

APPRaisal
BY ROBERT N. NOCE ASSOCIATES
58 Division Street
Danbury, Connecticut

CITY & STATE Danbury, Connecticut
PROJECT NAME Mid-Town East U. R. Project
PROJECT NO. Connecticut R - 104
BLOCK 4 PARCEL NO. 3

ADDRESS 204 WHITE STREET

OWNER ETHEL H. SUNITZKY

DESCRIPTION OF BUILDINGS

4 FAMILY
GARAGE & LEAN-TO



HISTORY

DATE BUILT - 1882
PURCHASE DATA 7/9/36 VOL. 197 PAGE 117
PURCHASE PRICE Not Known
IMPROVEMENTS SINCE PURCHASE WITH APPROXI-
MATE COST AND NECESSARY STRUCTURAL REPAIRS

See Addenda

ASSESSMENT 1966
Land \$8880
Buildings 4950

LOT: DIMENSIONS and AREA 60 x 240/185 x 60
12750 sq. ft.

TOTAL 13830
TAX RATE 47.79
TAXES 660.94

ZONING: GL-10

TOPOGRAPHY Grade Level

SPECIAL ASSESSMENTS

None Known

HIGHEST and BEST USE

Business

VALUATION

THIRTY TWO THOUSAND THREE HUNDRED DOLLARS.

\$32300.00

CERTIFICATION

We hereby certify that we have no interest, present or contemplated, in the property and that neither the employment to make the appraisal nor our compensation is contingent on the value of the property. We certify that we have personally inspected the property and that, according to our knowledge and belief, all statements and information in this report are true and correct.

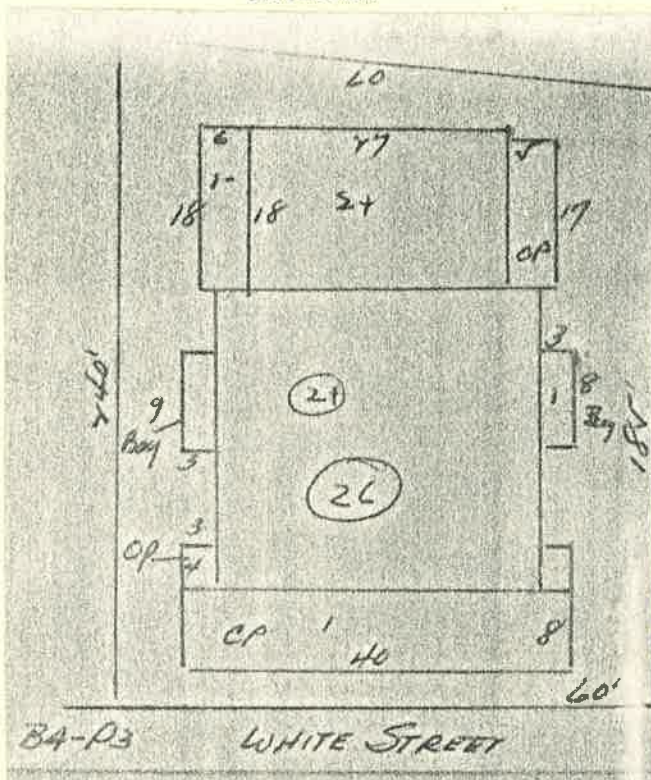
DATE 1/4/68

Robert N. Noce, S.R.A.

TYPE - 4 FAMILY DWELLING**EXTERIOR - Foundation - Stone & Concrete Block****Walls - Wood Shingle****Windows - Wood Sash****Screens - None****Gutters and Leaders - Galvanized****Roof - Asphalt Shingle - Gable****Porches - 1 closed - front****Dormers - None****Condition - Poor - Condemned - boarded up****INTERIOR - Basement - Full Cement****Heat - 2 Oil - Hot Water****Hot Water Supply - Domestic****Plumbing - Galvanized****Wiring - BX****Rooms - 1st Floor - Not Known****2nd Floor - Not Known****3rd Floor - Not Known****Floors - Pine****Walls - All Plastered****Ceilings - Plastered****Kitchen - Old****Bathroom - 3 complete****Closets -****Fireplace - None****Condition - Poor****Outbuildings - 1/c Garage - frame - gable - Cond. 8' high + 2'
Attached lean-to - frame - 8 pitch - 7' h
overall - 20 x 24 - Concrete Floor.
overall - 20 x 24****RENT - Vacant**

BUILDING SKETCH

AREA CALCULATIONS



LOT 60 x 240/185 x 60
60 x 212.5 = 12750 Sq.Ft.

