

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 L 1
East Hartford
Connecticut
Card Summary
of 04

Property Location and Identification

Owner of Record

Pricing Control Fields

Assessment District

Appraised				Assessed	
Card	#	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	115,300	0	80,710	0
Tot	4	1,072,290	0	750,600	0

Income Summary	
Year	2009
Primary Use	20-Service Garage
Income Method	Market
Capitalization	1,129,053
Land/Out Bldg Value	416,670
Bldg Residual	1,072,290
Capitalization Market Corr.	66
Adjusted Appraised Building	712,383

Assessor Transaction Information	
Listed	01 03/28/1994
Verified	
Action Date	
L	10/06/2008
Run Date	10/06/2008 14:10
Version	15.20 (Build 9238)
(c) Copyright 1987-2008, SLH Technology, Inc.	

Additional Owners/Assessment History	
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

No# Units
Utilities
Street
Topography
All
Paved
Good

Assessment Change Report

Land
Bldg
OutB
Total

L Vcs
B Vcs
C/S 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	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	1,500	2,193,000				2,193,000	Com VCS Z/L 200	DDD1	1,500 150,000
										APPRaisal	Item Count	ASSESSMENT
										416,670	Land 1	291,670
										712,383	Building 64	498,670
										OutBldgs		
LAND SUMMARY TOTALS				10.25	2,193,000	F-Wet 75		A-Aver 25	416,670	1,129,053	TOTAL	790,340

1 Riverside Dr Unit B-2 Parcel# 12017 sc 4250-0001 ct 5108 vcs 1609 Lot 5/6 Map 10		Acnt Vol Page Prfx	Tax Offices-Typical Class 34.55 BL 6,936 BP 158.31 Perm 412 CF Wall Ratio 16.83 ABP 158.31	East Hartford Connecticut	File 1 Card 02 Or 04				
Property Location and Identification		Owner of Record		Pricing Control Fields					
1 Type and Use Offices-Typical 2 Story Height 1-Story 3 Design/Style Conventional 4 Foundation/Basement		Principal Building and Addition Description +54+3+7-3+94+45-144-3-6+3-5-45		Assessment District					
5 Fascia Brick + Cb 6a Common Wall		14 1+54 +7+3 14.A 12+5 +6-3 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/CB 1.46 Add/Deduct 6,936 Single Floor Area 159.77 Price 1,108,165	Schedule Value				
6 Roof Type Flat 6a Roof/Floor System Steel 7 Floor Finish Part Carpet 8 Interior Finish Various				Sty Description OP 020 Code 21 48.16 OP 020 18 49.97	1.011 900				
9 Heating Forced Air 9a Air Conditioning Combined 1.04 10 Plumbing Fixtures Adequate									
11 Builtins/Other Features Yard Improvement 0.42									
Add/Deduct Total 1.46									
Assessment Change Report									
Land Bldg OutB Total									
L Vcs B Vcs Cls Listed/Vcs									
\$/sf									
Adj Sp Sale/Sf 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 Com VCS Z/L 200	Land Zone I-3	VCS Land Rate / Market 1,500 150,000
							APPRaisal	Item Count	ASSESSMENT
							499,530	Building 1	349,670
							OutBldgs		
LAND SUMMARY TOTALS		Acres					499,530	TOTAL	.349,670

Riverside Dr Unit B-3 Parcel# 12018 sc 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10			Acct 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 04				
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			Principal Building and Addition Description	+50+100	14	Principal Building Add/Deduct Single Floor Area Price	Schedule Value				
5 Fascia Brick 6a Common Wall				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 -2.57 5,000 111.05	555,250				
6 Roof Type Flat 6a Roof/Floor System Wood Joist 7 Floor Finish Cement Finish 8 Interior Finish Limited Features					Sty Description Code	L/DOCK 030 420 35.20	14,783				
9 Unfin Interior No Finish 9 Heating None 9a Air Conditioning None 10 Plumbing Fixtures No Plumbing											
-1.95 -0.52 -0.52											
11 Builtins/Other Features Yard Improvemnt											
0.42											
Add/Deduct Total -2.57											
Assessment Change Report											
Land Bldg OutB Totl											
L Vcs B Vcs Cls Listed/Vcs											
S/Sf Adj Sp Sale/Sf 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
									I-3	1,500	
									VCS Z/L 200	150,000	
									APPRaisal	Item Count	
									Land	ASSESSMENT	
									171,010	Building 1	119,710
									OutBldgs		
LAND SUMMARY TOTALS			Acres						171,010	TOTAL	119,710

