Recording Information Vol. 288 Pg. 553. George Shaker to Anna Shaker Q.C.14).

Total Assessment: Land .

\$ 6,930 19,960 Building Improvements . .

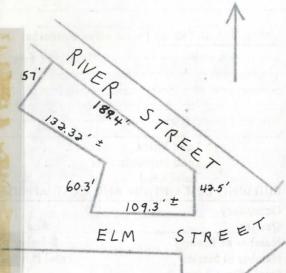
Total Assessment .

Tax Rate

Taxes .

Photographs and/or Sketch





SCALE . 1"= 100' SKETCH

#2 River Street.

Market Value (Appraisers Final Valuation)

\$18,000 Land incl. Land Improvements . 30,000 Building Improvements (Total)

\$48,000 Total

Certification: I certify that I inspected the property on February 22, 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 March 15, 1960

House Semodelled in 1937; 1 garage stall added 2 to 3 years ago.

This property is hurt by the neighborhood.

19,012 In Round Figures

BUILDING DESCRIPTION — Component Part Check Lis	18
FOUNDATION: Concrete Conc. Post Masonry X Wood Blocking	Unit Cost
Other	.18
EXTERIOR WALL: Conc. Block Stone	
Asbestos Siding Masonry & Steel Sash Stucco	
Brick Common Masonry Veneer Tile, Clay	_ 32-439
Brick Face Metal Clad Tilt-up Conc.	- 1771
	1.49
<u> </u>	
Conc. Conc. & Tile Wood Frame with Wood Sheathing X	
(Divide Cost by Number of Stories) . 63/3	.21
ROOF COVER:	
Asbestos Shingle Galv. Iron Shakes	
0.1	
	.07
	_
Decrease % for bearing wall.	.23
FLOOR: Conc on Ground Hardwood 2/3 X	.88
	.63
Other	.79
FLOOR COVER: Linoleum 3/4 - 35 Softwood on Conc.	
Cork Tile Rubber Tile Tile, Ceramic	
Hardwood on Conc Slate Vinyl Tile	
Other	.26
OtherCEILING:	
Other CEILING: On Wood Structure X On Steel or Conc. Structure	. 26
OtherCEILING: On Wood Structure On Steel or Conc. StructureOther	
Other CEILING: On Wood Structure On Steel or Conc. Structure Other INTERIOR CONSTRUCTION: (Low)	.16
OtherCEILING: On Wood Structure On Steel or Conc. StructureOther	. 26
Other CEILING: On Wood Structure X On Steel or Conc. Structure Other INTERIOR CONSTRUCTION: (Low) .Min. Few Ave. Many HEATING and COOLING: Gravity Furnace Steam with Boiler	.16
Other CEILING: On Wood Structure X On Steel or Conc. Structure Other INTERIOR CONSTRUCTION: (Low) Min. Few Ave. Many HEATING and COOLING: Gravity Furnace Steam with Boiler Forced Air Heaters Steam without	.16
Other CEILING: On Wood Structure X On Steel or Conc. Structure Other INTERIOR CONSTRUCTION: (Low) Min. Few Ave. Many HEATING and COOLING: Gravity Furnace Steam with Boiler Forced Air Heaters Steam without Furnace Floor or Wall Hot Water Radiators Boiler	.16
Other CEILING: On Wood Structure X On Steel or Conc. Structure Other INTERIOR CONSTRUCTION: (Low) .Min. Few Ave. Many HEATING and COOLING: Gravity Furnace Steam with Boiler Forced Air Heaters Steam without Furnace Floor or Wall Hot Water Radiators Boiler Gas Steam Radiators Radiant Floor	.16
CEILING: On Wood Structure X On Steel or Conc. Structure Other INTERIOR CONSTRUCTION: (Low) Min. Few Ave. Many HEATING and COOLING: Gravity Furnace Steam with Boiler Forced Air Heaters Steam without Furnace Floor or Wall Hot Water Radiators Boiler Gas Steam Radiators Radiant Floor Other Combined Heat & Air Conditioning	.26
Other CEILING: On Wood Structure X On Steel or Conc. Structure Other INTERIOR CONSTRUCTION: (Low) Min. Few Ave. Many HEATING and COOLING: Gravity Furnace Steam with Boiler Forced Air Heaters Steam without Furnace Floor or Wall Hot Water Radiators Boiler Gas Steam Radiators Radiant Floor Other Combined Heat & Air Conditioning ELECTRICAL: Min. Few X Ave. Many	.26
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Other CEILING: On Wood Structure X On Steel or Conc. Structure Other INTERIOR CONSTRUCTION: (Low) Min. Few Ave. Many HEATING and COOLING: Gravity Furnace Steam with Boiler Forced Air Heaters Steam without Furnace Floor or Wall Hot Water Radiators Boiler Gas Steam Radiators Radiant Floor Other Combined Heat & Air Conditioning ELECTRICAL: Min. Few X Ave. Many	.26
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	EXTERIOR WALL: Conc. Block Stone Asbestos Siding Masonry & Steel Sash Stucco Brick Common Masonry Veneer Tile, Clay Brick Face Metal Clad Tilt-up Conc. Conc. Metal Panel Wood X Other ROOF STRUCTURE: Conc. Conc. & Tile Wood Frame with Wood Sheathing X Other (Divide Cost by Number of Stories) .63/3 ROOF COVER: Asbestos Shingle Galv. Iron Shakes Built-up Composition Roll Tile Composition Shingle .21 Slate Wood Shingle Other (Divide by Number of Stories) .21/3 FRAME: Conc. Reinf. Steel Fireproofed Cast Iron Columns Steel Open Wood X Other Steel posts and girders Decrease % for bearing wall. FLOOR: Conc. on Ground Hardwood 2/3 x Brick on Ground Reinf. Conc. Softwood 1/3 x Other FLOOR COVER: Linoleum 3/4 .35 Softwood on Conc. Asphalt Tile Marble Tenazzo Tile, Ceramic

