

Property Location: 1 RIVERSIDE DR

Vision ID: 12015

MAP ID: 10/ / 5/6/ /

Bldg Name:

State Use: 201

Account # 12015

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 01/22/2013 11:25

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION														
GOODWIN COLLEGE INC		A Good	I All	I Paved		Description	Code	Appraised Value	Assessed Value															
ONE RIVERSIDE DR						COM LAND	2-1	500,220	350,150															
EAST HARTFORD, CT 06118						COM BLDG	2-2	3,681,280	2,576,900															
Additional Owners:		SUPPLEMENTAL DATA Other ID: 4250-0001 Homeowner Cr Census 5108 VCS 1609 # Units 1 Class Com GIS ID: Locn Suffix Zoning DDD1 Res Area Non Res Area0 Lot Size 9.92 ASSOC PID#				Total 4,181,500 2,927,050																		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
GOODWIN COLLEGE INC		2875/ 295	03/07/2007	Q	I	1,500,000	A00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value											
RIVERSIDE ENTERPRISES L L C		2127/ 297	09/03/2002	U	I	0	B03	2011	2-1	359,830	2010	2-1	291,670											
S L LIQUIDATING TRUST L L C		2109/ 254	07/12/2002	U	I	0	B03	2011	2-2	172,184	2010	2-2	226,410											
SALAND CORPORATION		1366/ 323	06/17/1980	U	I	300,000	B03																	
CONVENIENT PETROLEUM CORP		730/ 148	06/17/1980	U	I	300,000	B																	
AUTOMATIC COMFORT CORP		1/ 1	01/01/1900	Q	I	0	NC																	
								Total:		532,014	Total:		518,080											
											Total:		518,080											
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.																
Total																								
ASSESSING NEIGHBORHOOD																								
NBHD/SUB		NBHD Name		Street Index Name		Tracing		Batch																
0001/A																								
NOTES																								
INTERIOR & EXTERIOR RENOVATIONS, COSTS \$15,500, SKETCH REVISIONS, REVAL 2006. ADD I&E PENALTY 2006. REMOVE I&E PENALTY 2007. DEMO 9165 SF PORTION OF BUILDING, 2009. DEMO ALL BLDGS 2011-2012 TO REDEVELOP WITH SCHOOL& PARKING GARAGE																								
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										
P-12-322	09/06/2012	RV	Review	132,700		0		plumbing for parking ga	01/04/2012	0	6	CK	41	Hearing - No Change										
M-12-224	08/01/2012	RV	Review	4,639,000		0		mechanical work for Co	03/28/1994			AO	60	No Info										
E-12-289	05/17/2012	RV	Review	443,746		0		install site lighting, teled																
E-12-261	05/04/2012	RV	Review	2,448,000		0		base lectric power, lighti																
P-12-142	04/27/2012	RV	Review	1,546,800		0		install water systems, un																
B-11-1081	12/23/2011	DM	Demolish	672,660		0		demolish 4 buildings																
B-11-1011	11/18/2011	RV	Review	16,754		0		renovate 2 conference ro																
LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value						
1	201	Commercial	DDD1		720		9.92	AC	125,000.00	0.4802	C		0.60	2200	1.40	Wetlands			500,220					
Total Card Land Units:														9.92	AC	Parcel Total Land Area:		9.92	AC	Total Land Value:				500,220

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	114		College - Modern				
Model	94		Comm/Ind				
Grade	55		1.00				
Stories	4						
Occupancy	1						
Exterior Wall 1	20		Brick				
Exterior Wall 2	15		Concr/Cinder				
Roof Structure	01		Flat				
Roof Cover	13		Rubber				
Interior Wall 1	05		Drywall				
Interior Wall 2	4		Full Finish				
Interior Floor 1	11		Ceramic Tile				
Interior Floor 2	08		Mixed				
Heating Fuel	03		Gas				
Heating Type	04		Forced Hot Air				
AC Type	03		Central				
Finished %	100						
Bldg Use	201		Commercial				
Total Bedrooms	0						
Total Baths							
Num Fixtures	0						
Total Rooms	0						
Basement %	0						
Heat/AC	2		Combined				
Frame Type	4		Fproof Steel				
Baths/Plumbing	04		Extensive				
Common Wall	F		None				
Wall Height	0						
Perimeter							

FUS[20955]

FUS[21574]

FUS[24479]

BAS[43425]

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	43,425	43,425	43,425	333.35	14,475,724
FUS	Finished Upper Story	67,008	67,008	67,008	333.35	22,337,117
Ttl. Gross Liv/Lease Area:		110,433	110,433	110,433		36,812,841



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100 A/P..

