# AGENDA FOR SPECIAL MEETING OF THE LIVABLE CITY INITIATIVE BOARD OF DIRECTORS (LCI BOARD) WEDNESDAY

NOVEMBER 29, 2023 at 6:00 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 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: <a href="mailto:etrachte@newhavenct.gov">etrachte@newhavenct.gov</a> Office (203) 946-8373

**Meeting Materials** click here: <a href="https://www.newhavenct.gov/government/boards-commissions/boards-commissions-listed/livable-city-initiative-board">https://www.newhavenct.gov/government/boards-commissions/boards-commissions/boards-commissions/boards-commissions/boards-commissions-listed/livable-city-initiative-board</a>

**Topic: LCI Board Special Meeting November 29, 2023** 

Time: November 29, 2023 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

https://newhavenct.zoom.us/j/84374177664?pwd=jyl73PNQhNkAxXLfXzibwpvkjRtBer.1

Meeting ID: 843 7417 7664 Password: 1234567a

I. Call to Order

II. Approval of Minutes from September 27, 2023 Meeting of LCI Board of Directors

#### III. Action items / New Business

| Property Address          | Type of Sale | Applicant   | Ward |
|---------------------------|--------------|---|------|
| 192 Cedar Street          | Sliver lot   | F. Tenorio Arboleda   | 6    |
| 333 James Street          | Sliver lot   | J. Pozarlik   | 9    |
| 145 Portsea Street        | Sliver lot   | R. Cooper   | 6    |
| 321-325 Dixwell<br>Avenue | Negotiated   | EAST ROCK LODGE, NO. 141, I. B. P. O. E. OF<br>W., INCORPORATED | 22   |

Motion to amend PAD Guidelines

#### • 2023 Meeting Dates

#### <u>Annual Meeting\* / Schedule of Meeting Dates for LCI Board of Directors for 2024:</u>

January 24, 2024\*

February 28, 2024

March 27, 2024

April 24, 2024

May 22, 2024

May 22, 2024

June 26, 2024

June 26, 2024

June 24, 2024

June 24, 2024

June 24, 2024

June 25, 2024

June 26, 2024

3. Nominations for Officers November 29, 2023 / Election of LCI Board Officers January 24, 2024

IV. Adjourn

<sup>\*\*</sup>Full Zoom meeting invitation below

#### <u>LCI Board Meeting Minutes</u> September 27, 2023 (Via Zoom)

**PRESENT:** Hon. Richard Furlow, Nadine Horton, Seth Poole, Arlevia Samuel (Executive Director), Evan Trachten (LCI staff)

**Absent:** Patricia Brett, Ernie Santiago, Taneha Edwards, Addie Kimbrough, Michael Pinto (Office of Corporation Counsel),

Meeting called to order at 6:06 P.M.

Review of LCI Board meeting minutes from May 24, 2023 meeting. A motion to approve was made by Nadine Horton, seconded by Alder Furlow, roll call of members was taken, approved. (Nadine Horton- yes, Alder Furlow- yes, Seth Poole voted present). A few moments after the vote Alder Furlow made a point of Order, and noted Seth voted "present". Seth stated that he intended to vote to approve the minutes with a "yes" vote.

### **New Business**

#### <u>0 Carroll Street (MBP 096 1024 00502)</u>

Evan told the Board that LCI proposes to sell this sliver lot to the adjacent property owner (Renkun) for \$1.00 per square foot for a purchase price of \$2,925. The applicant is experiencing water run-off from this parcel and will make drainage improvements upon taking title. The City sold the applicant a sliver lot many years ago to create a driveway to access 95 Carroll Street,where the applicant constructed a house and resided. The water issue is causing erosion. The City Engineer has visited this site and supports LCI's sale of this parcel. The lot is currently forested and unimproved.

Alder Furlow made a motion to approve the disposition of 0 Carroll Street, seconded by Nadine Horton, roll call was taken, approved unanimously.

#### 1589 Chapel Street

Evan told the Board LCI proposes to sell this vacant lot to Neighborhood Housing Services for \$21,000 as part of an RFP process through the Purchasing Department. The applicant is proposing to develop 2, two-family owner-occupied properties each with an 80% AMI rental unit. There will be a 10-year minimum occupancy period and a 20-year minimum affordability period. The applicant has a great track record developing affordable housing, they are currently developing several properties in Newhallville. The lot is adjacent to larger buildings with much higher density. This development will fill a void in the block. Alder Furlow asked if the neighborhood had been informed about the project, Evan said he didn't believe the applicant presented this project to the CMT. Evan contacted Alder Hamilton about the sale, and she was supportive. Seth asked why we weren't selling this at the non-profit pricing of \$1,000 per unit. Evan told the Board the applicant wanted to offer a competitive bid through the RFP process.

Nadine Horton made a motion to approve the disposition of 1589 Chapel Street, seconded by Alder Furlow, roll call was taken, approved unanimously.

#### 252 Davenport Avenue

Evan told the Board this property was also part of the RFP process. LCI is proposing to sell this vacant lot for \$4,000 to National Veterans Council for Legal Redress who will develop 3 affordable rental units at this site. The rental units will be deed-restricted for 20 years at 80% AMI. This is a local non-profit led by the Monk family, and they have been working with LCI for a few years to build their capacity. Their focus is on helping veterans and the disabled. The applicant offered \$1,000 for the parcel but LCI negotiated the price up to \$4,000. The project will be subject to site plan review by the City Plan Commission. Nadine asked about the timeline and 80% AMI rent. Evan told the Board the LDA gives the applicant 6 months to start the project and 18 months to complete the project. The 80% AMI value is established by HUD / State of Connecticut, Evan didn't know the value off the top of his head. Nadine also asked if this was a supportive housing project with services. Evan said he wasn't 100% sure. Evan contacted Alder Hurt about this sale and he was supportive. Seth asked if this would be one structure, Evan said he wasn't sure, but what is before the Board is an LDA to develop 3-units at this site. A final site plan we be submitted to the City Plan Commission.

Nadine Horton made a motion to approve the disposition of 252 Davenport Avenue, seconded by Alder Furlow, roll call was taken, approved unanimously.

#### 309 Dyer Street

Evan told the Board that this is also part of the RFP and LCI is proposing to sell this vacant lot to Habitat for Humanity for \$15,000. The applicant will develop a single-family property subject to a 10-year occupancy requirement. Habitat for Humanity has a great track record. The site can easily support a single-family property. Evan contacted Alder Wingate and he was supportive of the sale. The buyer will receive a 0% interest mortgage from Habitat and will likely be subject to a 30-year occupancy period by Habitat for Humanity

Alder Furlow made a motion to approve the disposition of 309 Dyer Street, seconded by Nadine Horton, roll call was taken, approved unanimously.

#### 0 East Shore Parkway (MBP 067 0953 00100)

Evan told the Board they recently approved a lot on Albia Street to the New Haven Port Authority. We were informed the property actually contained 2 parcels and this wasn't reflected in the New Haven GIS system. We are proposing to sell this sliver lot at \$2.00 per square foot to the New Haven Port Authority for \$2,640 to be utilized for site control and laydown use. Evan said there has been illegal dumping of tires at this location. The Port isn't currently a taxable entity but when they are profitable, they will be taxed per an agreement with the Board of Alders. Nadine asked to stipulate fencing at this location.

Nadine Horton made a motion to approve the disposition of 0 East Shore Parkway with the condition that the buyer install fencing, seconded by Alder Furlow, roll call was taken, approved unanimously.

#### **634 Howard Avenue**

Evan told the Board LCI proposed to sell this vacant lot to Neighborhood Housing Services for \$10,500 as part of an RFP process through the Purchasing Department. The applicant is proposing to develop a two-family owner-occupied property with an 80% AMI rental unit. There will be a 10-year minimum occupancy period and a 20-year minimum affordability period. The applicant has developed many properties in New Haven. The lot is large enough to easily develop a two-family property. The proposal is in keeping with the existing housing in the area.

Nadine Horton made a motion to approve the disposition of 634 Howard Avenue, seconded by Alder Furlow, roll call was taken, approved unanimously.

#### 83 Lombard Street

Evan told the Board this property was also advertised as part of the RFP and LCI is selecting Douglas Allen Investment Group, LLC. They are proposing to develop 4-8 affordable rental housing units at 80% AMI with a minimum term of 20-years. They offered \$55,000 for the lot. Alder Santiago supports the sale of this lot which is located in his ward. The project will require zoning approval and City Plan site plan review. The applicant recently developed two new structures next to this site at the corner of Downing and Peck. They pulled all permits and completed their development. Seth asked about Peck Alley, Arlevia explained that this Alley provides backyard access to some houses along Peck and Lombard Street.

An adjacent property owner contacted LCI with some concerns. Mr. Wilson Reyes of 89 Lombard expressed concerns about the proposed density and also about an existing retaining wall. Mr. Reyes is concerned future development may disturb his wall and driveway. Alder Sarah Miller also reached out to Evan about Mr. Reyes' concerns. Evan told Alder Miller and Mr. Reyes that there are ample opportunities for public comment such as at LCI Board, the Board of Alders, the Zoning Board, and also the City Plan Commission. LCI supports the development of this site for affordable housing. This is only an approval for the LDA.

Nadine Horton made a motion to approve the disposition of 89 Lombard Street, seconded by Alder Furlow, roll call was taken, approved unanimously.

#### **18 Mill River Street**

Evan told the Board that this is a sliver lot sale to the adjacent property owner. One applicant is an owner occupant (Martinez) the other applicant is an LLC (Smart Properties, LLC). The Town Clerk, Michael Smart, is the principal member of the LLC and has filled out all disclosure forms required for this sale. Attorney Pinto has reviewed the sale and advised LCI that an ethics opinion is not required for this sale. The owner occupant pays \$0.25 per square foot and the LLC pays \$1.50 per square foot per the PAD Guidelines pricing for sliver lots. This lot has been incorporated into the adjacent properties for many years. The City became aware of this land being cared for by the adjacent property owners and Evan reached out to the property owners as we have done many times in the past. The land is fenced-in and cared-for by the adjacent property owners. Alder Furlow told the Board that Attorney Pinto should submit a letter as part of this submission stating that there is no conflict. LCI sees this disposition as a standard sliver lot sale.

Alder Furlow made a motion to approve the disposition of 18 Mill River Street subject to Attorney Pinto sending a letter to the Board of Alders stating there is no conflict of ethics, seconded by Nadine Horton, roll call was taken, approved unanimously.

#### 13 Walnut Street

Evan told the Board this parcel is being split three-ways between two owner-occupants and a non-owner occupant. 15 Walnut, LLC is purchasing half of the lot at \$1.50 per square foot. Mr. Martinez and Mr. Carreno are acquiring portions that parallel their properties at the owner-occupied price of \$0.25 per square foot. No fences will be moved as part of this sale. The land is already being cared for by the applicants. Evan showed the Board maps of each portion to be conveyed. The lot is in close proximity to the previous disposition heard by the Board. The properties will go back on the tax rolls.

Seth Poole made a motion to approve the disposition of 13 Walnut Street, seconded by Nadine Horton, roll call was taken, approved unanimously.

### **Old Business / Discussion**

Alder Furlow told the Board he needed to leave the meeting because he was attending two meetings at once.

Seth opened the discussion portion of the meeting.

Evan told the Board the PAD Guidelines are before LCI Board for review. Evan said the proposed changes are minimal. Evan highlighted some of the proposed updates: removing gender from the guidelines, adding a sentence about the Land Bank, updating the objectives, allowing the Development Administrator to sign contracts to purchase property subject to Board of Alders approval, eliminating the section about sales to religious organizations that violates RILUPA, and increasing the cost of sliver lot sales for commercial uses. The "objectives" have also been updated and "decreasing density" is being removed because we are increasing density. We are also proposing to increase the cost of commercial sliver lots to \$3.00 per square foot. Evan said the PAD committee did their due diligence over the last few months reviewing this document. The Guidelines should be updated every 5 years and it has been over 10 years since the last update.

Seth asked if we should be strengthening LDA's as part of this process. Evan said the guidelines don't touch on the LDA's language. Seth would like to make LDA's more ironclad so there are less loopholes or opportunities for litigation. Seth noted it might make sense to update the PAD Guidelines every 10 years when we review the Charter rather than doing it every 5 years as it currently reads.

Evan noted that Arlevia also left the meeting.

A motion to adjourn was made by Seth Poole, all were in favor.

Meeting adjourned 7:17 PM

#### PAD MEETING MINUTES October 18, 2023

**PRESENT:** Hon. Anna Festa, BoA; Hon. Gerald M. Antunes, BoA; Steve Fontana, Economic Development; Esther Rose-Wilen, City Plan; Evan Trachten, LCI; Maurine

Villani, Tax Office; Clay Williams, Business Development

Guests: Donnell Hilton, City Plan

Meeting called to order at 3:02 P.M.

#### **Roll Call of Members**

The PAD minutes from July 19, 2023 were reviewed and approved with one abstention (Esther Rose-Wilen), and the PAD Minutes from August 16, 2023 were approved unanimously.

## New Business

#### 192 Cedar Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent owner occupant at \$0.25 per square foot for a purchase price of \$762.25. The City didn't offer to split this lot, the other abutting property is owned by Mandy Management. Alder Carmen Rodriguez supports the sale of this lot to the adjacent owner occupant.

The lot has a few trees and will create a nice side yard area. Evan noted this lot is too small for Habitat for Humanity to develop a home so we think this is the best use as a side-yard. Alder Festa asked why not build a tiny house, is that being looked at? Evan said the City hasn't embraced building in-fill tiny houses. Evan thinks a cluster of tiny houses would be better received than scattered sites based on discussions with residents. The lot is non-conforming so it would be possible to site a tiny house on this lot, but we are proposing to sell this as a sliver lot. Evan noted, it may be a good idea to permit sliver lot owner's to develop accessory dwelling units on sliver lots in the future, that's a future policy discussion for staff and Alders. Alder Festa thinks we should investigate this idea. Evan noted tiny houses need to be able to obtain a Certificate of Occupancy. Esther noted the greenery on Cedar Street is sparse, and keeping the trees on the sliver lot would be beneficial.

A motion was made to approve the item by Maurine Villani, seconded by Alder Antunes, roll call was taken, approved unanimously.