MARKET DATA APPROACH) traff managing Company C

In analysing my land value, I have taken the following transactions into consideration (please refer to Market Data Book).

A. LAND For Elm Street - See 4a for River St. Comparables

Land 1 at \$150 per fr. ft., \$1.50 per sq. ft. Although this is an industrial lot and subject a business zoned lot, it is close to Main Street and as such has an element of comparison. Not as good as subject property.

Land 12 at \$473 per fr. ft. and \$2.37 per sq. ft. will break down to \$270 per fr. ft. or \$2.70 per sq. ft. for 100' depth; using 4-3-2-1 depth rule.

Land 13 at \$402 per fr. ft. and \$2.01 per sq. ft. will break down to \$230 per fr. ft. or \$2.30 per sq. ft. for 100' depth using 4-3-2-1 depth rule. It is adjacent to Land 12.

Land 24 at \$160 per fr. ft. and \$2.46 per sq. ft. works out to \$200 per fr. ft. or \$2.00 per sq. ft. for 100 depths. It is in the same block as subject property but at the far end away from Main Street, an inside lot on the south side of Elm Street.

B. BUILDING

See Page 4c.

RENTAL DATA	GROSS MULTIPLIER	INDICATED VALUE

Owner See Page 1.		_		. Louis de la colonia de la co
Owners' Address		× 1 2.51		
Property Appraised				
and the second of the second of the		H-1-40		ALC IV

Recording Information			Two is	
Assessment: Land Building Improvement Total Assessment .			Tax Rate Taxes .	Towns but
Photographs and/or Sketch				



Certification: I certify that I insp has been made in accordance with sta Appraisers.	ecte	d th	e pr	oper	and that this appraisal tice of The American Institute of Real Estate
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Building Improvements			٠	•	memory mi gorbinaryo to may
Land Land Improvements .					daming A to 2 ve sale / parties .