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2.634

1/3%

94,000

2.634

6

MULTI STORY

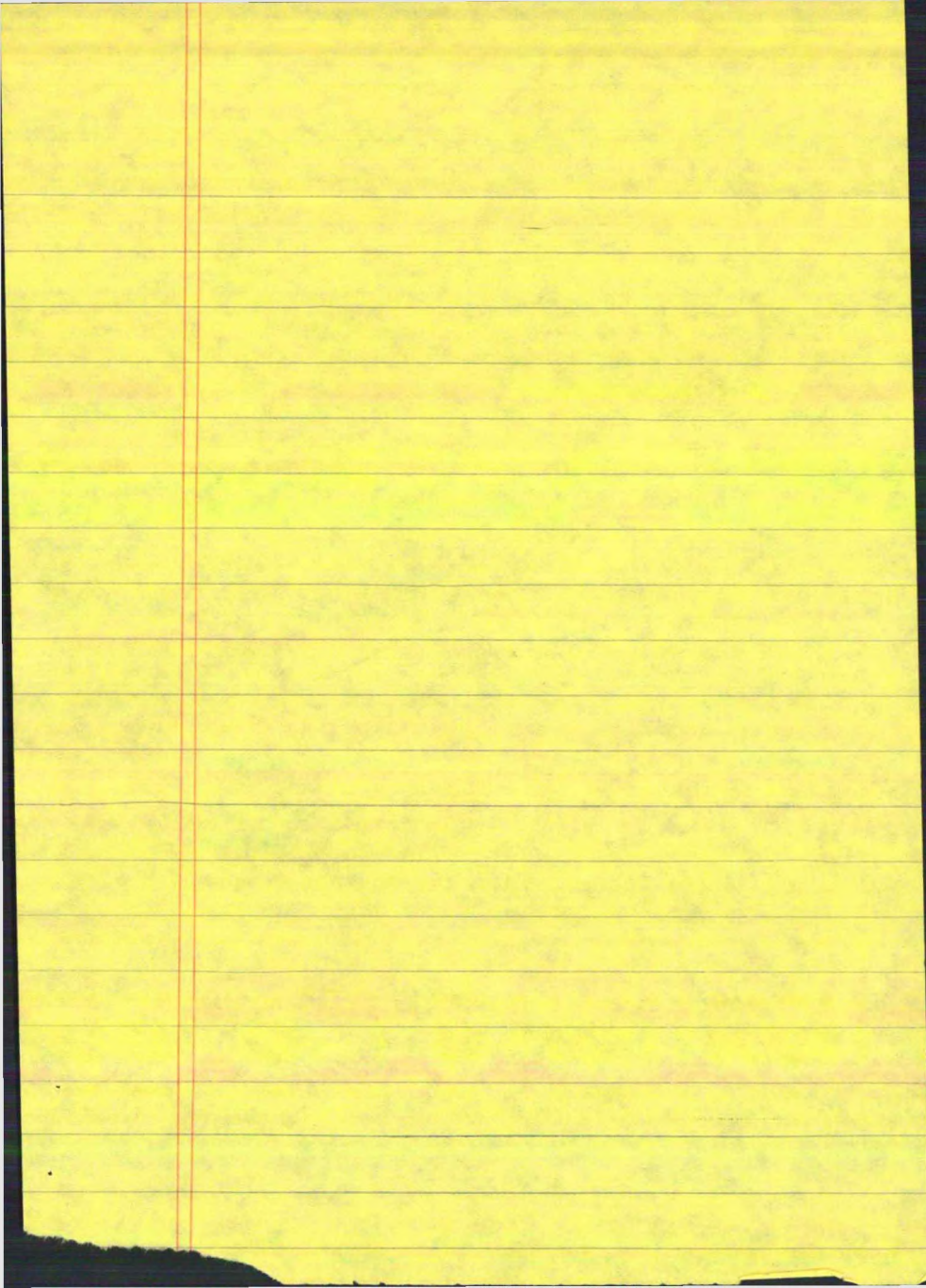
Aluminum

Aluminum

194.00

Class C - EXCELLENT

Sub 18 Page 13





State of Connecticut

Town of East Hartford

740 Main Street East Hartford, CT 06108 (860) 291-7340



PERMIT REPORT BY ADDRESS

Address: 1-5 RIVERSIDE DR

PIN	Permit For	Parcel ID	Occupancy Type	Building Type	Work Description	Construct. Cost	Fee Paid
B-11-1011	Alteratio/Interior Renovation-C	12015	Commercial	Service Garage	Renovate two conference rooms to three offices and conference room. (1st Fl)	\$16,754.00	\$460.00
B-11-1081	Demolition	12015	Commercial	Service Garage	Demolish (4) buildings. (16,000 sf, built in 1920)	\$672,660.00	\$2,672.00
B-11-395	Alteration/Renovation-R	12015	Commercial	Restrnt/Lounge	Install temporary tent 60' x 60' (Graduation ceremony from 6/8/11 to 6/12/11)	\$0.00	\$40.00
B-11-858	Commercial Construction New	12015	Commercial	Service Garage	Install 30' x 40' temporary tent for one day event. (Oct 11)	\$0.00	\$40.00
B-11-947	Commercial Construction New	12015	Commercial	Business	CONNECTICUT RIVER ACADEMY: Demolish and remove (5) existing structures, Build new parking garage and magnet school. (Includes Heating, Electrical, A/C, plumbing and Fire Sprinkler)	\$25,245,847.00	\$631,185.00
