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|---|---------------------------|---|------------------|-----------|-----------|--|--------|--|------------------------------|----------------------------|------------------------|
| 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 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 2 Story Height 1 Story 3 Design/Style Conventional 4 Foundation/Basement Full Basement 5 Fascia Brick 6a Common Wall Brick 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 10 Plumbing Fixtures Adequate 11 Builtins/Other Features Yard Improvement 0.56 Add/Deduct Total 4.52 | | Principal Building and Addition Description +18+55 14 1S/BR/B 4.52 990 247.80 245,322 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 Schedule Value | | | | | |
| Assessor Transaction Information Listed 01 03/28/1994 Verified Reviewed Action X Action Date 10/01/2006 'REVAL Print Date 11/13/2009 08:11 Version 16.60 (Build 10059) (c) Copyright 1987-2009, SLH Technology, Inc. | | 14 Total Schedule Value 245,322 COST/MARKET/CORRELATIVES/APPRaised 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 Mrk Accr Appraised Value | | | | | | | | | |
| HRNG V/D. FINISHED INTERIOR, ADDED A/C, 2003. | | | | | | | | | | | |
| Sale Date Qual Sale Price Vol Page Grantee | | | | | | | | | | | |
| 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 1-3 | 1,500 | |
| | | | | | | | | | VCS Z/L 200 | 150,000 | |
| | | | | | | | | | APPRAISAL | Item Count | |
| | | | | | | | | | Land | ASSESSMENT | |
| | | | | | | | | | 115,300 | Building 1 | |
| | | | | | | | | | OutBids | 80,710 | |
| LAND SUMMARY TOTALS | | Acres | | | | | | | 115,300 | TOTAL | 80,710 |

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 Remodeled | 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 |
| 706. Mrkt Cap Mrk Corr | -171.0% 1.00% |