

APPRAISAL REPORT

Owner Parks-Mercier Incorporated
Owners' Address 70-84 Beaver Street, Danbury, Connecticut
Property Appraised 3.092 acres of land together with 7 buildings as shown on Plot plan. Known as Parcel 28 Block 4 on Redevelopment map. Also known as Tax Parcel 51 W/S Main Street.

Recording Information Vol. 180 Pg. 562. Charles D. Parks and Warren C. Mercier 7/2/1929, to Parks Mercier, Inc.

Assessment: Land	\$113,190	Tax Rate	40
Building Improvements	35,870	Taxes	\$5,962.40
Total Assessment	\$149,060		

Photographs and/or Sketch (See separate Blueprint page 11 for Plot Plan).



Market Value (Appraisers Final Valuation) (As if free and clear of Leases)*

Land	\$190,000
Land Improvements	included
Building Improvements #3 and #5.	17,000
Interim Value Bldgs. 1,2,4,6,	22,000
Total and 7.	\$229,000

*See comments bottom of page 2.

Certification: I certify that I inspected the property on January 20, 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 February 3, 1960

Paul G. Koffler
Appraisers Signature

NEIGHBORHOOD DESCRIPTION

Zoning Business 2 to 100' depth from Main St. 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

Size See plot plan. Frontage 294 Area Survey -134,688 sq. ft. Redev. Map 131,000 sq. ft.
 Description Land is level and cleared with still river running along southerly and westerly boundaries. Most of the area is dirt and gravel surfaced, but there is hard top surfacing in the vicinity of the gas station and along the entry drive back to building #7.
 Utilities Sewer, water, gas, electricity, curbs, gutters and sidewalks.
 Land Improvements All land improvements such as driveway surfacing, walks, retaining walls are included in total land value.

Highest and Best Use of Property Shopping Center location is highest and best use in my opinion. As such buildings 1,2,4,6 and 7 can have only interim value. Building #3 should work into shopping center plans O.K., (Building #5 might be utilized.)

LAND VALUATION

Please refer to Market Data - on page 4.

Based on analysis on Page 4, it is my opinion that this land when bought into full productive use is worth \$1.88 per sq. ft. for the first 400 ft. of depth from Main Street and that the remaining land to the rear of 400 ft. depth is worth 75% /s.f.
Usable Area-1st 400' depth = 88,000 sq. ft. x \$1.88 = \$165,440
Usable area in excess of 400' depth = 32,000 sq. ft. x \$.75 = 24,000
 Land Value In Round figures \$190,000 Total \$189,440
 Land Improvements (included)
 Total Land \$190,000*

BUILDING DESCRIPTION AND COST APPROACH

(Service station - Bldg. #3 and Garage Bldg. #5.)

Occupancy Service Station Building Class C
 Quality Good Age Remodelled Condition Good
 Number of Rooms - Number of Baths 56 Number of Lav. 2 tiled
 Number of Stories 1 Total Height - Average Story Height -
 Single Floor Area Approx. 900 sq. ft. Total Area -
 Shape: Approximate Square X Rectangle or Slightly Irregular - Long Rectangle or Irregular -
Very Irregular
 Total Unit Cost Per Square Foot (From Page 3) \$15.00
 Correct for Size and Shape -
 Height -
 Dist. Multiplier -
 Total Adjusted Cost Per Square Foot -
 Total Area 900 X \$15.00 Per Square Foot -
 Replacement Cost \$13,500
 Less Depreciation 1,350
 Physical 10% Functional - Economic -
 Building Value By Cost Approach Service Station Bldg. #3 \$12,150
 Value of other Building Improvements Garage-Bldg. #5 4,950

Add Land Value (include land improvements)

TOTAL VALUE BY COST APPROACH \$17,100
In Round Figures \$17,000

Comments: *Note: Since Lease to Harry Hunt as outlined on page 7 must be bought out in order to bring property to highest and best use it is my opinion that an allowance of \$7,000 more or less would have to be made by any individual Buyer, and would be deducted from the price paid, in order to buy out the lease - (or more probably a purchaser would insist that the sellers buy out the lease before taking title.

Building Description (Addenda)

The following is a brief description of the buildings that have interim value only.

Building #1 (3,888 sq. ft. Ground Floor 2,438 second floor).

This is an old store building in very poor condition. There is a basement under the 2 story portion only, and it is very poor with a dirt floor.

Floors are of concrete with asphalt tile cover (linoleum in Barber Shop). Walls and ceilings are plastered with metal squares for ceiling cover. Exterior walls are clapboard with metal sheathing on one side. Roof is composition type.

In the larger store there are two, three fixture lavatories. There is an additional toilet room in the barber shop. Central heat is not in working order. (Stores have individual heating). Building is in poor condition.

Building #2 (3,400 sq. ft.-one floor, no basement).

This is a snack bar and bus waiting room and a lounge-bar. It is in fair condition. It has cement floor wallboard interior, wood post supports. Some of the walls are in "walltex", a simulated wood panelling. Floors in the depot section are asphalt tile covered. Bar room has linoleum floor and waincot. There is a 4 fixture men's room and a 3 fixture ladies' room in this building. Heat is by 2 overhead blowers.

Building #4 (2048 sq. ft.-first floor, 1,730 sq. ft. second floor, and 1730 sq. ft. basement).