#### 333 James Street

Evan told the committee this is a sliver lot sale to an owner occupant at \$0.25 per square foot. The City sold the applicant a few feet of this lot years ago, and now would like to sell the remaining portion of the lot to the applicant. The applicant will utilize this lot as a side yard area. Evan met with Alder Herrera and she supports the sale. The owner will fence the lot at the request of Alder Herrera. The lot isn't buildable because it's a narrow corner lot. This is a typical sliver lot sale. There has been a lot of illegal dumping at this site over the last few years.

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

#### 145 Portsea Street

Evan told the committee the City is proposing to sell this sliver lot to the adjacent owner occupant for \$0.25 per square foot for a purchase price of \$292.00. This is a narrow strip of land at 10' wide. It is already paved and used as a driveway. LCI sold the other half of this lot to the other abutting property owner many years ago. Alder Carmen Rodriguez supports this sale. This is a why we created the sliver lot program to sell small strips.

A motion was made to approve the item by Alder Antunes, seconded by Maurine Villani, roll call was taken, approved unanimously

#### 321-325 Dixwell Avenue

Evan told the committee the City is proposing to sell this vacant to the Elks as a negotiated sale at \$2.00 per square foot for a purchase price of \$22,500. The Elks have been working with the City of New Haven on the Dixwell Plaza redevelopment. The City has been assisting the Elks with their relocation, we were planning to sell them a parcel on County Street, but they purchased a property at 329 Dixwell Avenue on the private market. This lot will serve as parking and site control. There is a letter of support from Alder Morrison for this property.

Evan said the lot was appraised at \$105,000 but LCI discounted the price because of the City's commitment to assist the Elks with their relocation. LCI recognized we needed to bring in revenue as part of this sale and not sell the parcel for \$1.00. LCI negotiated with the Elks and arrived at \$2.00 per square foot, based upon good faith efforts during the Plaza relocation. The Elks will be appearing at Zoning next month and will need City Plan Site Plan approval. The Elks have been a great asset to the community.

Alder Antunes asked if the City offered the abutting neighbor any of the land? Evan said no because all the land is needed for parking. The project is part of the Dixwell revitalization, and it takes priority over increasing an adjacent side yard. Evan noted that the two lots are non-conforming and are merged under zoning; zoning relief would be required to split them if we were trying to sell a portion of the lot to the neighbor. Evan said we are utilizing the lot to a higher use as part of the Elks redevelopment of this site. Alder Antunes asked if would have any legal issues by not selling land to the neighbor, Evan said no. The Elk's project is a top priority for the City. Moving the Elks to this site will help transform this area. There is a lot of development in this area.

Alder Festa asked how long the lot has been vacant, and if there were any other interested applicants? Evan said no, it has been City owned for probably 10-years. Alder Festa asked about the appraised value, she said the value could be higher than \$105,000 perhaps two or three times higher. Evan said the justification for \$2.00 per square foot is based on prior commitments by the City, and for the Elks being the catalyst to move the Plaza project along. Evan said selling this lot for \$1.00 would not be fiscally responsible so LCI negotiated to \$2.00 per square foot. Alder Antunes asked if this would be taxable? The Elks are a taxable entity, and the City will get taxes from this sale. The Elk's will be eligible for an Assessment Deferral, which is as-of-right. Esther said Site plan review is required due to the parking and other technical aspects such as storm water management.

A motion was made by Clay Williams, seconded by Alder Antunes, roll call was taken, approved with 6 yes votes (Maurine had a technical issue and was unable to vote during roll call. She called Evan after the meeting to inform him of the issue, and stated for the record she votes yes on this item which would haven been 7 yes votes / unanimous approval).

Steve asked Evan to follow up With the Development Administrator about the PAD Guidelines. Evan told the PAD committee the guidelines are tabled at LCI Board, and he would follow up.

A motion to adjourn was made by Clay Williams, seconded by Alder Festa, all were in favor, meeting adjourned 3:30PM.

### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

## **Disposition Summary Sheet**

#### **Property Description**

| Proper    | ty Address  | Ma            | Map-Block-Parcel Zoni |               | Zoning Ward                   |      | erty Type | Total legal units                     |  |
|-----------|-------------|---------------|-----------------------|---------------|-------------------------------|------|-----------|---------------------------------------|--|
| 192 C     | edar Street | 1<br>1        | 265 0084 00300        | RM-2 6        |                               | SI   | iver lot  | N/A                                   |  |
| 20        | 70%         | of Assessn    | nent                  | Property Size |                               |      |           |                                       |  |
| Land + OB | Building    | Other         | Total Value           | For           | Tax Purpo                     | oses | Lot Size  | Total sq. ft.                         |  |
| \$ 32,200 | N/A         | N/A \$ 32,200 |                       | 9             | For Tax Purposes<br>\$ 22,540 |      |           | 30' X 107' 3,049 Sq./ Ft. Per Assesso |  |

## Property Value Information

| Appraised Value | Appraised by | Date          | Type of Sale                                 | Offered amount                                       | Rehab costs | LCI Recommended |
|-----------------|--------------|---------------|--|--|-------------|-----------------|
| \$ 32,200       | Vision       | 10/1/20<br>22 | Sliver lot to<br>owner-occupant /<br>CD area | \$0.25 per sq./ft.<br>@ 3,049 sq./ft.<br>\$762.25.00 | N/A         | \$ 762.25       |

#### Prior Notifications Sent to

| Alderperson | Name of Alderperson            | Management Team | Other interested parties |
|-------------|--------------------------------|-----------------|--------------------------|
| Yes X No 🗌  | Hon. Carmen Rodriguez 6th Ward | N/A             | N/A                      |

#### Applicant's Information

| Applicant's name, address & tele   | ohone:                | Name, address & telephone of contact person: |                               |  |  |
|--|-----------------------|--|-------------------------------|--|--|
| Fernando Tenorio Arboleda<br>190 Cedar Street New Haven CT 06519                 |                       |  |                               |  |  |
| Applicant's City property tax status:  | Review date           | Reviewed by:                                 | Comments                      |  |  |
| Current  | 10/11 /2023           | Staff  | Current                       |  |  |
| Proposal: The City of New Haven Livable  | City Initiative propo | oses the disposition of a sl                 | iver lot to an owner occupant |  |  |
| General discussion The City of New Have owner. This parcel will be utilized as a |                       | pose of this sliver lot to                   | the adjacent property         |  |  |
| Owner Occupancy? N/A /   |                       | 1  |                               |  |  |
| Prepared MALS Date   | Conc                  | urred Mil                                    | - Date 10/11/                 |  |  |

| Committee       | Date       | Action |
|-----------------|------------|--------|
| PAD             | 10/18/2023 |        |
| City Plan       | 11/15/2023 |        |
| L.C.I.          | 11/22/2023 |        |
| Board of Alders | 12/18/2023 |        |

## **PRIOR NOTIFICATION FORM**

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

| ТО  | :            | Hon. C                                  | armen Rodriguez 6 <sup>th</sup> Ward   |
|-----|--------------|---|--|
|     |              |   |  |
| DA  | TE:          | October 6, 2023                         |  |
| FRO | OM:          | Department                              | Livable City Initiative  |
|     |              | Person                                  | Evan Trachten Telephone X 8373   |
|     |              | form you that the foll of Aldermen.     | owing matter affecting your ward(s) will be submitted  |
|     |              | of sliver lot at 192 Ceda<br>yard area. | r Street to adjacent owner occupant. The property will be  |
|     |              |   |  |
|     |              |   |  |
|     |              |   |  |
|     |              |   |  |
|     |              |   |  |
| Che | Democ        | if this an appointment<br>rat           | to a commission  |
|     | Republ       | ican                                    |  |
|     | Unaffil<br>r | iated/Independent/Oth                   | ne   |
|     |              | INSTRU                                  | CTIONS TO DEPARTMENTS  |
| 1.  | Departn      | nents are responsible for se            | ending this form to the alderperson(s) affected by the item.   |
| 2.  |              |   | red) directly to the alderperson(s) <b>before</b> it is submitted to the e Board of Aldermen agenda. |

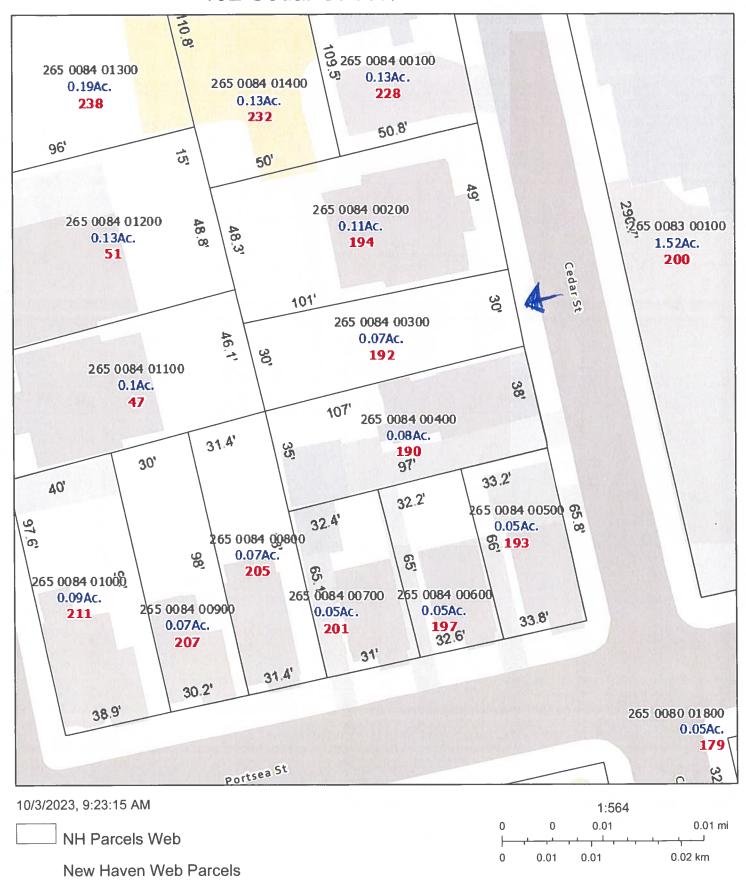
3. The date entry must be completed with the date this form was sent the alderperson(s).

