

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 BL 990 BP 243.28 Perm 146 CF Wall Ratio 6.78 ABP 243.28		Class 34.55 243.28 243.28		East Hartford Connecticut		File 1 Card 04 of 04	
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	
2 Story Height 1 Story				+18+55 14		1S/BR/B		4.52		990 247.80	
3 Design/Style Conventional				14.A							
4 Foundation/Basement Full Basement 2.57				14.B							
5 Fascia Brick				14.C							
5a Common Wall				14.D							
6 Roof Type Flat				14.E							
6a Roof/Floor System Reinf Concrete				14.F							
7 Floor Finish Asphalt Tile				14.G							
8 Interior Finish Drywall				14.H							
Basement Finish None				14.I							
9 Heating Forced Air				14.J							
9a Air Conditioning Combined 1.39				14.K							
10 Plumbing Fixtures Adequate				14.L							
11 Builtins/Other Features Yard Improvemnt 0.56				14.M							
Add/Deduct Total 4 52				14.N							
Assessment Change Report				14.O							
Land											
Bldg											
OutB											
Totl											
L Vcs											
B Vcs											
Cls Listed/Vcs											
S/Sf											
Adj Sp											
Sale/Sf											
Sale/Un											
V/M											
T											
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		1,500	
								VCS Z/L 200		150,000	
								APPRaisal		Item Count	
								Land			
								Building 1		80,710	
								OutBldgs			
								TOTAL		80,710	
LAND SUMMARY TOTALS		Acres									

[illegible]

Display Market Income Detail

901. Year	2009	
902. Parcel Id	12,015	
903. Property Location		
904. Property VCS		
1. Type and Use	20-Service Garage	
0. Property Use	20-Service Garage	
2. Gross Bldg Area	29,512 17440	
3. Net Leasable Area	29,512	
4. Owner Occupied Area	0	
5. Number of units#	0	
6. Number of park spaces	0	
7. Year Built	0	
8. Year Remodled	0	
504. Bldg Appr before Income	0	
705. Mrkt Units	26,605 17440	
601. Mrkt Unit Rate	7.50	
603. Mrkt V & C Loss	3.00%	
604. Mrkt EIA	193,552	
605. Mrkt Heating/Air Cond	0.00%	
606. Mrkt Electricity	0.00%	
607. Mrkt Other Utilities	2.00%	
608. Mrkt Payroll	0.00%	
609. Mrkt Supplies	0.00%	
610. Mrkt Management	3.00%	
611. Mrkt Insurance	3.00%	
612. Mrkt Common Area Maint	3.00%	
613. Mrkt Maint & repairs	5.00%	
614. Mrkt Lease Fees	0.00%	
615. Mrkt Legal/accounting	1.00%	
616. Mrkt Elev Maint	0.00%	
617. Other	13.00%	
618. Other	0.00%	
619. Other	0.00%	
620. Other	0.00%	
621. Mrkt Security	0.00%	
699. Mrkt Total Expenses	30.00%	
800. Mrkt Tot Exp Val	58,066	
702. Mrkt Cap Rate	12.00	
701. Mrkt NOI	135,486	
703. Mrkt Income Val Est	1,129,053	
404. Land + Outbldg	416,670	
704. Mrkt Computed bldg Val	712,383	-171.0%
706. Mrkt Cap Mrk Corr	1.00%	