

From: [Stackpole, Gregory D](#)
To: [Rosenson, Valerie](#)
Cc: [de la Cruz, Virgil](#); [Pia Jr., Charles](#)
Subject: RE: Lifetime Fitness Appeal - LU30.015
Date: Thursday, July 19, 2018 9:06:40 AM
Attachments: [0 TURN OF RIVER - 001-0158.pdf](#)
[0 TURN OF RIVER - 001-0164.pdf](#)
[0 TURN OF RIVER ROAD - BREAKDOWN.pdf](#)

Valerie,

Please find attached the current assessment and real estate tax breakdowns for the office park and the individual buildings contained within. The park consists of two separate parcels and eight office buildings. The first two attachments are the property field cards for the office park. The last attachment is a breakdown of the park which includes a visual map of the complex and associated tax for each of the buildings.

Thank you,
Greg

Greg Stackpole, CCMail

Assessor, City of Stamford
888 Washington Boulevard
Stamford CT 06904
Ph: 203-977-4018
Fax: 203-977-5553

From: Rosenson, Valerie
Sent: Wednesday, July 18, 2018 1:09 PM
To: Stackpole, Gregory D
Cc: de la Cruz, Virgil; Pia Jr., Charles
Subject: FW: Lifetime Fitness Appeal - LU30.015

Greg –

See Ben's request below. Is this information available?

Thanks,
Valerie

*Valerie T. Rosenson
Legislative Officer
Board of Representatives
888 Washington Boulevard, 4th Floor*

Stamford, CT 06904-2152
203.977.5032
VRosenson@StamfordCT.gov

From: Lee, Benjamin
Sent: Wednesday, July 18, 2018 11:15 AM
To: Rosenson, Valerie
Cc: de la Cruz, Virgil; Pia Jr., Charles
Subject: Re: Lifetime Fitness Appeal - LU30.015

Hi Valerie,

Do we have any analysis available for (i) the current assessed property value of the office park in which the LifeTime Fitness Center is being proposed, and (ii) the current tax rate for that office park?

Best,

Ben

Benjamin Lee
Stamford Board of Representatives
District 15 Representative
203-614-9366
blee@stamfordct.gov

From: Rosenson, Valerie
Sent: Monday, July 16, 2018 10:52:41 AM
To: mariontmcgarry@gmail.com; Adams, Terry; Aquila, Marc; Coleman, Elise; Cottrell, Megan; de la Cruz, Virgil; DePina, Gloria; DiCostanzo, Monica; Fedeli, Mary Lisa; Figueroa, Anabel; Giordano, Philip; GLORIA.DEPINA@MAIL.HOUSE.GOV; Graziosi, Anzelmo; Hughes, Sheila; Jacobson, Jonathan; Kolenberg, Steven; Lee, Benjamin; Liebson, Alice; Lion, Bob; Lutz, Diane; Mahoney, Dennis; Matherne, Raven; McGarry, Marion; McMullen, J.R.; Michelson, Bradley; Miller, Lindsey; Moore, Mavina; Morson, Eric; Nabel, Susan; Patterson, Denis; Pendell, Tom; Pia Jr., Charles; Pratt, Rodney; Quinones, Matt; Roqueta, Robert; Rosenson, Valerie; Saftic, Ines; Sherwood, Nina; Staley, Angelina; Stella, Jeffrey; Summerville, Annie; Wallace, Lila; Watkins, David; Zelinsky, John
Subject: Lifetime Fitness Appeal - LU30.015

Message from Chairs de la Cruz and Pia:

To avoid duplicate document requests and questions to City staff, requests and questions pertaining to the Lifetime Fitness Appeal should be funneled through the Board office.

Valerie T. Rosenson
Legislative Officer
Board of Representatives

th

888 Washington Boulevard, 4 Floor
Stamford, CT 06904-2152
203.977.5032
VRosenson@StamfordCT.gov

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HIGH RIDGE REAL ESTATE OWNER LLC		3	Public Sewer	2	Semi-Improved	Description	Code	Appraised Value	Assessed Value
200 MADISON AVENUE 26TH FLOOR		1	All Public	1	Paved	COM LAND	2-1	16,845,680	11,791,980
NEW YORK, NY 10016-4001		4	Gas			COM BLDG	2-2	11,537,540	8,076,280
Additional Owners:						COM OUTBL	2-5	259,880	181,920
SUPPLEMENTAL DATA									
Other ID: 68 383 A		DSSD							
Survey1 6179		Agent Name							
Survey2 8152		Roll 1							
Census Tract 207		Common Name BUILD # 1							
Census Block 3008		Neighborhood NEWFLD							
Sewer Acct		ASSOC PID#							
GIS ID: E 032 8768					Total			28,643,100	20,050,180

6135 STAMFORD, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
HIGH RIDGE REAL ESTATE OWNER LLC		10997/ 073	05/05/2014	U	I	0	25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
HIGH RIDGE OFFICE PARK LLC		9129/ 003	08/29/2007	U	I	0	25	2017	2-1	11,791,980	2017	2-1	11,791,980	2016	2-1	10,721,640		
AG-GCS HIGH RIDGE LLC		7182/ 282	10/01/2003	U	I	85,552,400	27	2017	2-2	8,076,280	2017	2-2	8,076,280	2016	2-2	11,681,000		
HIGH RIDGE REALTY LLC		6814/ 167	04/25/2003	U	I	0	25	2017	2-5	181,920	2017	2-5	181,920	2016	2-5	170,910		
HIGH RIDGE PARK ASSOCIATES LLC		4610/ 315	07/19/1996	U	I	0												
HIGH RIDGE PARK ASSOCIATE		1063/ 664	11/12/1965	U	I	0	25											
Total:										20,050,180	Total:				20,050,180	Total:		22,573,550

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0950/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	5,176,500
Appraised XF (B) Value (Bldg)	216,000
Appraised OB (L) Value (Bldg)	130,280
Appraised Land Value (Bldg)	16,845,680
Special Land Value	0
Total Appraised Parcel Value	28,643,100
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	28,643,100

NOTES							
9/12 100% VACANT							
9/12 BUILDING 1 SPACE GUTTED (SHELL)							
ARE FOOT OF OFFICE INCLUD							
ES SUBTRACTION OF ARTIUM							

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									01/11/2018			CK	20	Informal Hearing (C)
									06/18/2014			NR	24	Court Stipulation
									04/10/2013			BJ	18	Board of Assessment Appe
									02/07/2013			NR	14	Consolidation
									01/22/2013			TM	40	No change

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	200	Commercial MDL-94	CD	4			653,440	SF	23.44	1.1000	C	1.0000	1.00	0950	1.00		1.00	25.78	16,845,680

