

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 6 PARCEL NO. 1

ADDRESS 108 - 110 WHITE &
CANAL STREETS
OWNER HAROLD & BENJAMIN
SUSNITZKY
DESCRIPTION OF BUILDINGS

STORES & TENEMENT



HISTORY

: DATE BUILT **1910**
: PURCHASE DATA **4/10/46 VOL. 219 PAGE 465**
: PURCHASE PRICE **Not Known**
: IMPROVEMENTS SINCE PURCHASE WITH APPROXI-
: MATE COST AND NECESSARY STRUCTURAL REPAIRS
:

See Addenda

ASSESSMENT :
Land 7720 :
Buildings 13150 :

LOT: DIMENSIONS and AREA **45 x 79.9/70 x 44.7**
44.85 x 74.95 = 3362 sq. ft.

TOTAL 20870 :
TAX RATE 47.79 :
TAXES 997.38 :

ZONING: **CS-10** TOPOGRAPHY **Grade Level**

SPECIAL ASSESSMENTS
HIGHEST and BEST USE

None Known
Present Uses

VALUATION

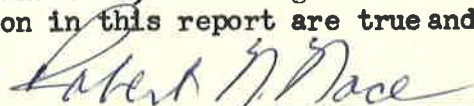
FIFTY THOUSAND ONE HUNDRED DOLLARS

\$50100.00

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 11/29/67


Robert N. Noce, S.R.A.

(A) SUSNITZKY STORE (Corner)**TYPE - STORE & TENEMENT****EXTERIOR - Foundation - Concrete & cinder block**
Pet store has wood front**Walls - solid Brick - 1 Brick & stucco****Windows - Steel sash, #110 Cigar Store - wood frames,**
#108 steel frames**Screens - None****Gutters and Leaders - None****Roof - Built up - flat****Porches - Store entrance****Dormers - None****Condition - Good****INTERIOR - Basement - Part - dirt - old****Heat - 1 Oil Burner steam furnace - 2 unit Gas Heaters****Hot Water Supply - 3 Gas Hot Water Heaters****Plumbing - Copper & Galvanized****Wiring - 110 & 220****Other stores see att. sheets****Rooms-- 1st Floor - 2 stores - Susnitzky-main store-45 x 26-**
store room-15 x 18 (2 rms)**2nd Floor - 12 rooms, 2 toilets, bad condition -**
not rentable as is - not used**3rd Floor -****Floors - Asphalt Tile****Walls - Wood panel - store - new****Ceilings - Block - 10'6", 2nd. fl. 9'2", cellar 6'7"****Kitchen - Soda Fountain****Bathroom - 1 - 1/2, (Cigar store has 1 toilet, 1 lavatory.**
2 toilets upstairs, - fountain - 1 sink**Closets -****Fireplace -****Condition - 1st. - Good, - 2nd. - Poor****Outbuildings - None****RENT - Owner occupied**