Zoning See Pag	- 0		
oundaries			
Character and Trend			
Character and Trend	the state of the s		
LAND DESCRIPTION			
Size		Frontage Ar	ea
Description			
	and the second s		
Utilities			
Land Improvements			
U: 1			
Highest and Best Use of Prope	erty		
LAND VALUATION Please	refer to Market Data	on page 4	
THE TALLATION FIEUSE	Total to Mulket Dutu - (on page 1.	
	10 11 ATT 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	10x 31		
			S. A. V. L. C.
	ND COST APPROACH	Building at #8 Ri	ver Street
Occupancy 2 Family re	esidence Age 1850	Building at #8 Ri Building Class Condition	
Occupancy 2 Family re Quality Low Number of Rooms 8	Age 1850 Number of Bath	Condition For Number	of Lav.
Occupancy 2 Family Poly Quality Low Number of Rooms 8 Number of Stories 2	Age 1850 Number of Bath	Condition Pour Number Number Average Sto	of Lav.
Occupancy 2 Family Poly Quality Low Number of Rooms 8 Number of Stories 2 Single Floor Area 711	Age_1850Number of BathTotal Height	Condition Number Number Average Sto	of Lav ory Height_8
Occupancy 2 Family Poly Quality Low Number of Rooms 8 Number of Stories 2 Single Floor Area 711 Shape: Approximate Square	Age 1850 Number of Bath Total Height Rectangle or Sligh	Condition Number Number Average Sto	of Lav ory Height_8
Occupancy 2 Family Poly Quality Low Number of Rooms 8 Number of Stories 2 Single Floor Area 711 Shape: Approximate Square Very Irregular	Age 1850 Number of Bath Total Height Rectangle or Sligh	Condition Number Number Average Sto Total Area 1293 htty Irregular Long R	of Lav ory Height_8ectangle or Irregular_
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Occupancy 2 Family Poly Poly Poly Poly Poly Poly Poly Po	Age 1850 Number of Bath Total Height Rectangle or Sligh	Condition Number Number Average Sto Total Area 1293 ntly Irregular Long R (From Page 3)	of Lav ory Height_8ectangle or Irregular_
Occupancy 2 Family Popular Pop	Number of Bath Total Height Rectangle or Sligh	Condition Number Number Average Sto Total Area 1293 Long R (From Page 3)	of Lav ory Height_8ectangle or Irregular_
Occupancy 2 Femily Popular Pop	Number of Bath Total Height Rectangle or Sligh oot re Foot	Condition Number Number Average Sto Total Area 1293 ntly Irregular Long R (From Page 3) 1.10	of Lav ory Height_8ectangle or Irregular_
Occupancy 2 Femily Popular Pop	Number of Bath Total Height Rectangle or Sligh oot re Foot X \$8,15 Per Sq	Condition Number Number Average Sto Total Area 1293 Intly Irregular Long R (From Page 3) 1.10 1.28	of Lav
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Quality Low Number of Rooms 8 Number of Stories 2 Single Floor Area 711 Shape: Approximate Square Very Irregular Total Unit Cost Per Square Formation of Size and Shape Height	Rectangle or Slight Total Height Rectangle or Slight Rectangle or Slight Total Height Rectangle or Slight Rectangle	Condition Rumber S 2 Number Average Sto Total Area 1293 Intly Irregular Long R (From Page 3) 1.10 1.28 uare Foot Building only are small, and he	of Lav. ory Height_8 ectangle or Irregular \$5.78 1.41 \$8.15 \$10,538 5,796 (55%) 4,742
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BUILDIN	IG DESCRIPTION — Com	ponent Part Check List	
1. FOUNDATION:			Unit Cost
Concrete Co	onc. Post Masonry_X	Wood Blocking	
Other			.18
2. EXTERIOR WALL:	Conc. Block	Chama	
Asbestos Siding		Stone	
Brick Common	Masonry & Steel Sash		
	Masonry Veneer	Tile, Clay	
Brick Face	Metal Clad	Tilt-up Conc	
Conc	Metal Panel	Wood_X	2 1.0
Other 3. ROOF STRUCTURE:			1.49
	& Tile Wood Frame w	vith Wood Sheathing X	
(Divide Cost by Number of	Stories) 63/2		. 31
4. ROOF COVER:	• • • • • • • • • • • • • • • • • • • •		
Asbestos Shingle	Galv. Iron_	Shakes	
Built-up Composition		Tile	
Composition Shingle			
Other	A Sidte_	TV 000 Smilgle	
(Divide by Number of Stori	es) .21/2	William Co.	10
5. FRAME:	a fee day fee	Steel Fireproofed	· Constant
Cast Iron Columns		Wood_X	
Other	Steel Open	- 17 00d_A	
Decrease% for be	aring wall	THE PROPERTY OF THE PARTY OF TH	24
6. FLOOR:	Conc. on Ground	Hardwood	• 14
Brick on Ground	Reinf. Conc.		
Other	Keinr. Conc	Softwood X	
7. FLOOR COVER:	1: -t-	5 (;) 6	.63
	Linoleum_		
Asphalt Tile	Marble	Tenazzo	
Cork Tile	Rubber Tile	Tile, Ceramic	
Hardwood on Conc.	Slate	Vinyl Tile	
Other some line	oleum rugs.		-
8. CEILING:			
On Wood Structure	On Steel or Conc.	Structure	
Other	The state of the s		.16
O INTERIOR CONSTRUCT	611 6: 1 5	0.1	
9. INTERIOR CONSTRUCTI	ON: Single Res.	Other	
.Min F	ew Ave	Many	1.30
HEATING and COOLING	: Gravity Furnace	Steam with Reiler	
Furnasa Flanca Wall	Heaters Dedictor	Della Mithout	
	Hot Water Radiators	Doller	
Gas Steam Kadiators	Radiant Floor_		
Other not water	boiler not Combined Hea	at & Air Conditioning	es.
used or co			
1. ELECTRICAL: Min	.X Few Av	e Many	.14
3 DI HARING. M:-	F	- W M	
Z. PLUMBING: MIN.	Few Ave	e. A Many	.67
BASEMENT: Unit Cost	1.50 X Area 567 Divi	ided by Total Area 1203	.66
-/ Onit Cost_	The John Miles John Divi	according total Alea 1299	.00
To	tal Unit Cost / Square Foot		\$5.78
orches: Area	X Unit Cost	Value	
Garage			
Outbuildings Basement ha	as dirt floor - 61 f	t. ceiling -fair	to poor
structure.			
ump Sum Additions			

MARKET DATA APPROACH Please refer to Market Data Book for full details on the following transactions which I have considered in making my estimate of value.

A. LAND - River Street

Land 1, at \$150 per front foot \$1.50 per sq. ft. (100' depth) is on Rose Street close to Main and reflects Main St. influence. Sale is believed to be at higher than market value as it tied in as a rear access to purchaser's adjoining property which fronts on Main St. It is adjacent to Redevelopment area.

Land 2, at \$40 per front ft., 30% per sq. ft. is on a 100' x 133' lot in an industrial zone and used for factory parking. It is some-what less centrally located than subject area.

Land 19. at \$52 per front ft., 15¢ per sq. ft. (300 foot average lot depth-total area 3.06 acres) is in a newer industrial section considerably further from the center, but within the city limits.

