

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING JULY 19, 2023 AT 3:00 P.M.

WEB-BASED MEETING HOSTED ON ZOOM. Note: Since the meeting is remote, participation by a quorum of members is expressly prohibited at the physical location and will not be present however any member of the public may request, in writing, a physical location and "any electronic equipment necessary" to attend the meeting in real time no later than twenty-four (24) hours prior to the meeting. Said individual shall have the "same opportunities to provide comment or otherwise participate" in the meeting as would be afforded if the meeting was held in person with the following exception: Under law, if such person loses the ability to participate because of an interruption, failure or degradation of such person's connection to the meeting by electronic equipment the committee is not required to adjourn or postpone the meeting. Please contact Evan Trachten, Livable City Initiative Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Join Zoom Meeting:

<https://newhavenct.zoom.us/j/81030575423?pwd=ampkUExVUElJNk8rU1VhRWE3Q1JzZz09>

Meeting ID: 810 3057 5423 Password: 1234567a

Meeting Materials:

<https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/property-acquisition-disposition-committee>

- I. Call to Order
- II. Approval of Minutes from April 19, 2023 PAD Meeting
- III. Action Items / New Business / Old Business

| Property Address | Type of Sale | Applicant | Ward |
|--|--------------|--------------------------|------|
| 0 East Shore Parkway (MBP 067-0953-00100) | Sliver lot | New Haven Port Authority | 17 |
| 0 Carroll Street (MBP 096 1024 00502) | Sliver lot | S. Renkun | 11 |

- IV. Open Discussion
- V. Adjourn

FULL ZOOM NOTICE ATTACHED BELOW**

PAD MEETING MINUTES
April 19, 2023

PRESENT: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA, Steve Fontana, Economic Development; Nate Hougrand, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office

Guests: None

Meeting called to order at 3:06 P.M.

Roll Call of Members

A motion to approve the PAD minutes from March 15, 2023 was made by Steve Fontana STreet seconded Alder Antunes, roll call was taken, minutes approved unanimously.

New Business

47 Foxon Street

Evan told the committee the City is proposing to sell this parcel to Habitat for Humanity of Greater New Haven, Inc. as a non-profit sale for \$1,000. This is a creative reuse of land as this parcel was utilized for road realignment a few years ago and a small portion remains after the project. We are proposing to sell the portion labeled "Parcel A" on the engineering map. The City will retain a portion of the land which is on the right-hand side of the map and contains a sidewalk. The property will be developed as a single-family property and will be owner occupied for a minimum of 10-years unless a more extensive period is required by the funding used to develop the site. Evan noted this parcel is in Alder Antunes's ward.

Alder Antunes told the committee this parcel was used by the community as a park, but the land does not get any use. He supports this proposal. Alder Antunes told the committee he has concerns about the placement of the driveway, he would like it to be located along Essex Street at the rear of the parcel. There is limited on-street parking, so off-street parking is needed. Nate Hougrand noted this odd parcel contains three front-yards according to the Zoning code, it will likely need some zoning relief for front yard parking and perhaps other relief as well. We will have to look at a site plan to determine what relief will be needed. Nate noted several requests for front yard parking have been denied by the Board of Zoning Appeals in recent times. Evan told the committee that Habitat is aware of the zoning issues for development at this site. Evan believes this parcel qualifies for a hardship given the uniqueness of the parcel. Nate noted a single-family property is permitted on a non-conforming lot as of right. Alder Antunes wants to make sure there is off-street parking. Nate wants to make sure the applicant fully understands that zoning relief will be needed.

A motion was made by Nate Hougrand, seconded by Alder Antunes, roll call was taken, approved unanimously.

552 & 558 Winchester

Evan told the committee this is a non-profit sale to Conncorp, LLC of a vacant three-family structure (558 Winchester Avenue) and an adjacent vacant lot (552 Winchester Avenue). Under the rules of zoning two non-conforming parcels under common ownership are merged, so we are selling the house and the lot together. The lot will be used as a yard area and for parking. The City

purchased this house to gain site control a few years ago. LCI considered selling part of the lot to the property at 550 Winchester but due to the zoning code regulations and the fact that it already has a driveway and off-street parking, we are moving forward with the plan before the PAD committee. LCI recently built several new houses along Winchester Avenue and we were going to rehabilitate this property as part of our future phase-two development in this area, but we decided to have Conncorp rehabilitate this property because we are focused on the new construction aspect of phase-two. Conncop is a highly qualified developer. This property will be utilized as an affordable rental property with a minimum 20-year affordability period at 80% AMI, unless a more extensive period is required by the funding used to develop the site.

