

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	Out Building
01	1	286,450	0	200,510	0
02	1	499,530	0	349,670	0
03	1	171,010	0	119,710	0
04	1	50,500	0	35,350	0
05	1	115,300	0	80,710	0
Tot	5	1,122,790	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	05/09/2008 13:05
Version	15.20 (Build 9120)
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Additional Owners/Assessment History		No# Units	Utilities	Street	Topography
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				
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	Avg Dep	Dep Fact	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	I-3	1,500
										VCS Z/L 200		150,000
										APPRAISAL	Item Count	ASSESSMENT
										416,670	Land	291,670
										835,747	Building	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

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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								Pricing Control Fields								Assessment District							
1* Type and Use Storage-84 2 Story Height 1 Story 3. Design/Style Conventional 4 Foundation/Basement 5 Fascia Brick 5a Common Wall 6 Roof Type Flat 6a Roof/Floor System Wood Joist 7 Floor Finish Cement Finish 8 Interior Finish Limited Features Unfin Interior No Finish 9 Heating None 9a Air Conditioning None 10 Plumbing Fixtures No Plumbing 11 Builtins/Other Features Yard Improvemnt 0.42 Add/Deduct Total -2.57								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								1S/BR/NB L/DOCK								14 Total Schedule Value 570,033 COST/MARKET/CORRELATIVES/APPAISED BUILDING 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-I&E 19 Accrued 30 20 Appraised 171,010							
Assessment Change Report Land Bldg Outs Totl L Vcs B Vcs Cls Listed/Vcs S/Sf Adj Sp Sale/Sf Sale/Un V/M T								1S/BR/NB A-L/DOCK REMOVE 468SF ADDITION, 2003.								Additional Owners/Assessment History 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								DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Wrm Mrk Accr Appraised Value Sale Date Qual Sale Price Vol Page Grantee							
Frontage Front Ref				Avg Dep Classification		Dep Fact		Eq Front Acres/Units		Rate		Sched Val		Condition		Influence		Market		Land Value		Land Class Com VCS Z/L 200		Land Zone I-3		VCS Land Rate / Market 1,500 150,000					
																						APPAISAL		Item Count		ASSESSMENT					
																						171,010		Land							
																						Building 1				119,710					
																						OutBldgs									
LAND SUMMARY TOTALS				Acres																		171,010		TOTAL		119,710					

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195 Riverside Dr Parcel# 12029 SC 4250-0195 CT 5108 VCS 1609 Lot 4 Map 9	Acnt 0061381 Goodwin College Inc Vol 2933 745 Burnside Avenue Page 222 East Hartford CT 06108 Prfx		East Hartford Connecticut	File 7 Card Summary Of 02
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Property Location and Identification	Owner of Record	Pricing Control Fields	Assessment District
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Card	#	Appraised		Assessed	
		Building	# Out Building	Building	Out Building
01	1	683,720	3 25,760	478,600	18,030
02	1	147,660	0 0	103,360	0
Tot	2	831,380	3 25,760	581,970	18,030

Income Summary	
Year	2009
Primary Use	
Income Method	Market
Capitalization	562,527
Land/Out Bldg Value	347,510
Bldg Residual	831,380
Capitalization Market Corr.	26
Adjusted Appraised Building	215,017

Assessor Transaction Information	
Listed	TM 06/12/2006
Verified	Estimated 06/12/2006
Action Date	
	X
Run Date	10/01/2006 REVAL
Version	05/09/2008 13:05
	15.20 (Build 9120)
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Additional Owners/Assessment History			No# Units
2007	393,760	Goodwin College Inc	
2006	393,760	River Campus Incorporat	
2005	305,970	River Campus Incorporat	
2004	336,560	Whitestar Holding Co In	
2003	305,970	Whitestar Holding Co In	
2000	395,980	Whitestar Holding Co In	
1998	359,980	Whitestar Holding Co In	
1996	581,550	Whitestar Holding Co In	
1992	274,940	Whitestar Holding Co In	
1990	274,940	Cook Aaron Est Of	
1986	274,940	Cook Aaron	
			Utilities
			Street
			Topography

Sale Date	Qual	Sale Price	Vol	Page	Grantee
01/30/1991	Y	600,000	1314	247	Whitestar Holding Co Inc
08/08/1986	Y	600,000	987	79	Cook Aaron
08/08/1986	Y	600,000	987	79	Cook Aaron Est Of

Assessment Change Report

Land

Bldg

OutB 18,030 100

Totl

L Vcs

B Vcs

Cls Listed/Vcs

\$/Sf

Adj Sp

Sale/Sf

Sale/Un

V/M

Frontage	Avg Dep	Dep Fact	Eg Front	Rate	Sched Val	Condition	Influence	Market	Land Value	Land Class	Land Zone	VCS Land Rate / Market
565	320	146	825	1,500	1,237,500				1,237,500	Ind	I-3	1,500
										VCS Z/L 200		150,000
										APPRAISAL	Item Count	ASSESSMENT
										321,750	Land	225,220
										215,017	Building	150,510
										25,760	OutBldgs 128	18,030
LAND SUMMARY TOTALS				Acres 4.15	1,237,500	F-Wet 89		A-Aver 29	321,750	562,527	TOTAL	393,760

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195 Riverside Dr Parcel# 12031 SC 4250-0195 CT 5108 VCS 1609 Lot 4 Map 9				Acnt Vol Page Prfx		T&U Storage-82 Class 82.51 BL 1,470 BP 177.64 Perm 182 CF Wall Ratio 8.07 ABP 177.64				East Hartford Connecticut File 7 Card 02 Of 02											
Property Location and Identification						Owner of Record						Pricing Control Fields				Assessment District					
1. Type and Use Storage-82						Principal Building and Addition Description +21+70 14						Principal Building 1S/BR/NB		Add/Deduct 2.38		Single Floor Area 1,470		Price 180.02		Schedule Value 264,629	
2. Story Height 1 Story												Sty		Description		Code					
3. Design/Style Conventional												14.A									
4. Foundation/Basement No Basement												14.B									
5. Fascia Brick												14.C									
5a. Common Wall												14.D									
6. Roof Type Flat												14.E									
6a. Roof/Floor System Steel												14.F									
7. Floor Finish Asphalt Tile												14.G									
8. Interior Finish Limited Features												14.H									
Finished Area 50% Semi-finish 1.05												14.I									
9. Heating Hot Water												14.J									
9a. Air Conditioning 50% Separate 0.81												14.K									
10. Plumbing Fixtures Adequate												14.L									
11. Builtins/Other Features Yard Improvemnt 0.52												14.M									
Add/Deduct Total 2.38												14.N									
Assessment Change Report												14.O									
Land																					
Bldg																					
OutB																					
Totl																					
L Vcs																					
B Vcs																					
Cls Listed/Vcs																					
S/Sf																					
Adj Sp																					
Sale/Sf																					
Sale/Un																					
V/M																					
T																					
Frontage																					
Avg Dep																					
Dep Fact																					
Eq Front																					
Front Ref																					
Classification																					
Rate																					
Sched Val																					
Condition																					
Influence																					
Market																					
Land Value																					
Land Class																					
Land Zone																					
VCS Land Rate / Market																					
Com																					
VCS Z/L 200																					
APPRAISAL																					
Item Count																					
Land																					
Building 1																					
OutBldgs																					
147,660																					
TOTAL																					
147,660																					
LAND SUMMARY TOTALS																					
Acres																					