## **AGENDA / NOTICE OF MEETING**

# CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING JULY 21, 2021 AT 3:00 P.M.

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

Topic: July 21, 2021 PAD Meeting

Time: Jul 21, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

https://newhavenct.zoom.us/j/91230453827?pwd=VTNPOU90OW1hajRSZHRoMEdONTZLUT09

Meeting ID: 912 3045 3827 Password: 1234567a

One tap mobile

+13126266799,,91230453827# US (Chicago)

+19292056099,,91230453827# US (New York)Zoom Meeting

- I. Call to Order
- II. Approval of Minutes from May 19, 2021
- III. Action items

<b>Property Address</b>	Type of Sale	<u>Applicant</u>	<u>Ward</u>
364 Ferry Street	Negotiated	Esaclante, LLC	16
136 Hemingway Street	Negotiated	Vessel Technology, Inc.	12

- IV. Discussion of PAD Guidelines / Proposed Amendment
- V. Adjourn

#### PAD MEETING MINUTES May 19, 2021

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

**Business Development** 

Absent: Maurine Villani, Tax Office

#### Meeting called to order at 3:11 PM

A motion to approve the PAD minutes from February 17, 2021 was made by Steve Fontana seconded by Alder Festa, minutes approved unanimously.

## New Business

#### 125 Clay Street

Evan explained the City sold a portion of this lot many years ago. The City retained this portion for a future sale. The abutting property is owned by Reichman Brodie Real Estate, LLC so they will pay \$1.50 per sq./ ft. This is a "test book" sliver lot sale. There really isn't another use for this land

Evan told the committee that LCI did anti-blight against the home at 125 Clay Street. The property was foreclosed by LCI and then demolished; it was a success for LCI. Alder Festa asked why the City didn't rebuild a structure? Evan told the committee that back in the early 2000's the City was decreasing density in neighborhoods and this helped create off-street parking and gardens. City policy is proposed to change under a new ADU proposal. Evan thought the only other use was as a garden. This sale will create off street parking and side-yard. Nate told the committee the sale will bring the property into better zoning conformance. LCI will monitor the improvements under the LDA.

A motion was made by Clay Williams to approve the proposal, seconded by Steve Fontana, Approved unanimously.

#### 71-75 County Street

Evan told the committee that this proposal is part of the Dixwell Avenue Corridor and Plaza revitalization project. The Elk's Lodge at 87 Webster Street is being relocated from the Plaza. City staff have been working with the Elk's to identify locations. The City recently appraised the land and it was valued at \$70,000. The Elk's offered the City \$12,000, and then we negotiated and agreed upon \$36,000. We agreed to the price based on the good faith efforts of the Elks to leave the Plaza. Also as part of the relocation, the City will pay for some architectural drawings for the Elks new structure.

The Elk's have been looking for a new location for about two years. Staff thought this site presented compatibility with the adjacent uses. The Armory, the County Jail, Goffe Street Park, and Bethel church anchor this block. This development will eliminate a void in the block. Staff feel there will be symbiosis because of the location of the Church, Park, and Armory. Evan told the committee LCI is trying too "tee-up" this project by bringing it to PAD Committee today. Evan acknowledge this proposal hasn't been finalized and some pieces are still coming together such as

site plan and design. The Elks are doing outreach to the community and Alder. Prior to going to the Board of Alders this proposal will likely have a letter of support and more detail.

Clay Williams asked if the Elk's have a plan and the money to develop this site. Evan told the committee that based on the sale of 87 Webster St they have the finances to develop this site. The Elk's will need zoning approval to purchase this land, Clay noted it is a condition on this PAD Cover sheet. Clay wondered how much time the Elk's will have, he did not want it to be open ended, and they needed to go to Zoning within about 90 days. Evan agreed and talked about a timeline as well as the approvals needed at Zoning and possibly at City Plan Commission Site Plan Review, if the structure's size triggers review.

Alder Antunes questioned why the Elk's were not allowed to stay in the Plaza. Evan told the committee the plan was always for the Elks to move from the plaza. LCI staff showed the Elks land on Dixwell Avenue and the Elks used a realtor to look in the private market. They have been searching to 2 years. The City has a lot on Dixwell Avenue but after weighing the merits of the site, it was determined that because Victory Gardens senior housing was next door this was not an ideal location to locate the Elks. Staff wanted to keep the Elk's on Dixwell Avenue because of its history, a few locations were examined. The Elks were unable to purchase a parcel on the private market to develop a new location. Recently, their interest turned toward 71-75 County Street because it appears to be a viable site. Evan told the committee that he believes the Elk's are still watching the private market and still watching for a parcel on Dixwell Avenue. In the meantime, staff want to "tee-up" this site because it has good potential. Evan urged everyone's support. The City is committed to see this revitalization completed and this is a piece of the overall revitalization efforts.

Alder Antunes commented that he has a few concerns: the Elk are being removed from the plaza and not remaining on Dixwell Avenue, there is a residential home adjacent to the site, and they are being tucked away on a one-way residential street behind the jail. Alder Antunes understands the options are limited. Steve Fontana clarified that the City is not kicking out the Elks. Clay told the Committee that Economic Development staff helped bring CONCORP and the Elk's together to allow the redevelopment to occur. The Elk's owed substantial taxes that opened the door to this opportunity. Clay mentioned the Elk's were original occupants of the Dixwell Plaza back in the 1960's. Clay agreed that the City needs to move this forward with some timeline for the Elk's to meet. Evan clarified the site is only the grass portion of land. The Bethel Church owns the paved parking lot at County & Goffe. The Elk's are talking to the Church about utilizing the parking area. Staff believe the uses will be in harmony and compliment each other, as well as be compatible with the surrounding area.

Evan told the committee there are many steps ahead. Much more review. LCI needs support to move this along and then it will play out. Alder Festa worried about membership being down and their struggle with taxes. Did they have sufficient funds? Evan told the committee the Elk's are managed by new members. The Elk's are building with cash money from the sale of 87 Webster Street. When they build, they will likely refinance and have additional cash. Is there enough parking in the area? Alder Festa did receive a call from Alder Douglass to express his support. Alder Marks also supports this move. Does this committee need to hear from the community prior to moving this along? Evan told the committee the Elks are doing outreach now. The PAD committee is looking at this proposal in terms of City objectives, PAD is an internal City committee. The community support for this proposal will be expressed at many other Boards and Commissions. PAD has its objectives, and this proposal meets the PAD objectives.

Nate told the committee that the Zoning process would notify neighbors and address parking and the use, there would be at least one public hearing. Depending upon the size of the structure another public hearing at City Plan commission could be required. Nate also talked about other potential BZA conditions of approval such as going to the CMT to inform the community. Currently, the Elks are meeting with community and doing outreach. Alder Festa asked about how much the City is paying for architected assistance, Evan believes a few thousand dollars are allocated for this purpose. Clay told the Committee they sold their previous location for \$900,000 in 2019 to CONCORP.

Alder Festa asked if the Elk's are happy about this site, Evan told the committee they applied to purchase this location, we did not force them to do so. Evan believes they would love to be on Dixwell Avenue but recognize the limited opportunities based on their two years of searching.

A motion was made by Alder Antunes to approve the proposal, seconded by Clay Williams, Approved unanimously.

#### **PAD Guidelines**

Evan told the Committee that staff at LCI are updating the PAD Guidelines and this committee will received a redlined copy to begin the revision process. The process starts at this committee reviewing LCI's proposed changes. Evan told the Board we are not proposing to change much: eliminate an outdate objective about density, eliminate the section about "Sales to Religious organizations" because it may violate RLUIPA which is a Federal Fair Housing Law. Staff propose increasing the cost of commercial sliver lots from \$2.00 to \$3.00 per square foot. Evan asked committee members to review the proposed changes. Steve asked for a clean copy that was not redlined. Evan discussed the objectives of sales. Given the current proposal to increase density, LCI believes this objective is no longer a priority. Nate mentioned the proposed ADU ordinance which proposes to increase density, this objective should be removed. Alder Festa mentioned the need for high standards for ADU conversion, how we inspect them via LCI, and how we look into illegal boarding houses.

Evan told the committee the core objectives remain unchanged. Clay asked about the goal of generation of tax revenue and the "tax abatement and phase in" under the sliver lot program. Evan said the abatement it part of the Urban Homestead Act. Evan believes the value is quite small when slivers are merged with the parent parcel (very small increase in assessed value). Clay thinks this should be looked at, Evan will follow up with the Assessor's office and Cor. Counsel. Alder Festa mentioned there is a cost to the City to maintain the sliver lots, the City cuts the grass and shovels snow, and other maintenance too. Further review and discussion will occur at PAD Committee.

A motion to adjourn was made by Clay Williams seconded by Steve Fontana, all were in favor.

Meeting Adjourned 3:55 P.M.

#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

#### **Disposition Summary Sheet**

#### **Property Description**

Prope	Property Address Map-1		Map-Block-Parcel		Ward	Prop	erty Type	Total legal units	
364	Ferry Street	16	167 0757 01500 RM-2 14		14	Vac	ant Land	Per Zoning	
	2019 Assessm	ient Value (1	#	70%	of Assessm	ent	Pro	perty Size	
Land + OB	Building 🕴	Other	Total Value	For	Tax Purpo	ses	Lot Size	Total sq. ft.	
\$32,800	N/A		\$ 32,800		\$22,960		40' X 190	7841 Total Sq./ Ft. Per Assessor	

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 19,877.00	Charles A. Liberti	5/26/2021	Negotiated	\$15,000	N/A	\$ 20,000
		있는 지호 				

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Jose Crespo 16 <sup>th</sup> Ward	N/A	N/A

#### Applicant's Information

		phone of contact person:		
Escalante, LLC 218 Chatham Street				
Review date	Reviewed by:	Comments		
6/22/2021	Staff	Current		
t lot.				
e this land as a drivey	vay to access 229 Grand Ave	onue. This parcel will serves a		
tins fand as a differ	way to access 227 Grand Ave	nuc. This parcer will serves a		
	6/22/2021 t lot.	6/22/2021 Staff		

Prepared by: Date 7/2/2/ by: Concurred by:

Date 7/13/2

Committee	Date	Action
	7/21/2021	
PAD		
	8/18/2021	***
City Plan		
	8/25/2021	Al III.
L.C.I.		
	9/7/2021	
Board of Aldermen		

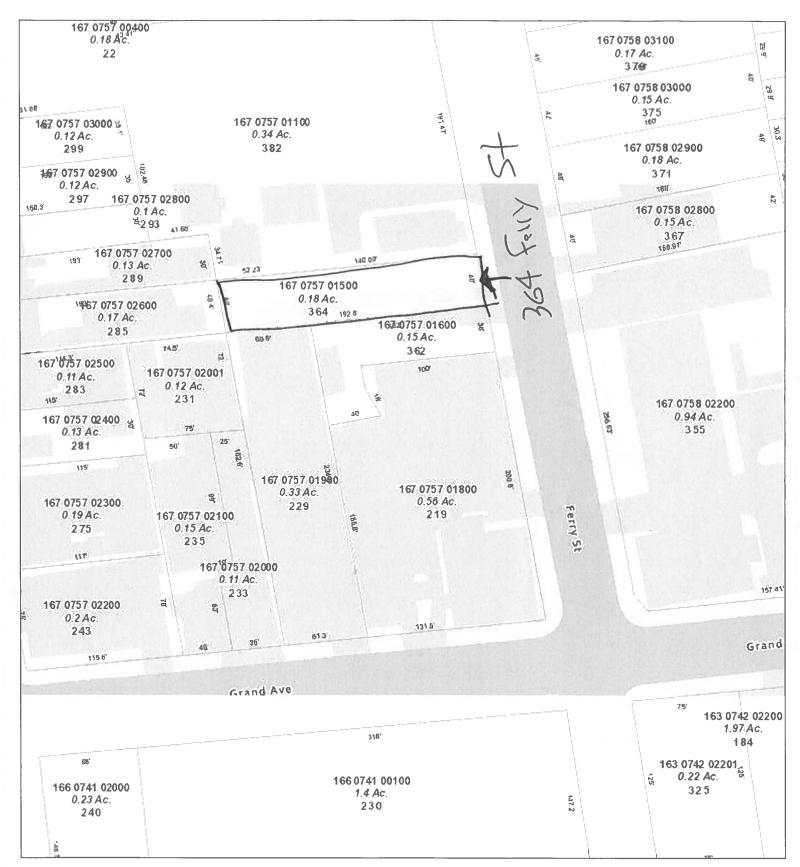
### **PRIOR NOTIFICATION FORM**

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

TO:	Alder	Jose Crespo 16 <sup>th</sup> Ward
DATE:	July 6, 2021	
FROM:	Department	Livable City Initiative
	Person	Evan Trachten Telephone X 8373
	nform you that the fold of Aldermen.	lowing matter affecting your ward(s) will be submitted
1	•	Street to Escalante, LLC who will utilize this land as a for 229 Grand Avenue
diffeway at	iu trasii storage area i	or 227 Granu Avenue
Check one	if this an appointmen	t to a commission
Democ		
Republ	ican	
Republ	ioun	
Unaffil r	iated/Independent/Otl	he
	INSTRU	CTIONS TO DEPARTMENTS
1. Departn	nents are responsible for s	ending 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.

