

# APPRAISAL REPORT

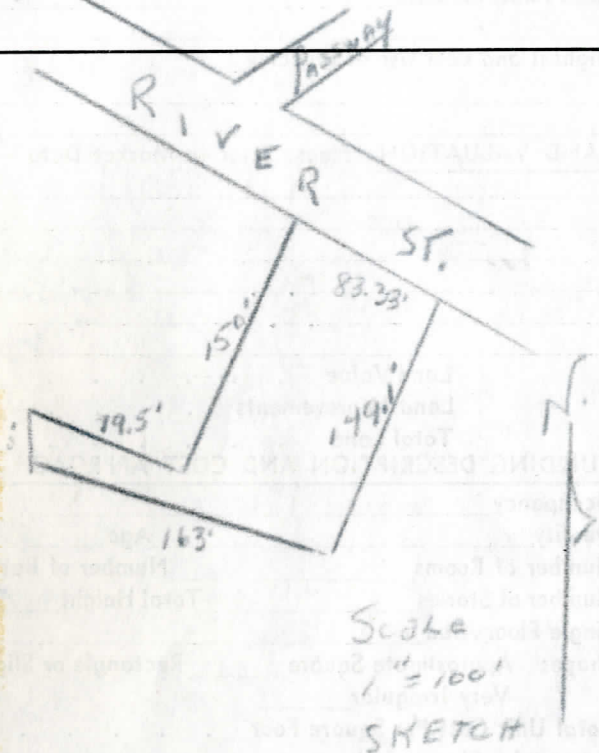
Owner Interstate Fur Manufacturing Inc. (Per Assessors Office)  
 Owners' Address Dr. K. M. Kubisek and Edward Markowski per Redevelopment  
 Property Appraised Known as 40-42 River Street, Danbury, Connecticut  
being Redevelopment Parcel 8 Block 6 (or Tax Parcel 9 SW side of  
River Street) together with the 3 story industrial building thereon.

Recording Information Vol. 263 Page 363, Francis P. Gorman, Trustee to  
Interstate Fur Manufacturing Inc. 4/26/52

Assessment: Land . . . . .	\$ 5,010	Tax Rate . . . . .	40
Building Improvements . . . . .	36,900	Taxes . . . . .	\$1676.40
Total Assessment . . . . .	\$ 41,910		

Photographs and/or Sketch

*Photo missing June 2004*



Market Value (Appraisers Final Valuation)

Land . . . . .	\$ 9,700
Land Improvements . . . . .	
Building Improvements . . . . .	80,300
Total . . . . .	\$ 90,000

**Certification:** I certify that I inspected the property on March 2, 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 18, 1960

*Paul J. Kuffenberg*  
 Appraisers Signature



## NEIGHBORHOOD DESCRIPTION

Zoning Industrial

Boundaries Neighborhood boundaries coincide with the Redevelopment area which lies westerly of Main Street.

Character and Trend Neighborhood is a combination of old factories, warehouses, stores, and tenements and a few dilapidated dwellings. Residential occupancy is non-white. Trend is downward.

## LAND DESCRIPTION

Size 83.33' x irregular per sketch Frontage 83.33' Area 14,480 sq. ft.

Description Land is level in front and rises gradually to the rear with a steep bank at the rear.

Utilities Sewer, water, gas, electricity, curbs, gutters and sidewalk.

Land Improvements Included in land value.

Highest and Best Use of Property As factory or storage.

## LAND VALUATION

 Please refer to Market Data - on page 4.

Based on a study of Market Data I feel that the property is worth \$75 per front foot to a depth of 100 feet plus 56¢ per s. f. for the area to the rear of 100' depth.

83.33 f.f. x \$75 - \$ 6,250

6147 s.f. @ 56¢ - 3,442

\$ 9,692, in Round Figures \$9,700

Land Value . . . . . \$9,700

Land Improvements . . . . .

