

Employees Retirement Board: 9 members: 5 members appointed by the First Selectwoman with RTM approval for 5-year terms and a two-term limit. Other members serve two-year terms.

Nine Members= Five resident volunteers plus First Selectwoman, two Town employees and a BOE employee.

Seat	Name	Position	Party	Term Start	Term End
1	John B. Mahoney		U	11/17	11/22
2	Carolyn L. Trabuco	Chair '21	D	11/18	11/23
3	Eric S. Newman		D	11/19	11/24
4	Kevin A. Sjodin		R	11/20	11/25
5	Vacant			11/21	11/26
6	Susan Balla	Town Employee Rep.			
7	Russell Atkins	Town Employee Rep.			
8	Christopher Brand	BOE Employee Rep.			
9	Brenda L. Kupchick	First Selectwoman			

Full	
Party	Count
Democrats	2
Unaffiliated	1
Republicans	1
Vacancy	1
Total Full	5

1- Appointed by BOS on 11-15-17 and RTM on 12-18-17. Served partial term prior to this. Replaced Sanford Herman, D.

2-Appointed by BOS on 11-20-18 and RTM on 11-26-18. Served partial term prior to this. Replaced Kathryn Fagan, R.

3-Appointed by BOS on 02-10-21 and RTM on 04-13-20. Replaced Geoffrey G. Mullen, R.

4-Appointed by BOS on 11-02-20 and RTM on 11-12-20. Replaced Brian P. Vahey, R.

5-James B. Brown is on the 12/06/21 BOS agenda and will also need RTM approval. The seat was vacated by Scott Pollack –U- who did not want another term.

The Employees Retirement Board is responsible for the general management and direction of the pension fund for town employees and ensuring the effective operation of the retirement system.

As defined in the Town Code, Chapter 37, duties include:

1-Having charge of the general direction and management of the fund. Any portion of the fund may be invested by one or more trust companies or banks authorized to conduct trust business in the state or may be deposited in a savings bank or trust company or state or national bank in this state or used to purchase life insurance or endowment policies or annuity contracts issued by a life insurance company authorized to do business in the state.

2-The town shall provide such clerical, legal, actuarial, or medical assistance as board members require to carry out their duties.

3-The fiscal officer will act as executive secretary to the Employees' Retirement Board members but have no vote as a member.

Updated 12/01/21

From: null@town.fairfield.ct.us
To: [Board of Selectmen](#)
Subject: New submission for form: Boards and Commissions Interest Form (ID #198)
Date: Saturday, November 20, 2021 12:56:54 PM

Boards and Commissions Interest Form

Record #198 submitted from IP address 75.99.217.170 on 11/20/2021 12:57 PM

[View form](#)

ID	198
First Name	James
Last Name	Brown
Street Address	90 Ross Hill Rd
Zip Code	06824
Email Address	jbbrown4g@gmail.com
Cell Phone	203-395-1144
Home Phone	203-255-8652
Work Phone	202-383-6291
Voter Registration Status	Yes
Political Party Affiliation	Republican Party
Board or Commission	Employees' Retirement Board
Read the Boards Role	Yes
How You Learned About the Position	Colleague
Who You Have	First Selectwoman, Other Person(s)

Spoken To	
Explanation of Interest and Contribution	Served on BOF for 12 years, including eight as VC and two as Chair. For 12 years have received status updates from Chair of JRIB, and have reviewed CAFR, so very familiar with the pension and OPEB plans, including the goals of the plans. As I am no longer on the BOF, I have time to volunteer on another board, and have the background that will allow me to contribute to the Employees Retirement Board.
Resume or Bio	JB BIO.docx
Additional Comments	

[Manage](#)

Jim Brown

Senior Vice president - Meyer, Inc – 2016 – Present

- Responsible for company operations, sales and business line management
- Implementing strategic acquisitions, alliances and business initiatives
- Oversee financial results for business groups
- Responsible for ROI on investments for company expansion

VP and General Manager, Meyer Inc - January 2012 – Dec 2016

- Responsible for top line revenue growth
- Responsible for achieving margin and profit goals
- Oversee company expansion and capacity

Fairfield BOF

- Member of BOF - 2009 - 2021
- Served as VC for eight years – 2011-2019
- Served as Chair for two years - 2019-2021

OMA, LLC - an international organization supporting logistics, relocation, transportation services.

- Elected to Board in 2014
- Served as President from 2015 – 2019
- Serve as Chairmen of the Board, 2019 - Present

Historic District Commission: The Historic District Commission shall consist of five members, no more than three of whom shall be registered with the same political party and three alternate members, no more than two of whom shall be registered with the same political party. Terms are five years with a two-term limit. Members are appointed by the Board of Selectmen and subject to RTM approval.

Seat	Name	Position	Party	Term Start	Term End
1	Rosina C. Negron	Clerk	U	11/17	11/22
2	Arthur N. Gravanis		R	11/18	11/23
3	Adam J. Klyver	Chair	R	11/19	11/24
4	Dr. Daryn Reyman-Lock		U	11/20	11/25
5	Christopher Shea	Vice-Chair	R	11/21	11/26
ALT1	James P. Bohan		R	11/18	11/23
ALT2	Alison Stack		U	11/19	11/24
ALT3	George E. Clark		R	11/21	11/26

Full		Alternate	
Party	Count	Party	Count
Republicans	3	Republicans	2
Unaffiliated	2	Unaffiliated	1
Total Full	5	Total ALT	3

1-Appointed by BOS on 12-20-17 and RTM on 01/29/18 from Alternate to Full member.

2- Appointed by BOS 11-20-18 and RTM on 12-17-18 from Alternate to Full member.

3-Appointed by BOS 12-04-19 and RTM on 12-16-19 to second term.

4- Appointed by BOS on 11-02-20 and RTM on 11-12-20 from Alternate to Full member.

5- Appointed by BOS 01-04-17 and RTM on 01-30-17 from Alternate to Full member.

ALT1-Appointed by BOS 12-05-18 and RTM on 12-04-19 to second term.

ALT2- Appointed by BOS on 11-16-20 and RTM on 12-14-20

ALT3-Appointed by BOS on 01-03-18 and RTM on 01/29/18

The Historic District Commission discusses and votes on alterations to properties that are within the town's three historic districts in Greenfield Hill, Southport, and the Old Post Road by downtown Fairfield. The Historic District Commission shall have the powers and duties conferred upon historic district commissions and historic properties commissions generally by Chapter 97a of the General Statutes (C.G.S. § 7-147a et seq.).

Duties include approving nearly any change to a property that is within a historic district if that change is visible from a public street (assuming that natural barriers such as shrubs and trees are not in place, since they can be removed) and studying and making recommendations to the RTM to establish additional historic properties from time to time as it sees fit. Only properties authorized in writing by the owner of record shall be recommended by the commission as designated by the RTM as historic properties.

Updated 12-01-21

**RECEIVED**

By Office of the First Selectman at 3:31 pm, Dec 20, 2016

Town of Fairfield

Office of the First Selectman
725 Old Post Road
Fairfield, CT 06824

BOARDS AND COMMISSIONS QUESTIONNAIRE

To be considered for appointment to a Board or Commission please fill out this form, save a copy and email the saved copy, along with a copy of your resume, to the First Selectman's office at firstselectmanffld@town.fairfield.ct.us. Please note that your resume and completed questionnaire are public documents. If you have any questions please contact the First Selectman's Office at 203-256-3030 or firstselectmanffld@town.fairfield.ct.us.

Board/Commission: **Historic District Commissions**
Date: **December 18, 2016**

Name: **George Clark**
email: **gec1800@aol.com**
Address: **174 Old South Rd.**
Southport, CT 06890

home phone: **203.255.0205**
work phone: **NONE**
cell phone: **203.816.7077**

Party: Republican

1. How did you learn about this position? Daniel Caruso and Samuel Cargill
2. Why are you interested in serving and how can you contribute to this board / commission? I have been working on Historic Houses in Fairfield for 5 years.
3. Have you attended any meetings or reviewed past minutes / agendas? If yes, please specify. Yes, Many
4. Have you spoken with the chair, any members, or the appropriate Department Head? Yrs
5. Have you read the written description of the board's role? Not yet
6. Do you have any potential conflict of interest? No
7. Do you know the time, date and location of meetings and will you be able to attend and fulfill the obligations of the position? Yes

8. Participation requires that you are registered voter in the town of Fairfield. Additionally, the town charter requires that party balance be maintained on all boards/commissions. Are you registered to vote and what is your party affiliation? Yes - Registered Republican

9. Please use this space to ask any questions you may have or to provide additional information you'd like to share.

I worked with the HDC on three projects, 179 Mail Street Southport, 939 Hillside Rd, Fairfield and 174 Old South Rd, Southport. Besides these houses in the HCS area I have had many project houses in Fairfield and Westport over the past 20 years.

RECEIVED

By Office of the First Selectman at 4:26 pm, Jan 12, 2017

George E. Clark, Jr.
174 Old South Rd. Fairfield, CT, 06890 - gec1800@aol.com,
203.816.7077

Bio:

I was raised in Southern CT, lived in Darien until 1960 when I was 16 my family moved to Fairfield. Our family spent the Summer months in Marion MA. I attended The Gow School in South Wales NY, and then moved to Boston to attend Boston University.

My first work experiences were several entrepreneurial businesses, a FM radio station on Cape Cod, A sound systems company, which partnering with Bose Corporation and a partnership in an amusement Park, in East Providence, RI.

In 1975 I joined Pitney Bowes on a management-training program. In 1978 I moved to the CT. headquarters and worked in the Marketing. In 1990 I was promoted to VP of Marketing, Office Products Division. In 1995 I proposed a business plan to transition low no margin rural markets operations to profit Business Centers (BC) through acquisitions that increase revenue, contributions. From 1995 through 2005 the BC's grew by 40 acquisitions in the US and Canada with an annual revenue of \$250M. Over the past 15 years the Office Products Division of PB was spun off to an independent company, then acquired by Oce and Oce was acquired by Canon in 2010. Through all this change the BC's were untouched and grew. In 2013 Canon made the decision to integrate the BC's into the Canon Zone structure. I negotiated a role to lead the unwinding of operations to minimize the impact to revenue, contribution and employees. The final integration was completed in June 2015 and on July 1st I retired.

Outside of work I have been a member and officer of the Greenfield Grange for 15 years supporting it's location in Fairfield. I also served for eight years on the Board of the Pequot Library. For sports I like sailing, skiing walking and tennis and spend time in Newport RI during the summer.

Over the past 20 years I have also invested in a real estate development business buying remodeling and selling homes in the Fairfield and Westport markets.

Today I live with my wife Elisabeth in Southport on Old South Rd.

RE: Historic District Commission

Date: January 7, 2013

Name: Christopher Shea

Home: 203-292-6034

Address: 1316 Cross Highway, formerly 917 Merwins Lane, Fairfield

Cell: 203-515-3004

Party: Republican

Work: 203-852-6789

Email: chris@domusllc.com

QUESTIONNAIRE FOR BOARD / COMMISSION APPLICANTS

1. How did you learn about this position?
A newspaper article.
2. Why are you interested in serving and how can you contribute to this board/commission?
I would like to give back to my community. I am interested in historic properties and have experience with construction as well as estimating costs.
3. Have you attended any meetings or reviewed past minutes/agendas? If yes, please specify.
No
4. Have you spoken with the chair, any members, or the appropriate Department Head?
Yes, I have spoken with Ellen Gould
5. Have you read the written description of the board's role? Yes
6. Do you have any potential conflict of interest?
Yes – if I was a builder on a proposed project that needed HDC approval, I would make the Chair aware and recuse myself from taking any action.
7. Do you know the time, date and location of meetings and will you be able to attend and fulfill the obligations of the position?
Yes
8. Participation requires that you are registered voter in the town of Fairfield. Additionally, the town charter requires that party balance be maintained on all boards/commissions. Are you registered to vote and what is your party affiliation?
Yes, Republican
9. Do you have any questions?
No.

Christopher Shea

1316 Cross Highway, Fairfield, CT 06824

203-292-6034

chris@DomusLLC.com

Summary

Enthusiastic and experienced construction professional with a proven track-record of historically accurate construction practices and a willingness to participate and give back to my community. Owner of award-winning construction company specializing in complex high end Fairfield County, Connecticut residential building projects. Demonstrated achiever with exceptional knowledge of construction business practices, and regulations. Skilled at learning new concepts quickly, working well with others as a committee member, and communicating ideas clearly and effectively.

Education

1983

Bachelor of Science Degree
Central Connecticut State College, New Britain, CT
Construction Management Technology

Career History & Accomplishments

Project Manager, Smith Thibault, Inc.

1984

Worked directly with Director of Construction of this large commercial interior construction company based in Hartford, CT. Responsible for numerous institutional, manufacturing, retail, restaurant and business interior buildouts.

Project Manager, Industrial Construction Company, Inc.

1990

Responsible for overall project management and completion of the University Center on the Campus of The University of Hartford. Project included: Library Addition, Bookstore/Museum of American Political Life, Art Gallery, Conference Center with Food Service capabilities, Theater, Radio and Television Studios, Art School.

