

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 One Riverside Dr Page 295 East Hartford CT 06118 Prfx				East Hartford Connecticut		File L 1 Card Summary Of 04	
Property Location and Identification		Owner of Record		Pricing Control Fields		Assessment District			

Card	#	Appraised			Assessed		
		Building	#	Out Building	Building	Out Building	
01	1	175,110	0	0	122,580	0	
02	1	499,530	0	0	349,670	0	
03	1	171,010	0	0	119,710	0	
04	1	115,300	0	0	80,710	0	
Tot	4	960,950	0	0	672,660	0	

Income Summary	
Year	2010
Primary Use	20-Service Garage
Income Method	Market
Capitalization	740,110
Land/Out Bldg Value	416,670
Bldg Residual	960,950
Capitalization Market Corr.	34
Adjusted Appraised Building	323,440

Assessor Transaction Information	
Listed	01 03/28/1994
Verified	
Action Date	
L	10/06/2008
Run Date	11/13/2009 08:11
Version	16.60 (Build 10059)
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Additional Owners/Assessment History			No# Units	Utilities Street Topography	All Paved Good
Year	Value	Owner			
2008	790,340	Goodwin College Inc			
2007	876,690	Goodwin College Inc			
2006	964,360	Riverside Enterprises L			
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			

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

Assessment Change Report

Land
Bldg
OutB
Totl

L Vcs
B Vcs
Cls Listed/Vcs

S/Sf

Adj Sp
Sale/Sf
Sale/Un

V/M

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	1,500	2,193,000				2,193,000	Com	DDD1	1,500
										VCS Z/L 200		150,000
										APPRAISAL	Item Count	ASSESSMENT
									416,670	Land	1	291,670
									323,440	Building	4	226,410
										OutBldgs		
LAND SUMMARY TOTALS			Acres 10.25		2,193,000	F-Wet 75		A-Aver 25	416,670	740,110	TOTAL	518,080

1-5 Riverside Dr		Acnt 0060405 Goodwin College Inc				East Hartford		File L 1
Parcel 13015 SC 4250-0001		Vol 2875 One Riverside Dr				Connecticut		Card Summary
CT 5108		Page 295 East Hartford CT 06118						Of 04
VCS 1609 Lot 5/6 Map 10		Prfx						

Property Location and Identification					Owner of Record					Pricing Control Fields					Assessment District				
Card # Building # Out Building					Appraised Building # Out Building					Assessed Building Out Building					Income Summary				
01	1	286,450	0	0						200,510					Year	2010			
02	1	499,530	0	0						349,670					Primary Use	20-Service Garage			
03	1	171,010	0	0						119,710					Income Method	Market			
04	1	115,300	0	0						80,710					Capitalization	1,129,053			
Tot	4	1,072,290	0	0						750,600					Land/Out Bldg Value	416,670			
															Bldg Residual	1,072,290			
															Capitalization Market Corr.	66			
															Adjusted Appraised Building	712,383			
										Assessor Transaction Information									
										Listed 01 03/28/1994									
										Verified									
										Action Date									
										L									
										10/06/2008									
										Run Date 11/13/2009 08:11									
										Version 16.60 (Build 10059)									
										(c) Copyright 1987-2009, SLW Technology, Inc.									
										Additional Owners/Assessment History									
										2008 790,340 Goodwin College Inc									
										2007 876,690 Goodwin College Inc									
										2006 964,360 Riverside Enterprises L									
										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									
										No# Units									
										Utilities All									
										Street Paved									
										Topography Good									
										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	Avg Dep	Dep Fact	Eg 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	DDD1	1,500
										VCS 2/L 200		150,000
										APPRAISAL	Item Count	ASSESSMENT
									416,670	Land	1	291,670
									712,383	Building	4	498,670
										OutBldgs		
LAND SUMMARY TOTALS				Acres 10.25	2,193,000	F-Wet 75		A-Aver 25	416,670	1,129,053	TOTAL	790,340

Assessment Change Report

Land
Bldg
OutB
Totl

L Vcs
B Vcs
Cls Listed/Vcs

S/Sf

Adj Sp
Sale/Sf
Sale/Un

V/M