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Office Bldg				
Model	94		Comm/Ind				
Grade	09		B++				
Stories	3						
Occupancy	1						
Exterior Wall 1	23		Brick/Masonry				
Exterior Wall 2							
Roof Structure	01		Flat				
Roof Cover	04		T&G/Rubber				
Interior Wall 1	05		Drywall/Plaste				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	04		Electric				
Heating Type	03		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	200		Commercial MDL-94				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	01		Heat/AC Pkgs				
Frame Type	06		FireProofSteel				
Baths/Plumbing	02		Average				
Ceiling/Wall	05		Sus-Ceil&Wall				
Rooms/Prtns	02		Average				
Wall Height	10						
% Comn Wall							

CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description
			FUS[-8400]TRIUM 2 ST
			LP3 46
			36 36
			46
			162
			FUS
			FUS
			BAS
			162
			LP3
			182
			26 29
			17
			BUILDING 1

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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
LP4	Pavng Aspht			L	87,000	1.60	1975	C		A	75	104,400
AP1	Fence Chn Lk			L	3,000	11.50	2012	C		A	75	25,880
EL1	Elev Frght			B	3	55,000.00	1994	C	1		100	118,800
EL2	Elev Pass			B	3	45,000.00	1994	C	1		100	97,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	26,244	26,244		102.22	2,682,754
FUS	Upper Story, Finished	44,088	44,088		102.22	4,506,830
LP3	Concrete Patio	0	0			0
Ttl. Gross Liv/Lease Area:		70,332	70,332			7,189,583



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HIGH RIDGE REAL ESTATE OWNER LLC		3	Public Sewer	2	Semi-Improved	Description	Code	Appraised Value	Assessed Value
200 MADISON AVENUE 26TH FLOOR		1	All Public	1	Paved	COM LAND	2-1	16,845,680	11,791,980
NEW YORK, NY 10016-4001		4	Gas			COM BLDG	2-2	11,537,540	8,076,280
Additional Owners:						COM OUTBL	2-5	259,880	181,920
SUPPLEMENTAL DATA									
Other ID: 68 383 A		DSSD							
Survey1 6179		Agent Name							
Survey2 8152		Roll 1							
Census Tract 207		Common Name BUILD # 1							
Census Block 3008		Neighborhood NEWFLD							
Sewer Acct		ASSOC PID#							
GIS ID: E 032 8768					Total		28,643,100	20,050,180	

6135 STAMFORD, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
HIGH RIDGE REAL ESTATE OWNER LLC		10997/ 073	05/05/2014	U	I	0	25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
HIGH RIDGE OFFICE PARK LLC		9129/ 003	08/29/2007	U	I	0	25	2017	2-1	11,791,980	2017	2-1	11,791,980	2016	2-1	10,721,640
AG-GCS HIGH RIDGE LLC		7182/ 282	10/01/2003	U	I	85,552,400	27	2017	2-2	8,076,280	2017	2-2	8,076,280	2016	2-2	11,681,000
HIGH RIDGE REALTY LLC		6814/ 167	04/25/2003	U	I	0	25	2017	2-5	181,920	2017	2-5	181,920	2016	2-5	170,910
HIGH RIDGE PARK ASSOCIATES LLC		4610/ 315	07/19/1996	U	I	0										
HIGH RIDGE PARK ASSOCIATE		1063/ 664	11/12/1965	U	I	0	25									
Total:										20,050,180	Total:		20,050,180	Total:		22,573,550

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0950/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,440,520
Appraised XF (B) Value (Bldg)	134,970
Appraised OB (L) Value (Bldg)	45,600
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	28,643,100
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	28,643,100

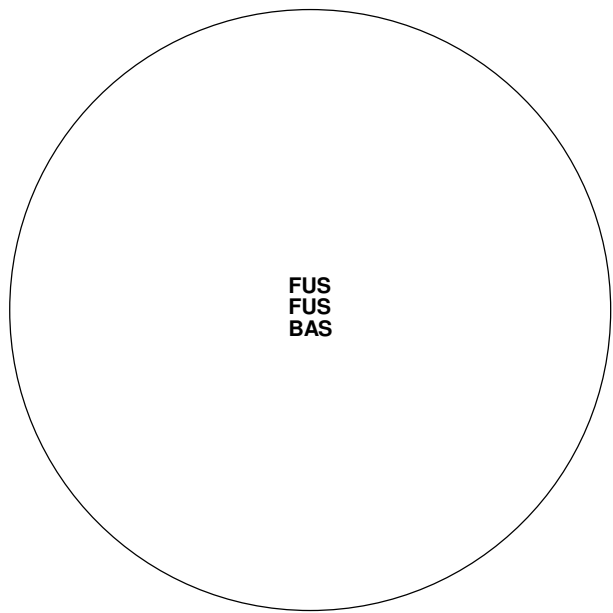
NOTES				
TEDMED LLC				
WALKER DIGITAL				
GEORGE COMFORT				
ISI CAPITAL				
JACKSON GRANT				
SPECTRUM AT SET MGMT				

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									01/11/2018			CK	20	Informal Hearing (C)
									06/18/2014			NR	24	Court Stipulation
									04/10/2013			BJ	18	Board of Assessment Appe
									02/07/2013			NR	14	Consolidation
									01/22/2013			TM	40	No change

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
2	200	Commercial MDL-94		4			0	SF	0.00	1.1000	C	1.0000		1.00			.00	0.00	0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Office Bldg				
Model	94		Comm/Ind				
Grade	09		B++				
Stories	3						
Occupancy	6						
Exterior Wall 1	17		Stucco Mas				
Exterior Wall 2	28		Glass Vitro.				
Roof Structure	01		Flat				
Roof Cover	04		T&G/Rubber				
Interior Wall 1	05		Drywall/Plaste				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	03		Oil				
Heating Type	03		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	200		Commercial MDL-94				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	01		Heat/AC Pkgs				
Frame Type	06		FireProofSteel				
Baths/Plumbing	02		Average				
Ceiling/Wall	05		Sus-Ceil&Wall				
Rooms/Prtns	02		Average				
Wall Height	10						
% Conn Wall							

CONSTRUCTION DETAIL (CONTINUED)			
Code	Description	Percentage	
200	Commercial MDL-94	100	
COST/MARKET VALUATION			
Adj. Base Rate:		103.37	
		3,389,617	
Net Other Adj:		0.00	
Replace Cost		3,389,617	
AYB		1966	
Dep Code		A	
Remodel Rating			
Year Remodeled			
Dep %		23	
Functional Obslnc			
External Obslnc		5	
Cost Trend Factor			
Condition			
% Complete			
Overall % Cond		72	
Apprais Val		2,440,520	
Dep % Ovr		0	
Dep Ovr Comment			
Misc Imp Ovr		0	
Misc Imp Ovr Comment			
Cost to Cure Ovr		0	
Cost to Cure Ovr Comment			