This is a rooming house approximately 95 year old. It has a stone foundation, old hand hewn post and beam supports. Part of the floor is cement, part dirt. Exterior walls are wood shingle, interior plastered. Floors are Oak and Maple. Roof is tarpaper. Heating is by hot water-radiator with boiler, oil fired. There is a gas hot water heater, and a coal fired hot water heater. House is rented but as rooming house and has 12 rooms, 3 baths and a toilet room. House is generally in poor condition inside and out.

Building #6

This is a galvanized iron garage 24' x 40' in only fair condition. (960 sq. ft.)

Building #7

This is a long narrow one story building in deplorable condition. 18' x 89' plus 4' x 23.5' plus 9' x 11' a total of approximately 1,800 sq. ft., no basement. Building is of little value.

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. foot, 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.

A. LAND

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 front foot, \$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 front foot, \$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 front foot 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 St. 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. overall 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	<u>.75 per sq. ft.</u>
Average overall	\$1.88 per sq. ft.

RENTAL DATA

GROSS MULTIPLIER

INDICATED VALUE

(See Page 7.)

B. BUILDINGS

Buildings #1,2,4,6 and 7 will have interim value only under the highest and best use proposed, and the Income Method is used to arrive at this interim value.

Buildings #3 and 5 are such that they might well be worked into a Shopping Center plan. They are fairly standard types. Building #3 was completely remodelled in 1965 and Building #5 was built in 1955. The cost approach is used in valuation of these two buildings.

INCOME APPROACH

2712141400

For the highest and best use proposed -(Shopping Center) the land is worth \$190,000 by comparison. It is very easy to see that using this land value and present rent roll, there is no income applicable to buildings. The following illustrates the point, even though the rent roll as stated by owner is probably considerably higher than could be realized today. (Many of the vacant areas appear unrentable to me).

Rent Roll as stated by owner	\$20,440	
Less 15% (Allowance for Vacancies and Lost rent).	<u>3,066</u>	
	\$17,374	
Less Expenses:		
Taxes	\$5,963	
Insurance	1,000	
Water	60	
Repairs(min.figure)	<u>1,500</u>	\$8,523
Income Attributable to Property	\$8,851	
Less: Income Attributable to Land	<u>= \$11,400</u>	
\$190,000 x 6%		
Available to Buildings	0	

2712141400

COMMENTS

In my opinion the above illustrates the point that any buildings which cannot be used for the proposed highest and best use can have only interim value until the property is brought into the proposed highest and best use. On the following page, I illustrate my method of determining the interim value of Buildings 1,2,4,6 and 7.

COMMENTS

Estimated time required to bring property into highest and best use proposed, 2 years.

Annual Income from Buildings 1,2,4,6 and 7. \$14,540
(from Rent Roll).

As previously stated, some of the rents quoted by owners in rent roll for stores which are vacant today appear very unrealistic. I therefore reduce my estimated rental value by 25% of the rent stated for the unrented stores.
-2,025

Est. rental value of Buildings 1,2,4,6 and 7. \$12,515

Less: Taxes on Buildings #1,2,4,6 and 7.

Assessment \$26,580 x 40 mills = \$1,063

Liability Insurance

362

Water

50 \$1,475

Net interim income

\$11,040 per year
x 2 years

Interim Value Bldgs. 1,2,4,6 and 7. = \$22,080

In Round Figures

= \$22,000

CORRELATION OF APPROACHES

- a). Land value was estimated on the basis of the Market Data Approach.
- b). Value of Bldgs. 3 and 5 which may be fitted into highest and best use proposed was estimated on a reproduction cost less depreciation basis since these were relatively new buildings of a standard type.
- c). Interim value of Buildings 1,2,4,6 and 7 was estimated on an economic basis as shown under comments above.

Rent Roll-Subject Property

<u>Tenant</u>	<u>Status</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
Army and Navy Store	Vacant	\$450	\$5,400
" (Storage)	Vacant	15	180
Barber Shop	Rented	115	1,380
Restaurant	Rented	150	1,800
Waiting Room-Bus Station	Rented	50	600
Boarding House	Rented	(35 per. wk)	1,820
Garage	Rented	125	1,500
Parking Lot-City	Lease *	166.66	2,000
Parking Lot, rear of Service Station	Rented	75	900
Storage	Rented	10	120
Upstairs Over Barber	Vacant	25	300
Service Station	Leased**	125	1,500
Bus Station	Vacant	110	1,320
Office	Vacant	50	600
Office	Vacant	25	300
Paint Shop	Rented	25	300
Woodworking Shop	Rented	35	420

Total Annual Rent \$20,440

* Parking lot lease is to Harry Hunt for \$2,000 per year for 10 years from 1/1/57 (7 years to go) Hunt sub-leases to city for parking lot at \$3,000 per year for same period. The lot is little used, and city would undoubtedly welcome a chance to get out of this lease. Harry Hunt lease should be able to be bought out for \$6,000 to \$7,000.

** Service Station lease is for 15 years from 7/1/54. Lessor may cancel at any time on a bona fide sale to other than petroleum people on payment of \$12,000 less \$50 per month for each expired month of the lease.

PHOTOGRAPHS



Building #1.



Building #2.

PHOTOGRAPHS



Building #3.



Building #4.

PHOTOGRAPHS



Building #5 and #6.



Building #7.