

1-3 Oakland Ave		Acct 0060392 First National Stores [60%]		2+0060393		East Hartford		File 1	
Parcel# 10396 SC 3650-0003		Vol 2877 C/O M & G Associates L L C				Connecticut		Card Summary	
CT 5103		Page 342 P O Box 281010						Of 11	
VCS 2009 Lot 203 Map 26		PrfN East Hartford CT 06128							
Property Location and Identification		Owner of Record		Pricing Control Fields		Assessment District			

Card	#	Appraised		Assessed	
		Building	Out Building	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	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	36,250	45,600	25,370
Tot	10	6,623,750	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
	15.20 (Build 8321)
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Additional Owners/Assessment History	
40% 0060393 M & G Associates L L C	
2006	2,477,510 First National Stores
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

No# Units

Utilities ALL

Street Paved

Topography Good

Assessment Change Report

Land

Bldg 45,330 100

OutB

Totl

L Vcs

B Vcs

Cls Listed/Vcs

S/St

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
Front Ref	Classification		Acres/Units									
	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 186	2,183,790
										64,760	OutBldgs 93	45,330
LAND SUMMARY TOTALS			Acres 31.87		1,419,350	N-Other 25			354,840	3,539,307	TOTAL	2,477,510

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CT 5103		Page 342 P O Box 281010						Of 12	
VCS 2009 Lot 203 Map 26		Prfx East Hartford CT 06128							

Property Location and Identification		Owner of Record		Pricing Control Fields		Assessment District	
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2006 2,477,510 M & G Associates L L P		
2005 2,425,490 First National Stores	Utilities	ALL
2005 2,425,490 M & G Associates L L P	Street	Paved
2004 2,425,490 First National Stores	Topography	Good
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		

Assessment Change Report

Land 45,330 100

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 Zona	VCS Land Rate / Market
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	E-Bal		3 87	5,000	19,350				19,350	VCS Z/L 100		80,000
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1-3 Oakland Ave Parcel# 10399 SC 3650-0003 CT 5103 VCS 2009 Lot 203 Map 26				Acnt Vol Page Prfx		TSU BL Perm Wall Ratio				Class BP CF ABP				82 55		East Hartford Connecticut		File 1 Card 03 of 12	
Property Location and Identification						Owner of Record						Pricing Control Fields				Assessment District			
1 Type and Use						Principal Building and Addition Description						14				Schedule Value			
2 Story Height												14.A							
3 Design/Style												14.B							
4 Foundation/Basement												14.C							
5 Fascia												14.D							
5a Common Wall												14.E							
6 Roof Type												14.F							
6a Roof/Floor System												14.G							
7 Floor Finish												14.H							
8 Interior Finish												14.I							
												14.J							
												14.K							
												14.L							
												14.M							
												14.N							
												14.O							
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												14.BD							
												14.BE							
												14.BF							
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												14.BL							
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												14.BN							
												14.BO							
												14.BP							
												14.BQ							
												14.BR							
												14.BS							
												14.BT							
												14.BU							
												14.BV							
												14.BW							
												14.BX							
												14.BY							
												14.BZ							
												14.CA							
												14.CB							
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												14.CW							
												14.CX							
												14.CY							
												14.CZ							