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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
LP4	Pavng Asphlt			L	38,00	1.60	1975	C		A	75	45,600
EL2	Elev Pass			B	3	45,000.00	1994	C	1		100	97,200
SPR2	Sprinklers - Coi			B	32,79	1.60	1994	C	1		100	37,770

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	10,930	10,930		103.37	1,129,872
FUS	Upper Story, Finished	21,860	21,860		103.37	2,259,745
Ttl. Gross Liv/Lease Area:		32,790	32,790			3,389,617



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HIGH RIDGE REAL ESTATE OWNER I		3	Public Sewer	2	Semi-Improved	Description	Code	Appraised Value	Assessed Value
200 MADISON AVENUE 26TH FLOOR		1	All Public	1	Paved	COM LAND	2-1	16,845,680	11,791,980
NEW YORK, NY 10016-4001		4	Gas			COM BLDG	2-2	11,537,540	8,076,280
Additional Owners:						COM OUTBL	2-5	259,880	181,920
SUPPLEMENTAL DATA									
Other ID: 68 383 A		DSSD							
Survey1 6179		Agent Name							
Survey2 8152		Roll 1							
Census Tract 207		Common Nam BUILD # 1							
Census Block 3008		Neighborhood NEWFLD							
Sewer Acct		ASSOC PID#							
GIS ID: E 032 8768					Total		28,643,100	20,050,180	

6135 STAMFORD, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
HIGH RIDGE REAL ESTATE OWNER LLC		10997/ 073	05/05/2014	U	I	0	25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
HIGH RIDGE OFFICE PARK LLC		9129/ 003	08/29/2007	U	I	0	25	2017	2-1	11,791,980	2017	2-1	11,791,980	2016	2-1	10,721,640
AG-GCS HIGH RIDGE LLC		7182/ 282	10/01/2003	U	I	85,552,400	27	2017	2-2	8,076,280	2017	2-2	8,076,280	2016	2-2	11,681,000
HIGH RIDGE REALTY LLC		6814/ 167	04/25/2003	U	I	0	25	2017	2-5	181,920	2017	2-5	181,920	2016	2-5	170,910
HIGH RIDGE PARK ASSOCIATES LLC		4610/ 315	07/19/1996	U	I	0										
HIGH RIDGE PARK ASSOCIATE		1063/ 664	11/12/1965	U	I	0	25									
Total:										20,050,180	Total:		20,050,180	Total:		22,573,550

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0950/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	3,380,170
Appraised XF (B) Value (Bldg)	189,380
Appraised OB (L) Value (Bldg)	84,000
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	28,643,100
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	28,643,100

NOTES									
FRONTIER COMMUNITIES BUILDING #3									

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
									01/11/2018			CK	20	Informal Hearing (C)	
									06/18/2014			NR	24	Court Stipulation	
									04/10/2013			BJ	18	Board of Assessment Appe	
									02/07/2013			NR	14	Consolidation	
									01/22/2013			TM	40	No change	

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
3	200	Commercial MDL-94		4			0 SF	0.00	1.1000	C	1.0000	1.00	0950	1.00			.00	0.00	0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Office Bldg				
Model	94		Comm/Ind				
Grade	09		B++				
Stories	4						
Occupancy	1						
Exterior Wall 1	17		Stucco Mas				
Exterior Wall 2							
Roof Structure	01		Flat				
Roof Cover	04		T&G/Rubber				
Interior Wall 1	05		Drywall/Plaste				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	02		Gas/LP				
Heating Type	03		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	200		Commercial MDL-94				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	01		Heat/AC Pkgs				
Frame Type	06		FireProofSteel				
Baths/Plumbing	02		Average				
Ceiling/Wall	05		Sus-Ceil&Wall				
Rooms/Prtns	02		Average				
Wall Height	10						
% Conn Wall							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
LP4	Pavng Asphlt			L	70,000	1.60	1975	C		A	75	84,000
EL2	Elev Pass			B	4	45,000.00	1994	C	1		100	68,400
EL2	Elev Pass			B	4	45,000.00	1994	C	1		100	68,400
SPR2	Sprinklers - Co			B	86,482	1.60	1994	C	1		100	52,580

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	21,622	21,622		102.86	2,223,952
FUS	Upper Story, Finished	64,860	64,860		102.86	6,671,240
Ttl. Gross Liv/Lease Area:		86,482	86,482			8,895,193

			FUS[-588]																																			
			BAS[1450]																																			
			<table border="1"> <tr> <td>FUS 23</td> <td>FUS 28</td> <td>FUS 23</td> </tr> <tr> <td>FUS 23 9</td> <td>FUS 28 12</td> <td>FUS 23 9</td> </tr> <tr> <td>9</td> <td>12 246</td> <td>9</td> </tr> <tr> <td>FUS</td> <td>FUS</td> <td>FUS</td> </tr> <tr> <td>FUS</td> <td>FUS</td> <td>FUS</td> </tr> <tr> <td>FUS</td> <td>FUS</td> <td>FUS</td> </tr> <tr> <td>28</td> <td>BAS</td> <td>82</td> </tr> <tr> <td>82</td> <td></td> <td></td> </tr> <tr> <td>FUS 28</td> <td>FUS 28</td> <td>FUS 28</td> </tr> <tr> <td>FUS 28 9</td> <td>FUS 28 12</td> <td>FUS 28 9</td> </tr> <tr> <td>9</td> <td>12 246</td> <td>9</td> </tr> </table>			FUS 23	FUS 28	FUS 23	FUS 23 9	FUS 28 12	FUS 23 9	9	12 246	9	FUS	FUS	FUS	FUS	FUS	FUS	FUS	FUS	FUS	28	BAS	82	82			FUS 28	FUS 28	FUS 28	FUS 28 9	FUS 28 12	FUS 28 9	9	12 246	9
FUS 23	FUS 28	FUS 23																																				
FUS 23 9	FUS 28 12	FUS 23 9																																				
9	12 246	9																																				
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28	BAS	82																																				
82																																						
FUS 28	FUS 28	FUS 28																																				
FUS 28 9	FUS 28 12	FUS 28 9																																				
9	12 246	9																																				
			BUILDING 3																																			



