

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING November 16, 2022 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: PAD November 16, 2022 @3PM

Time: Nov 16, 2022 03:00 PM Eastern Time (US and Canada) Join Zoom Meeting:

<https://newhavenct.zoom.us/j/84620410991?pwd=UDNwQkg5LzZXdUdmWFI3MWJSSmxFdz09>

Meeting ID: 846 2041 0991 Password: 1234567a

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

- I. Call to Order
- II. Approval of Minutes from September 21, 2022 PAD Meeting
- III. Action items / New Business

Property Address	Type of Sale	Applicant	Ward
282 Dixwell Avenue	Acquisition	City of New Haven	21
283 Dixwell Avenue	Acquisition	City of New Haven	22
265 Dixwell Avenue	Acquisition	City of New Haven	22
269 Dixwell Avenue	Acquisition	City of New Haven	22
79 Morris Street	Sliver lot	G. Molino	5

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

******FULL ZOOM NOTICE ATTACHED BELOW*******

Evan Trachten is inviting you to a scheduled Zoom meeting.

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

Topic: PAD November 16, 2022 @3PM

Time: Nov 16, 2022 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/84620410991?pwd=UDNwQkg5LzZXdUdmWFI3MWJSSmxFdz09>

Meeting ID: 846 2041 0991

Password: 1234567a

One tap mobile

+19292056099,,84620410991# US (New York)

+13017158592,,84620410991# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

PAD MEETING MINUTES
September 21, 2022

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 3:09 PM

Roll Call of Committee members

A motion to approve the PAD minutes from August 17, 2022 was made by Steve Fontana, seconded by Clay Williams, roll call was taken, minutes approved unanimously.

New Business

565 Columbus Avenue

Evan told the committee the City is proposing to sell this sliver lot to an adjacent church named Casa de Oracion y Adoracion as a non-profit sale at \$1.00 per square foot. The church has been trying to purchase this land for many years. The City's policy was to sell sliver lots at fair market value to religious entities, but Corporation Counsel advised staff to treat religious entities as non-profits and sell sliver lots at \$1.00 per square foot, the lot is 4,356 square feet (building lots are sold at market value). There is a federal law known as RLUIPA (Religious Land Use And Institutionalized Persons Act) that is the justification for the change and reasoning from Corporation Counsel. The other adjacent property is a vacant and blighted garage so LCI didn't offer to split this lot. Alder Rodriguez provided a letter of support for this sale. The church owns the adjacent land at 563 Columbus Avenue. The land will be used as a play space for children and for parking.

Nate noted that improvements to the grassy lot such as paving would be subject to further review by City Plan if 10 or more parking spaces are created. Evan noted if the church has a big event it serves as overflow parking on the grassy area. They have a paved area for parking towards the right of their site. Alder Antunes asked if the land will be tax exempt. Evan told the committee it would be tax exempt.

A motion was made by Steve Fontana, seconded by Clay Williams, roll call was taken, approved unanimously

272 Davenport Avenue

Evan told the committee this proposal is to evenly split a sliver lot between two property owners. The price per square foot is \$1.50 because the applicants are non-owner-occupants. The land will be used as a driveway. The applicants will work together to create a common driveway along the front of the lot. They will grant each other cross easements over the front portion of the lot. The lot is 25 feet wide and 110 feet deep. The applicants will need to install a curb cut and modify the existing fencing. The lot is not buildable because it only has 25 feet of frontage. Off-street parking is needed in this area because there is a lot of density. Each property is a multi-family property so taking a few cars off-street is good.

Alder Festa asked who will maintain this area and what are the guarantees? Evan told the committee each owner will be responsible for a portion of the land based on the LDA. Evan believes both property owners are responsible and have been keeping up with maintenance. LCI

could use Housing Code or Anti Blight enforcement if there were problems but that is unlikely based on the applicant's history of being responsible property owners. Nate noted that parking regulations require creating a planting buffer along the driveway to shield the properties from light. Evan believes the first fifty feet of the lot will be a common driveway and then cars will pull into their respective back yards for parking. Alder Festa asked about the taxes for these parcels. Evan told the committee a sliver lot abatement will occur with a 10-year exemption followed by a 5-year phase-in. The property owners land value does increase greatly when additional square footage is added to their existing parcel. Alder Festa was concerned about this policy and the ramifications. Alder Antunes asked if we could vote on this sale as one item, Evan said yes.