SALE PRICE   Voar   Code   Assessed   Voar   Code   Code   Assessed   Voar   Code   Cod	
Common	
VISIC   Vicinity   Visit   V	+14
VISIC   Value (Bidg)   Value (Bidg)   Value (Comp   Valuation Method   Value (Date Comp   Valuation Method   Value (Date Comp   Value (Date Comp	Use Code Description Zone LA Land Type Land Units Unit Price Size Adj Site Index
Communit   Communits   Commu	
Vicial   V	
VISIO   Vear   Code   Assessed   Vear   Vear   Code   Assessed   Vear	BUILDING PERMIT RECORD  Amount Institute % Comm
Value (Bidg)   Valu	
VISIO   SALE PRICE   VC	
VISIO   SALE PRICE   VC	W/LC3
Total   46,500   32,550	0900 FAIR HAVEN N
VISIO   Vid#   Total   46,500   32,550   VISIO   Vear   Code   Assessed   Year   Year   Code   Assessed   Year   Yea	В
VISIO   Vear   Code   Assessed   Vear   Code	Total 0.00  ASSESSING NEIGHBORHOOD
VISIO   VC	
Total   46,500   32,550	
Total   46,500   32,550	
Total 46,500 32,550 PREVIOUS ASSESSMENTS (HISTORY)	J & DOUGLAS * 5943 0154 09-21-2001 U V J & DOUGLAS DBA 0 0 0 07-21-1971 V
	GIS ID 8439 Assoc Pid#  Assoc Pid#
	LE IS 1424 3014
	165 CHURCH ST  Alt Prol ID  WARD  WARD  WARD  Alt Prol ID  WARD  TAX DIST
EX VC I 53 46,500 32,550	
Description   Code   Asses	WINER COPO OF CHILDREN
POATION CURRENT ASSESSMENT	TOBO ITHITIES STRIT (ROAD DING #



#### Legend

New Haven Parcels

#### **MY MAP**

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



Date: 6/21/2021

#### BLUE RIBBON APPRIASALS, LLC

#### LAND APPRAISAL REPORT

File No. BR7040 CASE NO.

		USER: JOSE ESECAL	ANTE		Ce	nsus Tract _	1	424.00		_Map Reference _		LOC	C 757 L 1500
8	Property Address 36 City New Haven	64 Ferry St		County		NEW H	AVEN 9	State	СТ	Zip Code	06	513	3616
¥	Legal Description VC	DLUME 9765 PAG	SE 253	County		IACAAII	AVEN		Ų į	Zip Code	- 00	313.	3010
IFICATI		N/A Date of S		Loan Te	rm _	N/A	yrs. Property R	ights App	oraised X Fe	ee Leaseho	ld 🔲	De M	linimis PUD
ENT	Actual Real Estate Ta		(yr) Loan	Charges to be p	aid t	_		Sales C	oncessions N/A	١			
₽	Lender/Client JOSE Occupant VA		Appraiser	CHARLES	Α. Ι	Addre		Appraise	Pr VACANTIAND F	OR POTENTIAL PUR	CHASE	PLIRP	OSES
	Location	X Over		X Suburban	01		ıral	C1					air Poor
	Built Up Growth Rate	Fully Dev. Rapi	75% d	25% to 75 X Steady	%		oder 25%		yment Stability nience to Emplo	vment		XII	$\dashv \vdash \dashv \mid$
	Property Values		asing	X Stable			clining	1	nience to Shopp	•		$\widetilde{\mathbf{x}}$	
	Demand/Supply	X Shor		In Balance	Э		ersupply	1	nience to Schoo			X	
8	Marketing Time Present Land Use 9	harmed.	er 3 Mos,	3-6 Mos.	0 0		rer 6 Mos. % Commercial		acy of Public Tra ational Facilities	ensportation		X   X	
RHOO	_	%Industrial 1 %		% Apts		o Condo	_ /o Commercial	1	acy of Utilities			分	<b>⊣</b> ├┤
S.	Change In Present La		Likely	Likely(*)		_	aking Place (*)		ty of Compatibili	*		X	
EIGHBO	Predominate Occupa	(*) From ncy X Owi	200	Tenant	To		% Vacant	1	tion from Detrim and Fire Protect	ental Conditions	=	X X	<b>⊣</b> ├┤ ┃
ij	Single Family Price R	, ,	00 to\$	_	redo		\$ 225,000	1	al Appearance of		=	χÌ	
-	Single Family Age		yrs to 20	00 yrs. Pre	domi	nant Age	75 yrs	Appeal	to Market			X)	
	Comments including I	hose factors, favorable	e or unfavorab	ole, affectino ma	rketa	ıbility (e.a. pu	blic parks, schoo	ls. view.	noise): THE S	UBJECT IS LO	CATE	ED II	VA
	PREDOMINATEL												
醋		JS OF SCHOOLS,	HOUSES	OF WORSHI	P, F	HIGHWAY	ACCESS AND	LOCA	L AMENITIES	S TYPICAL TO	THIS	ARI	EA OF
	CONNECTICUT.  Dimensions SEE M	AP INCLUDED				=		0.18	ACRES		Comer	Lot	-
	Zoning Classification		E = 5,400	SQFT			Present Imp		ls X do				ulations
	Highest and best use Public	Present use [ Other (Describe)	_ ` '	ecify) SITE IMPROVE	1451	To Too	Level						
	Elec. X	Offici (Describe)		s X Public [									
ш	Gas X		Surface	ASPHAL	_		e Rectangula						
S	Water X San, Sewer X		X Storm S	X Public C	_		RESIDENT					_	
	_	erground Elect. & Tel.	=						D identified Spe	cial Flood Hazard	Area?	X	No Yes
		or unfavorable includi		ent adverse eas	eme	nts, encroach	ments or other a	dverse co	onditions): <u>THE</u>	SUBJECT IS BEIN	G APPR	RAISE	DASA
	VACANT LAND, THE	CLIENT IS AN ABUTTE	:R.										-
	a dollar adjustment r property is superior to comparable is inferior	eflecting market reaction or more favorable that to or less favorable the SUBJECT PROPE	n the subject an the subjec	property, a mini	s (+) 1s (-)	adjustment is adjustment is	made thus redu made thus incre	cing the asing the	indicated value	of subject; if a sign of the subject.	n in the iificant i	tem i	n the
В	Address	364 Ferry St		83 FRANK S				ENRY S		631 FE			
S	Proximity to Subject	laven, CT 06513-361		NEW HAVE 2.48 mile				HAVE 04 mile:			HAVE 1 mile		
YS	Sales Price	\$ N/A			\$	10,000			\$ 10,000	Elles Feller	3/4	\$	16,000
₹	Price / SQFT Data Source	\$ 0 TOWN RECOR	ns l	TOWN DEC	\$ `OB	2.87	TOM		\$ 1.91	TOWN BECO	DDC/A	\$ 0.4	3.06
DATA AN	Date of Sale and	DESCRIPTIO		DESCRIPTION	-	+(-)\$ Adjustment	DESCRI	VN RECO PTION	+(-)\$ Adjustment	DESCRIP		ILS#	+(-)\$ Adjustment
AT/	Time Adjustment	N/A	_	4/4/2019	1		02/28/2			8/16/20		$\perp$	
ET D	Location Site/View	0.18 ACRES		SIDENTIAL .08 ACRES	$\dashv$		RESIDEN 0.12 AC			RESIDEN 0.12 AC		$\dashv$	
꽃	FRONTAGE	40'		30'	$\Box$		33.3			40'		$\downarrow$	
ξ	ZONE	RM2	+	RM2	$\dashv$	<del>-</del>	RM2	2	+	RM2		+	
疆	Sales or Financing												
	Concessions Net Adj.(Total)	A DOMESTIC DES	X	Plus Minus	\$	0	X Plus	Minus	\$ 0	X Plus	Minus	S	0
	Indicated Value	E E Veny do	Net=0	%			Net=0%		•	Net=0%		•	
	of Subject	Data INIVENITOR	Gross:		-		Gross=0%	TUE C	\$ 10,000	Gross=0%		\$	16,000
B	Comments on Market	Data <u>INVENTOR</u>	Y IS LOW.	ALL COMPA	KAI	BLES ARE	LOCATED IN	THE 5	AME ZONE.				
	Comments and Cond	itions of Appraisal: T	HE CLIENT IS	AN ABUTTER T	OTI	HE SUBJECT	PARCEL.						
Z													
Ĕ		COMPARABLES S							54 PER SQFT.	THEREFORE TI	HE SU	BJEC	TS VALUE
Ė	WAS DETERMINE	D AS FOLLOWS: \$	2.54 x 7,841	SQF1 = \$19,8	76.5	4. ROUND	<u>=D TO \$19,877</u>						
Ĭĕ	I ESTIMATE THE MA	RKET VALUE, AS DE	FINED, OF S	UBJECT PROP	ERT					to be \$	19	,877	,
RECONCILIATION	Appraiser(s)					Review A	ppraiser (if applic Did Not Phy	,					
Ť		LES A. LIBERTI					Inspect Pro						
1000	Date Report Signed _	(	05/26/2021			_	Date Report S	igned					
	State Certification # _ Or State License #	RCG.000	00647	State			State Certifica Or State Licen	-				Sta	tete
	Expiration Date of Lic	ense or Certification	04	State 3/30/2022		_			nse or Certificati	on		Jiá	

## 364 Ferry Street (vacant lot on right side of photo)



#### LIVABLE CITY INITIATIVE -PROPERTY DIVISION

#### **Disposition Summary Sheet**

#### **Property Description**

Prope	rty Address	Ma	Map-Block-Parcel		Ward	Prop	erty Type	Total legal units		
136 Her	ningway Street	116 1033 01200 PDU		PDU 81	12	Vacant Land		Per Zoning		
2	019 Assessm	ent Value (1	(00%)	70%	of Assessn	nent	Prop	perty Size		
Land + OB	Building	Other	Total Value	For	Tax Purpo	oses	Lot Size	Total sq. ft.		
\$147,400	N/A		\$ 147,400	2	\$103,180		100' X 735	' 55,295 Total Sq./ Ft. Per Assessor		

#### **Property Value Information**

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 55,000.00	William Esposito	6/9/2021	Negotiated	\$40,000.	N/A	\$ 40,000

#### Prior Notifications Sent to

Alderperson	Name of Alderperson	Management Team	Other interested parties
Yes X No 🗌	Hon. Gerald Antunes 12th Ward	N/A	N/A

#### Applicant's Information

Applicant's name, address & tele	phone:	Name, address &	telephone of contact person:
Vessel Technology, Inc.		c/o Josh Levy, Executive	Vice President
46 West 55 <sup>th</sup> Street		111111111111111111111111111111111111111	
New York NY 10019			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	7/13/2021	Staff	Current
Proposal: LCI proposes the sale of a vacan	it lot.		
General discussion: The applicant will build 30 affordable units (1 bedroom at AMI, and there will be a 20-year affordable).	nd 2-bedroom u	nits) The rents will be	
needed).	-		
Owner Occupancy? N/A			
Prepared by: Date	7/12/21' Co	ncurtal .	Date 7 (13 2

Committee	Date	Action
	7/21/2021	
PAD		
	8/18/2021	
City Plan		
	8/25/2021	
L.C.I.		
	9/7/2021	
Board of Aldermen		