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HIGH RIDGE REAL ESTATE OWNER LLC		3	Public Sewer	2	Semi-Improved	Description	Code	Appraised Value	Assessed Value
200 MADISON AVENUE 26TH FL		1	All Public	1	Paved	COM LAND	2-1	17,994,520	12,596,160
NEW YORK, NY 10016-4001		4	Gas			COM BLDG	2-2	33,744,720	23,621,310
Additional Owners:						COM OUTBL	2-5	209,900	146,930
SUPPLEMENTAL DATA									
Other ID: 68 383 B		DSSD							
Survey1 9041		Agent Name							
Survey2 12055		Roll 1							
Census Tract 207		Common Name BUILD# 6C							
Census Block 3008		Neighborhood NEWFLD							
Sewer Acct Y		ASSOC PID#							
GIS ID: E 035 8768					Total			51,949,140	36,364,400

6135
STAMFORD, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
HIGH RIDGE REAL ESTATE OWNER LLC		10997/ 073	05/05/2014	U	I	0	25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
HIGH RIDGE OFFICE PARK LLC		9129/ 003	08/29/2007	U	I	0	25	2017	2-1	12,596,160	2017	2-1	12,596,160	2016	2-1	11,447,750		
AG-GCS HIGH RIDGE LLC		7182/ 282	10/01/2003	U	I	85,552,400	27	2017	2-2	23,621,310	2017	2-2	23,621,310	2016	2-2	24,080,577		
HIGH RIDGE REALTY LLC		6814/ 167	04/25/2003	U	I	0	25	2017	2-5	146,930	2017	2-5	146,930	2016	2-5	138,150		
HIGH RIDGE PARK ASSOCIATES LLC		4610/ 315	07/19/1996	U	I	0	25											
HIGH RIDGE PARK ASSOCIATE		1063/ 664	11/12/1965	U	I	0	25											
Total:										36,364,400	Total:				36,364,400	Total:		35,666,477

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

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ASSESSING NEIGHBORHOOD		NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch	
0950/A											

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	3,495,380
Appraised XF (B) Value (Bldg)	913,110
Appraised OB (L) Value (Bldg)	28,460
Appraised Land Value (Bldg)	17,994,520
Special Land Value	0
Total Appraised Parcel Value	51,949,140
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	51,949,140

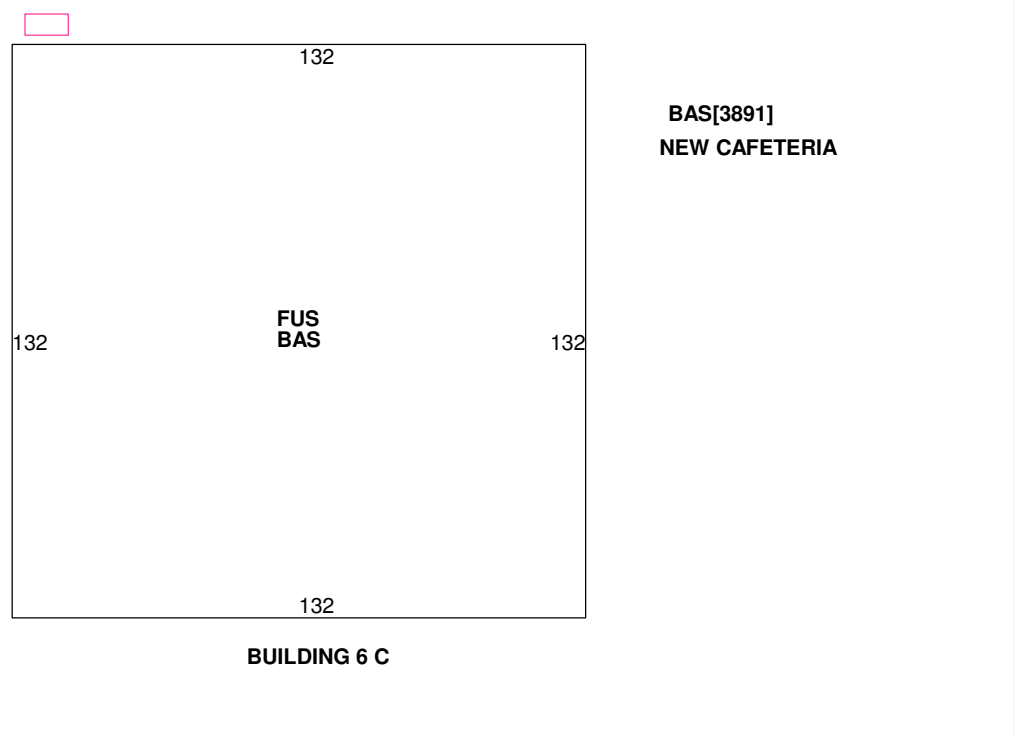
NOTES	
BUILDING 3 OF 3 OFFICE COMPLEX. HIGH QUALITY AND INTERCONNECTED WITH OTHER TWO BUILDINGS - CADBURY SCHWEPPE'S COURT STIPULATED VALUE FOR 93-97 VALUE	<p>WAS 2,710,910 FULL 1,897,630 ASSESS (93-97) VALUE</p> <p>IS 2,304,300 FULL 1,613,010 ASSESS (93-97) GREENWICH ASSOC AFF GROUP BAA(03) RECORD # 642 N/C</p>

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY							
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
2007-0820	08/29/2997	NC	New Construct	403,190	11/26/2008	100		CO# 2008-1137 10/24/2008	02/14/2018			RGB	15	Permit (measure & list)	
B-17-2024	11/21/2017	RE	Remodel	0		0			01/11/2018			CK	20	Informal Hearing (C)	
									03/31/2017			NR	10	Revised	
									03/21/2017			GS	90	OVR	
									06/18/2014			NR	24	Court Stipulation	

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	200	Commercial MDL-94	CD	4			1,038,345	SF	15.75	1.1000	C	1.0000	0950	1.00			1.00	17.33	17,994,520

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Office Bldg				
Model	94		Comm/Ind				
Grade	12		A++				
Stories	2						
Occupancy	2						
Exterior Wall 1	28		Glass Vitro.				
Exterior Wall 2							
Roof Structure	01		Flat				
Roof Cover	04		T&G/Rubber				
Interior Wall 1	05		Drywall/Plaste				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2	05		Vinyl/Asphalt				
Heating Fuel	02		Gas/LP				
Heating Type	03		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	200		Commercial MDL-94				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	01		Heat/AC Pkgs				
Frame Type	06		FireProofSteel				
Baths/Plumbing	02		Average				
Ceiling/Wall	05		Sus-Ceil&Wall				
Rooms/Prtns	02		Average				
Wall Height	10						
% Conn Wall							



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
API	Fence Chn Lk			L	3,300	11.50	2012	C		A	75	28,460
PGB	Parking Garage			B	24,016	53.00	1994	C	1		100	852,810
EL2	Elev Pass			B	2	45,000.00	1994	C	1		100	60,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BAS	First Floor	21,315	21,315		134.67	2,870,491	
FUS	Upper Story, Finished	17,424	17,424		134.67	2,346,490	
Ttl. Gross Liv/Lease Area:		38,739	38,739			5,216,981	