4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

| U                  | JRRENT OW                | /NER       |                       | TOPO           | U          | TILITIES | ST        | RT / ROAL                        | LOC                           | ATION   |                      |                   |          | URRENT   |  |                         |                                      |               |  |   |   |
|--------------------|--------------------------|------------|-----------------------|----------------|------------|----------|-----------|----------------------------------|-------------------------------|---------|----------------------|-------------------|----------|--|--|-------------------------|--------------------------------------|---------------|--|---|---|
| CITY OF NE         | W HAVEN                  |            |                       |                |            |          |           | _                                |                               |         |                      | escription COM LN | n        | Code 21  | Asse   | 32,20                   |                                      | Assess        | ed<br>22,540                           |   | 6093                                    |
|                    |                          |            |                       |                |            |          |           |                                  |                               |         |                      | OWI LIN           |          | 21   |  | 52,20                   |                                      |               | 22,040                                 |   |   |
| 165 CHURC          |                          | 06510      | TAX<br>CEI            | XABLE<br>NSUS  | 06<br>1403 | SUPPLE   |           | I/E REPO<br>TAX DIST<br>GIS PROF |                               |         |                      |                   |          |  |  |                         |                                      |               |  |   | HAVEN, CT                               |
|                    |                          |            |                       | DCK :<br>ERY G | 2033       |          | - 1       |                                  |                               |         |                      |                   |          |  |  |                         |                                      |               |  | AIS                                     | SION                                    |
|                    |                          |            | GIS                   | SID            | 15335      |          |           | Assoc Pid                        | #                             |         |                      |                   |          | Total  |  | 32,20                   | 00                                   | - 2           | 22,540                                 |   |   |
| RI                 | CORD OF C                | WNERSH     | IIP                   | BK-\           | OL/PAGE    | SALE     | DATE Q    | /U V/I                           | SALE PRI                      | CE V    | _                    |                   | .,       | PREV   |  | SSESS                   | SMENT                                | TS (HIS       | TORY)                                  |   |   |
| CITY OF NE         |                          |            |                       | 789            |            | 03-06-   |           | n   i                            |                               | 0 1     |                      |                   | As       | sessed   | Year   |                         | Asse                                 | essed V       | Year                                   | -                                       | Assessed                                |
| WARD AND           | REW ET AL                |            |                       | 507            | 73 0170    | 11-21-   | ·1996   1 | UII                              |                               | 0 1     | 202                  | 2 21              | l.       | 22,540   | 2021   | 21                      |                                      | 22,540        | 2021                                   | 21                                      | 22,54                                   |
|                    |                          |            |                       | -  -           |            |          |           |                                  |                               |         |                      |                   | 5784     | T. SERVICE   | 199  |                         |                                      |               |  |   |   |
|                    |                          | EXEMPT     | IONE                  |                |            |          |           | OT                               | HER ASSE                      | COMEN   | TC                   | Tota              | al       | 22,540   |  | Tota                    |                                      | 22,540        |  | Total<br>or or Assess                   | 22,54                                   |
| Year Co            | de                       | Descrip    |                       |                | Amount     | Code     | e Des     | scription                        | Number                        |         | mount                | Con               | nm Int   | I nis signa  | iture ackii  | lowledges               | s a visit                            | by a Data     | Conecic                                | ii Ui Assess                            | OI .                                    |
|                    |                          |            |                       | Table 1        |            |          |           |                                  |                               |         |                      |                   |          |  |  |                         |                                      |               |  |   | -                                       |
|                    |                          |            |                       |                |            |          |           |                                  |                               |         |                      |                   |          |  |  | APPR                    | AISEL                                | D VALU        | ESUM                                   | MARY_                                   |   |
|                    |                          |            |                       | Total          | 0.0        | 00       |           |                                  |                               |         |                      |                   |          | Appraise   | ed Bldg.   | Value (                 | Card)                                |               |  |   |   |
|                    |                          |            |                       | AS             | SESSING    | NEIGHB   | ORHOO     |                                  |                               |         |                      |                   |          | Appraise   | ed Xf (B)  | ) Value (               | (Bldg)                               |               |  |   |   |
| Nb<br>20           |                          |            | ohd Name<br>OUTH HILI |                |            | В        |           | Trac                             | cing                          | -       | - t                  | Batch             |          | Appraise   | ed Ob (B   | 3) Value                | (Bldg)                               | )             |  |   |   |
| 20                 | 00                       | SC         | OTH HILL              | -              | A          | OTES     |           |                                  |                               | -       |                      |                   |          | Appraise   | ed Land  | Value (I                | Bldg)                                |               |  |   | 32,2                                    |
| 1 12 11 1          |                          |            |                       |                |            | OILS     |           |                                  |                               |         |                      |                   |          |  |  |                         |                                      |               | 1                                      |   | 20.5                                    |
|                    |                          |            |                       |                |            |          |           |                                  |                               |         |                      |                   |          | Special I  | Land Va  | ılue                    |                                      |               | - 1                                    |   | 22,5                                    |
|                    |                          |            |                       |                |            |          |           |                                  |                               |         |                      |                   |          | Special I<br>Total Ap                                |  |                         | Value                                |               |  |   | ·                                       |
|                    |                          |            |                       |                |            |          |           |                                  |                               |         |                      |                   |          |  | praised  | Parcel \                | Value                                |               | WE -4                                  |   | 32,2                                    |
|                    |                          |            |                       |                |            |          |           |                                  |                               |         |                      |                   |          | Total Ap   | praised<br>on Metho                                  | Parcel \                | YE.                                  |               |  |   | 32,2                                    |
|                    | ***                      |            |                       |                | UILDING F  |          |           |                                  |                               |         |                      | 1. 17             |          | Total Ap Valuatio                                    | praised<br>on Metho                                  | Parcel VIS              | Value                                | HANGE         |  |   | 32,20                                   |
|                    | Issue Date               | Туре       | Descr                 | iption         | Amount     | Insp [   |           | Comp [                           | Date Comp                     | I DWO 5 | 11000                | ments             |          | Total Ap Valuation Total Ap                          | praised on Metho                                     | Parcel \ I Parcel \ VIS | Value<br>IT / CI<br>Type             | HANGE<br>Is C | d [                                    | Purpos                                  | 32,2                                    |
| Permit Id<br>05385 | Issue Date<br>06-12-1996 |            | Descr<br>Demolisi     | iption         | Amount     |          |           |                                  | Date Comp                     | TWO F   | 11000                | ments             |          | Total Ap Valuatio                                    | praised  praised  praised  praised  2011             | Parcel VIS              | Value                                | HANGE<br>Is C | 70 Fiel<br>99 Vac                      | Purpos<br>d Review<br>ant               | 22,5-<br>32,20<br>32,20<br>t/Result     |
| 05385              | 06-12-1996               | DE         | Demolisi              | iption h       | Amount     | Insp I   | Date %    | LAND LI                          | NE VALUA                      | TION S  | AMILY<br>ECTION      |                   | A. 1 (2) | Total Ap Valuation Total Ap Dat 06-08- 12-15- 07-20- | praised on Methoppraised operaised te 2011 2010 2001 | Parcel Visibility Id    | Value<br>ST / CI<br>Type<br>04<br>03 | HANGE<br>Is C | 70 Fiel<br>99 Vac<br>15 Rev            | Purpos<br>d Review<br>ant<br>riew Again | 32,20<br>t/Result<br>st Field Cd        |
| 05385<br>Use Cod   | 06-12-1996<br>Descrip    | DE tion Zo | Demolisi              | iption         | Amount (   | Insp I   | Date %    | Comp II<br>100                   | <b>NE VALUA</b><br>Site Index | TION S  | AMILY  ECTION  Nbhd. | /<br>Nbhd. Ad     | ij       | Total Ap Valuation Total Ap Dat 06-08- 12-15- 07-20- | praised  praised  praised  praised  2011             | Parcel Visibility Id    | Value<br>ST / CI<br>Type<br>04<br>03 | HANGE<br>Is C | Od Fiel<br>70 Fiel<br>99 Vac<br>15 Rev | Purpos<br>d Review<br>ant<br>riew Again | 32,20 t/Result st Field Cd              |
| 05385              | 06-12-1996               | DE tion Zo | Demolisi              | iption h       | Amount (   | Insp I   | Date %    | LAND LI                          | <b>NE VALUA</b><br>Site Index | TION S  | AMILY<br>ECTION      |                   | ij i     | Total Ap Valuation Total Ap Dat 06-08- 12-15- 07-20- | praised on Methoppraised operaised te 2011 2010 2001 | Parcel Visibility Id    | Value<br>ST / CI<br>Type<br>04<br>03 | HANGE<br>Is C | 70 Fiel<br>99 Vac<br>15 Rev            | Purpos<br>d Review<br>ant<br>riew Again | 32,20 t/Result st Field Cd              |
| Use Cod            | 06-12-1996<br>Descrip    | DE tion Zo | Demolisi              | iption h       | Amount (   | Insp I   | Date %    | Comp II<br>100                   | <b>NE VALUA</b><br>Site Index | TION S  | AMILY  ECTION  Nbhd. | /<br>Nbhd. Ad     | ij l     | Total Ap Valuation Total Ap Dat 06-08- 12-15- 07-20- | praised on Methoppraised operaised te 2011 2010 2001 | Parcel Visibility Id    | Value<br>ST / CI<br>Type<br>04<br>03 | HANGE<br>Is C | Od Fiel<br>70 Fiel<br>99 Vac<br>15 Rev | Purpos<br>d Review<br>ant<br>riew Again | 32,2<br>32,2<br>t/Result<br>st Field Cd |
| Use Cod            | 06-12-1996<br>Descrip    | DE tion Zo | Demolisi              | iption h       | Amount (   | Insp I   | Date %    | Comp II<br>100                   | <b>NE VALUA</b><br>Site Index | TION S  | AMILY  ECTION  Nbhd. | /<br>Nbhd. Ad     | ij l     | Total Ap Valuation Total Ap Dat 06-08- 12-15- 07-20- | praised on Methoppraised operaised te 2011 2010 2001 | Parcel Visibility Id    | Value<br>ST / CI<br>Type<br>04<br>03 | HANGE<br>Is C | Od Fiel<br>70 Fiel<br>99 Vac<br>15 Rev | Purpos<br>d Review<br>ant<br>riew Again | 32,2 32,2 t/Result st Field Cd          |

|   | Code  | NBHD Code  OB - OL  Code Description                                    | Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Interior Conditio Fin Bsmnt Area Fin Bsmnt Qual         | Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 2 Interior Fir 1 Interior Fir 1 Interior Fir 2 Heat Fuel | ement                         |
|---|---|---|--|---|-------------------------------|
|   | Description   | OUTBUIL<br>Ition UB   |  | 00  | Cd<br>Cd                      |
|   | BUILDING SUB-AREA SUMMARY SECTION   Living Area Floor Area Eff Area | OB - OUTBUILDING & YARD ITEMS(L) / Scription UB Units Unit Price Yr Blt |  | Vacant  | Cd Description 99 Vacant Land |
|   |   | \Q\ <b>X</b>  | Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition % Percent Good | Parcel Id  Adjust Type Code Condo Fir Condo Unit COST / MARK Building Value New   | Element Cd                    |
| 5 | Unit Cost Undeprec Value  | Appr. Value   | <b>→00</b> 00  | CONDO DATA  C   Owne    B   S    S    C   Owne    B   S    S    S    S    S    S    S   | Element Cd Description        |
|   |   |   |  |   |                               |
|   |   |   |  | No Sketch   |                               |
|   |   |   |  |   |                               |

## 192 Cedar Street / Sliver lot sale



## 192 Cedar Street / Sliver lot sale to adjacent owner occupant



## LIVABLE CITY INITIATIVE -PROPERTY DIVISION

### **Disposition Summary Sheet**

#### **Property Description**

| Prope              | rty Address                  | Mar               | Map-Block-Parcel 283 0346 04900 283 0346 05000 |     | Ward                          | Property Type |                     | Total legal units                  |  |
|--------------------|------------------------------|-------------------|--|-----|-------------------------------|---------------|---------------------|------------------------------------|--|
|                    | xwell Avenue<br>xwell Avenue |                   |  |     | BA 22 Build<br>BA             |               | ldable Lot Per Zoni |                                    |  |
| 2                  | 70%                          | 70% of Assessment |  |     | perty Size                    |               |                     |                                    |  |
| Land + OB          | Building                     | Other             | Total Value                                    | For | Tax Purpe                     | oses          | Lot Size            | Total sq. ft.                      |  |
| \$68,200<br>68,600 | N/A                          |                   | \$ 136,800                                     |     | For Tax Purposes<br>\$ 95,760 |               | 75' X 150'          | 11,250 Sq./<br>Ft.<br>Per Assessor |  |

#### **Property Value Information**

| Appraised Value | Appraised by          | Date    | Type of Sale | Offered amount            | Rehab costs | LCI Recommended |
|-----------------|-----------------------|---------|--------------|---------------------------|-------------|-----------------|
| \$105,000.00    | Esposito & Associates | 9/1/202 | Negotiated   | \$2.00 per<br>square foot | TBD         | \$22,500        |

#### Prior Notifications Sent to

| Alderperson | Name of Alderperson       | Management Team | Other interested parties |
|-------------|---------------------------|-----------------|--------------------------|
| Yes X No 🗌  | Hon. Jeanette L. Morrison | N/A             | N/A                      |

## Applicant's Information

| Applicant's name, address & telep  | ohone:      | Name, address & telephone of contact person:  C/O Gary Hogan |          |  |  |  |
|--|-------------|--|----------|--|--|--|
| EAST ROCK LODGE, NO. 141, I. B. P. O. E. O<br>INCORPORATED<br>87 Webster Street New Haven CT 06511 | F W.,       |  |          |  |  |  |
| Applicant's City property tax status:  | Review date | Reviewed by:   | Comments |  |  |  |
| Current  | 10/11/2023  | Staff  | Current  |  |  |  |

General discussion: The City of New Haven proposes to dispose of this vacant lot to be utilized for parking and site control as part of the business relocation for the Dixwell Plaza redevelopment. The applicant has been working with the City of New Haven on the Dixwell Commercial Corridor Revitalization. The applicant is currently in the process of redeveloping an existing structure at 329 Dixwell Avenue to serve as the "Elks Lodge".

Prepared by: Date 10/11/2 Concurred by: Date 10/11/2

| Committee       | Date       | Action |
|-----------------|------------|--------|
|                 | 10/18/2023 |        |
| PAD             |            |        |
|                 | 11/15/2023 |        |
| City Plan       |            |        |
|                 | 11/22/2023 |        |
| L.C.I.          |            |        |
|                 | 12/18/2023 |        |
| Board of Alders |            |        |

## **PRIOR NOTIFICATION FORM**

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

| TO:             | Hon. J                                   | leanette Morrison 22 <sup>nd</sup> Ward   |
|-----------------|--|---|
| DATE:           | September 14, 202                        | 23  |
| FROM:           | Department                               | Livable City Initiative   |
|                 | Person                                   | Evan Trachten Telephone X 8373  |
|                 | nform you that the fol<br>d of Aldermen. | llowing matter affecting your ward(s) will be submitted   |
|                 |  | 5 Dixwell Avenue to EAST ROCK LODGE, NO. 141, I. B. P. Elks Lodge) to be used for site control and parking. |
|                 |  |   |
| Check one Democ | if this an appointmen                    | t to a commission   |
| Repub           | lican                                    |   |
| Unaffil<br>r    | liated/Independent/Ot                    | he  |
|                 | INSTRU                                   | JCTIONS 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) <u>before</u> 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.