Alder Antunes asked why this isn't being sold for homeownership? Evan said there is a need for affordable rentals, LCI is trying to develop both owner-occupied properties as well as rental opportunities. Evan noted that LCI's construction cost to do this project would likely be much higher than Conncorp. Adding high quality new rental units to this area will benefit the community. This property is an anchor property and it's important to LCI's overall development project. Alder Antunes asked if 80% AMI was really affordable? Evan said this is considered a "workforce" level of affordability. Lower AMI's such as 25%-60% AMI requires subsidy to make the development feasible. Steve Fontana agreed with Evan, this is geared to "workforce". We need a mix of affordable options within the City, this isn't market rate. Alder Antunes wondered if someone making \$25 per hour would be able to afford the rent? Alder Festa didn't think so. Steve Fontana said perhaps; if it were a single individual maybe, but not likely for a family of four. Alder Festa asked if this proposal has Alder approval? Evan said he sent prior notification to the Alder of the ward but didn't receive any follow up on the matter. Alder Antunes said the Alder may be unavailable for a little while. Evan noted, there are Alders on all committees within the PAD process and ultimately at the Board of Alders. Alder Festa asked about the deferral for this property. Evan said the applicant would be eligible for the as-of-right Enterprise Zone assessment deferral which freezes the assessment at the current value during the rehabilitation, and then phases-in the increased assessment over the next seven years according to a phase-in schedule. **A motion was made by Alder Antunes, seconded by Steve Fontana, roll call was taken, approved unanimously.**

PAD Guidelines

Evan discussed the status of the PAD Guidelines. Evan noted he incorporated all of the comments and suggestions and generated a clean copy for the committee. Evan said Corporation Counsel was looking into the Urban Homestead Act which grants the tax abatement for sliver lots and had not received any new information, but Al Lucas provided guidance about ending sliver lot tax abatements. Al told Evan the Board of Alders can vote to end the tax abatement without causing any issues to the City's adoption of the Urban Homestead Act. Only the Board of Alder has the power to end sliver lot tax abatements. The PAD Committee can only make recommendations to the Board of Alders.

Evan highlighted some of the proposed updates: Eliminating the section about sales to religious organizations that violates RILUPA, increasing the cost of sliver lot sales for commercial uses, increasing the occupancy term for non-profit sales (sale to owner occupants and affordable rental). Evan said the committee did their due diligence over the last few months reviewing this document. If approved here, the document will go to other committees for review, and will then be submitted to the Board of Alder as a Communication. The Board of Alder will send the item to several committees for review prior to taking any action.

A motion was made by Steve Fontana, seconded by Alder Antunes, roll call was taken, approved unanimously.

A motion to adjourn was made by Alder Antunes, seconded by Alder Festa. All were in favor. Meeting Adjourned 3:30 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

| | | | | | | |
|---|------------------------|---|--------------------------------|---|-------------------------------------|---------------------------------|
| Property Address 0 Carroll Street | | Map-Block-Parcel 096 1024 00502 | Zoning RS-2 | Ward 11 | Property Type Vacant land | Total legal units N/A |
| 2021 Assessment Value (100%) | | | | 70% of Assessment For Tax Purposes | Property Size | |
| Land + OB \$ 5,000 | Building N/A | Other N/A | Total Value \$ 5,000 | | Lot Size 25' X 117' | Total sq. ft. 2,925 |

Property Value Information

| Appraised Value | Appraised by | Date | Type of Sale | Offered amount | Rehab costs | LCI Recommended |
|-----------------|--|---------------|---|----------------|-------------|-----------------|
| \$ 5,000 | Clifford Adkins / Assessor's office | 6/22/20 23 | Sliver lot (\$1.00 per Sq./ft. non-CD eligible area) | \$ 2,925.00 | N/A | \$2,925.00 |

Prior Notifications Sent to

| Aldersperson | Name of Aldersperson | Management Team | Other interested parties |
|-----------------------------------|--|-----------------|--------------------------|
| Yes X No <input type="checkbox"/> | Hon. Renee Haywood 11 th Ward | N/A | N/A |

Applicant's Information

| | | | | | |
|--|---------------------------------|---|----------------------------|--|--|
| Applicant's name, address & telephone: Susan Renkun 95 Carroll Street New Haven CT 06513 | | Name, address & telephone of contact person: | | | |
| Applicant's City property tax status: Current | Review date 6/29/2023 | Reviewed by: Staff | Comments Current | | |

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a strip of land.

General discussion The City of New Haven proposes to dispose of this vacant land to the adjacent owner-occupant. The buyer will improve the land with landscaping and drainage improvements.

Owner Occupancy? N/A

Prepared by:  Date 7/11/2023 Concurred by:  Date 7/11/23

| Committee | Date | Action |
|-----------------|-----------|--------|
| PAD | 7/19/2023 | |
| City Plan | 8/17/2023 | |
| L.C.I. | 8/24/2023 | |
| Board of Alders | 9/5/2023 | |