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HIGH RIDGE REAL ESTATE OWNER I		3	Public Sewer	2	Semi-Improved	Description	Code	Appraised Value	Assessed Value
200 MADISON AVENUE 26TH FL		1	All Public	1	Paved	COM LAND	2-1	17,994,520	12,596,160
NEW YORK, NY 10016-4001		4	Gas			COM BLDG	2-2	33,744,720	23,621,310
Additional Owners:						COM OUTBL	2-5	209,900	146,930
SUPPLEMENTAL DATA									
Other ID: 68 383 B		DSSD							
Survey1 9041		Agent Name							
Survey2 12055		Roll 1							
Census Tract 207		Common Nam BUILD# 6C							
Census Block 3008		Neighborhood NEWFLD							
Sewer Acct Y		ASSOC PID#							
GIS ID: E 035 8768					Total			51,949,140	36,364,400

6135 STAMFORD, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
HIGH RIDGE REAL ESTATE OWNER LLC		10997/ 073	05/05/2014	U	I	0	25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
HIGH RIDGE OFFICE PARK LLC		9129/ 003	08/29/2007	U	I	0	25	2017	2-1	12,596,160	2017	2-1	12,596,160	2016	2-1	11,447,750		
AG-GCS HIGH RIDGE LLC		7182/ 282	10/01/2003	U	I	85,552,400	27	2017	2-2	23,621,310	2017	2-2	23,621,310	2016	2-2	24,080,577		
HIGH RIDGE REALTY LLC		6814/ 167	04/25/2003	U	I	0	25	2017	2-5	146,930	2017	2-5	146,930	2016	2-5	138,150		
HIGH RIDGE PARK ASSOCIATES LLC		4610/ 315	07/19/1996	U	I	0	25											
HIGH RIDGE PARK ASSOCIATE		1063/ 664	11/12/1965	U	I	0	25											
Total:										36,364,400	Total:				36,364,400	Total:		35,666,477

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

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ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0950/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	6,485,040
Appraised XF (B) Value (Bldg)	1,368,260
Appraised OB (L) Value (Bldg)	93,840
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	51,949,140
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	51,949,140

NOTES				
BLDGS CONNECTED BY GLASS PASSAGEWAY		GREENWICH ASSOC AFF GROUP		
HIGH QUALITY OFFICE BUILDING COURT		COMPLEX, ALSO HOUSE CAFETERIA		
STIPULATED VALUE FOR 93-97 VALUE				
WAS 5,639,600 FULL 3,947,720 ASSESSED (93-97)				
BAA(03) RECORD # 640 N/C				

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									02/14/2018			RGB	15	Permit (measure & list)
									01/11/2018			CK	20	Informal Hearing (C)
									03/31/2017			NR	10	Revised
									03/21/2017			GS	90	OVR
									06/18/2014			NR	24	Court Stipulation

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
2	200	Commercial MDL-94		4			0 SF	0.00	1.1000	C	1.0000	1.00	0950	1.00			.00	0.00	0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Office Bldg				
Model	94		Comm/Ind				
Grade	12		A++				
Stories	3						
Occupancy	2						
Exterior Wall 1	28		Glass Vitro.				
Exterior Wall 2							
Roof Structure	01		Flat				
Roof Cover	04		T&G/Rubber				
Interior Wall 1	05		Drywall/Plaste				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2	05		Vinyl/Asphalt				
Heating Fuel	02		Gas/LP				
Heating Type	03		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	200		Commercial MDL-94				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	01		Heat/AC Pkgs				
Frame Type	06		FireProofSteel				
Baths/Plumbing	02		Average				
Ceiling/Wall	05		Sus-Ceil&Wall				
Rooms/Prtns	02		Average				
Wall Height	10						
% Conn Wall							

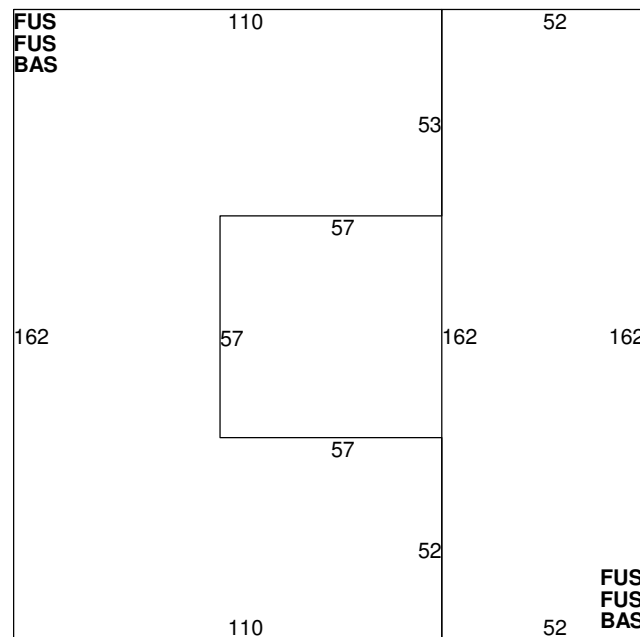
CONSTRUCTION DETAIL (CONTINUED)

MIXED USE

Code	Description	Percentage
200	Commercial MDL-94	100

COST/MARKET VALUATION

Adj. Base Rate:	134.30
	9,264,341
Net Other Adj:	0.00
Replace Cost	9,264,341
AYB	1978
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	20
Functional Obslnc	
External Obslnc	10
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	70
Apprais Val	6,485,040
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



BUILDING 6A

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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
LP4	Pavng Asphlt			L	78,20	1.60	1978	C		A	75	93,840
EL2	Elev Pass			B	2	45,000.00	1997	C	1		100	63,000
PGB	Parking Garage			B	33,48	53.00	1997	C	1		100	1,242,260
EL2	Elev Pass			B	2	45,000.00	1997	C	1		100	63,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	22,995	22,995		134.30	3,088,114
FUS	Upper Story, Finished	45,990	45,990		134.30	6,176,227

Ttl. Gross Liv/Lease Area: 68,985 68,985 9,264,341



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HIGH RIDGE REAL ESTATE OWNER I		3	Public Sewer	2	Semi-Improved	Description	Code	Appraised Value	Assessed Value
200 MADISON AVENUE 26TH FL		1	All Public	1	Paved	COM LAND	2-1	17,994,520	12,596,160
NEW YORK, NY 10016-4001		4	Gas			COM BLDG	2-2	33,744,720	23,621,310
Additional Owners:						COM OUTBL	2-5	209,900	146,930
SUPPLEMENTAL DATA									
Other ID: 68 383 B		DSSD							
Survey1 9041		Agent Name							
Survey2 12055		Roll 1							
Census Tract 207		Common Nam BUILD# 6C							
Census Block 3008		Neighborhood NEWFLD							
Sewer Acct Y		ASSOC PID#							
GIS ID: E 035 8768					Total		51,949,140	36,364,400	