Responsible for overall project management and completion of the Wood- stock Academy Campus reconstruction. Work included a complete restoration of the Academy Building (a historic building that served as the original school house campus building), Additions and renovations to the other two major buildings on campus while school was in session.

Other smaller construction projects were also successfully completed during my tenure

Owner, Domus Constructors, L.L.C.

1998-
present

Domus Constructors, L.L.C. is a small to mid-sized residential construction company founded in 1998. We specialize in high-end remodeling and additions and occasionally build some new homes. My goal when founding Domus was to provide a resource to the local community where clients can obtain the service of an honest, reliable and professional company to perform high quality residential construction services at a reasonable price.

The business has received numerous awards and been recognized by various organizations for our work.

Our annual sales volume is typically between 2 and 3 million dollars.

Memberships & Affiliations

Member, National Association of Home Builders

Member, Connecticut Business and Industry Association

Certified Green Builder, NAHB

Energy Star Builder/Partner

FairTV Commission

Seat	Name	Party	Term Start	Term End
1 *	Vishno, Alexander	R	07/19	07/22
2 **	Colligan, Patrick G.	R	07/20	07/23
3 ***	Joyella, Mark J.	D	07/20	07/23
4 ****	Cocozza, Paula	D	07/21	07/24
5 *****	VACANT		07/21	07/24

Full	
Party	Count
Vacant	(1) starting July 1, 2021
Democrats	2
Republicans	2
Unaffiliated	0
Total Full	4

*Serving first term. Appointed by BOS on 12-04-20 and RTM on 12-16-20. Filled seat vacated by Kathryn L. Braun – R- who was elected to the TPZ in November of 2019.

**Serving first term. Appointed by BOS on 07-06-20 and RTM on 7-27-20. Filled seat vacated by Todd J. Chandler - R - who resigned 09-17-18.

***Serving first term. Appointed by BOS on 12-21-20 and RTM on 01-25-21. Filled seat vacated by Andrew D. Jones – D- who chose not to seek a second term.

****Serving first term. Appointed by BOS on 06-21-21 and RTM on 06-28-21. Filled seat vacated by James F. Quinn – D- who served two full terms.

***** As of July 1, 2021, Stuart Strezler - U - served two full terms. On December 6, 2021, the BOS will vote on the appointment of David Kraft (U) who will then need RTM approval.

- The FairTV Commission was established to oversee the development and operation of educational and government access television programming in Fairfield. The FairTV Commission was created by a Town Ordinance passed by the Representative Town Meeting (RTM) on February 2, 2015 to oversee the development and operation of educational and government access television programming in Fairfield. This commission is the successor to the temporary FairTV Operational Committee.
- 5 members can serve; no more than 2 members of the same party can serve.
- Term begins July and lasts three years.
- Requires unanimous BOS approval and RTM approval.

FairTV Commission (source www.fairfieldct.org/fairtvcommission)

Powers and Duties: Town Code - Chapter 74

Chapter 74. FairTV

Sec. 74-1. Declaration of intent: FairTV.

There is hereby established a program for the recording (video & audio), production, editing, live broadcast, re-broadcast and internet streaming of the Town of Fairfield Public, Education and Government meetings. The program shall provide the residents of the Town of Fairfield the ability to view government and education meetings as prescribed herein.

Sec. 74-2. Implementation.

The FairTV Commission shall have the responsibility and shall oversee the implementation of this ordinance.

Sec. 74-3. Primary Content.

FairTV shall record, broadcast, re-broadcast and "Internet-stream" gavel-to-gavel, regularly scheduled meetings of the Town of Fairfield's:

- A. Representative Town Meeting
- B. Board of Education
- C. Board of Selectmen
- D. Board of Finance
- E. Town Plan & Zoning Commission

Sec. 74-4. Secondary Content.

The FairTV Commission may authorize additional coverage of Fairfield town government and the Fairfield Public Schools, herein defined as: gavel-to gavel meetings of town bodies not part of the Primary Content schedule, and events related to town government or the public schools, such as ceremonies, non-partisan public meetings, parades and athletic competitions.

Sec. 74-5. Secondary Content Inhibitor.

The Primary Content shall be completely assigned, scheduled and appropriately funded prior to the authorization of any Secondary Content coverage. The Commission shall not authorize the production of any other content or accept outside produced content for broadcast.

Sec. 74-6. Special Meeting Programming,

Coverage of Special Meetings of Primary Content government and educational activities shall be at the discretion of the FairTV Commission; provided that Primary Content coverage shall not be affected.

Sec. 74-7. Emergency Programming. The FairTV Commission shall provide for the immediate broadcast and release of emergency bulletins properly decreed by the Public Safety Authorities of the Town of Fairfield through prior mutual agreement with those authorities. These bulletins are to be in written form in order to be delivered over the system's broadcast emergency sub-channels.

Sec. 74-8. Commission Created; membership; compensation.

- A. There shall be a FairTV Commission that shall consist of five (5) members who must be electors and residents of the Town of Fairfield. No more than two (2) members shall be members of the same political party. These members shall be recommended by unanimous consent of the Board of Selectmen and shall be appointed to the FairTV Commission by majority consent of the RTM.
- B. No member of the FairTV Commission shall receive compensation for service.

Sec. 74-9. Term of Office; removal; officers.

- A. The term of all members shall run for three (3) years, except that the initial terms shall be staggered as follows: one initial term of at least one (1) year, two initial terms of at least, but no more, than two (2) years, two initial terms of at least, but no more, than three (3) years so that the terms of not more than two (2) members shall terminate in any single year.
- B. If a member resigns or is removed for any reason before his or her term expires, a replacement shall be appointed within two (2) months of termination in accordance with Section 74-9.A to complete that term. A Commission member may be removed by a vote of the Board of Selectmen for good cause, upon request of the Commission. Failure to attend four (4) consecutive meetings without good reason shall constitute good cause for removal.
- C. The Commission shall elect a Chairperson, Vice Chairperson and Secretary. The Commission may form subcommittees to address specific duties of the Commission.
- D. A quorum at any such meetings shall consist of a majority of the voting membership.

Sec. 74-10. Jurisdiction.

- A. The FairTV Commission shall oversee the operations of the FairTV Broadcast System for the express purpose of recording (video & audio), producing, editing, live broadcast, re-broadcast and Internet streaming of the Town of Fairfield Education and Government meetings.
- B. The Commission shall serve as the sole policy-making authority regarding broadcast content, acting strictly however within the broadcast standards established herein Sect. 74-3 through Section 74-8. These standards may only be revised by ordinance of the Town of Fairfield.

C. The Commission shall act as the oversight and selection authority for any and all employees, contractors, vendors and volunteers needed to operate the FairTV Broadcast System in a manner consistent with requirements of fairness expressed in the Town Charter in Article XI, Section 4 and in consultation with the Town Human Resources Department and Town Purchasing Department.

D. The Commission shall adopt such policies as it deems appropriate to assure procedures for the orderly and prompt performance of the Commission's duties and the system's continued efficient operation.

Sec. 74-11. Professional Services.

The Commission shall develop criteria for all contracts and/or agreements for professional services in furtherance of the purposes for which the Commission was created, including for the delivery of services it requires, in consultation with the Town Human Resources Department and/or the Town Purchasing Department.

Sec. 74-12. Powers and duties.

The purpose of the FairTV Commission shall be to oversee the FairTV Broadcast System. The system includes FairTV Education, FairTV Government and FairTV on Demand. The Commission shall adopt policies and procedures that shall:

- A. Provide for efficient, cost effective broadcast operations.
- B. Deliver broadcast content of the legislative, educational, executive, financial and land use meetings of the Town of Fairfield.
- C. Regulate broadcast system operations and standards within the limits of Sections 74-3 to 74-8.
- D. Acquire, provide and maintain equipment necessary for the timely execution of the Commission's duties.
- E. The Commission shall be responsible for the custodial oversight of all such equipment and shall adopt policies for the proper preservation and care of such equipment.
- F. Members shall serve as the Town of Fairfield and the Fairfield Board of Education representatives to the Cable Advisory Council of Area 2 (CAC2).

Sec. 74-13. Budget Appropriations and Funding

- A. Effective with the adoption of this ordinance by the RTM and the appointment and installation of members to the FairTV Commission, funds appropriated, encumbered and/or designated for the operations of FairTV in the current fiscal year held in the Information Technology Department Budget shall henceforth be expended at the direction of the FairTV Commission.
- B. The FairTV Commission shall prepare, present and oversee budget requests and appropriations for the System in accordance with Town of Fairfield budget procedures.
- C. The FairTV Commission shall author annual grant requests to Cable Advisory Council of Area 2 and the grant process post-award report.
- D. The FairTV Commission shall author grant requests to any other video service providers for the Town of Fairfield as needed.

Updated December 1, 2021

From: null@town.fairfield.ct.us
To: [Carpenter, Jennifer](#)
Subject: New submission for form: Boards and Commissions Interest Form (ID #173)
Date: Tuesday, November 9, 2021 11:45:12 AM

Boards and Commissions Interest Form

Record #173 submitted from IP address 67.80.17.119 on 11/9/2021 11:45 AM

[View form](#)

ID	173
First Name	David
Last Name	Kraft
Street Address	57 Flower House Drive
Zip Code	06824
Email Address	davekraft@gmail.co
Cell Phone	203-258-3374
Home Phone	
Work Phone	
Voter Registration Status	Yes
Political Party Affiliation	Independent Party
Board or Commission	FairTV Commission
Read the Boards Role	Yes
How You Learned About the Position	First Selectwoman email from 11/5
Who You Have	Other Person(s)

Spoken To	
Explanation of Interest and Contribution	I have 25 years of prior experience working in the media industry, largely for ESPN - in a variety of roles. Currently, I am an independent television producer with a vast knowledge of relevant issues that are part and parcel of the work of the FairTV Commission. I look forward to the potential of enthusiastically serving the town with Fairfield residents' interests top of mind.
Resume or Bio	<u>David K. Kraft Resume OCT2021.pdf</u>
Additional Comments	

Manage

DAVID KRAFT

Fairfield, CT 06824 • 203.258.3374 • davekraft@gmail.com
www.LinkedIn.com/in/davidkraft • [Show Reel](#)

SUMMARY

Media Executive with an extensive and unique background in managing both commercial and editorial productions across broadcast, streaming and digital/social platforms. Creative storyteller who can translate long-form program development as well as promo and branded content strategies into successful multiplatform series and ad campaigns. Strong awareness of creative integrity and how to maintain and grow a data-supported level of audience engagement. Excellent written and verbal communication skills with a proven ability to lead, direct and motivate a team. Passionate about learning and adopting new trends in content creation and emerging technologies to develop a roadmap for success. Strong understanding of the financial, sports, music and entertainment marketplace.

AWARDS

Promax – Gold & Silver '16, '20
Clio's – Gold & Silver '18-'20
Telly's – Silver '20
Hashtag Sports - Winner '20
Synopsis – 1st Place '15, '16
Sports Emmys, '99 – '04
Internationalist - Grand Prix, '13
Festival of Media, North America – Grand Prix '20
Asia Television Awards – Winner, 2001

SKILLS

- | | | |
|------------------------|--------------------------|-----------------------------|
| • Executive Producer | • Editorial Content | • Story Ideation & Pitching |
| • Creative Development | • Marketing Campaigns | • Branded Storytelling |
| • Creative Management | • Streaming Distribution | • Training & Mentoring |
| • Agency Relationships | • Talent Negotiations | • Legal Contract |
| • Production Logistics | • Partner Management | • Microsoft Office Suite |

PROFESSIONAL EXPERIENCE

Director of Production & Creative Director, Branded Content Disney CreativeWorks, ESPN, New York, NY

2013 – 2021

Supervised and provided creative direction for a team of seven or more professionals who translated high-concept ideas into effective branded storytelling for all platforms. Developed campaigns that included progressive episodic storytelling that targeted specific audiences.

- Oversaw production of ESPN marketing campaigns including “This is SportsCenter” and “Wimbledon” from concept through delivery for multiplatform distribution.
- Conceived, developed, sold-in and executive producer of long-form “Big Man Back on Campus” documentary, highlighting the unique perspective of 4 famous college football alumni who return to their universities as their teams prepare for the College Football Playoffs.
- Produced the multi award-winning “Terminator” campaign featuring **Arnold Schwarzenegger, Kawhi Leonard, Paul George and Linda Hamilton**. Results included:
 - Online video views surpassed 10.2 million in the first 48 hours.
 - Trended on Twitter and YouTube by amassing 40+K posts in the first 24 hours, and viral-aired on rival TV/Digital platforms Turner Sports (TNT) & Bleacher Report.
 - Exceeded 66.5 million total reach across Paramount, Terminator and talent social platforms.
- Worked closely with A-list talent such as: **Brad Pitt, LeBron James, Ice Cube, Tom Brady, and Denzel Washington** to engage diverse audiences, uplift brands & increase value of ESPN content.

- Identified new opportunities to bring brands, talent and ESPN revenue objectives together in synchronized multiplatform campaigns that delivered on sales objectives, viewer engagement and elevation of the brands.
- Lead role in managing talent negotiations with athletes, actors and broadcasters.
- Mentored staff members and helped them to identify and grow career paths.