BUILDING

27	x	34	x	2	=	1836
18	x	27	x	2	=	486
6	x	18	x	1	=	108
Bay	3	x	9	x	1	= 27
Bay	3	x	8	x	1	= 24
						<u>2481</u> sq.ft.

Open Porches

5 x 17 x 1 =	85
3 x 4 x 1 =	12
3 x 4 x 1 =	12
	109 sq.ft.

Closed Porches

$$8 \times 40 \times 1 = 320 \text{ sq. ft.}$$

COST APPROACH

LAND

Market Data Approach does not involve a breakdown of component parts. Separate land value is not necessary.

BUILDINGS

The subject building is old and outmoded in type of construction, layout and architecture. In view of these factors and the amount of Market Data available for study, the Cost Approach is inapplicable.

VALUE INDICATED BY COST APPROACH \$ **Not Applicable**

CAPITALIZATION OF INCOME

Block 4 Parcel No. 3

UNIT	ACTUAL	STABILIZED

ESTIMATED STABILIZED GROSS INCOME (annual) \$ _____

VACANCY and RENT LOSS \$ _____

GROSS INCOME AFTER V & R LOSS \$ _____

EXPENSES:

Taxes	\$ _____
Insurance	\$ _____
Water	\$ _____
Repairs	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____

TOTAL EXPENSES \$ _____

CAPITALIZATION CALCULATIONS:

The building has been condemned for living purposes and has been vacant for many years. Any attempt to establish rental value would be speculative in nature and would necessarily involve considerable renovation costs. In addition, capitalization of residential income would not reflect a realistic value estimate due to the change to business use prevalent in the area.

VALUE INDICATED BY INCOME APPROACH \$ Not Applicable

MARKET DATA APPROACH (COMPARABLE DESCRIPTION FOUND IN MARKET DATA BOOK)

ELEMENTS OF COMPARABILITY:	SUBJECT	GP COMP. #4	GP COMP. #16	GP COMP. # 3
Quality of Location	GOOD	GOOD	GOOD	GOOD
Quality of Construction	POOR	GOOD	GOOD	GOOD
Physical Condition	POOR	FAIR	GOOD	FAIR
No. of Stories	2	2	2	2
Sq. Ft. Area Excl. Base.	2481	1560	3048	2146
Price per Sq. Ft. Gross Bldg. Area	-	\$15.00	\$13.94	\$13
No. of Rooms (Residntl.)	Not Known	7	12	11
Price per Room	-	\$3400	\$3500	\$2546
Facilities:				
Kitchen	OLD	OLD	N/A	STANDARD
Bath	OLD	OLD	STANDARD	STANDARD
Heat	HW/OIL	HW/OIL	HW/OIL	STEAM/OIL
Others				
Lot Size Square Feet	12750	8526	4848	6864
Income (Actual & Vac. Est.)	-	-	-	-
No. Floors or Apts. Occ. at Time of Sale	VACANT	2	5 offices	2
Gross Income Multiplier	-	-	-	-
Date of Sale	-	7/19/65	5/2/66	4/1/65
Sales Price	-	\$24,000	\$42,500	\$28,000

INDICATED COMPARABLE VALUE OF SUBJECT PROPERTY: **\$32300**

CONCLUSIONS & REASON FOR MARKET APPROACH VALUE:

GP-4 Smaller, less land, better condition, time.

GP-16 Larger, less land, better condition, time.

GP-3 Smaller, less land, better condition, time.

After analysis and adjustment the indicated value per sq. ft. of building area is \$13.00. This is the soundest basis for comparison in this case.

CORRELATION AND FINAL ESTIMATE

Cost Approach	Not Applicable
Income Approach	Not Applicable
Market Data Approach	\$12300

Greatest weight is given to the Market Data Approach. Both the Cost and Income Approaches do not apply for reasons previously stated.

ADDENDA

The neighborhood is in a state of change to business uses for old houses along White Street.

The subject dwelling is vacant and condemned with no major improvements in recent years. An interior inspection was not possible. Details gathered from exterior inspection, and from Assessor's records.