Total Land . . . . . \$9,700

## BUILDING DESCRIPTION AND COST APPROACH

Occupancy Industrial

Building Class C

Quality Low to Average

Age About 24

Condition Fair

Number of Rooms -

Number of Baths -

Number of Lav. 3

Number of Stories 3

Total Height 30'

Average Story Height 10'

Single Floor Area 8240

Total Area 24,600

Shape: Approximate Square Rectangle or Slightly Irregular X Long Rectangle or Irregular

Very Irregular

Total Unit Cost Per Square Foot . . . . . (From Page 3) \$ 6.51

Correct for Size and Shape . . . . . .94

Height . . . . .

Dist. Multiplier . . . . . 1.28 1.20

Total Adjusted Cost Per Square Foot . . . . . \$ 7.81

Total Area 24,600 X \$7.81 Per Square Foot

Replacement Cost . . . . . \$ 192,126

Less Depreciation . . . . . 105,669

Physical 40% Functional 10% Economic 5% . . . . . (55%)

Building Value By Cost Approach . . . . . 86,457

Value of other Building Improvements . . . . .

Add Land Value (include land improvements) . . . . . 9,700

TOTAL VALUE BY COST APPROACH . . . . . \$ 96,157

In round figures \$ 96,200

Comments 1. Property is sprinklered and has 1 ton electric elevator.

2. Third floor has only 7' ceiling height and since it shows up in total area, functional depreciation must be taken for this plus the fact that upper floor space is not as desirable anymore particularly with the limited (1 ton) elevator facility



# BUILDING DESCRIPTION — Component Part Check List

				Unit Cost
1. FOUNDATION:				
Concrete	Conc. Post	Masonry <u>X</u>	Wood Blocking	
Other				<u>.16</u>
2. EXTERIOR WALL:				
Asbestos Siding	Conc. Block	Masonry & Steel Sash	Stone	
Brick Common <u>X</u>	Masonry Veneer	Tile, Clay	Stucco	
Brick Face	Metal Clad	Tilt-up Conc.	Wood	
Conc.	Metal Panel			
Other				<u>2.84</u>
3. ROOF STRUCTURE:				
Conc.	Conc. & Tile	Wood Frame with Wood Sheathing <u>X</u>		
Other	<u>.61/3</u>			
(Divide Cost by Number of Stories)				<u>.20</u>
4. ROOF COVER:				
Asbestos Shingle	Galv. Iron	Shakes		
Built-up Composition <u>X</u>	Roll	Tile		
Composition Shingle	Slate	Wood Shingle		
Other	<u>.14/3</u>			
(Divide by Number of Stories)				<u>.05</u>
5. FRAME:				
Cast Iron Columns	Conc. Reinf.	Steel Fireproofed		
Other	Steel Open	Wood <u>X</u>		
Decrease <u>50</u> % for bearing wall.				<u>.16</u>
6. FLOOR:				
Brick on Ground	Conc. on Ground	Hardwood		
Other	Reinf. Conc.	Softwood <u>Mill</u>		
				<u>1.00</u>
7. FLOOR COVER:				
Asphalt Tile	Linoleum <u>Office</u>	Softwood on Conc.		
Cork Tile	Marble	Tenazzo		
Hardwood on Conc.	Rubber Tile	Tile, Ceramic		
Other	Slate	Vinyl Tile		
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8. CEILING:				
On Wood Structure <u>X</u>	On Steel or Conc. Structure			
Other				<u>.31</u>
9. INTERIOR CONSTRUCTION:				
Min. <u>X</u>	Single Res.	Other		
Few	Ave.	Many		
				<u>.07</u>
10. HEATING and COOLING:				
Forced Air	Gravity Furnace	Steam with Boiler <u>X</u>		
Furnace Floor or Wall	Heaters	Steam without		
Gas Steam Radiators	Hot Water Radiators	Boiler		
Other	Radiant Floor	Combined Heat & Air Conditioning		
				<u>.61</u>
11. ELECTRICAL:				
Min.	Few	Ave. <u>X</u>	Many	
				<u>.31</u>
12. PLUMBING:				
Min. <u>X</u>	Few	Ave.	Many	
				<u>.04</u>
BASEMENT: Unit Cost <u>2.00</u> X Area <u>1850</u> Divided by Total Area				<u>.15</u>
<del>Total Unit Cost / Square Foot</del> <u>Sprinkler System</u>				<u>.32</u>
Porches: Area	X Unit Cost	Value		
Garage	<u>Electric Elevator \$7,000</u>		<u>.29</u>	
Outbuildings				
<b>TOTAL UNIT COST/SQUARE FOOT</b>				<b>\$ <u>6.51</u></b>
Lump 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