6135 STAMFORD, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
HIGH RIDGE REAL ESTATE OWNER LLC		10997/ 073	05/05/2014	U	I	0	25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
HIGH RIDGE OFFICE PARK LLC		9129/ 003	08/29/2007	U	I	0	25	2017	2-1	12,596,160	2017	2-1	12,596,160	2016	2-1	11,447,750
AG-GCS HIGH RIDGE LLC		7182/ 282	10/01/2003	U	I	85,552,400	27	2017	2-2	23,621,310	2017	2-2	23,621,310	2016	2-2	24,080,577
HIGH RIDGE REALTY LLC		6814/ 167	04/25/2003	U	I	0	25	2017	2-5	146,930	2017	2-5	146,930	2016	2-5	138,150
HIGH RIDGE PARK ASSOCIATES LLC		4610/ 315	07/19/1996	U	I	0	25									
HIGH RIDGE PARK ASSOCIATE		1063/ 664	11/12/1965	U	I	0	25									
Total:										36,364,400	Total:		36,364,400	Total:		35,666,477

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0950/A				

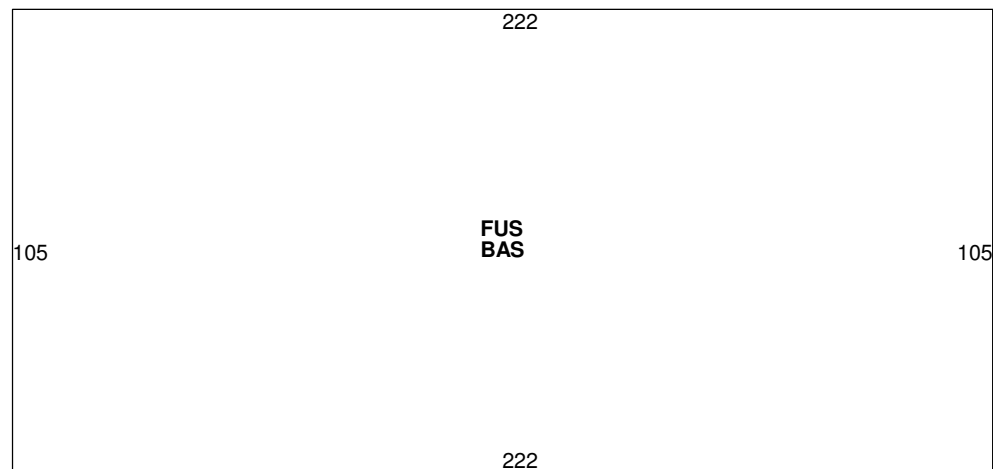
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	4,202,720
Appraised XF (B) Value (Bldg)	2,190,900
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	51,949,140
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	51,949,140

NOTES									
GREENWICH ASSOC AFF. GROUP									

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									02/14/2018			RGB	15	Permit (measure & list)
									01/11/2018			CK	20	Informal Hearing (C)
									03/31/2017			NR	10	Revised
									03/21/2017			GS	90	OVR
									06/18/2014			NR	24	Court Stipulation

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
3	200	Commercial MDL-94		4			0 SF	0.00	1.1000	C	1.0000	1.00	0950	1.00			.00	0.00	0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Office Bldg				
Model	94		Comm/Ind				
Grade	12		A++				
Stories	2						
Occupancy	2						
Exterior Wall 1	28		Glass Vitro.				
Exterior Wall 2							
Roof Structure	01		Flat				
Roof Cover	04		T&G/Rubber				
Interior Wall 1	05		Drywall/Plaste				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	02		Gas/LP				
Heating Type	03		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	200		Commercial MDL-94				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	01		Heat/AC Pkgs				
Frame Type	06		FireProofSteel				
Baths/Plumbing	02		Average				
Ceiling/Wall	05		Sus-Ceil&Wall				
Rooms/Prtns	02		Average				
Wall Height	10						
% Conn Wall							



BUILDING 6B

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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
EL2	Elev Pass			B	2	45,000.00	1994	C	1		100	60,300
PGB	Parking Garage			B	60,000	53.00	1994	C	1		100	2,130,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	23,310	23,310		134.55	3,136,361
FUS	Upper Story, Finished	23,310	23,310		134.55	3,136,361
Ttl. Gross Liv/Lease Area:		46,620	46,620			6,272,721



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HIGH RIDGE REAL ESTATE OWNER I		3	Public Sewer	2	Semi-Improved	Description	Code	Appraised Value	Assessed Value
200 MADISON AVENUE 26TH FL		1	All Public	1	Paved	COM LAND	2-1	17,994,520	12,596,160
NEW YORK, NY 10016-4001		4	Gas			COM BLDG	2-2	33,744,720	23,621,310
Additional Owners:						COM OUTBL	2-5	209,900	146,930
SUPPLEMENTAL DATA									
Other ID: 68 383 B		DSSD							
Survey1 9041		Agent Name							
Survey2 12055		Roll 1							
Census Tract 207		Common Nam BUILD# 6C							
Census Block 3008		Neighborhood NEWFLD							
Sewer Acct Y		ASSOC PID#							
GIS ID: E 035 8768					Total			51,949,140	36,364,400

6135 STAMFORD, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
HIGH RIDGE REAL ESTATE OWNER LLC		10997/ 073	05/05/2014	U	I	0	25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
HIGH RIDGE OFFICE PARK LLC		9129/ 003	08/29/2007	U	I	0	25	2017	2-1	12,596,160	2017	2-1	12,596,160	2016	2-1	11,447,750		
AG-GCS HIGH RIDGE LLC		7182/ 282	10/01/2003	U	I	85,552,400	27	2017	2-2	23,621,310	2017	2-2	23,621,310	2016	2-2	24,080,577		
HIGH RIDGE REALTY LLC		6814/ 167	04/25/2003	U	I	0	25	2017	2-5	146,930	2017	2-5	146,930	2016	2-5	138,150		
HIGH RIDGE PARK ASSOCIATES LLC		4610/ 315	07/19/1996	U	I	0	25											
HIGH RIDGE PARK ASSOCIATE		1063/ 664	11/12/1965	U	I	0	25											
Total:										36,364,400	Total:				36,364,400	Total:		35,666,477

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0950/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	9,166,510
Appraised XF (B) Value (Bldg)	252,670
Appraised OB (L) Value (Bldg)	3,600
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	51,949,140
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	51,949,140

