

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
Card of Summary
of 05

Property Location and Identification

Owner of Record

Pricing Control Fields

Assessment District

Appraised			Assessed			
Card	#	Building	#	Out Building	Building	Out Building
01	1	200,190	0	0	140,130	0
02	1	352,740	0	0	246,920	0
03	1	46,310	0	0	32,420	0
04	1	38,190	0	0	26,730	0
05	1	83,710	0	0	58,600	0
Tot	5	721,140	0	0	504,800	0

Income Summary

Year
Primary Use
Income Method

Capitalization
Land/Out Bldg Value
Bldg Residual
Capitalization Market Corr.
Adjusted Appraised Building

Assessor Transaction Information

Listed 01 03/28/1994

Verified

Action Date

X

01/10/2007

Run Date 01/10/2007 16:01

Version 14 40 (Build 8010)

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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	No# Units
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	

Utilities
Street
Topography

???
???
???

Assessment Change Report

Land
Bldg
OutB
Total 70,090

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	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				1,096,500	Com VCS Z/L 200	I-3	750 150,000
										APPRaisal	Item Count	ASSESSMENT
										252,190	Land 1	176,530
										721,140	Building 5	504,800
										OutBldgs		
LAND SUMMARY TOTALS			Acres 10.25		1,096,500	F-Wet 75		A-Aver 30	252,190	973,330	TOTAL	681,330

1-5 Riverside Dr Parcel# 12015 sc 4250-0001 LT 5108 VCS 1609 Lot 5/6 Map 10								Acc# 0048391 Riverside Enterprises L L C Vol 2127 1-5 Riverside Dr Page 297 East Hartford CT 06108	East Hartford Connecticut	File 1 Card of Summary 05	
Property Location and Identification								Owner of record	Pricing Control Fields	Assessment District	
									Income Summary		
									Year 2006	20-SERVICE GARAGE	
									Primary Use Market		
									Income Method		
									Capitalization	1,252,417	
									Land/Out Bldg Value	423,420	
									Bldg Residual	1,126,520	
									Capitalization Market Corr.	74	
									Adjusted Appraised Building	828,997	

Bruce Poretzky - Prop owner
860 794-9176 - cell

Assessor Transaction Information						11/07-CH
Listed	01	03/28/1994				
Verified						
Action Date						
REVALUATION						
10/01/2006						
Run Date	01/05/2007	16:01				
Version	14.40	(Build 8002)				
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Additional Owners/Assessment History						
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				
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				
			Utilities			
			Street			???
			Topography			???

Assessment Change Report

Land
Bldg
OutB
Total
70,090 100

L Vcs
B Vcs
Cts 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 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
									828,997	Building 5	580,300
									6,750	OutBldgs 2	4,720
										TOTAL	876,690

LAND SUMMARY TOTALS Acres 10.25 2,193,000 F-Wet 75 A-Aver 25 416,670 1,252,417 1,252,417 876,690