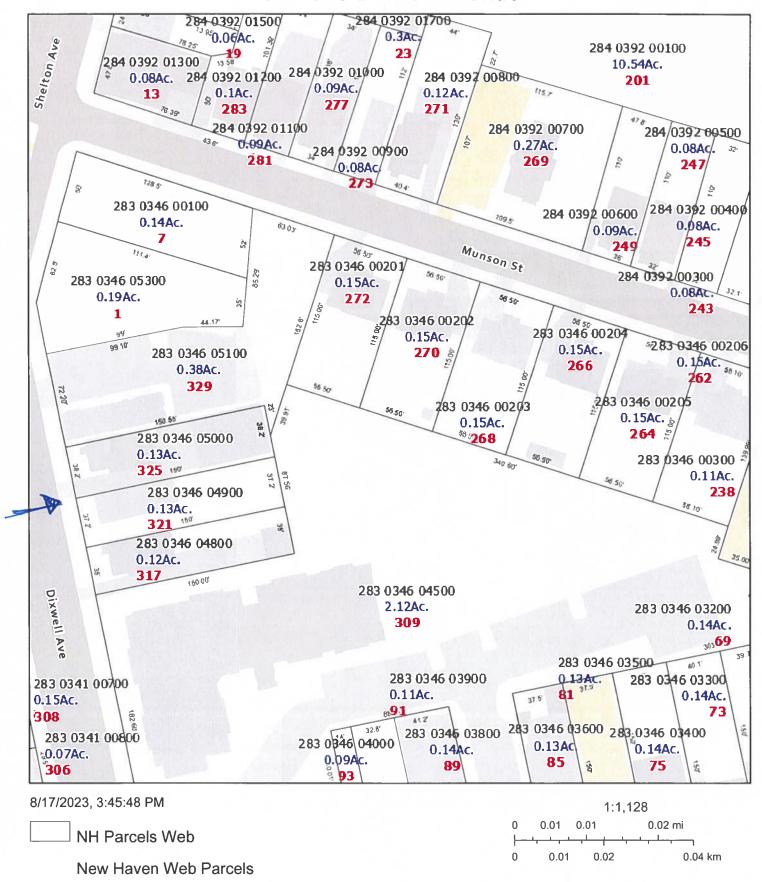
| CL                     | JRRENT  | OWNER    |            |        | TOPO             | UT         | ILITIES                  | STRI  | T/ROA          | D LOC      | ATION  |          |                    |       | JRRENT        |            |               | <u>T</u> |                           |              |                |            |
|------------------------|---------|----------|------------|--------|------------------|------------|--------------------------|-------|----------------|------------|--------|----------|--------------------|-------|---------------|------------|---------------|----------|---------------------------|--------------|----------------|------------|
| ITY OF NE              | W HAVEI | ٧        |            |        |                  |            |                          |       |                |            |        |          | Description /C I L | - '   | Code<br>53    | Asse       | essed<br>68,2 | 20       | Assess                    | ed<br>47,740 | 6              | 093        |
|                        |         |          |            |        |                  |            |                          |       |                |            |        | 7~,      | 7012               |       | 55            |            | 00,2          |          |                           | 17,740       | 120            |            |
| 65 CHURCI              | H ST    |          |            | ΔIt I  | Prol ID          | S          | UPPLEMEN                 |       | DATA<br>E REPO | 110 -      |        | _        |                    |       |               |            |               |          |                           |              | NEW H          | AVEN, CT   |
|                        |         |          |            | WA     | RD 22            |            |                          | TA    | AX DIST        |            |        |          |                    |       | S 4           |            |               |          |                           |              |                | Y-JEST-    |
| EW HAVEN               | N C     | г с      | 6510       |        | KABLE<br>NSUS 14 | 16         |                          | G     | IS PRO         | •          |        |          |                    |       | 7.57          |            |               |          |                           |              |                |            |
|                        |         |          |            | BLC    | OCK 40           |            |                          |       |                |            |        |          |                    |       |               |            |               |          |                           |              | VIS            | ION        |
|                        |         |          |            |        | ERY G            |            |                          |       |                |            |        |          |                    |       | 5-00          |            |               |          |                           |              |                |            |
|                        |         |          |            | GIS    |                  | 099        |                          |       | ssoc Pid       |            |        |          | THE WAY            | -     | Total         |            | 68,2          |          |                           | 47,740       |                | Www.       |
|                        | CORD C  |          | ERSHIP     |        | _                | _          | SALE DATE                |       | V/I            | SALE PRI   |        | 1/-      | r Code             | Ass   | PREV<br>essed | Year       |               |          | <b>TS (HIS</b><br>essed ∨ |              | Code           | Assessed   |
| ITY OF NE'<br>EJAS MAU |         | N        |            |        | 9569<br>9569     |            | 05-09-2017<br>05-09-2017 | U     | V              | 30         | 000 1  | _        |                    | 7100  | 47,740        | 2021       | 53            | 7.00     | 47,740                    |              | 53             | 47,74      |
| EJAS MAJI              | RICIO   |          |            |        | 9380             | 0170       | 02-03-2016               | U     | V              | 16         | ,000 1 | 3        |                    |       | 34            |            |               |          |                           |              |                | H = 10     |
| STES CEC<br>ITY OF NE  |         | ı        |            |        | 8612<br>8489     | I b        | 10-26-2010<br>01-08-2010 | U     | V              | 9          | 0 1    |          |                    |       | JE 17 1       |            |               |          |                           |              |                |            |
| 0. 112                 |         |          |            |        | 0.00             |            | 0.00 =0.0                |       |                |            |        | <u> </u> | Total              |       | 47,740        | 7          | Tota          | -        | 47.74                     | )            | Total          | 47,7       |
|                        |         |          | MPTION     |        |                  |            |                          |       |                | HER ASSE   |        |          | 70.00              |       |               | ture ackr  |               |          |                           |              | or or Assessor |            |
| rear Coo               | de      | De       | escription | 1      | /                | Amount     | Code                     | Descr | ription        | Number     | A      | mount    | Comn               | n Int | -             |            |               |          |                           |              |                |            |
|                        |         |          |            |        |                  |            |                          |       |                |            | 100.1  |          |                    | 1     |               |            | APPE          | AISE     | D VALU                    | IE SI IN     | MARY           | 10000      |
|                        |         |          |            |        |                  |            |                          |       |                |            |        |          |                    |       | Appraise      | d Blda     |               |          |                           |              | ins are i      |            |
|                        |         |          |            |        | Total            | 0.0        | 0<br>IEIGHBORH           | 000   |                | <u> </u>   |        |          |                    |       | Appraise      | THE PERSON |               |          |                           |              |                |            |
| Nbl                    | hd      |          | Nbhd       | Name   |                  | E          |                          | 000   | Tra            | cing       |        |          | Batch              |       | Appraise      |            |               |          |                           |              |                |            |
| DX                     | (3      | 100      | DIXWI      | ELL PF | 2                | į.         | ,                        |       |                |            |        |          |                    |       | Appraise      | 38         |               |          | ,                         |              |                | 68,20      |
|                        |         |          |            |        |                  | N          | OTES                     |       |                |            |        |          |                    |       | Special I     |            |               | Diag)    |                           |              |                | 00,20      |
| LDG REMO               |         |          |            |        |                  |            |                          |       |                |            |        |          |                    | ina.  | Total Ap      |            |               | \/alue   |                           |              |                | 68,20      |
| ARS FROM               | ABUTTI  | NG SER   | VICE SH    | IOP ON | LOT              |            |                          |       |                |            |        |          |                    | 1     |               |            |               | value    |                           |              |                |            |
|                        |         |          |            |        |                  |            |                          |       |                |            |        |          |                    |       | Valuatio      | n Meth     | oa            |          |                           | Blath        |                |            |
|                        |         |          |            |        |                  |            |                          |       |                |            |        |          |                    |       |               |            |               |          |                           |              |                |            |
|                        |         |          |            |        |                  |            | ASSR CHA                 | ANGE  |                |            |        |          |                    |       |               |            |               |          |                           |              | 14.            | 00.00      |
|                        |         |          |            |        | DU               | II DINC DI | ERMIT RECO               |       |                |            |        |          |                    |       | Total Ap      | praisec    |               |          | HANGI                     | LICT         | 1DV            | 68,20      |
| Permit Id              | Issue D | ate T    | ype        | Descr  |                  | Amount     | Insp Date                |       | Comp I         | Date Comp  |        | Com      | nments             |       | Dat           | te         |               | Туре     |                           | Cd           | Purpost        | /Result    |
|                        |         |          |            | P. Y   | No.              |            |                          |       |                |            |        |          | 100                | p E-  | 12-30-        |            | GM            |          |                           |              | ant            | . F:-14 O4 |
|                        |         |          |            |        | 400              |            |                          | -05   |                |            |        |          |                    |       | 11-28-        | 2001       | TM            |          |                           | 45 Rev       | view Agains    | t Fleid Cd |
|                        |         |          |            |        |                  |            |                          |       |                |            |        |          |                    |       |               |            |               |          |                           |              |                |            |
| 1                      |         |          | 100        |        |                  |            |                          |       |                |            | 10.1   |          |                    | 0     |               |            |               |          |                           |              |                |            |
|                        |         |          |            |        |                  |            |                          |       | AND            | NE VALUA   | TION C | CTIO     | M                  |       | E I A         |            |               |          |                           |              |                |            |
| Usa Osda               |         | - d-Alan | Zone       | 10     | Land Time        | Land U     | nits Unit Pr             | _     |                | Site Index |        |          |                    |       | No            | ites       |               | Loor     | ation Ad                  | uotmon       | Adi Linit E    | Land Valu  |
| Use Code               |         | cription |            | LA     | Land Type        |            |                          |       |                | 3.00%      |        |          |                    |       | INC           | iles       | 1             | LUCa     | ation Au                  |              |                |            |
| 9099                   | EC VAC  | ANT      | BA         | 0      |                  | 5,550      | SF 1                     | 5.96  | 1.00000        | С          | 1.00   | DX4      | 0.770              |       |               |            |               |          |                           | 1.0000       | 12.29          | 68,20      |
|                        | IS V    |          |            |        |                  |            |                          |       |                |            |        |          |                    |       |               |            |               |          |                           |              | 1 :::          |            |
| C W.                   | 1.6     |          | 3          |        |                  |            |                          | -     |                | 1          |        |          |                    |       |               |            |               |          |                           |              |                |            |
|                        |         |          |            |        |                  |            |                          | 1     |                |            | 62,    |          |                    |       |               |            |               |          |                           |              |                |            |
|                        |         |          | 1 2 3      |        |                  |            |                          |       |                |            |        |          |                    |       |               |            |               |          |                           |              |                | +          |
|                        |         |          |            | Co.    |                  | 550 SF     |                          |       |                | Area 0     |        |          |                    |       |               |            |               | 1        |                           |              | and Value      | 68,2       |

Property Location 321 DIXWELL AV Map ID 283/ 0346/ 04900/ / **Bldg Name** State Use 9099 Print Date 10/11/2023 9.23.12 A Vision ID 17099 Account # 283 0346 04900 Bldq # 1 Sec # 1 of 1 Card # 1 of 1 CONSTRUCTION DETAIL (CONTINUED) CONSTRUCTION DETAIL Element Cd Description Element Cd Description Style 99 Vacant Land Model 00 Vacant Grade Stories CONDO DATA Occupancy Exterior Wall 1 Parcel Id C Owne В S Exterior Wall 2 Description Factor% Adjust Type Code Roof Structure Condo Fir Roof Cover Condo Unit Interior Wall 1 COST / MARKET VALUATION Interior Wall 2 Interior Flr 1 Building Value New 0 Interior Flr 2 Heat Fuel No Sketch Heat Type: Year Built 0 AC Type: 0 Effective Year Built Total Bedrooms Depreciation Code Total Bthrms: Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs Depreciation % Total Rooms: Functional Obsol 0 Bath Style: External Obsol 0 Kitchen Style: Trend Factor Interior Conditio Condition Fin Bsmnt Area Condition % Fin Bsmnt Qual Percent Good NBHD Code 0 RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Code Description L/B Units Unit Price Yr Blt Cond. Cd | % Gd | Grade Grade Adj. | Appr. Value BUILDING SUB-AREA SUMMARY SECTION Code Description Living Area | Floor Area | Eff Area Unit Cost Undeprec Value 0 Ttl Gross Liv / Lease Area 0 0 0