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Renee Haywood 11th Ward

DATE: July 10, 2023

FROM: Department Livable City Initiative
Person Evan Trachten  Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of vacant land at 0 Carroll Street (MBP 096-1024-00502). The land will be utilized as a buffer area. The owner has been working with the City to address water and drainage issues originating from this City-owned parcel. Upon purchase, the owner will make landscape and drainage improvements to remedy the water issues. Please see attached map.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

| CURRENT OWNER | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | |
|--|----------------|-----------|---------|-------------|-------|----------|--------|--------------------|------|----------|----------|
| TOPO | Alt Prcl ID | Ward | Taxable | Census | Block | Query | GIS ID | Description | Code | Assessed | Assessed |
| | 096 1024 00502 | WARD | TAXABLE | CENSUS | BLOCK | QUERY G | GIS ID | VAC RS LN | 5-1 | 5,000 | 3,500 |
| SUPPLEMENTAL DATA I/E REPO TAX DIST Assoc Pld# | | | | | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | |
|---------------------|------|-------------|-------------|--------|--------|------------|------|--------------------------------|------------|------|-------|----------|
| Year | Code | Amount | Description | Number | Amount | Comm Int | Year | Code | Assessed V | Year | Code | Assessed |
| | | | | | | | | Total | 5,000 | | Total | 3,500 |

EXEMPTIONS

| Year | Code | Description | Amount |
|------|------|-------------|--------|
| | | | 0.00 |

| OTHER ASSESSMENTS | | ASSESSING NEIGHBORHOOD | | NOTES | |
|-------------------|------|------------------------|--------|--------|----------|
| Year | Code | Description | Number | Amount | Comm Int |
| | | | | | |

PROSPECTIVE CITY OWN PARCEL ABUTTING
 MBLU 096 1024 00501 - 3049 SQ FT +-
 LOCATED AT THE END OF CARROLL ST
 CURRENTLY NO DESIGNATED

| BUILDING PERMIT RECORD | | APPRAISED VALUE SUMMARY | | | | | | |
|------------------------|------------|-------------------------|-------------|--------|-----------|--------|-----------|----------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
| | | | | | | | | |

| LAND LINE VALUATION SECTION | | VISIT / CHANGE HISTORY | | | | | | | | | | | | | | |
|-----------------------------|-------------|------------------------|----|-----------|------------|------------|----------|------------|-------|-------|-----------|-------|---------------------|------------|------------|-------|
| B Use Code | Description | Zone | LA | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustment | Adj Unit P | Land Value | |
| 1 | 1320 | VAC UN BLD | | | 3,049 | SF | 16.26 | 1,000000 | 5 | 0.10 | 1,000 | | | 1 | 1.63 | 5,000 |

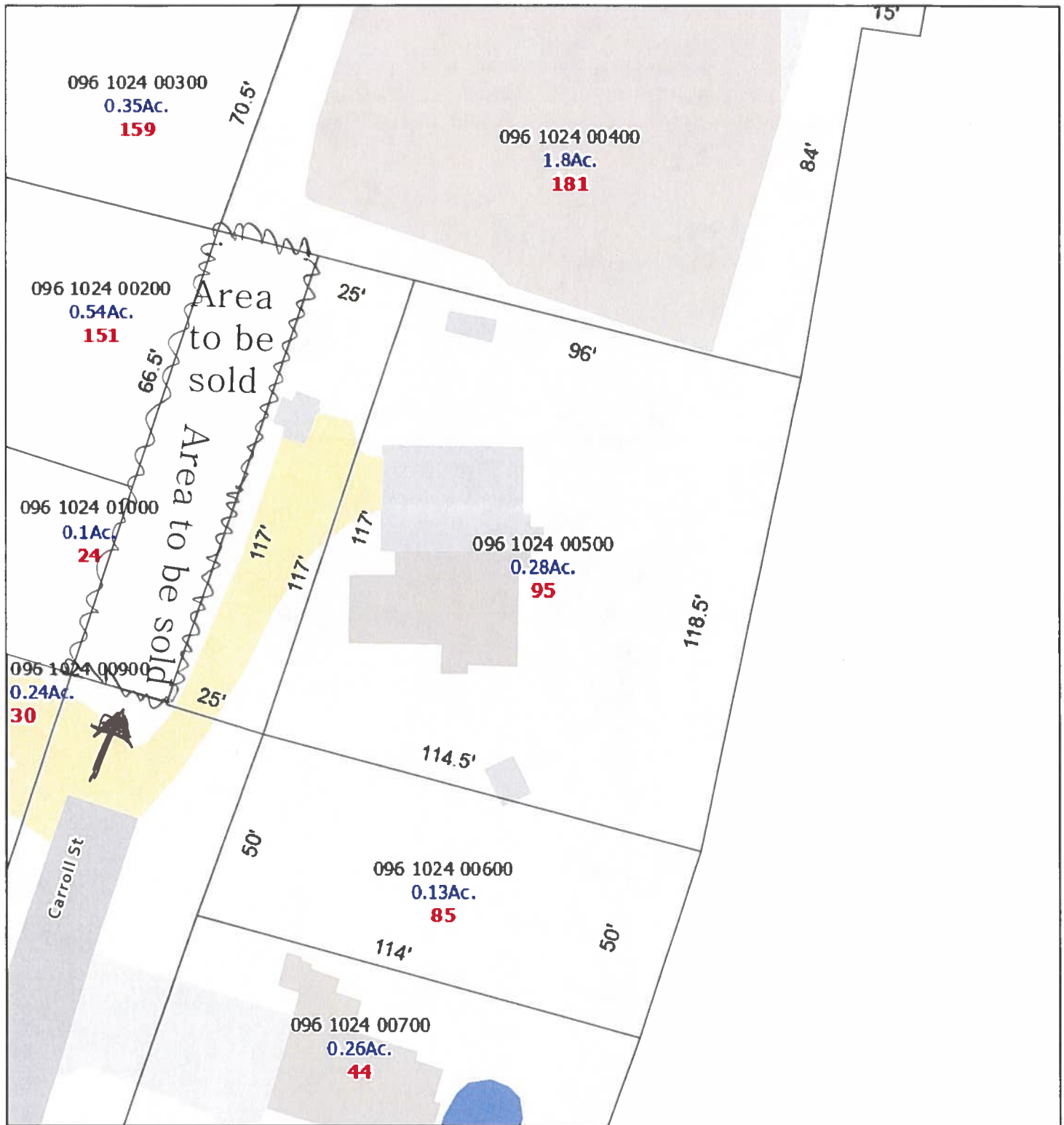
| TOTALS | | TOTALS | |
|-----------------------|-------|--------|------------------------|
| Total Card Land Units | 3,049 | SF | Parcel Total Land Area |
| | | | 0 |