A motion was made by Clay Williams, seconded by Steve Fontana, roll call was taken, approved unanimously

64 Elliott Street

Evan told the committee LCI is proposing to sell this sliver lot to 62 Elliott, LLC for \$1.50 per square foot. The applicant recently renovated the adjacent property at 62 Elliott Street and converted it to a three-family property. This land will provide additional yard area. LCI didn't offer this land to the abutting properties on Sylvan Avenue because the City likes to maintain conforming property lines based on previous sales and experience splitting lots. LCI contacted Alder Hurt about this sale. The applicant owns 2 other properties on Elliott Street. The lot has 30 feet of frontage so it's not a buildable.

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

281 Newhall Street

Evan told the committee LCI is proposing to sell this sliver lot to the adjacent owner occupants at 402 and 406 Huntington Street for \$0.25 per square foot. Alder Antunes told the committee he once lived at 402 Huntington Street. Evan told the committee these parcels have smaller back yards than the other properties on Huntington Street and can use the additional land for yard area. The split is not even, their portions will match their existing lot width. The Alder is supportive of the sale. It is important to support the homeowner and allow them to gain a little more land. There is a community garden at 49 Bassett Street that never expanded to this site, so the Alder is supportive of the applicants putting this land to use as yard area.

A motion was made by Alder Antunes, seconded by, Alder Festa, roll call was taken, approved unanimously

PAD Guidelines / Discussion

Evan told the committee that no movement has occurred since his last update in July. Evan talked to Mike Pinto and he will try to have further conversations with Al Lucas and Leadership. Clay asked if we want to get rid of the sliver lot tax abatement, given sliver lots are sold at a discounted price. Evan noted the tax abatement is a product of the Urban Homestead Act, this is not in the PAD Guidelines, and therefore may require other legislative action. Clay will ask Pat Solomon to provide us information about sliver lot tax abatements. Clay and Alder Festa think we should examine this issue given buyers receive discount pricing on sliver parcels. Evan noted the assessed value of these parcels is much greater than the added value to a buyers existing parcel.

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

Meeting Adjourned 3:39 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Acquisition Summary Sheet

Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
262 Dixwell Avenue	294 0343 00700	BA	21	Residential	2
263 Dixwell Avenue	282 0347 03700	BA	22	Residential	2
265 Dixwell Avenue	282 0347 03800	BA	22	Mixed-Use	1 Storefront + 5
269 Dixwell Avenue	282 0347 03900	BA	22	Mixed-Use	1 Storefront + 3

2021 Assessment Value (100%)				70% of Assessment	Property Size	
Land + OB	Building	Other	Total Value	For Tax Purposes	Lot Size	Total sq. ft.
\$47,900	\$154,500	NA	\$202,400	\$141,680	35' X 179'	6,195
46,600	126,600	NA	173,200	121,240	40' X 120'	4,764
65,900	157,500	NA	223,400	156,380	35' X 148'	4,588
70,800	266,400	6,200	343,400	240,380	45' X 148'	6,660
			Total \$942,400	Total \$ 654,680		22,207 Sq./ft.
						Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$			Acquisition	\$1,300,000 plus closing costs	(TBD)	\$1,300,000 plus closing costs

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jeanette Morrison Hon. Steven Winter	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:	Name, address & telephone of contact person:
City of New Haven / Livable City Initiative 165 Church Street 3 rd Floor New Haven CT 06510	

Applicant's City property tax status:	Review date	Reviewed by:	Comments

Proposal: The City of New Haven acting through the Livable City Initiative (LCI) proposes to acquire a portfolio of properties on Dixwell Avenue.

General discussion The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.

Owner Occupancy: N/A

Prepared by: *Em York* Date 11/7/22 Concurred by: *[Signature]* Date 11/7/22

Committee	Date	Action
PAD	11/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Hon. Jeanette Morrison
Hon. Steven Winter

DATE: **November 8, 2022**

FROM: Department
Person

LCI Property Division

Evan Trachten



Telephone **946-8373**

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

The City of New Haven proposes to acquire 262 Dixwell Avenue, 263 Dixwell Avenue, 265 Dixwell Avenue, and 269 Dixwell Avenue. The City will conduct a simultaneous acquisition and disposition of 262 Dixwell Avenue and 263 Dixwell Avenue. The City will retain 265 Dixwell Avenue and 269 Dixwell Avenue for mixed income mixed-use future development as part of the City's effort to revitalize the Dixwell Avenue corridor.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
Code	Description	Amount	Code	Code	Description	Code	Assessed
OCEAN 104 DEL LLC					RES LAND	1-1	47,900
PO BOX 2970					DWELLING	1-3	154,500
NEW HAVEN CT 06515							33,530
							108,150
							202,400
							141,680

