

<b>1 Main St</b> Parcel# 8473 SC 3150-0001 6108 VCS 3401 Lot 56/PT Map 29		Acnt 0020857 Savings Bank Of Manchester Vol 447 C/O Andreo Loren Page 170 4 Main Street Prfx East Hartford CT 06118		T&U Store-47 Class 20.55 BL 1,161 BP 113.03 Perm 142 CF Wall Ratio 8 17 ABP 113 03		East Hartford Connecticut File 1 Card 01 Of 01																	
Property Location and Identification		Owner of Record		Pricing Control Fields		Assessment District																	
1 Type and Use <b>Store-47</b> 2 Story Height <b>1 Story</b> 3 Design/Style <b>Conventional</b> 4 Foundation/Basement <b>No Basement</b> 5 Fascia <b>Cement Block</b> 5a Common Wall 6 Roof Type <b>Flat</b> 6a Roof/Floor System <b>Steel</b> 7 Floor Finish <b>Mixed</b> 8 Interior Finish <b>Drywall</b> 9 Heating <b>Forced Air</b> 9a Air Conditioning <b>Combined</b> 6.98 10 Plumbing Fixtures <b>Adequate</b> 11 Builtins/Other Features <b>Yard Improvemnt</b> 2.79 Add/Deduct Total 9.77 Assessment Change Report Land 49,000 100 Bldg 74,420 83 OutB 12,320 100 Totl 134,620 91 L Vcs 80,000 88 B Vcs Cls Listed/Vcs S/Sf Adj Sp Sale/Sf Sale/Un V/M 160,000 T <b>AUG - 1 2006</b> ✓		Principal Building and Addition Description +3-8+27+32-5+9-25-32 14 2 -7-8 14.A 4#-2 +16+33 14.B 6 +5+9 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 Schedule Value <b>1S/BR/NB</b> 9.77 1,161 122.80 142,571 Sty Description Code CPY 040 56 25 27 1,415 CPY 040 528 18.42 9,726 CPY 040 45 27.51 1,238		Assessor Transaction Information Listed TM 05/23/2006 Verified Verified 05/23/2006 Reviewed Action X Action Date 07/10/2006 Print Date 07/10/2006 16:07 Version 12.20 (Build 7191) (c) Copyright 1987-2006, SLN Technology, Inc.		14 Total Schedule Value 154,950 COST/MARKET/CORRELATIVES/APPAISED BUILDING 15 Class 20.55 16 Repl Val 154,950 16a CF ( 1.26) 154,950 17 Norm Cond Normal 87 18a Market O-Other 80 18b Market T-I&E 83 19 Accrued 57 20 Appraised 88,320															
		Additional Owners/Assessment History 2005 124,770 Savings Bank Of Manches 2000 134,620 Savings Bank Of Manches 1997 78,340 Savings Bank Of Manches 1992 81,540 Savings Bank Of Manches 1980 34,700 Savings Bank Of Manches		Year Built 1975 Additions Modernized 2005 Effective 1985 No# Units 1 No# Rooms 2 No# Bedrooms 0 Utilities ALL Street Paved Topography Good Total Area 1,161 Res Area Non-res Area 1,161																			
		DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Units</th> <th>Des</th> <th>Item</th> <th>Code</th> <th>Repl Value</th> <th>Nrm</th> <th>Mk</th> <th>Accr</th> <th>Appraised Value</th> </tr> </thead> <tbody> <tr> <td>16,000</td> <td>SF</td> <td>PAVING</td> <td>006</td> <td>35,200</td> <td>50</td> <td></td> <td>50</td> <td>17,600</td> </tr> </tbody> </table>		Units	Des	Item	Code	Repl Value	Nrm	Mk	Accr	Appraised Value	16,000	SF	PAVING	006	35,200	50		50	17,600		
Units	Des	Item	Code	Repl Value	Nrm	Mk	Accr	Appraised Value															
16,000	SF	PAVING	006	35,200	50		50	17,600															
		FORMER SAVINGS BANK OF MANCHESTER, CONVERTED TO RETAIL USE FOR CIN GULAR PHONES, SKETCH REVISIONS, REVAL 2006.																					
		SALE DATE Qual Sale Price Vol Page Grantee																					
Frontage Avg Dep Dep Fact Front Ref Classification		Eqt Front Acres/Units		Rate Sched Val Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market																			
A-Site 0.50 140,000 70,000		70,000 Com B-1 800		80,000																			
		APPRAISAL Item Count ASSESSMENT																					
		70,000 Land 1 49,000																					
		88,320 Building 1 61,820																					
		17,600 OutBldgs 1 12,320																					
LAND SUMMARY TOTALS Acres 0.50		70,000		70,000 175,920 TOTAL 123,140																			