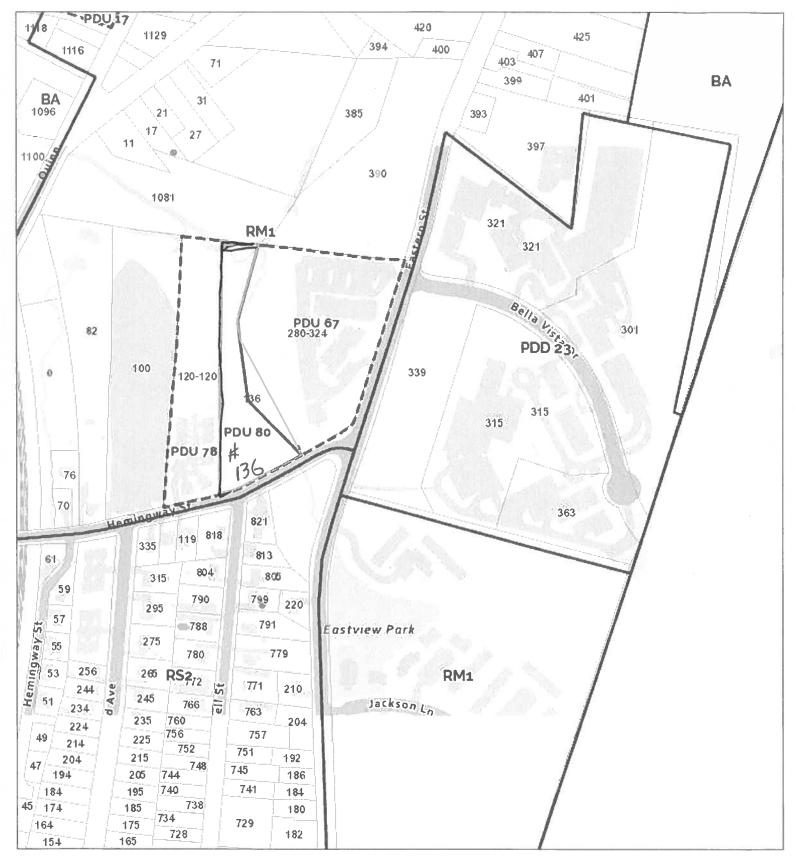
## **PRIOR NOTIFICATION FORM**

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

TO	:	Alder (	Gerald Antunes	s 12 <sup>th</sup> Wa	ırd	
DA	TE:	July 13, 2021				
FRO	)M·	Department	Livable City Ini	tiative		
1100	J1 <b>v1</b> .	Person	Evan Trachten	68)	Telephone	X 8373
		form you that the folk l of Aldermen.	owing matter affec	eting your w	ard(s) will be	e submitted
		nt land at 136 Heming rdable housing subject			develop appro	oximately 30
		and in an in a second	to home approve			
Che	ck one i	f this an appointment	to a commission			
	Democr	• •				
	Republi	can				
1 1	Unaffili r	ated/Independent/Oth	e 			
		INSTRUC	CTIONS TO DEF	PARTMEN	<u>TS</u>	
1.	Departm	ents are responsible for se	nding this form to the	alderperson(s	) affected by the	e item.
2.	This form	n must be sent (or delivere	ed) directly to the alde	rperson(s) bef	ore it is submitt	ted to the

- Legislative Services Office for the Board of Aldermen agenda.
- 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.

Total Land Value 147,400	Total				-			Area 1	Parcel Total Land Area	Parcel 1	Ť	56,156 SF	nd Units	otal Card Land Units	Tot			
							_											
						Ş	<del>.</del>	٦		6.5	<u>8</u>	90, 100		0	10r-60	CITY MDE-00	7 9020	
Adj Unit P Land Value	Location Adjustmen	100	Notes		Nbhd. Adj	Nbhd.		Site Index		Unit Price	its	1	Land Type		Description		Ę	
						SECTION	ATION	LINE VALUATION SECTION	LAND LI									
Review Against Field Cd	Type Is Cd 45 Rev	SB Ty	Date 09-26-2001	09	Comments	Com		Date Comp		Amount Insp Date % Comp	Insp	Amoun	Description		ate Type	Issue Date	Permit Id	
147,400	cel Value	Parcel Va	Total Appraised Parcel Value	Tota														
147,400 C	lue	Parcel Va	Special Land Value Total Appraised Parcel Value Valuation Method	Spec Total Valu														
147,400	ig)	Value (Blo	Appraised Land Value (Bldg)	Appr			ŀ				NOTES				-			
447	siug)	o) value (c	Appraised Op (b) value (blug)	. Appr			1							FOXON		ŏ	0800	T
<b>&gt;</b>	ida)	o) Value (E		7 7	Batch		-	ing	Tracing	B	B	00000000		Nbhd Name	1	ď	Nbhd	
0 0	ard)	Value (Ca	Appraised Bldg. Value (Card)  Appraised Xf (B) Value (Bldg)	Appr							0.00	CCECCIA	Total				-	T
MARY	APPRAISED VALUE SUMMARY	APPRA																
			•		Comm Int	Amount		Number	Description	Н	Code	Amount	$\coprod$	Description	Des	Je J	Year Code	II
or Assessor	This signature acknowledges a visit by a Data Collector or Assessor	nowledges a	ignature ackn		I Otal	VTS	ESSME	THER ASSESSMENTS	07/		+	ŀ	-	XEMPTIONS	EXEN			
Code Ass	sed Year Code Assessed V Year 3,180 2019 21 103,180 2018	Code /	Year 80 2019	Asses 103	0	18 Year 8 2020	00000	30,00		08-31-2001 U 05-08-1998 U 11-20-1997 U 08-30-1995 U 07-19-1988 U	U	5930 0028 5930 0292 5309 0292 5237 0244 4901 0144 3929 0260	5930 5309 5237 4901 3929	ORP	NEW HAVEN NEW HAVEN LC LC N	W HAVEN	CITY OF NEW HAVEN 300 EASTERN ACQUISITION CORP IPPONA LLC UNKNOWN	CC=00
	103,180	147,400	al	Total		5	_	וי	Assoc Pid#	5	-		GIS ID					1
VISION									TAX DIST			12 1426.03 2001	WARD TAXABLE CENSUS BLOCK QUERY G	06510 T		CT	NEW HAVEN	7
NEW HAVEN, CT									DATA VE REPO	SUPPLEMENTAL	SUPPL	-	Alt Prol ID	<b>⋗</b>		TST	165 CHURCH ST	_
6093	103,180	147,400	$\top$	21	EX COM LN	EX C								T T	_	N HAVEN	CITY OF NEW HAVEN	0
	Accessed	SSMENT	NTAS		on or in the control of the control		LOCATION		TRT / ROAD	S	UTILITIES		TOPO		OWNER	CURRENT OWNER	CU	
Print Date 7/13/2021 11:12:51 A	Print Date	1 of 1	Card #		Sec # 1 of			Bldg # 1	116/1033/01200// Bldg#	₩ =		116 1033 01200	Account # 11	Acco	136 HEMINGWAY ST		Property Location Vision ID 5263	< ⊤
0000	Ctata I Ica			,	] } !			2	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2					1			, -	)



