

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 745 Burnside Avenue Page 295 East Hartford CT 06108 Prfx		East Hartford Connecticut	File 1 Card Summary of 05
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Property Location and Identification					Owner of Record	Pricing Control Fields	Assessment District
Card	#	Appraised		Assessed	Income Summary		
		Building	#	Building	Out Building	Building	Out Building
01	1	286,450	0	200,510	0	2009 20-Service Garage Market	
02	1	499,530	0	349,670	0	Capitalization Land/Out Bldg Value Bldg Residual Capitalization Market Corr. Adjusted Appraised Building	1,252,417 416,670 1,122,790 74 835,747
03	1	171,010	0	119,710	0		
04	1	50,500	0	35,350	0		
05	1	115,300	0	80,710	0		
Tot	5	1,122,790	0	785,950	0		

Assessor Transaction Information		
Listed	01	03/28/1994
Verified		
Action Date	L	
Run Date	12/28/2007	
Version	05/09/2008 13:05	
(c)	Copyright 1987-2008, SLH Technology, Inc.	
15.20 (Build 9120)		

Additional Owners/Assessment History		
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	Utilities
2000	532,770 Saland Corporation	Street
1999	586,050 Saland Corporation	Topography
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	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 VCS Z/L	I-3	1,500	
													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	TOTAL	876,690

1 Riverside Dr Unit B-2 Parcel# 12017 SC 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10			Acnt Vol Page Prfx	T&U Offices-Typical BL 6,936 BP 158.31 Perm 412 CF Wall Ratio 16.83 ABP 158.31	Class 34.55 34.55 158.31 158.31	East Hartford Connecticut	File 1 Card 02 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 +54+3+7-3+94+45-144-3-6+3-5-45 14 1+54 +7+3 14.A 12+5 +6-3 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/CB 1.46 Sty Description Code OP 020 OP 020	Add/Deduct 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	Single Floor Area 6,936 159.77 Code 21 48.16 18 49.97	Price 1,108,165 1,011 900	Schedule Value		
2 Story Height 1 Story												
3 Design/Style Conventional												
4 Foundation/Basement												
5 Fascia Brick + Cb												
Sa Common Wall												
6 Roof Type Flat												
6a Roof/Floor System Steel												
7 Floor Finish Part Carpet												
8 Interior Finish Various												
9 Heating Forced Air												
9a Air Conditioning Combined												
10 Plumbing Fixtures Adequate												
11 Builtins/Other Features Yard Improvemnt												
1.04												
0.42												
Add/Deduct Total 1.46												
Assessment Change Report												
Land Bldg OutB Total												
L Vcs B Vcs Cls Listed/Vcs												
\$/Sf												
Adj Sp Sale/Sf Sale/Un												
V/M T												
Frontage Front Ref	Avg Dep Classification	Dep Fact Acres/Units	Eq Front Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market	
									Com VCS Z/L 200	I-3	1,500 150,000	
									APPRAISAL	Item Count	ASSESSMENT	
									Land			
									499,530	Building 1	349,670	
									OutBldgs			
										499,530	TOTAL	349,670
LAND SUMMARY TOTALS		Acres										

1 Riverside Dr Unit B-5 Parcel# 12020 SC 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10			Acnt 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 Card 05 of 05	File 1					
Property Location and Identification			Owner of Record	Pricing Control Fields		Assessment District					
1. Type and Use Offices-Typical			Principal Building and Addition Description	Principal Building	Add/Deduct	Single Floor Area	Price	Schedule Value			
2 Story Height 1 Story			+18+55	14	1S/BR/B	4.52	990	247.80	245,322		
3 Design/Style Conventional			Sty Description	Code							
4 Foundation/Basement Full Basement 2.57			14.A								
5 Fascia Brick			14.B								
6a Common Wall Flat			14.C								
6a Roof/Floor System Reinf Concrete			14.D								
7 Floor Finish Asphalt Tile			14.E								
8 Exterior Finish Drywall			14.F								
9 Basement Finish None			14.G								
10 Heating Forced Air			14.H								
11 Air Conditioning Combined 1.39			14.I								
12 Plumbing Fixtures Adequate			14.J								
13 Builtins/Other Features Yard Improvemnt 0.56			14.K								
14 Add/Deduct Total 4.52			14.L								
Assessment Change Report			14.M								
Land			14.N								
Bldg			14.O								
OutB											
Totl											
L Vcs											
B Vcs											
Cls Listed/Vcs											
\$/SF											
Adj Sp											
Sale/SF											
Sale/Un											
V/M			T								
Frontage Front Ref	Avg Dep Classification	Dep Fact Acres/Units	Eq Front Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
									Com VCS Z/L 200	I-3	1,500 150,000
									APPRAISAL	Item Count	ASSESSMENT
									Land		
									115,300	Building 1	80,710
									OutBldgs		
LAND SUMMARY TOTALS			Acres						115,300	TOTAL	80,710