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
OCEAN 104 DEL LLC	9956	0174	01-10-2019	U	I	0	3
530 EASTERN NH LLC	9694	0109	03-22-2018	U	I	0	3
GREEN MACHINE NH LLC	9577	0340	05-26-2017	U	I	90,000	3
262 DIXWELL AVENUE LLC	9455	0029	08-04-2016	U	I	0	3
DWIGHT RE LLC	9455	0026	08-04-2016	U	I	90,000	50
Total							

EXEMPTIONS		Amount	Description	Number	Amount	Comm Int
Year	Code					
		0.00				

ASSESSING NEIGHBORHOOD		Amount	Description	Number	Amount
Nbhd	Nbhd Name				
1600	NEWHALLVILLE				

BUILDING PERMIT RECORD		Amount	Insp Date	% Comp	Date Comp	Comments
Permit Id	Issue Date					
98-028	01-30-1998	0	01-30-1998	100	01-30-1998	VISUAL
106849	09-23-1997	5,000		100		INT RENO 1ST & 2ND FLOOR
106553	07-11-1997	2,000		100		REHAB 3RD FLOOR SHEET

OTHER ASSESSMENTS		Year	Code	Assessed	Year	Code	Assessed
Year	Code						
2021	1-1	33,530	2021	1-1	33,530	2020	26,810
	1-3	108,150		1-3	108,150		55,020
Total		141,680	Total	141,680	Total	141,680	81,830

PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed	Year	Code	Assessed
Year	Code						
2021	1-1	33,530	2021	1-1	33,530	2020	26,810
	1-3	108,150		1-3	108,150		55,020
Total		141,680	Total	141,680	Total	141,680	81,830

APPROXIMATE VALUE SUMMARY		Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value
		154,500	0	0	47,900	0	202,400
							C

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result	
Permit Id	Issue Date							
98-028	01-30-1998	12-15-2020	VA	04	00	DM	Data Mailer Sent	
106849	09-23-1997	06-01-2011	MI	03	00	70	Field Review	
106553	07-11-1997	05-02-2011	GM2	03	00	00	Measur+Listed	
		02-12-2011	RMH	03	09	09	Refusal	
		07-25-2001	TM		45	45	Review Against Field Cd	
Total Appraised Parcel Value								202,400

LAND LINE VALUATION SECTION		Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
B Use Code	Description																		
1	1040 Two Family	BA	0		6,195	SF	8.59	1.00000	5	1.00	1600	0.900	1.0000	7.73	47,900				
Total Card Land Units														6,195	SF	Parcel Total Land Area	0	Total Land Value	47,900

