

Print Date: 11/04/2013 12:41

VISION

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	
Tit. Gross Liv/Lease Area:		110,433	110,433	110,433		36,812,841	

Property Location: 1 RIVERSIDE DR

Vision ID: 12015

Account # 12015

MAP ID: 10/15/6/1

Bldg Name:

State Use: 201

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 11/01/2013 09:22

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT									
GOODWIN COLLEGE INC		A Good	1 All	1 Paved		Description	Code	Appraised Value	Assessed Value										
ONE RIVERSIDE DR						COM LAND	2-1	500,220	350,150	VISION									
EAST HARTFORD, CT 06118						COM BLDG	2-2	33,131,560	23,192,090										
Additional Owners:		SUPPLEMENTAL DATA				Total				33,631,780	23,542,240								
		Other ID: 4250-0001 Homeowner Cr Census 5108 VCS 1609 # Units 1 Class Com GIS ID:				Locn Suffix Zoning DDD1 Res Area Non Res Area 0 Lot Size 9.92 ASSOC PID#													
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	2012	2-1	350,150	2011	2-1	359,830						
S L LIQUIDATING TRUST L L C		2109/ 254	07/12/2002	U	I	0	B03	2012	2-2	2,576,900	2011	2-2	172,184						
SALAND CORPORATION		1366/ 323	06/17/1980	U	I	300,000	B03				2010	2-2	226,410						
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:		2,927,050	Total:		532,014						
								Total:			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								APPRaised VALUE SUMMARY											
NBHD/ SUB	NBHD Name		Street Index Name		Tracing		Batch												
0001/A																			
NOTES																			
INTERIOR & EXTERIOR RENOVATIONS, COSTS \$15,500, SKETCH REVISIONS, REVAL 2006.								Appraised Bldg. Value (Card) 33,131,560											
ADD I&E PENALTY 2006. REMOVE I&E								Appraised XF (B) Value (Bldg) 0											
PENALTY 2007. DEMO 9165 SF PORTION OF								Appraised OB (L) Value (Bldg) 0											
BUILDING, 2009. DEMO ALL BLDGS 2011-2012								Appraised Land Value (Bldg) 500,220											
TO REDEVELOP WITH SCHOOL& PARKING GARAGE								Special Land Value 0											
								Total Appraised Parcel Value 33,631,780											
								Valuation Method: C											
								Adjustment: 0											
								Net Total Appraised Parcel Value 33,631,780											
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					
B-13-599	08/27/2013	RU	Review Follow Up	1,035,000		0		DOCK RENOVATION-	01/04/2012	0	6	CK	41	Hearing - No Change					
E-13-33	07/09/2013	EL	Electric	121,000		0		INST HVAC	03/28/1994			AO	60	No Info					
E-13-333	06/05/2013	EL	Electric	1,000		0		INST TEMP GENERAT											
P-13-32	01/30/2013	PL	Plumbing	194,527		0		INST DRY SPRINKLER											
M-12-393	12/06/2012	CAC	Air Conditioni	10,000		0		INST 4 ROOFTOP UNT											
E-12-834	12/05/2012	EL	Electric	200,000		0		New garage lighting, out											
M-12-366	11/29/2012	MEC	Mechanical	40,000		0		TEMP HEAT FOR OUT											
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				

Property Location: 1 RIVERSIDE DR

MAP ID: 10/ / 5/6/ /

Bldg Name:

State Use: 201

Vision ID: 12015

Account # 12015

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 11/01/2013 09:22

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							

CONSTRUCTION DETAIL (CONTINUED)

Code	Description	Percentage
201	Commercial	100

MIXED USE

Code	Description	Percentage
201	Commercial	100

COST/MARKET VALUATION

Adj. Base Rate:	333.35
Replace Cost	36,812,841
AYB	2012
EYB	2011
Dep Code	G
Remodel Rating	
Year Remodeled	
Dep %	0
Functional ObsInc	
External ObsInc	
Cost Trend Factor	1
Condition	UC
% Complete	90
Overall % Cond	90
Apprais Val	33,131,560
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

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

