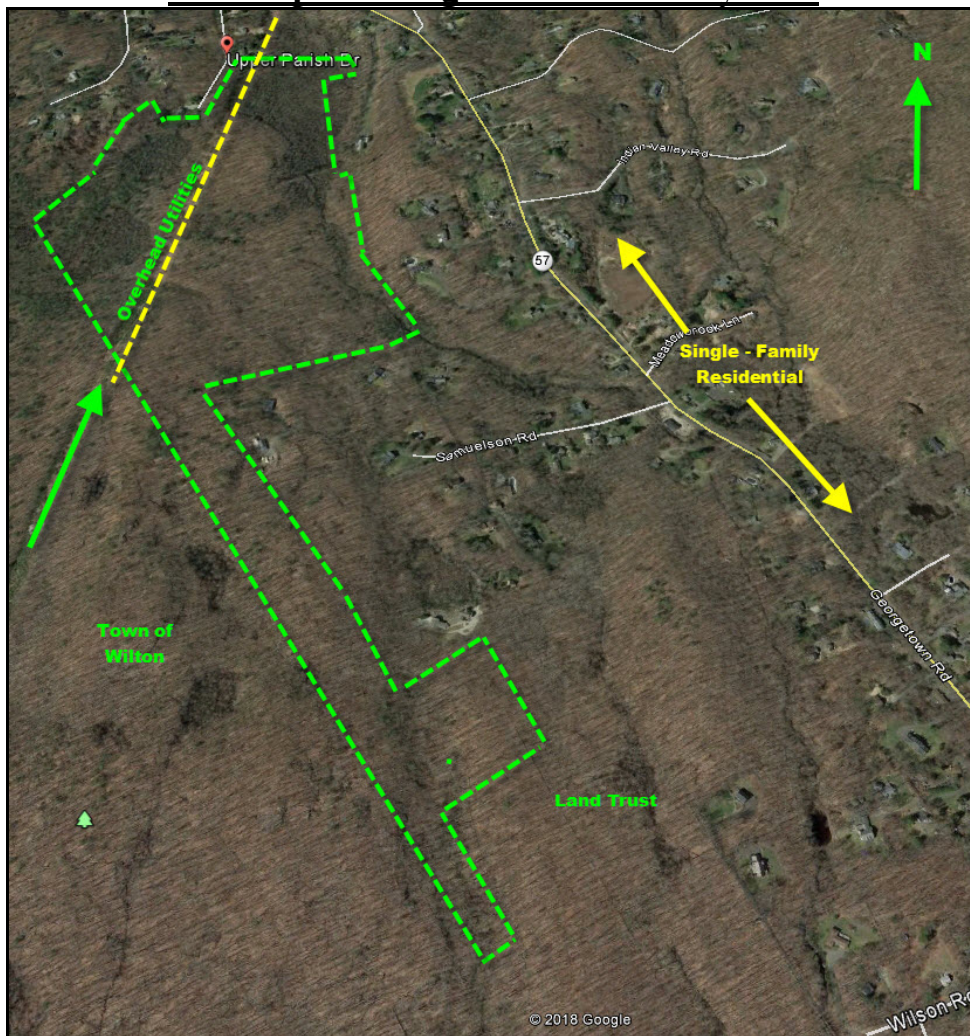
### SITE DESCRIPTION AND ANALYSIS, COINTINEUD

**Soils** A soils map is included in the Addenda. It is extracted from the USDA on-line Web Soil Survey (WSS). Based on the survey, most of the site consists of various soils that are extremely stony or very rocky. They consist of Ridgebury, Leichester, Whitman, with the largest percentage being Hollis-Chatfield Complex (15% - 45% slopes – very rocky soils). The lower sections of the site are primarily Sutton, Canton and Charlton fine sandy loams.

**Access** Again, the only access point we are aware is in from Upper Parish Drive.

**Easements and Restrictions** There is an 80' wide CL&P (now Eversource) easement that crosses the site. It is an overhead utility easement that extends in along behind the two houses on the easterly side of Upper Parish Drive down through the site (see easement on map below).

#### Site Map Showing Overhead Utility Line



Source: Extracted from On-Line Google-Earth Using Snag-it / Not to Scale

## PART II - FACTUAL DATA / Before Acquisition

### SITE DESCRIPTION AND ANALYSIS, COINTINEUD

#### UTILITIES:

Water–No, well is required for residential use;  
Sewer–No, septic is required for residential use;  
Gas–No, propane is used if demanded;  
Electricity-Yes;  
Phone-Yes;  
CATV-Yes

#### STREET IMPROVEMENTS:

Georgetown Road is maintained by the State of Connecticut DOT. It is a two-lane paved road with overhead electrical and telephone service. Upper Parish Drive is a private lane that is partially paved, but the paving is in very poor condition. The balance is graded and graveled, but the lower section, which extends down to the third house on the street, could be regraded to eliminate some pot-holes, etc. There is an overhead utility line coming in from Georgetown Road via pole to the four houses. There is no storm drain system in Upper Parish Drive, curbing, street lighting or sidewalks – it is just a private drive.

There currently are four other houses located on Upper Parish Drive. Upper Parish Drive is a private road and is in fair condition. If the subject were to be subdivided in line with the highest and best use conclusion, this road will have to be enhanced. It is an ***Extraordinary Assumption*** that the cost to upgrade this road would be split between the four users, but since the subject is at the end of the street, using more than half the road, it would bear approximately half the cost. The road only has to be graveled, but it needs some fill and grading for drainage. It is 525 +/- feet long and approximately 25 feet wide. The cost is estimated to be \$40,000; thus, \$20,000 has been allocated to the subject, along of subdivision, to equate an “as is” current market value estimated, as defined. Therefore, it is also ***Extraordinary Assumption*** that the cost to enhance the road and subdivide the subject are as detailed in this report.

#### DEVELOPMENT OPTIONS:

As outlined at the beginning of the report (page 12), the subject was originally approved back in 1961 for 13 lots, with six of those lots being the wetlands area that is now located up along the Upper Parish Drive entrance. Given the increase in rainfall over the past few decades, it probable these wetlands have expanded. Though this are may have once been developable, it no longer is developable. To date, only four houses have been built in Upper Parish Drive. The remaining undeveloped lots on the northerly section of Upper Parish Drive (not part of the appraised property) appear to have too much rock, ledge and/or steep slopes that restrict development. Again, this activity took place back in 1961 – 1962.

In 1999, the previous ownership interest did an extensive engendering study and concluded the subject could support eight residential lots of various sizes. This plan would have required a 3,000 + linear foot road that would have sections with slopes at a 9% grade. It most likely would require blasting along with an extensive drainage system would have been required sediment / holding tanks to prohibit erosion. Because of the slopes – and the length, it most likely would have to meet town road requirements.

## **PART II - FACTUAL DATA / Before Acquisition**

### **SITE DESCRIPTION AND ANALYSIS, COINTINEUD**

#### DEVELOPMENT OPTIONS, CONTINUED:

At a cost of \$400 to \$450 per linear foot for a small 22' wide road with no sidewalks (excludes blasting and clearing), the cost for a 3,000 +/-linear foot road equates to \$1,200,000 to \$1,350,000. As will be outlined in the Highest and Best Use Analysis, after adding in the rest of the subdivision costs (approval, perc tests, land clearing, blasting, surveys, wetlands studies, Eversource approval as access would be under the utility lines), compared to the average lot value estimated in this analysis, development into 8 lots is not feasible. Regardless, this previous option only received approval from the Weston Conservation Commission and it was 20 years ago.

In 2001, a proposal for 21 affordable housing units was presented, but the approval was denied. Though litigated, the town won the case. Before the previous owner of the subject could resubmit a second approval attempt, the residents of the community purchased the property in 2003. One of the issues with the development option of 21 units was that the wells would be too close. The development would have to be confined to the northern section of the site, in the center area, just below the end of Upper Parish Drive because of the slopes, terrain, wetlands, overhead utility lines, and ledge. Given these factors, it does not appear this development option would ever be physically possible.

However, it is evident from the documentation reviewed in the Weston Land Use Office file on the subject property, that the area just off the south end of Upper Parish Drive could support residential development. A conversation with the Weston Land Use Planner indicates, with the limited frontage and wetlands, the northern section of the site most likely could support two lots, though this may require a variance. Given the history of the site, it is probable any necessary variances would be granted.

One last factor that may impact any development potential of the site is the 80' overhead utility easement. The lines were installed in 1959, according to a report prepared by Eversource and presented to the Weston Conservation Commission on January 24, 2019. Eversource will be upgrading the lines by replacing some of the towers, installing the newer single-pole towers, upgrading all the lines, clearing brush, and making an access road. Construction is projected to start in the fall of 2019 and be completed across Weston in 2020. It is our understanding the new towers used to support the line will be 80' tall, which is taller than the existing towers. With clearing of brush, and a new access road through the easement, any residential development in the northern section of the subject site would have the visual and proximity of the overhead lines impacting its ability to be marketed. This factor will be considered in the valuation analysis.

#### COMMENTS / CONCLUSION:

The subject is a wooded property that consists of nine tax parcels assembled as one property when acquired by the Town of Weston, as outlined in Map #3600 recorded in the land records (Copy at the beginning of the report). There are only 50 +/- feet of frontage, which is adversely impacted by wetlands to the east and an overhead utility line.

## **PART II - FACTUAL DATA / Before Acquisition**

### **SITE DESCRIPTION AND ANALYSIS, COINTINEUD**

#### **DEVELOPMENT OPTIONS, CONTINUED:**

There is a pocket in the norther section that could support development, if access were permitted by the Weston Planning and Zoning Commission. However, this area is restricted by slopes, wetlands and outcroppings of rock that limit the useable area to a few acres just south of the frontage.

Therefore, based on the frontage off Upper Parish Drive, and a conversation with the Western Land Use Planner, it is an *Extraordinary Assumption* of this appraisal that the northern section could support two house lots of approximately 3 acres each in size leaving the residual land of 77.79 +/- acres for private recreational use. This conclusion assumes physical access is provided, even if it means an easement over one or both of the two assumed residential lots.

## **PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

### **HIGHEST AND BEST USE**

Real estate is valued in terms of its highest and best use. Highest and best use is defined as:

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

Source: The Dictionary of Real Estate Appraisal / Fifth Edition, 2010  
Appraisal Institute

An analysis of highest and best use may be conducted for unimproved land or for a property with existing or proposed improvements. As market conditions change, the highest and best use of land may be affected. Changes in market conditions as well as changes in utility due to physical deterioration may affect the ability of existing improvements to satisfy current demand. Where improved properties are appraised, the highest and best use of the land, as though vacant, is considered separately from the highest and best use of the property, as improved. This procedure is used to determine if the actual or proposed use of a property is consistent with its highest and best use as of the date of valuation. Whether vacant land or improved property is analyzed, the four basic categories of criteria provided in the above definition are considered sequentially in order to identify the use that returns the highest value.

### **SUBJECT PROPERTY AS VACANT:**

**Legally Permissible:** Legal restrictions, where they affect the use and value of a property, pertain to municipal zoning codes and other land use regulations, and to easements and restrictive covenants of record.

*Deed Restrictions:* There are no legal restrictions of record that would significantly limit the use of the property, but there is an 80' wide overhead utility easement that is going to witness an upgrade in the power lines this coming year. Any development may have to be approved by Eversource in order not to interfere with their rights of use to the easement area.

*Zoning:* The subject property is zoned R-2A (Two Acre Residential Zone), which permits primarily single-family homes. Improvement of the subject single-family is permitted within the zone and would conform to some of the surrounding land uses. Though permitted, anything built would require approval of the Weston Planning and Zoning Commission.

*Wetlands:* The subject has wetland soils over roughly 22 acres of land area, most of which is in the northern section of the property where the one means of access is located. The site is also a collector – watershed for the area flowing everything southeast into a tributary, southwest, and there is a watercourse crossing the northern section of the site that was observed. Ponding water was also noted in the northeast corner of the property. Development within the wetlands and setback area is prohibited; thus, any approvals would also require approval from the Weston Conservation Commission.

## **PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

### **HIGHEST AND BEST USE (continued)**

**Physically Possible:** The physical capacity of a given site to support development is governed by factors such as accessibility, parcel size and shape, topography, wetlands and soil composition. Off-site considerations such as utilities and paved roads also influence the development potential of land.

As evident in the Site Description and Analysis section (page 23), there is only one access point coming in from the southerly side of Upper Parish Drive that is approximately 50 feet wide. Upper Parish Drive is a private road that is 2.07 +/- acres and identified on the a survey filed as Map #3600 in the Western Land Records as town owned land allocated to the entire property being appraised. Since this road serves four other private homes on the street, the 2.07 +/- acres is considered to have no additional value, as the rights have been given up to the drive used by others. This leaves 83.79 +/- acres to be valued.

Of this land, there is the 80' wide overhead utility easement and 22 +/- acres of wetlands. The elevation coming into the site is in the range of 350 +/- feet. The wetlands and topography limit development to a small pocket in the upper section of the site. However, a discussion with the Land Use Director indicated it is probably that the Western Planning and Zoning Commission could approve two lots off the end of Upper Parish Drive given the size of the parcel. These would each be approximately 3 acres leaving the 77.79 +/- acre residual available for private recreational use.

**Financially Feasible:** Any further subdivision of more than two 3 +/- acre residential lots with the 77.79 +/- acre balance being for private recreational use would require an infrastructure. As discussed in the Site Description and Analysis section (page 23), the cost to install an infrastructure prohibits any further subdivision a feasible option for the typical buyer. Therefore, subdivision of the property without creating an infrastructure is the most financially feasible use of the property given current market conditions.

**Maximally Productive:** Maximum productivity refers to both the category and intensity of use. Given the physical characteristics of the site, legal constraints, financial feasibility, typical development densities of similar land, and patterns of land use in the local market area, subdividing the property into two 3 +/- acre frontage lots and leaving the 77.79 +/- acres of residual land for private recreational uses it the maximum productive use of the subject property. This conclusion is based on the *Extraordinary Assumption* that the Weston Planning and Zoning Commission, as well as the Weston Conservation Commission would approve subdivision for two 3.0 +/- acre residential lots with the 77.79 +/- acre site balance allocated for private recreational use.

**Larger Parcel:** The “larger parcel” can be described as all the property owned or controlled by the owner of the subject property. The Uniform Standards of Federal Land Acquisition require that the effect on the value of the land within the identified larger parcel” be considered. If it is determined that the sale of the subject rights / property being appraised has an impact on value of the “larger parcel”, all parcels involved must be included in the Before and After Analysis.