| ITY OF NE  | URRENT OW  | NEK              |                 | TOPO              | U                  | TLITIES                  | STRT    | /ROA           | D LOC                  | ATION   |                        |           | CURREN  | T ASSE  | SSMEN                               |                              |               |              |  |                                   |
|--|--|------------------|-----------------|-------------------|--------------------|--------------------------|---------|----------------|------------------------|---------|------------------------|-----------|---|---|-------------------------------------|------------------------------|---------------|--------------|--|-----------------------------------|
|  | W HAVEN  |                  |                 |                   |                    |                          |         |                |                        | E 173   |                        | scription | Code  | Ass   | essed                               |                              | Assess        |              |  | 093                               |
|  |  |                  | $\mathbf{H}$    |                   |                    |                          | - +     |                |                        |         | EX CO                  | DM LN     | 21  |   | 68,6                                | 00                           | -             | 18,020       |  |                                   |
| 65 CHURC   | H ST   |                  |                 |                   | 5                  | UPPLEMEN                 |         |                |                        |         |                        |           |   | 7 - 7   |                                     |                              |               |              | NEW H  | AVEN, CT                          |
|  |  |                  |                 | ProHD<br>ARD 22   |                    |                          |         | REPO<br>X DIST |                        |         | AFA                    |           |   | - 46  |                                     |                              |               | 1            | 5-597-   |                                   |
| 5144 LIAN /5   |  | 00540            |                 | XABLE             |                    |                          |         | S PROI         |                        |         |                        |           |   | ST.   |                                     |                              |               |              |  |                                   |
| EW HAVE  | N CT   | 06510            | CE              | NSUS 14           |                    |                          |         |                |                        |         |                        |           |   |   |                                     |                              |               |              | MIC  | 101                               |
|  |  |                  |                 | OCK 400<br>JERY G | 01                 |                          |         |                |                        |         |                        |           |   |   |                                     |                              |               |              | AIS  | 101                               |
|  |  |                  |                 |                   | 100                |                          |         | Did            | 1.11                   |         | 1                      |           | 19613   | - 46  |                                     |                              |               |              |  |                                   |
|  |  |                  |                 |                   | 100                | 044.5.04.5               | in.     | soc Pid        |                        |         |                        |           | Total   |   | 68,6                                |                              |               | 8,020        |  | Charles a                         |
|  | CORD OF O  | WNERSH           | P               |                   |                    | SALE DATE                | _       | V/I            | SALE PRIC              |         |                        | Code      | Assessed  | VIOUS /<br>Year   | Code                                |                              | essed V       |              | Code   | Assesse                           |
|  | W HAVEN<br>AL ESTATE LI  | C                |                 | 9321<br>8634      | 0058               | 08-31-2015<br>12-17-2010 |         |                | 88,                    | 000 18  | _                      | 21        | 48,020  | _   | 21                                  | 1                            | 48,020        | 2021         | 21   | 48,0                              |
|  | ON SHIRLEY   |                  |                 | 8607              | 0209               | 10-07-2010               |         | i              |                        | 0 3     |                        |           | ,   |   |                                     |                              | ,             |              |  | d w                               |
|  | AL ESTATE LI   |                  |                 | 5809              | 0319               | 02-26-2001               |         |                |                        | 000 25  |                        |           |   |   |                                     |                              |               |              |  |                                   |
| RST UNIC   | N NATIONAL   | BANK             |                 | 5758              | 0230               | 11-13-2000               | U       |                | 26,                    | 400 1   |                        |           | 1 Statement   |   |                                     |                              |               |              |  |                                   |
|  |  | EXEMPTI          | ONE             |                   |                    |                          |         | OT             | HER ASSES              | COMENT  |                        | Total     | 48,02   |   | Tota                                |                              | 48,020        | 1            | Total<br>or or Assesso                             | 48,                               |
| ear Co   | de T   | Descript         |                 | P                 | mount              | Code                     | Descri  |                | Number                 |         | nount                  | Comn      |   | nature ack  | nowleage                            | s a visit                    | by a Data     | Collecto     | ii Ui Assessu                                      | 10 Hz                             |
|  |  |                  | 1.0             |                   | 1.00               |                          | 161VSE  |                |                        |         |                        |           | 100   |   |                                     |                              |               |              |  |                                   |
|  |  |                  |                 |                   |                    |                          |         |                |                        | 1       |                        |           |   |   | APP                                 | RAISEL                       | D VALU        | E SUM        | MARY   |                                   |
|  |  |                  |                 | Total             | 0.0                |                          |         |                | 3.3                    |         |                        | 150       | Apprais   | sed Bldg  | . Value                             | (Card)                       |               |              |  |                                   |
|  |  |                  | •               |                   |                    | VI<br>VEIGHBORH          | OOD     |                |                        | 1       | -                      |           | Apprais   | sed Xf (B   | 3) Value                            | (Bldg)                       |               |              |  |                                   |
| Nb   | hd   | Nb               | hd Nam          |                   | E                  |                          | 100     | Tra            | cing                   |         | Ва                     | atch      |   | sed Ob (  |                                     |                              |               | 1            |  |                                   |
| D  | (3   | DIX              | WELL P          | R                 |                    |                          |         |                |                        | - 1     |                        |           | . deb   | (   | _,                                  | (3/                          | ,             | - 1          |  |                                   |
|  |  |                  |                 |                   |                    |                          |         |                |                        |         |                        |           | Annrai  | end I and   | Value (                             | (Blda)                       |               |              |  | 68                                |
|  |  |                  |                 |                   | N                  | OTES                     |         |                |                        |         |                        |           |   | sed Land  |                                     | (Bldg)                       |               |              |  | 68,                               |
|  |  | 9.24             |                 |                   | N                  | OTES                     |         |                |                        |         |                        |           | Specia  | Land V  | alue                                |                              |               |              |  |                                   |
|  | NTS<br>DOM, (1) 1 BE   | DROOM            |                 |                   | N                  | OTES                     |         |                |                        |         |                        |           | Specia<br>Total A   | l Land Va   | alue<br>d Parcel                    |                              |               |              |  |                                   |
| 2 BEDRO  |  |                  |                 |                   | N                  | OTES                     |         |                |                        |         |                        |           | Specia<br>Total A   | Land V  | alue<br>d Parcel                    |                              |               | 0.81         |  |                                   |
|  | OOM, (1) 1 BE<br>UILDINGS RA                                     |                  |                 |                   | N                  | OTES                     |         |                |                        |         |                        |           | Specia<br>Total A   | l Land Va   | alue<br>d Parcel                    |                              |               | 22           |  | 68,<br>68,                        |
| 2 BEDRO<br>/1/2019 B                                 | OOM, (1) 1 BE<br>UILDINGS RA                                     |                  |                 |                   | N                  | OTES                     |         |                |                        |         | Property of the second |           | Specia<br>Total A   | l Land Va   | alue<br>d Parcel                    |                              |               | 22           |  |                                   |
| 2 BEDRO<br>/1/2019 B                                 | OOM, (1) 1 BE<br>UILDINGS RA                                     |                  |                 |                   | No                 | OTES                     |         |                |                        |         | DP. SEC                |           | Specia<br>Total A<br>Valuat                                 | l Land Va   | alue d Parcel nod d Parcel          | Value<br>Value               |               | 22           |  |                                   |
| 2 BEDRO<br>/1/2019 B<br>CANT PA                      | DOM, (1) 1 BE<br>UILDINGS RA<br>RCEL                             | ZED, SEE         | PERMI           | T<br>BUI          | LDING P            | ERMIT RECO               |         |                |                        |         |                        |           | Specia<br>Total A<br>Valuat                                 | I Land Value of Land Va   | alue d Parcel nod d Parcel          | Value Value                  | HANGE         |              |  | 68,                               |
| 2 BEDRO<br>/1/2019 BI<br>CANT PA                     | DOM, (1) 1 BE<br>UILDINGS RA<br>RCEL                             | ZED, SEE         | PERMI           | T BUI             |                    |                          | % C     |                | Date Comp              | APPI IC | Comm                   |           | Specia<br>Total A<br>Valuat                                 | l Land Value of | alue d Parcel nod d Parcel VIS      | Value Value SiT / Ci         | HANGE<br>Is C | 2d           | Purpost  | 68,                               |
| 2 BEDRO<br>1/2019 B<br>CANT PA<br>ermit Id           | DOM, (1) 1 BE<br>UILDINGS RA<br>RCEL                             | ZED, SEE         | PERMI           | T BUI             | LDING P            | ERMIT RECO               |         |                | Date Comp   11-29-2018 | APPLIC  |                        |           | Total A  Total A  Total A  Total A  Total A  Total A  12-36 | I Land Vappraised Appraised ate 1-2018  | alue d Parcel nod d Parcel          | Value Value                  | HANGE<br>Is C | 7 BP 00 Mea  | Purpost<br>Inspection<br>asur+Listed               | 68,<br>/Result                    |
| 2 BEDRO<br>1/2019 B<br>CANT PA<br>ermit Id           | DOM, (1) 1 BE<br>UILDINGS RA<br>RCEL                             | ZED, SEE         | PERMI           | T BUI             | LDING P            | ERMIT RECO               | % C     |                |                        | APPLIC  |                        |           | Total A  Total A  Total A  Total A  Total A  Total A  12-36 | Land Vappraised Appraised ate 1-2018  | d Parcel d Parcel d Parcel d Parcel | Value Value SiT / Ci         | HANGE<br>Is C | 7 BP 00 Mea  | Purpost<br>Inspection                              | 68,                               |
| 2 BEDRO<br>/1/2019 B                                 | DOM, (1) 1 BE<br>UILDINGS RA<br>RCEL                             | ZED, SEE         | PERMI           | T BUI             | LDING P            | ERMIT RECO               | % C     |                |                        | APPLIC  |                        |           | Total A  Total A  Total A  Total A  Total A  Total A  12-36 | I Land Vappraised Appraised ate 1-2018  | alue d Parcel d Parcel VIS Id CA GM | Value Value SiT / Ci         | HANGE<br>Is C | 7 BP 00 Mea  | Purpost<br>Inspection<br>asur+Listed               | 68,<br>/Result                    |
| 2 BEDRO<br>1/2019 B<br>CANT PA<br>ermit Id           | DOM, (1) 1 BE<br>UILDINGS RA<br>RCEL                             | ZED, SEE         | PERMI           | T BUI             | LDING P            | ERMIT RECO               | % C     |                |                        | APPLICA |                        |           | Total A  Total A  Total A  Total A  Total A  Total A  12-36 | I Land Vappraised Appraised ate 1-2018  | alue d Parcel d Parcel VIS Id CA GM | Value Value SiT / Ci         | HANGE<br>Is C | 7 BP 00 Mea  | Purpost<br>Inspection<br>asur+Listed               | 68<br>/Result                     |
| 2 BEDRO<br>1/2019 B<br>CANT PA<br>ermit Id           | DOM, (1) 1 BE<br>UILDINGS RA<br>RCEL                             | ZED, SEE         | PERMI           | T BUI             | LDING P            | ERMIT RECO               | 10 % Cc | 00             | 11-29-2018             |         | ATION T                |           | Total A  Total A  Total A  Total A  Total A  Total A  12-36 | I Land Vappraised Appraised ate 1-2018  | alue d Parcel d Parcel VIS Id CA GM | Value Value SiT / Ci         | HANGE<br>Is C | 7 BP 00 Mea  | Purpost<br>Inspection<br>asur+Listed               | 68<br>/Result                     |
| 2 BEDRO<br>1/2019 B<br>CANT PA<br>ermit Id<br>8-896  | OOM, (1) 1 BE<br>UILDINGS RA<br>RCEL<br>Issue Date<br>07-16-2018 | ZED, SEE         | PERMI Desc      | BUI               | LDING P            | ERMIT RECO               | % Co    | AND L          | 11-29-2018             | TION SE | CTION T                | O DEMOI   | Total A  Valuat  Total A  D  LISH 09-11 12-30 08-26         | I Land Vappraised ion Meth  | alue d Parcel d Parcel VIS Id CA GM | Value Value SIT / CI Type 02 | Is C          | 7 BP 00 Mea  | Purpost<br>Inspection<br>asur+Listec<br>iew Agains | 68,<br>/Result                    |
| 2 BEDRO<br>11/2019 B<br>CANT PA<br>ermit Id<br>8-896 | OOM, (1) 1 BE UILDINGS RA RCEL  Issue Date 07-16-2018            | Type DE  ion Zor | Desc<br>Demolis | T BUI             | LDING Pi<br>Amount | Insp Date                | % Co    | AND LI         | INE VALUA              | TION SE | CTION T                | O DEMOL   | Total A  Valuat  Total A  D  LISH 09-11 12-30 08-26         | I Land Vappraised Appraised ate 1-2018  | alue d Parcel d Parcel VIS Id CA GM | Value Value SIT / CI Type 02 | Is C          | Cd BP BP Mea | Purpost<br>Inspection<br>asur+Listed<br>iew Agains | 68,<br>/Result<br>t Field Co      |
| 2 BEDRO<br>1/2019 B<br>CANT PA<br>ermit Id           | OOM, (1) 1 BE<br>UILDINGS RA<br>RCEL<br>Issue Date<br>07-16-2018 | Type DE  ion Zor | Desc<br>Demolis | BUI               | LDING P            | Insp Date                | % Co    | AND LI         | INE VALUA              | TION SE | CTION T                | O DEMOI   | Total A  Valuat  Total A  D  LISH 09-11 12-30 08-26         | I Land Vappraised ion Meth  | alue d Parcel d Parcel VIS Id CA GM | Value Value SIT / CI Type 02 | Is C          | 7 BP 00 Mea  | Purpost<br>Inspection<br>asur+Listed<br>iew Agains | 68<br>68<br>/Result<br>t Field Co |
| 2 BEDRO<br>1/2019 B<br>CANT PA<br>ermit Id<br>8-896  | OOM, (1) 1 BE UILDINGS RA RCEL  Issue Date 07-16-2018            | Type DE  ion Zor | Desc<br>Demolis | BUI               | LDING Pi<br>Amount | Insp Date                | % Co    | AND LI         | INE VALUA              | TION SE | CTION T                | O DEMOL   | Total A  Valuat  Total A  D  LISH 09-11 12-30 08-26         | I Land Vappraised ion Meth  | alue d Parcel d Parcel VIS          | Value Value SIT / CI Type 02 | Is C          | Cd BP BP Mea | Purpost<br>Inspection<br>asur+Listed<br>iew Agains | 68 /Result t Field C              |
| 2 BEDRO<br>1/2019 B<br>CANT PA<br>ermit Id<br>3-896  | OOM, (1) 1 BE UILDINGS RA RCEL  Issue Date 07-16-2018            | Type DE  ion Zor | Desc<br>Demolis | BUI               | LDING Pi<br>Amount | Insp Date                | % Co    | AND LI         | INE VALUA              | TION SE | CTION T                | O DEMOL   | Total A  Valuat  Total A  D  LISH 09-11 12-30 08-26         | I Land Vappraised ion Meth  | alue d Parcel d Parcel VIS          | Value Value SIT / CI Type 02 | Is C          | Cd BP BP Mea | Purpost<br>Inspection<br>asur+Listed<br>iew Agains | 68 /Result t Field C              |
| 2 BEDRO<br>1/2019 B<br>CANT PA<br>ermit Id<br>3-896  | OOM, (1) 1 BE UILDINGS RA RCEL  Issue Date 07-16-2018            | Type DE  ion Zor | Desc<br>Demolis | BUI               | LDING Pi<br>Amount | Insp Date                | % Co    | AND LI         | INE VALUA              | TION SE | CTION T                | O DEMOL   | Total A  Valuat  Total A  D  LISH 09-11 12-30 08-26         | I Land Va<br>ppraised<br>ion Meth<br>Appraised<br>ate<br>I-2018<br>D-2010<br>3-2001   | alue d Parcel d Parcel VIS          | Value Value SIT / CI Type 02 | Is C          | Cd BP BP Mea | Purpost<br>Inspection<br>asur+Listed<br>iew Agains | 68 /Result t Field C              |
| 2 BEDRO<br>1/2019 B<br>CANT PA<br>ermit Id<br>3-896  | OOM, (1) 1 BE UILDINGS RA RCEL  Issue Date 07-16-2018            | Type DE  ion Zor | Desc<br>Demolis | BUI               | LDING Pi<br>Amount | Insp Date                | % Co    | AND LI         | INE VALUA              | TION SE | CTION T                | O DEMOL   | Total A  Valuat  Total A  D  LISH 09-11 12-30 08-26         | I Land Va<br>ppraised<br>ion Meth<br>Appraised<br>ate<br>I-2018<br>D-2010<br>3-2001   | alue d Parcel d Parcel VIS          | Value Value SIT / CI Type 02 | Is C          | Cd BP BP Mea | Purpost<br>Inspection<br>asur+Listed<br>iew Agains | 68 /Result t Field C              |

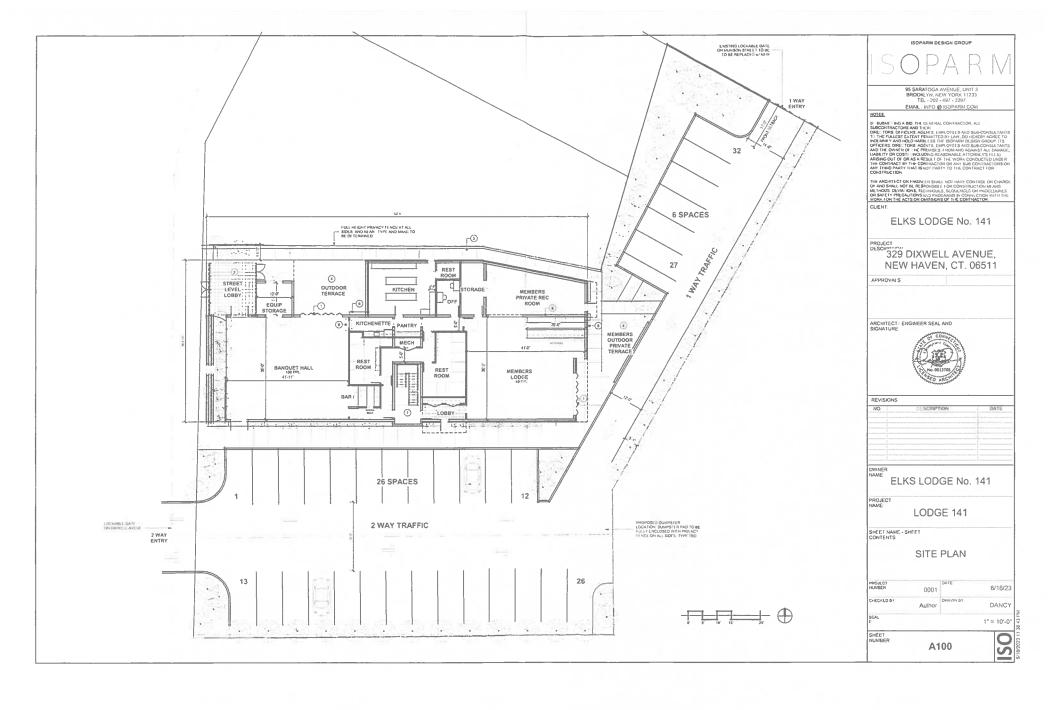
Vision ID 1/100 Print Date 10/11/2023 9 23 35 / Account # 283 0346 05000 Blag # 1 Sec# I of I Caro # I OT I CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)** Element Description Cd Description Element Style: 99 Vacant Land Model 00 Vacant Grade: Stories: CONDO DATA Occupancy Owne Parcel Id Exterior Wall 1 S Exterior Wall 2 Factor% Adjust Type | Code Description Roof Structure: Condo Flr Roof Cover Condo Unit Interior Wall 1 COST / MARKET VALUATION Interior Wall 2 Interior Flr 1 **Building Value New** Interior Flr 2 Heat Fuel No Sketch Heat Type: Year Built AC Type: 0 Effective Year Built Total Bedrooms Depreciation Code Total Bthrms: Remodel Rating Total Haif Baths Year Remodeled Total Xtra Fixtrs Depreciation % 0 Total Rooms: Functional Obsol 0 Bath Style: External Obsol 0 Kitchen Style: Trend Factor Interior Conditio Condition Fin Bsmnt Area 100 Condition % Fin Bsmnt Qual Percent Good 55 NBHD Code **RCNLD** Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Description L/B Units Unit Price Yr Blt Cond. Cd % Gd Grade Grade Adj. Appr. Value Code BUILDING SUB-AREA SUMMARY SECTION Code Description Living Area | Floor Area | Eff Area Unit Cost Undeprec Value 0 Ttl Gross Liv / Lease Area 0

