REAL ESTATE APPRAISAL

FOR

Redevelopment Agency of the City of Danbury

Parcel No. 7-1	.8	KOB	EKIN	. NOCE		CC	NNECTICUT
(1) ADDRESS 17 10 11 11 11	reet	(9)		РНОТО	GRAPH	是一种用于
(4) LEGAL - VOL. 150 P 152 D	ATE PARCEL(S) LOCATED			100 100	ELLS CIG	AR BOX
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The state of the s	4.0.22	AND THE RESIDENCE OF THE PARTY	UILT	898.	HISTORICAL	BACKGROUND	
	The state of the		URCHASE		13/6/19		
		PI	URCHASE	PRICE	13,500		
		18	MPROVEN	MENTS SINC	E PURCHASE CONC	eral Mainten	ance
(6) LOCATION OF PROPERTY		(11)	REP	RODUCTI	ON COST LESS D	EPPECIATION	
N/a White Street between	193		. FT.	UNIT	1 1	2	1 3
Bridge Street and Main	St.	1815		18.00	Say 21800		
			,,				
WORK NECESSARY OR PROPO	DSED	LESS PHYS.	1	2 3	0500		
NONE		WEAR-OUT	%	% %	9500		
an-cream		NON-INSU	ND VALUE				
			ABLE VAI				
		MINUS					
		OBSOLESCENCE	%	% %			
		PRESENT BLE	OG. VALU	E	12300		
		(12)					
		(13) LAND*	92 65.8	0 × 00	F. (ACRES) @ \$	Say	15200
			43 W	ACT AN UNI	2010 20 20	wesy	- 447000
						BUILDING 1	12300
						BUILDING 2	
						BUILDING 3	-
(8) PROPERTY RATING UNDER COMPE MARKET CONDITIONS							-
NEIGHBORHOOD	3	*INCLUDES LOT	IMPROVE	MENTS LIST	ED UNDER ITEMS 25-27		-
ARCHITECTURAL APPEAL	3	(14) FAIR MA	ARKET	VALUE			67500
INTERIOR LAYOUT	3		100				
EQUIPMENT AND FIXTURES	3						
QUALITY OF CONSTRUCTION	3	(15) MARKET					
PHYSICAL CONDITION ZONE	B-8	BUYER WARRAN	TIFIED IN	ACCEPTING AYING UNDE	AND A	500.00	
PROPERTY MARKETABILITY	3	RENT MARKET C	ONDITION		Raha	An noce	
TROPERTY MARKETABLETT		(16) DATE	(1)		Robert	No Hoce, Sh	A