Land 30, at \$49 per front ft., \$.32 per sq. ft. represents a price heing asked for an industrial lot of about 3/4 of an acre. (154 deep) not hearly as close to the center of Danbury and with some fill necessary, and ditch problem as the pretures show.

Land 31, at \$67 per front ft. \$.50 per sq. ft. is the indication by the capitalization of a lease rent of the worth of a factory parking lot in an industrial zone, reasonably comparable in location. (133' average depth).

B. BUILDINGS

Please refer to Page 4c.

RENTAL DATA

GROSS MULTIPLIER

INDICATED VALUE

See Income Approach.

wners' Addre		The second secon	A CONTRACTOR OF THE PARTY OF TH	
				and Japa March
roperty Appr	aised			
ecording Inf	ormation			Thursday (1981)
assessment:	Land Building Improvements Total Assessment .		Tax Rate	emended beto
hotographs	and/or Sketch	STATE OF THE STATE		
		E E E		
				Tery link talo
Market Val	ue (Appraisers Final Vo	aluation)		
Market Val		aradion,		
	Land Land Improvements Building Improvemen	its		Mg3
	Total	Turket Turket	rahmyri bad diyisiii, ra'aV 150 1911-ca (Historiana 1200 Yi	301ACJAR(
Certificati	on: I certify that I i	inspected the property on_ standards of ethics and p	and t	hat this apprais e of Real Esta
has been me Appraisers.				