## **PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

### **HIGHEST AND BEST USE (continued)**

**Larger Parcel, Continued:** If conveyance of the property rights / subject being appraised causes an increase in value of the “larger parcel” then this increase must be subtracted from the value of a damage award. If it creates a decrease than the amount must be added as damages.

For the subject, consideration was given to determine if the land possess a unity of ownership with surrounding parcels. The property is owned by the Town of Weston and is being considered for purchase by the Aspetuck Land Trust. The Aspetuck Land Trust do own one abutting parcel off the southern east side of the subject. It also owns land in Wilton, but it is our understanding this land is restricted from being developed.

All of the surrounding land in Weston is within the same zone, has similar soil characteristics and limited development potential. Lots that have able street frontage and level sections with no wetlands are typically improved with single-family homes. Given the characteristics of the land and use, even if the subject were conveyed to the someone other than the Aspetuck Land Trust, it is our opinion that there would be no added value or loss in value to the subject or any of the surrounding parcels. The location of wetlands on the subject, the slope of the topography for the area, and soil constraints, do not allow the subject to be assembled to enhance its development potential. The fact that previous owners have attempted to develop the site several times in the past 50 + years without success proves this constraint. In summary, there will be no diminution from market value should the subject be sold or assembled with abutting land.

**Conclusion:** The highest and best use of the subject, based on the *Extraordinary Assumption* outlined, is to subdivide the parcel into two 3 +/- acre parcels in the upper section of the property with access off Upper Parish Drive. This leaves the 77.79 +/- acres of residual land for private recreational use.

## PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition

### VALUATION PREMISE

The market for any real estate consists of those potential buyers who can benefit from the highest and best use of a particular property and, accordingly, are willing and able to pay a competitive price. In the case of the subject property, the typical purchaser profile would ordinarily be an investor looking to subdivide the property in line with the highest and best use conclusion. The valuation contained in this document replicates the analysis that a prospective purchaser would likely use.

APPRAISAL METHODS AVAILABLE An appraisal posits a hypothetical sale, and the Cost, Sales Comparison, and Income Capitalization Approaches are commonly recognized techniques used to estimate the market value of real property. Ordinarily, the characteristics of the appraised property, available data, and market conditions govern the applicability of these approaches.

**Cost Approach:** The Cost Approach is not an appropriate method of valuation for vacant land.

**Sales Comparison Approach:** The premise of this approach is that the market value of a property is related to the price of competing properties. The valuation process compares important characteristics of the subject property with the corresponding aspects of similar properties that have recently sold, are listed for sale, or are under contract for sale. Adjustments are made to the price of each comparable property to reflect the differences observed. The adjusted sale prices of the studied properties are indicators of the value of the subject property.

**Income Capitalization Approach:** Investors base their purchase decisions on the expected income productivity of a property. Rents, prevailing prices, and rates of return tend to be set by competition among investors, tenants, and offered properties.

### APPRAISAL METHODS USED

The market for any real estate consists of those potential buyers who can benefit from the highest and best use of a particular property and who are willing and able to pay a competitive price. In the case of the subject property, once subdivided by an investor, the typical potential purchasers would be an owner user. These types of users / investors primarily base their decisions on expectations of prices paid and received for other similar parcels sold within the market. Therefore, the only applicable approach to value is the Sales Comparison Approach. The Cost Approach is not applicable, as there are no improvements to consider. The Income Capitalization Approach is not applicable, as there is not income potential for the subject property – other than subdividing it in line with the highest and best use conclusion.

Given the specific attributes of the subject, the Sales Comparison Approach will first be used to estimate the market value of two 3 +/- acre residential lots. This will be followed by a second Sales Comparison Approach to estimate the value of the remaining 77.79 +/- acres of land. Sales that have little or no development potential will be used for this second sales analysis. The value conclusions from each sales analysis, less the cost to subdivide and obtain approval, will be summarized at the end of the Sales Comparison Approach to quantify a single “as is” current market value of the subject property.

## PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition

### SALES COMPARISON APPROACH

The Sales Comparison Approach is used to estimate the market value of the subject property. The analysis is developed in two components. The first component will estimate the average value of a 3 +/- acre lot located in the upper section of the subject site. These lots would have the visual of the overhead utility line, as it would cross each parcel, and would have a driveway coming in off the private road of Upper Parish Drive. The second component will be a sales analysis to estimate the value of the remaining 77.79 +/- acres.

### ADJUSTMENTS

**Method** A qualitative adjustment method has been employed to account for the differences between each sale and each subject property component appraised. Adjustments for financing, property rights, conditions of sale, and market conditions at the date of sale are sequential and cumulative. Adjustments for location and physical differences are made to the cumulatively adjusted unit sale price. The adjustments are primarily market-derived. Where we have not been able to extract adjustments from paired sales we have made adjustments on the basis of our experience and judgment.

**Unit of Comparison** For the first value component, the primary unit of comparison relied upon is the price paid per lot. For the second value component, the primary unit of comparison is the price paid per acre. In each analysis, adjustments are made to the unit price of each studied sale.

**Lot Value Adjustment Analysis** Where a sale property is inferior to the subject, an upward adjustment is made. Downward adjustments are made where sale properties are superior to the subject. The result is a unit value indication on a price paid per residential lot for the subject 3.0 +/- lot. The adjusted unit value is the net effect on value of the differences of the sale with respect to the subject property.

The sales are profiled on the following pages. At the end of each profile is an adjustment analysis. The sales are all lots purchased for a single house development. Most are in better locations in terms of frontage or neighborhood house values. Each sales is adjusted to the average 3.0 +/- acre lot at the subject which has a rough terrain, is wooded, and will require a driveway in for access. All require well and septic. The sales, once adjusted, reflect a price range of \$200,000 to \$220,000 per lot with the average being \$210,000. Overall, a value in the middle of the range, or \$210,000 per lot, is estimated.

**2 Lots @ \$210,000 per Lot = \$420,000.**

The next step in the valuation analysis is to estimate the contributory value of the remaining 77.79 +/- acres.

## PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition

### SALES COMPARISON APPROACH, CONTINUED

**Remaining 77.79 +/- Acre Adjustment Analysis** Within the Weston market, there have been very few sales of acreage with limited development potential. Most of the land has been purchased or assembled with other land, or remains as open space held by non-profits looking to preserve the watersheds of the community. Nevertheless, when a parcel does come available, it typically is purchased and the prices paid tend to be higher than surrounding towns. Three sales were located that reflect this trend.

Sales 1 and 2 are within the community of Weston while Sale 3 is in the abutting town of Easton. The sales are profiled as Land Sales 5, 6 and 7 to follow. At the end of each profile is an adjustment analysis that concluded the following probable value range:

| Sale #       | Unadjusted Unit Price | Net Adjustment | Indicated Unit Values |
|--------------|-----------------------|----------------|-----------------------|
| Land Sale #5 | \$10,500              | Upward         | \$11,550 to \$12,600  |
| Land Sale #6 | \$27,260              | Downward --    | \$16,400 to \$19,100  |
| Land Sale #7 | \$16,097              | Downward       | \$13,900 to \$14,800  |

#### INDICATED UNIT VALUE

Sale 1 has the least development potential and is the closest sale to the subject in terms of location. It reflects the lower end of the range. Though the sale was openly marketed, it sold to a non-profit group with the price confirmed by an appraisal. Sale 6 is within the same community and reflects the purchase of land for recreational use by a neighboring property owner. This sale reflects the upper end of the range. Sale 7 was also purchased by a private user, but is in an abutting community. Based on this review, a unit value in the upper half of the range, or \$15,000 to \$16,000 per acre is reconciled for the 77.79 +/- acres of remaining land.

77.79 +/- acres @ \$15,000 per acre = \$1,166,850

77.79 +/- acres @ \$15,500 per acre = \$1,205,745

77.79 +/- acres @ \$16,000 per acre = \$1,244,640

A value in the middle of the range, or \$1,200,000, is concluded.

**Contributory Value of 77.79 +/- Acres = \$1,200,000**

**PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

**SALES COMPARISON APPROACH, CONTINUED**

**RECONCILIATION**

The subject is 85.86 +/- acres with 2.07 +/- acres allocated to Upper Parish Drive. The 83.79 +/- acres has value. Of this acreage, two 3.0 +/- acre lots were allocated out based on information provided by the Weston Land Use Office during the research for this appraisal analysis. The contributory value of the two lots was estimated to be \$210,000 each for a total of \$420,000. The residual land was concluded to be 77.79 +/- acres. This portion had a contributory value of \$1,200,000. Combined, the total equates to \$1,620,000, but this assumes the subject is divided into the three value components, which it is not.

Therefore, the cost to subdivide the parcel, complete perc tests for the two lots, install a graveled drive to access each of the two residential lots to assist in the marketing of the property, has to be deducted. Given the old engineering studies already completed, as well as the topography maps, the cost to complete the surveys to subdivide the parcel are estimated to be \$15,000. The costs for the two perc tests are estimated to be \$18,000. The cost for a driveway pad to market the two lots is estimated to be \$20,000 per lot. The total costs equate to \$73,000. Adding a 10% contingency factor, equates to a cost of \$80,300, which is rounded to \$80,000.

**Subdivision Cost Summary**

- \$ 15,000 – Surveys
- \$ 18,000 – Perc Tests
- \$ 40,000 – Drive Costs @ \$20,000 per lot
- \$ 73,000 – Sub-total
  
- \$ 7,300 – 10% Contingency Factor
- \$ 80,300 – Total
- \$ 80,000 – Rounded
- \$ 20,000 – Plus Cost to Enhance Parish Drive (page 30)
- \$100,000 – Total Subdivision and Road Costs

**Final “As Is” Market Value Conclusion:**

|   |                    |
|---|--------------------|
| <b>Contributory Value of Two 3.0 +/- Acre Lots:</b>         | <b>\$ 420,000</b>  |
| <b>Contributory Value of 77.79 +/- Acres Residual Land:</b> | <b>\$1,200,000</b> |
| <b>Less Costs of Subdivision and Road:</b>                  | <b>\$ 100,000</b>  |
|   |                    |
| <b>Indicated “as is” Current Market Value:</b>              | <b>\$1,520,000</b> |

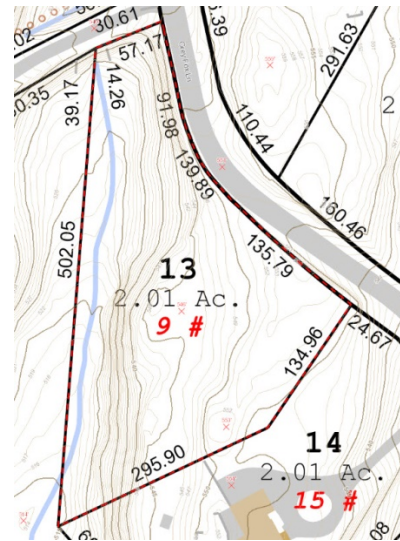
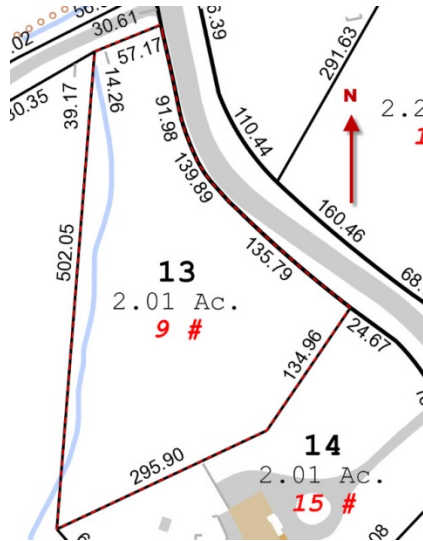
**INDICATED “AS IS” FEE SIMPLE MARKET VALUE VIA SALES COMPARISON APPROACH .....\$1,520,000**

The above value assumes a 12 +/- month exposure / marketing period. It is also based on the *Extraordinary Assumptions* outlined in this report, particularly that the Weston Planning and Zoning Commission, as well as the Weston Conservation Commission will approve the parcel to be subdivided in line with the highest and best use conclusion.

# PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition

## COMPARABLE LOT SALE PROFILES

### LOT SALE NO. 1 / 9 Grey Fox Lane, Weston, CT

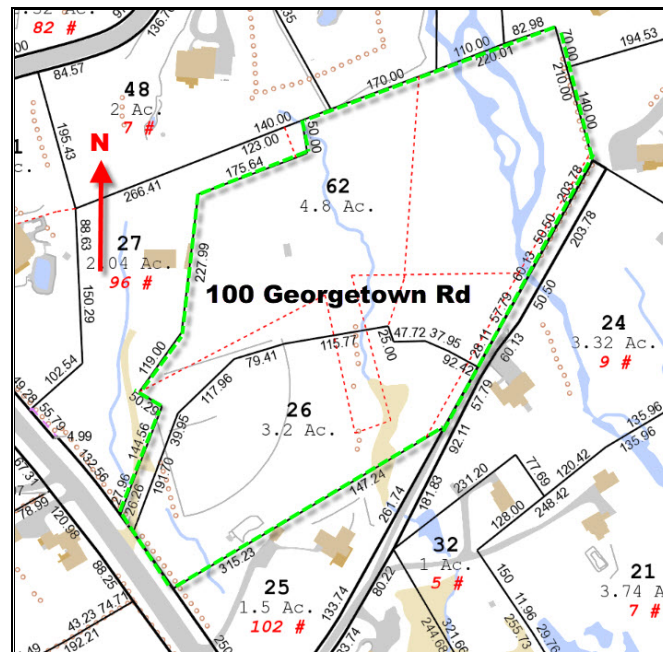


|                    |   |
|--------------------|---|
| <b>Address:</b>    | 9 Grey Fox Lane, Weston, CT   |
| <b>Tax ID:</b>     | Tax Id: Map 2, Block 6, Lot 13  |
| <b>Grantor:</b>    | Jo-Ann Price  |
| <b>Grantee:</b>    | Medina Kovaci   |
| <b>Sale Date:</b>  | September 21, 2018  |
| <b>Sale Price</b>  | \$150,000   |
| <b>Legal Ref.:</b> | Volume 604, Page 438  |
| <b>Deed Type:</b>  | Trustee Deed  |
| <b>Financing:</b>  | United Bank provided a \$100,000 mortgage for a 15 year term.   |
| <b>Size:</b>       | 2.01 +/- acres  |
| <b>Frontage:</b>   | 368.66 +/- feet of frontage along the west and southwest side of Grey Fox Lane.   |
| <b>Topography:</b> | Irregular in shape and all wooded. There is a seasonal brook that extends along the back of the property in a north / south direction. It has a level area on the eastern side but drops down approximately 8 foot in the rear to a brook.  |
| <b>Other:</b>      | This is a lot in the Georgetown section – northwest corner where the subject is located. It is part of the Old Hills Farms subdivision. The parcel has some wetlands, and slopes, but a section is level for development. The site was openly marketed. It was originally listed in January 2016 for \$240,000. The price was decreased in May 2016 to \$220,000. In December the price was further reduced to \$195,000 before the property was taken off the market. It was relisted in March 2018 at \$160,000 and sold in six months for \$150,000.                         |
|                    |   |
| <b>Adjustments</b> | First, though openly marketed, the sale conveyed out of trust that was motivated to sell the property, as indicated by the marketing history. As a result, an upward Condition of Sale adjustment is applied. The location is analogous, but the sale requires a further upward adjustment for the irregular shape. Though the sale does not have an overhead utility easement, it does have a seasonal brook along the rear property line. <i>Based on these attributes, the net adjustment applied is upwards reflecting a sale price per lot of approximately \$200,000.</i> |

# PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition

## COMPARABLE SALE PROFILES, CONTINUED

### LOT SALE NO. 2

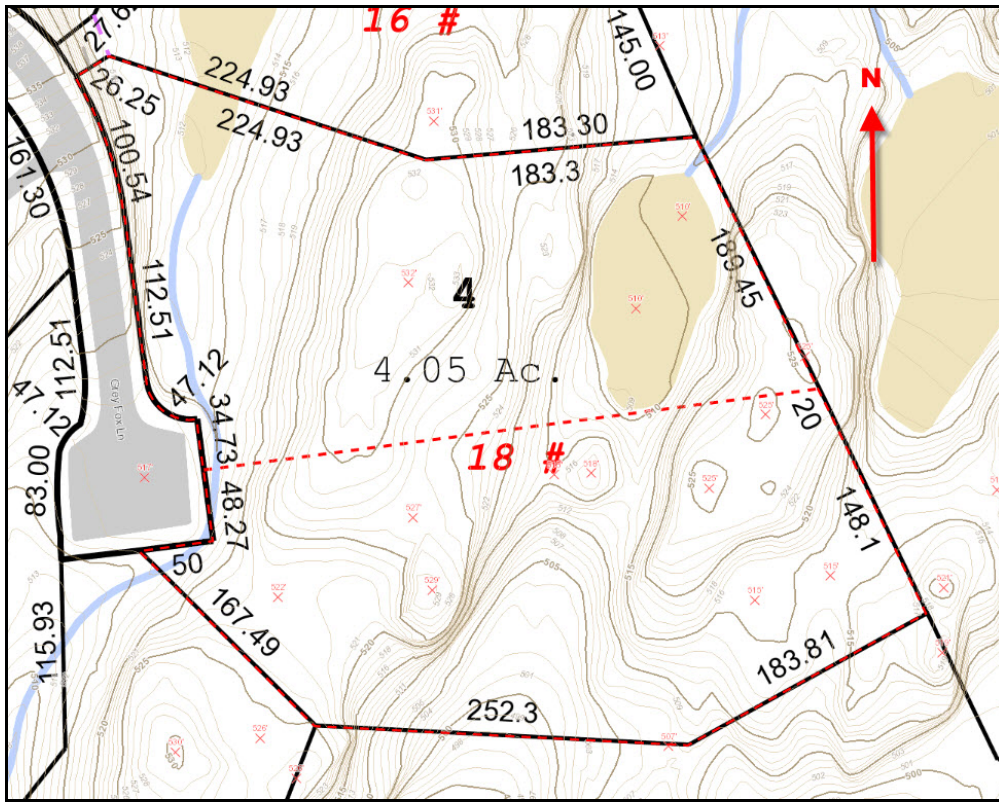


|                    |   |
|--------------------|---|
| <b>Address:</b>    | 100 Georgetown Road, Weston, CT   |
| <b>Tax Id:</b>     | Weston Tax Map 3, Block 1, Lots 26 and 62 – two abutting lots   |
| <b>Grantor:</b>    | Bankwell Bank   |
| <b>Grantee:</b>    | Sam Lampert   |
| <b>Sale Date:</b>  | August 23, 2016   |
| <b>Sale Price:</b> | \$195,000   |
| <b>Legal Ref.:</b> | Volume 584, page 502  |
| <b>Deed:</b>       | Quit Claim Deed   |
| <b>Financing:</b>  | None recorded at the time of sale   |
| <b>Size:</b>       | 2.81 acres for Lot 26 and 4.0 +/- acres for Lot 62 = 6.81 +/- acres   |
| <b>Frontage:</b>   | 26.26 +/- feet plus 100 +/- feet for a total of 126 +/- feet  |
| <b>Topography:</b> | The two lots are abutting and share area off the frontage that can be developed, but each house would be close to each other. As such, the market perceived it as one property. The elevation in this area is approximately 350 feet. The land slopes downward to the southeast corner where the elevation is in the range of 320 +/- feet. The land then slopes upward to the north where it is 360 +/- feet in the northwest corner and 360' in the northeast corner. The slopes are gradual, but there are several tributaries flowing down through the site in a north / south direction. |
| <b>Other:</b>      | The parcel was openly marketed at an asking price of \$250,000 in March 2016. It sold within three months for \$195,000.  |
|                    |   |
| <b>Adjustments</b> | A Condition of Sale adjustment is made for being sold out of foreclosure, as evidenced by the shorter marketing time than other sales. The sale is then adjusted downward for having more frontage and not being impacted by the overhead utility line. <i>The indicted adjusted lot price is approximately \$210,000.</i>  |

# PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition

## COMPARABLE SALE PROFILES, CONTINUED

### LOT SALE NO. 3



|                    |   |
|--------------------|---|
| <b>Address:</b>    | 18 & 22 Grey Fox Road, Weston, CT (two lots assembled as one)   |
| <b>Tax Id:</b>     | Weston Tax Map 2, Block 5, Lots 4 & 5 combined  |
| <b>Grantor:</b>    | Net Zero Homes LLC  |
| <b>Grantee:</b>    | Chen Tianjiano  |
| <b>Sale Date:</b>  | August 22, 2018   |
| <b>Sale Price:</b> | \$270,000   |
| <b>Legal Ref.:</b> | Volume 603, Page 679  |
| <b>Deed:</b>       | Warranty Deed   |
| <b>Financing:</b>  | None recorded at the time of sale.  |
| <b>Size:</b>       | 4.05 +/- acres  |
| <b>Frontage:</b>   | 393.17 +/- feet along easterly lower end of cul-de-sac  |
| <b>Topography:</b> | This parcel has an elevation along the street frontage in the range of 520 +/- feet, but for most of the frontage, it slopes downward to a stream that extends along the frontage. The elevation in the southwest corner is level in the range of 520 +/- feet, but the rest of the site slopes upward to the center to an elevation of 530 +/- feet before it drops downward to the rear where it is 510-515' +/- and then it escalates back up to 525' +/-. |



**PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

**COMPARABLE SALE PROFILES, CONTINUED**

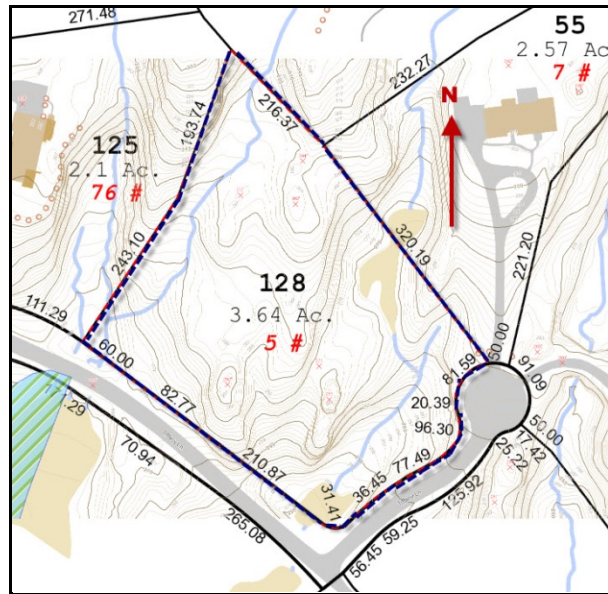
**LOT SALE NO. 3**

|                    |   |
|--------------------|---|
| <b>Other:</b>      | The property is in the Georgetown section at the back end of a sub-division. The property was listed for \$350,000 and sold in approximately 3 months. The property is at the end of a cul-de-sac of Old Hill Farms in the northeast section of town. There was a previous transfer of this property on December 1, 2017 for \$218,500 after being on the market for nearly a year at \$249,000. This previous sale was actually two 2.11 +/- acre parcels of irregular shaped land restricted to development of one residential house. Subsequent to the previous sale, the current seller cleared a section of the lot, roughed in a driveway, completed all test work, engineering, and completed topographical surveys, as wells as other surveys to obtain approval as one large lot instead of two lots. The subdivision abuts Devil’s Den; an 1,600 +/- acre preservation. |
|                    |   |
| <b>Adjustments</b> | The site is secluded and has a terrain similar to the subject. It benefits by having frontage on a main street and it backs up to a preserve. A slight downward adjustment is applied for not having the overhead utility lines, more frontage and being in a more established neighborhood with generally higher home values than those on Upper Parish Drive. The indicated adjusted lot price is \$220,000.  |

**PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

**COMPARABLE SALE PROFILES, CONTINUED**

**LOT SALE NO. 4**

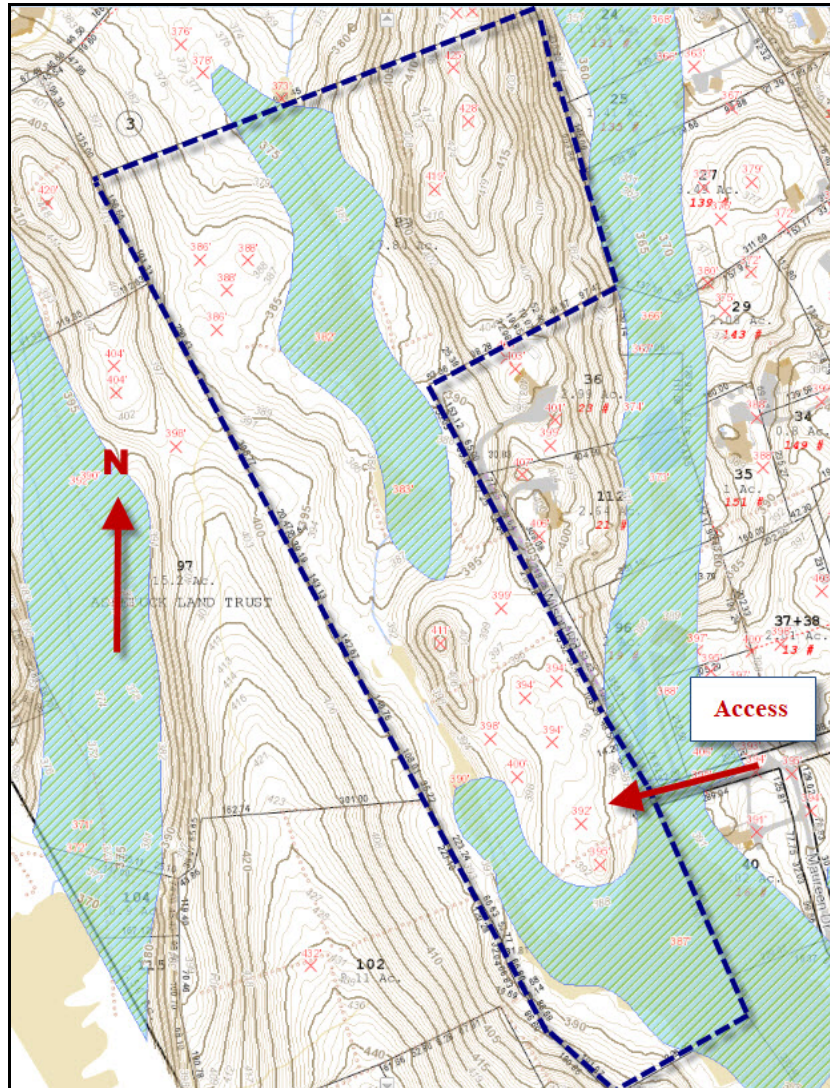


|                    |  |
|--------------------|--|
| <b>Address:</b>    | 5 Tiffany Lane, Weston, CT   |
| <b>Tax Id:</b>     | Weston Tax Map 16, Block 2, Lot 128  |
| <b>Grantor:</b>    | Asif A. Malik  |
| <b>Grantee:</b>    | CLC Asset Holdings LLC   |
| <b>Sale Date:</b>  | January 1, 2018  |
| <b>Sale Price:</b> | \$245,000  |
| <b>Legal Ref.:</b> | Volume 598, Page 794   |
| <b>Deed:</b>       | Warranty Deed  |
| <b>Financing:</b>  | None recorded at the time of sale.   |
| <b>Size:</b>       | 3.64 +/- acres   |
| <b>Frontage:</b>   | 385 +/- feet on northeasterly side of Tiffany Lane. This street turns northeast and ends as a cul-de-sac. This sale has an additional 312 +/- feet on the northwesterly side of this bend in Tiffany Lane.   |
| <b>Topography:</b> | The land slopes upward from the southwest to the northeast. The elevation in the southerly section of the site is approximately 253 feet. This slopes upward to 300 +/- feet in the northern corner of the site. The frontage is also sloping, extending from the 253 at the southern tip where Tiffany Lane turns and sloping upward to 270 +/- feet in the western corner and approximately 275 feet in the northeast corner at the end of the cul-de-sac. |
| <b>Other:</b>      | The buyer received approval from the Weston Planning & Zoning Commission to assemble the property as one lot subsequent to the sale.   |
|                    |  |
| <b>Adjustments</b> | Like Sale 3, this property also has more frontage and is in a secluded location. It is also in a more built-up neighborhood with overall higher prices than those on Upper Parish Drive. The site is located on the easterly side of the community. The net adjustment applied to this sale is downward. <i>The indicated adjusted unit price is \$210,000.</i>  |

**PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

**COMPARABLE SALE PROFILES, CONTINUED**

**LAND SALE NO. 5**

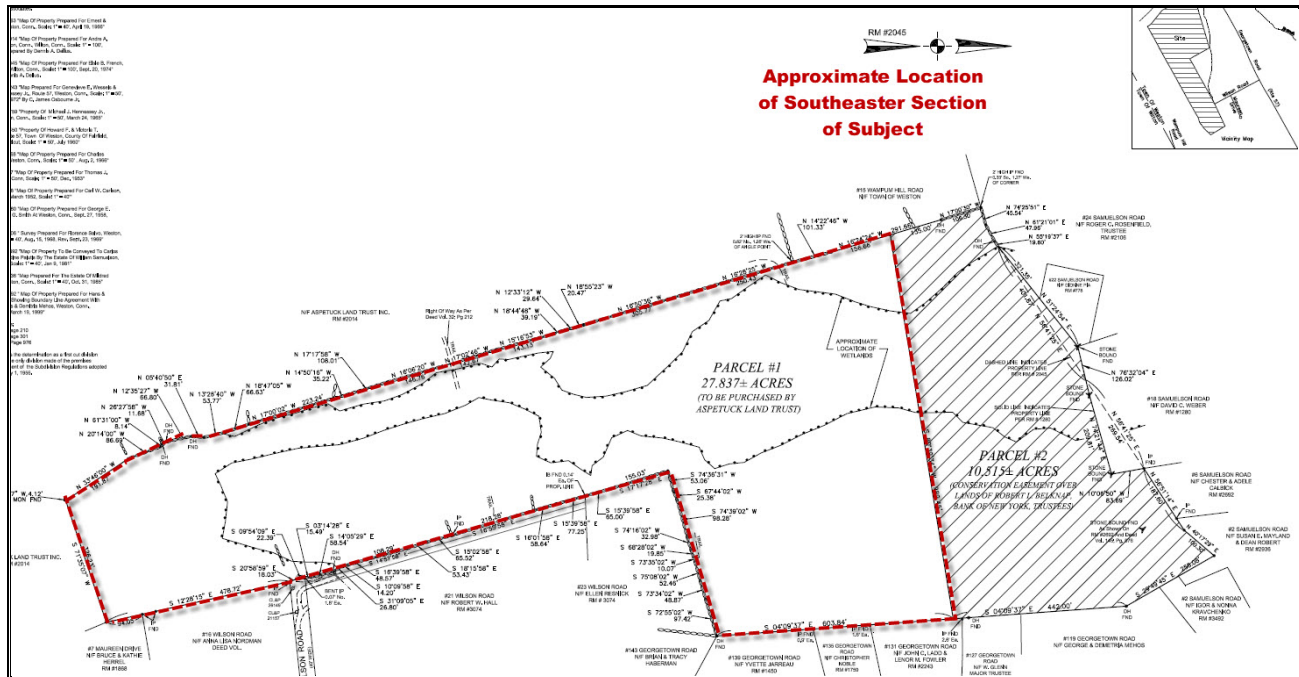


|                    |   |
|--------------------|---|
| <b>Address:</b>    | Lot 89, Wampum Hill Road, Weston, CT  |
| <b>Tax Id:</b>     | Weston Tax Map 1, Block 3, Lot 89   |
| <b>Grantor:</b>    | Fiduciary Trust company International, Trustee Under the Trust created under the Will of Chauncey Belknap   |
| <b>Grantee:</b>    | Aspetcuk Land Trust   |
| <b>Sale Date:</b>  | September 29, 2017  |
| <b>Sale Price:</b> | \$278,370   |
| <b>Legal Ref.:</b> | Volume 596, Page 354  |
| <b>Deed:</b>       | Testamentary Trustee's Deed   |
| <b>Financing:</b>  | None recorded at the time of sale.  |
| <b>Size:</b>       | 27.837 +/- acres  |
| <b>Frontage:</b>   | 40 +/- feet off the west end of Wilson Road – but Wilson Road also turns and extends along this sale parcel another 750 +/- feet. This is a dirt path that is 40' wide and could support a driveway or access road. |

# PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition

## COMPARABLE SALE PROFILES, CONTINUED

### LAND SALE NO. 5 (Continued)



|                           |   |
|---------------------------|---|
| <p><b>Topography:</b></p> | <p>The site has a rolling terrain, but a general slope downward to the south. There is a hill in the northeast corner that rises to 425-430 +/- feet and then the land drops off sharply to the east down to a tributary on abutting property. On the west side of this hill, the land slopes down to the center of this sale parcel to an elevation of 385' where there is a pocket of wetlands that extends down through the center of the site. The elevation down through the center rolls from 385' up to a few hill of 400 to 410' +/- before it tappers down to 380-385' in the southern section where the wetlands spread out across the site. Based on mappings reviewed, 7.5 +/- acres or 27% is encumbered by wetlands. Except for the wetlands, the soil characteristics are mostly rocky and ledge.</p>  |
| <p><b>Other:</b></p>      | <p>The sale was purchased by the client of this appraisal; however, it was confirmed with several sources. The property was openly market with an abutting house going back to 2013. The property was listed with the abutting land for \$979,000. It was on for a year in 2012-2013, then on from December 2014 to March 2016 before it was taken off the market because one of the brothers involved in the ownership interest passed. The buyer obtained an appraisal, which is what the sale was based. The appraisal was made available for review. The buyer also obtained a Conservation Easement over another 10.515 +/- section to the north. The actual purchase price was based on an allocating the value of \$383,600 indicated in the appraisal divided by the total acreage of 38.35 acres (27.837 +/- acres for this sale plus 10/515 +/- acres for the land placed under a Conservation Easement = 38.35 +/- acres total). In addition to confirming the sale with the buyer and selling agent, the listing broker was also interviewed. She indicated there was activity but the topography and access constraints limited the utility.</p> |

**PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

**COMPARABLE SALE PROFILES, CONTINUED**

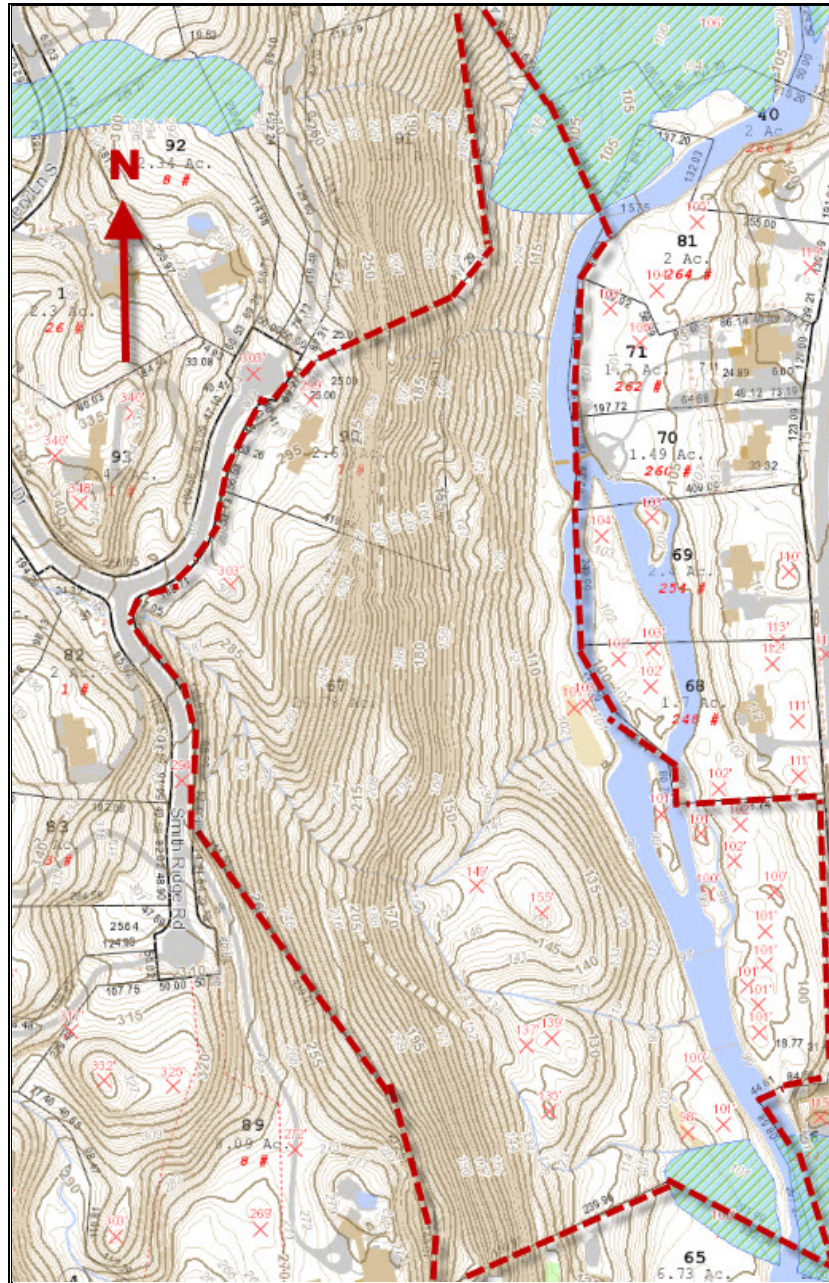
**LAND SALE NO. 5 (Continued)**

| <b>Adjustments</b> | The northwest section of the conservation easement abuts the subject tax parcel 15 Wampum Hill Road. Though the price was based on an allocation using \$383,600, it included an adjustment of \$16,400 for the value of the conservation easement. Adding this back in equates to a value of \$400,000. Dividing this by 38.35 total acres equals \$10,457/acre, which is rounded to \$10,500. The topography of this sale is similar to the subject. The sale is adjusted upwards for access issues, as access in from Wilson Road is questionable. The indicated unit value is adjusted upwards to \$11,550 to \$12,600 per acre. |
|--------------------|--|

**PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

**COMPARABLE SALE PROFILES, CONTINUED**

**LAND SALE NO. 6**

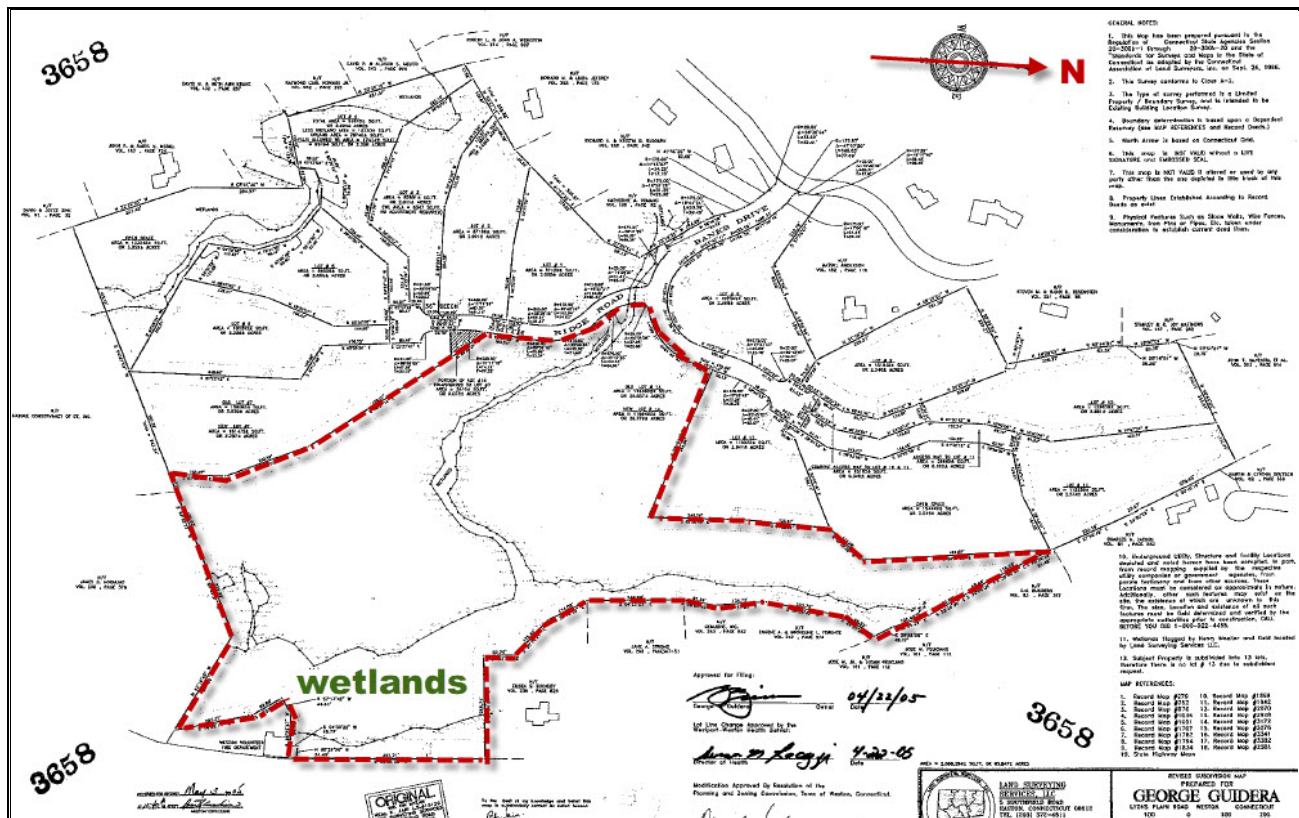


|                    |  |
|--------------------|--|
| <b>Address:</b>    | 14 Banks Drive, Weston, CT                         |
| <b>Tax Id:</b>     | Weston Tax Map 24, Block 4, Lot 67                 |
| <b>Grantor:</b>    | George C. Guidera (a.k.a. George Clarence Guidera) |
| <b>Grantee:</b>    | Ajit Prabhu  |
| <b>Sale Date:</b>  | January 16, 2015                                   |
| <b>Sale Price:</b> | \$730,000  |
| <b>Legal Ref.:</b> | Volume 566, Page 107-109                           |
| <b>Deed:</b>       | Warranty Deed                                      |

# PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition

## COMPARABLE SALE PROFILES, CONTINUED

### LAND SALE NO. 6 (Continued)



|                    |   |
|--------------------|---|
| <b>Financing:</b>  | None recorded at the time of sale.  |
| <b>Size:</b>       | 26.779 +/- acres (per survey)   |
| <b>Frontage:</b>   | 278.89 +/- feet of frontage off the southeasterly side of Banks Drive and 311.55 +/- feet off the easterly side of Smith Ridge Road, which is a cul-de-sac. The road is passable. The site was large, but because of wetlands, was limited to a large house lot even though it had a lot of frontage. |
| <b>Topography:</b> | The elevation along the street frontage is in the range of 290 – 300 +/- feet. The land then slopes steadily downward to the east to an elevation of about 95-100 +/- feet to the Saugatuck River that crosses the eastern side of the property.  |

**PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

**COMPARABLE SALE PROFILES, CONTINUED**

**LAND SALE NO. 6 (Continued)**

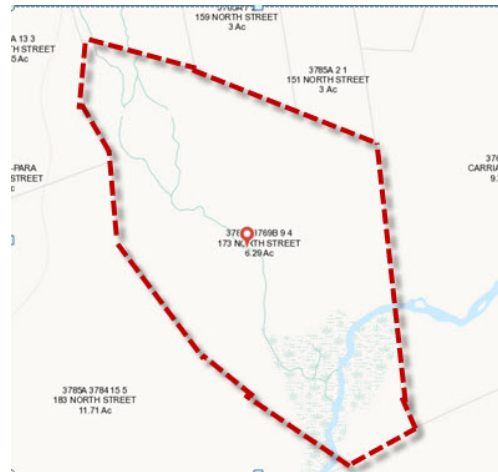
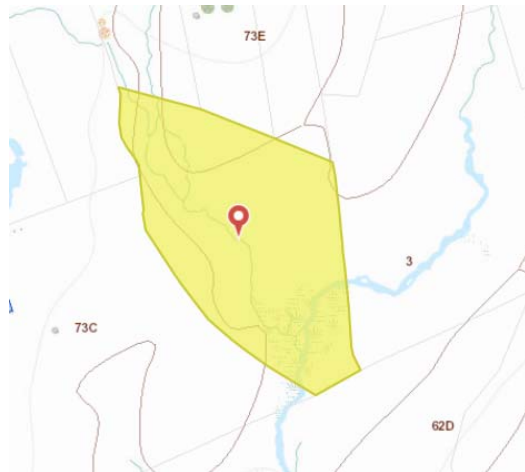
|                    |  |
|--------------------|--|
| <b>Other:</b>      | The property is part of an established subdivision in the lower section of Weston. The parcel reportedly has been in the same family for nearly 200 years. The sale was confirmed with the selling agent. The buyer is from Singapore and was considering building on this site, but purchased an abutting \$3 million +/- house instead. He then assembled other parcels for privacy. The parcel was listed for just under \$900,000 and sold approximately 10 months.                            |
|                    |  |
| <b>Adjustments</b> | At 26.779 +/- acres, and a price of \$730,000, the price paid per acre equates to \$27,260. The parcel is in the southcentral section of town, which is a superior location, and part of an established subdivision with higher end homes, necessitating a downward location adjustment. The shape is irregular but the topography is just a slope downward, as opposed to a rolling terrain like the subject. The adjusted unit value indicated is in the range of \$16,400 to \$19,100 per acre. |



**PART III - DATA ANALYSIS AND CONCLUSIONS – Before Acquisition**

**COMPARABLE SALE PROFILES, CONTINUED**

**LAND SALE NO. 7**



|                    |   |
|--------------------|---|
| <b>Address:</b>    | 173 North Street, Easton, CT  |
| <b>Tax Id:</b>     | Easton Tax ID: 3785A 3769B 9 4  |
| <b>Grantor:</b>    | Teresa Gocłowski  |
| <b>Grantee:</b>    | Suhang Yuan   |
| <b>Sale Date:</b>  | November 2, 2015  |
| <b>Sale Price:</b> | \$101,250   |
| <b>Legal Ref.:</b> | Volume 666, Page 275  |
| <b>Deed:</b>       | Warranty Deed   |
| <b>Financing:</b>  | None recorded at the time of sale.  |
| <b>Size:</b>       | 6.29 acres (273,992 SF)   |
| <b>Zoning:</b>     | R-3 (3 acre zoning)   |
| <b>Frontage:</b>   | None (30' wide deeded ROW)  |
| <b>Topography:</b> | The elevation in the norther section of the site is in the 480- 490 +/- foot level. This slopes generally downward to the south where the elevation is in the range of 475' +/- . The lower half of the site is within a flood zone and wetlands, as it is bisected by a brook. Level to sloping – with a good portion being wetlands limiting the utility. Approximately 90% Ridgebury, Leicester, and Whitman Soils, extremely stony, and 10% Charlton-Chatfield complex, very rocky (3 to 45% slopes). |
| <b>Other:</b>      | The property sold with a 30' wide, approximately 700' long, level deeded ROW that allowed access out to North Street (near #167 North Street). It was a gravel access road. It abuts State owned land and the land of Aspetuck Land Trust. There were some stone walls, as it was once partially used as pastureland. The property was listed for \$125,000 and, after being on the market for over 9 months, sold to a private user.   |
|                    |   |
| <b>Adjustments</b> | At 6.29 +/- acres, and a price of \$101,250, the price paid per acre equates to \$16,097. The property is in Easton, where property values in general are 15% lower than those in Weston. For example, the median home price in Easton in the last 365 days was \$610,000 compared to \$701,605 for Weston. The parcel is adjusted downward for having superior access and development potential. The indicated unit value is \$13,900 to \$14,800 per acre.  |

#### **PART IV - FACTUAL DATA / After Acquisition**

Should the subject be conveyed, the market value will be the same, as will the physical attributes of the site and neighborhood. There also are no neighborhood factors, such as abutting developments, etc. that will impact market value should the subject be conveyed as of the January 28, 2019 effective date. In addition, there is no partial conveyance being made. The assessment and zoning would not change if conveyed. Therefore, the factual data “After Acquisition” is the same as described as “Before Acquisition”.

#### **PART V - DATA ANALYSIS AND CONCLUSION – After Acquisition**

Should the subject be conveyed, the highest and best use would remain the same as well as the market value of the property as of the January 28, 2019 effective date.

#### **PART VI - ACQUISTION ANALYSIS**

There is no acquisition analysis required as part of this assignment. There is no partial taking being valued or considered. Therefore, there is no value allocation or damages to consider as part of the valuation analysis.

#### **PART VII - EXHIBITS AND ADDENDA**

The appraiser’s qualifications are located in the Addenda to follow. This is followed by additional data considered as part of the valuation analysis.

**ADDENDA**

## **QUALIFICATIONS OF THE APPRAISER:**

**JOHN J. GALVIN, MAI**

### **Education & Professional Affiliations:**

1989 graduate of University of Connecticut with a BS in Finance. All coursework required for MAI designation and State Licensing plus numerous seminars and continuing education courses. Two-year certificate in Plant Science & Nursery Management awarded May 1982 from the University of Connecticut School of Ratcliff-Hicks. Successfully completed Commercial Loan Credit Training Program with Connecticut National Bank 1990. Honorable Discharge from U.S. Navy 1986.

### **Real Estate Licenses and Certification:**

- CT Certified General Appraiser License #RCG.0000758 - Expiration date April 30, 2019
- Qualified as an expert witness in Connecticut Superior Courts.
- Board of Directors, Connecticut Chapter of the Appraisal Institute
- 2010 President of the CT Chapter of the Appraisal Institute
- 2014 Appointed Commissioner, Connecticut Real Estate Appraisal Commission

### **Types of Appraisal and Development Services Performed:**

*Property Services Performed:* Absorption Analysis; Appraisal Review; "As Is" – "As Complete" Analyses; Conservation Gift Valuations; Contamination Damage Analysis; Cost / Benefit Analysis; Cost-Benefit and Purchase Decisions; Credit Analysis; Current Market Valuation Analysis; Development and Investment Models; Development Strategies; Easement Valuations; Feasibility Studies; Functional Utility Studies; Highest & Best Use Analysis; Investment Value Analysis; Litigation Support; Market Rent Studies; Market Studies; Marketing and Penetration Studies; Neighborhood Impact Studies; Property Tax Analysis; Prospective Valuation Analysis; Retrospective Valuation Analysis; Risk Analysis; Sensitivity Analysis; Stigma Studies; Studies of Environmental Impact on Valuation; Tax Appeal Appraisals; Trend Studies; USPAP Compliance Review / Appropriateness of Techniques Used.

*Property Types Appraised:* Affordable Housing; Agricultural / Farm / Nursery; Amusement Facility; Apartment / Multi-Family Housing; Auto Salvage Yard; Automobile Dealership; Bank; Banquet Facility; Bus Station; Car Wash; Church / Worship Facility; Class A Office; Cold Storage / Mini Storage / Warehouse; Commercial / Commercial Land; Community Shopping Center; Condominium / Condo Conversions; Convenience Store; Corporate Headquarters; Country Estate; Courthouse; Day Care Center; Development Rights; Elderly / Age Restricted Housing; Eminent Domain and/or Partial Interest Involving Partial Taking; Factory; Fair Grounds; Fast Food Restaurant; Flood Plain; Fraternal Hall / Club; Garden Center; Gasoline Station; Golf Course / Driving Range; Greenhouse; Historic Property; Horse Barn / Stable; Hotel / Motel; Indoor Tennis Facility; Industrial / Industrial Land / Industrial Condo / Industrial Mill; Land Lease; Landfill; Large Acreage Parcel; Leasehold Estate; Medical / Medical Condo; Office Building / Office Condo; R&D; Recreational Uses; Residential Property of Various Types; Restaurant; Retail; Right of Way and Easement; Rooming House; Sand and Gravel Pit / Quarry; Saw Mill; School / Education Facility; Service Station / Auto Repair; Special Purpose Building; Special Use Property; Sports / Health Club; Subdivision; Tavern; Theater; Train Station; Truck Stop; Truck Terminal; Valet Parking Lot; Veterinarian Clinic; Waterfront Property; Wetlands.

Collected and confirmed market data, performed detailed property inspections, analyzed appraisal problems and independently wrote detailed narrative appraisals with R.F. Hagearty & Associates. Reviewed external real estate appraisals for all property types used in the loan underwriting and asset management processes while at Shawmut Bank. Evaluated commercial and real estate lending relationships in excess of \$250,000 to determine asset quality while at Connecticut National Bank.

### **Employment History:**

|  |                    |
|--|--------------------|
| Andrews & Galvin Appraisal Services, LLC Appraiser & Member        | March 2003 to date |
| H.G.A., LLC - Appraiser, Consultant & Principal                    | 2 years            |
| Galvin Appraisal Services, LLC - Independent Fee Appraiser & Owner | 5 years            |
| R.F. Hagearty & Associates, Inc. - Senior Staff Appraiser          | 3 years            |
| Shawmut N.A. & Connecticut National Bank – Staff Review Appraiser  | 1 year             |
| Connecticut National Bank –Senior Credit Review Analyst            | 2 years            |



VOL 337 PG 0827

4/28  
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**003238**      WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That **Howard Fromson** of the Town of Rockville, County of Tolland, and State of Connecticut, and **David Strassler** of the Town of Great Barrington, County of Berkshire, and State of Massachusetts herein designated as the Grantors, for the consideration of **TWO MILLION TWO HUNDRED THOUSAND (\$2,200,000.00) DOLLARS**, received to the full satisfaction of the Grantors, from the **TOWN OF WESTON**, a municipal corporation existing under the laws of the State of Connecticut whose mailing address is 56 Norfield Road, Weston, CT herein designated as the Grantee, do hereby give, grant, bargain, sell and convey to the Grantee:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

TO HAVE AND TO HOLD the premises hereby conveyed with the appurtenances thereof, unto the Grantee and its assigns forever, to their proper use and behoof, and the Grantors do for themselves, their heirs, successors and assigns, covenant with the Grantee and its assigns, that the Grantors are well seized of the premises as a good indefeasible estate in FEE SIMPLE; and have good right to grant and convey the same in manner and form as is herein written and the same are free from all encumbrances whatsoever, except as herein stated.

AND FURTHERMORE, the said Grantors do by these presents bind themselves and their heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantee and its assigns against all claims and demands whatsoever, except as herein stated.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender of 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 Grantors have hereunto set their hands and seals, this 28<sup>th</sup> day of January, 2003.

Barbara Katoch  
witness

H. A. Fromson  
HOWARD FROMSON aka Howard Fromson

Patricia C. Delude  
witness

No  
Conveyance Tax received  
Cynthia Archibald  
Town Clerk of Weston

VOL 337 PG 0828

STATE OF CONNECTICUT )  
 ) ss. TOLLAND  
COUNTY OF HARTFORD )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of January, 2003,  
by [~~Grantors~~] Howard F. Emerson

Patricia E. Delude  
Commissioner of the Superior Court  
Notary Public  
My Commission Expires:

**PATRICIA E. DELUDE**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES OCT. 31, 2007

Sandra J. Kline  
witness

David Strassler  
DAVID STRASSLER

Kathleen M. Naylor  
witness

STATE OF MASSACHUSETTS )  
 ) ss. GREAT BARRINGTON  
COUNTY OF BERKSHIRE )

The foregoing instrument was acknowledged before me this 1 day of JANUARY, 2003,  
by [~~Grantors~~] David Strassler

Kathleen M. Naylor  
Commissioner of the Superior Court  
Notary Public  
My Commission Expires: 4/17/04  
(seal)

VOL 337 PG 0829

## SCHEDULE A

FIRST PIECE

ALL THAT CERTAIN tract or parcel of land situated in the Town of Weston, County of Fairfield and State of Connecticut, as shown on that certain map entitled, "Subdivision of Upper Parish Woods, prepared for Thomas Cartin, Weston, Conn. Scale 1" = 100', October, 1961" certified "substantially correct", Dagar J. Fraser, Land Surveyor, which map is on file in the Weston Town Clerk's Office as Map No. 1551, to which reference is made, EXCEPTING THEREFROM, Lots 1, 2, 3, 10, 11, 12 + 13, which are not included herein, having been previously conveyed, as of record appear.

Being the same premises conveyed to said Thomas Cartin by Julia M.W. Gault, by Warranty Deed recorded in Volume 55, Page 302 of the Weston Land Records, excepting said lots referred to herein.

SECOND PIECE

ALL THOSE CERTAIN pieces or parcels of land, situated in the Town of Weston, County of Fairfield and State of Connecticut, and designated as those portions of "Parcel 'A'", consisting of 45.54 Acres and "Parcel 'E'", consisting of 2.85 Acres, both portions within the Town of Weston only, and all of "Parcel 'F'", consisting of .60 Acres, entirely within the Town of Weston, all as shown on a certain map entitled, "Map of Property of Julia M.W. Gault, Weston and Wilton, Conn.", made by Edgar J. Fraser, Land Surveyor, dated July 1961, and on file in the Weston Town Clerk's Office as Map No. 1533.