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 fr. ft., 30¢ per sq. ft. is on a 100' x 133' lot in an industrial zone and used for factory parking. It is somewhat less centrally located than subject area.

Land 19, at \$52 per fr. 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 fr. ft. \$.32 per sq. ft. represents a price being asked for an industrial lot of about 3/4 of an acre, (154' deep) not nearly as close to the center of Danbury and with some fill necessary, and a ditch problem as the pictures show.

Land 31, at \$67 per fr. 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. Building

Please refer to factory sales section of Market Data Book. Subject property is 24 years old and compares with the more modern buildings though it is not fireproof.

Factory #4 at \$2.64 is comparable in overall area but are 50 year old frame structures in good condition. Subject property is better.

Factory #7 at \$2.76 per fr. ft. is better construction (concrete and reinforced concrete.) However it has a very large area 81,600 sq. ft. and the "wholesale phenomenon" comes into the picture, that is large differences in area generally mean lower per sq. ft. sales price for similar construction.

In my opinion subject property is worth \$3.00 to \$3.50 by comparison or from \$73,800 to \$86,000.

## RENTAL DATA

## GROSS MULTIPLIER

## INDICATED VALUE



INCOME APPROACH Please refer to Factory Rentals in Market Data Book.

The rear of the second floor of subject property is rented to the Electro Wire Corp. on a two year lease from April 1, 1959 for \$200 per month or about \$1.00 per sq. ft. heated. (This would be roughly equivalent to 85¢ per sq. ft. unheated.) The business uses highly volatile liquids and probably is unusually hazardous as a tenant. In my opinion this rental per sq. ft. is excessive. An unheated rental of 70¢ for the first floor, 50¢ for the second and 30¢ for the third would be more in line with the comparables. This is an average of 60¢ per sq. ft. overall.

Gross Rental Income (Est.)	
24,600 sq. ft. @ 50¢/sq. ft. (Ave. 3 floors)	\$12,300
Less Allowance for Vacancies and Lost Rents (5%)	615

Gross Effective Income	\$11,685
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Less Expenses

Taxes	\$1676	
Insurance		
(Fire & Liab.)	600	
Water	84	
Repairs	1000	
Management &		
Commissions	467	3,827

Income Attributable to Property	\$ 7,858
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Interest to Land - 7% x \$9700	679
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Income Attributable to Improvement	7,179
Capitalized at 10% (7% Interest and 3% straight line depreciation based on estimated 30-35 year remaining life.)	
(Improvement)	\$71,790

Add Land	9,700
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\$81,490
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In Round Figures	\$81,500
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COMMENTS Because of the fact that this building is fairly modern and usable, I feel that it is proper to use an interest rate of 7% rather than 8% which I have used generally on the older buildings in the Redevelopment area.

CORRELATION OF APPROACHES

Value by Cost Approach	\$96,200
Value by Market Approach	\$73,800 to \$86,000
Value by Income Approach	\$81,500

Getting into the larger buildings, I find that the sales of these buildings in Danbury have shown up very low, in many cases little more per square foot than is being paid per square foot per year on a rental basis. The indication is that in the last five years the large factories have been in the "white elephant" category. Whether or not this is a temporary situation is not known.

Because the probable purchaser of this property is most likely to be an owner-user rather than an investor, my final estimate of value gives the Cost Approach and the Market Approach more weight than the Income Approach. In my opinion the property is worth \$90,000.