NOTES									
FBM = CONFERENCE ROOMS									
FBM ALSO HOUSE FITNESS CENTER									
MULTI TENANT BLDG COMPLEX									

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									02/14/2018			RGB	15	Permit (measure & list)
									01/11/2018			CK	20	Informal Hearing (C)
									03/31/2017			NR	10	Revised
									03/21/2017			GS	90	OVR
									06/18/2014			NR	24	Court Stipulation

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
4	200	Commercial MDL-94		4			0	SF	0.00	1.1000	C	1.0000	1.00	0950	1.00			.00	0.00	0

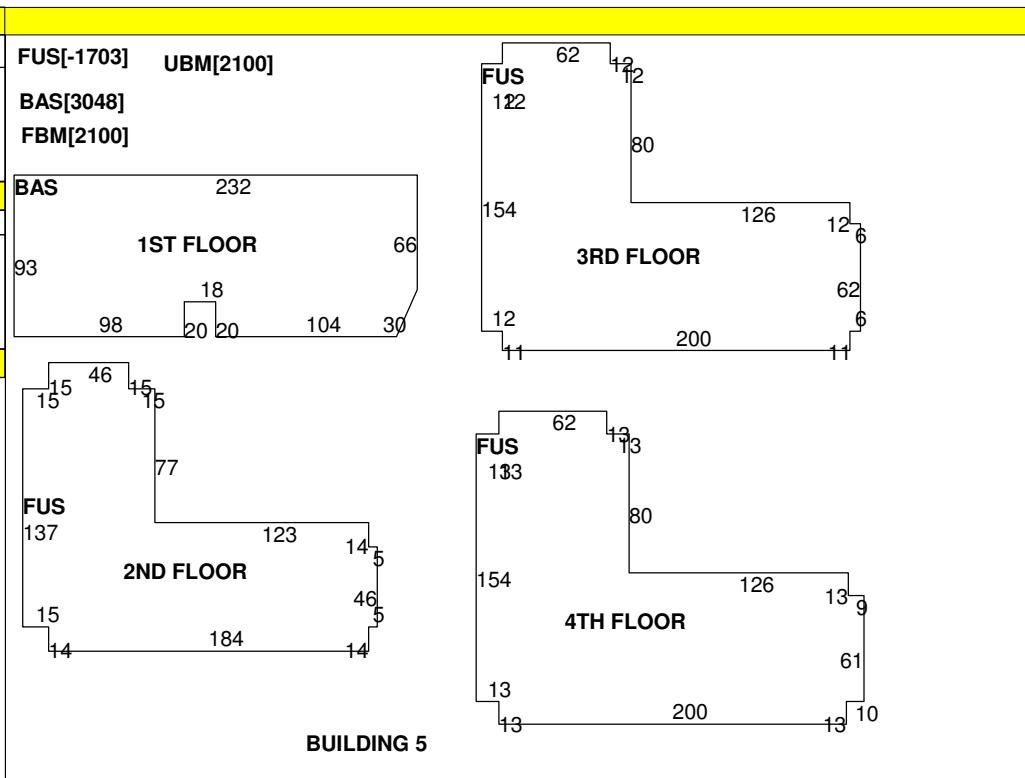
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Office Bldg				
Model	94		Comm/Ind				
Grade	12		A++				
Stories	4						
Occupancy	13						
Exterior Wall 1	17		Stucco Mas				
Exterior Wall 2	28		Glass Vitro.				
Roof Structure	01		Flat				
Roof Cover	04		T&G/Rubber				
Interior Wall 1	05		Drywall/Plaste				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2	05		Vinyl/Asphalt				
Heating Fuel	02		Gas/LP				
Heating Type	03		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	200		Commercial MDL-94				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	01		Heat/AC Pkgs				
Frame Type	06		FireProofSteel				
Baths/Plumbing	02		Average				
Ceiling/Wall	06		Ceil & Wall				
Rooms/Prtns	02		Average				
Wall Height	10						
% Conn Wall							
				Adj. Base Rate:			134.09
				Net Other Adj:			0.00
				Replace Cost			13,095,009
				AYB			1972
				Dep Code		A	
				Remodel Rating			
				Year Remodeled			
				Dep %		20	
				Functional Obslnc			
				External Obslnc		10	
				Cost Trend Factor			
				Condition			
				% Complete			
				Overall % Cond		70	
				Apprais Val			9,166,510
				Dep % Ovr		0	
				Dep Ovr Comment			
				Misc Imp Ovr		0	
				Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
LP4	Pavng Aspht			L	3,000	1.60	1975	C		A	75	3,600
EL2	Elev Pass			B	8	45,000.00	1997	C	1		100	252,000
RP2	Porch Coverd			B	30	32.00	1997	C	1		100	670

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	24,102	24,102		134.09	3,231,717
FBM	Finished Basement - Comm	2,100	2,100		46.93	98,552
FUS	Upper Story, Finished	72,300	72,300		134.09	9,694,346
UBM	Basement, Unfinished	0	2,100		33.52	70,395
Ttl. Gross Liv/Lease Area:		98,502	100,602			13,095,009



CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
HIGH RIDGE REAL ESTATE OWNER I		3	Public Sewer	2	Semi-Improved	Description	Code	Appraised Value	Assessed Value
200 MADISON AVENUE 26TH FL		1	All Public	1	Paved	COM LAND	2-1	17,994,520	12,596,160
NEW YORK, NY 10016-4001		4	Gas			COM BLDG	2-2	33,744,720	23,621,310
Additional Owners:						COM OUTBL	2-5	209,900	146,930
SUPPLEMENTAL DATA									
Other ID: 68 383 B		DSSD							
Survey1 9041		Agent Name							
Survey2 12055		Roll 1							
Census Tract 207		Common Nam BUILD# 6C							
Census Block 3008		Neighborhood NEWFLD							
Sewer Acct Y		ASSOC PID#							
GIS ID: E 035 8768					Total		51,949,140	36,364,400	

6135 STAMFORD, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
HIGH RIDGE REAL ESTATE OWNER LLC		10997/ 073	05/05/2014	U	I	0	25	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
HIGH RIDGE OFFICE PARK LLC		9129/ 003	08/29/2007	U	I	0	25	2017	2-1	12,596,160	2017	2-1	12,596,160	2016	2-1	11,447,750
AG-GCS HIGH RIDGE LLC		7182/ 282	10/01/2003	U	I	85,552,400	27	2017	2-2	23,621,310	2017	2-2	23,621,310	2016	2-2	24,080,577
HIGH RIDGE REALTY LLC		6814/ 167	04/25/2003	U	I	0	25	2017	2-5	146,930	2017	2-5	146,930	2016	2-5	138,150
HIGH RIDGE PARK ASSOCIATES LLC		4610/ 315	07/19/1996	U	I	0	25									
HIGH RIDGE PARK ASSOCIATE		1063/ 664	11/12/1965	U	I	0	25									
Total:										36,364,400	Total:		36,364,400	Total:		35,666,477