TYPE - STORE & TENEMENT

EXTERIOR - Foundation - Concrete Block & Stone

Walls - Brick & New Wood Front

Windows - Steel Sash

Screens - None

Gutters and Leaders - None

Roof - Built up flat

Porches - Store Entrance

Dormers - None

Condition - Fair

INTERIOR - Basement - Partial - dirt

Heat - Unit Gas Heaters - hot air

Hot Water Supply - Gas Hot Water heater

Plumbing - Copper & Galvanized

Wiring - 110-220

Rooms-- 1st Floor - (3) - main store area (1 sink room-Aquarium
& Office

2nd Floor - See Cigar Store

3rd Floor -

Floors - Asphalt Tile - New

Walls - New Plywood

Ceilings - Block - new - 11'6" high

Kitchen -

Bathroom - 1 toilet & 1 lavatory, 1 large sink aquarium

Closets -

Fireplace -

Condition - Fair to Good

Outbuildings - None

RENT - \$150.00 per month

(B) OFFICE A & J AMUSEMENT CO.
CANAL STREET
TYPE - Store & Tenement

EXTERIOR - Foundation - Concrete & Cinder block

Walls - Solid Brick

Windows - Steel Sash

Screens - None

Gutters and Leaders - None

Roof - Built - up flat

Porches - Store Entrance

Dormers - None

Condition - Good

INTERIOR - Basement - Part Dirt

Heat - Unit Gas hot air

Hot Water Supply - 1 Gas hot water heater

Plumbing - Copper & Galvanized

Wiring - 110- 220

Rooms-- 1st Floor - 2 offices

2nd Floor -

3rd Floor -

Floors - Asphalt

Walls - Wood panelled - to ceiling

Ceilings - 11' 6" - block ceiling

Kitchen -

Bathroom - 1 Toilet - 1 Lavatory

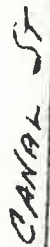
Closets -

Fireplace -

Condition - Fair to Poor - needs redecorating

Outbuildings - None

RENT - \$60.00



AREA CALCULATIONS

LOT $45 \times 79.9/70 \times 44.7$
 $44.85 \times 74.95 = 3362 \text{ sq. ft.}$

BUILDING

$40 \times 72 \times 2 = 5760 \text{ sq. ft.}$
 $5 \times 50 \times 2 = 500$
 $4 \times 15 \times 1 = 60$
 6320 sq. ft.

Store areas

Canal St. $40 \times 22 \times 1 = 880 \text{ sq. ft.}$

Corner store $27 \times 50 \times 1 = 1350 \text{ sq. ft.}$

Pet Shop $18 \times 50 \times 1 = 900 \text{ sq. ft.}$
 $4 \times 15 \times 1 = 60$
 960 sq. ft.

COST APPROACH

LAND Market Data Approach does not involve a breakdown of component parts. Separate land value is not necessary. Property residual approach in capitalization process does not involve a land value.

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**

MARKET DATA APPROACH (COMPARABLE DESCRIPTION FOUND IN MARKET DATA BOOK)				
ELEMENTS OF COMPARABILITY:	SUBJECT	ST COMP. # 9	CP COMP. # 15	ST COMP. # 14
Quality of Location	GOOD	GOOD	GOOD	GOOD
Quality of Construction	GOOD	GOOD	GOOD	GOOD
Physical Condition	FAIR/GOOD	FAIR	GOOD	GOOD
No. of Stories	2	3	1 - 2	4
Sq. Ft. Area Excl. Base.	6320	4110	7516	8556
Price per Sq. Ft. Gross Bldg. Area	-	\$9.00	\$9.05	\$7.59
No. of Rooms (Residntl.)	12	-	-	-
Price per Room	-	-	-	-
Facilities:				
Kitchen	-	-	-	-
Bath	LAV.	LAV.	LAV.	LAV.
Heat	GAS/UNIT	STEAM OIL	STEAM OIL	STEAM GAS
Others				
Lot Size Square Feet	3362	2408	7725	2400
Income (Actual & Vac. Est.)	-		\$13380	-
No. Floors or Apts. Occ. at Time of Sale UNITS	3	VACANT	3	1
Gross Income Multiplier	-	-	5	-
Date of Sale	-	7/12/66	8/1/67	3/12/65
Sales Price	-	\$37500	\$68000	\$65000
INDICATED COMPARABLE VALUE OF SUBJECT PROPERTY:			\$50600	
CONCLUSIONS & REASON FOR MARKET APPROACH VALUE:				
ST-9 Smaller, better location, less land.				
CP-15 Larger, better location, more land.				
ST-14 Larger, better location, less land, time.				
After analysis and adjustment the indicated value per sq. ft. of building area is \$8.00. This is the soundest basis for comparison in this case.				

ADDENDA

Neighborhood uses are predominantly business in character, with all future growth along these lines.

There have been no major improvements in recent years. The building was renovated on the first level after a major fire some years ago. The second floor can be put to very limited use such as storage in its present poor condition.