Senior Producer and Showrunner

ESPN, Bristol, CT

2007 – 2013

Identified opportunities to tell long-form stories across multiple platforms and negotiated with talent, guests and vendors to achieve the original vision of the content objective(s). This line feels discombobulated.

- Produced the award-winning co-branded Samsung “Project Teamwork” 15-part digital series.
- Oversaw the customization of 100+ monthly hours of VOD content including 30 for 30, X Games that was distributed to 40M+ homes via satellite, cable, Apple TV, Microsoft Xbox, Sony PlayStation and other distribution clients.
- Proactively identified potential issues with logistics and schedules and resolved concerns before the start of production.

Producer & Director

ESPN, Bristol, CT

2004 – 2007

- Orchestrated a three-step process of proposing initial show concept, producing/directing program and creating scalable versions for ESPN’s digital, social and mobile platforms.
- Led production of long-former programs such as “All-Access College Basketball”, “World Series of Poker Final Table” and ESPN Original Entertainment’s “The Bronx is Burning” and “Ruffian.”
- Worked closely with partner Kellogg’s to create and produce “Earn Your Stripes” digital branded content campaign.
- Oversaw production vendors and collaborated with third-party agencies as projects required.

Associate Producer, ESPN Classic – Produced and directed documentaries for the SportsCentury & ESPN25 anthology series on famous athletes incl. Pele, Magic Johnson/Larry Bird, and Dorothy Hamill.

Feature Producer and Director, Asia Sport Television – Produced & directed feature stories on Asian athletes and sporting events in 16 countries throughout Asia.

Production Assistant and Studio Editorial Assistant, ABC Sports

Production Assistant, NBA Entertainment

Production Assistant, NBC Sports

EDUCATION & PROFESSIONAL DEVELOPMENT

University of Michigan, Ann Arbor, MI - Bachelor of Arts, Communications

University of Connecticut, Financial Accounting graduate coursework

ESPN Senior Leadership Development, Executive Job Rotation Program

Disney management course in Negotiation Techniques

Harbor Management Commission

Seat	Name	Position	Party	Term Start	Term End
1	Vacant			11/21	11/25
2	Vacant			11/21	11/25
3	Vacant			11/17	11/25
4	Cargill, Samuel W.		R	11/19	11/23
5	Sundman, Eric G.		R	11/19	11/23
6	Taylor, Kim	Chair '21	D	11/19	11/23
7	Herschler, Jacob M		D	11/19	11/23
ALT1	Vacant			11/21	11/23
ALT2	Vacant			11/21	11/23

Full	
Party	Count
Democrats	2
Republicans	2
Unaffiliated	0
Total Full	7

Alternate	
Party	Count
Vacant	1
Vacant	1
Total ALT	2

- 1- Donald R. Hyman – D – on December 6, 2021 BOS agenda and needs RTM approval. Replacing Ted J. Schwartzman -U- whose term expired.
- 2-Douglas E. Metchick – D- on December 6, 2021 BOS agenda and needs RTM approval. Replacing Mark S. Foster -U- whose term expired. Mr. Metchick is moving up from an Alternate to Full member.
- 3- William J. Perugini – R - on December 6, 2021 BOS agenda and needs RTM approval. Replacing Harry B. French – R - whose term expired.
- 4- Appointed by BOS on 12-18-19 and RTM on 01-27-20. Filled seat for James L. Harman –D- whose term expired.
- 5- Appointed by BOS on 12-18-19 and RTM on 01-27-20. Filled seat for Norman R. Marsilius – R - whose term expired.
- 6- Reappointed by BOS on 12-18-19 and RTM on 01-27-20.

7- Appointed by BOS on 12-18-19 and RTM on 01-27-20. Moved from Alternate to full member to fill a vacancy for Christopher R. Jennings – R- whose term expired.

Alt1-Vacant due to Doug Metchick – D – being moved up to Full.

Alt2 – Jeffrey S. Warren – R - on December 6, 2021 BOS agenda and needs RTM approval. Filling vacancy left by Elizabeth M. Tritschler – R- who did not want another term.

The Harbor Management Commission was established by Town Ordinance in 1986 to prepare and implement a Management Plan for Southport Harbor. It is the Commission's responsibility to plan for the most desirable use of the harbor and protect the harbor's natural and historic resources. The Commission reviews all proposed projects affecting the harbor to make sure they are consistent with the Management Plan; works with the Harbor Master to oversee all boat moorings; and is responsible for special projects to improve and maintain the Harbor, including dredging projects. The Commission pursues its mission in coordination with other Town agencies and state and federal agencies such as the Connecticut Department of Energy and Environmental Protection and U.S. Army Corps of Engineers.

Updated 12/01/21

From: null@town.fairfield.ct.us
To: [Board of Selectmen](#)
Subject: New submission for form: Boards and Commissions Interest Form (ID #145)
Date: Tuesday, October 12, 2021 1:45:07 PM

Boards and Commissions Interest Form

Record #145 submitted from IP address 68.198.36.140 on 10/12/2021 1:45 PM

[View form](#)

ID	145
First Name	Donald
Last Name	Hyman
Street Address	61 NORTHFIELD ROAD
Zip Code	06824
Email Address	DWEJ61@AOL.COM
Cell Phone	917-846-6767
Home Phone	203-255-9093
Work Phone	
Voter Registration Status	Yes
Political Party Affiliation	Democratic Party
Board or Commission	Harbor Management Commission
Read the Boards Role	Yes
How You Learned About the Position	Conversation with Commission Chair Kim Taylor and CSF President Robert Claiborne.
Who You Have	Board Chair

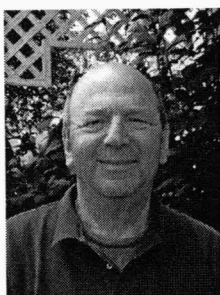
Spoken To	
Explanation of Interest and Contribution	I am an active sailor, kayaker and walker spending a great deal of time in or around Southport Harbor. I have done this for the last 25+ years and thus have a keen interest in protecting and enhancing the beauty and ecological health of Southport Harbor. I am a past president and board member of Community Sailing of Fairfield. I am past president of Aspetuck Land Trust and I am an active member of the Appalachian Mountain Club Flatwater group. I am retired and have the time, interest and ability to help the commission set and meet goals to support its mission of ensuring Southport Harbor remains a valuable resource for our community.
Resume or Bio	<u>D.Hyman bio 10-12-21.docx</u>
Additional Comments	I am interested only in being a voting member versus an alternate.

Manage

Donald R. Hyman

61 Northfield Road, Fairfield CT 06824

Telephone= 203 255 9093 email= dwej61@aol.com



A retired corporate communications executive and marketing consultant (effective July 1, 2014), Don Hyman spends his time focusing on family, community, recreation, continuing education and traveling with his wife Wendy.

A Fairfield, CT resident since 1979, he and his wife have two adult children raised in Fairfield and four granddaughters. He is a former president and member of the Board of Directors of the Aspetuck Land Trust, a conservation and open space preservation organization devoted to Fairfield, Easton, Westport and Weston. He is also a past president and current member of the Board of Directors of Community Sailing of Fairfield, a community group dedicated to providing inexpensive sailing and kayak access to the Long Island Sound.

"I've been privileged to enjoy a wonderful community enriched by others for many years. This is my time to give back," he says.

He is an avid, lifelong bicyclist and has participated in the Sound Cyclists Blooming Metric Ride annually for more than 20 years. He and his wife take frequent cycling vacations in the US and abroad.

He is also a past vice president and Board of Trustees member of Congregation B'nai Israel in Bridgeport.

His award-winning professional communications career spanned more than 45 years of journalism, public relations and marketing consulting activity. It included employment with The Bridgeport Telegram, The Westport News, the Associated Press, Bayer Corporation's Pharmaceutical Division and from 1999 to 2014 as a senior vice president with Edelman, the world's largest public relations consulting firm. He is a three time Public Relations Society of America Silver Anvil winner and has judged numerous professional award competitions.

An accomplished photographer and freelance writer, he holds a B.A. in English from The University of Bridgeport and completed advanced business management training in programs at Dartmouth University and Notre Dame University.

10-12-21



Town of Fairfield

Office of the First Selectwoman
725 Old Post Road
Fairfield, CT 06824

BOARDS AND COMMISSIONS QUESTIONNAIRE

To be considered for appointment to a Board or Commission, please fill out this form, save a copy and email the saved copy, along with a copy of your resume, to the First Selectwoman's Office at jcarpenter@fairfieldct.org. Please note that your resume and completed questionnaire are public documents. If you have any questions, please contact Jennifer Carpenter in the First Selectwoman's Office at 203-256-3095 or jcarpenter@fairfieldct.org.

Board/Commission: **Harbor Management Commission**
Date: **May 24, 2020**

Name: **Doug Metchick**
Address: **1201 Oldfield Rd, Fairfield CT 06824**

email: doug.metchick@gmail.com
home phone: 203-255-8768
work phone:
cell phone: 203-418-1017

Party Affiliation: Democrat

1. How did you learn about this position? **Nancy Lefkowitz**

2. Why are you interested in serving and how can you contribute to this board/commission?

I am a long time resident of Fairfield and I've been wanting to get more involved. I've spent much of my career in marine related activities and also helping lead organizations.

3. Have you attended any meetings or reviewed past minutes/agendas? If yes, please specify.

I have reviewed almost all of the minutes posted from 2019. I have not attended any HMC meetings yet.

4. Have you spoken with the chair, any members, or the appropriate Department Head? **I have spoken with Sam Cargill.**

5. Have you read the written description of the board's role? **Yes.**
6. Do you have any potential conflict of interest? **No.**
7. Do you know the time, date and location of meetings and will you be able to attend and fulfill the obligations of the position? **Yes.**
8. Participation requires that you are registered voter in the town of Fairfield. Additionally, the Town Charter requires that party balance be maintained on all boards/commissions. Are you registered to vote and what is your party affiliation? **Yes. Democrat.**
9. Please use this space to ask any questions you may have or to provide additional information you'd like to share.

I have been interested in getting more involved in town activities, and have recently attended strategic planning and budget meetings. Nancy Lefkowitz mentioned that HMC might be in need of an alternate and suggested I fill out the online questionnaire.

My professional background over the years has included serving as the Publisher of Pacific Fishing Magazine, the CEO of LaserPerformance (Sunfish and Laser Sailboats), CEO of Morris Yachts Inc. and the Board of Norwalk Cove Marina. As such, I have been exposed to nearly all the marine trades, boat building, marine service yards, commercial fishing, recreational fishing and aquaculture. I am an avid boater and sailor, and a volunteer advisor to US Sailing. I am also a student of history and have been enjoying learning more about Fairfield's and Southport's maritime history.

I'm happy to answer any questions that you , or any of the members may have.

DOUG METCHICK

1201 Oldfield Road • Fairfield, CT • 06824

Tel: (203) 418-1017 • E-mail: doug.metchick@gmail.com

SUMMARY

A seasoned operating executive with deep strategy, innovation, marketing and sales experience that transfers across a variety of industries. A dynamic leader who has successfully managed turn-arounds, restructuring and start-ups. A go-to strategist that has the ability to transform businesses. A track record of increasing sales and profitability. Excellent problem-solving skills. Comfortable in entrepreneurial and corporate environments.

CORE COMPETENCIES

- Visionary Leadership
- Strategy & Innovation
- Values & Culture
- Marketing & Sales
- Product Development
- Excellent Negotiator
- Organizational Alignment
- Team Building
- Budgeting and P&L Oversight

PROFESSIONAL EXPERIENCE

AFFINITY BEVERAGES LLC, Locust Valley, NY

June 2010 – Present

Affinity Beverages is a producer of premium craft mixers under the Regatta brand.

Interim President & CMO (Temporary Position, January 2019 to Present):

- **Acting President & CMO:** Currently serve as interim President & CMO to lead the company's effort to pivot from Regatta Ginger Beer to Regatta Craft Mixers, including adding a full range of premium craft mixers in multiple packages.
- **Brand Re-launch:** Responsible for strategy, branding, marketing, strategic partnerships, sales, product development, packaging, pricing and digital as part of the brand re-launch.

Board of Directors and Advisor (2010 - 2018):

- **Board of Directors:** Serve as independent director and advisor to company CEO from 2010-2016.
- **Sale of Business:** Represented the founder in selling the company to private equity investors in 2016.
- **Advisory Board:** Advisor to CEO and CFO in the areas of strategy, sales, marketing from 2016-2018.

LATICRETE INTERNATIONAL, INC., Bethany, CT

2015 – 2018

President, Laticrete Supercap (acquired by Laticrete in 2018)

Laticrete International is a \$400+ million global manufacturer of flooring and building materials. Supercap is a subsidiary of Laticrete and manufactures self-leveling cements and other floor prep products.

- **New Business Model:** Led strategic process that resulted in successfully transforming company business model from a small regional supplier to the industry's first national ready-mix delivery service.
- **Growth Oriented:** Took joint venture to profitability from a history of losses and underperforming to budget. Achieved 57% revenue growth in 2017 and 44% profit growth in 2018.
- **Sale of Business & Integration:** Architected transaction to Laticrete in 2018, and then responsible for integrating two separate divisions with three overlapping brands into one \$40 million business unit.
- **Financial & Governance Responsibilities:** Full P&L responsibility, drove annual budget process and report to Board of Directors.
- **Sales and Marketing Leadership:** Restructured sales and marketing teams, conducted market research to improve customer insights and reposition products, and opened new distribution channels.
- **Corporate Strategy:** Asked to revamp and then lead the strategic planning and innovation process.

