

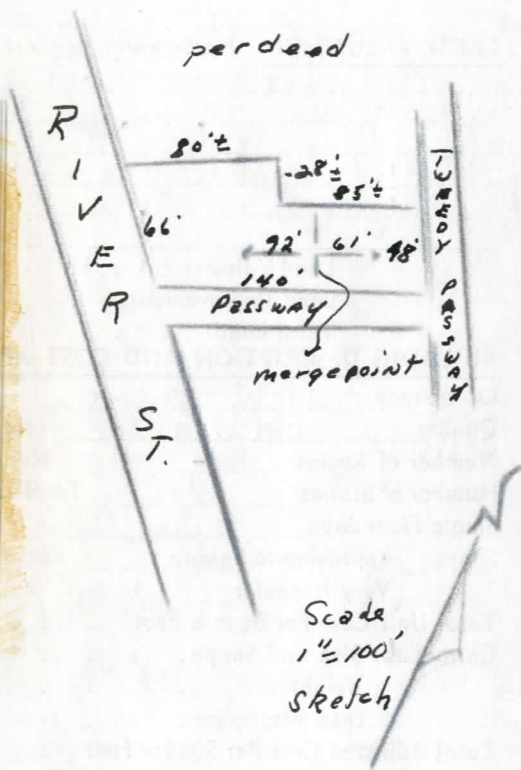
APPRAISAL REPORT

Owner Miled and Labeaby Ellis (Miled now deceased, Labeaby is Admin.)
 Owners' Address c/o Labeaby Ellis, 47 River Street, Danbury, Connecticut.
 Property Appraised Known as #47 River Street, Danbury, Connecticut being
Redevelopment Parcel 5 Block 5 (or Tax Parcels 7 and 8A NE side
of River Street, together with the factory building thereon.

Recording Information Vol. 321 Pg. 131, The Ellis Realty Co. to Miled and
Labeaby Ellis 5/29/1957.

Assessment: Land	\$2620	Tax Rate	40
Building Improvements	35000	Taxes	\$1504.80
Total Assessment	\$37620		

Photographs and/or Sketch



Market Value (Appraisers Final Valuation)

Land	\$6,500
Land Improvements	
Building Improvements	68,500
Total	\$75,000

Certification: I certify that I inspected the property on February 25, 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 21, 1960

Karl G. 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 Irregular per sketch

Frontage 66' on River Area 7,340 per map
8610 per deed

Description Subject property is at grade of adjoining street. Most of the lot area is taken up by the building itself.

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

Land Improvements none.

Highest and Best Use of Property As small factory as presently used.

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

Based on Market Data land is worth \$75 per fr. ft. on River Street and \$50 per fr. ft. on Tweedy's Passway in my opinion. I have made corrections for depth as follows:

48' on Tweedys Passway x \$50 per fr. ft. x 78% (depth correction) for 61' =

20' on River St. x \$75 per fr. ft. x 89% (depth correction) \$1,872

for 80' = \$1,335

Land Value 46' River St. x \$75 per fr. ft. x 95% (depth correction)

Land Improvements In Round Figures \$6,500 for 91' = \$3,278

Total Land incl. \$6,500 \$6,485

BUILDING DESCRIPTION AND COST APPROACH

Occupancy Small Factory

Building Class D (78%) and C (22%)

Quality Low(d) ave(c)

Age 1880-1946 Condition Fair to Good

Number of Rooms 0 -

Number of Baths none

Number of Lav. 6

Number of Stories 3 story

Total Height 30'

Average Story Height 10'

Single Floor Area 7144

Total Area 21432

Shape: Approximate Square

Rectangle or Slightly Irregular

Long Rectangle or Irregular X

Very Irregular

Total Unit Cost Per Square Foot

(From Page 3)

\$6.46

Correct for Size and Shape

1.03

Height

Dist. Multiplier

1.28

1.32

Total Adjusted Cost Per Square Foot

\$8.53

Total Area 21,432

X \$8.53

Per Square Foot

Replacement Cost

\$182,815

Less Depreciation

109,689

Physical 55% Functional .05 Economic 0

(60%)

Building Value By Cost Approach

71,298

Value of other Building Improvements

Add Land Value (include land improvements)

