

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
Property Location and Identification				Owner of Record				Pricing Control Fields		Assessment District

Card	#	Appraised		Assessed		
		Building	#	Out Building	Building	
01	1	286,450	0	0	200,510	0
02	1	499,530	0	0	349,670	0
03	1	171,010	0	0	119,710	0
04	1	50,500	0	0	35,350	0
05	1	115,300	0	0	80,710	0
Tot	5	1,122,790	0	0	785,950	0

Income Summary	
Year	2009
Primary Use	20-Service Garage
Income Method	Market
Capitalization	1,252,417
Land/Out Bldg Value	416,670
Bldg Residual	1,122,790
Capitalization Market Corr.	74
Adjusted Appraised Building	835,747

Assessor Transaction Information	
Listed	01 03/28/1994
Verified	
Action Date	
L	
12/28/2007	
Run Date	05/13/2008 08:05
Version	15.20 (Build 9120)
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Additional Owners/Assessment History						
2007	876,690	Goodwin College Inc				
2006	964,360	Riverside Enterprises L				
2005	734,500	Riverside Enterprises L				
2004	667,730	Riverside Enterprises L	No Units			
2001	953,890	Saland Corporation				
2000	532,770	Saland Corporation				
1999	586,050	Saland Corporation				
1998	532,770	Saland Corporation	Utilities			
1996	255,710	Saland Corporation	Street			???
1995	603,380	Saland Corporation	Topography			???
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 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
720	620	203	1,462	1,500	2,193,000			2,193,000	Com VCS Z/L 200	I-3	1,500 150,000
									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	1,252,417	TOTAL
											876,690

Assessment Change Report

Land  
Bldg  
OutB  
Totl

L Vcs

B Vcs

cls Listed/Vcs

S/Sf

Adj Sp

Sale/Sf

Sale/Un

V/M

1 Riverside Dr Unit B-1 Parcel# 12016 sc 4250-0001 ct 5108 vcs 1609 Lot 5/6 Map 10			Acnt Vol Page Prfx	T&U Service Garage <sup>Class</sup> BL 4,514 BP 124.98 Perm 316 CF Wall Ratio 14.28 ABP 124.98	20.55 124.98 316 CF 124.98	East Hartford Connecticut	File 1 Card 01 of 05				
Property Location and Identification			Owner of Record	Pricing Control Fields			Assessment District				
1 Type and Use <b>Service Garage</b> 2 Story Height <b>1 Story</b> 3 Design/Style <b>Conventional</b> 4 Foundation/Basement			Principal Building and Addition Description  +90+46-8+22-17-22-65-46 14 7 -65+141 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 1S/BR/CB 0.16 Sty Description Code 070	Add/Deduct 0.16 Code 070	Single Floor Area 4,514 125.14 9,165 39.19	Price 564,882 359,161	Schedule Value			
5 Fascia <b>Brick + Cb</b> 5a Common Wall											
6 Roof Type <b>Flat</b> 6a Roof/Floor System <b>Steel</b>											
7 Floor Finish <b>Cement Finish</b> 8 Interior Finish <b>Limited Features</b>											
9 Heating <b>Limited/Partial</b> -0.27 9a Air Conditioning <b>None</b> 10 Plumbing Fixtures <b>Adequate</b>											
11 Builtins/Other Features <b>Yard Improvement</b> 0.43											
Add/Deduct Total 0.16											
Assessment Change Report											
Land	Bldg	OutB	Total								
L Vcs	B Vcs										
cls Listed/Vcs	DBA AMBASSADOR LIMO. ADD I&E PENALTY 2005. INTERIOR & EXTERIOR RENOVATIONS, COSTS \$15,500, SKETCH REVISIONS, REVAL 2006. ADD I&E PENALTY 2006. REMOVE I&E PENALTY 2007.										
S/sf											
Adj Sp											
Sale/sf											
Sale/Un											
V/N											
T											
Frontage Front Ref	Avg Dep Classification	Dep Fact Eq Front Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
										I-3	1,500
									VCS Z/L 200		150,000
									APPRAISAL	Item Count	ASSESSMENT
									Land		
									286,450	Building 1	200,510
									OutBldgs		
									286,450	TOTAL	200,510
LAND SUMMARY TOTALS			Acres								