MORRIS YACHTS, INC., Southwest Harbor, ME

2012 – 2015

Chief Executive Officer

Morris Yachts is a premier American manufacturer of custom and semi-custom luxury yachts from 30-90 feet, with a staff of 110 operating across four production and service facilities in Maine.

- **Turn-Around & Sale:** Responsible for leading the turn-around of this luxury yacht builder and marine services business. Company was nearly bankrupt and in workout with the bank. Completely restructured the business, stabilized it, and then sold it to The Hinckley Company in 2015.
- **Service Focus:** Placed emphasis on the company's highly profitable service business, increasing revenue from the service division to become 60% of total revenues and drive the company back to positive EBITDA.
- **Financial Restructuring:** Reduced overhead by 30% and restructured \$8 million of debt with TD Bank to improve cash flow and balance sheet.
- **Sales Driven:** Act as company's Chief Revenue Officer and take lead in increasing sales by restructuring the sales team and taking an active personal role in key customer relationships.
- **Innovation:** Led process for developing, engineering, tooling and launching 4 new boat models, including now popular X-Type and GT Series, winning *SAIL Magazine's* Best Boats "Innovation" Award, *Cruising World's* "Boat of the Year" Award and *Classic Boat's* Award in the "Spirit of Tradition" Category.
- **Customer Centric:** Implemented new CRM platform to improve customer focus and tracking.
- **Marketing Strategy:** Revamped marketing strategy, branding and media mix to create a more refined brand experience across all channels.

LASERPERFORMANCE (formerly AMF/Sunfish), Norwalk, CT

2010 - 2012

CEO

The world's largest producer of small sailboat and sailboat parts, including the popular Sunfish and Laser brands.

- **Sales Increase:** Reversed losses and led turn-around of an underperforming \$50 million global business, generating 20% YOY sales increases and returning to profitability. P&L Responsibility and Report to Board of Directors.
- **Operating Efficiencies:** Reduced product catalogue from 35 boats to 18 in order to create greater manufacturing efficiencies, rationalize losers and improve margins.
- **E-Commerce:** Lead major internal initiative to implement a new e-commerce platform (Demandware) for sales of spare parts and sails.
- **Preferred Supplier Program:** Developed MVP program with key trade partners, improving costs, payment terms and delivery of critical goods within supply chain.
- **Olympic Sponsorship:** Negotiated agreement with London Olympic Committee to produce Laser sailboats for the 2012 Olympic Games.

PENFIELD MARKETING GROUP, Westport, CT

2000 - 2010

President

Sports and lifestyle marketing agency specializing in strategy, business development, sponsorships, experiential and events.

- **Client Relationships:** Developed great relationships with high profile roster of clients including Major League Baseball, Ernst & Young, U.S Ski Team, Bear Naked Granola, Harpoon Brewery, Ferragamo Group, Skip Barber, Morris Yachts, Exclusive Resorts, Clif Bar, Regatta Ginger Beer, Jim's Organic Coffee, Mount Gay Rum, VF Corporation, The Canyons, BVI Tourism, US Sailing, and Vineyard Vines.
- **Entrepreneur and self-starter:** Founded business and grew from one-man consultancy to 10 person sports marketing agency working with major brands and a national reputation.

- **Strategy & Creative:** Recognized for strategic and creative approach to assignments, resulting in diverse solutions for clients across a variety of media.
- **Brand Audits:** Conducted market research and brand audits for Ernst & Young, Ferragamo Group, Morris Yachts and Jim's Organic Coffee resulting new positioning, taglines and marketing plans for these clients.

CLARION MARKETING & COMUNINCATIONS (subsidiary of DMB&B), Greenwich, CT

SVP, Account Director, Sports & Entertainment Division

1996 - 2000

- **Rising Star:** Advanced from Account Supervisor to SVP, managing the Sports and Entertainment Division. Submitted as Clarion's representative of DMB&B's "Rising Star" management training program.
- **New Business Development:** Member of Publicis' new business committee with cross-agency responsibilities. Secured major new accounts like Ernst & Young, Cadillac & Capital One.
- **Major League Deals:** Held office at Sprint with responsibilities for negotiating and managing their NFL, NCAA, NASCAR, PGA Tour and Rolling Stones sponsorships.
- **Account Management:** Day to day responsibilities for clients within division including General Motors, Gillette, IBM, NASCAR, NTRA, Coca-Cola & Chase Bank.

SPORTS FRANCHISES, INC., Norwalk, CT

Director, Sales and Marketing

1992 - 1995

Sports consulting firm headed by former MLB commissioner Bowie Kuhn.

- **General Manager:** Established SFI as a market leader in buy/sell transactions of professional sports teams.
- **Negotiation:** Helped negotiate purchase and sale agreements for Major League and Minor League teams.
- **Franchise Sales:** Sold 17% of the New York Yankees, consulted to MLB on the purchase and relocation of the Washington Nationals, and sold 8 minor league teams in three years.

LINTAS:WORLDWIDE, New York, NY

Account Executive, Diet Coke

1991 - 1992

- **International:** Responsible for supporting the international launch of Diet Coke in 41 countries.
- **Award Winning:** Worked on award-winning advertising campaigns featuring Elton John and Paula Abdul.

NW AYER, New York, NY

Assistant Account Executive, Procter & Gamble (Duncan Hines brand)

1990 - 1991

- **Market Research:** Responsible for market research including tracking market share and MRI data
- **Licensing:** Coordinated licensing deals with Sesame Street, Peanuts and Garfield.

BOARD AFFILIATIONS

- Board of Directors, Affinity Beverages Inc. (2010-2016)
- Board of Directors, SailFast Apparel LLC (2005-2016)
- Advisory Board, Institute for Family-Owned Business (2011-2015)
- Board of Advisors, US Sailing (2017 - Present)

EDUCATION

SKIDMORE COLLEGE, Saratoga Springs, NY

Bachelor of Science, Management and Business, May 1990

From: null@town.fairfield.ct.us
To: [Board of Selectmen](#)
Subject: New submission for form: Boards and Commissions Interest Form (ID #162)
Date: Friday, November 5, 2021 6:05:23 PM

Boards and Commissions Interest Form

Record #162 submitted from IP address 107.77.226.227 on 11/5/2021 6:05 PM

[View form](#)

ID	162
First Name	Bill
Last Name	Perugini
Street Address	1080 Fairfield Beach Road
Zip Code	06824
Email Address	WJP@snet.net
Cell Phone	203-214-6699
Home Phone	203-214-6699
Work Phone	203-214-6699
Voter Registration Status	Yes
Political Party Affiliation	Republican Party
Board or Commission	Harbor Management Commission
Read the Boards Role	Yes
How You Learned About the Position	I had a conversation with a current Commissioner and saw the recent press release.
Who You Have	Other Board Members, Other Person(s)

Spoken To	
Explanation of Interest and Contribution	As a long time and avid boater, I have a keen appreciation for all waterways and, in particular, the historic charm of Southport Harbor. Moreover, I feel that my work as a USCG Aux Staff Officer at the South Benson Marina Flotilla affords valuable insights and contributions toward the mission of this important commission.
Resume or Bio	E4DB3CD8-A4E3-4A68-B0C2-88F80EFA5833.png
Additional Comments	

Manage

WILLIAM J. PERUGINI

1080 Fairfield Beach Road
Fairfield, CT 06824
(203) 214-6699
WJP@snet.net

EXPERIENCE
June 2011 to Present

BIOCOMPOSITES, INC
Northeast Sales Manager

Wilmington, NC

- responsible for the daily management, clinical leadership, and strategic direction of the Northeast's sales of osteoconductive and osteopromotive biological adjuvants in emerging orthopaedic markets serviced by 7 autonomous Distributor led business units in New England, New York, New Jersey, Ohio, and Pennsylvania
- routinely trained, supported, and assisted each sales organization with surgeon and administrative meetings as well as hospital formulary approvals at pivotal academic institutions
- increased monthly sales run rate of the Northeast Region by 47% in 6 months
- increased March 2012 YTD sales ending Q1 by 78%
- increased May 2012 MTD sales by 110%
- increased May 2012 YTD sales by 72%

Jan 2006 to May 2011

DEPUY ORTHOPAEDICS, INC
Eastern United States Trauma Division
Northeast Area Sales Manager

Warsaw, IN

- responsible for establishing, implementing, and managing the Northeast Area's strategic plan to achieve the \$26.5M sales objective for the Trauma and Extremities product portfolio which includes upper and lower extremity specialty fracture fixation devices and Core Trauma segments
- engaged, educated, directed, and supported the Management of 6 autonomous Distributor led business units in both the recruitment, selection, training, and development of a trauma sales infrastructure as well as in the education of customers toward the end of optimizing product sales through converting product preferences and contractually committing business
- achieved the nation's highest DVR 3 yr CAGR in both Dollar Sales of 9.5% and Unit Sales of 4.6%
- achieved highest Area YTD % Trauma sales growth in the Eastern United States for YE 2008 and 2007
- ranked 2nd in the United States for Area YTD % Trauma sales growth for both YE 2008 and 2007
- ranked 3rd in the United States for Area YTD Trauma sales growth of over \$2M in 2009
- ranked 1st in the United States for Area YTD Trauma sales growth of 20% and \$1.25M ending Q1 2011

Jan 2005 to Jan 2006

HAND INNOVATIONS, LLC
East Region
District Sales Manager, Southern New England

Miami, FL

- managed the sales, marketing, and surgical education activities of 3 independent Distributor sales organizations in CT, MA, and RI comprised of 18 Sales Representatives
- increased Distributor 2005 sales by an average of 100% versus 2004
- ranked 1st Region in the United States for Fiscal Year 2005 annual sales quota attainment
- ranked 1st District in the East Region for Fiscal Year 2005 annual percentage sales growth (71%)
- provided District, Regional, and National clinical training for new and experienced Representatives
- organized and moderated cadaveric psychomotor skills training for the Orthopaedic Sections at Yale University, Brown University, University of Massachusetts, University of Connecticut, University of Vermont, and numerous other community hospitals throughout CT, MA, and RI

May 2002 to Jan 2005

STRYKER ORTHOPAEDICS
Western New England Branch
Trauma Manager

Mahwah, NJ

- responsible for the management of the trauma sales activity of nine Sales Representatives in eight territories across CT, western Massachusetts, and upstate New York
- increased Internal Fixation segment sales by over 180% from \$68K in 2002 to \$192K in 2003
- increased 6.5/8.0 Cannulated Screw segment sales from \$2K to \$112K in only 1 year, leading the U.S.
- increased IM Nail Sales by over 20% from \$482K to \$585K
- ranked first in the United States for Sterile Kit External Fixation sales in 2003

June 1992 to Apr 2002	SYNTHES (U.S.A.) ORTHOPAEDIC DIVISION Southern Connecticut Territory of the New England Region AO/ASIF Consultant <ul style="list-style-type: none"> • responsible for the management of a territory comprised of approximately 300 orthopedic surgeons, 19 hospitals, and 7 ambulatory surgery centers with regard to the sales, marketing, and "on call" OR technical instruction of instrumentation, implants, and adjuvant osteobiologic agents utilized in the application of reconstructive skeletal trauma surgery • increased the annual territory sales volume by over 260% in five years • ranked third in New England for Fiscal Year 2000 annual territory sales growth • ranked first in New England for Fiscal Year 1999 new sales growth at Level 1 Trauma Centers • ranked second in New England for Fiscal Year 1997 annual territory sales volume • ranked first in New England for Fiscal Year 1996 annual territory sales quota attainment • ranked first in New England for Fiscal Year 1995 annual territory sales growth • nationally ranked in the top 3% of the sales organization by Fiscal Year 1994 sales attainment 	Paoli, PA
Aug 1988 to May 1992	GLAXO INC. ALLEN & HANBURY'S SALES DIVISION Connecticut District of the Northeast Region Greater Waterbury Territory Sales Representative <ul style="list-style-type: none"> • optimized the sales performance of anti-infectious, cardiovascular, gastrointestinal, and respiratory pharmaceuticals in their respective therapeutic markets by carefully managing the attitudes of health care professionals through continual medical education in a territory comprised of approximately 300 physicians, 90 retail pharmacies, and 5 hospitals • earned District, Regional, and National Honors for introducing products and optimizing sales 	R.T.P., NC
APPOINTMENTS	DEPUY ORTHOPAEDICS, INC Pfiedler Enterprises Certified Instructor for Basic Trauma and Advanced Extremities Training Elected as DVR Commercialization and Branding Committee Management Representative SYNTHES (U.S.A.) National Sales Senator elected to represent New England Region, November 2000 International Fracture Management Symposium Consultant Team, December 1998 National Academy (A.A.O.S.) Consultant Team, February 1995 National Basic and Advanced Fracture Management Course Consultant Team, May 1993	Warsaw, IN Paoli, PA
ACHIEVEMENTS	DEPUY ORTHOPAEDICS, INC Area Sales Manager of the Quarter, Q1 2009 SYNTHES (U.S.A.) Received Sales Quota Achievement Award, Fiscal Year 2000 Received Sales Quota Achievement Award, Fiscal Year 1999 Received Sales Quota Achievement Award, Fiscal Year 1997 Received Sales Quota Achievement Award, Fiscal Year 1996 Received Sales Quota Achievement Award, Fiscal Year 1995 Received Sales Quota Achievement Award, Fiscal Year 1994 Awarded Top Fifth Consultant in Nation, Fiscal Year 1994 Awarded Region of the Year, Fiscal Year 1994 ALLEN & HANBURY'S SALES DIVISION Elected into the 1989-1990 President's Club, June 1990 Awarded Northeast Region Representative of the Quarter, December 1989 Earned numerous District, Regional, and National Awards for Outstanding Performance	Warsaw, IN Paoli, PA R.T.P., NC