#### Legend

PDU Overlay Zone

Zoning Boundaries

New Haven Parcels

#### **ZONING MAP PRINT**

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



Date: 6/21/2021

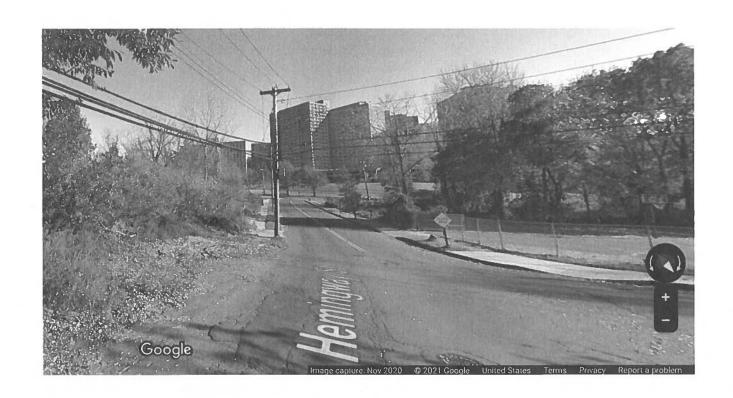
0 0.03 0.06 0.12 mi

#### Esposito & Associates

#### LAND APPRAISAL REPORT

City of New Haven

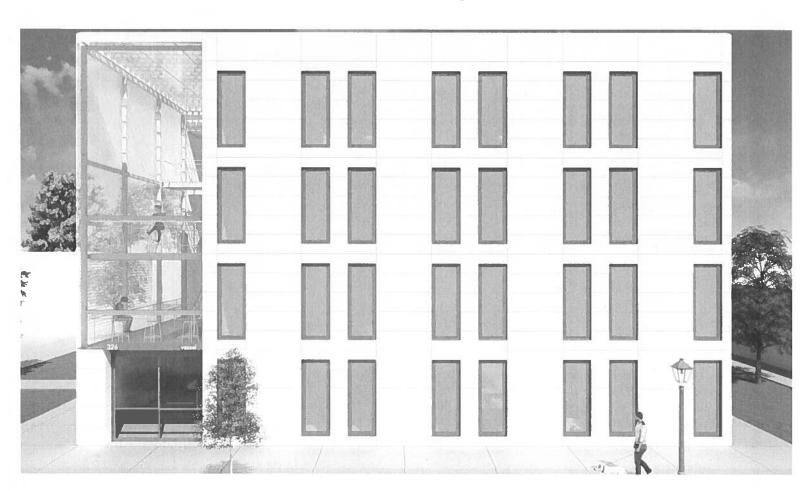
_		****					101	Hemin	31	
		ew Haven	Census Tract	1426.03		Map Reference	MSA	\-35300		
		Hemingway Street								
-	City New Haven		County Ne	w Haven		State C	CT Zi	Code O	6513	
	Legal Description Volu	ume: 5930 Page: 028	: Assessor's MBP: 116-103	3-01200						
層	Sale Price \$ N/A	Date of Sale N			operty Rights Appraised	X Fee	Leasehold	0	e Minimis	PUD
S	Actual Real Estate Taxes \$	4.527.54		N/A	Other sales concessions	None				
H		4,021.04	,				-4 61	11	OT 0	0540
	1411. 6	van Trachten		Oil	y of New Haven, 165				CIO	6510
	Occupant Vacant La		William F. Esposito, Jr.	Instructions to	Appraise Provide a	an Opinion o	f Market			
1	Location	Urban	Suburban	Rural			G000	Avg.	Fair	Poor
	Built Up	Over 75%	25% to 75%	Under 25%	Employment Stability					
	Growth Rate	Fully Dev. Rapid	Steady	Slow	Convenience to Employment			×		
33	Property Values	Increasing	Stable	Declining	Convenience to Shopping		X	X		
	Demand/Supply	Shortage	In Balance	Oversupply	Convenience to Schools		—ñ	×		
83	Marketing Time	Under 3 Mos	4-6 Mos.	Over 6 Mos.	Adequacy of Public Transporta	tion	×			
	Present 35 % One-	7.4		O % Commercial	Recreational Facilities			~		
18	1411	1.0		O_ N CONTINCICIO			\$7	×		
곮		—	0 %		Adequacy of Utilities		×	×		
8	Change in Present	Not Likely	Likely (*)	Taking Place (*)	Property Compatibility			×		
EIGHBOR	Land Use	(*) From	То		Protection from Detrimental Co	nditions		×	×	
焸	Predominant Occupancy	Owner	Tenant 1-3	% Vacant	Police and Fire Protection			×		
	One-Unit Price Range	\$ 90,000 to \$	280,000 Predominant Value \$	175,000	General Appearance of Propert	ies		X		
1	One-Unit Age Range		50 yrs. Predominant Age	75 yrs.	Appeal to Market			X		m
13	Comments including those fac		ting marketability (e.g. public parks, schools,		TI	ne subject is	located		5 mile	00
7	1									
			ea that consists of a mixture							ia <sup>,</sup>
			30 and Interstate 91. The tra			onsidered to	be mod	ierate. T	ne	
_		mercial use and a floo	d zone are adverse condition	ons on the subj	ect property.					
	Dimensions See att	ached deed and Surve	еу Мар	= =	55,295 s.f. = 1.27 A	cres		Comer L	ot	
1	Zoning Classification	PDU-80, Planned Dev	elopment Unit	Present h	mprovements Do	Do Not	Conform	to Zoning R	egulations	
	Highest and Best Use	Present Use X 0	ther (specify) To be built upon	n with a multi-L	unit dwelling subject to	wetland. zo	oning an	proval		
	Public	Other (Describe)	OFF SITE IMPROVEMENTS		Rolling		2 -6			
	Elec.	Street	Access Public Priv		Average					
	l. 🖴 ·	In street Surface								
ш	[표		enance Public Priv	-	rregular					1
ত			Stande Probat Prin	<u>.</u>	No special view ameni					
18			Storm Sewer Curb/Gutter		Orainage conditions un		llands or			
13		Loanin	Sidewalk Street Lights		located in a FEMA Special Rood H	azard Area?		X	Yes	X No
	Comments (favorable or unfav	rorable including any apparent adver	se easements, encroachments, or other advi	erse conditions)		Only a very	limited (	on-site i	nspect	ion
10	was performed. Th	ne site contains 55,295	square feet, or 1.27 acres	(rounded). A s	ubstantial portion of the	he property	consists	of wetla	inds, a	ind
			a flood hazard zone. A sanil							
				and the second s						
			itheasterly nortion of the sit	e. See addend	lum for additional site	comments				
					lum for additional site		the mari			
100	The undersigned has r	ecited the following recent	utheasterly portion of the site sales of properties most similar action to those items of signifi	and proximate to	o subject and has consi	dered these n		ket analysi	s The	description
S-Portion S	The undersigned has r includes a dollar adju	ecited the following recent stment reflecting market re	sales of properties most similar	and proximate to icant variation bet	o subject and has considered the subject and con	dered these n comparable propo	erbes If	et analysi a signific	s The	description n in the
Service Street	The undersigned has r includes a dollar adju comparable property is	ecited the following recent stment reflecting market re superior to or more fa	sales of properties most similar action to those items of signifi	and proximate to cant variation bet a minus (-)	o subject and has considered ween the subject and considered and considered the adjustment is made the	dered these n comparable propi is reducing th	erbes If e indicated	ket analysi a signific value	s The ant item of subj	description n in the ect (1 a
Carlo Salania	The undersigned has r includes a dollar adju comparable property is	ecited the following recent stment reflecting market re superior to or more fa	sales of properties most similar action to those items of signifi vocable than the subject property	and proximate to cant variation bet a minus (-)	o subject and has considered ween the subject and considered and considered the adjustment is made the	dered these n comparable propi is reducing th	erbes If e indicated g the ind	ket analysi a signific value	s The ant iten of subj e of t	description n in the ect (1 a
100 Care 100 Care	The undersigned has r includes a dollar adju comparable property is significant item in the ITEM	ecited the following recent stment reflecting market re superior to or more fa comparable is intenor to SUBJECT PROPERTY	sales of properties most similar action to those items of signifi- vorable than the subject property or less favorable than the subject COMPARABLE NO 1	and proximate to icant vanation bet a minus (-) property a plus	o subject and has considered the subject and considered the subject and considered the subject and considered the subject and construction of the subject and considered the subject and construction of the subject and const	dered these n comparable propries reducing th thus ncreasing	erbes If e indicated g the ind C	ket analysi a signific value cated valu OMPARABLE	s The ant iten of subj e of t	description n in the ect (1 a
E-0/6 (5 (5 (5 (5 (5 (5 (5 (5 (5 (5 (5 (5 (5	The undersigned has respectively adjusted and support of the significant item in the iTEM address 136 Hemin	ecited the following recent stment reflecting market re superior to or more fa comparable is inflenor to SUBJECT PROPERTY Igway Street	sales of properties most similar action to those items of significant or solution of the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue	and proximate to cant variation bet a minus (-) property a plus	o subject and has considered the subject and con	dered these nonmparable proprior reducing the thus noreasing	erties If e indicated g the ind C Oakley	ket analysi a signific value cated valu OMPARABLE	s The ant iten of subj e of t	description n in the ect (1 a
CONTRACTOR OF THE PARTY.	The undersigned has resolved a dollar adju comparable property is significant item in the ITEM Address 136 Hemin New Have	ecited the following recent stment reflecting market re superior to or more fa comparable is inflenor to SUBJECT PROPERTY Igway Street	sales of properties most similar action to those items of significant worable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven	and proximate to cant variation bet a minus (-) property a plus	o subject and has considered to subject and	dered these n comparable propriate reducing the thus ncreasing	erbes If e indicated g the ind C Oakley w Haven	ket analysi a signific value cated valu OMPARABLE Street	s The ant iten of subj e of t	description n in the ect (1 a
	The undersigned has reincludes a dollar adjuctomparable property is significant item in the iTEM  Address 136 Hernin New Have Proximity to Subject	ecited the following recent streent reflecting market resuperior to or more to comparable is infenor to SUBJECT PROPERTY	sales of properties most similar action to those items of significant worable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N	and proximate to cant variation bet a minus (-) property a plus 611 M New 1.17 (	o subject and has considered the subject and considered is made thus:  +) adjustment is made  COMPARABLE NO 2  Aiddletown Avenue  Haven miles N	dered these n comparable propries reducing the thus ncreasing 124 New 1.88	erties If e indicated g the ind C Oakley	cet analysis a signific value cated value OMPARABLE Street	s The ant iten of subj e of t	description n in the ect (f a he subject.
	The undersigned has reincludes a dollar adju comparable property is significant item in the ITEM  Address 136 Hemin New Have Proximity to Subject Sales Price	ecited the following recent streent reflecting market re superior to or more faccomparable is inferior to SUBJECT PROPERTY Igway Street	sales of properties most similar action to those items of significant worable than the subject property or less favorable than the subject COMPARABLE NO 1 468 Middletown Avenue New Haven 1.06 miles N	and proximate to cant variation bet a minus (-) property a plus 611 M New 1.17 (100 000)	o subject and has considered the subject and comparable to 2 compa	dered these nomparable proprior reducing the thus noreasing 124 New 1.85	erbes If e indicated g the ind C Oakley w Haven	ket analysis a signific value cated valu OMPARABLE Street	s The ant iten of subj e of t	description in the ect if a the subject.
	The undersigned has resolved has resolved a dollar adjusted adjusted adjusted and the support of	ecited the following recent streent reflecting market resuperior to or more to comparable is infenor to SUBJECT PROPERTY	sales of properties most similar action to those items of significant worable than the subject property or less favorable than the subject COMPARABLE NO 1 468 Middletown Avenue New Haven 1.06 miles N	and proximate to cant variation bet a minus (-) property a plus 611 M New 1.17 (	o subject and has considered the subject and considered is made thus:  +) adjustment is made  COMPARABLE NO 2  Aiddletown Avenue  Haven miles N	dered these n comparable propries reducing the thus ncreasing 124 New 1.88	erbes If e indicated g the ind C Oakley w Haven	cet analysis a signific value cated value OMPARABLE Street	s The ant iten of subj e of t	description n in the ect (f a he subject.
<u>co</u>	The undersigned has reincludes a dollar adju comparable property is significant item in the ITEM  Address 136 Hemin New Have Proximity to Subject Sales Price	ecited the following recent streent reflecting market re superior to or more faccomparable is inferior to SUBJECT PROPERTY Igway Street	sales of properties most similar action to those items of significant or subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N \$ MLS/City Hall/V.10123 Pg	and proximate to cant variation bet a minus (-) property a plus  611 New 1.17 (100 000 6.25	o subject and has considered the subject and comparable to 2 compa	dered these n comparable propor s reducing th thus ncreasing 124 Nev 1.88 90 000 6.25	erties If e indicated g the ind C Oakley w Haven 5 miles \$	ket analysis a signific value cated value COMPARABLE Street	s The ant iten of subj e of t	description in the ect if a the subject.
SISATI	The undersigned has resolved has resolved a dollar adjusted adjusted adjusted and the support of	ecited the following recent streent reflecting market re superior to or more faccomparable is inferior to SUBJECT PROPERTY Igway Street	sales of properties most similar action to those items of significant to those items of significant than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg	and proximate to cant variation bet a minus (-) property a plus  611 New 1.17 (100 000 6.25	o subject and has consolven the subject and cladification of the s	dered these n comparable propor s reducing th thus ncreasing 124 Nev 1.88 90 000 6.25	erties If e indicated g the ind C Oakley w Haven 5 miles \$	cet analysis a signific value cated value COMPARABLE Street	s The amt item of subject of the NO 3	description in the ect if a the subject  70 000 7.33
MALYSIS	The undersigned has reincludes a dollar adju comparable property is significant item in the iTEM Address 136 Hermin New Have Proximity to Subject Sales Price \$\sqrt{Sq. Ft.} Data Source(s)	ecited the following recent streent reflecting market resuperior to or more resuperior to or more for comparable is infenor to SUBJECT PROPERTY regway Street  N  N// City Hall/Inspection DESCRIPTION	sales of properties most similar action to those items of significant or significant or significant or significant or significant or significant or less favorable than the subject comparable to 1  468 Middletown Avenue New Haven 1.06 miles N \$ MLS/City Hall/V.10123 Pg DESCRIPTION +{	and proximate to cant vanation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust.	o subject and has considered to the subject and comparable to 2  Aiddletown Avenue  Haven  miles N  \$ \$ City Hall/V.10119 Pg, 0ESCRIPTION +{	dered these n comparable propor is reducing th thus ncreasing  124 New 1.8: 90 000 6.25 : 042 MLS	erbes If e indicated g the ind C Oakley w Haven 5 miles \$	cet analysis a signific value cated value CATECO STREET STREET SW S SELITION	s The amt item of subject of the NO 3	description n in the lect of a the subject.  70 000 7.33 age 140 )\$ Adju t.
	The undersigned has reincludes a dollar adju comparable property is significant item in the iTEM Address 136 Hermin New Have Proximity to Subject Sales Price \$\sqrt{Sq. Ft.} Data Source(s)	ecited the following recent streent reflecting market resuperior to or more to comparable is inferior to SUBJECT PROPERTY  Togway Street  N//  S N//  City Hall/Inspection  DESCRIPTION  N/A	sales of properties most similar action to those items of significant that the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  \$ MLS/City Hall/V.10123 Pg DESCRIPTION +{	and proximate to cant vanation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust. +2,000 CI. 01	o subject and has considered to the subject and comparable to 2 diddletown Avenue Haven miles N \$ \$ City Hall/V.10119 Pg. DESCRIPTION + \$ 1/25/2021	dered these   n	erbes If e indicated g the ind C C Oakley w Haven 5 miles S S/City H: DESCRIP	cet analysis a signific value cated value CATECO STREET STREET SW S SELITION	s The amt item of subject of the NO 3	description n in the ect (i a he subject  70 000 7.33 age 140 )\$ Adju t. +1,500