Together with any right, title and interest in and to "Old Two Rod Highway", as may have been acquired by the current owners.

THIRD PIECE

ALL THAT CERTAIN piece or parcel of land, with the buildings thereon, situated in the Town of Weston, County of Fairfield and State of Connecticut, known and designated as "Parcel B", as shown on "Map of Property Prepared for Isabelle P. Spadaro, Weston, Conn." made by Roland H. Gardner, Registered Land Surveyor, dated Sept. 8, 1965, and on file in the Weston Town Clerk's Office as Map No. 1903, and bounded:

NORTHWESTERLY: On land of Samuel Roberts, 659.14 feet;  
 EASTERLY: On land of Gustave Kramer in part, and in part on land of Boniface E. and Victoria S. Rossi, in all 564.75 feet;  
 NORTHERLY: On land of Boniface E. and Victoria S. Rossi, 403.85 feet;



FEB-03-2003 17:07

VOL 337 PG 0830

P. 04/04

- EASTERLY AGAIN: On Parcel A on said map, 327 feet;
  - NORTHERLY AGAIN: On said Parcel A on said map, 315.00 feet;
  - NORTHWESTERLY AGAIN: On said Parcel A on said map, 31.90 feet by the arc of a curve having a radius of 20 feet;
  - EASTERLY AGAIN: On the Weston road, being State Highway Route 57, 168.61 feet;
  - SOUTHERLY: On Parcel D on said map, 607.75 feet;
  - WESTERLY: On land now or formerly of James J. Martin, 108.59 feet;
  - SOUTHERLY AGAIN: On said land now or formerly of James J. Martin, 128.70 feet;
  - SOUTHWESTERLY: On Parcel C on said map, 288.48 feet;
  - WESTERLY AGAIN: On land of Samuel Roberts, 1010.90 feet
- Containing, according to said map, 18.918 acres.

Being the same premises conveyed to Samuel Roberts and Jerome Siebert by Isabelle P. Spadaro, by Warranty Deed dated September 30, 1965 and recorded in Volume 68, Page 166 of the Weston Land Records.

LESS AND EXCEPTING THEREFROM the following parcel of land situated in the Town of Weston, County of Fairfield and State of Connecticut, known and designated as "Lot B-1", as shown on a certain map entitled, "Property Line Revision Map Prepared for HOWARD FROMSON & DAVID STRASSLER, Weston, Conn." Scale 1" = 50' dated Feb. 24, 1990, revised Oct. 2, 1990 made by Roland H. Gardner - CT Reg. No. 5179, Land Surveyor and recorded in the Weston Town Clerk's Office as Map No. 3466.

FOURTH PIECE

ALL THAT CERTAIN piece or parcel of land located in the Town of Weston, County of Fairfield and State of Connecticut, being 6 Acres, more or less, and bounded and described as follows:

- SOUTHERLY: By land now or formerly of Esther A. Miller
- EASTERLY: By land now or formerly of Wilbur Sturges; and
- NORTHERLY & WESTERLY: By unknown persons

LESS AND EXCEPTING THEREFROM all that piece or parcel of land designated as "Parcel F", consisting of .60 Acres, as shown on Map No. 1533, on file in the Weston Town Clerk's Office.

RECEIVED FOR RECORD FEB 5 2003  
AT 11:50A IN ATTEST *[Signature]*  
WESTON TOWN CLERK

TOTAL F. 04

Location: UPPER PARISH DRIVE Map/Lot: 1 2 21 Zone: C Date Printed: 01/28/2019  
 911 Address: Neighborhood: C100 Last Update: Sales Type: Valid: Sale Price: 0

TOWN OF WESTON Volume/Page: 0337 / 0827 Date: 02-05-03  
 56 NORFIELD ROAD WESTON, CT 06883  
 FROMSON HOWARD A STRASSLER DAVID 0072 / 0567 05-09-67

Permit Number: Date: Cost: New House: Status: % Comp: Est Completion: Building Permit:  
 / / / / /

| Census/Tract               |      | State Item Codes |      | Appraised Value |       |
|----------------------------|------|------------------|------|-----------------|-------|
| Code                       | Code | Value            | Code | Quantity        | Value |
| 52-Corn Vac Land           | 350  | 0.01             |      |                 | 500   |
| Dev Lot 9                  |      |                  |      |                 | 0     |
| Date 08/14/2018            |      |                  |      |                 | 0     |
| Inspector EQ LG            |      |                  |      |                 | 0     |
| Action Measure Vacant Land |      |                  |      |                 | 500   |
| Exempt X                   |      |                  |      |                 |       |

| Land Type       | Acres       | 490  | Rate   | Adj  | Influence | Total Value | Land Type | Influence | Reason | Comment |
|-----------------|-------------|------|--------|------|-----------|-------------|-----------|-----------|--------|---------|
|                 |             |      |        |      |           |             |           |           |        |         |
| Comm Vac Excess | 0.01        | 0.00 | 50,000 | 1.00 | 0         | 500         |           |           |        |         |
| <b>Total</b>    | <b>0.01</b> |      |        |      |           | <b>500</b>  |           |           |        |         |

| Land Building Outbuilding Total | Current    | Assessment History (Prior Years as of Oct 1) |            |            |            | 490 Appraised Totals |
|---------------------------------|------------|--|------------|------------|------------|----------------------|
|                                 |            | 2018   | 2006       | 2005       | 2004       |                      |
| Land                            | 350        | 350  | 280        | 280        | 210        |                      |
| Building                        | 0          | 0  | 0          | 0          | 0          |                      |
| Outbuilding                     | 0          | 0  | 0          | 0          | 0          |                      |
| <b>Total</b>                    | <b>350</b> | <b>350</b>                                   | <b>280</b> | <b>280</b> | <b>210</b> | <b>Totals</b>        |

Comments:



|   |             |                    |           |                     |             |                |                         |              |            |
|---|-------------|--------------------|-----------|---------------------|-------------|----------------|-------------------------|--------------|------------|
| Location                                      |             | UPPER PARISH DRIVE |           | Map/Lot             | 1 2 25      | Zone           | C                       | Date Printed | 01/28/2019 |
| 911 Address                                   |             | WESTON, CT 06883   |           | Volume/Page         | 0337 / 0827 | Date           | 02-05-03                | Last Update: |            |
| TOWN OF WESTON                                |             | WESTON, CT 06883   |           | Neighborhood        | C200        |                | Sales Type              | Valid        | Sale Price |
| 56 NORFIELD ROAD                              |             | WESTON, CT 06883   |           | Prior Owner History |             |                |                         |              |            |
| FROMSON HOWARD A                              |             | STRASSLER DAVID    |           | 0072 / 0567         | 05-09-67    |                |                         | NO           | C          |
| Permit Number                                 | Date        | Cost               | New House | Status              | % Comp      | Est Completion | Building Permit         |              |            |
| Census/Tract                                  | Code        | Quantity           | Value     | Code                | Quantity    | Value          | Appraised Value         |              |            |
| Dev Map 151 1533 1628 1970                    | Dev Lot 5   | 2.48               | 227,500   | 52-Com Vac Land     | 2.48        | 227,500        | Total Land Value        | 325,000      |            |
| Date 08/14/2018                               | 12/10/2007  |                    |           |                     |             |                | Total Building Value    | 0            |            |
| Inspector EQ                                  | LG          |                    |           |                     |             |                | Total Outbuilding Value | 0            |            |
| Action Measure                                | Vacant Land |                    |           |                     |             |                | Total Market Value      | 325,000      |            |
| Exempt X                                      |             |                    |           |                     |             |                |                         |              |            |
| Assessment History (Prior Years as of Oct. 1) |             |                    |           |                     |             |                |                         |              |            |
| Land Type                                     | Acres       | 490                | Rate      | Adj                 | Influence   | Total Value    | Land Type               | Influence    | Reason     |
| Comm Prim Vac                                 | 2.48        | 0.00               | 325,000   | 1.00                | 0           | 325,000        |                         |              | Comment    |
| Total   | 2.48        |                    |           |                     |             | 325,000        |                         |              |            |
| 490 Appraised Totals                          |             |                    |           |                     |             |                |                         |              |            |
| Land Building Outbuilding Total               | Current     | 2018               | 2017      | 2016                | 2015        | Type           | Acres                   | Value        | Value      |
|   | 227,500     | 227,500            | 223,400   | 223,400             | 223,400     |                |                         |              |            |
|   | 0           | 0                  | 0         | 0                   | 0           |                |                         |              |            |
|   | 0           | 0                  | 0         | 0                   | 0           |                |                         |              |            |
|   | 227,500     | 227,500            | 223,400   | 223,400             | 223,400     | Totals         |                         |              |            |
| Comments                                      |             |                    |           |                     |             |                |                         |              |            |







Location: UPPER PARISH DRIVE Map/Lot: 1 2 22 Zone: C Date Printed: 01/28/2018  
 911 Address: Neighborhood: C200 Last Update:   
 Volume/Page: 0337 / 0827 Date: 02-05-03 Sales Type: Valid: NO Sale Price:   
 TOWN OF WESTON  
 56 NORFIELD ROAD WESTON, CT 06883  
 FROMSON HOWARD A STRASSLER DAVID  
 0072 / 0567 05-09-67  
 Building Permit

| Permit Number | Date | Cost | New House | Status | % Comp | Est Completion |
|---------------|------|------|-----------|--------|--------|----------------|
|               |      |      |           |        |        |                |
|               |      |      |           |        |        |                |
|               |      |      |           |        |        |                |
|               |      |      |           |        |        |                |

| State Item Codes |                | Value   | Code            | Quantity | Value | Appraised Value            |
|------------------|----------------|---------|-----------------|----------|-------|----------------------------|
| Census/Tract     | 1551 1533 1628 | 227,500 | 52-Com Vac Land | 2.07     |       | Total Land Value 325,000   |
| Dev Map          | 08/14/2018     |         |                 |          |       | Total Building Value 0     |
| Date             | 12/10/2007     |         |                 |          |       | Total Outbuilding Value 0  |
| Inspector EQ     | LG             |         |                 |          |       | Total Market Value 325,000 |
| Action Measure   | Vacant Land    |         |                 |          |       |                            |
| Exempt X         |                |         |                 |          |       |                            |

| Land Type     | Acres       | Rate    | Adj  | Acres |      |                | Influence | Reason | Comment |
|---------------|-------------|---------|------|-------|------|----------------|-----------|--------|---------|
|               |             |         |      | 2018  | 2017 | 2016           |           |        |         |
| Comm Prim Vac | 2.07        | 325,000 | 1.00 | 0     |      |                |           |        |         |
| <b>Total</b>  | <b>2.07</b> |         |      |       |      | <b>325,000</b> |           |        |         |

| Land Building Outbuilding Total | Current        | Assessment History (Prior Years as of Oct 1) |                |                | Acres | Type           | Value | Acres | Value |
|---------------------------------|----------------|--|----------------|----------------|-------|----------------|-------|-------|-------|
|                                 |                | 2018   | 2017           | 2016           |       |                |       |       |       |
|                                 | 227,500        | 227,500                                      | 212,000        | 212,000        | 2.07  | 212,000        |       |       |       |
|                                 | 0              | 0  | 0              | 0              |       | 0              |       |       |       |
|                                 | 0              | 0  | 0              | 0              |       | 0              |       |       |       |
| <b>Total</b>                    | <b>227,500</b> | <b>227,500</b>                               | <b>212,000</b> | <b>212,000</b> |       | <b>212,000</b> |       |       |       |

| 490 Appraised Totals |  |  |  |  |  |  |  |  |  |
|----------------------|--|--|--|--|--|--|--|--|--|
| Comments             |  |  |  |  |  |  |  |  |  |
| <b>Totals</b>        |  |  |  |  |  |  |  |  |  |





|  |                |                    |                 |                     |             |                      |                         |              |            |        |         |
|--|----------------|--------------------|-----------------|---------------------|-------------|----------------------|-------------------------|--------------|------------|--------|---------|
| Location                                     |                | UPPER PARISH DRIVE |                 | Map/Lot             | 1 3 89+90+  | Zone                 | C                       | Date Printed | 01/28/2019 |        |         |
| 911 Address                                  |                |                    |                 | Neighborhood        |             | Sales Type           | C100                    | Last Update  |            |        |         |
| TOWN OF WESTON                               |                | Owner Of Record    |                 | Volume/Page         | 0337 / 0827 | Date                 | 02-05-03                | Valid        | NO         |        |         |
| 56 NORFIELD ROAD                             |                | WESTON, CT 06883   |                 | Prior Owner History |             |                      |                         |              |            |        |         |
| FROMSON HOWARD A                             |                | STRASSLER DAVID    |                 | 0072 / 0567         | 05-09-67    | NO                   |                         |              |            |        |         |
| Permit Number                                | Date           | Cost               | New House       | Status              | % Comp      | Est Completion       | Building Permit         |              |            |        |         |
| Census/Tract                                 |                | State Item Codes   |                 | Quantity            |             | Value                | Appraised Value         |              |            |        |         |
| Dev Map                                      | 1533 1551 1628 | Dev Lot            | A B             | Code                | 48.99       | 1,622,290            | Total Land Value        | 2,317,560    |            |        |         |
| Date   | 08/14/2018     |                    | 02/03/2009      | 52-Com Vac Land     |             |                      | Total Building Value    | 0            |            |        |         |
| Inspector EQ                                 |                |                    | KW              |                     |             |                      | Total Outbuilding Value | 0            |            |        |         |
| Action Measure                               |                |                    | Value Chg- Town |                     |             |                      | Total Market Value      | 2,317,560    |            |        |         |
| Exempt                                       | X              |                    |                 |                     |             |                      |                         |              |            |        |         |
| Land Type                                    |                | Acres              | 490             | Rate                | Adj         | Influence            | Total Value             | Land Type    | Influence  | Reason | Comment |
| Comm Prim Vac                                |                | 2.00               | 0.00            | 250,000             | 1.00        | 0                    | 250,000                 |              |            |        |         |
| Comm Vac Excess                              |                | 46.99              | 0.00            | 50,000              | 0.88        | 0                    | 2,067,560               |              |            |        |         |
| Total  |                | 48.99              |                 |                     |             |                      | 2,317,560               |              |            |        |         |
| Assessment History (Prior Years as of Oct 1) |                |                    |                 |                     |             |                      |                         |              |            |        |         |
|  | Current        | 2018               | 2017            | 2016                | 2015        | 490 Appraised Totals |                         |              |            |        |         |
| Land   | 1,622,290      | 1,622,290          | 1,525,700       | 1,525,700           | 1,525,700   | Value                | Acres                   | Type         | Value      | Acres  | Value   |
| Building                                     | 0              | 0                  | 0               | 0                   | 0           |                      |                         |              |            |        |         |
| Outbuilding                                  | 0              | 0                  | 0               | 0                   | 0           |                      |                         |              |            |        |         |
| Total  | 1,622,290      | 1,622,290          | 1,525,700       | 1,525,700           | 1,525,700   |                      |                         | Totals       |            |        |         |
| INCL. LAND OF LOTS 20, 21, 89, 90 - KMW      |                |                    |                 |                     |             |                      |                         |              |            |        |         |
| Comments                                     |                |                    |                 |                     |             |                      |                         |              |            |        |         |