NEIGHBORHOOD DESCRIPTION	
oning See Page 2. oundaries	-
ounddries	
Character and Trend	
•	
LAND DESCRIPTION	
SizeFrontageArea	
Description	
Utilities	
Land Improvements	
Highest and Best Use of Property	
LAND VALUATION Please refer to Market Data - on page 4.	
Land Value	
Land Improvements	
Total Land	
Total Land	
BUILDING DESCRIPTION AND COST APPROACH #10 River Street	
Total Land BUILDING DESCRIPTION AND COST APPROACH #10 River Street Occupancy Store and Tenement Building Class D Quality Low Age 1853 Condition Fair to	
Total Land BUILDING DESCRIPTION AND COST APPROACH #10 River Street Occupancy Store and Tenement Building Class Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2FixNumber of	Lav. none
Total Land BUILDING DESCRIPTION AND COST APPROACH #10 River Street Occupancy Store and Tenement Building Class Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2FixNumber of Number of Stories 3 Total Height 30 Average Story	
Total Land BUILDING DESCRIPTION AND COST APPROACH #10 River Street Occupancy Store and Tenement Building Class Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2F1x) number of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933	Lav. none Height 10 °
Total Land BUILDING DESCRIPTION AND COST APPROACH #10 River Street Occupancy Store and Tenement Building Class Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2FixNumber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rectangle	Lav. none Height 10 °
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Total Land BUILDING DESCRIPTION AND COST APPROACH #10 River Street Occupancy Store and Tenement Building Class D Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2F1xN)umber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rectangle or Slightly Irregular X (From Page 3)	Lav. none Height 10 °
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2FixNumber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular Long Rectangle Of Size and Shape. Total Unit Cost Per Square Foot (From Page 3) Correct for Size and Shape. Height.	Lav. none Height 10 tangle or Irregular
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2FixNumber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular Long Rectangle Unit Cost Per Square Foot (From Page 3) Correct for Size and Shape	Lav. none Height 10 tangle or Irregular \$5.48
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2FixNumber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rect Very Irregular (From Page 3) Correct for Size and Shape (From Page 3) Height (From Page 3) Long Rect Total Adjusted Cost Per Square Foot (From Page 3)	Lav. none Height 10 tangle or Irregular
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2FixNumber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rectangle of Size and Shape. Very Irregular (From Page 3) Correct for Size and Shape. Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Total Area 3933 X 87.95 Per Square Foot	Lav. none Height 10 tangle or Irregular \$5.48 1.45 \$7.95
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Building Class Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2FixNumber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rect Very Irregular Total Unit Cost Per Square Foot (From Page 3) Correct for Size and Shape 1.13 Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Replacement Cost	Lav. none Height 10 tangle or Irregular \$5.48 1.45 \$7.95
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2FixNumber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rect Very Irregular (From Page 3) Correct for Size and Shape (From Page 3) Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation	Lav. none Height 10' tangle or Irregular \$5.48 1.45 \$7.95 \$31,267 20,324
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Quality Low Age 1853 Condition Fair to Number of Rooms 1 str. = 15 rms Number of Baths 3(1 is 2 Fix Number of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rectangle or Size and Shape (From Page 3) Correct for Size and Shape (From Page 3) Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation Physical 55 Functional 10 Economic	Lav. none Height 10' tangle or Irregular \$5.48 1.45 \$7.95 \$31,267 20,324 (65%)
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Quality Low Age 1853 Condition Fair to Number of Rooms 1 str. = 15 rms Number of Baths 3(1 is 2F1xN) umber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rect Very Irregular (From Page 3) Correct for Size and Shape (From Page 3) Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation Physical 55 Functional 10 Economic Building Value By Cost Approach	Lav. none Height 10' tangle or Irregular \$5.48 1.45 \$7.95 \$31,267 20,324 (65%) 10,943
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Quality Low Age 1853 Condition Fair to Number of Rooms 1 str. = 15 rms Number of Baths 3(1 is 2 Fix Number of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rectangle or Size and Shape (From Page 3) Correct for Size and Shape (From Page 3) Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation Physical 55 Functional 10 Economic	Lav. none Height 10' tangle or Irregular \$5.48 1.45 \$7.95 \$31,267 20,324 (65%)
BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Building Class D Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2Fix)umber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rect Very Irregular (From Page 3) Correct for Size and Shape (From Page 3) Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation Physical 55 Functional 10 Economic Building Value By Cost Approach Value of other Building Improvements Dorches	Lav. none Height 10 tangle or Irregular \$5.48 1.45 \$7.95 \$31,267 20,324 (65%) 10,943 50
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Occupancy Store and Tenement Building Class Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2Fix)umber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rect Very Irregular Total Unit Cost Per Square Foot (From Page 3) Correct for Size and Shape 1.13 Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation Physical 55 Functional 10 Economic Building Value By Cost Approach Value of other Building Improvements) Add Control of the Building Improvements Buildings only	Lav. none Height 10' tangle or Irregular \$5.48 1.45 \$7.95 \$31,267 20,324 (65%) 10,943 50 \$10,993
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Occupancy Store and Tenement Building Class Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2Fix)umber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rect Very Irregular Total Unit Cost Per Square Foot (From Page 3) Correct for Size and Shape 1.13 Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation Physical 55 Functional 10 Economic Building Value By Cost Approach Value of other Building Improvements) Add Control of the Building Improvements Buildings only	Lav. none Height 10 tangle or Irregular \$5.48 1.45 \$7.95 \$31,267 20,324 (65%) 10,943 50
Total Land BUILDING DESCRIPTION AND COST APPROACH #10 River Street Occupancy Store and Tenement Building Class Quality Low Age 1853 Condition Fair to Number of Rooms 1 str. = 15rms Number of Baths 3(1 is 2Fix) umber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rect Very Irregular (From Page 3) Correct for Size and Shape 1.13 Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation Physical 55 Functional 10 Economic Building Value By Cost Approach Value of other Building Improvements) Add Kang Makes (include land improvements)	Lav. none Height 10' tangle or Irregular \$5.48 1.45 \$7.95 \$31,267 20,324 (65%) 10,943 50 \$10,993 \$11,000 floor is in fa
Total Land BUILDING DESCRIPTION AND COST APPROACH Occupancy Store and Tenement Quality Low Age 1853 Condition Fair to Number of Rooms 1 str15rms Number of Baths 3(1 is 2Fir) Number of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rect Very Irregular Total Unit Cost Per Square Foot (From Page 3) Correct for Size and Shape 1.13 Height 1.28 Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation Physical 55 Functional 10 Economic Building Value By Cost Approach Value of other Building Improvements porches Add Land Make (include land improvements) Add Land Make (include land improvements) Comments: 30 amp. elec. service each floor. Second dition and third floor is in poor condition.	Lav. none Height 10' tangle or Irregular \$5.48 1.45 \$7.95 \$31,267 20,324 (65%) 10,943 50 \$10,993 \$11,000 floor is in fa bedrooms have
Total Land BUILDING DESCRIPTION AND COST APPROACH #10 River Street Occupancy Store and Tenement Building Class Quality Low Age 1853 Condition Fair to Number of Rooms 1 str. = 15rms Number of Baths 3(1 is 2Fix) umber of Number of Stories 3 Total Height 30 Average Story Single Floor Area 1311 Total Area 3933 Shape: Approximate Square Rectangle or Slightly Irregular X Long Rect Very Irregular (From Page 3) Correct for Size and Shape 1.13 Height Dist. Multiplier 1.28 Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation Physical 55 Functional 10 Economic Building Value By Cost Approach Value of other Building Improvements) Add Kang Makes (include land improvements)	Lav. none Height 10' tangle or Irregular \$5.48 1.45 \$7.95 \$31,267 20,324 (65%) 10,943 50 \$10,993 \$11,000 floor is in fa bedrooms have