C-12-17	Inland Wetland Permit	12015	Non-profit	Municipal	Removal and replacement of an existing pier within the Connecticut River	\$0.00	\$135.00
C-12-9	Inland Wetland Permit	12015	Commercial	Commercial	Remove soil contaminated with petroleum products and replace with clean fill and associated work.	\$0.00	\$125.00
E-10-186	Electrical: Commercial	12015	Commercial	Service Garage	Install three dedicated 120V circuits for new plugs to audio/video equipment. (No Plans)	\$1,500.00	\$35.00
E-10-242	Electrical: Commercial	12015	Commercial	Service Garage	Pull (12) strand fiber from 1 -Riverside Dr and (6) strand from 167 to 133 Riverside Dr. (Conduit installed by others) No Plans	\$3,500.00	\$115.00
E-10-247	Electrical: Commercial	12015	Commercial	Service Garage	120V wiring provision for rooftop L.E.D. sign.	\$1,500.00	\$65.00
E-10-33	Electrical: Commercial	12015	Commercial	Business	Run electrical wire for A/C unit for IT department. (1st fl)	\$1,600.00	\$35.00
E-10-9	Electrical: Commercial	12015	Commercial	Commercial	Run electrical wire for free standing cubical on 2nd fl. (Through concrete floor)	\$800.00	\$20.00