32 FT SIDE DORMER

VISION

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

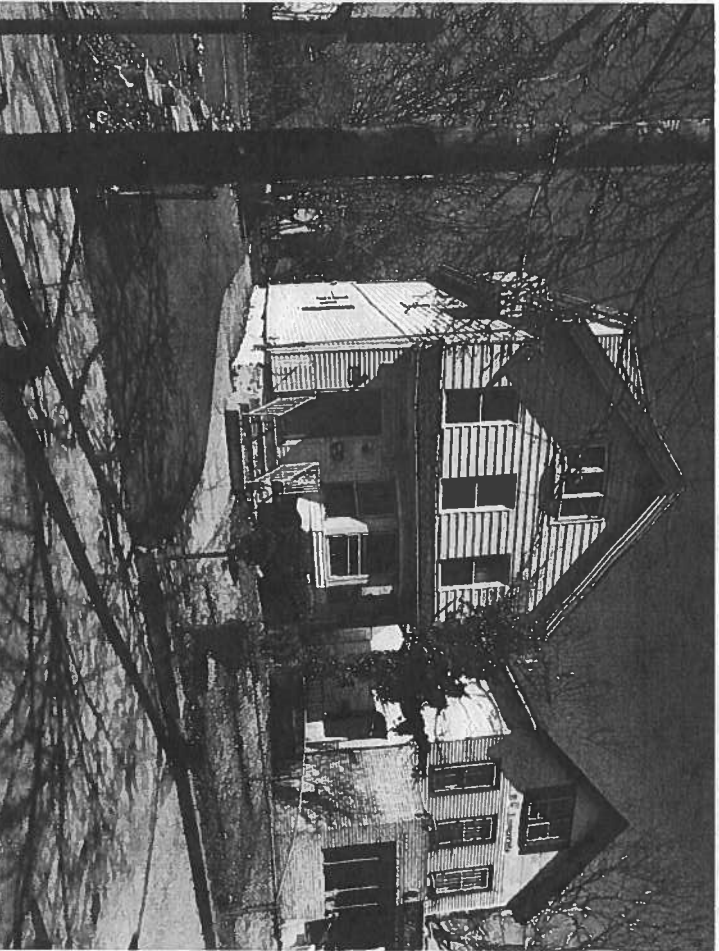
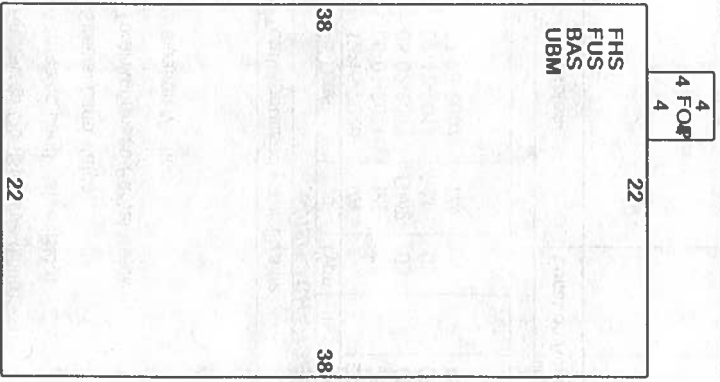
Element	Cd	Description	Element	Cd	Description
Style:	09	2 Family			
Model:	02	Multi-Fam 2-4			
Grade:	C	Average			
Stories:	2.5	2 1/2 Stories			
Occupancy	2				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	26	Aluminum Siding			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster/Drywal			
Interior Wall 2	12	Fin W/D/Carpet			
Interior Fir 1					
Interior Fir 2	02	Oil/Gas			
Heat Fuel	05	Hot Water			
Heat Type:	01	None			
AC Type:	05	5 Bedrooms			
Total Bedrooms	3				
Total Bathrms:	0				
Total Half Baths	0				
Total Xtra Fixts	11	11 Rooms			
Total Rooms:	02	Average			
Bath Style:	02	Average			
Kitchen Style:	02	Good			
Interior Condittio	G				
Fin Bsmnt Area					
Fin Bsmnt Qual					
NBHD Code	160B	NEWHALLVILLE			

Parcel Id	C	B	Owne	S
Adjust Type				
Condo Fir				
Condo Unit				
COST / MARKET VALUATION				
Building Value New				
Year Built				
Effective Year Built				
Depreciation Code				
Remodel Rating				
Year Remodeled				
Depreciation %				
Functional Obsol				
External Obsol				
Trend Factor				
Condition				
Condition %				
Percent Good				
RCNLD				
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
Cost to Cure Ovr				
Cost to Cure Ovr Comment				

Code	Description	LB	Units	Unit Price	Yr Bit	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											