Total Land Value 5,000

| CONSTRUCTION DETAIL | | CONSTRUCTION DETAIL (CONTINUED) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Element | Description | Element | Description | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 99 00 | Vacant Land Vacant | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="4">CONDO DATA</th> </tr> <tr> <th>Parcel Id</th> <th>C</th> <th>B</th> <th>S</th> </tr> <tr> <th>Adjust Type</th> <th>Code</th> <th>Description</th> <th>Factor%</th> </tr> </thead> <tbody> <tr> <td>Condo Fir</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Condo Unit</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | CONDO DATA | | | | Parcel Id | C | B | S | Adjust Type | Code | Description | Factor% | Condo Fir | | | | Condo Unit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Adjust Type | Code | Description | Factor% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Cost to Cure Ovr Comment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="4">OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</th> </tr> <tr> <th>Code</th> <th>Description</th> <th>L/B</th> <th>Units</th> <th>Unit Price</th> <th>Yr Bld</th> <th>Cond</th> <th>Cd</th> <th>% Gd</th> <th>Grade</th> <th>Grade Adj</th> <th>Appr. Value</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | | | | Code | Description | L/B | Units | Unit Price | Yr Bld | Cond | Cd | % Gd | Grade | Grade Adj | Appr. Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Code | Description | L/B | Units | Unit Price | Yr Bld | Cond | Cd | % Gd | Grade | Grade Adj | Appr. Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprac Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Ttl Gross Liv / Lease Area | | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

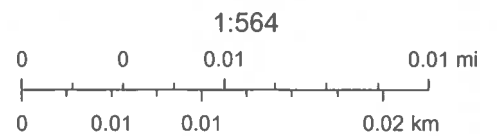
No Sketch

0 Carroll Street Sliver lot sale

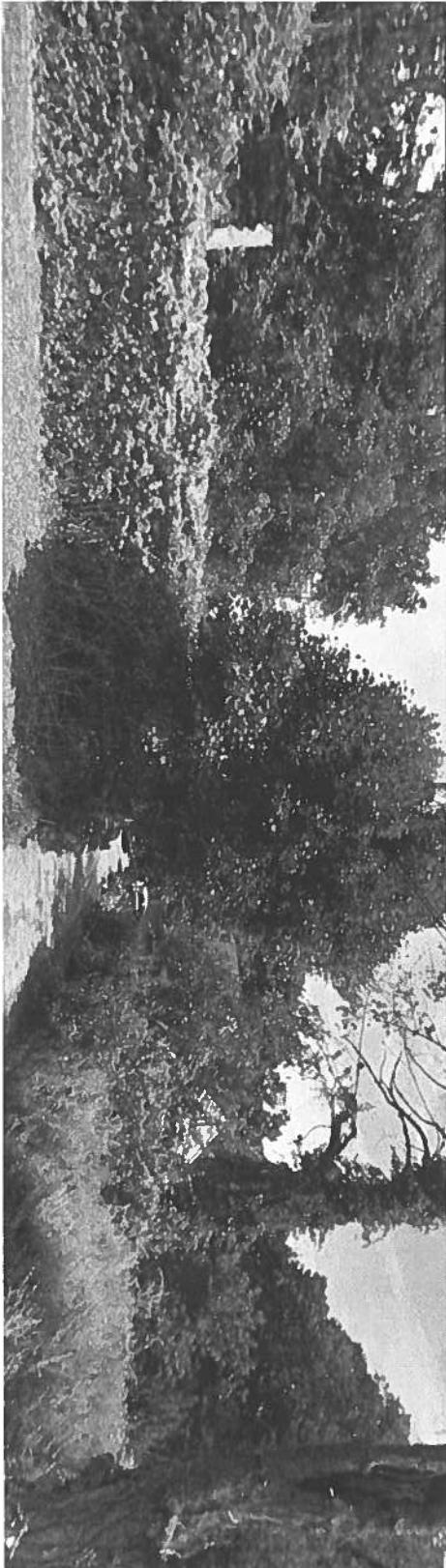


6/22/2023, 9:58:12 AM

 NH Parcels Web
New Haven Web Parcels



Sliver lot at 0 Carroll Street MBP 096-1024-00502 (left of paved area 25' x 117')





LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

| | | | | | | |
|---|-----------------------|---|--------------------------------|---|---|--|
| Property Address 0 East Shore Parkway | | Map-Block-Parcel 067-0953-00100 | Zoning IH | Ward 17 | Property Type Sliver lot / commercial | Total legal units NA |
| 2022 Assessment Value (100%) | | | | 70% of Assessment For Tax Purposes | Property Size | |
| Land + OB \$ 11,800 | Building NA | Other NA | Total Value \$11,800 | | Lot Size 0.03 AC (See map) | Total sq. ft. 1320 Sq./ Ft. Per Assessor |

Property Value Information

| Appraised Value | Appraised by | Date | Type of Sale | Offered amount | Rehab costs | LCI Recommended |
|-----------------|--------------|-----------|--|----------------|-------------|-----------------|
| \$ 11,800 | Vision | 10/1/2022 | Commercial Sliver lot @ \$2.00 per sq./ft. | \$ 2,640 | N/A | \$ 2,640 |

Prior Notifications Sent to

| Aldersperson | Name of Aldersperson | Management Team | Other interested parties |
|-----------------------------------|--------------------------|-----------------|--------------------------|
| Yes X No <input type="checkbox"/> | Hon. Sal Punzo 17th Ward | N/A | N/A |

Applicant's Information

| | | | |
|--|---------------------------------|--|----------------------------|
| Applicant's name, address & telephone: New Haven Port Authority 200 Orange Street New Haven CT 06510 | | Name, address & telephone of contact person: C/O Sally Kruse, Executive Director | |
| Applicant's City property tax status: Current | Review date 6/29/2023 | Reviewed by: Staff | Comments Current |

Proposal: The City of New Haven Livable City Initiative proposes the disposition of sliver lot.

General discussion The City proposes to dispose of a sliver lot to the New Haven Port Authority. The land will be used for site control, laydown use, and port activities. The City intended to convey this parcel previously as part of the sale of 0 Albia Street MBP 067-0953- 00200 to the New Haven Port Authority.

Owner Occupancy? N/A

Prepared by: _____ Date _____ Concurred by:  Date 7/11/23

| Committee | Date | Action |
|-----------------|-----------|--------|
| PAD | 7/19/2023 | |
| City Plan | 8/17/2023 | |
| L.C.I. | 8/24/2023 | |
| Board of Alders | 9/5/2023 | |

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Sal Punzo 17th Ward

DATE: **July 10, 2023**

FROM: Department Livable City Initiative
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

Disposition of sliver lot at 0 East Shore Parkway (MBP 067-0953-00100) to New Haven Port Authority. The land will be utilized for site control, laydown use, and port activities. The City intended to convey this parcel as part of the 0 Albia Street sale.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

| | | | | | |
|----------------------|-------------|------------------|--------------------|-----------------|---------------------------|
| CURRENT OWNER | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT |
| CITY OF NEW HAVEN | | | | | Description Code Assessed |
| 165 CHURCH ST | | | | | EX COM LN 21 11,800 8,260 |
| NEW HAVEN CT 06510 | | | | | 6093 NEW HAVEN, CT |

| | | | |
|--------------|------|------------|--|
| Alt Prcld ID | 17 | I/E REPO | |
| WARD | | TAX DIST | |
| TAXABLE | | | |
| CENSUS | 1427 | | |
| BLOCK | 3015 | | |
| QUERY G | | | |
| GIS ID | 2920 | Assoc Pld# | |

VISION

| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|------|----------|--------------------|------------------|------------|------------|-------------------|---|----------|------|----------|------|------|----------|---|------|------|----------|------|----|-------|------|----|-------|--|------|----|-------|--------------|--|-------|--------------|--|-------|--|--------------|--|-------|
| CITY OF NEW HAVEN | 0 | 0 | | | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | <table border="1"> <tr> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>V</th> <th>Year</th> <th>Code</th> <th>Assessed</th> </tr> <tr> <td>2022</td> <td>21</td> <td>8,260</td> <td>2021</td> <td>21</td> <td>8,260</td> <td></td> <td>2021</td> <td>21</td> <td>8,260</td> </tr> <tr> <td colspan="2">Total</td> <td>8,260</td> <td colspan="2">Total</td> <td>8,260</td> <td></td> <td colspan="2">Total</td> <td>8,260</td> </tr> </table> | Year | Code | Assessed | Year | Code | Assessed | V | Year | Code | Assessed | 2022 | 21 | 8,260 | 2021 | 21 | 8,260 | | 2021 | 21 | 8,260 | Total | | 8,260 | Total | | 8,260 | | Total | | 8,260 |
| Year | Code | Assessed | Year | Code | Assessed | V | Year | Code | Assessed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 21 | 8,260 | 2021 | 21 | 8,260 | | 2021 | 21 | 8,260 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | 8,260 | Total | | 8,260 | | Total | | 8,260 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