	BUILDING I	DESCRIPTION — Com	ponent Part Check List	
1. FOUNDA	TION:			Unit Cost
Con		Post Masonry_ A	Wood Blocking	.18
Ottil				• 20
2. EXTERIO	R WALL: Co	nc. Block	Stone	
		isonry & Steel Sash	Stucco *	
Brick		isonry Veneer		
Brick	Face Me	etal Clad	Tilt-up Conc	
Conc	Me	tal Panel	Wood X	
Othe	er			1.49
3. ROOF ST	TRUCTURE:		POW - LINE SECTION	
Othe	er		with Wood SheathingX	
(Divide C	ost by Number of Stor	ries) .63/3		.21
4. ROOF C	OVER:			
Asbe	estos Shingle	Galv. Iron	Shakes	
Built	-up Composition	Roll X	Tile	
		Slate		
Othe	r			
(Divide b	y Number of Stories)	.09/3		.03
5. FRAME:		Conc. Reinf.	Steel Fireproofed	
Cast	Iron Columns	Steel Open		
Othe				
Decrease	% for bearing	wall.		.14
6. FLOOR:		Conc. on Ground	Hardwood 1/3x, 88	
Bric	k on Ground	Reinf. Conc.	Softwood 2/3x.63	
Othe	.29 / .42			.71
7. FLOOR		Linoleum	Softwood on Conc.	
	alt Tile	Marble	Tengzzo	
	Tile			
	wood on Conc.	Slate	17: 1 70:1	
	r some Linole			-
8. CEILING				
		On Steel or Conc.	Structure	
Othe		On Steel of Conc.	Structure	.16
Othic	"	Low apt.		• 4,0
9. INTERIO	R CONSTRUCTION:		Other	
	Few			1.50
				4.00
10. HEATING	G and COOLING:	Gravity Furnace	Steam with Boiler	
		Heaters		
		Hot Water Radiators		
	Steam Radiators		Control of the Contro	
Othe			at & Air Conditioning	0
11. ELECTR	CAL: Min. X	Few Av	ve Many	.14
12 DI HAADH	MC. Min	Few X Av		.53
12. FLUMBI	NG: Min	rew Av	re Many	•))
BASEME	NT: "Unit Cost 1.	50 X Area 1026 Div	rided by Total Area 3933	.39
	Total II	mit Cook / Saucas Fook		\$5.48
	Total U	nit Cost / Square Foot		97.40
Porches: Ar	eaX	Unit Cost	Value \$50.	
Garage				
	*Basement has	s 5 ft. ceiling.	dirt floor- wood	post and
Garage_ Outbuildings_	*Basement has	s 5 ft. ceiling,	, dirt floor- wood	post and

MARKET DATA APPROACH Please refer to Market Data Book for full details on the following transactions which I have considered in making my estimate of value.

A. LAND

See 4 and 4(a.)

B. BUILDING

See Page 4c.

RENTAL DATA

GROSS MULTIPLIER

INDICATED VALUE

See Income Approach.

Owner	See Page 1.	an a branch
Owners' Addr		
Property App	raised	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
4 11		
Recording Inf	formation	1011
Assessment:	Land	Tax Rate
	Total Assessment	
Photographs	and/or Sketch	



Appraisers.	ade in accordance with sta	indards of ethics o	and practice of The	Américan Institute of	Real Estate
Certification	on: I certify that I insp	ected the property	on	and that	this appraisa
	Total		Let 1 - 1 - H2	ADMINITED TO THE BUILDING	A THE
	- Panding Improvements		Treatment of the		
	Land Improvements . Building Improvements		. May M. Williamong	A family fraction posts to	

Market Value (Appraisers Final Valuation)

Date of Appraisal_

Appraisers Signature

Character and Trend LAND DESCRIPTION Size Frontage Area Description Utilities Land Improvements Highest and Best Use of Property LAND VALUATION Please refer to Market Data - on page 4. LAND VALUATION Please Pl	NEIGHBORHOOD DESCRIPTION
Character and Trend LAND DESCRIPTION Size Description Utilities Land Improvements Highest and Best Use of Property LAND VALUATION Flease refer to Market Data - on page 4. Land Value Land Improvements Total Land Description DESCRIPTION AND COST APPROACH Description DESCRIPTION AND COST APPROACH Description DESCRIPTION AND COST APPROACH SuilLDING DESCRIPTION AND COST APPROACH Description DESCRIPTION AND COST APPROACH Description Des	Zoning See Page 2.
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Number of Stories land 3 Total Height 10 Average Story Height 30 Single Floor Area Apartment building 1000Total Area 2950 (exch-1 story-store) Shape: Approximate Square Rectangle or Slightly Irregular X Long Rectangle or Irregular Very Irregular Story Height Nerver Irregular X Long Rectangle or Irregular Story Height Nerver Irregular X Long Rectangle or Irregular Story Height Nerver Irregular X Long Rectangle or Irregular Story Height Nerver Irregular X Long Rectangle or Irregular	Quality Low Age 1883 Condition Fair to Poor
Single Floor Area Apartment building 1000Total Area 2950 (exch-1 story-store) Shape: Approximate Square Rectangle or Slightly Irregular X Long Rectangle or Irregular Very Irregular Store Square Foot (From Page 3) \$5.14 Correct for Size and Shape 1.16 Height 1.16 Dist. Multiplier 1.28 1.49 Total Adjusted Cost Per Square Foot Per Square Foot Replacement Cost 1.28 Replacement Cost 1.49 Physical 60 Functional 10 Economic (70%) Building Value By Cost Approach Value of other Building Improvements Store-735 sq. ft. (depre.) 1.838 Add Land Value (include land improvements) Buildings only 88,717 FOTAL VALUE BY COST APPROACH In Round Figures 8,750 Comments: One of the two stores has been partitioned into 5 room apartment2. Hestaurant is poor.	Number of Rooms 2stores 10rm Number of Baths 3 Number of Lav. 1 in Restaur
Correct for Size and Shape. Height Dist. Multiplier Total Adjusted Cost Per Square Foot Replacement Cost Less Depreciation Building Value By Cost Approach Value of other Building Improvements Add Land Value (include land improvements) Comments: One of the two stores has been partitioned into 5 room Replacement is poor. Restaurant is poor.	
Very Irregular	
Total Unit Cost Per Square Foot (From Page 3) \$5.14 Correct for Size and Shape 1.16 Height 1.28 Total Adjusted Cost Per Square Foot \$7.66 Total Area 2950 × \$7.66 Per Square Foot \$22,597 Less Depreciation 15,718 Physical 60 Functional 10 Economic (70%) Building Value By Cost Approach Value of other Building Improvements Store-735 sq. ft. (depre.) 1,838 Add Land Value (include land improvements) Buildings only \$8,717 TOTAL VALUE BY COST APPROACH In Round Figures \$8,750 Comments: One of the two stores has been partitioned into 5 room apartment2. Eestaurant is poor.	
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Dist. Multiplier	
Total Adjusted Cost Per Square Foot Total Area 2950 X \$7.66 Per Square Foot	
Replacement Cost \$22,597 Less Depreciation 15,718 Physical 60 Functional 10 Economic (70%) Building Value By Cost Approach Value of other Building Improvements \$6,879 Store-735 sq. ft. (depre.) 1,838 Add Land Value (include land improvements) Buildings only \$8,717 FOTAL VALUE BY COST APPROACH In Bound Figures \$8,750 Comments: One of the two stores has been partitioned into 5 room apartment 2. Restaurant is poor.	
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Comments: One of the two stores has been partitioned into 5 room apartments. Restaurant is poor.	
Restaurant is poor.	TOTAL VALUE BY COST APPROACH . In Bound Figures 8 8,750
Restaurant is poor.	
Restaurant is poor.	Comments: one of the two stores has been partitioned into 5 room
INO out of three bedrooms have no closets.	
	Two out of three bedrooms have no closets.