IMPROVEMENTS OTHER PROPERTY OTHER	(17–23)		DES	CRIPTIO	NOFN							
UNITITION OF MATCHES SUPERIOR MATCHES MA						100	1.1					
PARTMENT PAR	1—2—3 FAMILY			IMPROVE	MENTS	Cone	rete	Cond	325	ete		100
EIGHBORHOOD COMMERCIAL (19) AGE (19) AGE (10) AGE (1	MULTI-FAMILY			UTILITIES		ELECT.	WATER	GAS		ST. SEWER	5AN. SEWER	PHON
199 AGE 200 OCCUPANCY (21) TREND NEW 2 VINS ON LESS) 100 MEM 2 VINS ON LESS) 100 MEM 2 VINS ON LESS) 101 MIDDLE (80/LT 195-195) 102 AGE 101 MIDDLE (80/LT 195-195) 102 AGE 101 MIDDLE (80/LT 195-195) 103 MIDDLE (80/LT 195-195) 104 MIDDLE (80/LT 195-195) 105 MIDDLE (80/LT 195-	PARTMENT	4 24		AVAILABLE			_	12				-
MEW 2 YRS. OR LESS! MODERN (SULT 198—195) MODERN (SULT 198—195) MODERN (SULT 198—195) MODERN (SULT 198—195) MAGE EARNERS WHITE WHITE SCHOOLS: GRADE; WHITE SCHOOLS: GRADE; WIGH TOPOGRAPHY TOPOGRAPHY	EIGHBORHOOD COMMERCIA	AL	25	CONNECTED		32	- 32	35		32	28	22
MODERN (BUILT 1915—195) MINDRE (BUILT 1915	NDUSTRIAL			(19)	AGE		(20) OC	CUPANC	Y	(21)	TREND	
MIDDLE (BILLT INT—195) SMALLBALARIED DOWN FOR				NEW (2 YRS, C	R LESS)		BEST			UP FOR	00	CUP'CY
OLD GULT BEFORE 1919 WAGE CARRESS WHITE COLORED 22) ADDITIONAL COMMENTS ON NEIGHBORHOOD. The state of the colored colored and colored an				MODERN (BU	ILT 1936-19	5)	BUS. OR	PROF.		STATIC FO	OR	
WHITE COLORED COLORE				MIDDLE (BUIL	_T 1915—193	5)	SMALLS	ALARIED		DOWN FO	R	**
COLOMED COL		110	10	OLD (BUILT BE	EFORE 1915)		WAGEE	ARNERS	1525			
ADDITIONAL COMMENTS ON NEIGHBORHOOD. The selected to be selected t							WHITE		19.25			
AND STATE OF THE S							COLORE	D	-	- 4		
TOPOGRAPHY	a result come of any case of a	stores Fend is liately st FORTATION	ted. noved lefin irrou nber door		the di	anger	zone a ly. Th rea ha	nd re e ros e bee	2	ing in ing be estate slow w	1955 come marke ith ne	end ore ot
TO RADDE LEVEL SLOPES UP	24-27)			DESCRIPTIO	N OF MA	IN BUILD	ING SITE					
ELOW" FT. SLOPES UP % SLOPES DOWN % SHRUBS CESSPOOL WELL 27 ADDITIONAL COMMENTS ON LAND DESCRIPTION: BOOK STORY 28 BUILDING SKETCH (29) AREA AND CUBIC CONTENTS CALCULATIONS NO. 1 So. FT. CU. FT. X = X = X = X = X = X = X = X = X = X	24)	TOPOGRAPHY			(25)	LOT IM	PROVEMENT	rs		(26)	GENERA	AL.
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BUILDING SKETCH 28 BUILDING SKETCH 29 AREA AND CUBIC CONTENTS CALCULATIONS NO. 1 SO. FT. CU.FT. X - X - X - X - X - X - X - X - X - X			SLOPES	DOWN %	SHRUBS	- 20	CESSPOO	L E				
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LAND VALUATION - A study and analysis of all available land sales and land rentals was made by this appraiser. It must be recognized that in view of the high density development of the immediate area that few sales of vacant land could be found. A study of surrounding areas uncovered land sales which after careful analysis and adjustment were found to be adequate guides to value. The page numbers refer to the comparable sales and rental data compiled by this appraiser and submitted herewith.

Page No.	Comment
118	More frontage, growth area.
141	Similar location, more depth, less frontage.
110	More frontage, better location.
107A	More frontage, better location.

After careful consideration and adjustment for such items as size, location, physical characteristics and date of sale the estimated front foot value of the subject land is indicated to be \$650.00.

MARKET DATA APPROACH - Your appraiser has made a study and analysis of sales in the immediate area. The following sales are considered to be the best obtainable and have been adjusted in relation to the subject property for such items as location, size, condition, date of sale and amount of land. The page numbers refer to the comparable sales data compiled by this appraiser and submitted herewith.

Page No.	Comment	Gross Multiplier
131	Smaller, less commercial area.	10,00
133	Larger building, poorer condition, more frontage.	8.00
148	Poorer building, larger, poorer	
	location, more land.	9,60
Estimate of	Value by the Market Data Approach	\$26,500.00

The above estimate is based on the sales listed together with others in the area after adjustment for size, location, date of sale and condition. The indicated Gross Multiplier after adjustment is 8.00 and is submitted purely as additional information found in the market. It is arrived at after considerable adjustment but does support the Market Data Approach.

Rental Data	Gross Multiplier	Indicated Value
\$3360.00	8.00	\$26,900.00

Ethel & Bloomie Susnitsky Parcel No. 7-12

CAPITALIZATION OF INCOME

Unit	Actual		Stabilized
Liquor Store Cigar Store	\$1500.00 1500.00		\$1680.00 1680.00 \$3360.00
Vacancy and	abilized Gross Income Rent Loss - 5%* After V. & R. Loss	(annual)	\$3360.00 168.00 \$3192.00
EXPENSES: TOTAL EXPENS	Insurance 2 Water Repairs 1	550.00 200.00 32.00 100.00	\$ 982.00
	and Buildings arges \$15200 @ 6% equ ing	ials	\$2210.00 912.00 \$1298.00
\$1298 Capita	lized @ 12% ** equals	Say	\$10800.00
Capitalized	Value:		
Land \$15,2	00 Bldg. \$10,800	TOTAL	\$26000.00

^{*} Due to condition, type of tenancy and location vacancy and rental loss is lower than average.