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0950/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	5,428,930
Appraised XF (B) Value (Bldg)	241,200
Appraised OB (L) Value (Bldg)	84,000
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	51,949,140
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	51,949,140

NOTES									
8/12 MULTI TENANT BRIGHT HORIZONS DAYCARE									

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									02/14/2018			RGB	15	Permit (measure & list)
									01/11/2018			CK	20	Informal Hearing (C)
									03/31/2017			NR	10	Revised
									03/21/2017			GS	90	OVR
									06/18/2014			NR	24	Court Stipulation

LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
5	200	Commercial MDL-94		1			0	SF	0.00	1.1000	C	1.0000	1.00	0950	1.00			.00	0.00	0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	48		Office Bldg				
Model	94		Comm/Ind				
Grade	12		A++				
Stories	4						
Occupancy	9						
Exterior Wall 1	17		Stucco Mas				
Exterior Wall 2	28		Glass Vitro.				
Roof Structure	01		Flat				
Roof Cover	04		T&G/Rubber				
Interior Wall 1	05		Drywall/Plaste				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	02		Gas/LP				
Heating Type	03		Forced Air-Duc				
AC Type	03		Central				
Bldg Use	200		Commercial MDL-94				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	01		Heat/AC Pkgs				
Frame Type	06		FireProofSteel				
Baths/Plumbing	02		Average				
Ceiling/Wall	05		Sus-Ceil&Wall				
Rooms/Prtns	02		Average				
Wall Height	10						
% Comn Wall							

MIXED USE

Code	Description	Percentage
200	Commercial MDL-94	100

COST/MARKET VALUATION

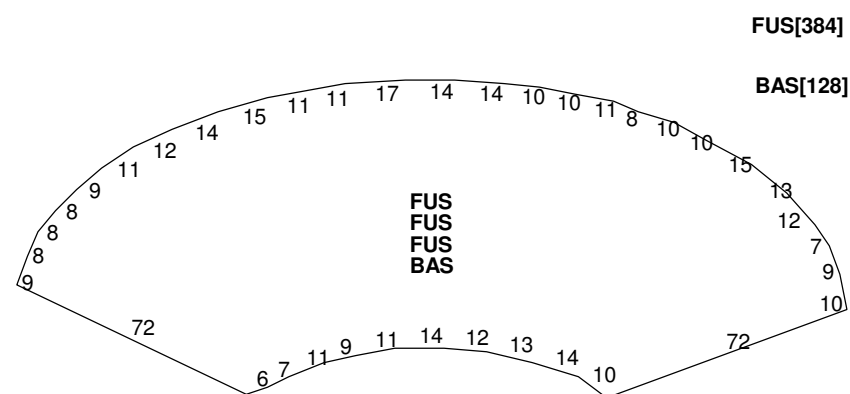
Adj. Base Rate:	134.39
Net Other Adj:	8,102,878
Replace Cost	0.00
AYB	8,102,878
Dep Code	1970
Remodel Rating	A
Year Remodeled	
Dep %	23
Functional Obslnc	
External Obslnc	10
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	67
Apprais Val	5,428,930
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

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

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
LP4	Pavng Asphlt			L	70,000	1.60	1975	C		A	75	84,000
EL2	Elev Pass			B	8	45,000.00	1994	C	1	A	100	241,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	15,074	15,074		134.39	2,025,719
FUS	Upper Story, Finished	45,222	45,222		134.39	6,077,158
Ttl. Gross Liv/Lease Area:		60,296	60,296			8,102,878

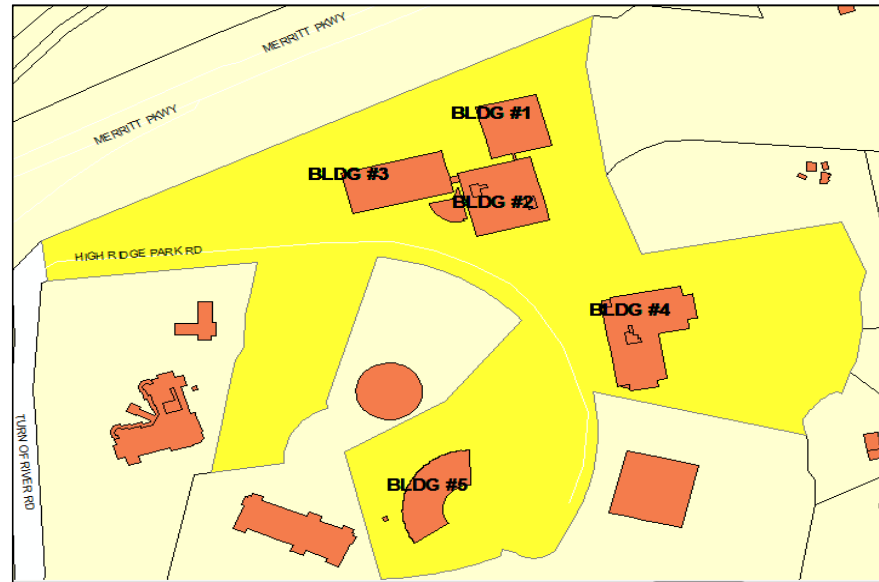


BUILDING 4



Owner HIGH RIDGE REAL ESTATE OWNER LLC
 Location 0 Turn Of River Road
 Parcel ID 001-0164
 Lot Size 23.84 AC
 # of Buildings 5

		2017 Assessment	Mill Rate	Estimated Tax
Building	1	3,105,870	0.02482	\$ 77,087.69
Building	2	5,563,000	0.02482	\$ 138,073.66
Building	3	4,475,530	0.02482	\$ 111,082.65
Building	4	6,595,950	0.02482	\$ 163,711.48
Building	5	4,027,890	0.02482	\$ 99,972.23
Land		12,596,160	0.02482	\$ 312,636.69
Total(s)		36,364,400		\$ 902,564.41



Owner HIGH RIDGE REAL ESTATE OWNER LLC
 Location 0 Turn Of River Road
 Parcel ID 001-0158
 Lot Size 15
 # of Buildings 3

		2017 Assessment	Mill Rate	Estimated Tax
Building	1	3,865,950	0.02482	\$ 95,952.88
Building	2	1,834,760	0.02482	\$ 45,538.74
Building	3	2,557,490	0.02482	\$ 63,476.90
Land		11,791,980	0.02482	\$ 292,676.94
Total(s)		20,050,180		\$ 497,645.47