BUILDING SUB-AREA SUMMARY SECTION

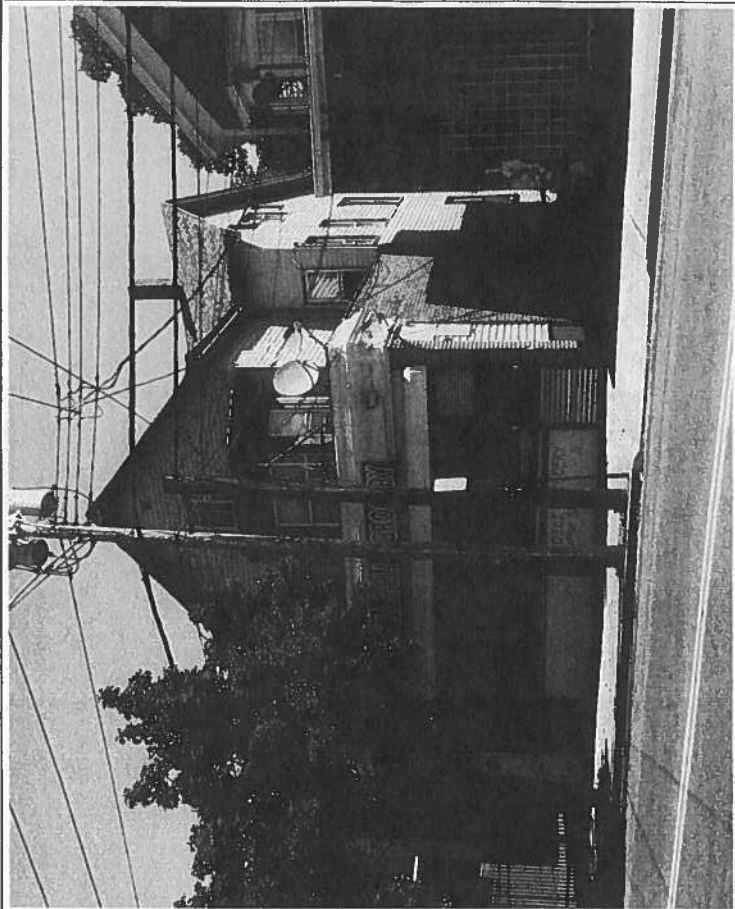
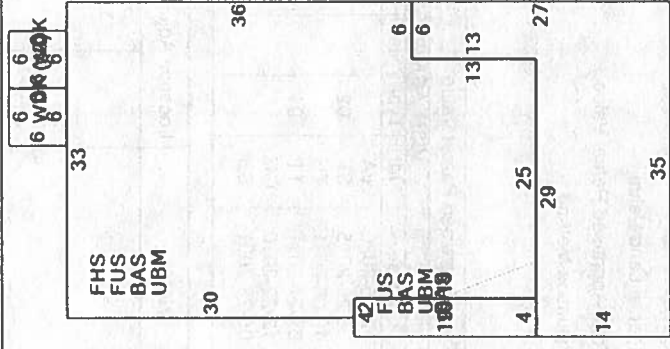
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprrec Value
BAS	First Floor	836	836	836	95.25	79,630
FHS	Finished Half Story	543	836	543	61.87	51,721
FOP	Open Porch	0	16	3	17.86	286
FUS	Finished Upper Story	836	836	836	95.25	79,630
UBM	Unfinished Basement	0	836	167	19.03	15,907
Ttl Gross Liv / Lease Area		2,215	3,360	2,385		227,174



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
Style:	80	Mix Ret Apt	
Model	94	Commercial	
Grade	C	Average	
Stories:	2.5		
Occupancy	4.00		
Exterior Wall 1	26	Aluminum Siding	
Exterior Wall 2	20	Brick	
Roof Structure	03	Gable/Hip	
Roof Cover	03	Asphalt	
Interior Wall 1	05	Drywall/Plaste	
Interior Wall 2			
Interior Floor 1	14	Carpet	532,725
Interior Floor 2	12	Fin WD/Carpet	
Heating Fuel	02	Oil/Gas	1900
Heating Type	04	FA/HW/ST	1981
AC Type	01	None	A
Bldg Use	3030	MIXED USE MDL-94	
Total Rooms	00		40
Total Bedrms	0		5
Total Baths			5
NBHD Code			1
Heat/AC	00	NONE	
Frame Type	02	WOOD FRAME	
Baths/Plumbing	02	AVERAGE	
Ceiling/Wall	06	CEIL & WALLS	
Rooms/Ptrns	02	AVERAGE	
Wall Height	11.00		
% Cornn Wall			
1st Floor Use:	3030		

OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Good	Grade	Appr. Value
PAV1	PAVING-ASPH	L	3,000	4.10	2010	A	50	03	1.00	6,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,145	2,145	2,145	107.73	231,081	
FHS	Finished Half Story	976	1,501	976	70.05	105,144	
FUS	Finished Upper Story	1,498	1,577	1,498	102.33	161,380	
UBM	Unfinished Basement	0	1,577	315	21.52	33,935	
WDK	Wood Deck	0	108	11	10.97	1,185	
Ttl Gross Liv / Lease Area					4,619	6,908	4,945
						532,725	



CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Appraised	Assessed
530 EASTERN NH LLC					COM LAND	2-1	65,900	46,130
50 FITCH ST STE 206B					COM BLDG	2-2	157,500	110,250
SUPPLEMENTAL DATA Alt Prcd ID WARD 22 TAXABLE 1416 CENSUS 4004 BLOCK 16984 QUERY G GIS ID 16984 Assoc Pld#								
REAL_OWNERS CT 06515							223,400	156,380
VISION								

