APPRAISAL

58 Division Street Danbury, Connecticut

CITY & STATE Danbury, Connecticut BY ROBERT N. NOCE ASSOCIATES PROJECT NAME Mid-Town East U. R. Project PROJECT NO. Connecticut R - 104 BLOCK 6 PARCEL NO. 21

ADDRESS & RAILROAD AVENUE

OWNER MANUEL L. & MARIA ANTONIO - sur DESCRIPTION OF BUILDINGS

9 ROOM DWELLING 2 FAMILY 1/CAR GARAGE



HISTORY

: DATE BUILT 1900

8 PURCHASE DATA 3/14 61 VOL. 364 PAGE

: PURCHASE PRICE - 17000

: IMPROVEMENTS SINCE PURCHASE WITH APPROXI-

: MATE COST AND NECESSARY STRUCTURAL REPAIRS

| ASSESSMENT | | * | See Adde | nea | |
|--------------|----------|---------|----------------|-------------|----------------|
| Land | 1720 | 9 | | | |
| Buildings | 5550 | 8 | | 1.0 | 01 40- 1-4 |
| | | : LOT: | DIMENSIONS and | i AREA 49 🛎 | 84/82 46 |
| | | \$ | 3895 sq. ft. | | |
| TOTAL | 7270 | 2 | | | |
| TAX RATE | 47.79 | 8 ZONIN | WG: CB-10 | TO POGRAP | HY Grade Level |
| TAXES | 347.43 | 0 | | | |
| SPECIAL ASSI | | None | Known | ** <u>F</u> | |
| HIGHEST and | BEST USE | Pres | ent Use | | |

VALUATION

THELVE THOUSAND NINE NUMBERED DOLLARS

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 11/25/67

Robert N. Noce, S.R.A.

TYPE - 9 ROOM DWELLING - 2 FAMILY

EXTERIOR - Foundation - Stone - some brick

Walls - Wood Shingles (eld)

Windows - Wood

Screens - Hone

Gutters and Leaders - Calvanised

Roof - Asphalt Shingles - Gable

Porches - 2 open - 1 clesed

Dormers - None

Condition - Fair to Poor - House & porches lean

INTERIOR - Basement -Full - coment - } Dirt

Heat -No heat - kitchen ranges & space heaters

Hot Water Supply - 2 Gas Heaters

Plumbing -Copper & Calvanized

Wiring - 229 - Ex

Rooms-- 1st Floor -5 - 1 Bath

2nd Floor 4 - 1 Bath

3rd Floor - Attic

Floors - Single - Hardwood

Walls - Plastered & plywood wainsoote

Ceilings - Plastered - 2 block -2nd. floor- 7'4"
Basement - 6'8"

Kitchen -Older & supboard - plastered

Bathroom - 2 complete - old floors wood - needs decorating

Closets - Fair

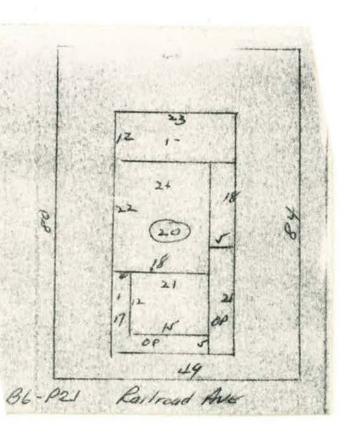
Fireplace - None

Condition - Pair

Outbuildings - 1 car garage, 11'10" x 20' - 8'9" high + 2
Asphalt roof, concrete block sides, concrete
floor, wood frame tap.

* lat. floor - \$65.00 2nd, floor - \$5.00

RENT #



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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.

CAPITALIZATION OF INCOME

| | Bloc | k 6 Parcel No. 21 |
|-----------------------|--------------------------|-------------------|
| UNIT | ACTUAL | STABILIZED |
| 11 - 11, | | |
| | | |
| | | |
| | | |
| ESTIMATED STABILIZED | GROSS INCOME (annual) | \$ |
| VACANCY and RENT LOSS | A Property of the second | \$ |
| GROSS INCOME AFTER V | & R LOSS | \$ |
| EXPENSES: | | |
| Taxes | * | |
| Insurance | <u> </u> | |
| Water | \$ | |
| Repairs | \$ | |
| | \$ | |
| | \$ | 4. |
| | \$ | |
| | \$ | |
| TOTAL EXPENSES | | \$ |

CAPITALIZATION CALCULATIONS:

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

ADDENDA

The neighborhood is old and static with mixed business, industrial and residential uses.

Improvements have been made over the years and are reflected in the as is value. No major improvements have been made in recent years.