

Card	#	Appraised		Assessed	
		Building	Out Building	Building	Out Building
01	1		0	200,510	0
02	1		0	349,670	0
03	1		0	119,710	0
04	1		0	35,350	0
05	1		0	80,710	0
Tot	5		0	785,950	0

Income Summary	
Year	2006
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	
	X
	10/01/2006 REVAL
Run Date	03/29/2007 09:03
Version	15.20 (Build 8084)
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Additional Owners/Assessment History			No# Units
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	
1991	699,890	Convenient Petroleum Co	
			Utilities
			Street
			Topography

Assessment Change Report

Land  
Bldg  
OutB  
Totl  
87,670 100

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									
Front Ref	Classification		Acres/Units	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
											Land	1
											Building	25
											OutBldgs	87,670
LAND SUMMARY TOTALS			Acres 10 25		2,193,000	F-Wet 75		A-Aver 25	416,670		TOTAL	964,360

[illegible]

[illegible]

[illegible]

1 Riverside Dr Unit B-4 Parcel# 12019 SC 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10		Acnt Vol Page Prfx		T&U Storage-83 Class 83.55 BL 3,000 BP 140.38 Perm 260 CF Wall Ratio 11 53 ABP 140 38		East Hartford Connecticut		File 1 Card 04 Of 05	
Property Location and Identification		Owner of Record		Pricing Control Fields		Assessment District			
1 Type and Use Storage-83 2 Story Height 1 Story 3 Design/Style Conventional 4 Foundation/Basement 5 Fascia Brick 5a Common Wall 6 Roof Type Flat 6a Roof/Floor System Wood Joist 7 Floor Finish Cement Finish 8 Interior Finish Pt Knotty Panel 9 Heating None 9a Air Conditioning None 10 Plumbing Fixtures 11 Builtins/Other Features Yard Improvemnt 0.46 Add/Deduct Total -0 11 Assessment Change Report Land Bldg OutB Totl L Vcs B Vcs Cls Listed/Vcs S/St Adj Sp Sale/St Sale/Un V/M		Principal Building and Addition Description +100+30 14 14.A 14.B 14.C 14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O		Principal Building 1S BR/NB Add/Deduct -0.11 Single Floor Area 3,000 Price 140.27 Schedule Value 420,810 15 Class 83.55 16 Repl Val 420,810 16a CF ( 1 00) 17 Norm Cond Poor 30 18a Market O-Other 40 18b Market T-I&E 19 Accrued 12 20 Appraised 50,500		14 Total Schedule Value 420,810 COST/MARKET/CORRELATIVES/APPAISED BUILDING Year Built 1932 Additions Modernized Effective 1932 No# Units 1 No# Rooms No# Bedrooms 0 Utilities Street ??? Topography ??? Total Area 3,000 Res Area Non-res Area 3,000		DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nrm Mkr Accr Appraised Value Sale Date Qual Sale Price Vol Page Grantee	
LAND SUMMARY TOTALS Acres		Rate Sched Val Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market		Com I-3 1,500 VCS Z/L 200 150,000		APPAISAL Item Count ASSESSMENT Land Building 1 35,350 OutBldgs		TOTAL 35,350	

1 Riverside Dr Unit B-5 Parcel# 12020 SC 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10										Acht Vol Page Prfx		T&U Offices-Typical BL 990 BP 34.55 Perm 146 CF 243.28 Wall Ratio 6.78 ASP 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 2 Story Height 1 Story 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 T										Principal Building and Addition Description +18+55 14 1S/BR/B 14.A 14.B 14.C 14.D 14.E 14.F 14.G 14.H 14.I 14.J 14.K 14.L 14.M 14.N 14.O										Principal Building Add/Deduct Single Floor Area Price 1S/BR/B 4.52 990 247.80 245.322 Sty Description Code			
										Assessor Transaction Information Listed 01 03/28/1994 Verified Reviewed Action X Action Date 10/01/2006 REVAL Print Date 03/29/2007 09:03 Version 15.20 (Build 8084) (c) Copyright 1987-2007, SLH Technology, Inc.				14 Total Schedule Value 245,322 COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 34.55 16 Repl Val 245,322 16a CF ( 1.00) 245,322 17 Norm Cond Normal 78 18a Market O-Other 60 18b Market T-I&E 19 Accrued 47 20 Appraised 115,300									
										Additional Owners/Assessment History				Year Built 1950 Additions Modernized Effective 1950 No# Units 1 No# Rooms No# Bedrooms 0 Utilities Street Topography Total Area 990 Res Area Non-res Area 990									
										DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nrm Mkr Accr Appraised Value													
										Sale Date Qual Sale Price Vol Page Grantee													
HRNG V/D. FINISHED INTERIOR, ADDED A/C, 2003.																							
LAND SUMMARY TOTALS Acres										Frontage Avg Dep Dep Fact Eq Front Front Ref Classification Acres/Units Rate Sched Val Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market Com I-3 1,500 VCS Z/L 200 150,000 APPAISAL Item Count ASSESSMENT Land 115,300 Building 1 80,710 OutBldgs 115,300 TOTAL 80,710													