TRAINING**SYNTHES (U.S.A.)**

Paoli, PA

Advanced Training in Orthopedic Trauma Surgery, May 1993
Intermediate Clinical Training, January 1993
Basic II Clinical Training, October 1992
Basic I Clinical Training, July 1992
Initial Field Training, June 1992

ALLEN & HANBURYS SALES DIVISION

R.T.P., NC

Management Skills Assessment and Development, Phase VI, February 1991
Thomas Jefferson University Hospital Preceptor, Phase V, May 1990
Advanced Sales Training, Phase IV, April 1990
University and Community Hospital Sales Training, April 1990
Professional Selling Skills Development, Phase III, January 1989
Interactive Listening Skills Development, Phase III, January 1989
Account Selling Skills Development, Phase III, January 1989
Initial Sales Training, Phase II, September 1988
Field Sales Training, Phase I, August 1988

EDUCATION**THE UNIVERSITY OF CONNECTICUT**

Storrs, CT

Bachelor of Arts, Psychology, May 1988
Related Concentration: Personnel Management and Organizational Behavior
Major and Related Grade Point Average: 3.8/4.0
Elected into the Psychology National Honor Society, Psi Chi

Consistently Maintained Dean's List Status
Starting Member of the University's Division I Rugby Football Team

CERTIFICATIONS**NATIONAL ACADEMY OF SPORTS MEDICINE**

Calabasas, CA

Feb 2005 to Present

Certified Professional Trainer**CIVIC ACTIVITIES****NYPD (CITY OF NEW YORK POLICE DEPARTMENT)**

New York, NY

CITYWIDE SPECIAL TASK FORCE UNIT

Dec 2011 to Present

Reserve Officer**TOWN OF FAIRFIELD PUBLIC HEALTH DEPARTMENT**

Fairfield, CT

FITNESS COUNCIL

July 2010 to Present

Council Member**THE ARTHRITIS FOUNDATION, SOUTHERN NEW ENGLAND CHAPTER**

Rocky Hill, CT

BOARD OF GOVERNORS

Oct 1998 to Dec 2008

Governor

Dec 2002 to Dec 2008

Chairman and Founder of Southern Connecticut Arthritis Walk at Fairfield Beach

Oct 1998 to Dec 2002

Chairman of Board of Directors, Southern Connecticut Region

Oct 1998 to Dec 2002

Vice Chairman of Executive Committee**THE AMERICAN RED CROSS, WATERBURY AREA CHAPTER**

Waterbury, CT

BOARD OF DIRECTORS

Apr 1998 to Jan 2006

Director

Apr 1998 to Nov 1998

Chairman of Annual Acquisitions, Financial Development Committee

From: null@town.fairfield.ct.us
To: [Board of Selectmen](#)
Subject: New submission for form: Boards and Commissions Interest Form (ID #14)
Date: Friday, February 21, 2020 11:38:04 AM

Boards and Commissions Interest Form

Record #14 submitted from IP address 47.18.190.232 on 2/21/2020 11:38 AM

[View form](#)

ID	14
First Name	Jeffrey
Last Name	Warren
Street Address	330 Parkwood Road
Zip Code	06824
Email Address	jwarrendmd@optonline.net
Cell Phone	203-414-5551
Home Phone	203-254-0330
Work Phone	
Voter Registration Status	Yes
Political Party Affiliation	Republican Party
Board or Commission	Harbor Management Commission
Read the Boards Role	Yes
How You Learned About the Position	Communication with current board Chair and immediate past board chair
Who You Have Spoken To	Board Chair, Other Board Members
Explanation of Interest and Contribution	I am an active boater with many years of experience with Southport Harbor
Resume or Bio	Jeffrey Warren - Resume.docx
Additional Comments	I am passionate about preserving and protecting our precious harbor resources.

[Manage](#)

Jeffrey Warren
330 Parkwood Road
Fairfield, CT 06824
203-414-5551
jwarrendmd@optonline.net

- Objective** To be considered for a position on Harbor Management Commission
- Experience** A lifetime of boating experience, beginning on the Hudson River as a child, and sailing out of Southport Harbor for the last 34 years.
- Personal** Fairfield resident for 34 years. Married with two grown children.
- Occupation** Dentist (recently retired). Practice in Fairfield since 1986.
- Education** B.A. Biology, Brown University 1975.
D.M.D. Fairleigh Dickinson University School of Dentistry 1979.
General Practice Residency, Veterans Administration, 1979-80.
- Other** President, Bridgeport Dental Association 2002-2003.
Member, Council on Continuing Education, Connecticut State Dental Association, 1992-present.

Memorandum

To: Representative Town Meeting

From: Mark Barnhart, Director of Community & Economic Development

Date: November 17, 2021

Re: Potential Purchase of 244 Greenfield Street

I am requesting your favorable consideration of a request to purchase 244 Greenfield Street for affordable housing. The Board of Selectmen considered and voted unanimously to approve this request at its meeting of November 15, 2021, agreeing to allocate monies from the Housing Trust Fund for the purchase.

The subject parcel is an undersized, but legal non-conforming lot totaling 2825sf (0.065 acres) located in a Residence B zone. It is improved with a very modest, single-story, 2-bedroom/1-bath single-family home. The lot also contains a small shed outbuilding. The property has been used most recently as a rental investment property. The property abuts an unimproved, wooded section of Tunxis Hill Park located to the rear, and is situated within a mixed neighborhood of predominantly single-family residences with some multi-family homes. The parcel has roughly 120' of frontage on Greenfield Street bordering a commercial district. Given the location, the property affords good access to shopping, services, bus lines and highway connections.

The Town is proposing to acquire the subject parcel and combine it with a portion of town-owned land to the rear to create building lots for affordable housing in accordance with the attached compilation plan. The Town intends to seek proposals from interested development partners to construct one or more duplexes on the subject property (2-4 units), all of which would be deed-restricted as affordable to persons or households with incomes at or below 80% of the area median income. The parcel is located in very close proximity to the fourteen units of Owner-Built Housing that were developed in the late 1980's and early 1990's by the Town. The Parks & Recreation Commission, at its meeting of October 20th, granted permission to utilize approximately 0.6 acres of the adjoining park land for affordable housing purposes.

Additionally, the Town Plan & Zoning Commission considered this matter at its meeting of November 9th pursuant to a mandatory referral under CGS 8-24, and unanimously recommended its approval. The Affordable Housing Committee also reviewed and unanimously approved the proposed purchase at its meeting of October 13th. Assuming favorable action by the Representative Town Meeting, a real estate closing is planned for mid-December.

I would welcome the opportunity to discuss this proposal and to respond to any questions members of the RTM may have. Thank you again for your consideration.

BINDER OF SALE (CONTRACT)

October 6, 2021

AGREEMENT between Raymond E. Corriea, Jr.

residing at 244 Greenfield Street, Fairfield, CT, who hereby

agrees to sell, and The Town of Fairfield

who hereby agrees to purchase, the property known and described as:

244 Greenfield Street, Fairfield, CT 06825

under the following terms and conditions:

PRICE \$232,000.00 DEPOSITS \$2,320.00 receipt of which is hereby acknowledged. Deposit to be held in escrow account of
The Seller's Attorney.

Sale includes: Premises are being sold in their present, "as-is" condition.

Excludes: Premises are being sold in their present, "as-is" condition.

The full price to be paid in cash or certified check upon delivery of the deed or on terms set forth herein.

Mortgage Contingency: This paragraph is intentionally omitted.

This agreement is further subject to the approval of the Fairfield Representative Town Meeting, the Affordable Housing Committee, the Town Planning and Zoning Commission, the Board of Selectmen and the Parks & Recreation Department.

Adjustments: Taxes, water charges are to be adjusted as of the date of closing. Property to be conveyed by Warranty Deed in accordance with the usual Connecticut practice.

Closing of Title will be at the office of Peter Ambrose on December 14, 2021.

In the event the Seller has not furnished Buyer with the Property Condition Disclosure Form required by Public Act 95-311 prior to the Buyer's execution of this agreement, Seller shall give and Buyer shall receive a credit of \$500 off of the purchase price at closing.

THIS AGREEMENT TO REMAIN IN FORCE AND EFFECT AND CONSTITUTE A CONTRACT BETWEEN PARTIES HERETO UNLESS OR UNTIL SUPERSEDED BY FURTHER CONTRACT BETWEEN PARTIES INCORPORATING DETAILED DESCRIPTION AS HEREINABOVE PROVIDED.

WITNESSES:

Jennifer S. Carpenter
Mark Ambrose

BUYER: Town of Fairfield

Brenda Kupchick
By: Brenda Kupchick, First Selectwoman

SELLER:

Raymond E. Corriea, Jr.

SELLER'S ATTORNEY:

Matthew C. Reale, Esq., Anthony & Reale Attorneys at Law

90 Huntington Street, Shelton, CT 06484 (203) 712-2326

address

phone

BUYER'S ATTORNEY:

Peter Ambrose, Esq., Ambrose & Strazza, LLC

1100 Kings Highway East, Fairfield, CT 06825 203-333-2116

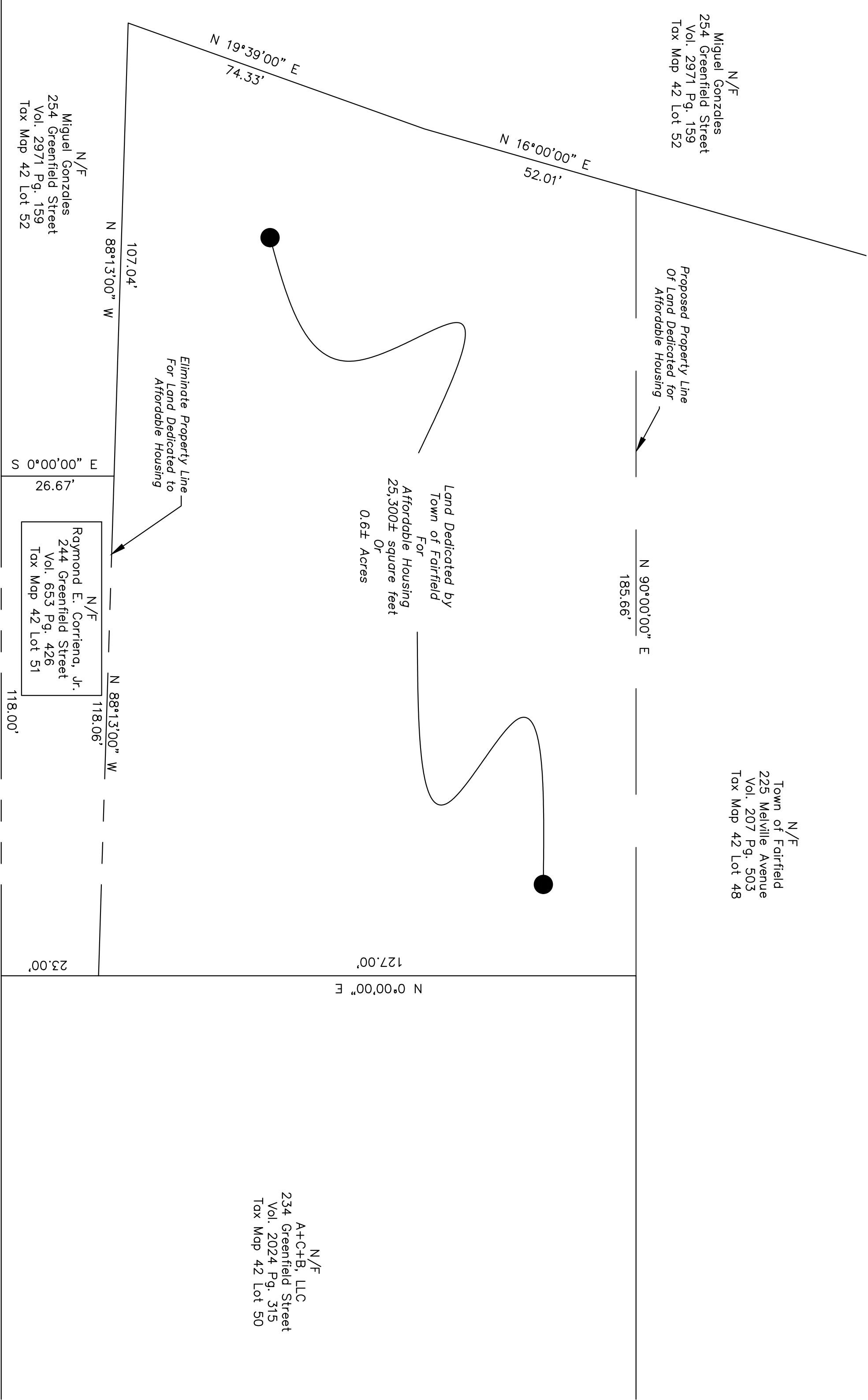
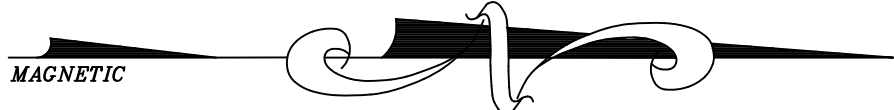
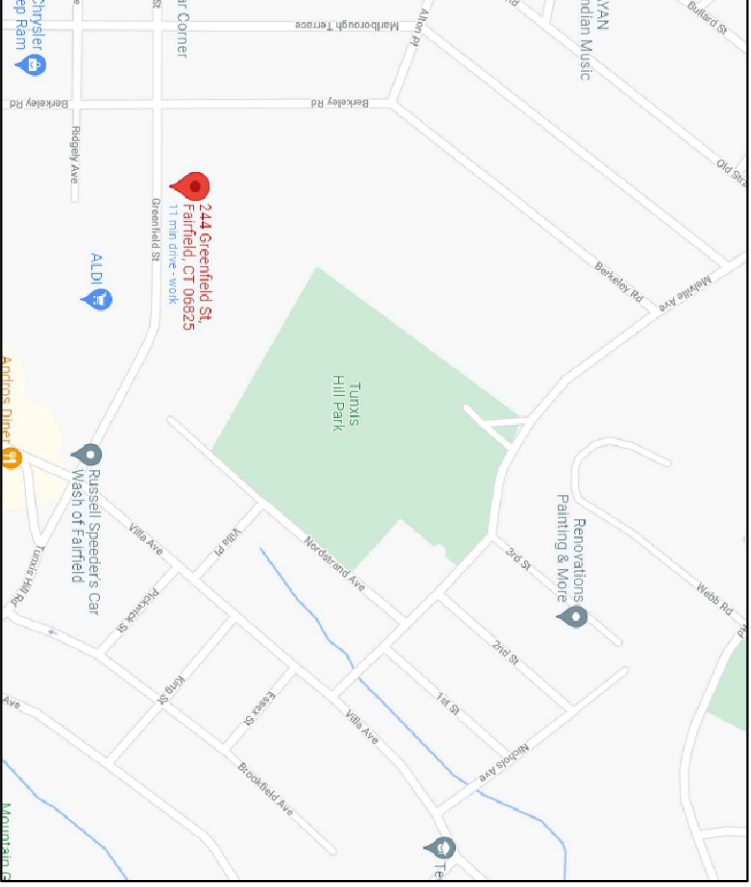
address