	The undersigned has reincludes a dollar adju comparable property is significant item in the iTEM Address 136 Hermin New Have Proximity to Subject Sales Price \$\sqrt{Sq. Ft.} Data Source(s)	ecited the following recent streent reflecting market resuperior to or more to comparable is inferior to SUBJECT PROPERTY  Togway Street  N// City Hall/Inspection DESCRIPTION  N// Average-	sales of properties most similar action to those items of significant works by the complete state of the subject property or less favorable than the subject comparable no 1  468 Middletown Avenue New Haven 1.06 miles N \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	and proximate to cant variation bet a minus (-) properly a plus 611 N New 1.17 (100 000 6.25 191 MLS/ \$ Adjust. +2,000 CI. 01 -20,000 Avera	o subject and has considered to the subject and calculations is made the subject and calculations is made to the subject and calculations is made.  COMPARABLE NO 2  Aiddletown Avenue  Haven size subject and calculations is made to the subject and subject is made.  S  City Hall/V.10119 Pg. 0ESCRIPTION +{ I/25/2021 age	dered these   n	erbes If e indicated g the ind C C Oakley w Haven 5 miles S S/City H: DESCRIP 09/04/20 erage	cet analysis a signific value ccated value ccated value Street  Street  \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	s The amt item of subject of the NO 3	70 000 7.33 age 140 1+1,500 -17 500
	The undersigned has reincludes a dollar adju comparable property is significant item in the iTEM Address 136 Hermin New Have Proximity to Subject Sales Price \$\sqrt{Sq. Ft.} Data Source(s)	ecited the following recent streent rellecting market resuperior to or more comparable is inferior to SUBJECT PROPERTY  SUBJECT PROPERTY  SUBJECT PROPERTY  Grammar Subject on S	sales of properties most similar action to those items of significant worable than the subject property or less favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N \$ \$ \$ MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average }	and proximate to card variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/ \$ Adjust. +2,000 Cl. 01 -20,000 Avera +39 500 12.50	o subject and has considered by the subject and cadjustment is made thus adjustment is made to companable no 2  Aliddletown Avenue Haven miles N  \$ City Hall/V.10119 Pg. 05508/P100 +{ 1/25/2021 age 10 sf/Average	dered these   n	erbes If e indicated g the ind C Oakley w Haven 5 miles \$ S/City H: DESCRIP 09/04/20 erage 44 s.f./A	cet analysis a signific value ccated value ccated value Street  Street  \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	s The amt item of subject of the NO 3	70 000 7.33 age 140 141,500 145,500
	The undersigned has reincludes a dollar adju comparable property is significant item in the iTEM Address 136 Hermin New Have Proximity to Subject Sales Price \$\sqrt{Sq. Ft.} Data Source(s)	ecited the following recent streent rellecting market resuperior to or more comparable is infenor to SUBJECT PROPERTY Igway Street  N// \$ N// City Hall/Inspection DESCRIPTION N// AVerage- 55,295 sf/Average Substantial	sales of properties most similar action to those items of significant workless favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg 055CRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average None	and proximate to cant variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/) \$ Adjust +2,000 Cl. 01 -20,000 Avers +39 500 12 50 -50,000 None	o subject and has considered by the subject and cadjustment is made thus adjustment is made thus adjustment is made.  COMPARABLE NO 2 Aliddletown Avenue Haven miles N \$ \$ City Hall/V.10119 Pg. 05508P100 +{ 1/25/2021 age 10 sf/Average	90 000 6.25 18 000 Ave. +43,000 9 5-45,000 Nor	erbes If e indicated g the ind C Oakley w Haven 5 miles \$ S/City H: DESCRIP 09/04/20 erage 44 s.f./A	ket analysis a signific value cated value cated value comparable Street SW \$ \$ all/Vol.9 TION 0220	s The amt item of subject of the NO 3	description n in the teet if a the subject  70 000 7.33 age 140 )s Adju t +1,500 -17 500 +45,500 -35 000
MARKET DATA ANALYSIS	The undersigned has reincludes a dollar adju- comparable property is  significant item in the   ITEM Address 136 Hermin  New Have  Proximity to Subject  Sates Price  Price \$/\$q. Ft.  Data Source(s)  ITEM  Date of Sate/Time Adj.  Location  Stee/New  Wetlands  Topography	ecited the following recent streent rellecting market resuperior to or more comparable is inferior to SUBJECT PROPERTY  SUBJECT PROPERTY  Igway Street  N  NI/A  City Hall/Inspection DESCRIPTION  N/A  Average- 55,295 st/Average Substantial Rolling	sales of properties most similar action to those items of significant workless than the subject property or less favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N \$ \$ \$ MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average None Level	and proximate to card variation bet a minus (-) property a plus (-) property a plus (-) a plus (-) property	o subject and has considered to the subject and cadjustment is made thus the subject and cadjustment is made to companable No 2  Aiddletown Avenue Haven miles N  \$ City Hall/V.10119 Pg. 0ESCRIPTION + 1  1/25/2021 age 10 sf/Average	90 000 6.25 1042 MLS 8 Adjust +2 000 CI18 000 Ave +43,000 9 545,000 Mos	erbes If e indicated g the ind C C COakley w Haven 5 miles \$ S/City H- DESCRIP 09/04/20 erage 44 s.f./A	ket analysis a signific value cated value cated value comparable Street SW \$ \$ all/Vol.9 TION 0220	s The amt item of subject of the NO 3	description n in the ect if a the subject  70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 +45,500 -2 500
	The undersigned has reincludes a dollar adjuctomparable property is significant item in the ITEM  Address 136 Hermin New Have Proximity to Subject Safes Price \$/\$q. Ft. Data Source(s) ITEM  Date of Safe/Time Adj. Location Ster/New  Wetlands  Topography Easement	ecited the following recent streent reflecting market resuperior to or more superior to subject PROPERTY Igway Street  Note:  **N/A**  City Hall/Inspection DESCRIPTION N/A*  Average- 55,295 st/Average Substantial Rolling Gas and san. sewer	sales of properties most similar action to those items of significant to those items of significant to the subject property or less favorable than the subject property or less favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	and proximate to card variation bet a minus (-) property a plus 611 New 1.17 100 000 6.25 191 MLS/)\$ Adjust 42,000 CI. 01 -20,000 Avers +39 500 12 50 -50,000 None -5,000 Level -5,000 None	o subject and has considered to the subject and cadjustment is made thus the subject and cadjustment is made to companies in a subject and cadjustment is made to companies in a subject and cadjustment is made to companies in a subject and cadjustment is made to companies in a subject and cadjustment is a	90 000 6.25 : 042 MLS )8 Adjust -18 000 Ave +43,000 9 545,000 Nor -5,000 Nor	erbes If e indicated g the ind C C COakley w Haven 5 miles S S/City H- DESCRIP 09/04/20 erage 44 s.f./A ne stly level	ket analysis a signific value cated valu OMPARABLE Street SW \$ sall/Vol.9 TION 0220 verage	s The amt item of subject of the NO 3	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5,000
	The undersigned has resolved a dollar adjuctor and the interest and the in	ecited the following recent streent rellecting market resuperior to or more comparable is inferior to SUBJECT PROPERTY  SUBJECT PROPERTY  Igway Street  N  NI/A  City Hall/Inspection DESCRIPTION  N/A  Average- 55,295 st/Average Substantial Rolling	sales of properties most similar action to those items of significant workless than the subject property or less favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N \$ \$ \$ MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average None Level	and proximate to card variation bet a minus (-) property a plus (-) property a plus (-) a plus (-) property a plus (-) property a plus (-) property a plus (-) property (-) pr	o subject and has considered to the subject and cadjustment is made thus the subject and cadjustment is made to companies in a subject and cadjustment is made to companies in a subject and cadjustment is made to companies in a subject and cadjustment is made to companies in a subject and cadjustment is a	90 000 6.25 1042 MLS 8 Adjust +2 000 CI18 000 Ave +43,000 9 545,000 Mos	erbes If e indicated g the ind C C COakley w Haven 5 miles S S/City H- DESCRIP 09/04/20 erage 44 s.f./A ne stly level	ket analysis a signific value cated valu OMPARABLE Street SW \$ sall/Vol.9 TION 0220 verage	s The amt item of subject of the NO 3	description n in the ect if a the subject  70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 +45,500 -2 500
	The undersigned has reincludes a dollar adju- comparable property is significant item in the  ITEM  Address 136 Hernin New Have  Proximity to Subject  Sates Price  SySq. Ft. Data Source(s) ITEM  Date of Sate/Time Adju- Location  Site/New  Wetlands  Topography Easement  Shape  Sates or Financing	ecited the following recent streent reflecting market resuperior to or more superior to subject PROPERTY Igway Street  Note:  **N/A**  City Hall/Inspection DESCRIPTION N/A*  Average- 55,295 st/Average Substantial Rolling Gas and san. sewer	sales of properties most similar action to those items of significant to those items of significant to the subject property or less favorable than the subject property or less favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	and proximate to card variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust. +2,000 Cl. 01-20,000 Avers +39 500 12 50 50.000 None -5,000 None -5,000 Recta	o subject and has considered the subject and cadjustment is made thus the subject and cadjustment is made the companies of the subject and cadjustment is made to companies in the subject and cadjustment is made to cadjustment in the subject and cadjustment is made to cadjustment in the subject and cadjustment is made to cadjustment in the subject and cadjustment is made to cadjustment in the subject and cadjustment is made to cadjustment in the subject and cadjustment is made to cadjustment in the subject and cadjustment is made to cadjustment in the subject and cadjustment is made to cadjustment in the subject and cadjustment is made to cadjustment in the subject and cadjustment is made to cadjustment in the subject and cadjustment is cadjustment in the subject and cadjustment is cadjustment.	90 000 6.25 1042 MLs) 8 Adjust. +2 000 CI18 000 Ave. +43,000 9 55,000 Mos5,000 Mes.	erbes If e indicated g the ind C C COakley w Haven 5 miles S S/City H- DESCRIP 09/04/20 erage 44 s.f./A ne stly level	ket analysis a signific value cated valu OMPARABLE Street SW \$ sall/Vol.9 TION 0220 verage	s The amt item of subject of the NO 3	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5,000
	The undersigned has resolved a dollar adjuctor and the interest and the in	ecited the following recent streent reflecting market resuperior to or more to comparable is infenor to SUBJECT PROPERTY agway Street  SUBJECT PROPERTY  SUBJECT PROPERTY  TO SUBJECT PROPERTY  SUBJECT PROPERTY  N/A  City Hall/Inspection  DESCRIPTION  N/A  Average-  55,295 sf/Average  Substantial  Rolling  Gas and san. sewer  Irregular	sales of properties most similar action to those items of significant to those items of significant that the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  \$ MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average None Level None Rectangular	and proximate to card variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust. +2,000 Cl. 01-20,000 Avers +39 500 12 50 50.000 None -5,000 None -5,000 Recta	o subject and has considered to the subject and comparable to 2  Aiddletown Avenue Haven miles N \$ \$ City Hall/V.10119 Pg, 0ESCRIPTION + 1/25/2021 age 10. st/Average	90 000 6.25 1042 MLs) 8 Adjust. +2 000 CI18 000 Ave. +43,000 9 55,000 Mos5,000 Mes.	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIP 09/04/20 erage 44 s.f./A ne stly level ne xangula	ket analysis a signific value cated valu OMPARABLE Street SW \$ sall/Vol.9 TION 0220 verage	s The amt item of subject of the NO 3	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5,000
	The undersigned has reincludes a dollar adju- comparable property is significant item in the  ITEM  Address 136 Hernin New Have  Proximity to Subject  Sates Price  SySq. Ft. Data Source(s) ITEM  Date of Sate/Time Adju- Location  Site/New  Wetlands  Topography Easement  Shape  Sates or Financing	ecited the following recent streent reflecting market resuperior to or more superior to or more to comparable is inferior to SUBJECT PROPERTY agway Street  SUBJECT PROPERTY  To	sales of properties most similar action to those items of significant to those items of significant that the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  \$ MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average None Level None Rectangular	and proximate to card variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust. +2,000 Cl. 01-20,000 Avers +39 500 12 50 50.000 None -5,000 None -5,000 Recta	o subject and has considered to the subject and cadjustment is made the subject and cadjustment is made to the subject and cadjustment is made to the subject and cadjustment is made to the subject and subject a	90 000 6.25 1042 MLs) 8 Adjust. +2 000 CI18 000 Ave. +43,000 9 55,000 Mos5,000 Mes.	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIP 09/04/20 erage 44 s.f./A ne stly level ne xangula	ket analysis a signific value cated valu OMPARABLE Street SW \$ sall/Vol.9 TION 0220 verage	s The amt item of subject of the NO 3	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5,000
	The undersigned has resolved as adular adjusted and the includes a dollar adjusted property is significant item in the ITEM address 136 Hernin New Have Proximity to Subject Sates Price \$\scale{S}\sqrt{q}\$, Ft. Data Source(s) ITEM Date of Sate/Time Adjustation State/New Wetlands Topography Easement Shape Sates or Financing Concessions	ecited the following recent streent reflecting market resuperior to or more superior to or more to comparable is inferior to SUBJECT PROPERTY agway Street  SUBJECT PROPERTY  To	sales of properties most similar action to those items of significant property or less favorable than the subject property or less favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	and proximate to card variation bet a minus (-) properly a plus (611 M New 1.17 (100 000 6.25 191 MLS/ )\$ Adjust +2,000 Cl. 01 -20,000 Avera +39 500 12.50 (-50,000 None -5,000 Recta None	o subject and has considered to the subject and cadjustment is made the subject and cadjustment is made to the subject and cadjustment is made to the subject and cadjustment is made to the subject and companies in a companies in the subject and s	90 000 6.25 18 000 Ave +43,000 95 -5,000 Nor -5,000 Rec Normality Indian (Indian Indian I	erbes If e indicated g the ind C C C COakley w Haven 5 miles \$ S/City H- DEScrip 09/04/20 erage 44 s.f./A ne extangula ne noted	ket analysis a signific value cated value coated value coated value coated value coated value comparable street Street \$ \$ \$ \$ alli/vol.9 \$ \$ calli/vol.9 \$ \$ calli/vol.9 \$ \$ \$ calli/vol.9 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	s The amt item of subject of the NO 3	70 000 7.33 age 140 )\$ Adju t. +1,500 -17 500 +45,500 -2 5000 -5 000
