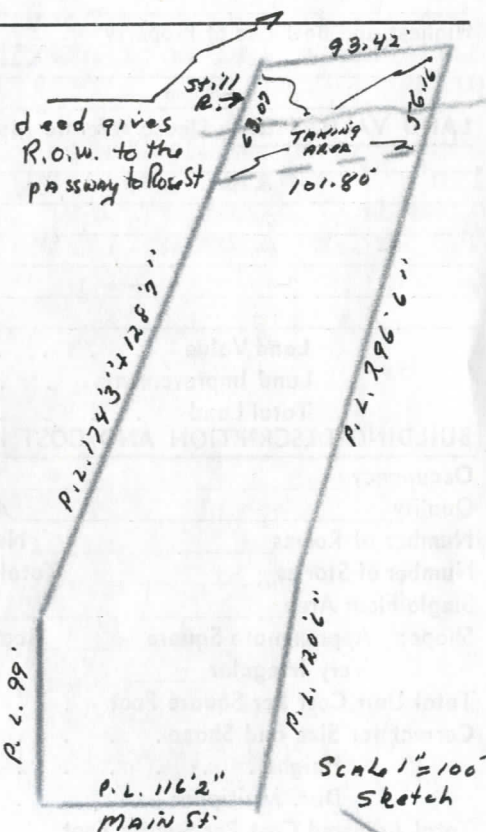


# Partial Taking APPRAISAL REPORT

Owner Danbury Lodge 120 B.P.O.E.  
 Owners' Address 346 Main Street, Danbury, Connecticut.  
 Property Appraised Rear of 346 Main St, known as Redevelopment Parcel 33 Block 4 (or Tax Parcel 55, W/S Main Street.) In my opinion there is a small amount of severance damage due to the cramped parking situation on the property and a "Before and After" appraisal has been made.  
 Recording Information Vol. 185 Page 29 Estate of Luana K. Merritt to The Danbury Lodge #120 B.P.O.E. Inc. 8/16/1929.

|                                 |           |                    |         |
|---------------------------------|-----------|--------------------|---------|
| Assessment: Land . . . . .      | \$19,830  | Tax Rate . . . . . | 40      |
| Building Improvements . . . . . | 147,620   | Taxes . . . . .    | \$6,698 |
| Total Assessment . . . . .      | \$167,450 |                    |         |

Photographs and/or Sketch



## Market Value (Appraisers Final Valuation)

|   | Before Taking | After Taking | Damages |
|---|---------------|--------------|---------|
| Land . . . . .  | \$75,200      | \$72,100     | \$3,100 |
| Land Improvements (In Taking Area) . . . . .                                | 500           |              | 500     |
| Building Improvements and Land (Improvements outside taking area) . . . . . | X             | X            | 0       |
| Total   | \$75,700      | \$72,100     | \$3,600 |

In my opinion the difference between the before value and after value of \$3600 represents all damages due to the taking in this case.

Certification: I certify that I inspected the property on January 18, 1960 and that this appraisal has been made in accordance with standards of ethics and practice of The American Institute of Real Estate Appraisers.

Date of Appraisal January 23, 1960

*Karl G. Jaffenberg*  
Appraisers Signature



# NEIGHBORHOOD DESCRIPTION

Zoning Business 2 to 100' depth from Main Street, balance Industrial

Boundaries Subject property is part of the Main Street business section lying in the block north of the 100% retail section of Danbury.

Character and Trend Subject block is still more than half built up with large old houses but is gradually turning to business with substantial new business buildings replacing the houses. Trend is up.

LAND DESCRIPTION approx. 40,000 Taking 5100 sq. ft.

Size Total Area 42600 s.f. usable Frontage 116' ± Main Area 2500 sq. ft. usable

Description Land is level and at approximate grade of Main Street. The area to the rear including a portion of the taking area is blacktopped.

Utilities Sewer, water, electricity, curbs, gutters and sidewalks.

Land Improvements Blacktop area.

Highest and Best Use of Property Heavily used as parking in connection with club house.

Area taken includes parking for 10 to 12 cars, and because of the cramped quarters, I feel there is a small amount of severance damage against the remainder.