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PERMIT REPORT BY ADDRESS

PIN	Permit For	Parcel ID	Occupancy Type	Building Type	Work Description	Construct. Cost	Fee Paid
E-11-111	Electrical: Commercial	12015	Commercial	Service Garage	Secondary low voltage wiring (RV) LED sign lighting - connect primary 120v - 12A total circuit UL file #E-191973.	\$2,500.00	\$50.00
E-12-17	Electrical: Commercial	12015	Commercial	Service Garage	Temporary 120/240V, 400amp feed to construction trailers. CRS #1846847 Est. Value \$15,000	\$0.00	\$0.00
E-12-179	Electrical: Commercial	12015	Commercial	Service Garage	Install conduit, wire and light pole (165 & 197 Riverside) Riverside walk, install wire and light poles only. (Per building prints)	\$15,000.00	\$390.00
E-12-261	Electrical: Commercial	12015	Commercial	Service Garage	Base electric power, lighting, fire alarm, tele/data, raleways, security, grounding ring, garage security. (NE Lighting protection, Simplex, programming/start-up) Est. Cost \$2,448,000.00 See Fee B-11-1011	\$0.00	\$0.00
E-12-289	Electrical: Residential	12015	Commercial	Service Garage	Install site lighting, teledata cabling system. (Per Plans) Est. Cost \$443,746 See Fee B-11-947	\$0.00	\$0.00
E-12-834	Electrical: Commercial	12015	School	School	new garage lighting, power outlets and garage fire alarm. (4-story garage building) Est Cost \$200,000 See Fee B-11-947	\$0.00	\$0.00
M-10-5	HVAC: - C	12015	Commercial	Commercial	Install a ductless split air conditioning unit for IT room.	\$4,850.00	\$80.00
M-12-224	HVAC: - C	12015	Commercial	Commercial	Mechanical work for Connecticut River Academy. Est. Cost \$4,639,000 See Fee B-11-947	\$0.00	\$0.00



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PIN	Permit For	Parcel ID	Occupancy Type	Building Type	Work Description	Construct. Cost	Fee Paid
M-12-366	HVAC: - C	12015	Commercial	Commercial	Temporary heat for construction activities in cold weather, use (4) 1,000 btu's indirect fired heaters, hard piped with gas, second operation is temporary heat for masonry construction using direct fired ducted heaters. Est Cost \$40,000 See Fee B-11-947	\$0.00	\$0.00
M-12-393	HVAC: - C	12015	Commercial	Commercial	Install (4) rooftop units. (Luxair, Model #DBPZ-F042AC)	\$10,000.00	\$265.00
M-12-41	Mechanical: Liquid Storage Tank	12015	Commercial	Service Garage	Excavate, remove and dispose 1,000 gallon underground storage tank, backfill and restore to original grade.	\$2,000.00	\$65.00
P-12-142	Plumbing: Commercial	12015	Commercial	Service Garage	Install domestic hot/cold water, recirculation water, non-portable water, natural gas, underground and above ground sanitary waste and vent, under and above ground storm water, under/above ground acid waste, vent, rain water reclamation, solar water heating. (400 gallon tank, two solar/gas water heater, PVI manufacturer) Est. Cost \$1,546,800 See Fee B-11-947	\$0.00	\$0.00
P-12-322	Plumbing: Commercial	12015	Commercial	Commercial	plumbing for parking garage. Est. Cost \$132,700	\$0.00	\$0.00
P-12-374	Fire Suppression	12015	Commercial	Commercial	Install wet sprinkler system with manual wet class 1 standpipe. Est Cost \$342,800 See fee B-11-947	\$0.00	\$0.00
P-12-393	Plumbing: Commercial	12015	Commercial	Commercial	Connect modular building to site utilities, water and drain lines, make inter modular connections.	\$4,280.00	\$140.00
TE-13-33	Low voltage(cabling,alarms)	12015	School	School	Installation of HVAC temperature control wiring, plenum rated cable	\$121,000.00	\$0.00



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PERMIT REPORT BY ADDRESS

PIN	Permit For	Parcel ID	Occupancy Type	Building Type	Work Description	Construct. Cost	Fee Paid
TPL-12-99	Flood Hazard Zone - Major Development	12015			APPLICATION FOR MAJOR FLOOD HAZARD DEVELOPMENT PERMIT - Under Section 601 to allow a repair/restoration of an existing timber pier facility and installation of an overlook platform and ADA compliant ramping on land located behind 1-5 Riverside Drive. Assessors Map # 10 Lot# 5/6 Applicant: Bryan Harrell, Goodwin College	\$0.00	\$160.00

Total Permits 29

\$26,103,791.00 \$636,077.00