

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

File 1
Card Summary
of 05

Property Location and Identification

Owner of Record

Pricing Control Fields

East Hartford
Connecticut

Assessment District

Card	#	Appraised Building		Assessed Building	
		#	Out Building	Building	Out Building
01	1	0		200,510	0
02	1	0		349,670	0
03	1	0		119,710	0
04	1	0		35,350	0
05	1	0		80,710	0
Tot	5	0		785,950	0

Income Summary

Year 2006
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
X
10/01/2006 REVAL
Run Date 03/29/2007 09:03
Version 15.20 (Build 8084)
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Additional Owners/Assessment History

2006	964,360	Riverside Enterprises L	No# Units Utilities Street Topography
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	

Assessment Change Report

Land
Bldg
OutB
Total 87,670 100

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
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	Market						Land Class	Land Zone	VCS Land Rate / Market	
			Rate	Sched Val	Condition	Influence	Market	Land Value				
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	
									Land 1	291,670		
									Building 25	585,020		
									OutBldgs	87,670		
									TOTAL	964,360		
LAND SUMMARY TOTALS			Acres	10 25		2,193,000	F-Wet 75	A-Aver 25	416,670			

1 Riverside Dr Unit B-2 Parcel# 12017 sc 4250-0001 ct 5108 VCS 1609 Lot 5/6 Map 10		Acnt Vol Page Prfx		T&U Offices-Typical Class 34 55 BL 6,936 BP 158.31 Perm 412 CF Wall Ratio 16 83 APP 158 31		East Hartford Connecticut		File 1 Card 02 of 05			
Property Location and Identification				Owner of Record		Pricing Control Fields		Assessment District			
1 Type and Use Offices-Typical				Principal Building and Addition Description +54+3+7-3+94+45-144-3-6+3-5-45		Principal Building Add/Deduct Single Floor Area Price		Schedule Value			
2 Story Height 1 Story				14 1+54 +7+3 12+5 +6-3		1S BR/CB 1.46 6,936 159.77		1,108,165			
3 Design/Style Conventional				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		Sty Description Code OP 020 21 48.16 OP 020 18 49.97		1,011 900			
4 Foundation/Basement Common Wall											
5 Fascia Brick + Cb											
6 Roof Type Flat											
6a Roof/Floor System Steel											
7 Floor Finish Part Carpet											
8 Interior Finish Various											
9 Heating Forced Air											
9a Air Conditioning Combined											
10 Plumbing Fixtures Adequate											
11 Builtins/Other Features Yard Improvemnt											
Add/Deduct Total				1.04		1S BR/CB		14 Total Schedule Value 1,110,076			
Assessment Change Report				A		Listed CH 01/10/2007 Verified Estimated 01/10/2007 Reviewed Action X Action Date 10/01/2006 *REVAL Print Date 03/29/2007 09:03 Version 15.20 (Build 8084) (c) Copyright 1987-2007, SLH Technology, Inc.		COST/MARKET/CORRELATIVES/APPRaised BUILDING 15 Class 34 55 16 Repl Val 1,110,076 16a CF (1 00) 1,110,076 17 Norm Cond Normal 84 18a Market O-Other 53 18b Market T-I&E 19 Accrued 45 20 Appraised 499,530			
Land Bldg OutB Total				B		Additional Owners/Assessment History		Year Built 1968 Additions Modernized Effective 1968 No# Units 1 No# Rooms No# Bedrooms 0 Utilities Street ??? Topography ??? Total Area 6,936 Res Area Non-res Area 6,936			
L Vcs B Vcs Cls Listed/Vcs S/Sf Adj Sp Sale/Sf Sale/Un				HRNG V/D		DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS					
V/M				T		Units Des Item Code Repl Value Nrm Mrk Accr Appraised Value					
Frontage Front Ref	Avg Dep Classification	Dep Fact Eq Front Acres/Units	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class I-3 VCS Z/L 200 APPRaisal	Land Zone I-3 1,500 150,000 Item Count Land Building 1 OutBldgs	VCS Land Rate / Market 1,500 150,000 ASSESSMENT 349,670
LAND SUMMARY TOTALS				Acres					499,530	TOTAL	349,670