6,500

TOTAL VALUE BY COST APPROACH

\$ 77,798

In Round Figures

\$ 77,800

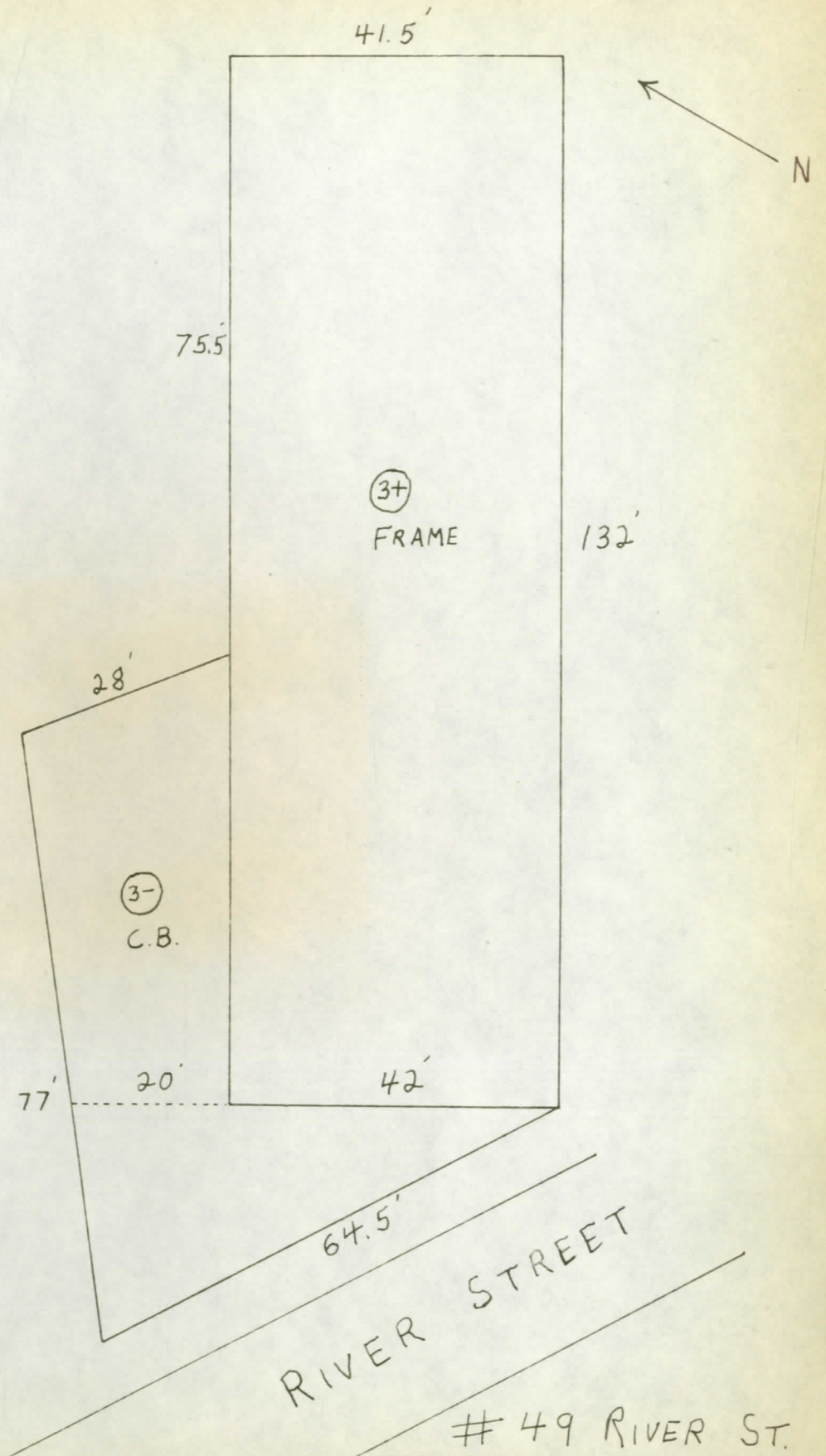
Comments:

Physical depreciation

25% x 22% = 5.5

65% x 78% = 50.7

56.2% -say 55%



49 RIVER ST.

SCALE 1" = 20'