^{** 7%} return and 5% depreciation based on estimated remaining economic life of 20 years.

(30-64)			PH	IYS	ICAL DESCRIPTION O	FBU	ILDINGS			
(30-44) BUILDIN	GNO	D. 1 - EXTERIOR DE	SCI	RIP	TION					
(30) FOUNDATION		(33) SIDING			(35) GUTTERS		(38) ROOF MATERIA	AL	(42) BAYS	
BRICK		ASPHALT-BRIC SIDING	G		вох	partie.	ROLL PAPER		FRONT STORY	-
CINDER BLOCK		BLOCK-CINDER-CONCRET	ΓE		BUILT-IN		SHINGLES-ASBESTOS		SIDE STORY	
CONCRETE		BRICK	(LI)	۸	COPPER		·· -ASPHALT		None	
PIERS		BRIC-CRETE		40.90	GALVANIZED	A	·· -wood		740110	
STONE-RUBBLE		CLAPBOARDS			WOOD	4.2	Comp	6	(43) PORCHES	
STONE-	۵	NOV. SIDING					Comp.	478	FRONT STORY	,
	-	SHINGLES-			(36) LEADERS		(39) CHIMNEYS		None:	
DAMP-PROOFED		SHINGLES-			COPPER .		EXT. INT.	A	SIDE STORY	,
STUCCOED AND PARGED		STUCCO ON			GALVANIZED	A	(40) DORMERS	6.0		
(31) HATCHWAY						44	FRONT		REAR STORY	-
32) WALL CONSTRUCT	ION	(34: WINDOWS	78		DRY WELL CONN.		SIDE None		(44) MISCELLANEO	U
FRAME-	Δ	CASEMENT			SEWER "		REAR		4	
SHEATHING-PATENT	-	DOUBLE HUNG		A	(37) ROOF TYPE		(41) ENCL. ENTRIES	5	4	
·· -wood		300322110110		-25	GABLE		FRONT			-
DIAGONAL-STRAIGHT	-	FRICTION TYPE			GAMBREL		SIDE			
DIAGONAL-STRAIGHT		SPRING "	1		HIP		REAR			
		WEIGHTS			Plet					- -
US CO. DUIL DING	- NG). 1 – INTERIOR DES	CB	LOT		A	None	-		
	-	1						Myste 1	1000	
45) LAYOUT HEIGH	71	AREA SQ. FT.	R	30 N	MS, CLOSETS, ETC.			-		
STORY STORY		SQ. FT.		1						
(46) CELLAR		(48) PLUMBING		_	(50) 1ST STORY FLOO	ORS	(54) CEILINGS		(60) DECORATION	
WHOLE PART NONE		PIPE-BRASS			X JOISTS		PLASTER		PAPER	
WHOLE PART NOILE	-	·· -COPPER			SUB-FLOOR		SHEET ROCK		PAINT	-
TI COD CONC		" -GALV.			STRAIGHT DIAGONAL		WALLBOARD			-
FLOOR- DIPT	-	FIXTURE TYPE			FINISH FLOORS	14		_	(61) FIREPLACES	·
CEILING-		COMMON-OLD		A	FIR 4		Metal	54	- CO / CO	1
		MODERN		Ph.	MAPLE		(55) SPECIAL FLOOI	RS	*****	
WALLS		SEMI-MODERN			OAK		LINOLEUM	1	(62) INSULATION	
(47) HEATING EVETEM		LAVATORY-LEGS	-		PINE		TILE-CER.		BLANKET	1
(47) HEATING SYSTEM	-	·· -PED.		-	1	43	" -ASPHALT		REFLECTIVE	-
FL. FURNACE			3	A	(51) 2ND STORY FLO	ORS	" -RUBBER	-		-
HOT WATER	-	TUB-OLD STYLE	9,3	25	X JOISTS		-KODDEK		RIGID NONE	-
RADIANT	-	*			SUB-FLOOR	-	(56) SPECIAL WALLS	-	CEILING	-
STEAM-PIPE		" -RECESSED	_	-		-	TILE WAINS.		WALLS	-
STEAM-VAPOR		SHOWER-TUB-STALL	3	A	STRAIGHT DIAGONAL		K. CEM "		(63) MISCELLANEO	111
WARM AIR-FORCED			6.8	3%	FINISH FLOORS	-	KNOTTY PINE	-	(03) WISCELLANCE	1
·· ·· -GRAVITY		"-MODERN	_	-	(52) 2BD STORY FLO	OBS		-		-
· · · -1 PIPE	-	SINK-CABINET	-	-	(52) 3RD STORY FLO	l l	10 m			-
SUMMER COND.		·· -COMB.	_	-		-	(57) TRIM			-
nit Heater	5	·· -COMMON		-	(F2) WALLS	-				-
	178	OITAMCTUAW.H	1		(53) WALLS	4	Standard	18		-
MAKE	-		-	-	PLASTER	-	(FR) DOORS	-		-
COAL FIRED	5	LAUNDRY TRAYS			SHEET ROCK	-	(58) DOORS	1		-
GAS BURNER	-	(49) LIGHTING	-	B	WALLBOARD	-	Standard	A		-
OIL BURNER DAGE	3.	WIRING IN BX CABLE	_	B		-		1		- -
STOKER		WIRING IN NON-MET. CAE	BLE	-		-	(59) HARDWARE	4		-
THERMOSTAT		WIRING-OPEN	-	-	LATH-METAL	-	Standard	4		- -
RADIATION				A	" ROCK	84		-		- -
TANK		FIXTURE-TYPE		all to	WOOD /	116		,		-
	IAT	RY BUILDINGS' DES	CR	IPT	ON MULLO					
							EL 0000	11211	HEATING DITIME ET	-F(
NO. TYPE BUI		STORIES FOUNDATION		EXT.	WALLS ROOF TYPE-MATE	ERIAL	FLOORS INT. FIN	HSI	HEATING PLUMB. EL	LEC