## 321-325 Dixwell Avenue



## Sale of 321-325 Dixwell Avenue





### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

## **Disposition Summary Sheet**

### **Property Description**

| Prope     | erty Address | ap-Block-Parcel | Zoning         | Zoning Ward Proj |            |      | Total legal units |                                   |
|-----------|--------------|-----------------|----------------|------------------|------------|------|-------------------|-----------------------------------|
| 333 J     | James Street |                 | 172 0773 01400 | RM-2             | 9          | S    | liver lot         | N/A                               |
| 2         | 2022 Assessm | ent Value (     | 100%)          | 70%              | of Assessn | nent | Pro               | operty Size                       |
| Land + OB | Building     | Other           | Total Value    | For              | Tax Purp   | oses | Lot Size          | Total sq. ft.                     |
| \$ 29,200 | N/A          | N/A             | \$ 29,200      | 4                | 5 20,440   |      | 25' X 83'         | 2,756<br>Sq./ Ft.<br>Per Assessor |

## Property Value Information

| Appraised Value | Appraised by | Date          | Type of Sale                                 | Offered amount                                    | Rehab costs | LCI Recommended |
|-----------------|--------------|---------------|--|---|-------------|-----------------|
| \$ 29,200       | Vision       | 10/1/20<br>22 | Sliver lot to<br>owner-occupant /<br>CD area | \$0.25 per sq./ft.<br>@ 2,756 sq./ft.<br>\$689.00 | N/A         | \$ 689.00       |

#### Prior Notifications Sent to

| Alderperson | Name of Alderperson      | Management Team | Other interested parties |
|-------------|--------------------------|-----------------|--------------------------|
| Yes X No    | Claudia Herrara 9th Ward | N/A             | N/A                      |

#### Applicant's Information

| one:               | Name, address & telephone of contact person: |                               |  |  |  |
|--------------------|--|-------------------------------|--|--|--|
|                    |  |                               |  |  |  |
| Review date        | Reviewed by:                                 | Comments                      |  |  |  |
| 10/11/2023         | Staff  | Current                       |  |  |  |
| y Initiative propo | oses the disposition of a sli                | ver lot to an owner occupant. |  |  |  |
|                    | Review date 10/11/2023                       | Review date Reviewed by:      |  |  |  |

owner. This parcel will be utilized as a side-yard area.

| Owner Occupancy? | N/A   |               |                |      |   | / |
|------------------|-------|---------------|----------------|------|---|---|
| Prepared by:     | Jun A | Date 10/11/23 | Concurr<br>by: | ed ( | M |   |

| Committee       | Date       | Action |
|-----------------|------------|--------|
| PAD             | 10/18/2023 |        |
| City Plan       | 11/15/2023 |        |
| L.C.I.          | 11/22/2023 |        |
| Board of Alders | 12/18/2023 |        |

## **PRIOR NOTIFICATION FORM**

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

| TO:                      | Hon. C                                  | Claudia Herrera 9th Ward  |
|--------------------------|---|---|
| DATE:                    | October 10, 2023                        |   |
| FROM:                    | Department<br>Person                    | Livable City Initiative  Evan Trachten Telephone X 8373           |
|                          | nform you that the followd of Aldermen. | lowing matter affecting your ward(s) will be submitted            |
| Disposition used as side |   | es Street to adjacent owner occupant. The property will be        |
|                          |   |   |
|                          | if this an appointmen                   | t to a commission   |
| Democ                    |   |   |
| Unaffi<br>r              | liated/Independent/Ot                   |   |
| . ~                      |   | ICTIONS TO DEPARTMENTS  |
| •                        | •                                       | red) directly to the aldernerson(s) before it is submitted to the |

Legislative Services Office for the Board of Aldermen agenda.

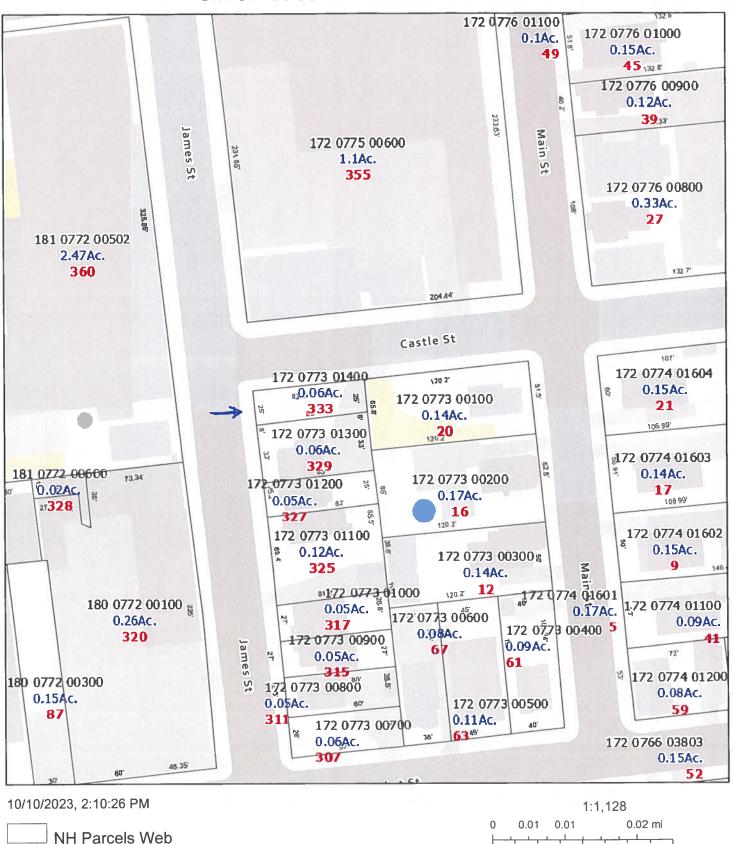
3.

The date entry must be completed with the date this form was sent the alderperson(s).

Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

| CURRENT C                       |               |                 | TOPO            | 117                | TLITIES    | CTDT       | / ROAL                    | 100                    | ATION   |                 | ec# 1  | CURREN                  | Card #                     |                       | T                                    |               |               |                                |                 |
|---------------------------------|---------------|-----------------|-----------------|--------------------|------------|------------|---------------------------|------------------------|---------|-----------------|--|-------------------------|----------------------------|-----------------------|--------------------------------------|---------------|---------------|--------------------------------|-----------------|
| SILL OF MEM LIVAEL              |               | -               | TOPO            | - 01               | ILITIES    | JIKI       | / KUAI                    | LOCA                   | 411014  | De              | scription  | Code                    |                            | essed                 |                                      | Assess        | ed            | 61                             | 93              |
|                                 |               |                 | ,               |                    |            |            |                           |                        | · .     | EX CO           | MLN  | 21                      |                            | 29,20                 | 00                                   |               | 20,440        | ] "                            | 193             |
| es cumpou et                    |               |                 |                 |                    | SUPPLEMEN  | TAL D      | ATA                       |                        |         |                 |  |                         |                            |                       |                                      |               |               | NEW HA                         | VEN, CT         |
| 65 CHURCH ST                    |               |                 | Prol ID         |                    |            | I/E        | REPO                      |                        |         | -               |  |                         |                            |                       |                                      |               |               |                                |                 |
|                                 |               | WA              | RD 09<br>(ABLE  |                    |            |            | X DIST<br>S PROF          |                        |         | President in    |  | 1 1                     | 1997                       |                       |                                      |               |               |                                |                 |
| NEW HAVEN CT                    | 06510         |                 | NSUS 14         | 24                 |            |            | 011101                    |                        |         |                 |  |                         |                            |                       |                                      |               |               | 1/10                           | ION             |
|                                 |               | BLC             | OCK 40<br>ERY G | 10                 |            |            |                           |                        |         | 2117            |  | 100                     |                            | £01                   |                                      |               |               | VIS                            | ION             |
|                                 |               |                 |                 | 00                 |            |            | Disk                      |                        |         |                 |  |                         | 1                          |                       |                                      |               |               |                                |                 |
| 250022                          |               | GIS             |                 |                    | 04450475   | 200 00 000 | soc Pid                   |                        | SE WO   |                 |  | Total                   | MOUS                       | 29,20                 |                                      |               | 20,440        |                                | 1 2 20          |
|                                 | OWNERSHI      |                 |                 |                    | SALE DATE  |            | _                         | SALE PRIC              |         | Year            | Code   | Assessed                | VIOUS /<br>Year            | Code                  | Asse                                 | essed V       | Year          | r Code                         | Assessed        |
| ITY OF NEW HAVEN                |               |                 | 4077            | 0124               | 04-24-1989 |            | V                         |                        | 0       | 2022            | 21   | 20,440                  | 1                          | 21                    |                                      | 20,440        |               |                                | 20,44           |
|                                 |               |                 |                 | 800                |            |            |                           |                        |         |                 |  |                         | 74                         |                       | 3                                    | ,             |               |                                |                 |
|                                 |               |                 |                 |                    |            |            |                           |                        |         |                 |  |                         | 4371                       |                       |                                      |               |               |                                |                 |
|                                 |               |                 |                 | 34                 |            | De l       |                           |                        | -       |                 | Total  | 20,44                   | 2                          | Tota                  |                                      | 20.440        |               | Total                          | 20,4            |
|                                 | EXEMPTION     | ONS             |                 |                    |            |            | OTI                       | HER ASSES              | SMENTS  | 3               | Total  |                         |                            |                       |                                      |               |               | or or Assessor                 | 20,4            |
| Year Code                       | Descripti     |                 | /               | Amount             | Code       | Descri     |                           | Number                 |         | ount            | Comm   |                         |                            |                       |                                      |               |               |                                |                 |
|                                 |               |                 |                 |                    |            |            |                           |                        |         |                 |  |                         |                            |                       |                                      |               |               |                                |                 |
|                                 |               |                 |                 |                    |            |            |                           | 100                    |         |                 |  |                         |                            |                       |                                      | D VALU        | <u>IE SUM</u> | MMARY                          |                 |
|                                 |               |                 | Total           | 0.0                | o l        |            |                           |                        |         |                 |  | Apprais                 | sed Bldg                   | Value (               | Card)                                |               |               |                                |                 |
|                                 |               |                 |                 |                    | VEIGHBORH  | OOD        |                           |                        |         |                 |  | Apprais                 | sed Xf (B                  | ) Value               | (Bldg)                               |               |               |                                |                 |
| Nbhd<br>0900                    |               | d Name<br>HAVEN | _               |                    | 3          |            | Trac                      | cing                   | +       | Ва              | ton  | Apprais                 | sed Ob (                   | B) Value              | (Bldg)                               | )             |               |                                |                 |
| 0900                            | FAIR          | HAVEN           | IN .            | N                  | OTES       |            |                           |                        |         |                 |  | Apprais                 | sed Land                   | Value (               | Bldg)                                |               |               |                                | 29,20           |
| 006 GL VOL 7547 PG              | 122 4/4/06 LC | SPLIT           |                 |                    | OILS       |            |                           |                        |         |                 |  | Specia                  | Land V                     | alue                  |                                      |               |               |                                | 20,4            |
| O "01300"                       |               |                 |                 |                    |            |            |                           |                        |         |                 |  |                         |                            |                       | . dalina                             |               |               |                                |                 |
| 0 01000                         |               |                 |                 |                    |            |            |                           |                        |         |                 |  | Total A                 | ppraised                   | Parcel                | value                                |               |               |                                | 29,2            |
|                                 |               |                 |                 |                    |            |            |                           |                        |         |                 |  | Total A                 |                            |                       | value                                |               |               |                                |                 |
|                                 |               |                 |                 |                    |            |            |                           |                        |         |                 |  |                         | ppraised                   |                       | value                                |               |               | 105                            |                 |
|                                 |               |                 |                 |                    |            |            |                           |                        |         |                 |  |                         |                            |                       | value                                |               |               |                                | 29,20           |
|                                 |               |                 |                 |                    |            |            |                           |                        |         |                 |  | Valuat                  | ion Meth                   | od                    |                                      |               |               |                                |                 |
|                                 |               |                 | RII             | II DING P          | ERMIT RECO | nen.       |                           |                        |         | ħ.              | Service of the servic | Valuat                  |                            | od<br>d Parcel        | Value                                |               | HIST          | ORY                            |                 |
| Permit Id   Issue Da            | te   Type     | Descri          |                 | ILDING P<br>Amount | ERMIT RECO |            | omp   [                   | Date Comp              |         | Comm            | ents   | Valuat                  | ion Meth                   | od<br>d Parcel<br>VIS | Value                                | HANGE         | HIST          | ORY<br>Purpost/                | 29,20           |
| Permit Id   Issue Da            | te Type       | Descri          |                 |                    | ERMIT RECO |            | omp [                     | Date Comp              |         | Comm            | ents   | Total A                 | Appraise ate               | d Parcel Vis          | Value SIT / C Type 04                | Is (          | 70 Fie        | Purpost/<br>eld Review         | 29,20           |
| Permit Id   Issue Da            | te Type       | Descri          |                 |                    |            |            | omp   [                   | Date Comp              |         | Comm            | ents   | Total A                 | Appraised                  | od<br>Dercel          | Value<br>SIT / C                     | Is (          | 70 Fie        | Purpost/                       | 29,20           |
| Permit Id   Issue Da            | te Type       | Descri          |                 |                    |            |            | omp   [                   | Date Comp              |         | Comm            | ents   | Total A                 | Appraise ate               | d Parcel Vis          | Value SIT / C Type 04                | Is (          | 70 Fie        | Purpost/<br>eld Review         | 29,20           |
| Permit Id   Issue Da            | te Type       | Descri          |                 |                    |            |            | omp   [                   | Date Comp              |         | Comm            | ents   | Total A                 | Appraise ate               | d Parcel VIS          | Value SIT / C Type 04                | Is (          | 70 Fie        | Purpost/<br>eld Review         | 29,20           |
| Permit Id Issue Da              | te Type       | Descri          |                 |                    |            | % Co       |                           |                        |         |                 | ents   | Total A                 | Appraise ate               | d Parcel VIS          | Value SIT / C Type 04                | Is (          | 70 Fie        | Purpost/<br>eld Review         | 29,20           |
|                                 |               |                 | ption           | Amount             | Insp Date  | % Co       | AND LI                    | NE VALUA               |         | CTION           |  | Total A  D  05-11 12-30 | Appraise ate I-2011 0-2010 | d Parcel VIS          | Value<br>SIT / C<br>Type<br>04<br>03 | HANGE<br>Is ( | Cd Fie        | Purpost/<br>eld Review<br>cant | 29,20<br>Result |
|                                 | ription Zon   | e LA            |                 | Amount             | Insp Date  | % Co       | AND LI                    |                        |         | CTION<br>bhd. N | bhd. Adj   | Total A  D  05-11 12-30 | Appraise ate               | d Parcel VIS          | Value<br>SIT / C<br>Type<br>04<br>03 | HANGE<br>Is ( | Od Fie        | Purpost/<br>eld Review<br>cant | 29,20<br>Result |
|                                 | ription Zon   |                 | ption           | Amount             | Insp Date  | % Co       | AND LI                    | NE VALUA<br>Site Index | Cond. N | CTION<br>bhd. N |  | Total A  D  05-11 12-30 | Appraise ate I-2011 0-2010 | d Parcel VIS          | Value<br>SIT / C<br>Type<br>04<br>03 | HANGE<br>Is ( | Cd Fie        | Purpost/<br>eld Review<br>cant | 29,20<br>Result |
| 3 Use Code Desc                 | ription Zon   | e LA            | ption           | Amount  Land U     | Insp Date  | % Co       | <b>AND LI</b><br>Size Adj | NE VALUA<br>Site Index | Cond. N | CTION<br>bhd. N | bhd. Adj   | Total A  D  05-11 12-30 | Appraise ate I-2011 0-2010 | d Parcel VIS          | Value<br>SIT / C<br>Type<br>04<br>03 | HANGE<br>Is ( | Od Fie        | Purpost/<br>eld Review<br>cant | 29,20<br>Result |
| 3 Use Code Desc                 | ription Zon   | e LA            | ption           | Amount  Land U     | Insp Date  | % Co       | <b>AND LI</b><br>Size Adj | NE VALUA<br>Site Index | Cond. N | CTION<br>bhd. N | bhd. Adj   | Total A  D  05-11 12-30 | Appraise ate I-2011 0-2010 | d Parcel VIS          | Value<br>SIT / C<br>Type<br>04<br>03 | HANGE<br>Is ( | Od Fie        | Purpost/<br>eld Review<br>cant | 29,20<br>Result |
| Use Code Desc                   | ription Zon   | e LA            | ption           | Amount  Land U     | Insp Date  | % Co       | <b>AND LI</b><br>Size Adj | NE VALUA<br>Site Index | Cond. N | CTION<br>bhd. N | bhd. Adj   | Total A  D  05-11 12-30 | Appraise ate I-2011 0-2010 | d Parcel VIS          | Value<br>SIT / C<br>Type<br>04<br>03 | HANGE<br>Is ( | Od Fie        | Purpost/<br>eld Review<br>cant | 29,20<br>Result |
| B Use Code Desc<br>903V MUNICIF | ription Zon   | e LA            | ption           | Amount  Land U     | Insp Date  | % Co       | <b>AND LI</b><br>Size Adj | NE VALUA<br>Site Index | Cond. N | CTION<br>bhd. N | bhd. Adj   | Total A  D  05-11 12-30 | Appraise ate I-2011 0-2010 | d Parcel VIS          | Value<br>SIT / C<br>Type<br>04<br>03 | HANGE<br>Is ( | Od Fie        | Purpost/<br>eld Review<br>cant | 29,20<br>Result |