	BUILDING D	ESCRIPTION — Co	mponent Part Check List	
1.	FOUNDATION:			Unit Cost
	Concrete Conc. Post Masonry X Wood Blocking			· Oille Cost
	Other	ost Masoniy		.18
2.	EXTERIOR WALL: Cor	ic. Block	Stone	
	Asbestos Siding Ma	sonry & Steel Sash	Stucco	
		sonry Veneer	Tile, Clay	
		tal Clad	Tilt-up Conc	
	Conc. Met	al Panel	Wood X	*
	Other			1.49
3. I	ROOF STRUCTURE:			
	Conc. Conc. & Ti			
	Other	1010		0.3
	Divide Cost by Number of Stori	es) .03/3		.21
4. 1	ROOF COVER:			0.
	Asbestos Shingle	Galv. Iron		
	Built-up Composition			
	Composition Shingle	Slate	Wood Shingle	
	Other_	04/0		
	Divide by Number of Stories) .	25/3	6: 15: (1	.08
э. г		Conc. Keint.	Steel Fireproofed	
	Cast Iron ColumnsOther	Steel Open	Wood X	
-	Decrease% for bearing	wall		.14
	LOOR:	Conc. on Ground	Hardwood 1/3x, 88	• 74
J. 1	Brick on Ground	Reinf. Conc.		
		Keint, Conc.	Softwood 2/3x.63	-
7 1	Other 29 4 42 LOOR COVER:	Lindam	5 (1 1 6	.71
/. 1		Linoleum_	Softwood on Conc	
	Asphalt Tile		Tenazzo	
	Cork Tile	Rubber Tile	Tile, Ceramic	
	Hardwood on Conc	Slate	Vinyl Tile	
	Other Linoleum ru	gs.		779 mile
8. (CEILING:			
	On Wood Structure X			
	Other			.16
0	NITERIOR CONSTRUCTION	Low apt.		
9.	NTERIOR CONSTRUCTION:			
	.Min Few	Ave	Many	1.50
O. H	HEATING and COOLING:	Gravity Furnace	Steam with Boiler	
			Steam without	
	Furnace Floor or Wall	Hot Water Radiators	Boiler	
	Gas Steam Radiators		bollel	
	Other		leat & Air Conditioning	0
	Other	Combined	red o Air Conditioning	
1.	ELECTRICAL: Min. X	Few	Ave Many	.14
2 1	PLUMBING: Min	- X		.53
۷. ۱	LUMBING: MIN	rew	Ave Many	• 22
	ATO J SATES			
	Total Ur	nit Cost / Square Foot_		\$5.14
	es:AreaXI	Jnit Cost	_ Value	
Gara	gestore 211 v 3	51(1 story) 73	sq. ft. @6.25 =	ch soh
/u(D	unungs boot at A	Tage 60% do	preciation •	97,074
	Sum Additions	noss ons de	TOGICOTOH	2,750

MARKET DATA APPROACH Please refer to Market Data Book for full details on the following transactions which I have considered in making my estimate of value.

A. LAND.

See Page 4. and 4a.