	(4)	
(65) EXPL	ANATION OF CODE SYMBOLS	(66) EXPLANATION OF TERMS USED
PHYSICAL CONDITION	PROPERTY RATING	A - REPRODUCTION COST: COST OF DUPLI-
E = EXCELLENT 1 = EXCELLENT		CATION BASED UPON CURRENT LABOR
G = BETTER THAN AVERAGE	2 = BETTER THAN AVERAGE	MATERIAL AND SUB-CONTRACT PRICES PLUS REASONABLE CONTRACTOR'S WRITE-UP.
A = AVERAGE	3 = AVERAGE	D INCUDABLE VALVE PRODUCT DE
P = POORER THAN AVERAGE	4 = POORER THAN AVERAGE	B – INSURABLE VALUE: REASONABLE RE- PRODUCTION COST LESS ESTIMATED PHYS-
D = VERY POOR	5 = VERY LIMITED	ICAL WEAR-OUT AND NON-INSURABLE POR-
N = NEW	S = SPECULATIVE	TIONS.
(67)	ADDENDA	
Correlation and Fina	l Estimate of Value	
Estimate of Value	by the Cost Approach	\$27,500,00
Estimate of Value	by the Market Data Approach	h 26,500.00
Estimate of Value	by the Income Approach	26,000,00
Final Estimate o		Acr. 500 -0
FAMOL NOVINGO	* A GT/165	327,500 6 00
Man these and		
The three appro	aches to value are in line.	. The greatest weight has been
given to the Cost An	prosch. The Market Date And	proach after necessary adjustment
	The second state and a second state	room arear modes ary adjustment
tends to bear out th	e Cost Approach. The Income	a Approach is based on a study
of the rental situat	ion in the area as applied	to the estimated stabilized
rentals herein. The	operating expenses appear	to be in line with those of
similar properties in	n the area. Vacancy and rem	nt loss is lower than average
ane to condition or	the building, type of tenar	acy and proximity to Main St.
MANIDAMA A		
aviairmis appraiser i	has noted a discrepancy as	to the depth of this property
between the asse	essor's records and the dee	ed. For purposes of this
appraisal the de	epth as indicated by the bo	oundaries described in the
deed has been us	and .	
deed has been di	sed.	

Parcel No. 7-12 AFFIDAVIT OF VALUATION

STATE OF	Connecticut	1	
County	of Fairfield	1	SS.

Robert N. Noce of Danbury, Conn. being duly sworn, deposes and says that:

- 1. The facts and figures contained in this report are correct to the best of my knowledge and belief:
- 2. The fee for this appraisal and compilation of my report is in no sense contingent upon the value estimate reported:
- 3. I, the undersigned appraiser, have no present or contemplated future interest in the property herein appraised:
- 4. The opinions and conclusions herein expressed are mine, and in no way reflect those of another without due acknowledgement:
- 5. I have personally examined the within described premises on 3/23/60.
- 6. The within described premises, in my opinion, has a fair market value of \$27,500.00.