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)											
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed				
9667 0349	01-11-2018	U	I	0	3	2021	2-1	46,130	2020	2-1	35,490				
9431 0139	06-16-2016	Q	I	180,000	00		2-2	110,250		2-2	98,560				
9252 0130	03-02-2015	U	I	0	3										
9168 0052	07-08-2014	U	I	0	14										
8588 0296	08-25-2010	U	I	0	3										
Total				156,380				Total				156,380			

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Tracing	Batch
1600	NEWHALLVILLE		

NOTES
 E = MKT/INC/LOC ADJ
 BAS = VACANT STOREFRONT - RENOVATIONS
 BUT APPEARS HAS STOPPED.
 5 APARTMENTS

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BP-0332	03-30-2004	RH	Rehab	10,000		100		RENOVATE FIVE UNIT

LAND LINE VALUATION SECTION															
B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3030 MIXED USE MD	BA			4,588 SF	18.64	1.00000	H	1.00	DX4	0.770		0	14.36	65,900
Total Card Land Units 4,588 SF Parcel Total Land Area: 0 Total Land Value 65,900															

APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 154,100
 Appraised Xf (B) Value (Bldg) 3,400
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 65,900
 Special Land Value 0
 Total Appraised Parcel Value 223,400
 Valuation Method C

VISIT / CHANGE HISTORY
 Date Id Type Is Cd Purpose/Result
 12-15-2020 VA DM Data Mailer Sent
 10-06-2011 TH 45 Review Against Field Cd
 12-22-2010 GM 00 Measur+Listed
 08-28-2001 SB 45 Review Against Field Cd

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION	DESCRIPTION	Code	Appraised	Assessed	
530 EASTERN NH LLC					COM LAND	2-1	70,800	49,560	
					COM BLDG	2-2	266,400	186,480	
					COM OUTBL	2-5	6,200	4,340	
SUPPLEMENTAL DATA									
I/E REPO REQD: TAX DIST									
Assoc Pid#									
RECORD OF OWNERSHIP							Total		343,400
EXEMPTIONS							Total		240,380

Year	Code	Description	Code	Assessed	Year	Code	Assessed		
2021	2-1	2021	2-1	49,560	2020	2-1	49,560		
	2-2		2-2	186,480		2-2	186,480		
	2-5		2-5	4,340		2-5	4,340		
PREVIOUS ASSESSMENTS (HISTORY)							Total		240,380

Year	Code	Description	Number	Amount	Comm Int	
2021	0	0	3			
	0	0	3			
		130,000	4			
		140,000	25			
		120,000	25			
OTHER ASSESSMENTS					Total	240,380

Nbhd	Nbhd Name	Tracing	Batch
1600	NEWHALLVILLE		

NOTES
 08/26/2015 CLOSED ROOF REPAIR PERMIT.
 900 SF OF BAS = 2 STOREFRONTS
 1 O 2 VACANT 12/10
 REMAINDER OF BUILDING ESTIMATE 2 APTS
 4 GAS METERS 12/10
 TOTAL REHAB 1987
 F = LO/SO

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-15-1609	12-28-2015	RH	Rehab	1,000		100		REPAIR ROOF OVER STAIRS
E-15-955	10-22-2015	EL	Electric	11,000		100		RELOCATE SERVICE TO OU
B-13-844	07-15-2013	RH	Rehab	10,000	08-26-2015	100		REPAIR ROOF
E-12-853	10-10-2012	EL	Electric	500		100		INSTALL LOW VOLTAGE ADT
B-12-461	05-09-2012	RH	Rehab	5,500		100		REPAIR 15' FOUNDATION W
B-11-621	07-21-2011	RH	Rehab	3,800		100		REPAIR APPROX 10' OF RET

B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3030 MIXED USE MD	BA			6,660	SF	13.81	1.00000	H	1.00	DX4	0.770	0	10.63	70,800
LAND LINE VALUATION SECTION															
Total Card Land Units 6,660 SF Parcel Total Land Area: 10 Total Land Value 70,800															

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card) 266,400
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 6,200
 Appraised Land Value (Bldg) 70,800
 Special Land Value 0
 Total Appraised Parcel Value 343,400
 Valuation Method C

