

April 21, 1960

Mr. Joseph A. Haze, Asst. Director and Project Manager
Redevelopment Agency of the City of Danbury
342 Main Street
Danbury, Connecticut

Re: Appraisals 4 and 5
Tomlinson Trust Fund
Parcels 30 and 31 Block 4.

Dear Mr. Haze:

In accordance with the survey map you sent me; the revised taking area is 16110 square feet. According to my calculations the revised usable area is 14,300 square feet. The total area of the Tomlinson Trust Fund property before taking is 49,500 square feet (not including Appraisal #6-Harrison and Tomlinson) of which 47,690 square feet is usable.

My revised appraisal is as follows:

Value Before Taking

47,690 sq. ft. (usable area) @ \$1.88 per sq. ft.	
average	= \$89,650
Add: Building #5	12,800
All other buildings @ "X" value	x

Total Value Before Taking \$102,450

Property taken (14,300 sq. ft. usable plus building #5).

2600 sq. ft. @ \$1.50	\$3,900
11,700 sq. ft. @ \$.75	8,775
Building #5	12,800
Severance damage to remainder	3,000

Total \$28,475

Value After Taking

33390 sq. ft. usable area	\$73,975
All other buildings at "X" value	x

Total Value After Taking \$73,975

KARL G. KAFFENBERGER, JR., M. A. I.
Real Estate Appraisals

167 WASHINGTON STREET, HARTFORD, CONNECTICUT, JACKSON 2-6316

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Value Before Taking (as above)	\$102,450
Less: Value After Taking (as above)	<u>73,975</u>
Difference	\$ 28,475
In Round Figures	\$28,500

In my opinion the difference of \$28,500 represents all damages due to the takings in connection with Appraisals 4 and 5 (Block 4 Parcels 30 and 31). Adding Appraisal 6 (Block 4 Parcels 29) at \$9,150, gives a total taking of \$37,650 for Appraisals 4, 5 and 6 (vs. \$38,300 before receipt of revised map).

Kindly insert this letter with appraisals 4 and 5, and correct the summary of appraisal values by block.

Very truly yours,


Karl G. Kaffenberger, Jr., M.A.I.

KGK/cp