SKETCH

BUILDING DESCRIPTION — Component Part Check List

				Unit Cost
1. FOUNDATION:				
Concrete	22%	Conc. Post	Masonry 78%	Wood Blocking
Other	.07	.13		.20
2. EXTERIOR WALL:				
Asbestos Siding	Conc. Block	22% x \$1.61	Stone	
Brick Common	Masonry & Steel Sash		Stucco	
Brick Face	Masonry Veneer		Tile, Clay	
Conc.	Metal Clad		Tilt-up Conc.	
Other	Metal Panel		Wood 78% \$1.06	
		(for face brick on front)		1.34
3. ROOF STRUCTURE:				
Conc.	Conc. & Tile		Wood Frame with Wood Sheathing	X
Other				
(Divide Cost by Number of Stories) .63/3				.21
4. ROOF COVER:				
Asbestos Shingle	Galv. Iron		Shakes	
Built-up Composition	Roll 78% x .09		Tile	
Composition Shingle	Slate		Wood Shingle	
Other				
(Divide by Number of Stories) .05 + .07 = .12/3				.04
5. FRAME:				
Cast Iron Columns	Conc. Reinf.		Steel Fireproofed	
Other	Steel Open	1.21 x 2/3	Wood x 78%	
		= .80 x 1/3 =		
Decrease	% for bearing wall.	.26 x 22%	.20 x 78%	.22
6. FLOOR:				
Brick on Ground	Conc. on Ground		Hardwood some	
Other	Reinf. Conc.		Softwood 1.00 mill	
		some flooring is hardwood. However the \$1.00 should		
		average out.		1.00
7. FLOOR COVER:				
Asphalt Tile	Litholeum		Softwood on Conc.	
Cork Tile	Marble		Tenazzo	
Hardwood on Conc.	Rubber Tile		Tile, Ceramic	
Other	Slate		Vinyl Tile	
		incl. in 6.		--
8. CEILING:				
On Wood Structure	X	On Steel or Conc. Structure		
Other				.18
9. INTERIOR CONSTRUCTION:				
Min.	Single Res.		Other	
Few	X	Ave.	Many	.18
10. HEATING and COOLING:				
Forced Air	Gravity Furnace		Steam with Boiler	X
Furnace Floor or Wall	Heaters		Steam without	
Gas Steam Radiators	Hot Water Radiators		Boiler	
Other	Radiant Floor			
	Combined Heat & Air Conditioning			.84
11. ELECTRICAL:				
Min.	Few	Ave.	Many	X
				.97
12. PLUMBING:				
Min.	Few	Ave.	Many	X
				.13
BASEMENT: Unit Cost \$2.00 X Area 4,800 Divided by Total Area 21,432				.48
Total Unit Cost / Square Foot				
Sprinklered				.34
Elevator \$7,000				.33
Porches: Area	X Unit Cost	Value		
Garage				\$6.46
Outbuildings				
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. BUILDINGS

Please refer to Factory Sales section of Market Data Book.

The closest comparison is Factory #4 at \$2.64 per sq. ft. with 18,000 sq. ft. with mill floors, sprinklered and heated. This property has a larger land area, than subject property, and appears to be in good condition. (The close-in location of subject property partially offsets the smaller area.)

Subject property is a better building in some respects. It has an elevator and it also has a face brick front, partial steel support structure and a basement.

Consider also Factory #10 which has 28,000 sq. ft. at \$1.71. This is a frame building of 3 stories not as well located as subject property. Subject property is quite superior to this in construction as well.

RENTAL DATA

GROSS MULTIPLIER

INDICATED VALUE

Based on a Market comparison, particularly the sales referred to above, I estimate \$3.00 per sq. ft. for subject or \$64,296. (In Round Figures \$65,000).

See Income Approach.

INCOME APPROACH

Please refer to factory rental section in the Addenda. A study of these rentals indicates to me that an overall rental of 62¢ per sq. ft. is in proper relation to the Market.

Estimated Gross Rental Value		
21,432 sq. ft. @ 62¢/sq. ft.	=	\$13,288
Less: Allowance for Vacancies and Lost Rents (5%)		<u>664</u>
Gross Effective Income		\$12,624
Less: Expenses		
Taxes	\$1,505	
Insurance	500	
Fire & Liab.		
Water	174	
Repairs	1,300	
Management, Commission, etc.	<u>505</u>	<u>3,984</u>
Net Income Attributable to Property		\$ 8,640
Less Interest on Land		
\$6500 x 8%	=	<u>520</u>
Net Income Attributable to Improvements		\$ 8,120
Capitalized at 13% (8% interest plus 5% straight line depreciation based on estimated 20 year remaining economic life.)		\$62,459
Add Land		<u>6,500</u>
Total by Income Approach		\$68,959
In Round Figures		\$69,000

COMMENTS

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 off 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	\$77,800
Value by Market Approach	65,000
Value by Income Approach	69,000

Getting into the larger buildings, I find that the Market Approach tends to be low, due to the fact that the larger factories have a very limited Market, and there were, for a time, quite a few of them available because of charges in the hat business discussed in my "general background" discussion. (This is not believed to be a permanent situation.)

The correlation of the three approaches indicates that a little more economic depreciation should have been taken under the cost approach. Nevertheless, this is the type of property which would most likely sell to an owner-user, rather than an investor. Therefore I believe the cost approach should be given additional weight. My final estimate of value is \$75,000.

REASONING