## Sliver lot sale 333 James Street





## Sliver lot sale 333 James Street



#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

## **Disposition Summary Sheet**

### **Property Description**

| Prope     | erty Address  | Ma          | p-Block-Parcel | Zoning | Ward       | Prop | erty Type   | Total legal units                  |
|-----------|---------------|-------------|----------------|--------|------------|------|-------------|------------------------------------|
| 145 F     | ortsea Street |             | 264 0082 00800 | RM-2   | 6          | S    | liver lot   | N/A                                |
| 2         | 022 Assessm   | ent Value ( | 100%)          | 70%    | of Assessn | nent | Pro         | perty Size                         |
| Land + OB | Building      | Other       | Total Value    | For    | Tax Purp   | oses | Lot Size    | Total sq. ft.                      |
| \$ 2,200  | N/A           | N/A         | \$ 2,200       | 3      | 5 1,540    |      | 10.5' X 110 | ' 1160<br>Sq./ Ft.<br>Per Assessor |

### **Property Value Information**

| Appraised Value | Appraised by | Date          | Type of Sale                                 | Offered amount                                   | Rehab costs | LCI Recommended |
|-----------------|--------------|---------------|--|--|-------------|-----------------|
| \$ 2,200        | Vision       | 10/1/20<br>22 | Sliver lot to<br>owner-occupant /<br>CD area | \$0.25 per sq./ft.<br>@ 1160 sq./ft.<br>\$290.00 | N/A         | \$ 290.00       |

#### Prior Notifications Sent to

| Alderperson | Name of Alderperson            | Management Team | Other interested parties |
|-------------|--------------------------------|-----------------|--------------------------|
| Yes X No 🗌  | Hon. Carmen Rodriguez 6th Ward | N/A             | N/A                      |

## Applicant's Information

| Applicant's name, address & telep                          | phone:                | Name, address & telephone of contact person: |                                |  |  |  |  |
|--|-----------------------|--|--------------------------------|--|--|--|--|
| Roberto E. Cooper<br>143 Portsea Street New Haven CT 06519 |                       |  |                                |  |  |  |  |
| Applicant's City property tax status:                      | Review date           | Reviewed by:                                 | Comments                       |  |  |  |  |
| Current  | 10/11 /2023           | Staff  | Current                        |  |  |  |  |
| Proposal: The City of New Haven Livable (                  | City Initiative propo | oses the disposition of a sl                 | iver lot to an owner occupant. |  |  |  |  |
| General discussion The City proposes to d                  | ispose of this sliv   | er lot to the adjacent pro                   | operty owner. This parcel      |  |  |  |  |
| will be utilized as a driveway and side-y                  |                       |  |                                |  |  |  |  |

Owner Occupancy? N/A

Prepared by: Date 10/11/23 Concurred by: Date 10/11/23

| Committee       | Date       | Action |
|-----------------|------------|--------|
|                 | 10/18/2023 |        |
| PAD             |            |        |
|                 | 11/15/2023 |        |
| City Plan       |            |        |
|                 | 11/22/2023 |        |
| L.C.I.          |            |        |
|                 | 12/18/2023 |        |
| Board of Alders |            |        |

