

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. 5

ADDRESS 198 WHITE STREET

OWNER JACK & EMILIA

FRANCIS

DESCRIPTION OF BUILDINGS

**3 FAMILY - BRICK
2/CAR GARAGE**



HISTORY

DATE BUILT **1882**
PURCHASE DATA **12/20/43** VOL. **213** PAGE **415**
PURCHASE PRICE **\$6500.00** IRS - **\$3.85**
IMPROVEMENTS SINCE PURCHASE WITH APPROXI-
MATE COST AND NECESSARY STRUCTURAL REPAIRS

Completely modernized - See Addenda

ASSESSMENT **1966**
Land **\$13010**
Buildings **7340**
Garage **620**

LOT: DIMENSIONS and AREA **73 x 300/300 x 56**
19350 sq. ft.

TOTAL **20970**
TAX RATE **47.79**
TAXES **1002.16**

ZONING: **CL-10**

TOPOGRAPHY **Grade Level-**
Lot slopes downward in rear

SPECIAL ASSESSMENTS
HIGHEST and BEST USE

Not Known
Business

VALUATION

FORTY FIVE THOUSAND SEVEN HUNDRED DOLLARS

\$45700.00

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 - 3 FAMILY HOUSE**EXTERIOR - Foundation - Stone & Concrete****Walls - Brick & Clapboard****Windows - Wood Sash****Screens - Wood combination storms and screens****Gutters and Leaders - Galvanized****Roof - Asphalt Shingle - Hip****Porches - 1 closed - 1 open****Dormers - None****Condition - Good**

**INTERIOR - Basement - Cement - playroom - 2 room - kitchen tile & asphalt
comp. kitchen - & shower**
Heat - 1 Oil hot water - 3 apts.

Hot Water Supply - Gas hot water heater (1)**Plumbing - Copper****Wiring - 220 Hz**

Basement - 2 - Play rm. now - was rented - no bath facilities
Rooms - 1st Floor - 6 incl. sunporch - 1 bath

2nd Floor - 6 incl. sunporch - 1 bath**3rd Floor -****Floors - Single - new oak hardwood - beautiful - inlaid**

Walls - Plastered & wood panelled - kitch. & dining Rm. - new
Purnace area - 8'6"

Ceilings - all block & base. plastered - Base. 7'1"
1 Plastered Bath 1st. 8'6", 2nd. 8'6"

Kitchen - 3 Modern 2 wood panelled all new - brand new cabinets
Excellent

Bathroom - 2 complete - 1 all modern ceramic tile - genuine
tile floors, no bath in cellar apt.

Closets - Ample**Fireplace - None****Condition - Excellent - all new**

Outbuildings - 2/ear garage old wood shingles - asphalt roof
28'9" x 20' - 8'7" high + 2' to peak. Wood
frame - concrete floor

RENT -**1st. floor - Owner occupied****2nd. floor - \$125.00****Basement - Vacant**

BUILDING SKETCH	AREA CALCULATIONS
	LOT $73 \times 300 / 300 \times 56$ $64.5 \times 300 = 19350 \text{ sq. ft.}$
	BUILDING $29 \times 35 \times 3 = 3045 \text{ sq. ft.}$ $3 \times 8 \times 2 = 48$ 3093 sq. ft.
	Open Porches $3 \times 6 \times 1 = 18 \text{ sq. ft.}$
	Closed Porches $8 \times 21 \times 2 = 336$ $5 \times 4 \times 1 = 20$ 404 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. 5

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:

Due to the trend towards business use in the area,
Capitalization of income derived through residential
use does not reflect a realistic value estimate.

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	GOOD	GOOD	GOOD	GOOD
Physical Condition	GOOD	FAIR	GOOD	FAIR
No. of Stories	3	2	2	2
Sq. Ft. Area Excl. Base.	3045	1560	3048	2146
Price per Sq. Ft. Gross Bldg. Area	-	\$15.00	\$13.94	\$13
No. of Rooms (Residntl.)	14	7	12	11
Price per Room	-	\$3400	\$3500	2546
Facilities:				
Kitchen	MODERN	OLD	N/A	STANDARD
Bath	MODERN	OLD	STANDARD	STANDARD
Heat	HW/OIL	HW/OIL	HW/OIL	STEAM/OIL
Others				
Lot Size Square Feet	19350	8526	4848	6864
Income (Actual & Vac. Est.)	-	-	-	-
No. Floors or Apts. Occ. at Time of Sale	2	2	5 OFFICES	2
Gross Income Multiplier	-	-	-	-
Date of Sale	-	7/19/65	5/2/66	4/1/65
Sales Price	-	\$24000	\$42500	\$28000
INDICATED COMPARABLE VALUE OF SUBJECT PROPERTY:			\$45700	
CONCLUSIONS & REASON FOR MARKET APPROACH VALUE:				
GP-4 Smaller, less land, time.				
GP-16 Similar size, less land, more functional, time.				
GP-3 Smaller, less land, time.				
After analysis and adjustment the indicated value per sq. ft. of building area is \$15.00. This is the soundest basis for comparison in this case.				

ADDENDA

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

Major improvements include modernization of kitchens, baths, basement apartment.