B. BUILDINGS

For #8 Please refer to 1-3 Family Market Transactions in the Market Data Book. Consider #3, at \$6.75 (much better located) #4 at \$2.00 (admittedly below market). #7 at \$6.63 (better located #8 at \$6.25 (better located) #9 at \$3.83 (somewhat better located) and #10 at \$5.25 (better located and better building). In my opinion #8 is worth \$4.25 to \$4.50 per sq. ft. by comparison.

Re: Remaining buildings, please refer to store and apartment transactions in Market Data Book! 10 of these in the "Low" category range from \$4.50 to \$7.50 per sq. ft. In my opinion the stores and apartments in subject area are in the lower end of this range or from \$4.50 to \$5.50 per sq. ft. primarily. I would grade subject buildings by comparison as follows (overall land and building comparison per sq.ft.)

#2 River Street 3106 sq. ft. at \$4.75 to \$5.00 per sq. ft.

#8 River Street(as above)1293 sq. ft. at \$4.25 to \$4.50 per sq. ft. \$5,500 to \$5,800

#10 River Street 3933 sq. ft. at \$3.75 to \$4.00 per sq.ft.

#12-14 River Street 3685 sq. ft. incl. store at \$3.50 to \$3.75pers.f. \$12,900 to \$13,800

Total Estimate by Market Data Approach

\$47,800 to \$50,800

NOTE: #2 River Street because of good condition and corner location is put in on a higher basis.

RENTAL DATA

GROSS MULTIPLIER

INDICATED VALUE

See Income Approach

	The
	Friday
	Press,
	Box
	297,
	Meriden,
	Conn
Ī	A

FORM 142

	The second secon			
		mers corp.) \$7.	5/mo. \$	900
	2nd floor -(own		. 1	-0.
Rent Roll		's estimate 6		780
(Per Owner)	3rd floor -(own	er's daughter)4	0/mo.	480
	"0 D. G			
	#3 River Street	- 63	4/mo.	408
	1st floor - 2nd floor -		4/mo.	408
	Znd 1100F -	,	4) ElO.	400
	#10 River Street			
	1st floor-	\$4	5/mo.	540
	2nd floor	Asi	0/mo.	480
	3rd floor	6	8/mo.	816
	#20 21 W			
	#12 - 14 River		0/	480
	store		0/mo.	600
	store		0/mo. 2/mo.	504
	2nd floor apt. 3rd floor apt.		5/mo.	420
	ord 1100r apt.	2.)/ mo.	420
		Total Rent	Roll. \$	6,818
Stabilized Rental				
#2 River Street -	Store (Est. at	1.50/s.f. becar	use of corn	er location
-				1,620
apts 9 rooms	at approx. \$12	er room per mo		
				780
		C / A.	OF APPROACHES	
#8 River Street -	Believe these ro	om are worth \$	10 per rm. p	
o rooms x \$10	= \$80 per month			960
#10 River Street	- Store-1311 sq.	ft. at 65d per	s.f. per v	n 852
7 2 2 2 2 7 3 2 7 3 2 7 3 7 3 7 3 7 3 7				, -
15 rooms at \$9	per rm. average	per mo. = \$135,	/mo.	1,620
#12 River Street	- Store 735 s.f.	65% = \$480/yr.	(actual)	480
Hali Damen Church	Stone Spr n P s	Ked = 8 cm	\$60000tuo7	600
#14 River Street	/mo/rm. = \$80 per	9039 - \$570 use	rent.	
10 rooms at go,	/ mo/ rm geo per	EIO.	rent.	900
Total Stabil	ized Rental		81	7,872
Less allowan	ce for vacancies	and lost rents	(10%)	787
			41	7,085
Less Expenses:			A.	,,,,,
Taxes	\$1076			
COMMENTS				
ΔΛΛΛΛΛΛ	7.50			
Fire(est.)				
	130 280			
Water	150			
Repairs	900			0 686
Management	200			2,686
Net Income	attributable to	Property		4,399
NOU ZITOOHO	0011000010		49.	1 3777

INCOME APPROACH #2 River Street

COMMENTS Net Income (carried forward)

Less: Interest on Land .

\$4,399 \$19,050 x 8% 1.524

Net Income Attributable to Buildings

\$2,875

Capitalized at. 12% (8% interest plus 4%straight line depreciation based on average 25 yearlife) = \$24,000 improvement 19,000 land

Total value By Income Approach

\$43,000

Interest rate used above is based on the following estimate:

6% mortgage rate on 50% = 3% 10% equity rate on 50% = 5%

Interest rate = 8%

NOTE: The 50% of value 6% mortgage loan is the most likely in this area. Equity requirements of from 10-13% are applicable. However since I am using straight line depreciation, vacancy allowance, and realistic economic life, I will use 10%.

CORRELATION OF APPROACHES

Value by Cost Approach Value by Market Data Approach Value by Income Approach

\$56,100 \$47,800 to \$50,800 \$43,000

Here as in other cases, the Income Approach tends to hold the total value of the property down. I am inclined to lean toward it rather than the cost approach, depending on the Market Approach to keep the final answer in proper relation to the Market. My final estimate is \$48.000.

Breakdown

\$18,000 Land 30,000 Improvements

\$48,000 Total