

1-5 Riverside Dr Parcel# 12015 SC 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10				Acct 0060405 Goodwin College Inc Vol 2875 745 Burnside Avenue Page 295 East Hartford CT 06108 Prfx				East Hartford Connecticut				File 1 Card Summary Of 05	
Property Location and Identification				Owner of Record				Pricing Control Fields				Assessment District	

Card	#	Building	#	Out Building	Building	Out Building
01	1	286,450	0	0	200,510	0
02	1	499,530	0	0	349,670	0
03	1	171,010	0	0	119,710	0
04	1	50,500	0	0	35,350	0
05	1	115,300	0	0	80,710	0
Tot	5	1,122,790	0	0	785,950	0

Income Summary	
Year	2009
Primary Use	20-Service Garage
Income Method	Market
Capitalization	1,252,417
Land/Out Bldg Value	416,670
Bldg Residual	1,122,790
Capitalization Market Corr.	74
Adjusted Appraised Building	835,747

Assessor Transaction Information	
Listed	01 03/28/1994
Verified	
Action Date	
	L
	12/28/2007
Run Date	05/13/2008 08:05
Version	15.20 (Build 9120)
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Additional Owners/Assessment History			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	
1992	610,910	Saland Corporation	

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	Eg Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
720	620	203	1,462	1,500	2,193,000				2,193,000	Com	I-3	1,500
										VCS Z/L 200		150,000
										APPRAISAL	Item Count	ASSESSMENT
									416,670	Land	1	291,670
									835,747	Building	9	585,020
										OutBldgs		
LAND SUMMARY TOTALS			Acres 10.25		2,193,000	F-Wet 75		A-Aver 25	416,670	1,252,417	TOTAL	876,690

[illegible]

[illegible]

[illegible]

[illegible]

1 Riverside Dr Unit B-5 Parcel# 12020 SC 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10						Acct Vol Page Prfx		T&U Offices-Typical Class 34.55 BL 990 BP 243.28 Perm 146 CF Wall Ratio 6.78 ABP 243.28				East Hartford Connecticut		File 1 Card 05 Of 05	
Property Location and Identification						Owner of Record						Pricing Control Fields Assessment District			
1 Type and Use Offices-Typical						Principal Building and Addition Description +18+55 14						Principal Building Add/Deduct Single Floor Area Price Schedule Value 1S/BR/B 4.52 990 247.80 245,322			
2 Story Height 1 Story												Sty Description Code			
3 Design/Style Conventional															
4 Foundation/Basement Full Basement 2.57															
5 Fascia Brick															
5a Common Wall															
6 Roof Type Flat															
6a Roof/Floor System Reinf Concrete															
7 Floor Finish Asphalt Tile															
8 Interior Finish Drywall															
Basement Finish None															
9 Heating Forced Air															
9a Air Conditioning Combined 1.39															
10 Plumbing Fixtures Adequate															
11 Builtins/Other Features Yard Improvemnt 0.56															
Add/Deduct Total 4.52															
Assessment Change Report															
Land															
Bldg															
OutB															
Totl															
L Vcs															
B Vcs															
Cls Listed/Vcs															
S/St															
Adj Sp															
Sale/St															
Sale/Un															
V/M															
HRNG V/D. FINISHED INTERIOR, ADDED A/C, 2003															
T															
FRONTAGE															
Avg Dep															
Dep Fact															
Eq Front															
Front Ref															
Classification															
Rate															
Sched Val															
Condition															
Influence															
Market															
Land Value															
Land Class															
Land Zone															
VCS Land Rate / Market															
Com															
VCS Z/L 200															
APPRAISAL															
Item Count															
Land															
Building															
OutBldgs															
LAND SUMMARY TOTALS															
Acres															
TOTAL															