PREVIOUS ASSESSMENTS (HISTORY)

This signature acknowledges a visit by a Data Collector or Assessor

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|-------------------|------|-------------|--------|--------------------------|-------------|--------|--------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| | | | | | | | |
| Total | | | 0.00 | | | | |

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised Xr (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 11,800
 Special Land Value 8,260
 Total Appraised Parcel Value 11,800
 Valuation Method C

ASSESSING NEIGHBORHOOD

| | | | |
|------|-----------|---------|-------|
| Nbhd | Nbhd Name | Tracing | Batch |
| P | B | | |

NOTES

| BUILDING PERMIT RECORD | | | | | | | |
|-------------------------------------|------------|------|-------------|--------|-----------|--------|-----------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp |
| | | | | | | | |
| Total Appraised Parcel Value | | | | | | | |
| 11,800 | | | | | | | |

VISIT / CHANGE HISTORY

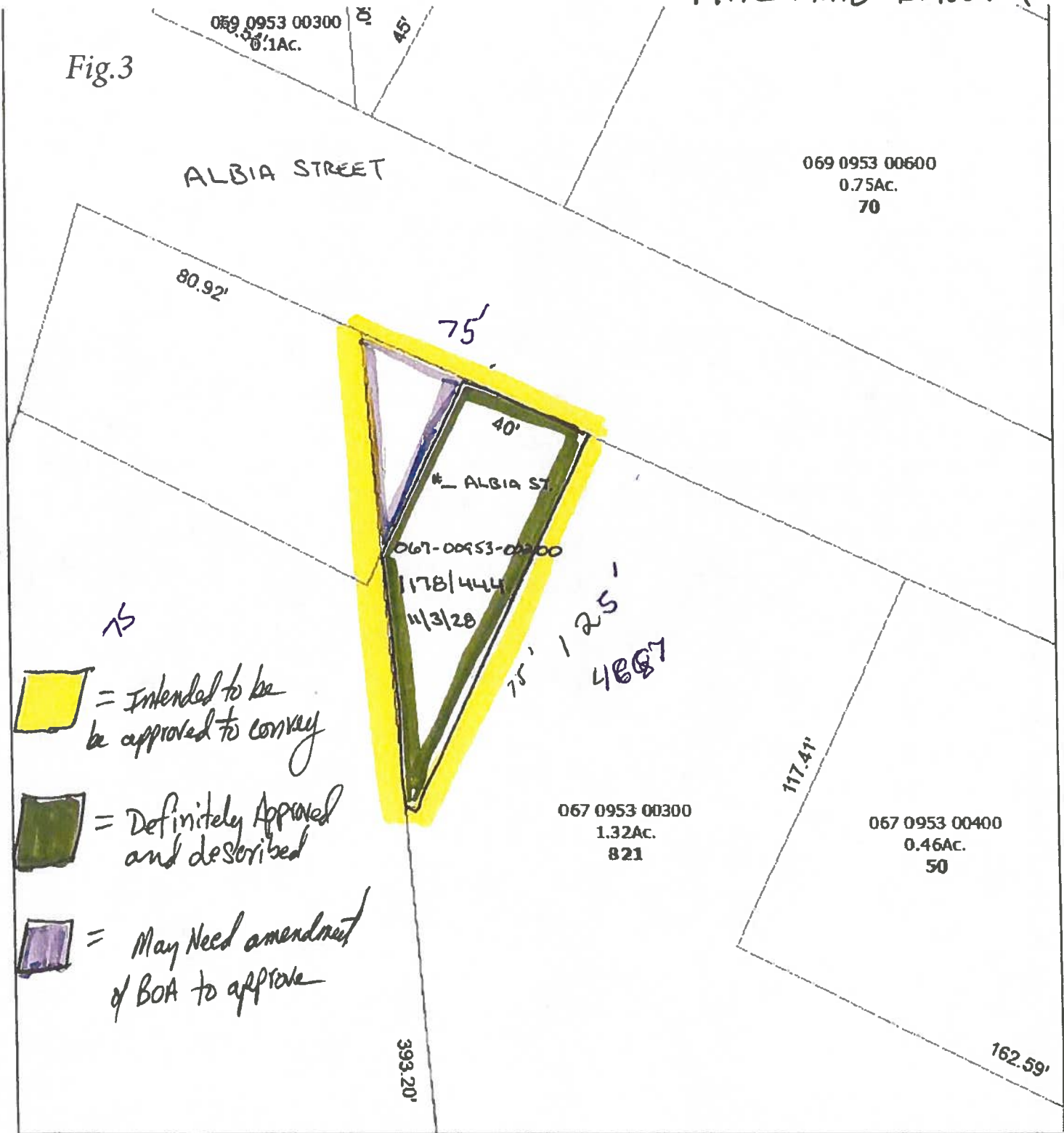
| Date | Id | Type | Is | Cd | Purpose/Result |
|------------|----|------|----|----|-------------------------|
| 10-05-2001 | PH | | | 45 | Review Against Field Cd |

