

1-3 Oakland Ave  
 Parcel# 10396 sc 3650-0003 Acnt 0060392 First National Stores [60%]  
 CT 5103 - Page 342 Vol 2877 C/O M & G Associates L L C  
 VCS 2009 Lot 203 Map 26 Prefix P O Box 281010  
 Property Location and Identification Owner of Record

2+0060393

East Hartford  
Connecticut

File 1  
Card Summary  
of 11

## Property Location and Identification

## Pricing Control Fields

## Assessment District

Appraised				Assessed		
Card	#	Building	#	Building	Out Building	Out Building
01	1	1,016,150	0	711,300	0	
02	1	516,360	0	361,450	0	
03	1	220,360	0	154,250	0	
04	1	203,370	0	142,360	0	
05	1	990,200	0	693,140	0	
06	1	1,640,810	0	1,148,570	0	
07	0	0	2	28,510	0	19,960
08	1	1,258,340	0	880,840	0	
09	1	521,210	0	364,850	0	
10	1	191,800	0	134,260	0	
11	1	65,150	3	36,250	45,600	25,370
Tot	10	6,623,750	5	64,760	4,636,620	45,330

## Income Summary

Year 2006  
 Primary Use 79-Mfq-79  
 Income Method Market  
  
 Capitalization 3,539,307  
 Land/Out Bldg Value 419,600  
 Bldg Residual 6,623,750  
 Capitalization Market Corr. 47  
 Adjusted Appraised Building 3,119,707

## Assessor Transaction Information

Listed TM 06/30/2006  
 Verified Estimated 06/30/2006  
 Action Date

X  
 10/01/2006 REVAL  
 Run Date 12/20/2007 15:12  
 Version 15.20 (Build 8321)

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## Additional Owners/Assessment History

## 40% 0060393 M &amp; G Associates L L C

2006	2,477,510	First National Stores	No# Units
2006	2,477,510	M & G Associates L L P	
2005	2,425,490	First National Stores	
2005	2,425,490	M & G Associates L L P	
2004	2,425,490	First National Stores	
2004	2,425,490	M & G Associates L L P	
2003	2,339,520	M & G Associates L L P	
2003	2,339,520	First National Stores	
2002	2,762,300	M & G Associates L L P	
2002	2,762,300	First National Stores	

Utilities ALL  
 Street Paved  
 Topography Good

## Assessment Change Report

Land  
 Bldg  
 OutB  
 Totl  
 45,330 100

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
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Frontage	Avg Dep	Dep Fact	Eq Front	Front Ref	Classification	Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market	
<b>A-Site</b>		28.00	50,000	<b>1,400,000</b>								<b>1,400,000</b>	Com	<b>B-3</b>		<b>800</b>
<b>E-Bal</b>		3.87	5,000	<b>19,350</b>								<b>19,350</b>	VCS Z/L	<b>100</b>		<b>80,000</b>
													APPRaisal	Item Count		ASSESSMENT
													354,840	Land	2	248,390
													3,119,707	Building	186	2,183,790
													64,760	OutBldgs	93	45,330
<b>LAND SUMMARY TOTALS</b>		Acres	31.87				1,419,350	N-Other 25				354,840	3,539,307	TOTAL		<b>2,477,510</b>

1-3 Oakland Ave Parcel# 10396 sc 3650-0003 CT 5103 - VCS 2009 Lot 203 Map 26			Acnt 0060392 First National Stores [60%] Vol 2877 C/O M & G Associates L L C Page 342 P O Box 281010 Prfx East Hartford CT 06128	Owner of Record	2+0060393		East Hartford Connecticut	File 1 Card Summary of 12
Property Location and Identification			Pricing Control Fields			Assessment District		

Card	#	Appraised Building		Assessed Building	
		Building	#	Out Building	Building
01	1	1,016,150	0	0	711,300
02	1	516,360	0	0	361,450
03	0	0	0	0	0
04	1	220,360	0	0	154,250
05	1	203,370	0	0	142,360
06	1	990,200	0	0	693,140
07	1	1,640,810	0	0	1,148,570
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Tot	10	6,623,750	5	64,760	4,636,620
					45,330

Income Summary		
Year	2006	
Primary Use	79-Mfq-79	
Income Method	Market	
Capitalization	3,539,307	
Land/Out Bldg Value	419,600	
Bldg Residual	6,623,750	
Capitalization Market Corr.	47	
Adjusted Appraised Building	3,119,707	
Assessor Transaction Information		
Listed	TM	06/30/2006
Verified	Estimated	06/30/2006
Action Date		
X		
Run Date	10/01/2006 REVAL	
Version	12/20/2007 15:12	
(c) Copyright 1987-2007, SLH Technology, Inc.	15.20 (Build 8321)	

Additional Owners/Assessment History		
40% 0060393 M & G Associates L L C		
2006	2,477,510 First National Stores	No Units
2006	2,477,510 M & G Associates L L P	
2005	2,425,490 First National Stores	
2005	2,425,490 M & G Associates L L P	
2004	2,425,490 First National Stores	
2004	2,425,490 M & G Associates L L P	
2003	2,339,520 M & G Associates L L P	
2003	2,339,520 First National Stores	
2002	2,762,300 M & G Associates L L P	
2002	2,762,300 First National Stores	
		Utilities
		Street
		Topography
		ALL Paved Good

Assessment Change Report

Land  
Bldg  
OutB  
Totl

45,330 100

L Vcs  
B Vcs  
cls Listed/Vcs

S/SF

Adj Sp  
Sale/SF  
Sale/Un

V/H

*Refiled  
Member #  
PFD 10399*

*ENTERED  
12-20-07*

Sale Date	Qual	Sale Price	Vol	Page	Grantee
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Frontage Front Ref	Avg Dep Classification	Dep Fact	Eq Front Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zona	VCS Land Rate / Market
A-Site	28 00		50,000	1,400,000					1,400,000	Com	B-3	800
E-Bal	3 87		5,000	19,350					19,350	VCS Z/L 100		80,000
										APPRaisal	Item Count	ASSESSMENT
										354,840	Land 2	248,390
										3,119,707	Building 120	2,183,790
										64,760	OutBldgs 60	45,330
LAND SUMMARY TOTALS	Acres	31.87		1,419,350	N-Other 25				354,840	3,539,307	TOTAL	2,477,510