	The undersigned has of includes a dollar adju- comparable property is significant item in the  ITEM Address 136 Hermin  New Have  Proximity to Subject  Sates Price \$\script{Sq. Ft.}\$ Data Source(s)  ITEM  Data of Sate/Time Adj.  Location  State/View  Wetlands  Topography  Easement  Shape  Sates of Financing  Concessions  Net Adj. (Total)	ecited the following recent streent reflecting market resuperior to or more superior to or more to comparable is inferior to SUBJECT PROPERTY agway Street  SUBJECT PROPERTY  To	sales of properties most similar action to those items of significant workle than the subject property or less favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  5  MLS/City Hall/V.10123 Pg DESCRIPTION +{  CI. 01/29/2021 Average 16,011 sf/Average None Level None Rectangular None noted + X - 5  Net 43.5 %	and proximate to card variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/ )\$ Adjust +2,000 Cl. 01 -20,000 Avers +39 500 12 50 -50,000 None -5,000 Recta None	o subject and has considered to the subject and cadjustment is made thus the subject and cadjustment is made.  COMPARABLE NO 2  Aliddletown Avenue Haven miles N  S  City Hall/V.10119 Pg. 05508P100 +{ 1/25/2021 age 00 sf/Average	90 000 6.25 1.81 90 000 6.25 1.91 000 00 000 000 000 000 000 000 000 00	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DEScrip 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  Net 25.7	ket analysic a signific value cated value cated value cated value Street  SW  \$ \$ Ball/Vol.9 TION  220 verage	s The amt item of subject of the NO 3	70 000 7.33 age 140 17 500 445,500 -35 000 -5 000 -18 000
	The undersigned has of includes a dollar adjuctory is significant item in the item. Address 136 Hernin New Have Proximity to Subject Sates Price \$\script{Sq. Ft.} Data Source(s) ITEM Date of Sate/Time Adj. Location State/Niew Wetlands Topography Easement Shape Sates or Financing Concessions  Net Adj. (Total) Indicated Value of Subject	ecited the following recent streent rellecting market resuperior to or more comparable is infenor to SUBJECT PROPERTY Igway Street  N/A  SUBJECT PROPERTY  SUBJECT PROPERTY  SUBJECT PROPERTY  GWAY Street  N/A  City Hall/Inspection  DESCRIPTION  N/A  Average- 55,295 sf/Average  Substantial  Rolling  Gas and san. sewer  Irregular  N/A  None	sales of properties most similar action to those items of significant property or less favorable than the subject property or less favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  5  MLS/City Hall/V.10123 Pg 055CRIPTION +{  CI. 01/29/2021 Average 16,011 sf/Average 16,011 sf/Average None Level None Rectangular None noted + X - S Net 43.5 % Gross 126.5 % \$	and proximate to card variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/ )\$ Adjust +2,000 Cl. 01 -20,000 Avers +39 500 12 50 -50,000 None -5,000 Level -5,000 Recta None	o subject and has considered to the subject and cadjustment is made thus in adjustment is made.  COMPARABLE NO 2 Aliddletown Avenue Haven miles N  \$ City Hall/V.10119 Pg. 05508P100 +{ 1/25/2021 age 00 sf/Average	90 000 6.25 1.8 90 000 Nor -5,000 Nor -5,000 S7,000 G	erbes If e indicated g the ind  C C COakley w Haven 5 miles \$ S/City H: DESCRIF 09/04/20 erage 44 s.f./A ne extangula ne noted  Net 25.7 ross 160.	ket analysket a signific value cated value cated value cated value cated value Street SW \$ \$ \$ all/Vol.9 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	s The same state of subject of subject of subject of the subject o	70 000 7.33 age 140 )\$ Adju t. +1,500 -17 500 +45,500 -2 5000 -5 000
	The undersigned has resolved a dollar adjusted property is significant item in the ITEM Address 136 Hernin New Have Proximity to Subject Sates Price \$/\$q. Ft. Data Source(s) ITEM Date of Sate/Time Adj. Location State/View Wetlands Topography Easement Shape Sates or Financing Concessions  Net Adj. (Total) Indicated Value of Subject Comments on Market Data	ecited the following recent streent reflecting market resuperior to or more resuperior results and the r	sales of properties most similar action to those items of significant to those items of significant that the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  5  MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average 16,011 sf/Average None Level None Rectangular None noted  + X - \$ Net 43.5 % Gross 126.5 % \$ the market data is rated average action of the significant that the subject properties is a subject properties.	and proximate to card variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/)§ Adjust. +2,000 Cl. 01-20,000 Avers +39 500 12 50 50,000 None -5,000 Recta None 43,500 M None 6,5000 Recta None 6,5000 Re	o subject and has considered the subject and con	90 000 6.25 1.88 90 000 6.25 2.042 MLs 8 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mo -5,000 Mo	erbes If e indicated g the ind  C C C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne trangula ne noted  Wet 25.7 coss 160. in the fir	ket analysis a signification of the control of the	s The state of subject	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 +45,500 -5,000 -18 000
	The undersigned has resolved a dollar adjusted property is significant item in the ITEM Address 136 Hernin New Have Proximity to Subject Safes Price \$\sqrt{Sq. Ft.}\$ Data Source(s) ITEM Date of Safe/Time Adj. Location Stev/New Wetlands Topography Easement Shape Safes or Financing Concessions Net Adj. (Total) indicated Value of Subject Comments on Market Data value. All three sail	ecited the following recent streent reflecting market resuperior to or more superior to or superior to or superior	sales of properties most similar action to those items of significant to those items of significant that the subject property or less favorable than the subject comPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg 0ESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average None Level None Rectangular None noted  + X - \$ Net 43.5 % Gross 126.5 % \$ he market data is rated average superior in location comp	and proximate to card variation bet a minus (-) properly a plus 611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust. +2,000 Cl. 01-20,000 Avers +39 500 12 50 50,000 None -5,000 Recta None -43,500 MS 6,500 Gross (age. Equal we hared to the sui	o subject and has considered the subject and cadjustment is made COMPARABLE NO 2  Aiddletown Avenue Haven miles N  \$ City Hall/V.10119 Pg. 0ESCRIPTION + 1/25/2021 age 10 sf/Average  angular noted  \$ et 36.7 % set 36.7 % set 36.7 % sight is assigned to all bject property. Each s	90 000 6.25 1.81 90 000 6.25 2.042 8 Adjust +2 000 CI18 000 Ave +43,000 9 5- 5,000 Nor -5,000 Mor	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  > Net 25.7 noss 160, in the fire d on a s	ket analysis a signification of the control of the	s The sant item of subject of subject of subject of the subject of	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 +45,500 -5,000 -18 000
	The undersigned has resolved as a dollar adjusted property is significant item in the ITEM Address 136 Hernin New Have Proximity to Subject Sales Price \$\sqrt{Sq. Ft.}\$ Data Source(s) ITEM Date of Sale/Time Adj. Location Site/Yiew Wettands Topography Easement Shape Sales or Financing Concessions  Net Adj. (Total) Indicated Value of Subject Comments on Market Data value. All three sales ubject site, but la	ecited the following recent streent reflecting market resuperior to or more superior to or more to comparable is inferior to SUBJECT PROPERTY agway Street  SUBJECT PROPERTY  SUBJECT PROPERTY  City Hall/Inspection DESCRIPTION  N/A  Average- 55,295 sf/Average Substantial Rolling Gas and san. sewer Irregular  N/A  None  The quality of tiles are considered to be ck wetlands and are not comparable to be ck wetlands and are not comparable.	sales of properties most similar action to those items of significant property or less lavorable than the subject property or less lavorable than the subject comparable t	and proximate to card variation bet a minus (-) properly a plus (611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust +2,000 Cl. 01-20,000 Avers +39 500 12.50 -50,000 None -5,000 Recta None -43,500 1 M None -43,500 1 M None -43,500 M	o subject and has considered to all subject and cadjustment is made the subject and cadjustment is made the subject and cadjustment is made the subject and cadjustment is made to subject and cadjustment is made comparable to 2  Aiddletown Avenue Haven miles N  \$ City Hall/V.10119 Pg. 0ESCRIPTION +{ 1/25/2021 age 10 sf/Average 2 angular anoted 2	90 000 6.25 1.84 90 000 6.25 2.042 ML5 98 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mor -5,000 Nor -5,000 Nor -33,000 57,000 G three sales sale is locate uperior to the	erbes if e indicated g the ind C G Oakley w Haven 5 miles \$ S/City H- DESCRIP 09/04/20 erage 44 s.f./A ne stily level ne ctangula ne noted  Net 25.7 in the fir ed on a s at of the	ket analysical analysical analysical analysical analysical cated value cated value cated value comparable. Street Street \$\$\text{SW}\$\$ \$ all/Vol.9 \$ \$ \text{TION} \$ \$ \text{Vol.9} \$ \$ \text{Vol.9} \$ \$ \text{Vol.9} \$ \$ \$ \text{Vol.9} \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	s The sant item of subject of subject of the sant item of subject of the sant item of subject of the sant item of the sant it	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 +45,500 -3 000 -5,000 -18 000
	The undersigned has resolved a dollar adjusted property is significant item in the ITEM Address 136 Hernin New Have Proximity to Subject Safes Price \$\sqrt{Sq. Ft.}\$ Data Source(s) ITEM Date of Safe/Time Adj. Location Stev/New Wetlands Topography Easement Shape Safes or Financing Concessions Net Adj. (Total) indicated Value of Subject Comments on Market Data value. All three sail	ecited the following recent streent reflecting market resuperior to or more superior to or more to comparable is inferior to SUBJECT PROPERTY agway Street  SUBJECT PROPERTY  SUBJECT PROPERTY  City Hall/Inspection DESCRIPTION  N/A  Average- 55,295 sf/Average Substantial Rolling Gas and san. sewer Irregular  N/A  None  The quality of tiles are considered to be ck wetlands and are not comparable to be ck wetlands and are not comparable.	sales of properties most similar action to those items of significant to those items of significant that the subject property or less favorable than the subject comPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg 0ESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average None Level None Rectangular None noted  + X - \$ Net 43.5 % Gross 126.5 % \$ he market data is rated average superior in location comp	and proximate to card variation bet a minus (-) properly a plus (611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust +2,000 Cl. 01-20,000 Avers +39 500 12.50 -50,000 None -5,000 Recta None -43,500 1 M None -43,500 1 M None -43,500 M	o subject and has considered to all subject and cadjustment is made the subject and cadjustment is made the subject and cadjustment is made the subject and cadjustment is made to subject and cadjustment is made comparable to 2  Aiddletown Avenue Haven miles N  \$ City Hall/V.10119 Pg. 0ESCRIPTION +{ 1/25/2021 age 10 sf/Average 2 angular anoted 2	90 000 6.25 1.84 90 000 6.25 2.042 ML5 98 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mor -5,000 Nor -5,000 Nor -33,000 57,000 G three sales sale is locate uperior to the	erbes if e indicated g the ind C G Oakley w Haven 5 miles \$ S/City H- DESCRIP 09/04/20 erage 44 s.f./A ne stily level ne ctangula ne noted  Net 25.7 in the fir ed on a s at of the	ket analysical analysical analysical analysical analysical cated value cated value cated value comparable. Street Street \$\$\text{SW}\$\$ \$ all/Vol.9 \$ \$ \text{TION} \$ \$ \text{Vol.9} \$ \$ \text{Vol.9} \$ \$ \text{Vol.9} \$ \$ \$ \text{Vol.9} \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	s The sant item of subject of subject of the sant item of subject of the sant item of subject of the sant item of the sant it	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 +45,500 -3 000 -5,000 -18 000
	The undersigned has resolved as a dollar adjusted property is significant item in the ITEM Address 136 Hernin New Have Proximity to Subject Sates Proce Price \$\sqrt{Sq. Ft.}\$ Data Source(s) ITEM Data of Sate/Time Adj. Location Site/View Wetlands Topography Easement Shape Sates or Financing Concessions  Net Adj. (Total) Indicated Value of Subject  Comments on Market Data value. All three sa subject site, but la Comments and Conditions of	ecited the following recent streent reflecting market resuperior to or more superior to or more to comparable is inferor to SUBJECT PROPERTY  Togway Street  Togway Street  SUBJECT PROPERTY  SUBJECT PROPERTY  Togway Street  N/A  City Hall/Inspection  DESCRIPTION  N/A  Average- 55,295 st/Average  Substantial  Rolling  Gas and san. sewer  Irregular  N/A  None  The quality of tiles are considered to be city wetlands and are in Appraisal  No co	sales of properties most similar action to those items of significant property or less lavorable than the subject property or less lavorable than the subject comparable t	and proximate to card variation bet a minus (-) properly a plus (-) properly (-)	o subject and has considered to be a legal state of the subject and calculations is made the subject and calculations is made to the subject and calculations is made to the subject and calculations and subject property. Each sphy of the sales are sonsidered to be a legal subject property. Each sphy of the sales are sonsidered to be a legal subject property. Each sphy of the sales are sonsidered to be a legal subject property.	90 000 6.25 1.84 90 000 6.25 2.042 MLS 94 Adjust +2 000 CI18 000 Ave +43,000 9 5 -45,000 Nor -5,000 Nor -5,000 Nor -5,000 CI -33,000 57,000 G three sales ale is locate uperior to thal building lo	erbes if e indicated g the ind C C C Oakley w Haven 5 miles \$ S/City H- DESCRIP 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +   Net 25.7 ross 160. in the first d on a s at of the t. This a	set analysis a signification of the control of the	s The sant item of subject of the sant item of subject of the sant item of subject of the sant item on of the sant item of the sant it	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 +45,500 -3 000 -5,000 -18 000