phone

244 Greenfield Street - Proposed Property Transfer



Location Map



Notes

This map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996. It is a Compilation Plan and is intended to depict the transfer of approximately 0.6 acres of land by the Town of Fairfield from parcel located at 225 Melville Avenue to land to be acquired by the Town of Fairfield from the parcel located at 224 Greenfield Street, for the purpose of creating a new conforming affordable housing parcel at 244 Greenfield Street.

- 1) This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to such change as an accurate field survey may disclose.
- 2) North arrow, bearings, and distances are based on a certain map, entitled "Tunks Hill Park, Fairfield, Conn. Prepared by Frank B. Joyner, Surveyor, dated June 28, 1946, scale 1"=60' and on the Fairfield Engineering Department ad map number 11420.

Greenfield Street

N/F
A+C+B, LLC
234 Greenfield Street
Vol. 2024 Pg. 355
Tax Map 42 Lot 50

N/F
Town of Fairfield
225 Melville Avenue
Vol. 207 Pg. 503
Tax Map 42 Lot 48

N/F
Miguel Gonzales
254 Greenfield Street
Vol. 2971 Pg. 159
Tax Map 42 Lot 52

N/F
Miguel Gonzales
254 Greenfield Street
Vol. 2971 Pg. 159
Tax Map 42 Lot 52

N 30°00'00" E

23.00'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'

N 0°00'00" E

26.62'

118.00'

N 88°13'00" W

118.06'

N 88°13'00" W

107.04'

N 19°39'00" E

74.33'

52.01'

N 16°00'00" E

185.66'

N 90°00'00" E

127.00'</

APPRAISAL OF REAL PROPERTY



LOCATED AT

244 Greenfield St
Fairfield, CT 06825
Vol: 653 Pg: 426 12/21/78

FOR

Mark S Barnhart
Director of Community & Economic Dev.611 Old Post Rd. Fairfield, CT 06824

OPINION OF VALUE

232,000

AS OF

08/12/2021

BY

Stephanie A Gaffney
Marshall Properties LLC

203-209-9998
MarshallPropertiesLLC@aol.com

Uniform Residential Appraisal Report

File # 244 Greenfield 1

SALES COMPARISON APPROACH

There are N/A comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ to \$.

There are N/A comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ to \$.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	244 Greenfield St Fairfield, CT 06824	276 Rakoczy Ave Fairfield, CT 06824			34 New England Ave Fairfield, CT 06824			304 Greenfield St Fairfield, CT 06825		
Proximity to Subject		0.77 miles SW			1.30 miles SW			0.06 miles W		
Sale Price	\$		\$	277,500		\$	300,000		\$	357,500
Sale Price/Gross Liv. Area	\$ sq.ft.	\$	361.33 sq.ft.		\$	400.00 sq.ft.		\$	244.19 sq.ft.	
Data Source(s)		MLS 170367683 DOM 24			MLS 170396563 DOM 6			MLS 170357192 DOM 70		
Verification Source(s)		Vol: 6097 Pg: 194			Vol: 6170 Pg: 334			Vol: 6098 Pg: 68		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+ (-) \$ Adjustment	DESCRIPTION		+ (-) \$ Adjustment	DESCRIPTION		+ (-) \$ Adjustment
Sales or Financing Concessions		None known Cash			None known Cash			None known Conv		0
Date of Sale/Time		03/21		+6,938	07/21			03/21		+8,937
Location	Suburban	Suburban			Suburban			Suburban		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	2,825 sf	5000 sf			5000 sf			5000 sf		
View	Residential	Residential			Residential			Residential		
Design (Style)	Ranch	Ranch			Cape Cd		0	Cape Cd		0
Quality of Construction	Average-	Average			Average			Average		
Actual Age	109	65		0	88		0	111		0
Condition	Average-	Average		-40,000	Average		-40,000	Good		-60,000
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	5 2 1	4 2 1		0	4 2 1			7 3 1		0
Gross Living Area	872 sq.ft.	768 sq.ft.		+5,200	750 sq.ft.		+6,100	1,464 sq.ft.		-29,600
Basement & Finished Rooms Below Grade	0	Full Bsmnt Finished		-5,000 -5,000	Full Bsmnt Unfinished		-5,000 0	Full Bsmnt Unfinished		-5,000 0
Functional Utility	Average-	Average-			Average-			Average		-15,000
Heating/Cooling	FHA/No AC	FHA/No AC			FHA/No AC			HW/No AC		0
Energy Efficient Items	Typical	Typical			Typical			Typical		
Garage/Carport	0 Car Gar	0 Car Gar			0 Car Gar			0 Car Gar		
Porch/Patio/Deck	N/A	Deck, Sml EP		-10,000	OP		-5,000	Deck, EP		-15,000
Fireplaces	0 Fpl	0 Fpl			0 Fpl			0 Fpl		
Misc.	---	---			---			---		
Net Adjustment (Total)				+ - \$ -47,862			+ - \$ -43,900			+ - \$ -115,663
Adjusted Sale Price of Comparables		Net Adj. 17.2 % Gross Adj. 26.0 %		\$ 229,638	Net Adj. 14.6 % Gross Adj. 18.7 %		\$ 256,100	Net Adj. 32.4 % Gross Adj. 37.4 %		\$ 241,837
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain										
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.										
Data Source(s) Town Hall records										
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.										
Data Source(s) Town Hall records										
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT		COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3			
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Assessor's records		Assessor's records		Assessor's records		Assessor's records			
Effective Date of Data Source(s)	08/12/2021		08/12/2021		08/12/2021		08/12/2021			
Analysis of prior sale or transfer history of the subject property and comparable sales The subject is not known to have transferred in the past 36 months. The sales utilized have not transferred in the past 12 months form the effective date of the appraisal, unless otherwise stated.										
Summary of Sales Comparison Approach Recent sales, similar in location, age and GLA, resulted in the use of sales within 6 months title pass for the sake of comparison. Two of the three comparables utilized are within a 1 mile radius of the subject property. One sale slightly exceeds a 1 mile radius from the subject property. All three comparables are similar in style, appeal and actual age. GLA was adjusted at \$50.00 per sf; bathrooms required no adjustments. Porches, patios and decks are similar in value (\$5,000). Enclosed and screen porches contribute \$10,000. Condition adjustments are based on MLS listing comments (and photographs when available) with regard to upgrades/ remodeling or the lack thereof. Based on this criteria, all three sales utilized required condition adjustments for being somewhat more modern and/or much more modern and up to date as compared tot he subject dwelling. All adjustments are derived from the local market and tempered with the appraiser's knowledge and experience.										
Indicated Value by Sales Comparison Approach \$ 232,000										
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 232,000		Cost Approach (if developed) \$		Income Approach (if developed) \$					
	The weight for final value was balanced on all three sales, and the two land sales, utilized in this report. The Sales Comparison Approach to value is considered the most reliable approach to valuing single family residences. The Sales Comparison Approach shows the actions of the typical buyer and seller in an open market.									
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:									
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 232,000 , as of 08/12/2021 , which is the date of inspection and the effective date of this appraisal.										

File # 244 Greenfield 1

ANALYSIS / COMMENTS

Uniform Residential Appraisal Report

File # 244 Greenfield 1

ADDITIONAL COMMENTS

Age adjustments were not deemed necessary as all comparables and the subject are similar in actual age, and have similar effective ages. If condition differed, a condition adjustment was applied. A buyer will not pay more or less for a property based on actual age.

Please note that town records are not always accurate when listing basement and finished basement areas. Therefore, the appraiser has tempered town information with MLS listing information for purposes of determining basement and finished basement area.

Contract dates for comparables was taken from the MLS information which may or may not be accurate. The appraiser does not have access to the actual contracts for the comparable properties.

The appraiser assumes title is clear and marketable. The appraiser is not a title searcher.

It is noted that the subject's appraised valuation is lower than the predominant value for the subjects neighborhood. Please remember that the predominant value for the subject's neighborhood included all homes sales, just not similar homes like the subject, or similar comparable sales to the subject. Page 1 of this report is requesting the predominant values for all homes in the subject's neighborhood which can be confusing and at times misleading, especially in a very diverse area of existing, older, newer, smaller and larger homes. The fact that the subjects estimated value is higher or lower than the reported predominate value does not have any adverse effect on its value or marketability.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)Land Sales: Land sales are retained in the appraiser's files.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 185,000		
Source of cost data Marshall & Swift	DWELLING	Sq.Ft. @ \$ = \$
Quality rating from cost service Q4 Effective date of cost data 06/21		Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		 = \$
The Cost Approach to value was not developed due to the difficulty in estimating accrued depreciation for older homes. The Cost Approach should NEVER be utilized as an insurance value.	Garage/Carport	Sq.Ft. @ \$ = \$
	Total Estimate of Cost-New = \$		
	Less Physical	Functional	External
	Depreciation		= \$()
	Depreciated Cost of Improvements = \$		
	"As-is" Value of Site Improvements = \$		
Estimated Remaining Economic Life (HUD and VA only) 40 Years	INDICATED VALUE BY COST APPROACH = \$		

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Freddie Mac Form 70 March 2005

Page 3 of 6

Fannie Mae Form 1004 March 2005

Form 1004 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER’S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRaiser

Signature

Stephanie A Gaffney

Name

Stephanie A Gaffney

Company Name

Marshall Properties LLC

Company Address

57 Hawthorne Drive, Monroe, CT 06468

Telephone Number

203-209-9998

Email Address

MarshallPropertiesLLC@aol.com

Date of Signature and Report

10/01/2021

Effective Date of Appraisal

08/12/2021

State Certification #

RCR000204

or State License #

or Other (describe)

State #

State

CT

Expiration Date of Certification or License

04/30/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED

244 Greenfield St

Fairfield, CT 06825

APPRAISED VALUE OF SUBJECT PROPERTY \$

232,000

LENDER/CLIENT

Name

Mark S Barnhart

Company Name

Mark S Barnhart

Company Address

Director of Community & Economic Dev.