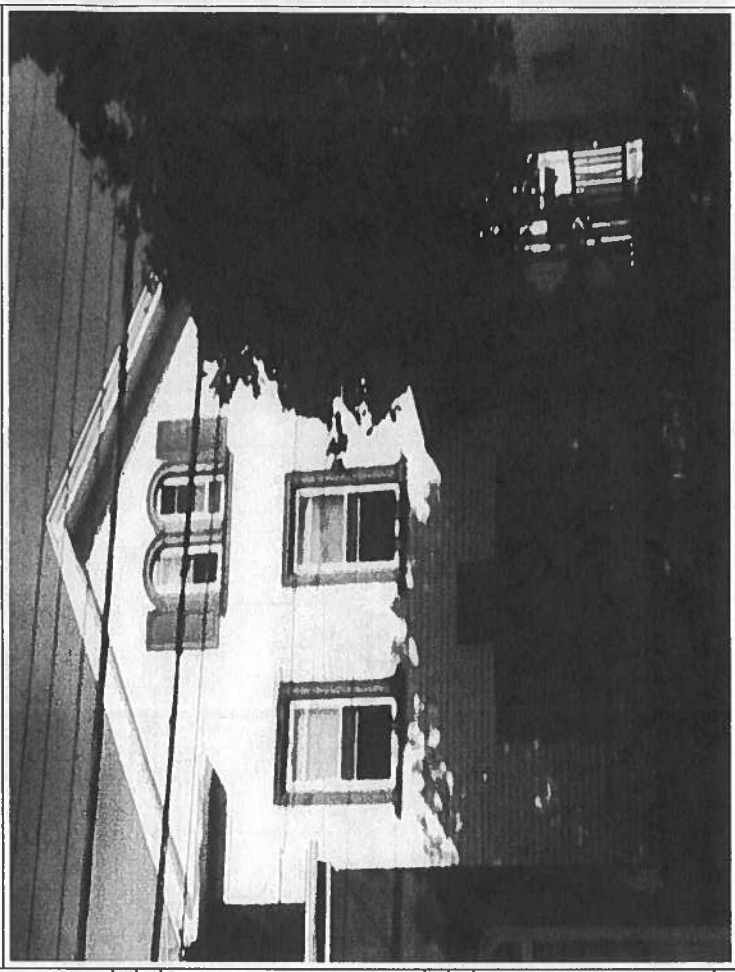
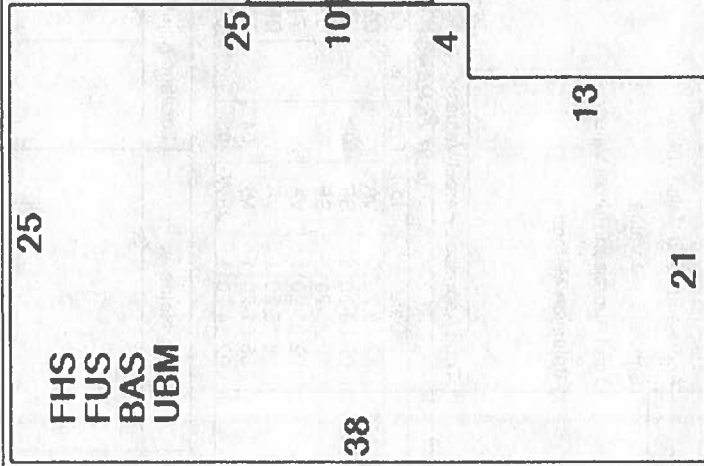
VISION

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
09	2 Family		
02	Multi-Fam 2-4		
C	Average		
2.5			
2			
07	Asbest Shingle		
15	Concr/Cinder		
03	Gable/Hip		
03	Asphalt		
03	Plaster/Drywal		
12	Fin WD/Carpet		
03	Gas/Oil		
04	Forced Hot Air		
01	None		
06	6 Bedrooms		
3			
0			
12			
02			
02			
160B	NEWHALLVILLE		

