

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. 16

ADDRESS 23-25 LIBERTY &  
DELAY STREET

OWNER THERESA THOMPSON

DESCRIPTION OF BUILDINGS

**11 ROOM FRAME DWELLING**



HISTORY

DATE BUILT **1883**  
PURCHASE DATA **1/30/48** VOL. **231** PAGE **258**  
PURCHASE PRICE **Not Known**  
IMPROVEMENTS SINCE PURCHASE WITH APPROXI-  
MATE COST AND NECESSARY STRUCTURAL REPAIRS

ASSESSMENT

Land **4500**  
Buildings **6400**

**See Addenda**

LOT: DIMENSIONS and AREA **71 x 95/94.3 x 71**  
**6745 sq. ft.**

TOTAL **10900**

TAX RATE **47.79**

TAXES **520.91**

ZONING: **CB-10**

TOPOGRAPHY **Grade Level**

SPECIAL ASSESSMENTS

**None Known**

HIGHEST and BEST USE

**Present Use**

VALUATION

**TWENTY THOUSAND EIGHT HUNDRED DOLLARS**

**\$20800.00**

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 **11/27/67**

*Robert N. Noce*  
Robert N. Noce, S.R.A.

## TYPE - 11 ROOM FRAME DWELLING

EXTERIOR - Foundation - Stone &amp; concrete block

Walls -  $\frac{1}{2}$  wood shingles -  $\frac{1}{2}$  stucco

Windows - wood sash

Screens - wood screens &amp; storm sash, some aluminum comb. 2/3

Gutters and Leaders - Galvanized

Roof - Asphalt Shingles

Porches - (5) - 1 small side open, 2 front, open, 2 rear -  
1 up and 1 down

Dormers - None

Condition - Fair, needs paint on trim. (some repair to porch  
cellar door) not too bad

INTERIOR - Basement - Full dirt, wood partitioned areas

Heat - No central heat - 1 gas space heater &amp; stoves - 2 apts.

Hot Water Supply - 2 Gas hot water heaters

Plumbing - Older galvanized - some copper

Wiring - Older - 110

Rooms-- 1st Floor - 5 - 1 Bath

2nd Floor - 6 - 1 Bath

3rd Floor - Attic - storage

Floors - All oak hardwood - beautiful, needs refinishing.  
linoleum

Walls - plastered - all stucco

Ceilings - Plastered - & stucco finish - 1st. fl. 8'  
2nd. fl. 8'  
Base, 7'Kitchen - Older style - pantry - no cabinets, congo wall, (1/3) -  
Older style, blt. in cupboard, linol. PlasterBathroom - 2 Full -  $\frac{1}{2}$  Congo Wall, and plastered, fair cond,