611 Old Post Rd. Fairfield, CT 06824

Email Address

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection

☐ Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection

Borrower	Corriea, Raymond E Jr.				
Property Address	244 Greenfield St				
City	Fairfield	County	Fairfield	State	CT Zip Code 06825
Lender/Client	Mark S Barnhart				

Scope of Appraisal:

Information in this report was obtained from an interior and exterior inspection of the subject property, the local Tax Assessor's Office and City/Town Clerk's Offices. The appraiser researched and analyzed additional information from Real Estate Brokers regarding active listings and closed sales, particularly in the subject neighborhood. Facts relating to the subject site were gathered from the City/Town Hall, as well as a physical exterior inspection. Comparable Sales utilized in this report were verified through the local Multiple Listing Service, public land records and an exterior inspection of the sales. Recent, closed sales and listings were researched when preparing this report.

Due to the circumstances surrounding the Covid-19 outbreak, the Town of Fairfield is re opened to the public. Records are also available online.

Purpose:

The purpose of the appraisal is to estimate current market value for mortgage purposes.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it represents only summary discussions of data, reasoning, and analyses that were used in the appraisal process to develop the appraisers opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning and analyses is retained in the appraisers file. The depth of the discussion contained in this report is specific to the needs of the client as stated in the report. The appraiser is not responsible for unauthorized use of this report. To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Practice. This means that no departures from Standard 1 were invoked.

This appraisal is NOT a home inspection and the appraiser is not acting as a home inspector when preparing the report. The borrower has the right to have the home inspected by a professional home inspector. When performing the inspection of this property, the appraiser visually observed areas that were readily accessible. The appraiser is NOT required to disturb or move anything that obstructs access or visibility. When completing the appraisal, a visual inspection was done in accordance with appraisal guidelines. The inspection is NOT technically exhaustive. The inspection does NOT offer warranties or guarantees of any kind.

The photographs and signatures within this report are digital. The photographs and signature have not been altered in any way, with the possible exception of "blurring" personal photographs located within the subject dwelling.

Intended User/Use:

The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic, March 13, 2020, by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

The subject Town of Fairfield Assessor and Town Clerk records are available online. The appraiser has compared and contrasted the online public information and the MLS listing information in order to establish if there are any severe/significant inconsistencies which would effect the credibility of the appraisal results. Having said this, the appraiser can not be responsible for mis information in the online records and/or information which may not be up to date.

Listing prices have been stable within the subject town the past 12 months. **In fact, certain areas and price ranges have been increasing since the Covid 19 pandemic began.** The appraiser has included the MC form which demonstrates the market trends over the past 12 months. Time will tell if this trend will continue.

• **URAR: Site - Highest and Best Use**

Highest and best use of the property is considered it's current single family use, based on current Zoning regulations and improvements. **The subject site is considered extremely small for the area - as a building site. It is quite likely that the subject would appeal to an abutter.**

Subject Photo Page

Borrower	Corriea, Raymond E Jr.					
Property Address	244 Greenfield St					
City	Fairfield	County	Fairfield	State	CT	Zip Code 06825
Lender/Client	Mark S Barnhart					



Subject Front

244 Greenfield St	
Sales Price	
Gross Living Area	872
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Suburban
View	Residential
Site	2,825 sf
Quality	Average-
Age	109

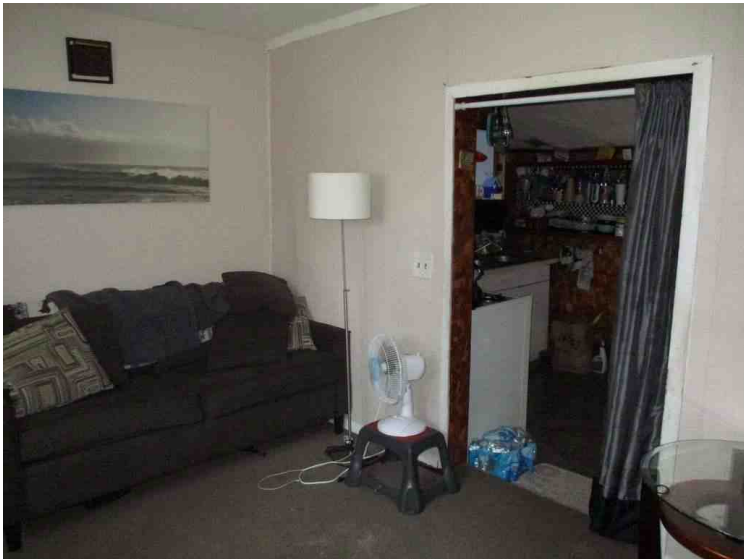


Subject Rear

Subject Street

Interior Photos

Borrower	Corriea, Raymond E Jr.				
Property Address	244 Greenfield St				
City	Fairfield	County	Fairfield	State	CT Zip Code 06825
Lender/Client	Mark S Barnhart				



Living room



Bedroom



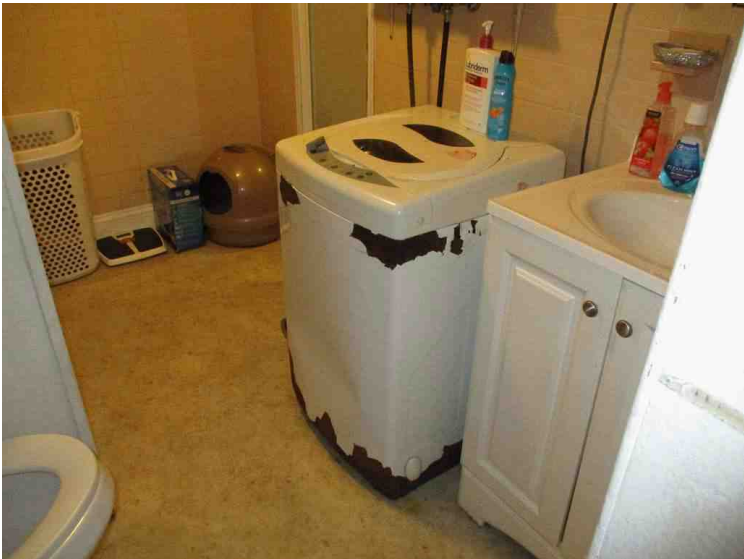
Kitchen



Utility room



Hot water heater



Full bathroom

Interior Photos

Borrower	Corriea, Raymond E Jr.				
Property Address	244 Greenfield St				
City	Fairfield	County	Fairfield	State	CT Zip Code 06825
Lender/Client	Mark S Barnhart				



Full bathroom



Den



Bedroom



Side of Dwelling



Front of dwelling- Close up



Side of dwelling

Interior Photos

Borrower	Corriea, Raymond E Jr.					
Property Address	244 Greenfield St					
City	Fairfield	County	Fairfield	State	CT	Zip Code 06825
Lender/Client	Mark S Barnhart					



Shed



Side of shed



Burned area of shed

Comparable Photo Page						
Borrower	Corriea, Raymond E Jr.					
Property Address	244 Greenfield St					
City	Fairfield	County	Fairfield	State	CT	Zip Code 06825
Lender/Client	Mark S Barnhart					



Comparable 1

276 Rakoczy Ave	
Prox. to Subject	0.77 miles SW
Sale Price	277,500
Gross Living Area	768
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Location	Suburban
View	Residential
Site	5000 sf
Quality	Average
Age	65



Comparable 2

34 New England Ave	
Prox. to Subject	1.30 miles SW
Sale Price	300,000
Gross Living Area	750
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1
Location	Suburban
View	Residential
Site	5000 sf
Quality	Average
Age	88



Comparable 3

304 Greenfield St	
Prox. to Subject	0.06 miles W
Sale Price	357,500
Gross Living Area	1,464
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1
Location	Suburban
View	Residential
Site	5000 sf
Quality	Average
Age	111

Property Location
Vision ID 2868

244 GREENFIELD STREET
Account # 03412

Map ID 42/ 51/ 11

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1010
Print Date 3/16/2021 5:54:48 PM

CURRENT OWNER

TOPO

UTILITIES

STRT/ ROAD

LOCATION

CORRIEA RAYMOND E JR

1 Level

2 Public Water

1 Paved

2 Suburban

49 BEACON HILL TERRACE

3 Public Sewer

4 Gas

HUNTINGTON CT 06484-5906

Alt Prcd ID 00042 00051 00000

Legal Descrip NFIELD S

Assoc. Lots T PT 149

Notice Record Ma LENOX

Census Multi Fam

612

GIS ID 0420510000

Assoc Pld#

6051

FAIRFIELD, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

Q/U

V/I

SALE PRICE

VC

CORRIEA RAYMOND E JR

0653 0426

12-21-1978

U

V

0

EXEMPTIONS

Amount

Description

Number

Amount

Comm Int

0.00

ASSESSING NEIGHBORHOOD

Nbhd

Nbhd Name

B

Tracing

Batch

0090

TENANT WILL CALL FOR APPT

EXT=FR

HSE CLOSE TO ROAD

ROOF SAG

FUNC=STRUCT

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised Xf (B) Value (Bldg)

Appraised Ob (B) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method

30,900

0

1,400

186,600

0

218,900

C

VISIT / CHANGE HISTORY

Date

Id

Type

Is

Cd

Purposi/Result

04-14-2015

LR

00

Measur+L/isted

02-12-2015

AD

01

Measur+1/visit

03-26-1992

NL

X

10

Measu/LtrSnt - Letter Sent

02-13-1992

AM

X

02

Measur+2/visit - Info Card I

LAND LINE VALUATION SECTION

B

Use Code

Description

Zone

Land Type

Land Units

Unit Price

Size Adj

Site Index

Cond.

Nbhd.

Nbhd. Adj

Notes

Location Adjustment

Adj Unit P

Land Value

1

1010

Single Fam MDL

B

2,825 SF

61.17

1.00000

5

0.90

0090

1.200

-10% SHAPE

1.0000

186,600

Total Card Land Units

0.065

AC

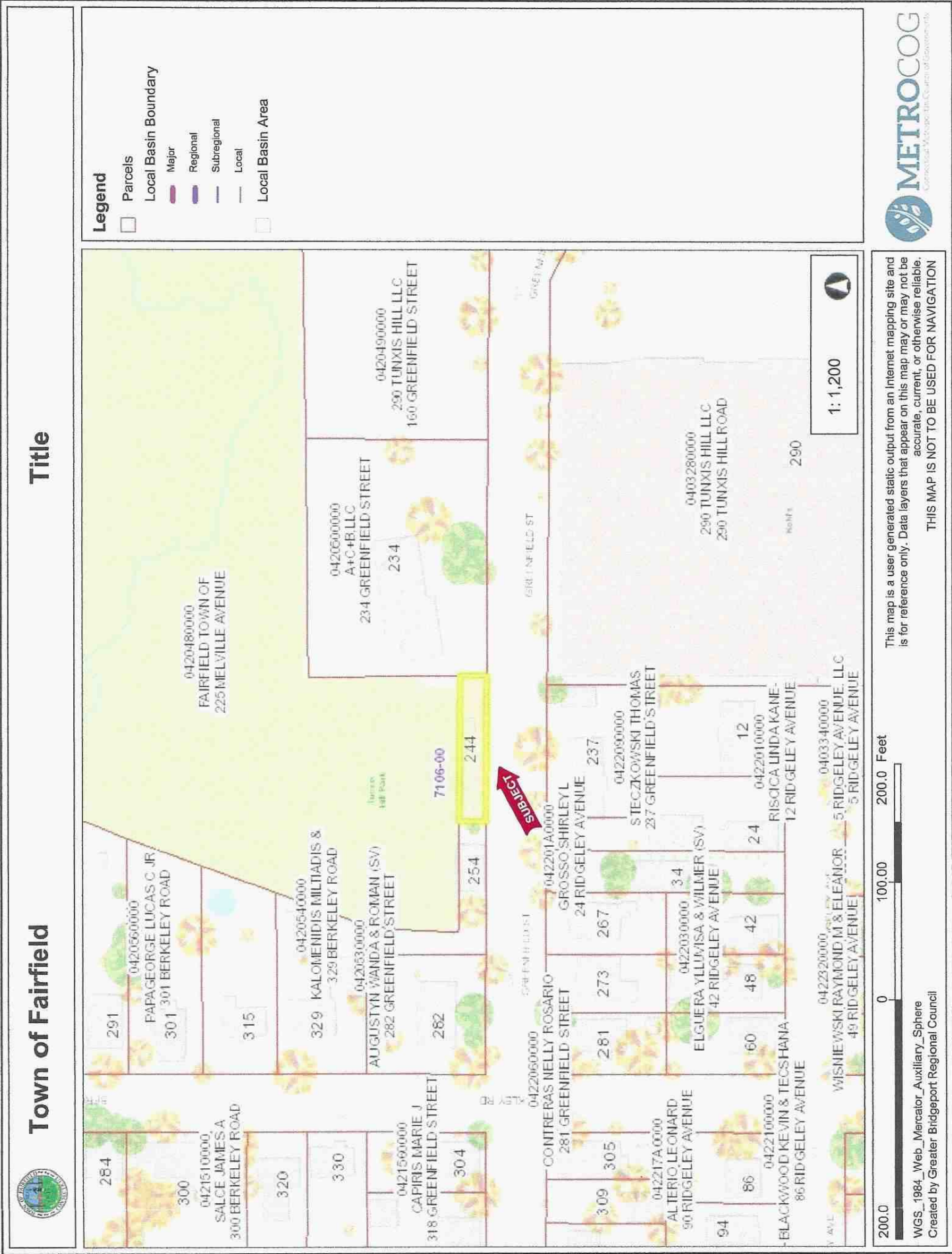
Parcel Total Land Area

0.0649

Total Land Value

186,600

[illegible]



Deed/Legal Description

C 23—WARRANTY DEED—Short Form

E VOL 653 PAGE 426

Executive Sales Co., Philadelphia, Pa.