LAND LINE VALUATION SECTION

| B | Use Code | Description | Zone | LA | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond. | Nbhd. | Nbhd. Adj | Notes | Location Adjustment | Adj Unit P | Land Value |
|-------------------------------|----------|--------------|------|----|-----------|------------|------------|----------|------------|-------|-------|-----------|-------|---------------------|------------|------------|
| 1 | 903V | MUNICIPAL MD | IH | 0 | | 1,225 SF | 35.75 | 1.00000 | X | 0.15 | P | 1,800 | UNB | 1,0000 | 9.65 | 11,800 |
| Total Card Land Units | | | | | | | | | | | | | | | | |
| 1,225 SF | | | | | | | | | | | | | | | | |
| Parcel Total Land Area | | | | | | | | | | | | | | | | |
| 0 | | | | | | | | | | | | | | | | |
| Total Land Value | | | | | | | | | | | | | | | | |
| 11,800 | | | | | | | | | | | | | | | | |

MIKE PINTO DIAGRAM

Fig.3



= Intended to be approved to convey



= Definitely Approved and described



= May Need amendment of BOA to approve

Legend

New Haven Web Parcels

New Haven Parcels

New Haven Parcels

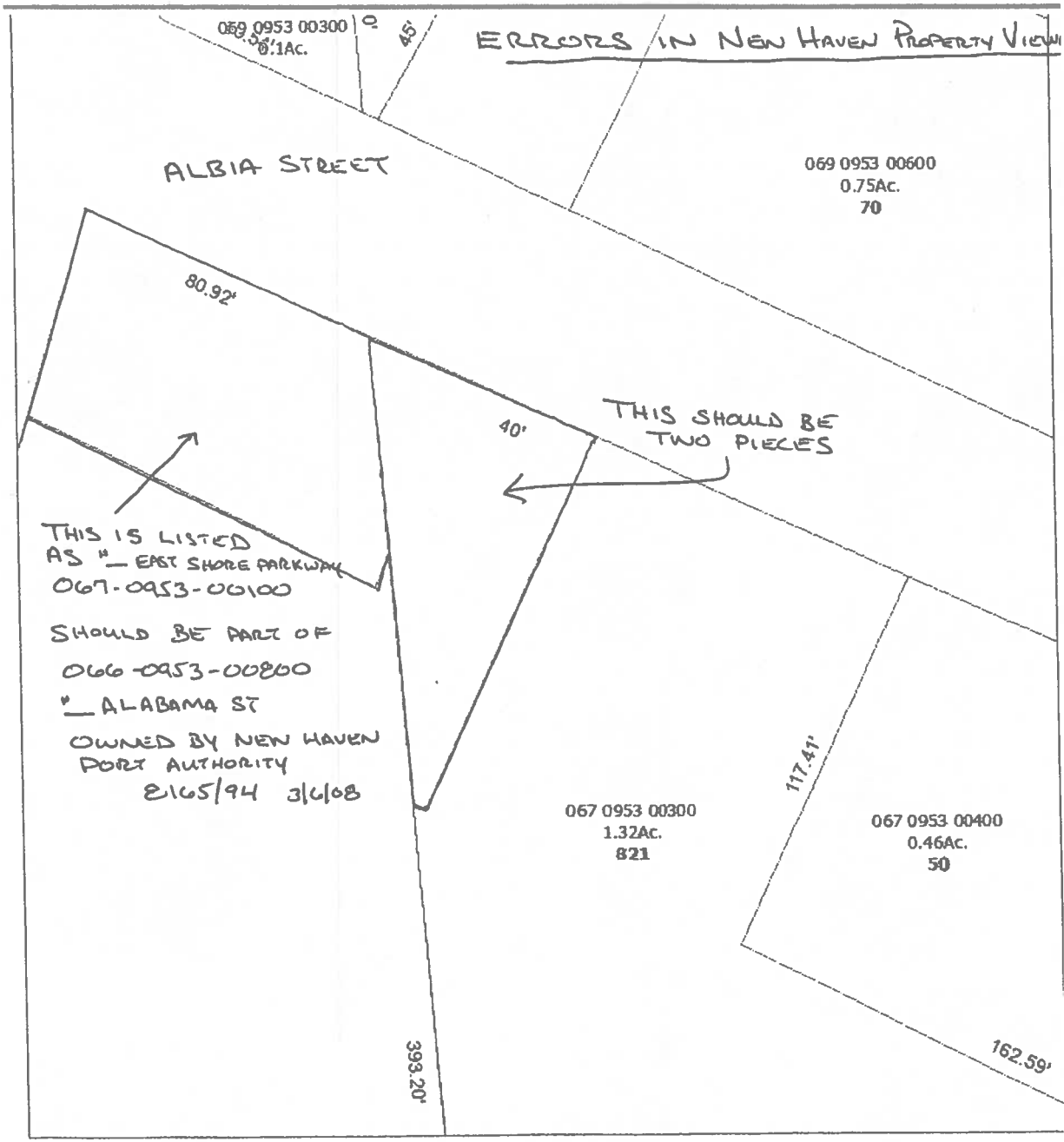
MY MAP

This map is for reference purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of New Haven assumes no legal responsibility for the information contained herein.



Date: 5/30/20





Legend

- New Haven Web Parcels
- New Haven Parcels**
- New Haven Parcels

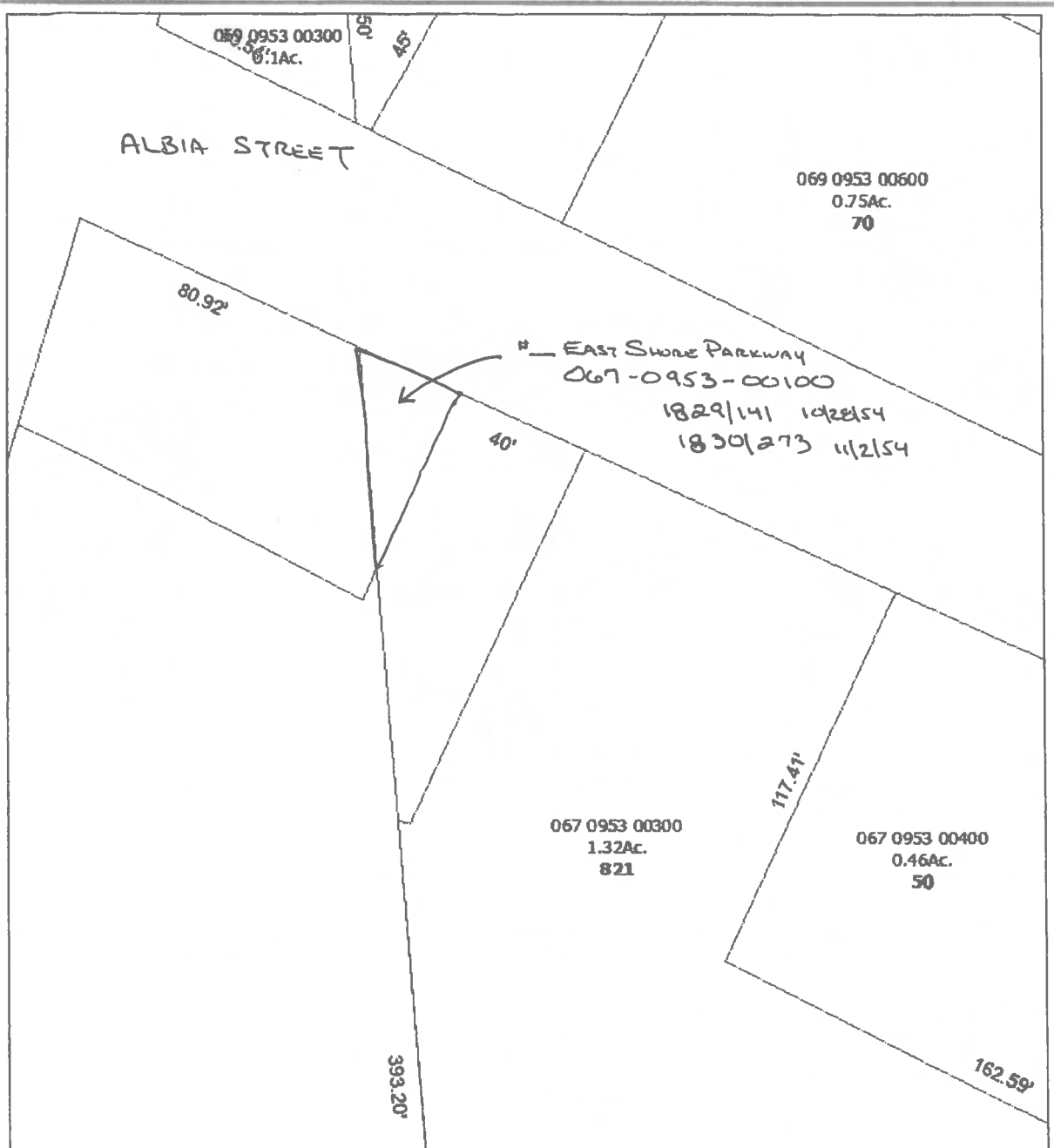
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Date: 5/30/20





Legend

- New Haven Web Parcels
- New Haven Parcels

MY MAP

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Date: 5/30/2023



