

1-5 Riverside Dr  
Parcel# 12015 sc 4250-0001  
CT 5108 .  
VCS 1609 Lot 5/6 Map 10

Acnt 0060405 Goodwin College Inc  
Vol 2875 One Riverside Dr  
Page 295 East Hartford CT 06118  
Pfx

East Hartford  
Connecticut  
Card Summary  
of 04  
File L 1

Property Location and Identification

Owner of Record

Pricing Control Fields

Assessment District

Card	#	Appraised		Assessed		
		Building	# Out Building	Building	Out Building	
01	1	175,110	0	122,580	0	
02	1	499,530	0	349,670	0	
03	1	171,010	0	119,710	0	
04	1	115,300	0	80,710	0	
Tot	4	960,950	0	672,660	0	

Income Summary

Year 2010  
Primary Use 20-Service Garage  
Income Method Market  
  
Capitalization 740,110  
Land/Out Bldg Value 416,670  
Bldg Residual 960,950  
Capitalization Market Corr. 34  
Adjusted Appraised Building 323,440

Assessor Transaction Information

Listed 01 03/28/1994  
Verified  
Action Date  
L 10/06/2008  
Run Date 11/13/2009 08:11  
Version 16.60 (Build 10059)  
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Additional Owners/Assessment History

2008	790,340	Goodwin College Inc				
2007	876,690	Goodwin College Inc				
2006	964,360	Riverside Enterprises L				No# Units
2005	734,500	Riverside Enterprises L				
2004	667,730	Riverside Enterprises L				
2001	953,890	Saland Corporation				
2000	532,770	Saland Corporation				Utilities
1999	586,050	Saland Corporation				Street
1998	532,770	Saland Corporation				Topography
1996	255,710	Saland Corporation				All
1995	603,380	Saland Corporation				Paved
1993	606,370	Saland Corporation				Good

Assessment Change Report

Land  
Bldg  
OutB  
Total

L Vcs  
B Vcs  
cls Listed/Vcs

S/Sf

Adj Sp  
Sale/Sf

Sale/Un

V/M

Sale Date	Qual	Sale Price	Vol	Page	Grantee
03/07/2007	Y	1,500,000	2875	295	Goodwin College Inc
06/17/1980		300,000	730	148	Convenient Petroleum Corp
06/17/1980		300,000	1366	323	Saland Corporation

Frontage	Avg Dep	Dep Fact	Eq Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market	
Front Ref	Classification	Acres/Units											
720	620	203	1,462	1,500	2,193,000				2,193,000	Com	DDD1	1,500	
										Z/L	200	150.000	
										APPRAISAL	Item Count	ASSESSMENT	
										416,670	Land	291,670	
										323,440	Building	226,410	
											OutBldgs		
LAND SUMMARY TOTALS		Acres	10.25		2,193,000	F-Wet 75		A-Aver	25	416,670	740,110	TOTAL	518,080

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File L 1  
Card Summary  
of 04  
East Hartford Connecticut  
Assessment District

Property Location and Identification

Owner of Record

Pricing Control Fields

Card	#	Appraised		Assessed	
		Building	# Out Building	Building	Out Building
01	1	286,450	0	200,510	0
02	1	499,530	0	349,670	0
03	1	171,010	0	119,710	0
04	1	115,300	0	80,710	0
Tot	4	1,072,290	0	750,600	0

Income Summary

Year	2010
Primary Use	20-Service Garage
Income Method	Market
Capitalization	1,129,053
Land/Out Bldg Value	416,670
Bldg Residual	1,072,290
Capitalization Market Corr.	66
Adjusted Appraised Building	712,383

Assessor Transaction Information

Listed	01	03/28/1994
Verified		
Action Date	L	
	10/06/2008	
Run Date	11/13/2009 08:11	
Version	16.60 (Build 10059)	

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Additional Owners/Assessment History

2008	790,340	Goodwin College Inc	No# Units          
2007	876,690	Goodwin College Inc	
2006	964,360	Riverside Enterprises L	
2005	734,500	Riverside Enterprises L	
2004	667,730	Riverside Enterprises L	
2001	953,890	Saland Corporation	
2000	532,770	Saland Corporation	
1999	586,050	Saland Corporation	
1998	532,770	Saland Corporation	
1996	255,710	Saland Corporation	
1995	603,380	Saland Corporation	
1993	606,370	Saland Corporation	

Utilities	All
Street	Paved
Topography	Good

Assessment Change Report

Land  
Bldg  
OutB  
Totl

L Vcs  
B Vcs

cls Listed/Vcs

S/Sf

Adj Sp  
Sale/Sf

Sale/Un

V/M

Sale Date	Qual	Sale Price	Vol	Page	Grantee
03/07/2007	Y	1,500,000	2875	295	Goodwin College Inc
06/17/1980		300,000	730	148	Convenient Petroleum Corp
06/17/1980		300,000	1366	323	Saland Corporation

Frontage	Avg Dep	Dep Fact	Eq Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market	
Front Ref	Classification	Acres/Units											
720	620	203	1,462	1,500	2,193,000				2,193,000	Com	DDDD1	1,500	
										VCS Z/L	200	150,000	
										APPRaisal	Item Count	ASSESSMENT	
										416,670	Land	291,670	
										712,383	Building	498,670	
										OutBldgs			
LAND SUMMARY TOTALS		Acres	10.25		2,193,000	F-Wet 75		A-Aver	25	416,670	1,129,053	TOTAL	790,340