1 Main St Parcels 8473 SC 3150-0001 CT 3401 Lot 56/PT Map 29	Acnt 0020857 Savings Bank Of Manchester Vol 447 C/O Andreo Loren Page 170 4 Main Street Prfx East Hartford CT 06118	T&U BL Perm Wall Ratio	Class BP CP ABP	East Hartford Connecticut	File 1 Card 01 of 01
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Property Location and Identification	Owner of Record	Pricing Control Fields	Assessment District
1 Type and Use <b>Bank - Retail</b>	Principal Building and Addition Description <b>+4-9+26+41-4+9-26-41</b>	Principal Building <b>1S/BR/NB</b>	Add/Deduct <b>1,428</b>
2 Story-Height <b>1 Story</b>	14.A <b>1 +4-9</b>	14.B <b>4 +16+31</b>	14.C <b>5 -4+9</b>
3 Design/Style <b>Contemporary</b>	14.D <b>14.E</b>	14.F <b>14.G</b>	14.H <b>14.I</b>
4 Foundation/Basement <b>No Basement</b>	14.J <b>14.K</b>	14.L <b>14.M</b>	14.N <b>14.O</b>
5 Fascia <b>Cement Block</b>			
6a Common Wall			
6 Roof Type <b>Flat</b>			
6a Roof/Floor System <b>Steel</b>			
7 Floor Finish <b>Mixed Carpet</b>			
8 Interior Finish <b>Drywall</b>			

9 Heating <b>Forced Air</b>	10 Plumbing Fixtures <b>Adequate</b>	11 Builtline/Other Features <b>Yard Improvemt-AUG</b>	12 Total Schedule Value <b>81</b>
Add/Deduct Total			13 COST/MARKET/CORRELATIVES/APPAISED BUILDING
Revaluation Field Card			14 Class <b>26.53</b>
			15 Repl Val
			16 Norm Cond
			17a Market
			18b Market
			19 Accrued
			20 Appraised

Additional Owners/Assessment History		Year Built <b>1975</b>
Listed by: <b>TM</b> Date: <b>5/23/05</b>		Modernized
Reviewed by: _____ Date: ____/____/____		Effective
PID Updated: <b>W.D.</b> Date: <b>7/10/06</b>		No# Units
		No# Rooms
		No# Bedrooms
		Utilities
		Street
		Topography
		Total Area
		Res Area
		Non-res Area

DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS		Units	Des	Item	Code	Repl Value	Nrm	Mk Accr	Appraised Value
		16,000SF		PAVING	006		50	50	

HRNG V/D. DBA SAVINGS BANK OF MANCHESTER, 2002 SINGULAR, 2005	
WITNESS TO INTERIOR INSPECTION	
Signature: <b>X</b>	Date: <b>5/23/05</b>
Comments/Remarks:	

AUG - 1 2006 RB												
Frontage	Avg Dep	Dep Fact	Eg Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
Front Ref	Classification		Acres/Units							Com	B-1	
	A-Site		0 50									
										APPAISAL	Item Count	ASSESSMENT
										Land	1	49,000
										Building	1	63,450
										OutBldgs	1	12,320
										TOTAL		124,770