|  |                |                    |            |                     |            |                |                 |                   |                            |
|--|----------------|--------------------|------------|---------------------|------------|----------------|-----------------|-------------------|----------------------------|
| Location                                     |                | UPPER PARISH DRIVE |            | Map/Lot             | 1 2 26     | Zone           | C               | Date Printed:     | 01/28/2019                 |
| 911 Address:                                 |                |                    |            | Neighborhood:       |            | Sales Type     | C200            | Last Update:      |                            |
| TOWN OF WESTON                               |                | Owner/Of Record    |            | Volume/Page         | 0337 /0827 | Date           | 02-05-03        | Valid             | NO                         |
| 56 NORFIELD ROAD                             |                | WESTON , CT 06883  |            | Prior Owner History |            |                |                 |                   |                            |
| FROMSON HOWARD A                             |                | STRASSLER DAVID    |            | 0072 /0567          | 05-09-67   |                |                 | NO                |                            |
| Permit Number                                | Date           | Cost               | New House  | Status              | % Comp     | Est Completion | Building Permit |                   |                            |
|  |                |                    |            |                     |            |                |                 |                   |                            |
| Census/Tract                                 |                | State Item Codes   |            | Quantity            |            | Value          | Quantity        | Value             | Appraised Value            |
| Dev Map                                      | 1533 1551 1628 | Dev Lot            | 4          | 52-Com Vac Land     | 2.53       | 227,500        |                 |                   | Total Land Value 325,000   |
| Date   | 08/14/2018     |                    | 12/10/2007 |                     |            |                |                 |                   | Total Building Value 0     |
| Inspector EQ                                 |                | LG                 |            |                     |            |                |                 |                   | Total Outbuilding Value 0  |
| Action Measure                               |                | Reval Check        |            |                     |            |                |                 |                   | Total Market Value 325,000 |
| Exempt X                                     |                |                    |            |                     |            |                |                 |                   |                            |
| Land Type                                    |                | Acres              | 490        | Rate                | 325,000    | Adj            | 1.00            | Influence         |                            |
| Comm Prim Vac                                |                | 2.53               | 0.00       |                     |            |                |                 | 0                 |                            |
| Total  |                | 2.53               |            |                     |            |                |                 | 325,000           |                            |
| Assessment History (Prior Years as of Oct 1) |                | Acres              |            | Influence           |            | Land Type      |                 | Influence Factors |                            |
| Current                                      | 2018           | 2017               | 2016       | 2015                | 2014       | 2013           | 2012            | 2011              | 2010                       |
| 227,500                                      | 227,500        | 224,800            | 224,800    | 224,800             | 224,800    | 224,800        | 224,800         | 224,800           | 224,800                    |
| 0  | 0              | 0                  | 0          | 0                   | 0          | 0              | 0               | 0                 | 0                          |
| 0  | 0              | 0                  | 0          | 0                   | 0          | 0              | 0               | 0                 | 0                          |
| 227,500                                      | 227,500        | 224,800            | 224,800    | 224,800             | 224,800    | 224,800        | 224,800         | 224,800           | 224,800                    |
| 490: Appraised Totals                        |                | Acres              | Value      | Type                | Acres      | Value          | Type            | Acres             | Value                      |
| Land Building Outbuilding Total              |                | 227,500            | 227,500    |                     | 224,800    | 224,800        |                 | 224,800           | 224,800                    |
| Comments                                     |                |                    |            |                     |            |                |                 |                   |                            |







Location: 15 WAMPUM HILL ROAD  
 Map/Lot: 1 3 91  
 Zone: C  
 Date Printed: 01/28/2019

911 Address: [Blank]  
 Neighborhood: C100  
 Last Update: [Blank]

TOWN OF WESTON  
 Volume/Page: 0337 / 0827  
 Date: 02-05-03  
 Sales Type: [Blank]  
 Valid: NO  
 Sale Price: 0

56 NORFIELD ROAD WESTON, CT 06883  
 Prior Owner History

FROMSON HOWARD  
 STRASSLER DAVID  
 0152 / 0087  
 11-10-86

| Permit Number | Date | Cost | New House | Status | Comp | Est Completion | Building Permit |
|---------------|------|------|-----------|--------|------|----------------|-----------------|
|               |      |      |           |        |      |                |                 |
|               |      |      |           |        |      |                |                 |
|               |      |      |           |        |      |                |                 |
|               |      |      |           |        |      |                |                 |
|               |      |      |           |        |      |                |                 |

| Census/Tract   | State Item Codes |          |         | Appraised Value         |          |         |
|----------------|------------------|----------|---------|-------------------------|----------|---------|
|                | Code             | Quantity | Value   | Code                    | Quantity | Value   |
| Dev Map        | 52-Com Vac Land  | 5.40     | 292,810 | Total Land Value        |          | 418,300 |
| Date           | 08/14/2018       |          |         | Total Building Value    |          | 0       |
| Inspector EQ   | LG               |          |         | Total Outbuilding Value |          | 0       |
| Action Measure | Reval Check      |          |         | Total Market Value      |          | 418,300 |
| Exempt X       |                  |          |         |                         |          |         |

| Land Type       | Acres |         |      |           | Influence Factors |           |
|-----------------|-------|---------|------|-----------|-------------------|-----------|
|                 | 490   | Rate    | Adj  | Influence | Land Type         | Influence |
| Comm Prim Vac   | 2.00  | 250,000 | 1.00 | 0         |                   |           |
| Comm Vac Excess | 3.40  | 50,000  | 0.99 | 0         |                   |           |
| Total           | 5.40  |         |      |           |                   | 418,300   |

| Assessment History (Prior Years as of Oct 1) | 490 Appraised Totals |         |         |         |
|--|----------------------|---------|---------|---------|
|  | 2015                 | 2016    | 2017    | 2018    |
| Land   | 341,800              | 341,800 | 341,800 | 341,800 |
| Building                                     | 0                    | 0       | 0       | 0       |
| Outbuilding                                  | 0                    | 0       | 0       | 0       |
| Total  | 341,800              | 341,800 | 341,800 | 341,800 |

1) FIX LUC  
 2) FORMAT LAND

Comments

THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY REVALUATION DATE: 10/012018

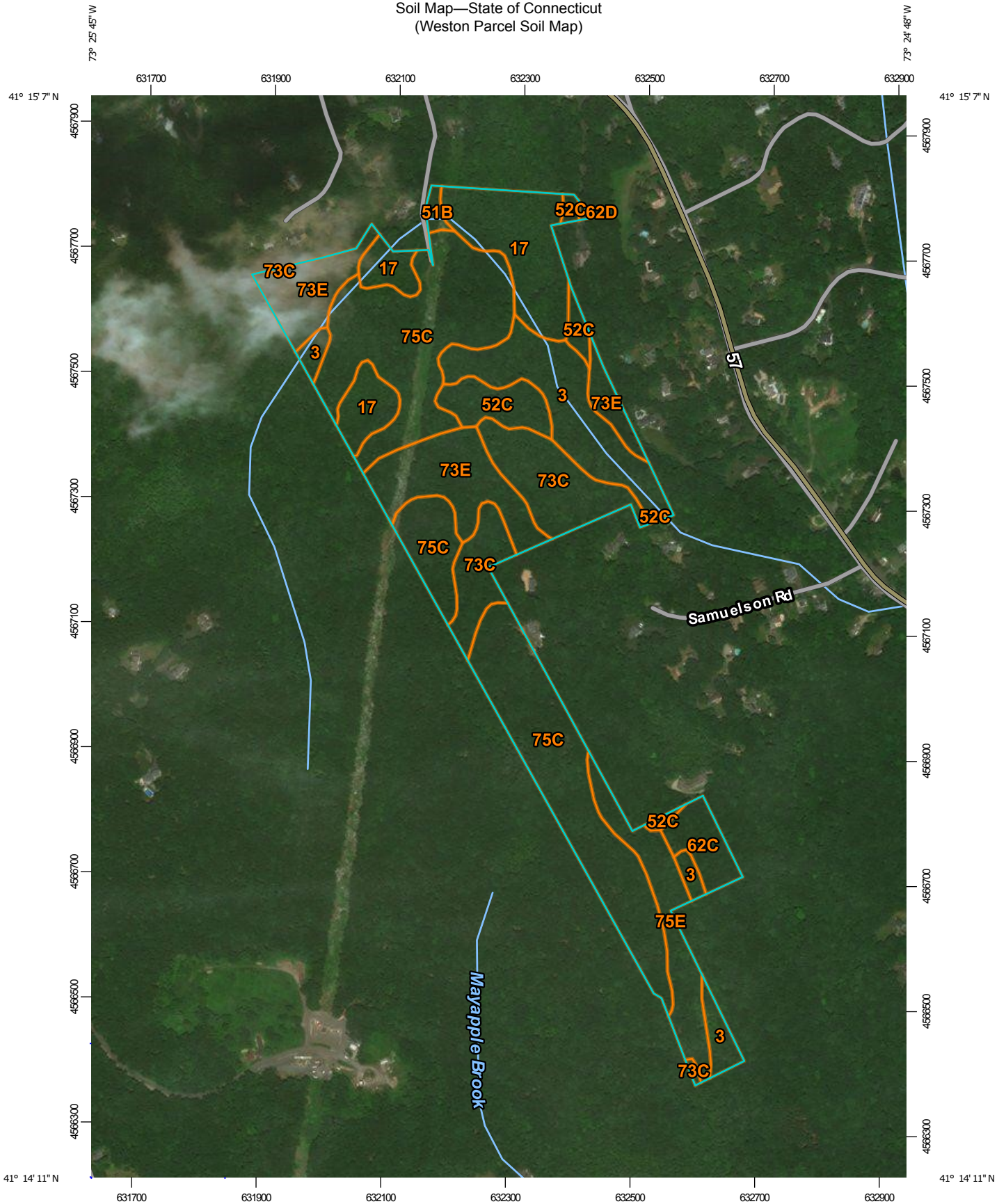




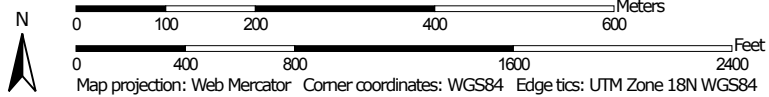
|  |             |                     |             |              |           |                      |                         |              |            |
|--|-------------|---------------------|-------------|--------------|-----------|----------------------|-------------------------|--------------|------------|
| Location                                     |             | GEORGETOWN ROAD     |             | Map/Lot      | 1 2 40+59 | Zone                 | C                       | Date Printed | 01/28/2019 |
| 911 Address                                  |             | TOWN OF WESTON      |             | Neighborhood | C100      | Sales Type           |                         | Last Update  |            |
| 56 NORFIELD ROAD                             |             | Volume/Page         | 0337 / 0827 | Date         | 02-05-03  | Valid                | NO                      | Sale Price   | 0          |
| WESTON, CT 06883                             |             | Prior Owner History |             |              |           |                      |                         |              |            |
| FROMSON HOWARD A                             |             | STRASSLER DAVID     |             |              |           |                      |                         |              |            |
| Permit Number                                | Date        | Cost                | New House   | Status       | % Comp    | Est Completion       | Building Permit         |              |            |
|  |             |                     |             |              |           |                      |                         |              |            |
| State Item Codes                             |             |                     |             |              |           |                      |                         |              |            |
| Census/Tract                                 | Code        | Quantity            | Value       | Code         | Quantity  | Value                | Appraised Value         |              |            |
| Dev Map 1551, 1533, 1826                     | Dev Lot B   | 14.09               | 214,780     |              |           |                      | Total Land Value        | 306,823      |            |
| Date 08/14/2018                              | 12/12/2007  |                     |             |              |           |                      | Total Building Value    | 0            |            |
| Inspector EQ                                 | LG          |                     |             |              |           |                      | Total Outbuilding Value | 0            |            |
| Action Measure                               | Reval Check |                     |             |              |           |                      | Total Market Value      | 306,823      |            |
| Exempt X                                     |             |                     |             |              |           |                      |                         |              |            |
| Acres  |             |                     |             |              |           |                      |                         |              |            |
| Land Type                                    | Acres       | 490                 | Rate        | Adj          | Influence | Total Value          | Land Type               | Influence    | Reason     |
| Comm Prim Vac                                | 2.00        | 0.00                | 250,000     | 1.00         | 0         | 250,000              | Comm Vac Excess         | -90          | Topography |
| Comm Vac Excess                              | 12.09       | 0.00                | 50,000      | 0.94         | -90       | 56,823               |                         |              |            |
| Total  | 14.09       |                     |             |              |           | 306,823              |                         |              |            |
| Assessment History (Prior Years as of Oct 1) |             |                     |             |              |           |                      |                         |              |            |
|  | Current     | 2018                | 2017        | 2016         | 2015      | 490 Appraised Totals |                         |              |            |
| Land   | 214,780     | 214,780             | 48,300      | 48,300       | 48,300    | Value                | Type                    | Acres        | Value      |
| Building                                     | 0           | 0                   | 0           | 0            | 0         |                      |                         |              |            |
| Outbuilding                                  | 0           | 0                   | 0           | 0            | 0         |                      |                         |              |            |
| Total  | 214,780     | 214,780             | 48,300      | 48,300       | 48,300    | Totals               |                         |              |            |
| Comments                                     |             |                     |             |              |           |                      |                         |              |            |



Soil Map—State of Connecticut  
(Weston Parcel Soil Map)




Map Scale: 1:8,430 if printed on A portrait (8.5" x 11") sheet.