1 Riverside Dr Unit B-3 Parcel# 12018 sc 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10		Acnt Vol Page Prfx	T&U Storage-84 BL 5,000 Perm 300 Wall Ratio 16.66 Class 84.55 BP 113.62 CF ABP 113.62	East Hartford Connecticut	File 1 Card 03 of 05						
Property Location and Identification		Owner of Record		Assessment District							
1 Type and Use Storage-84 2 Story Height 1 Story 3 Design/Style Conventional 4 Foundation/Basement		Principal Building and Addition Description +50+100 14 4 -7-60 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/NB Add/Deduct -2.57 Single Floor Area 5,000 Price 111.05	Schedule Value 555,250						
5 Fascia Brick 5a Common Wall				Sty Description L/DOCK Code 030 420 35.20	14.783						
6 Roof Type Flat 6a Roof/Floor System Wood Joist											
7 Floor Finish Cement Finish											
8 Interior Finish Limited Features				Assessor Transaction Information							
Unfin Interior No Finish -1.95				Listed CH 01/10/2007 Verified Estimated 01/10/2007	14 Total Schedule Value 570,033 COST/MARKET/CORRELATIVES/APPRaised BUILDING						
9 Heating None -0.52				Reviewed Action X Action Date 10/01/2006 'REVAL Print Date 03/29/2007 09:03 Version 15.20 (Build 8084)	15 Class 84.55 16 Repl Val 570,033 16a CF (1.00) 570,033 17 Norm Cond Normal 74 18a Market O-Other 40 18b Market T-IGE (c) Copyright 1987-2007, SLH Technology, Inc.						
9a Air Conditioning None					19 Accrued 30 20 Appraised 171,010						
10 Plumbing Fixtures No Plumbing -0.52				Additional Owners/Assessment History							
11 Builtins/Other Features				Year Built 1935 Additions Modernized Effective 1935 No# Units 1 No# Rooms No# Bedrooms 0 Utilities Street ??? Topography ??? Total Area 5,000 Res Area Non-res Area 5,000							
Yard Improvemnt 0.42											
Add/Deduct Total -2.57											
Assessment Change Report		1S/BR/NB		DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS							
Land		Units	Des	Item	Code	Repl Value	Nrm	Hrk	Accr	Appraised Value	
Bldg											
OutB											
Totl											
L Vcs											
B Vcs											
Clis Listed/Vcs		REMOVE 468SF ADDITION, 2003.									
S/Sf											
Adj Sp											
Sale/Sf											
Sale/Un											
V/M		T		Sale Date	Qual	Sale Price	Vol	Page	Grantee		
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	
										Com 1,500	
										VCS Z/L 200 150,000	
										APPRAISAL	
										Item Count	
										Land	
										171,010 Building 1 119,710	
										OutBldgs	
										171,010 TOTAL 119,710	
LAND SUMMARY TOTALS		Acres									

1 Riverside Dr Unit B-4 Parcel 12019 sc 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10		Acnt Vol Page Prfx	T&U Storage-83 BL 3,000 Perm 260 Wall Ratio 11 53 Class 83.55 BP 140.38 CF ABP 140.38	East Hartford Connecticut Card 04 of 05	File 1						
Property Location and Identification		Owner of Record		Assessment District							
1 Type and Use Storage-83 2 Story Height 1 Story 3 Design/Style Conventional 4 Foundation/Basement		Principal Building and Addition Description +100+30 14 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		Pricing Control Fields Principal Building Add/Deduct Single Floor Area Price Schedule Value 1S BR/NB -0.11 3,000 140.27 420,810							
5 Fascia Brick 6a Common Wall											
6 Roof Type Flat 6a Roof/Floor System Wood Joist											
7 Floor Finish Cement Finish											
8 Interior Finish Pt Knotty Panel											
9 Heating None -0.57											
9a Air Conditioning None											
10 Plumbing Fixtures											
11 Builtins/Other Features Yard Improvement 0.46		1S BR/NB									
Add/Deduct Total -0.11											
Assessment Change Report											
Land Bldg OutB Total											
L Vcs B Vcs Cis Listed/Vcs		REMOVED OFFICE AREA, 2003.									
S/St Adj Sp Sale/St Sale/Un											
V/M T											
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
									Com Z/L 200	I-3	1,500
									APPRAISAL	Item Count	ASSESSMENT
									Land		
									50,500	Building 1	35,350
									OutBldgs		
LAND SUMMARY TOTALS		Acres							50,500	TOTAL	35,350