LAND VALUATION Please refer to Market Data - on page 4.

Based on my analysis on page 4, I feel that the overall value of the usable land (the whole property) is \$1.88 per sq. ft., and in the taking area is 75% per sq. ft. (Consideration has been given to the land in the brook in establishing my figures)

|                   | Whole Property                      | Taking Parcel   |           |
|-------------------|-------------------------------------|-----------------|-----------|
| Land Value        | 40000 usable s.f. @ \$1.88 \$75,200 | 2500 s.f. @ 75% | = \$1,875 |
| Land Improvements | X                                   | Land Impr.      | = 500     |
| Total Land        |                                     | Severance       | = 1,225   |
|                   |                                     | Total Damages   | = \$3,000 |

## BUILDING DESCRIPTION AND COST APPROACH

Occupancy \_\_\_\_\_ Building Class \_\_\_\_\_

Quality \_\_\_\_\_ Age \_\_\_\_\_ Condition \_\_\_\_\_

Number of Rooms \_\_\_\_\_ Number of Baths \_\_\_\_\_ Number of Lav. \_\_\_\_\_

Number of Stories \_\_\_\_\_ Total Height \_\_\_\_\_ Average Story Height \_\_\_\_\_

Single Floor Area \_\_\_\_\_ Total Area \_\_\_\_\_

Shape: Approximate Square \_\_\_\_\_ Rectangle or Slightly Irregular \_\_\_\_\_ Long Rectangle or Irregular \_\_\_\_\_

Very Irregular \_\_\_\_\_

Total Unit Cost Per Square Foot \_\_\_\_\_ (From Page 3) \_\_\_\_\_

Correct for Size and Shape \_\_\_\_\_

Height \_\_\_\_\_

Dist. Multiplier \_\_\_\_\_

Total Adjusted Cost Per Square Foot \_\_\_\_\_

Total Area \_\_\_\_\_ X \_\_\_\_\_ Per Square Foot \_\_\_\_\_

Replacement Cost \_\_\_\_\_

Less Depreciation \_\_\_\_\_

Physical \_\_\_\_\_ Functional \_\_\_\_\_ Economic \_\_\_\_\_

Building Value By Cost Approach \_\_\_\_\_

Value of other Building Improvements \_\_\_\_\_

Add Land Value (include land improvements) \_\_\_\_\_

TOTAL VALUE BY COST APPROACH \_\_\_\_\_

Comments: Buildings are appraised at X dollars before and after the taking as they are not affected by the taking in my opinion.

