

1-5 Riverside Dr Parcel# 12015 SC 4250-0001 CT 5103 VCS 1609 Lot 5/6 Map 10						Acnt 0048391 Riverside Enterprises L L C Vol 2127 1-5 Riverside Dr Page 297 East Hartford CT 06108 Prfx												East Hartford Connecticut		File 1 Card Summary of 05																																											
Property Location and Identification						Owner of Record						Pricing Control Fields						Assessment District																																													
<table border="1"><thead><tr><th rowspan="2">Card</th><th rowspan="2">#</th><th colspan="2">Appraised</th><th colspan="2">Assessed</th></tr><tr><th>Building</th><th># Out Building</th><th>Building</th><th>Out Building</th></tr></thead><tbody><tr><td>01</td><td>1</td><td>200,190</td><td>0</td><td>140,130</td><td>0</td></tr><tr><td>02</td><td>1</td><td>352,740</td><td>0</td><td>246,920</td><td>0</td></tr><tr><td>03</td><td>1</td><td>46,310</td><td>0</td><td>32,420</td><td>0</td></tr><tr><td>04</td><td>1</td><td>38,190</td><td>0</td><td>26,730</td><td>0</td></tr><tr><td>05</td><td>1</td><td>83,710</td><td>0</td><td>58,600</td><td>0</td></tr><tr><td>Tot</td><td>5</td><td>721,140</td><td>0</td><td>504,800</td><td>0</td></tr></tbody></table>						Card	#	Appraised		Assessed		Building	# Out Building	Building	Out Building	01	1	200,190	0	140,130	0	02	1	352,740	0	246,920	0	03	1	46,310	0	32,420	0	04	1	38,190	0	26,730	0	05	1	83,710	0	58,600	0	Tot	5	721,140	0	504,800	0	Income Summary											
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Sale Date Qual Sale Price Vol Page Grantee																																																															
06/17/1980 300,000 730 148 Convenient Petroleum Corp																																																															
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Frontage Avg Dep Dep Fact Eq Front						Rate Sched Val Condition Influence Market Land Value Land Class Land Zone VCS Land Rate / Market																																																									
Front Ref Classification Acres/Units																																																															
720 620 203 1,462						750 1,096,500 F-Wet 75 A-Aver 30 252,190 973,330 TOTAL 681,330																																																									
LAND SUMMARY TOTALS Acres 10.25																																																															

1-5 Riverside Dr		Parcel# 12015 SC 4250-0001		Acct# 0048391 Riverside Enterprises L L C		East Hartford Connecticut		File 1	
CT 5108		VCS 1609 Lot 5/6 Map 10		Vol 2127 1-5 Riverside Dr		Page 297 East Hartford CT 06108		Card of Summary 05	
Property Location and Identification				Owner of record				Pricing Control Fields	
Assessment District									

Card	#	Appraised		Assessed	
		Building	# Out Building	Building	Out Building
01	1	301,280	0	210,900	0
02	1	493,950	0	345,760	0
03	1	166,250	1 6,750	116,370	4,720
04	1	48,200	0	33,740	0
05	1	116,840	0	81,790	0
Tot	5	1,126,520	1 6,750	788,560	4,720

Bruce Porcelsky - prop owner  
860 794-9176 - cell

Income Summary	
Year	2006
Primary Use	20-Service Garage
Income Method	Market
Capitalization	1,252,417
Land/Out Bldg Value	423,420
Bldg Residual	1,126,520
Capitalization Market Corr.	74
Adjusted Appraised Building	828,997

Assessor Transaction Information	
Listed	01 03/28/1994
Verified	
Action Date	
REVALUATION	
Run Date	10/01/2006
Version	01/05/2007 16:01
14.40 (Build 8002)	
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Additional Owners/Assessment History	
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
1988	641,090 Automatic Comfort Corp

Not Units  
Utilities  
Street  
Topography  
???

# Assessment Change Report

Land  
Bldg  
OutB  
Totl  
70,090 100

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
06/17/1980		300,000	730	148	Convenient Petroleum Corp
06/17/1980		300,000	1366	323	Saland Corporation

Frontage	Avg Dep	Dep Fact	Sq Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
Front Ref	Classification		Acres/Units									
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
										416,670	Land	1 291,670
										828,997	Building	5 580,300
										6,750	OutBldgs	2 4,720
LAND SUMMARY TOTALS												
			Acres	10.25	2,193,000	F-Wet 75	A-Aver	25	416,670	1,252,417	TOTAL	876,690