Closets - Fair to Poor

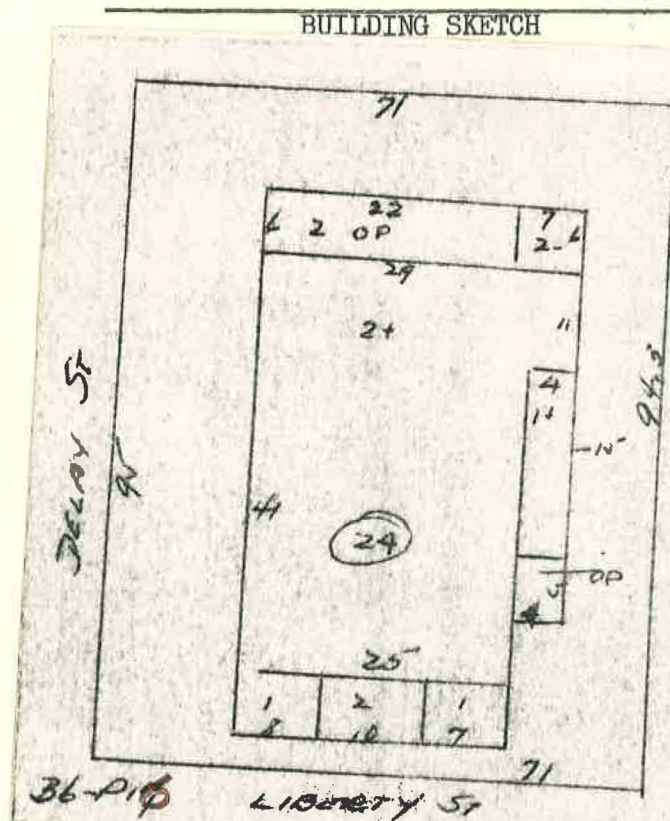
Fireplace - None

Condition - Fair to Good - needs painting

Outbuildings - None

RENT - 1st. floor - \$75.00  
2nd. floor \$70.00





AREA CALCULATIONS			
LOT	71 x 95/94.3 x 71		
	71 x 95 =	6745	Sq. Ft.

BUILDING			
	25 x 41 x 2 =	2050	
	10 x 8 x 2 =	160	
	15 x 4 x 1 =	60	
	4 x 11 x 1 =	88	
	6 x 7 x 2 =	84	
		2442	Sq. ft.

Open Porches			
	6 x 22 x 2 =	264	Sq. ft.
	5 x 4 x 1 =	20	
	8 x 8 x 1 =	64	
	8 x 7 x 1 =	56	
		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 6 Parcel No. 17

UNIT	ACTUAL	STABILIZED

ESTIMATED STABILIZED GROSS INCOME (annual) \$ \_\_\_\_\_

VACANCY and RENT LOSS \$ \_\_\_\_\_

GROSS INCOME AFTER V &amp; R LOSS \$ \_\_\_\_\_

## EXPENSES:

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

TOTAL EXPENSES \$ \_\_\_\_\_

## CAPITALIZATION CALCULATIONS:

Homes of this type are not purchased for income purposes. After deduction of the normal operating expenses, the usual capitalization process would not produce a realistic value estimate. Therefore, the approach is not applicable.

VALUE INDICATED BY INCOME APPROACH \$ Not Applicable



MARKET DATA APPROACH (COMPARABLE DESCRIPTION FOUND IN MARKET DATA BOOK)				
ELEMENTS OF COMPARABILITY:	SUBJECT	2F COMP. #18	2F COMP. #19	2F COMP. #20
Quality of Location	GOOD	GOOD	GOOD	GOOD
Quality of Construction	GOOD	GOOD	GOOD	GOOD
Physical Condition	FAIR	FAIR	FAIR	FAIR
No. of Stories	2	2	2	2
Sq. Ft. Area Excl. Base.	2442	2304	2380	2175
Price per Sq. Ft. Gross Bldg. Area	-	\$8.26	\$8.40	\$9.20
No. of Rooms (Residntl.)	11	15	10	14
Price per Room		\$1267	\$2000	\$24.30
Facilities:				
Kitchen	OLD	OLD	OLD	OLD
Bath	OLD	OLD	OLD	OLD
Heat	SPACE	SPACE	HW OIL	FHA OIL
Others				
Lot Size Square Feet	6745	24900	16560	8940
Income (Actual & Vac. Est.)	\$1740	\$1880	\$ -	-
No. Floors or Apts. Occ. at Time of Sale	2	2	2	2
Gross Income Multiplier	-	10	-	-
Date of Sale	-	10/14/64	2/28/66	4/21/66
Sales Price	-	\$19000	\$20000	\$20000
INDICATED COMPARABLE VALUE OF SUBJECT PROPERTY:		\$20800		
CONCLUSIONS & REASON FOR MARKET APPROACH VALUE:				
2F-18	Smaller, more land, time, business zone.			
2F-19	Smaller, more land, time, business zone.			
2F-20	Smaller, more land, time, business zone.			
After analysis and adjustment the indicated value per sq. ft. of building area is \$8.50. This is the soundest basis for comparison in this case.				

ADDENDA

The neighborhood is a mixture of business and industrial uses. It is only one block removed from the business center on Main Street.

There have been no substantial improvements in recent years.