# BUILDING DESCRIPTION — Component Part Check List

|  | Unit Cost |
|--|-----------|
| <b>1. FOUNDATION:</b><br>Concrete _____ Conc. Post _____ Masonry _____ Wood Blocking _____<br>Other _____  | _____     |
| <b>2. EXTERIOR WALL:</b><br>Asbestos Siding _____ Conc. Block _____ Stone _____<br>Brick Common _____ Masonry & Steel Sash _____ Stucco _____<br>Brick Face _____ Masonry Veneer _____ Tile, Clay _____<br>Conc. _____ Metal Clad _____ Tilt-up Conc. _____<br>Other _____ Metal Panel _____ Wood _____          | _____     |
| <b>3. ROOF STRUCTURE:</b><br>Conc. _____ Conc. & Tile _____ Wood Frame with Wood Sheathing _____<br>Other _____<br>(Divide Cost by Number of Stories) _____  | _____     |
| <b>4. ROOF COVER:</b><br>Asbestos Shingle _____ Galv. Iron _____ Shakes _____<br>Built-up Composition _____ Roll _____ Tile _____<br>Composition Shingle _____ Slate _____ Wood Shingle _____<br>Other _____<br>(Divide by Number of Stories) _____  | _____     |
| <b>5. FRAME:</b><br>Cast Iron Columns _____ Conc. Reinf. _____ Steel Fireproofed _____<br>Other _____ Steel Open _____ Wood _____<br>Decrease _____ % for bearing wall.  | _____     |
| <b>6. FLOOR:</b><br>Brick on Ground _____ Conc. on Ground _____ Hardwood _____<br>Other _____ Reinf. Conc. _____ Softwood _____  | _____     |
| <b>7. FLOOR COVER:</b><br>Asphalt Tile _____ Linoleum _____ Softwood on Conc. _____<br>Cork Tile _____ Marble _____ Tenazzo _____<br>Hardwood on Conc. _____ Rubber Tile _____ Tile, Ceramic _____<br>Other _____ Slate _____ Vinyl Tile _____   | _____     |
| <b>8. CEILING:</b><br>On Wood Structure _____ On Steel or Conc. Structure _____<br>Other _____   | _____     |
| <b>9. INTERIOR CONSTRUCTION:</b> Single Res. _____ Other _____<br>Min. _____ Few _____ Ave. _____ Many _____   | _____     |
| <b>10. HEATING and COOLING:</b> Gravity Furnace _____ Steam with Boiler _____<br>Forced Air _____ Heaters _____ Steam without _____<br>Furnace Floor or Wall _____ Hot Water Radiators _____ Boiler _____<br>Gas Steam Radiators _____ Radiant Floor _____<br>Other _____ Combined Heat & Air Conditioning _____ | _____     |
| <b>11. ELECTRICAL:</b> Min. _____ Few _____ Ave. _____ Many _____  | _____     |
| <b>12. PLUMBING:</b> Min. _____ Few _____ Ave. _____ Many _____  | _____     |
| <b>BASEMENT:</b> Unit Cost _____ X Area _____ Divided by Total Area _____  | _____     |
| <b>Total Unit Cost / Square Foot</b> _____   |           |
| <b>Porches:</b> Area _____ X Unit Cost _____ Value _____   | _____     |
| <b>Garage</b> _____  | _____     |
| <b>Outbuildings</b> _____  | _____     |
| <b>Lump Sum Additions</b> _____  | _____     |



## MARKET DATA APPROACH

Please refer to MARKET DATA BOOK for details on the transactions considered below.

The average lot on this part of Main Street is 400 feet deep approximately. The method I use is to determine the lot value per sq. ft., and then break it down on a 4-3-2-1 basis, the front quarter taking on 40% of the value, the second quarter 30% and so on.

Land 14. Although an interim deal, it is in the same block of Main St. on opposite side, and for what it is worth--it reflects \$4.89 per sq. ft. for this first 32 feet of depth (the depth of the leased land).

Land 15. This reflects a \$736 per fr. ft., \$1.38 overall sq. ft. price. This comparable is over 400 feet deep and is a corner lot. Subject lot is an inside lot, but more centrally located.

Land 16. This reflects a \$692 per fr. ft., \$2.55 overall per sq. ft. price. This comparable has only 300 feet of depth approximately but is a corner lot. Subject lot is much more centrally located.

Land 17. This is interpreted by this appraiser to indicate a value of \$725 per fr. ft. or better or an overall sq. ft. figure of \$2.23 per sq. ft. or better. It is in the same block on the opposite side of the street, an inside lot but with only approximately 325 ft. in depth (This is why the per sq. ft. figure overall is higher than for the 400 ft. lots).

Land 27. This indicates a value of \$476 per fr. ft. or \$1.08 overall per sq. ft. This sale is at the lower end of Main St. considerably further removed from the central business district than subject property. Also it is over 400 ft. in depth and in addition has a large back lot which goes back to over 600 ft. from Main Street. It is not as comparable as the others.

Based on a consideration of the above, it is my opinion that Main Street property in this block is worth today \$750 per fr. ft., or \$1.88 per sq. ft. over all for 400 ft. deep lots. For purposes of valuation, I break this down as follows:

|                             |                    |
|-----------------------------|--------------------|
| Front Quarter of lot depth  | \$3.00 per sq. ft. |
| Second Quarter of lot depth | 2.25 per sq. ft.   |
| Third Quarter of lot depth  | 1.50 per sq. ft.   |
| Rear Quarter of lot depth   | .75 per sq. ft.    |
| Average overall             | \$1.88 per sq. ft. |

## RENTAL DATA

## GROSS MULTIPLIER

## INDICATED VALUE