1 Riverside Dr Unit B-5 Parcel 12020 sc 4250-0001 CT 5108 VCS 1609 Lot 5/6 Map 10			Acct Vol Page Prfx	T&U Offices-Typical BL 990 SF 243.28 Perm 146 CF Wall Ratio 6.78 ASR 243.28	Class 34.55 East Hartford Connecticut	File 1 Card 04 of 04					
Property Location and Identification			Owner of Record	Pricing Control Fields	Assessment District						
1 Type and Use Offices-Typical 2 Story Height 1 Story 3 Design/Style Conventional 4 Foundation/Basement Full Basement 2.57 5 Fascia Brick 5a Common Wall 6 Roof Type Flat 6a Roof/Floor System Reinf Concrete 7 Floor Finish Asphalt Tile 8 Interior Finish Drywall Basement Finish None 9 Heating Forced Air 9a Air Conditioning Combined 1.39 10 Plumbing Fixtures Adequate 11 Builtins/Other Features Yard Improvemnt 0.56 Add/Deduct Total 4 52			Principal Building and Addition Description +18+55 14 1S/BR/B	Principal Building Add/Deduct Single Floor Area Price Sty Description Code 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	14 Total Schedule Value 245,322 Assessor Transaction Information Listed 01 03/28/1994 Verified Reviewed Action X Action Date 10/01/2006 *REVAL Print Date 10/06/2008 14:10 Version 15.20 (Build 9238) (c) Copyright 1987-2008, SLH Technology, Inc.	COST/MARKET/CORRELATIVES/APPRaised BUILDING 15 Class 34.55 16 Repl Val 245,322 16a CF (1.00) 245,322 17 Norm Cond Normal 78 18a Market O-Other 60 18b Market T-I&E 19 Accrued 47 20 Appraised 115,300					
Assessment Change Report Land Bldg OutB Total L Vcs B Vcs Cls Listed/Vcs S/SF Adj Sp Sale/Sf Sale/Un V/M T			Additional Owners/Assessment History Year Built 1950 Additions Modernized Effective 1950 No# Units 1 No# Rooms No# Bedrooms 0 Utilities Street ??? Topography ??? Total Area 990 Res Area Non-res Area 990								
HRNG V/D. FINISHED INTERIOR, ADDED A/C, 2003.			DETACHED GARAGES, OUTBUILDINGS, ALL OTHER & MISC ITEMS Units Des Item Code Repl Value Nrm 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	Land Zone	VCS Land Rate / Market
									Com I-3	1,500	
									VCS Z/L 200	150,000	
									APPRaisal	Item Count	ASSESSMENT
									115,300	Building 1	80,710
									OutBldgs		
LAND SUMMARY TOTALS			Acres						115,300	TOTAL	80,710

Display Market Income Detail

901. Year	2008
902. Parcel Id	12,015
903. Property Location	
904. Property VCS	
1. Type and Use	20-Service Garage
0. Property Use	20-Service Garage
2. Gross Bldg Area	29,512
3. Net Leasable Area	29,512
4. Owner Occupied Area	0
5. Number of units#	0
6. Number of park spaces	0
7. Year Built	0
8. Year Remodeled	0
504. Bldg Appr before Income	0
705. Mrkt Units	26,605
601. Mrkt Unit Rate	7.50
603. Mrkt V & C Loss	3.00%
604. Mrkt EIA	193,552
605. Mrkt Heating/Air Cond	0.00%
606. Mrkt Electricity	0.00%
607. Mrkt Other Utilities	2.00%
608. Mrkt Payroll	0.00%
609. Mrkt Supplies	0.00%
610. Mrkt Management	3.00%
611. Mrkt Insurance	3.00%
612. Mrkt Common Area Maint	3.00%
613. Mrkt Maint & repairs	5.00%
614. Mrkt Lease Fees	0.00%
615. Mrkt Legal/accounting	1.00%
616. Mrkt Elev Maint	0.00%
617. Other	13.00%
618. Other	0.00%
619. Other	0.00%
620. Other	0.00%
621. Mrkt Security	0.00%
699. Mrkt Total Expenses	30.00%
800. Mrkt Tot Exp Val	58,066
702. Mrkt Cap Rate	12.00
701. Mrkt NOI	135,486
703. Mrkt Income Val Est	1,129,053
404. Land + Outbldg	416,670
704. Mrkt Computed bldg Val	712,383
706. Mrkt Cap Mrk Corr	-171.0%

Display Market Income Detail

901. Year	2008
902. Parcel Id	12,015
903. Property Location	
904. Property VCS	
 1. Type and Use	20-Service Garage
0. Property Use	20-Service Garage
 2. Gross Bldg Area	29,512
3. Net Leasable Area	29,512
4. Owner Occupied Area	0
5. Number of units#	0
6. Number of park spaces	0
7. Year Built	0
8. Year Remodeled	0
 504. Bldg Appr before Income	0
 705. Mrkt Units	29,512
601. Mrkt Unit Rate	7.50
603. Mrkt V & C Loss	3.00%
604. Mrkt EIA	214,700
 605. Mrkt Heating/Air Cond	0.00%
606. Mrkt Electricity	0.00%
607. Mrkt Other Utilities	2.00%
608. Mrkt Payroll	0.00%
609. Mrkt Supplies	0.00%
610. Mrkt Management	3.00%
611. Mrkt Insurance	3.00%
612. Mrkt Common Area Maint	3.00%
613. Mrkt Maint & repairs	5.00%
614. Mrkt Lease Fees	0.00%
615. Mrkt Legal/accounting	1.00%
616. Mrkt Elev Maint	0.00%
617. Other	13.00%
618. Other	0.00%
619. Other	0.00%
620. Other	0.00%
621. Mrkt Security	0.00%
699. Mrkt Total Expenses	30.00%
 800. Mrkt Tot Exp Val	64,410
 702. Mrkt Cap Rate	12.00
701. Mrkt NOI	150,290
703. Mrkt Income Val Est	1,252,417
404. Land + Outbldg	416,670
704. Mrkt Computed bldg Val	835,747
706. Mrkt Cap Mrk Corr	-200.6% 1.00%

Before