	The undersigned has resoluted a distributed and delar adjuctor adjusted and adjuctor and adjusted and adjuctor and adjusted and adjuste	ecited the following recent streent reflecting market resuperior to or more superior to or more to comparable is inferor to SUBJECT PROPERTY  Togway Street  Togway Street  SUBJECT PROPERTY  SUBJECT PROPERTY  Togway Street  N/A  City Hall/Inspection  DESCRIPTION  N/A  Average- 55,295 st/Average  Substantial  Rolling  Gas and san. sewer  Irregular  N/A  None  The quality of tiles are considered to be city wetlands and are in Appraisal  No co	sales of properties most similar action to those items of significant to those items of significant to the subject of less favorable than the subject comparable to the subjec	and proximate to card variation bet a minus (-) properly a plus (-) properly (-)	o subject and has considered to be a legal state of the subject and calculations is made the subject and calculations is made to the subject and calculations is made to the subject and calculations and subject property. Each sphy of the sales are sonsidered to be a legal subject property. Each sphy of the sales are sonsidered to be a legal subject property. Each sphy of the sales are sonsidered to be a legal subject property.	90 000 6.25 1.84 90 000 6.25 2.042 MLS 94 Adjust +2 000 CI18 000 Ave +43,000 9 5 -45,000 Nor -5,000 Nor -5,000 Nor -5,000 CI -33,000 57,000 G three sales ale is locate uperior to thal building lo	erbes if e indicated g the ind C C C Oakley w Haven 5 miles \$ S/City H- DESCRIP 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +   Net 25.7 ross 160. in the first d on a s at of the t. This a	set analysis a signification of the control of the	s The sant item of subject of the sant item of subject of the sant item of subject of the sant item on of the sant item of the sant it	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 +45,500 -3 000 -5,000 -18 000
	The undersigned has resoluted a distributed and delar adjuctor adjusted and adjuctor and adjusted and adjuctor and adjusted and adjuste	ecited the following recent streent reflecting market resuperior to or more superior to or more to comparable is inferor to SUBJECT PROPERTY  Togway Street  N/A  Subject PROPERTY  Subject PROPERTY  Subject PROPERTY  Subject PROPERTY  Subject PROPERTY  Subject PROPERTY  N/A  City Hall/Inspection  BESCRIPTION  N/A  Average- 55,295 sf/Average  Substantial  Rolling  Gas and san. sewer Irregular  N/A  None  The quality of tiles are considered to be	sales of properties most similar action to those items of significant to those items of significant to the subject of less favorable than the subject comparable to the subjec	and proximate to card variation bet a minus (-) properly a plus (-) properly (-)	o subject and has considered to be a legal state of the subject and calculations is made the subject and calculations is made to the subject and calculations is made to the subject and calculations and subject property. Each sphy of the sales are sonsidered to be a legal subject property. Each sphy of the sales are sonsidered to be a legal subject property. Each sphy of the sales are sonsidered to be a legal subject property.	90 000 6.25 1.84 90 000 6.25 2.042 MLS 94 Adjust +2 000 CI18 000 Ave +43,000 9 5 -45,000 Nor -5,000 Nor -5,000 Nor -5,000 CI -33,000 57,000 G three sales ale is locate uperior to thal building lo	erbes if e indicated g the ind C C C Oakley w Haven 5 miles \$ S/City H- DESCRIP 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +   Net 25.7 ross 160. in the first d on a s at of the t. This a	set analysis a signification of the control of the	s The sant item of subject of the sant item of subject of the sant item of subject of the sant item on of the sant item of the sant it	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 +45,500 -3 000 -5,000 -18 000
	The undersigned has resolved a dollar adjustice and dollar adjustice properly is significant item in the ITEM Address 136 Hernin New Have Proximity to Subject Sales Price \$/\$q. Ft. Data Source(s) ITEM Date of Sale/Time Adj. Location Sate/View Wetlands Topography Easement Shape Sales or Financing Concessions  Net Adj. (Total) Indicated Value of Subject Subject site, but lat Comments and Conditions of that the Subject price Standards of Professions Professions.	ecited the following recent streent reflecting market resuperior to or more superior to or more for comparable is infenor to SUBJECT PROPERTY regway Street  SUBJECT PROPERTY  To subject the subject of	sales of properties most similar action to those items of significant property or less favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Hawen 1.06 miles N  MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average None Level None Rectangular None noted  + X - \$ Net 43.5 % Gross 126.5 % \$ the market data is rated average superior in location compound in a flood zone. The shap and the sale actice (USPAP).	and proximate to the cart variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/)§ Adjust +2,000 Cl. 01 -20,000 Avers +39 500 12 50 50,000 None -5,000 Recta None 43,500 M Grossage, Equal we are do the sule and topogra he subject is cards. This approximation of the cards of the sule and topogra he subject is cards.	o subject and has considered to be a legal and least subject and considered to be a legal and subject and companies in the subject and subject property. Each subject property is a subject of the sales are subject on the subject property in the subject property is a subject of the sales are subject property in the subject property in the subject property is a subject of the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subje	90 000 6.25 1.83 90 000 6.25 2.042 MLs 8 Adjust. +2 000 Cl18 000 Nor -5,000 Nor -5,000 Nor -5,000 Mos -5,000 G three sales ale is locate uperior to the all building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	ket analysis a signification water cated value cated v	s The same item of subject of subject of subject of than on of than site.	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5 000 -18 000 52,000 a the
MARKET DATA	The undersigned has resolved as a dollar adjuctor adjuctor and the includes a dollar adjuctor adjuctor and the includes a dollar adjuctor adjuctor and the includes a dollar adjuctor adjuctor adjuctor and the includes a subject safes Price \$/\$q. Ft. Data Source(s)  ITEM Date of Safe/Time Adj. Location Safe/View Wetlands Topography Easement Shape Safes or Financing Concessions Net Adj. (Total) indicated Value of Subject Comments on Market Data value. All three sa subject site, but la Comments and Conditions of that the subject price Standards of Profetens support adjuctor adjuctor and the subject price includes a dollar adjuctor and the subject price includes a dollar adjuctor and the subject price includes a dollar adjuctor	ecited the following recent strinent reflecting market resuperior to or more superior to subject the superior super	sales of properties most similar action to those items of significant to those items of significant to the subject of less favorable than the subject comparable to the subjec	and proximate to the cart variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/)§ Adjust +2,000 Cl. 01 -20,000 Avers +39 500 12 50 50,000 None -5,000 Recta None 43,500 M Grossage, Equal we are do the sule and topogra he subject is cards. This approximation of the cards of the sule and topogra he subject is cards.	o subject and has considered to be a legal and least subject and considered to be a legal and subject and companies in the subject and subject property. Each subject property is a subject of the sales are subject on the subject property in the subject property is a subject of the sales are subject property in the subject property in the subject property is a subject of the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subje	90 000 6.25 1.83 90 000 6.25 2.042 MLs 8 Adjust. +2 000 Cl18 000 Nor -5,000 Nor -5,000 Nor -5,000 Mos -5,000 G three sales ale is locate uperior to the all building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	ket analysis a signification water cated value cated v	s The same item of subject of subject of subject of than on of than site.	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5 000 -18 000 52,000 a the
MARKET DATA	The undersigned has resolved as a dollar adjuctor adjuctor and the includes a dollar adjuctor adjuctor and the includes a dollar adjuctor adjuctor and the includes a dollar adjuctor adjuctor adjuctor and the includes a subject safes Price \$/\$q. Ft. Data Source(s)  ITEM Date of Safe/Time Adj. Location Safe/View Wetlands Topography Easement Shape Safes or Financing Concessions Net Adj. (Total) indicated Value of Subject Comments on Market Data value. All three sa subject site, but la Comments and Conditions of that the subject price Standards of Profetens support adjuctor adjuctor and the subject price includes a dollar adjuctor and the subject price includes a dollar adjuctor and the subject price includes a dollar adjuctor	ecited the following recent streent reflecting market resuperior to or more superior to or more for comparable is infenor to SUBJECT PROPERTY regway Street  SUBJECT PROPERTY  To subject the subject of	sales of properties most similar action to those items of significant property or less favorable than the subject property or less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Hawen 1.06 miles N  MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average None Level None Rectangular None noted  + X - \$ Net 43.5 % Gross 126.5 % \$ the market data is rated average superior in location compound in a flood zone. The shap and the sale actice (USPAP).	and proximate to the cart variation bet a minus (-) property a plus 611 M New 1.17 (100 000 6.25 191 MLS/)§ Adjust +2,000 Cl. 01 -20,000 Avers +39 500 12 50 50,000 None -5,000 Recta None 43,500 M Grossage. Equal we are do the sule and topogra he subject is cards. This approximation of the cards of the sule and topogra he subject is cards.	o subject and has considered to be a legal and least subject and considered to be a legal and subject and companies in the subject and subject property. Each subject property is a subject of the sales are subject on the subject property in the subject property is a subject of the sales are subject property in the subject property in the subject property is a subject of the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subje	90 000 6.25 1.83 90 000 6.25 2.042 MLs 8 Adjust. +2 000 Cl18 000 Nor -5,000 Nor -5,000 Nor -5,000 Mos -5,000 G three sales ale is locate uperior to the all building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	ket analysis a signification water cated value cated v	s The same item of subject of subject of subject of than on of than site.	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5,000 -18 000 52,000 a the
MARKET DATA	The undersigned has resolved as adular adjuctor of the includes a dollar adjuctor of the includes adjuctor of	ecited the following recent streent reliecting market resuperior to or more superior to or more to comparable is inferior to SUBJECT PROPERTY  SUBJECT PROPERTY  The quality of the substantial Rolling Gas and san. sewer Irregular N/A None  The quality of the same considered to be ck wetlands and are not appraisal in the property of the substantial Rolling Gas and san. sewer Irregular N/A None  The quality of the same considered to be ck wetlands and are not appraisal in the property is free and cleanessional Appraisal Pra  Sole weight is assign to the same considered to be comparable to the comparabl	sales of properties most similar action to those items of significant to those items of significant to the subject of less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average 16,011 sf/Average None Level None Rectangular None noted + X - \$ Net 43.5 % Gross 126.5 % \$ he market data is rated average superior in location compot in a flood zone. The shap miditions of this appraisal. The of any environmental hazactice (USPAP).	and proximate to card variation bet a minus (-) properly a plus (611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust. +2,000 Cl. 01-20,000 Avera +39 500 12 50-50,000 None -5,000 Recta None -5,000 Grage. Equal we are do to be grade and to pograde subject is courds. This approach as	o subject and has considered to be a legal aisla was prepared in it is the only approach	90 000 6.25 1.84 90 000 6.25 1.98 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mor -5,000 Mor -5,000 Mor -33,000 57,000 G three sales ale is locate uperior to thall building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	set analysis a signification of the content of the	s The sant item of subject of subject of subject of the subject of	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5,000 -18 000 52,000 a the
MARKET DATA	The undersigned has resolved as a dollar adjuctor adjuctor and the includes a dollar adjuctor adjuctor and the includes a dollar adjuctor adjuctor and the includes a dollar adjuctor adjuctor adjuctor and the includes a subject safes Price \$/\$q. Ft. Data Source(s)  ITEM Date of Safe/Time Adj. Location Safe/View Wetlands Topography Easement Shape Safes or Financing Concessions Net Adj. (Total) indicated Value of Subject Comments on Market Data value. All three sa subject site, but la Comments and Conditions of that the subject price Standards of Profetens support adjuctor adjuctor and the subject price includes a dollar adjuctor and the subject price includes a dollar adjuctor and the subject price includes a dollar adjuctor	ecited the following recent streent reflecting market resuperior to or more superior to or more superior to or more to comparable is inferior to SUBJECT PROPERTY agway Street  SUBJECT PROPERTY  SUBJECT PROPERTY  SUBJECT PROPERTY  The Qualify Street  N/A  Average- 55,295 st/Average  Substantial  Rolling  Gas and san. sewer Irregular  N/A  None  The quality of the ck wetlands and are in Appraisal  Appraisal  No cooperty is free and cleatessional Appraisal Pra  Sole weight is assign to to reacant land.	sales of properties most similar action to those items of significant to those items of significant to the subject of less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average 16,011 sf/Average None Level None Rectangular None noted + X - \$ Net 43.5 % Gross 126.5 % \$ he market data is rated average superior in location compot in a flood zone. The shap miditions of this appraisal. The of any environmental hazactice (USPAP).	and proximate to card variation bet a minus (-) properly a plus (611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust. +2,000 Cl. 01-20,000 Avera +39 500 12 50-50,000 None -5,000 Recta None -5,000 Grage. Equal we are do to be grade and to pograde subject is courds. This approach as	o subject and has considered to be a legal and least subject and considered to be a legal and subject and companies in the subject and subject property. Each subject property is a subject of the sales are subject on the subject property in the subject property is a subject of the sales are subject property in the subject property in the subject property is a subject of the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subject property in the subject property is a subject property in the subject property in the subject property in the subject property in the subject property is a subject property in the subject p	90 000 6.25 1.83 90 000 6.25 2.042 MLs 8 Adjust. +2 000 Cl18 000 Nor -5,000 Nor -5,000 Nor -5,000 Mos -5,000 G three sales ale is locate uperior to the all building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	ket analysis a signification water cated value cated value cated value cated value Street Street Street \$\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	s The sant item of subject of subject of subject of the subject of	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5,000 -18 000 52,000 a the