## **PRIOR NOTIFICATION FORM**

## NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

| TO:                         | Hon                                   | Carmen Rodriguez 6th Ward                                      |
|-----------------------------|---------------------------------------|--|
| DATE:                       | September 14, 2                       | 023  |
| FROM:                       | Department                            | Livable City Initiative  |
|                             | Person                                | Evan Trachten Telephone X 8373                                 |
|                             | inform you that the fird of Aldermen. | following matter affecting your ward(s) will be submitted      |
| Disposition<br>used as side |                                       | ortsea Street to adjacent owner occupant. The property will be |
| Check one                   | e if this an appointment              | ent to a commission  |
| Repub                       | lican                                 |  |
| Unaffi<br>r                 | liated/Independent/0                  | Othe   |
|                             | INSTE                                 | RUCTIONS 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) <u>before</u> 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   | UWNER                 | TO                      | OPO .  | UT                      | TLITIES                               | STRT / F     | ROAD LO  | CATION          |                     |                       |                           | ENT ASS   |   |  |  |  | - 10-2   |                               |
|---|-----------------------|-------------------------|--------|-------------------------|---------------------------------------|--------------|--|-----------------|---------------------|-----------------------|---------------------------|---|---|--|--|--|--|-------------------------------|
| ITY OF NEW HAVEN  | 1                     |                         |        |                         |                                       | +            |  |                 |                     | Description<br>COM LN | Code<br>21                | As  | sessed<br>2,2   |  | Assess                                 | 1,540  | 6  | 093                           |
|   |                       |                         |        |                         |                                       | <u> </u>     |  |                 |                     | COM EN                | 21                        |   | 2,2   | .00  |  | 1,540  |  |                               |
| 65 CHURCH ST  |                       | Alt Prol                | ID.    | S                       | <b>UPPLEMEN</b>                       | TAL DAT      | TA SERVICE SER |                 |                     |                       |                           |   |   |  |  |  | NEW H  | AVEN, CT                      |
|   |                       | WARD                    | 06     |                         |                                       | TAX          |  |                 |                     |                       |                           |   |   |  |  |  | - 11   |                               |
| IEW HAVEN C   | Γ 06510               | TAXABI                  |        |                         |                                       | GIS F        | PROP   |                 |                     |                       |                           | 1   |   |  |  |  |  |                               |
|   |                       | CENSU                   |        |                         |                                       |              |  |                 |                     |                       |                           |   |   |  |  |  | VIS  | ION                           |
|   |                       | QUERY                   |        |                         |                                       |              |  |                 |                     |                       | 10.13                     |   |   |  |  |  | VIC  |                               |
|   |                       | GIS ID                  | 150    | 77                      |                                       | Asso         | c Pid#   |                 | -                   |                       | To                        | tal   | 2,2   | 00   |  | 1,540  |  |                               |
| RECORD O  | F OWNERSHII           | P                       | BK-VOL | JPAGE                   | SALE DATE                             | Q/U N        | //I SALE PI  | RICE            | /C                  |                       | P                         | REVIOUS   | ASSES   | <b>SMEN</b> 1                                      |  | TORY)  | v v  |                               |
| ITY OF NEW HAVEN  | J                     |                         | 6486   | 0214                    | 07-17-2003                            | U            | 1  | 0 1             | 4 Ye                | _                     | Assesse                   |   | _   | Asse   | essed V                                | Year   | Code   | Assessed                      |
| AROONEY ALICE A   |                       |                         | 4725   | 0064                    | 04-12-1994                            |              | ·  | 0               | 202                 | 22 21                 | 1,                        | 40 2021   | 21  |  | 1,540                                  | 2021   | 21   | 1,54                          |
|   |                       |                         |        |                         |                                       |              |  |                 |                     |                       |                           |   |   |  |  |  |  |                               |
|   |                       |                         |        |                         |                                       |              |  |                 |                     |                       | 10 S - Sa                 |   |   |  |  |  |  |                               |
|   |                       | -                       |        | ٠                       |                                       |              |  |                 |                     | Total                 | 1,                        | 540   | Tot   | al .   | 1,540                                  |  | Total  | 1,5                           |
| /201 O.d.   | EXEMPTIO              |                         |        |                         | Code                                  | Danasiati    | OTHER ASS  |                 |                     | Come                  |                           | signature ac  | knowledge   | es a visit   | by a Data                              | Collecto   | r or Assesso   |                               |
| Year Code   | Description           | on                      | A      | mount                   | Code                                  | Description  | on Numbe   | er A            | Amount              | Comr                  | n int .                   |   |   |  |  |  |  |                               |
|   |                       |                         |        |                         |                                       |              |  |                 |                     |                       | _                         |   | APP   | RAISFI   | D VALU                                 | IF SUM   | MARY   |                               |
|   |                       |                         |        |                         | 20                                    |              |  |                 |                     | 1.8                   | Ann                       | raised Bld  |   |  |  |  |  | illing a Non                  |
|   |                       | Tota                    |        | 0.0                     | 0<br>NEIGHBORH                        | 000          |  |                 |                     | 10.                   |                           |   |   |  |  |  |  |                               |
| Nbhd  | Nbh                   | id Name                 | ASSE   | E                       |                                       | JUD          | Tracing  |                 |                     | Batch                 |                           | raised Xf (   |   |  |  |  |  |                               |
| 1900  |                       |                         |        |                         |                                       |              | 11001119   |                 |                     |                       | Ann                       | d( ) basic  | (R) Value   | e (Bida)   | 1                                      | - 1  |  |                               |
|   | I NOF                 | RTH HILL                |        |                         |                                       |              |  |                 |                     |                       | 10776                     | raised Ob   |   |  |  |  |  |                               |
|   | NOF                   | RTH HILL                |        | NO                      | OTES                                  |              |  |                 |                     |                       | Арр                       | aised Lar   | d Value   |  | 100                                    |  |  |                               |
| /15/4/ REMOVE DEN   |                       | RTH HILL                |        | N                       | OTES                                  |              |  |                 |                     |                       | Арр                       |   | d Value   |  |  |  |  |                               |
| 1/15/4/ REMOVE DEN  |                       | RTH HILL                |        | N(                      | OTES                                  |              |  |                 |                     |                       | App<br>Spe                | aised Lar   | nd Value<br>Value   | (Bldg)   |  |  |  | 1,5                           |
|   |                       | RTH HILL                |        | NO                      | OTES                                  |              |  |                 |                     |                       | App<br>Spe<br>Tota        | raised Lar<br>cial Land \   | nd Value<br>Value<br>ed Parcel                                    | (Bldg)   |  |  |  | 1,5<br>2,2                    |
| 195/309 2005 GL 1/2   | IOLISHED              | RTH HILL                |        | No                      | OTES                                  |              |  |                 |                     |                       | App<br>Spe<br>Tota        | raised Lar<br>cial Land \<br>I Appraise   | nd Value<br>Value<br>ed Parcel                                    | (Bldg)   |  |  |  | 1,5<br>2,2                    |
| 195/309 2005 GL 1/2<br>PARCEL SPLIT SOLD  | TO                    | RTH HILL                |        | NO                      | OTES                                  |              |  |                 |                     |                       | App<br>Spe<br>Tota        | raised Lar<br>cial Land \<br>I Appraise   | nd Value<br>Value<br>ed Parcel                                    | (Bldg)   |  | e en   |  | 1,5<br>2,2                    |
| 195/309 2005 GL 1/2<br>ARCEL SPLIT SOLD   | TO                    | RTH HILL                |        | N(                      | OTES                                  |              |  |                 |                     |                       | App<br>Spe<br>Tota<br>Val | raised Lar<br>cial Land \<br>I Appraise<br>uation Met   | nd Value<br>Value<br>ed Parcel                                    | (Bldg)<br>Value                                    |  |  |  | 1,5<br>2,2                    |
| 195/309 2005 GL 1/2<br>ARCEL SPLIT SOLD   | TO                    | RTH HILL                | BÜİ    |                         | OTES  ERMIT RECO                      | PRD.         |  |                 |                     |                       | App<br>Spe<br>Tota<br>Val | raised Lar<br>cial Land \<br>I Appraise   | nd Value Value ed Parcel chod                                     | (Bldg) Value                                       |  | HISTO  | DRY.   | 2,20<br>1,5<br>2,2<br>2,20    |
| Permit Id Issue Da  | TO SEA                | Description             |        | LDING PL                | ERMIT RECO                            | % Com        |  |                 |                     | nments                | App<br>Spe<br>Tota<br>Val | raised Lar<br>cial Land \<br>I Appraise<br>uation Med<br>al Appraise  | value Value ed Parcel chod ed Parce                               | (Bldg)  Value  I Value  SIT / CI  Type             | HANGE<br>Is 0                          | Cd   | Purpost  | 2,20                          |
| Permit Id   Issue Da   P-0391   04-13-20  | TO SEA                |                         |        | LDING PL                | ERMIT RECO                            |              | p Date Com<br>08-23-2004   |                 |                     |                       | App<br>Spe<br>Tota<br>Val | raised Lard value of the control of | nd Value Value ded Parcel shod ed Parcel VI Id JW1                | (Bldg)  Value  Value  SIT / C  Type  04            | HANGE<br>is C                          | Cd Field   | Purpost/<br>d Review   | 2,20                          |
| 195/309 2005 GL 1/2<br>ARCEL SPLIT SOLD<br>WNR @ 147 PORTS  | TO SEA                | Description             |        | LDING PL                | ERMIT RECO                            | % Com        |  |                 |                     |                       | App<br>Spe<br>Tota<br>Val | raised Lar<br>cial Land \<br>I Appraise<br>uation Med<br>al Appraise  | value Value ed Parcel chod ed Parce                               | (Bldg)  Value  I Value  SIT / CI  Type             | HANGE<br>Is C                          | Cd   | Purpost/<br>d Review<br>ant                                      | 2,20                          |
| 195/309 2005 GL 1/2<br>ARCEL SPLIT SOLD<br>WNR @ 147 PORTS  | TO SEA                | Description             |        | LDING PL                | ERMIT RECO                            | % Com        |  |                 |                     |                       | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel thod  ded Parcel JW1 JW1 RB SDS DA      | (Bldg)  Value  I Value  SIT / CI  Type  04  03     | HANGE<br>Is C                          | 70 Field<br>99 Vac<br>99 Vac<br>99 Vac   | Purpost/<br>d Review<br>ant<br>ant<br>iew Agains                 | 1,5<br>2,2<br>2,20<br>/Result |
| 195/309 2005 GL 1/2<br>ARCEL SPLIT SOLD<br>WNR @ 147 PORTS  | TO SEA                | Description             |        | LDING PL                | ERMIT RECO                            | % Com        |  |                 |                     |                       | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel dehod  ded Parcel dehod  JW1 JW1 RB SDS | (Bldg)  Value  I Value  SIT / CI  Type  04  03     | HANGE<br>Is C                          | 70 Field<br>99 Vac<br>99 Vac<br>99 Vac   | Purpost/<br>d Review<br>ant<br>ant                               | 1,5<br>2,2<br>2,20<br>/Result |
| 195/309 2005 GL 1/2<br>ARCEL SPLIT SOLD<br>WNR @ 147 PORTS  | TO SEA                | Description             |        | LDING PL                | ERMIT RECO                            | 100          | 08-23-200  | TO DE           | MOLIS               | H                     | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel thod  ded Parcel JW1 JW1 RB SDS DA      | (Bldg)  Value  I Value  SIT / CI  Type  04  03     | HANGE<br>Is C                          | 70 Field<br>99 Vac<br>99 Vac<br>99 Vac   | Purpost/<br>d Review<br>ant<br>ant<br>iew Agains                 | 1,5<br>2,2<br>2,2<br>/Result  |
| 195/309 2005 GL 1/2 ARCEL SPLIT SOLD WNR @ 147 PORTS  Permit Id   | TO SEA Type 1004 DE 1 | Description<br>Demolish | n A    | LDING PE                | ERMIT RECO<br>Insp Date<br>08-23-2004 | % Com<br>100 | 08-23-2004   | ATION S         | MOLIS               | N .                   | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel thod  ded Parcel JW1 JW1 RB SDS DA      | (Bldg)  Value  I Value  SIT / CI  Type  04  03  03 | HANGE<br>Is C<br>7<br>9<br>9<br>4<br>5 | Cd Field<br>70 Field<br>99 Vac<br>99 Vac<br>45 Rev<br>52 Field   | Purpost/<br>d Review<br>ant<br>ant<br>iew Agains<br>d Inspection | 2,20<br>Z,20<br>Result        |
| 195/309 2005 GL 1/2<br>ARCEL SPLIT SOLD<br>WNR @ 147 PORTS<br>Permit Id   Issue Da<br>P-0391   04-13-20 | TO SEA Type 1004 DE 1 | Description<br>Demolish |        | LDING PL                | ERMIT RECO<br>Insp Date<br>08-23-2004 | % Com<br>100 | 08-23-200  | ATION S         | MOLIS               | H                     | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel thod  ded Parcel JW1 JW1 RB SDS DA      | (Bldg)  Value  I Value  SIT / CI  Type  04  03  03 | HANGE<br>Is C<br>7<br>9<br>9<br>4<br>5 | Cd Field<br>70 Field<br>99 Vac<br>99 Vac<br>45 Rev<br>52 Field   | Purpost/<br>d Review<br>ant<br>ant<br>iew Agains                 | 2,20<br>Z,20<br>Result        |
| 195/309 2005 GL 1/2 ARCEL SPLIT SOLD WNR @ 147 PORTS Permit Id  | TO SEA Type 1004 DE 1 | Description<br>Demolish | n A    | LDING PE                | ERMIT RECO<br>Insp Date<br>08-23-2004 | % Com<br>100 | 08-23-2000   | ATION S         | MOLIS               | V<br>Nbhd. Adj        | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel thod  ded Parcel JW1 JW1 RB SDS DA      | (Bldg)  Value  I Value  SIT / CI  Type  04  03  03 | HANGE<br>Is C                          | Cd Field<br>70 Field<br>99 Vac<br>99 Vac<br>45 Rev<br>52 Field   | Purpost/d Review ant ant iew Agains'd Inspection                 | 2,20  (Result  t Field Cd     |
| 195/309 2005 GL 1/2 ARCEL SPLIT SOLD WNR @ 147 PORTS Permit Id  | TO SEA Type 1004 DE I | Description<br>Demolish | n A    | LDING PE<br>Imount<br>0 | ERMIT RECO<br>Insp Date<br>08-23-2004 | % Com<br>100 | 08-23-2000   | ATION S x Cond. | MOLIS  ECTIO  Nbhd. | V<br>Nbhd. Adj        | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel thod  ded Parcel JW1 JW1 RB SDS DA      | (Bldg)  Value  I Value  SIT / CI  Type  04  03  03 | HANGE<br>Is C                          | Cd Field Vac. 15 Field F | Purpost/d Review ant ant iew Agains'd Inspection                 | 2,2  /Result  t Field Cd      |
| 95/309 2005 GL 1/2 ARCEL SPLIT SOLD WNR @ 147 PORTS Permit Id   | TO SEA Type 1004 DE I | Description<br>Demolish | n A    | LDING PE<br>Imount<br>0 | ERMIT RECO<br>Insp Date<br>08-23-2004 | % Com<br>100 | 08-23-2000   | ATION S x Cond. | MOLIS  ECTIO  Nbhd. | V<br>Nbhd. Adj        | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel thod  ded Parcel JW1 JW1 RB SDS DA      | (Bldg)  Value  I Value  SIT / CI  Type  04  03  03 | HANGE<br>Is C                          | Cd Field Vac. 15 Field F | Purpost/d Review ant ant iew Agains'd Inspection                 | 2,2 /Result t Field Cd        |
| 95/309 2005 GL 1/2 ARCEL SPLIT SOLD WNR @ 147 PORTS Permit Id   | TO SEA Type 1004 DE I | Description<br>Demolish | n A    | LDING PE<br>Imount<br>0 | ERMIT RECO<br>Insp Date<br>08-23-2004 | % Com<br>100 | 08-23-2000   | ATION S x Cond. | MOLIS  ECTIO  Nbhd. | V<br>Nbhd. Adj        | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel thod  ded Parcel JW1 JW1 RB SDS DA      | (Bldg)  Value  I Value  SIT / CI  Type  04  03  03 | HANGE<br>Is C                          | Cd Field Vac. 15 Field F | Purpost/d Review ant ant iew Agains'd Inspection                 | 2,2 /Result t Field Cd        |
| 195/309 2005 GL 1/2 ARCEL SPLIT SOLD WNR @ 147 PORTS Permit Id  | TO SEA Type 1004 DE I | Description<br>Demolish | n A    | LDING PE<br>Imount<br>0 | ERMIT RECO<br>Insp Date<br>08-23-2004 | % Com<br>100 | 08-23-2000   | ATION S x Cond. | MOLIS  ECTIO  Nbhd. | V<br>Nbhd. Adj        | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel thod  ded Parcel JW1 JW1 RB SDS DA      | (Bldg)  Value  I Value  SIT / CI  Type  04  03  03 | HANGE<br>Is C                          | Cd Field Vac. 15 Field F | Purpost/d Review ant ant iew Agains'd Inspection                 | 2,2 /Result t Field Cd        |
| 195/309 2005 GL 1/2 ARCEL SPLIT SOLD WNR @ 147 PORTS Permit Id  | TO SEA Type 1004 DE I | Description<br>Demolish | d Type | LDING PE<br>Imount<br>0 | Insp Date 08-23-2004  nits Unit Pr    | ## Com 100   | 08-23-2000   | ATION S x Cond. | MOLIS  ECTIO  Nbhd. | V<br>Nbhd. Adj        | App<br>Spe<br>Tota<br>Val | raised Lard via Land | nd Value Value ded Parcel thod  ded Parcel JW1 JW1 RB SDS DA      | (Bldg)  Value  I Value  SIT / CI  Type  04  03  03 | HANGE<br>Is C                          | Cd Field Vac. 15 Field F | Purpost/d Review ant ant iew Agains'd Inspection                 | 2,2 /Result t Field Cdn       |

Vision ID 15077 Account # 264 0082 00800 Bldg # 1 Sec# 1 of 1 Card # 1 of 1 Print Date 10/11/2023 9.23/04/ **CONSTRUCTION DETAIL (CONTINUED)** CONSTRUCTION DETAIL Element Description Element Cd Description Cd Style: 99 Vacant Land Model 00 Vacant Grade: Stories: **CONDO DATA** Occupancy Owne Parcel Id C Exterior Wall 1 B S Exterior Wall 2 Factor% Adjust Type | Code Description Roof Structure: Condo Flr Roof Cover Condo Unit Interior Wall 1 COST / MARKET VALUATION Interior Wall 2 Interior Flr 1 **Building Value New** Interior Flr 2 Heat Fuel No Sketch Heat Type: 0 Year Built AC Type: Effective Year Built 0 Total Bedrooms Depreciation Code Total Bthrms: Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs Depreciation % Total Rooms: Functional Obsol 0 Bath Style: 0 External Obsol Kitchen Style: Trend Factor Interior Conditio Condition Fin Bsmnt Area Condition % Fin Bsmnt Qual Percent Good NBHD Code RCNLD Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Code Description L/B Units Unit Price Yr Blt Cond. Cd % Gd Grade Grade Adj. Appr. Value BUILDING SUB-AREA SUMMARY SECTION Living Area | Floor Area | Eff Area Unit Cost Undeprec Value Code Description Ttl Gross Liv / Lease Area 0 0 0



## **Sliver lot sale at 145 Portsea Street**



Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

**Topic: LCI Board Special Meeting November 29, 2023** 

Time: November 29, 2023 06:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting** 

https://newhavenct.zoom.us/j/84374177664?pwd=jyl73PNQhNkAxXLfXzibwpvkjRtBer.1

Meeting ID: 843 7417 7664

Password: 1234567a

One tap mobile

+13017158592,,84374177664# US (Washington DC)

+13052241968,,84374177664# US

Dial by your location

- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US

- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Meeting ID: 843 7417 7664

Password: 86265561

Find your local number: https://newhavenct.zoom.us/u/kdbtleEdi6

Join by Skype for Business

https://newhavenct.zoom.us/skype/84374177664nct.zoom.us/skype/86308940302://newhavenct.zoom.us/skype/81887405063