Know Ye, That I, JUDITH SZLINSKY, of the Town of Fairfield, County of Fairfield and State of Connecticut

For the consideration of Twenty-Five Thousand and no/100 Dollars (\$25,000.00) received to my full satisfaction of RAYMOND E. CORRIEA, JR., of the Town of Fairfield, County of Fairfield and State of Connecticut, 244 Greenfield Street, Fairfield, Connecticut do give, grant, bargain, sell and confirm unto the said RAYMOND E. CORRIEA, JR.

All that certain piece or parcel of land together with the buildings thereon situated in the Town of Fairfield and bounded and described as follows:

SOUTHERLY: On Greenfield Street, 118 feet;

EASTERLY & NORTHERLY: On land now or formerly of Horace Smith Estate;

WESTERLY: On land now or formerly of one Zbynetski.

Being the same premises conveyed to Theresa Walsh by Christopher Walsh in a quit claim deed dated June 3, 1942 and recorded in Volume 193 at Page 61 of the Fairfield Land Records.

Subject to any and all provisions of any municipal ordinance or regulation, and any Federal, state or local public or private laws, with special reference to the provisions of any zoning rules and regulations governing the subject premises; taxes on the Grand List of October 1, 1977, one-quarter paid which the grantee herein assumes and agrees to pay

\$ 27.50 Conveyance Tax received

Man A. Katona
Town Clerk of Fairfield

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

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

In Witness Whereof, I have hereunto set my hand and seal this 20th day of December, A. D., 1978.

Signed, Sealed and Delivered in presence of

Barry C. Knott
BARRY C. KNOTT

Judith Szlinsky [SEAL]
JUDITH SZLINSKY

Frances Galemba
FRANCES GALEMBA

[SEAL]

State of Connecticut
County of Fairfield

Personally Appeared JUDITH SZLINSKY

} ss. Stratford, Dec. 20, A. D. 1978

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

Barry C. Knott
BARRY C. KNOTT

James R. Knott
Commissioner of the Superior Court

Received for Record December 21, 1978 at 10:26 A.M.

Man A. Katona
Town Clerk.

Tax Sheet

Tax Property Agent - Full Public Record

Public Record

Public Records & Tax Report

244 Greenfield St, Fairfield, CT 06825-4470

Parcel Number: 118987

Census Block: 1008

Zoning: B

Property Use Type: Single Family / 1 Family Residence

Assessor's APN: 42 51

Census Tract: 061200

Latitude: 41.178257

County: Fairfield

Carrier Route: C049

Longitude: -73.227805



Current Ownership Information

Owner(s): Raymond E Corriea
How Related:

Owner's Address: 49 Beacon Hill Ter, Huntington, CT 06484-5906
Owner Occupied: No

Transaction Details

Type of Sale:
Closing Date:
Type of Deed:
Mtg Date: 04/09/1987
Arms Length Sale:

Recorded: Vol: , Page:
Sale Price:
Nominal Sale:
Mtg Recorded: Vol: , Page:

Most Recent Tax & Assessment Information

Tax Amount: \$4,134.00

Tax Year: July 2021-June 2022

Fiscal Year: 2021

Base Mil Rate: 26.980

Tax Dist. Mil Rate: N/A

Total Mil Rate: 26.980

Municipal Tax District:

Assessed Land Value: \$130,620

Assessed Building Value: \$22,610

Total Assessed Value: \$153,230

Date of Last Update: 08/02/21

Property Characteristics

Lot & Exterior

Lot Size in Acres: 0.06
Type of Parking:

Lot Size in Sq Ft: 2,825
of Parking Spaces:

Common Ownership %:

General Construction:

of Buildings: 1
Type of Construction:
Exterior Covering:
Type of Basement:

Building Style: Conventional
Building Condition: Fair
Type of Roof: Gable
Heating System: Forced Air

Year Built: 1912
Last Major Renovation:
Roofing Material: Shngls&Asphalt
Heating Fuel: Natl Gas

Building Size Information

Gross Building Sq Ft: 872
Living Area in Sq Ft: 872
Basement Area in Sq Ft:
of Rooms: 5
of Half Baths:

of Units: 1
First Floor Sq Ft:
Unfinished Bsmt Sq Ft:
of Bedrooms: 2

Unit is on Floor #:
Attic Area in Sq Ft:
of Floors: 1
of Full Baths: 1

Property Amenities

Number of Fireplaces:

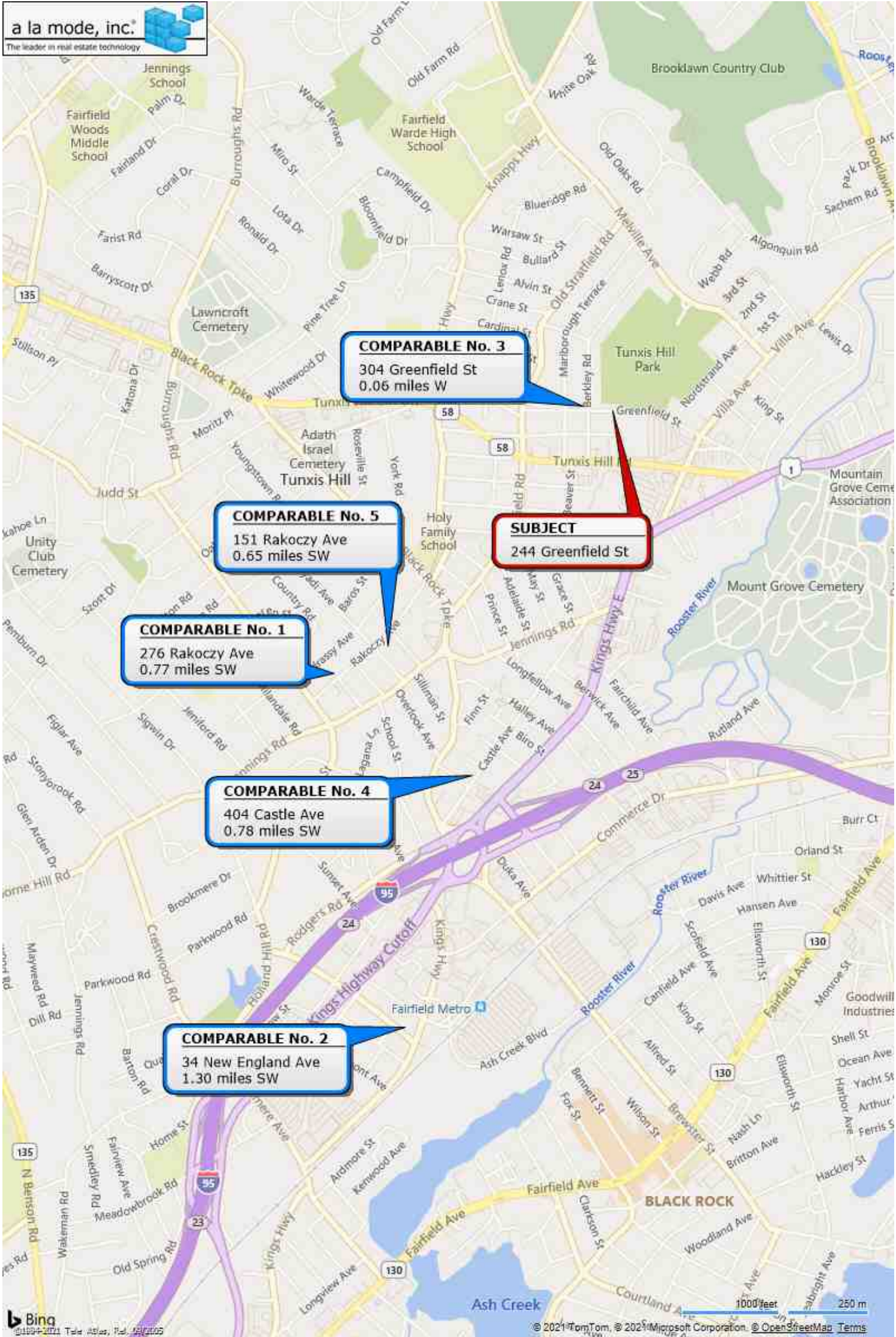
Additional Amenity: Outbuildings

Additional Amenity: Air Conditioned

NOTICE: The public records information contained herein is provided AS IS, without any warranty or guarantee as to its accuracy. Neither the data provider nor the SMARTMLS, Inc. shall be liable for the accuracy or utilization of such data. This report was generated on 08/30/2021 10:15:24 AM

Location Map

Borrower	Corriea, Raymond E Jr.				
Property Address	244 Greenfield St				
City	Fairfield	County	Fairfield	State	CT
Lender/Client	Mark S Barnhart	Zip Code	06825		



Building Sketch

Borrower	Corriea, Raymond E Jr.					
Property Address	244 Greenfield St					
City	Fairfield	County	Fairfield	State	CT	Zip Code 06825
Lender/Client	Mark S Barnhart					

BUILDING AREA ADDENDUM

Borrower	Corriea, Raymond E Jr.				File No.
Property Address	244 Greenfield St				
City	Fairfield	County	Fairfield	State	CT Zip Code 06825
Lender	Mark S Barnhart				

Gross Living Area (GLA)				872S.F.	
Gross Building Area (GBA)				872S.F.	
Areas		Square Footage			
Basement			s.f.		% of GBA
Level 1	872		s.f.	100	% of GBA
Level 2			s.f.		% of GBA
Level 3			s.f.		% of GBA
Garage			s.f.		% of GBA
Other			s.f.		% of GBA

Area Dimensions						Type of Area				Level		
Measurements		Factor		Area		Living	Bsmnt	Garage	Other	One	Two	Three
24.00	X	20.00	X	1.00	=	480	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.00	X	5.00	X	1.00	=	80	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.00	X	10.00	X	1.00	=	120	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.00	X	12.00	X	1.00	=	192	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	X		X		=	</						

USPAP ADDENDUM

File No. 244 Greenfield 1

Borrower	Corriea, Raymond E Jr.				
Property Address	244 Greenfield St				
City	Fairfield	County	Fairfield	State	CT
Lender	Mark S Barnhart				
	Zip Code 06825				

This report was prepared under the following USPAP reporting option:

- ☒ Appraisal Report
- This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- ☐ Restricted Appraisal Report
- This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 30-180 days
Due to the unique nature of the subject property; it is likely marketing time will be increased (above the typical 30 - 90 days) in order to find a buyer.

Additional Certifications

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

- ☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
- The statements of fact contained in this report are true and correct.

- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

- My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

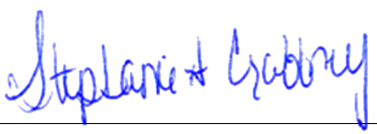
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

This certifies that the above referenced appraisal report was completed in compliance with the Appraiser Independence Requirements (AIR) and the USPAP standards. The undersigned appraiser(s) responsible of preparing the above referenced appraisal report hereby certify that the report was completed and the opinion of value developed in accordance with USPAP standards: and at no time did any employee, director, officer, or agent of the lender or any third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company or partnering on behalf of the lender, influence or attempt to influence the development, reporting, result or review of the report. The appraiser further certifies, I am currently licensed and/or certified by the state in which the property appraised is located, and that there have been no sanctions against me for any reason that would impair my ability to perform appraisals. The undersigned certifies the appraisal report is in compliance with the Appraisal Independence provisions.

APPRAISER:

Signature: 

Name: Stephanie A Gaffney

Date Signed: 10/01/2021

State Certification #: RCR000204

or State License #:

State: CT

Expiration Date of Certification or License: 04/30/2022

Effective Date of Appraisal: 08/12/2021

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not

☐ Exterior-only from Street

☐ Interior and Exterior

License/Certification

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

450 Columbus Boulevard ♦ Hartford Connecticut 06103

Attached is your Real Estate Appraiser license. Such license shall be shown to any properly interested person on request and shall not be transferred to or used by any other person than the person to whom the license was issued. Please note, the address has been removed from the certificate, however, the Department of Consumer Protection must be notified of any name or address change. Changes and questions can be emailed to the License Services Division at dep.licenseservices@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account at www.elicense.ct.gov to verify, add or change your email address. Visit our web site to download applications, verify licensure and download rosters at www.ct.gov/dep.

Email on file to be used for receiving all notices from this office: Stephs61@aol.com

STEPHANIE GAFFNEY
57 HAWTHORNE DR
MONROE, CT 06468

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

CERTIFIED RESIDENTIAL REAL ESTATE
APPRAISER

STEPHANIE A GAFFNEY

License #	Effective	Expiration
RCR.0000204	05/01/2021	04/30/2022

SIGNED

Stephanie A Gaffney

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it Known That

STEPHANIE A GAFFNEY

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

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License #: RCR.0000204

Effective Date: 05/01/2021

Expiration Date: 04/30/2022

Michelle Seagull

Michelle Seagull, Commissioner