MARKET DATA	The undersigned has resoluted and adjuctor and the interest and the intere	ecited the following recent strient reflecting market resuperior to or more superior to subject to expect the superior sup	sales of properties most similar action to those items of significant to those items of significant to the subject of less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average 16,011 sf/Average None Level None Rectangular None noted + X - \$ Net 43.5 % Gross 126.5 % \$ he market data is rated average superior in location compot in a flood zone. The shap miditions of this appraisal. The of any environmental hazactice (USPAP).	and proximate to card variation bet a minus (-) properly a plus 611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust +2,000 Cl. 01-20,000 Avers +39 500 12.50 -50,000 None -5,000 Recta None -43,500	o subject and has considered to be a legal aisla was prepared in it is the only approach	90 000 6.25 1.84 90 000 6.25 1.98 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mor -5,000 Mor -5,000 Mor -33,000 57,000 G three sales ale is locate uperior to thall building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	set analysis a signification of the content of the	s The sant item of subject of subject of subject of the subject of	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5,000 -18 000 52,000 a the
MARKET DATA	The undersigned has resolved as adular adjusted property is significant item in the ITEM Address 136 Hernin New Have Proximity to Subject Sakes Price \$\sqrt{Sq. Ft.}\$ Data Source(s) ITEM Data of Sake/Time Adj. Location Site/Yiew Wetlands Topography Easement Shape Sakes or Financing Concessions  Net Adj. (Total) Indicated Value of Subject  Comments on Market Data value. All three sa subject site, but la Comments and Conditions of that the subject prostandards of Profesional Profesio	ecited the following recent streent reflecting market resuperior to or more superior to or more superior to or more to comparable is inferor to SUBJECT PROPERTY  To SUBJECT PROPERTY  SUBJECT PROPERTY  To SUBJECT PROPERT	sales of properties most similar action to those items of significant to those items of significant to the subject of less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average 16,011 sf/Average None Level None Rectangular None noted + X - \$ Net 43.5 % Gross 126.5 % \$ he market data is rated average superior in location compot in a flood zone. The shap miditions of this appraisal. The of any environmental hazactice (USPAP).	and proximate to card variation bet a minus (-) properly a plus (-1) properly (	o subject and has considered the subject and cadjustment is made the subject and cadjustment is made to the subject and cadjustment is made to the subject and cadjustment is made to the subject property. Subject property and subject property. Each is phy of the sales are so onsidered to be a legal aisal was prepared in the subject property. Each is phy of the sales are so onsidered to be a legal aisal was prepared in the subject property. Each is phy of the sales are so onsidered to be a legal aisal was prepared in the subject property. Each is phy of the sales are so onsidered to be a legal aisal was prepared in the subject property. Each is phy of the subject property.	90 000 6.25 1.84 90 000 6.25 1.98 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mor -5,000 Mor -5,000 Mor -33,000 57,000 G three sales ale is locate uperior to thall building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	set analysis a signification of the content of the	s The sant item of subject of subject of subject of the subject of	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5,000 -18 000 52,000 a the
	The undersigned has resoluted and adjuctorial adjuctor	street the following recent street relieving market resuperior to or more superior to or more to comparable is inferor to SUBJECT PROPERTY  To SUBJECT PROPERTY  SUBJECT PROPERTY  To SUBJECT PROPERTY	sales of properties most similar action to those items of significant to those items of significant to the subject of less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average 16,011 sf/Average None Level None Rectangular None noted + X - \$ Net 43.5 % Gross 126.5 % \$ he market data is rated average superior in location compot in a flood zone. The shap miditions of this appraisal. The of any environmental hazactice (USPAP).	and proximate to card variation bet a minus.  a minus. brieflich property a plus of the property of	o subject and has considered the subject and cadjustment is made the subject and cadjustment is made to the subject and cadjustment is made to the subject and cadjustment is made to the subject property. Subject property and subject property. Each is phy of the sales are so onsidered to be a legal aisal was prepared in the subject property. Each is phy of the sales are so onsidered to be a legal aisal was prepared in the subject property. Each is phy of the sales are so onsidered to be a legal aisal was prepared in the subject property. Each is phy of the sales are so onsidered to be a legal aisal was prepared in the subject property. Each is phy of the subject property.	90 000 6.25 1.84 90 000 6.25 1.98 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mor -5,000 Mor -5,000 Mor -33,000 57,000 G three sales ale is locate uperior to thall building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	set analysis a signification of the content of the	s The sant item of subject of subject of subject of the subject of	70 000 7.33 age 140 )\$ Adju t +1,500 -17 500 -2 500 -5,000 -18 000 52,000 a the
MARKET DATA	The undersigned has of includes a dollar adju- comparable property is significant item in the  ITEM Address 136 Hernin  New Have  Proximity to Subject  Sates Price  Price \$/\$q. Ft.  Data Source(s)  ITEM  Data of Sate/Time Adj.  Location  Site/New  Wetlands  Topography  Easement  Shape  Sates or Financing  Concessions  Net Adj. (Total)  Indicated Value of Subject  Comments on Market Data  value. All three sa  subject site, but la  Comments and Conditions of  that the subject pr  Standards of Profe  Final Reconciliation  of a single building  I (WE) ESTIMATE THE  Appraiser William  Date of Signature and Report  Itile Owner - Esp	street the following recent street relieving market resuperior to or more superior to or more superior to or more to comparable is inferior to SUBJECT PROPERTY agway Street  SUBJECT PROPERTY  Gway Street  N/A  City Hall/Inspection DESCRIPTION  N/A  Average- 55,295 sf/Average Substantial Rolling Gas and san. sewer Irregular N/A  None  The quality of the same considered to be ck wetlands and are not appraisal Praisal No cooperty is free and cleasessional Appraisal Praisal Sole weight is assign to tor vacant land.  Sole weight is assign to to recent the comparable of	sales of properties most similar action to those items of significant to those items of significant to the subject of less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average 16,011 sf/Average None Level None Rectangular None noted + X - \$ Net 43.5 % Gross 126.5 % \$ the market data is rated average superior in location compot in a flood zone. The shap miditions of this appraisal. The of any environmental hazactice (USPAP).	and proximate to card variation bet a minus.    properly a plus	o subject and has considered to be a legal and all applicable)  subject and to adjustment is made thin +1 adjustment is made thin +1 adjustment is made to the +1 adjustment is made COMPARABLE NO 2  Adjustment is made to 3  Adjustment is made to 3	90 000 6.25 1.84 90 000 6.25 1.98 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mor -5,000 Mor -5,000 Mor -33,000 57,000 G three sales ale is locate uperior to thall building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	set analysis a signification of the content of the	s The same item of subject of subject of subject of than site.  assur	70 000 7.33 age 140 )\$ Adju t. +1,500 -17 500 -445,500 -2 500 -5 000 -18 000 52,000 a the
MARKET DATA	The undersigned has resolved as a dollar adjusted properly is significant item in the ITEM Address 136 Hernin New Have Proximity to Subject Sates Price \$/\$q. Ft. Data Source(s) ITEM Date of Sate/Time Adj. Location Sate/View Wetlands Topography Easement Shape Sates or Financing Concessions Net Adj. (Total) Indicated Value of Subject Subject Subject Sate Det Ita Comments on Market Data value. All three sa subject site, but la Comments and Conditions of that the subject profit Standards of Profit Final Reconciliation of a single building I (WE) ESTIMATE THE Appraiser William Date of Signature and Report Title Owner - Est State Certification #	street the following recent street relieving market resuperior to or more superior to or more to comparable is inferor to SUBJECT PROPERTY  To SUBJECT PROPERTY  SUBJECT PROPERTY  To SUBJECT PROPERTY	sales of properties most similar action to those items of significant property or less favorable than the subject comparable than the subject	and proximate to card variation bet a minus (-) properly a plus 611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust. +2,000 Cl. 01-20,000 Avers +39 500 12 50 -50,000 None -5,000 Recta None -5,000 Recta None 43,500 M Grossage. Equal we ared to the sul we and topogra he subject is coards. This approach as	o subject and has consistent the subject and cadjustment is made the subject and cadjustment is made to the subject and cadjustment is made to the subject and cadjustment is made COMPARABLE NO 2  Addidletown Avenue Haven miles N  \$ City Hall/V.10119 Pg. 0ESCRIPTION + 1/25/2021 age 100 st/Average  angular noted	90 000 6.25 1.84 90 000 6.25 1.98 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mor -5,000 Mor -5,000 Mor -33,000 57,000 G three sales ale is locate uperior to thall building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	set analysis a signification of the content of the	s The sant item of subject of sub	70 000 7.33 age 140 )\$ Adju t. +1,500 -17 500 +45,500 -5 000 -18 000 52,000 a the
MARKET DATA	The undersigned has resoluted and adjuctorial adjuctor	ecited the following recent strient reflecting market resuperior to or more superior to or superior to subject the superior	sales of properties most similar action to those items of significant to those items of significant to the subject of less favorable than the subject COMPARABLE NO 1  468 Middletown Avenue New Haven 1.06 miles N  MLS/City Hall/V.10123 Pg DESCRIPTION +{ CI. 01/29/2021 Average 16,011 sf/Average 16,011 sf/Average None Level None Rectangular None noted + X - \$ Net 43.5 % Gross 126.5 % \$ the market data is rated average superior in location compot in a flood zone. The shap miditions of this appraisal. The of any environmental hazactice (USPAP).	and proximate to cant variation bet a minus (-) properly a plus 611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust. +2,000 Cl. 01-20,000 Avers +39 500 12 50 -50,000 None -5,000 Recta None -5,000 Recta None -43,500 MS Gross age. Equal we have do the suit we and to pograme subject is coards. This approach as 1 Approach as 1 Supervisory Date of Sign. Title State Certific Or State Lice 1 Title State Certific Or State Lice 1 Title	o subject and has considered the subject and cadjustment is made to subject and cadjustment is made comparable. No 2 Aiddletown Avenue Haven miles N \$  City Hall/V.10119 Pg. DESCRIPTION + 1/25/2021 age 10 st/Average 10 st/Average 10 st/Average 10 st/Average 11 sangular 11 noted 11 sangular 12 sangular 13 sangular 13 sangular 14 sangular 15 sangular 15 sangular 16 sangular 17 sangular 18 sangular 18 sangular 19	90 000 6.25 1.84 90 000 6.25 1.98 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mor -5,000 Mor -5,000 Mor -33,000 57,000 G three sales ale is locate uperior to thall building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	set analysis a signification of the content of the	s The sant item of subject of sub	70 000 7.33 age 140 )\$ Adju t. +1,500 -17 500 -445,500 -2 500 -5 000 -18 000 52,000 a the
MARKET DATA	The undersigned has resolved as a dollar adjusted properly is significant item in the ITEM Address 136 Hernin New Have Proximity to Subject Sates Price \$/\$q. Ft. Data Source(s) ITEM Date of Sate/Time Adj. Location Sate/View Wetlands Topography Easement Shape Sates or Financing Concessions Net Adj. (Total) Indicated Value of Subject Subject Subject Sate Det Ita Comments on Market Data value. All three sa subject site, but la Comments and Conditions of that the subject profit Standards of Profit Final Reconciliation of a single building I (WE) ESTIMATE THE Appraiser William Date of Signature and Report Title Owner - Est State Certification #	ecited the following recent strient reflecting market resuperior to or more superior to or superior to subject the superior	sales of properties most similar action to those items of significant property or less favorable than the subject comparable than the subject	and proximate to cant variation bet a minus (-) properly a plus 611 M New 1.17 (100 000 6.25 191 MLS/)\$ Adjust. +2,000 Cl. 01-20,000 Avers +39 500 12 50 -50,000 None -5,000 Recta None -5,000 Recta None -43,500 MS Gross age. Equal we have do the suit we and to pograme subject is coards. This approach as 1 Approach as 1 Supervisory Date of Sign. Title State Certific Or State Lice 1 Title State Certific Or State Lice 1 Title	o subject and has consistent the subject and cadjustment is made the subject and cadjustment is made to the subject and cadjustment is made to the subject and cadjustment is made COMPARABLE NO 2  Addidletown Avenue Haven miles N  \$ City Hall/V.10119 Pg. 0ESCRIPTION + 1/25/2021 age 100 st/Average  angular noted	90 000 6.25 1.84 90 000 6.25 1.98 Adjust +2 000 CI18 000 Ave +43,000 9 55,000 Mor -5,000 Mor -5,000 Mor -33,000 57,000 G three sales ale is locate uperior to thall building lo accordance	erbes If e indicated g the ind  C Oakley w Haven 5 miles \$ S/City H- DESCRIF 09/04/20 erage 44 s.f./A ne stly level ne ctangula ne noted  +  Net 25.7 ross 160. in the fir ed on a s at of the t. This as with the	set analysis a signification of the content of the	s The sant item of subject of sub	70 000 7.33 age 140 )\$ Adju t. +1,500 -17 500 +45,500 -5 000 -18 000 52,000 a the



136 Hemingway Street (vacant lot on left side of photo)



## 136 HEMINGWAY STREET NEW HAVEN, CT



April 16, 2021