Soil Map—State of Connecticut  
(Weston Parcel Soil Map)

**MAP LEGEND**

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**






 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut  
Survey Area Data: Version 18, Dec 6, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

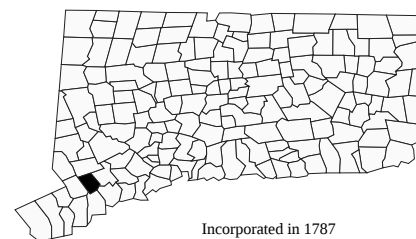
| Map Unit Symbol                    | Map Unit Name   | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 3                                  | Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony | 10.5         | 12.2%          |
| 17                                 | Timakwa and Natchaug soils, 0 to 2 percent slopes                               | 10.7         | 12.5%          |
| 51B                                | Sutton fine sandy loam, 0 to 8 percent slopes, very stony                       | 0.5          | 0.5%           |
| 52C                                | Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony                 | 4.1          | 4.7%           |
| 62C                                | Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony   | 2.4          | 2.8%           |
| 62D                                | Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony  | 0.1          | 0.1%           |
| 73C                                | Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky                  | 9.1          | 10.6%          |
| 73E                                | Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky                 | 11.7         | 13.6%          |
| 75C                                | Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes                   | 31.6         | 36.7%          |
| 75E                                | Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes                  | 5.4          | 6.3%           |
| <b>Totals for Area of Interest</b> |   | <b>86.1</b>  | <b>100.0%</b>  |

# Weston, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

**Town Hall**  
56 Norfield Road  
Weston, CT 06883  
(203) 222-2656

*Belongs To*  
Fairfield County  
LMA Bridgeport - Stamford  
Western Planning Area



Incorporated in 1787

## Demographics

### Population

|                       | Town   | County  | State     |
|-----------------------|--------|---------|-----------|
| 2000                  | 10,037 | 882,567 | 3,405,565 |
| 2010                  | 10,179 | 916,829 | 3,574,097 |
| 2012-2016             | 10,347 | 941,618 | 3,588,570 |
| 2020                  | 8,600  | 944,692 | 3,604,591 |
| '16 - '20 Growth / Yr | -5.1%  | 0.1%    | 0.1%      |

|                           | Town      | County   | State     |
|---------------------------|-----------|----------|-----------|
| Land Area (sq. miles)     | 20        | 625      | 4,842     |
| Pop./Sq. Mile (2012-2016) | 523       | 1,507    | 741       |
| Median Age (2012-2016)    | 45        | 40       | 41        |
| Households (2012-2016)    | 3,440     | 335,209  | 1,354,713 |
| Med. HH Inc. (2012-2016)  | \$218,152 | \$86,670 | \$71,755  |

|                      | Town | State   |
|----------------------|------|---------|
| Veterans (2012-2016) | 346  | 188,759 |

### Age Distribution (2012-2016)

|        | 0-4        | 5-14        | 15-24       | 25-44       | 45-64         | 65+         | Total          |
|--------|------------|-------------|-------------|-------------|---------------|-------------|----------------|
| Town   | 464 4%     | 2,084 20%   | 1,211 12%   | 1,490 14%   | 3,855 37%     | 1,243 12%   | 10,347 100%    |
| County | 53,839 6%  | 127,239 14% | 124,148 13% | 231,225 25% | 269,733 29%   | 135,434 14% | 941,618 100%   |
| State  | 188,812 5% | 439,100 12% | 494,529 14% | 878,077 24% | 1,033,029 29% | 555,023 15% | 3,588,570 100% |

### Race/Ethnicity (2012-2016)

|                           | Town  | County  | State     |
|---------------------------|-------|---------|-----------|
| White Alone, Non-Hispanic | 8,838 | 598,017 | 2,464,450 |
| Black Alone               | 112   | 107,282 | 372,696   |
| Asian                     | 394   | 47,742  | 152,782   |
| Native American           | 0     | 2,441   | 9,399     |
| Other/Multi-Race          | 356   | 89,139  | 284,582   |
| Hispanic or Latino        | 690   | 175,480 | 537,728   |

### Poverty Rate (2012-2016)

|                          | Town | County | State |
|--------------------------|------|--------|-------|
| Poverty Rate (2012-2016) | 1.9% | 8.8%   | 10.4% |

### Educational Attainment (2012-2016)

|                      | Town      | County      | State |
|----------------------|-----------|-------------|-------|
| High School Graduate | 433 7%    | 673,220 27% | 27%   |
| Associates Degree    | 112 2%    | 184,426 7%  | 7%    |
| Bachelors or Higher  | 5,504 84% | 938,319 38% | 38%   |

## Economics

### Business Profile (2016)

| Sector   | Units | Employment |
|--|-------|------------|
| Total - All Industries                             | 327   | 1,236      |
| 23 - Construction                                  | 14    | 43         |
| 31-33 - Manufacturing                              | NA    | NA         |
| 42 - Wholesale Trade                               | 47    | 63         |
| 44-45 - Retail Trade                               | 8     | 95         |
| 81 - Other Services (except Public Administration) | 84    | 116        |
| Total Government                                   | 10    | 514        |

### Top Five Grand List (2017)

|                                  | Amount          |
|----------------------------------|-----------------|
| Conn Light & Power Co            | \$19,640,000    |
| Aspetuck Valley Country Club Inc | \$10,532,540    |
| Financial Serv Veh Trust         | \$8,000,747     |
| Aquarion Water Company Of CT     | \$6,631,180     |
| Toyota Lease Trust               | \$6,463,602     |
| Net Grand List (SFY 2015-2016)   | \$2,341,794,069 |

### Major Employers (2016)

|                             |                |
|-----------------------------|----------------|
| Weston - BOE                | Town of Weston |
| Aspetuck Valley County Club | Peters Market  |
| Fairfield County Bank       |                |

## Education

### 2017-2018 School Year

|                        | Grades | Enrollment |
|------------------------|--------|------------|
| Weston School District | PK-12  | 2343       |

### Smarter Balanced Test Percent Above Goal (2016-2017)

|      | Grade 3 |       | Grade 4 |       | Grade 8 |       |
|------|---------|-------|---------|-------|---------|-------|
|      | Town    | State | Town    | State | Town    | State |
| Math | 79.6%   | 53.1% | 71.9%   | 50.0% | 79.2%   | 41.8% |
| ELA  | 69.8%   | 51.8% | 76.2%   | 54.1% | 72.9%   | 53.7% |

### Pre-K Enrollment (PSIS)

|                        | 2016-2017 |
|------------------------|-----------|
| Weston School District | 25        |

### Rate of Chronic Absenteeism (2016-2017)

|                        | All  |
|------------------------|------|
| Connecticut            | 9.9% |
| Weston School District | 4.6% |

### 4-Year Cohort Graduation Rate (2016-2017)

|                        | All   | Female | Male  |
|------------------------|-------|--------|-------|
| Connecticut            | 87.9% | 90.9%  | 85.1% |
| Weston School District | *     | *      | *     |

### Public vs Private Enrollment (2012-2016)

|         | Town  | County | State |
|---------|-------|--------|-------|
| Public  | 82.9% | 81.8%  | 86.8% |
| Private | 17.1% | 18.2%  | 13.2% |

# Weston, Connecticut

CERC Town Profile 2018



Connecticut  
Economic  
Resource Center

## Government

Government Form: Selectman - Town Meeting

|                       |              |                           |              |                                    |                 |
|-----------------------|--------------|---------------------------|--------------|------------------------------------|-----------------|
| Total Revenue (2016)  | \$75,755,510 | Total Expenditures (2016) | \$74,259,322 | Annual Debt Service (2016)         | \$6,390,963     |
| Tax Revenue           | \$66,993,811 | Education                 | \$55,344,610 | As % of Expenditures               | 8.6%            |
| Non-tax Revenue       | \$8,761,699  | Other                     | \$18,914,712 | Eq. Net Grand List (2016)          | \$3,584,903,135 |
| Intergovernmental     | \$6,964,897  | Total Indebtedness (2016) | \$39,420,291 | Per Capita                         | \$347,981       |
| Per Capita Tax (2016) | \$6,520      | As % of Expenditures      | 53.1%        | As % of State Average              | 230.0%          |
| As % of State Average | 227.0%       | Per Capita                | \$3,826      | Moody's Bond Rating (2016)         | Aaa             |
|                       |              | As % of State Average     | 154.3%       | Actual Mill Rate (2016)            | 28.67           |
|                       |              |                           |              | Equalized Mill Rate (2016)         | 18.74           |
|                       |              |                           |              | % of Net Grand List Com/Ind (2016) | 1.0%            |

## Housing/Real Estate

Housing Stock (2012-2016)

|                           | Town      | County    | State     |
|---------------------------|-----------|-----------|-----------|
| Total Units               | 3,859     | 364,737   | 1,493,798 |
| % Single Unit (2012-2016) | 98.5%     | 57.9%     | 59.1%     |
| New Permits Auth (2017)   | 10        | 1,719     | 4,547     |
| As % Existing Units       | 0.3%      | 0.5%      | 0.3%      |
| Demolitions (2017)        | 0         | 538       | 1,403     |
| Home Sales                | NA        | 7,243     | 26,310    |
| Median Price              | \$857,700 | \$413,400 | \$269,300 |
| Built Pre-1950 share      | 21.0%     | 29.3%     | 29.7%     |
| Owner Occupied Dwellings  | 3,249     | 226,707   | 900,223   |
| As % Total Dwellings      | 94.5%     | 67.6%     | 66.5%     |
| Subsidized Housing (2017) | 4         | 34,307    | 168,576   |

Distribution of House Sales

|                     | Town | County | State |
|---------------------|------|--------|-------|
| Less than \$100,000 | NA   | 439    | 3,417 |
| \$100,000-\$199,999 | NA   | 890    | 7,522 |
| \$200,000-\$299,999 | NA   | 1,117  | 6,031 |
| \$300,000-\$399,999 | NA   | 980    | 3,380 |
| \$400,000 or More   | NA   | 3,817  | 5,960 |

Rental (2012-2016)

|                       | Town    | County  | State   |
|-----------------------|---------|---------|---------|
| Median Rent           | \$2,579 | \$1,385 | \$1,094 |
| Cost-burdened Renters | 49.4%   | 54.0%   | 52.5%   |

## Labor Force

|                      | Town  | County  | State     |
|----------------------|-------|---------|-----------|
| Residents Employed   | 4,237 | 459,238 | 1,795,519 |
| Residents Unemployed | 176   | 23,180  | 96,273    |
| Unemployment Rate    | 4.0%  | 4.8%    | 5.1%      |
| Self-Employed Rate   | 24.8% | 13.0%   | 9.9%      |
| Total Employers      | 327   | 35,142  | 117,337   |
| Total Employed       | 1,236 | 423,648 | 1,666,580 |

Connecticut Commuters (2015)

| Commuters Into Town From: | Town Residents Commuting To: |
|---------------------------|------------------------------|
| Weston, CT                | 348 Manhattan, NY            |
| Bridgeport, CT            | 89 Stamford, CT              |
| Fairfield, CT             | 85 Weston, CT                |
| Norwalk, CT               | 68 Norwalk, CT               |
| Stratford, CT             | 50 Westport, CT              |
| Trumbull, CT              | 49 Wilton, CT                |
| Stamford, CT              | 48 Greenwich, CT             |
|                           | 138                          |

## Quality of Life

Crime Rates (per 100,000 residents) (2016)

|          | Town | State |
|----------|------|-------|
| Property | 142  | 1,780 |
| Violent  | 0    | 224   |

Distance to Major Cities

|               | Miles |
|---------------|-------|
| New York City | 49    |
| Hartford      | 51    |
| Providence    | 109   |
| Boston        | 143   |
| Montreal      | 298   |

Residential Utilities

|  |
|--|
| <b>Electric Provider</b>                           |
| Eversource Energy<br>(800) 286-2000                |
| <b>Gas Provider</b>                                |
| Southern Connecticut Gas Company<br>(800) 659-8299 |
| <b>Water Provider</b>                              |
| Aquarion Water Company<br>(800) 732-9678           |
| <b>Cable Provider</b>                              |
| Cablevision of Connecticut, LP<br>(203) 847-6666   |

Disengaged Youth (2012-2016)

|        | Town | State |
|--------|------|-------|
| Female | 0.0% | 4.5%  |
| Male   | 0.0% | 5.5%  |

|                                | Town |
|--------------------------------|------|
| Library circulation per capita | 5.08 |





P.O. Box 444  
Westport, CT 06881-0444  
(203) 331-1906

**PRESIDENT**  
Donald Hyman

**VICE-PRESIDENTS**  
Maria Dempsey  
Stephan Grozinger  
Robert McHugh  
Ross Ogden  
Joseph Schnierlein

**EXECUTIVE DIRECTOR**  
David Brant

**BOARD OF DIRECTORS**

Easton  
William J. Kupinse, Jr.  
Ross Ogden

Fairfield  
Jeffrey Galdenzi  
Donald Hyman  
Christopher Kerin  
Nancy Moon

Weston  
Maria Dempsey  
Stephan Grozinger  
Tom Johnson  
Tracy Pennoyer

Westport  
G. Kenneth Beinhart  
Walter Greene, Jr.  
Melissa Newman  
Heather Williams

**AT-LARGE DIRECTORS**  
Kirby Brendsel  
Aili diBonaventura  
William Kraekel  
Jacquie Littlejohn  
Robert McHugh  
Joseph Schnierlein

**HONORARY MEMBERS**  
Robert Larsen  
Bruce LePage

January 3, 2019

John Galvin, MAI  
Andrews & Galvin Appraisal Services, LLC  
16 Spring Lane  
Farmington, CT 06032

Dear Mr. Galvin,

Aspetuck Land Trust authorizes you to proceed with a yellow book appraisal for the amount of \$4,750 on the 83.79-acre Fromson Strassler property in Weston which we hope to acquire from the Town of Weston.

The due date for the appraisal is January 31.

Please send 2 copies of the final report to me at

:  
David Brant  
Executive Director  
Aspetuck Land Trust  
239 Toilsome Hill Road  
Fairfield, CT 06825  
Email report to: [dbrant@aspetucklandtrust.org](mailto:dbrant@aspetucklandtrust.org)

The best phone to reach me is at: 612-730-1990 mobile

Sincerely,

David Brant  
Executive Director