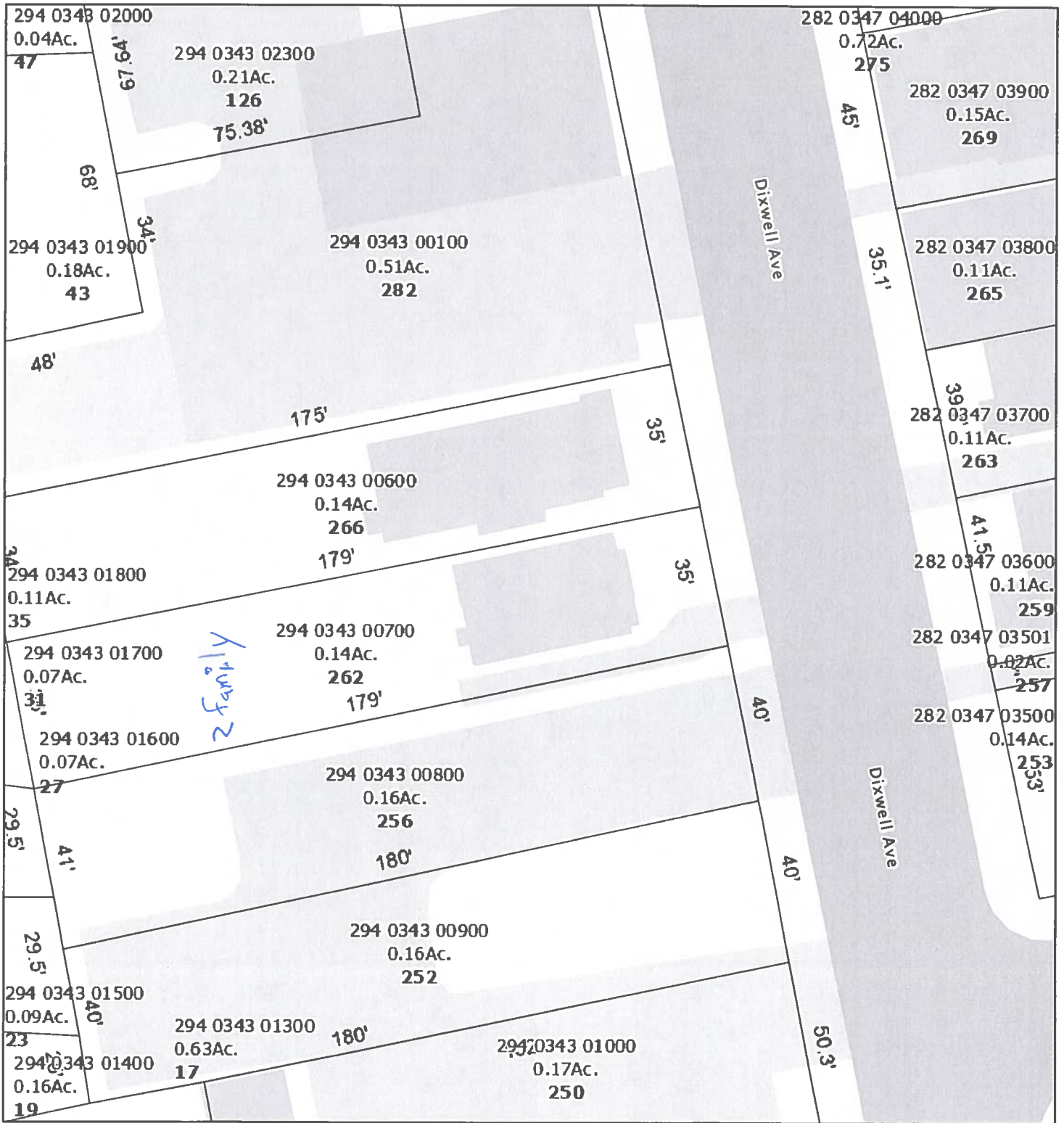
CONDO DATA		COST / MARKET VALUATION	
Parcel Id	Cd	Building Value New	Description
		230,211	
		1900	Year Built
		1976	Effective Year Built
		F	Depreciation Code
		45	Remodel Rating
		0	Year Remodeled
		0	Depreciation %
		0	Functional Obsol
		1	External Obsol
		55	Trend Factor
		126,600	Condition %
			Percent Good
			RCNLD
			Dep % Ovr
			Dep Ovr Comment
			Misc Imp Ovr
			Misc Imp Ovr Comment
			Cost to Cure Ovr
			Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	UB	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	918	918	918	89.09	81,785
FHS	Finished Half Story	584	898	584	57.94	52,029
FUS	Finished Upper Story	898	898	898	89.09	80,004
UBM	Unfinished Basement	0	918	184	17.86	16,393
Ttl Gross Liv / Lease Area		2,400	3,632	2,584		230,211

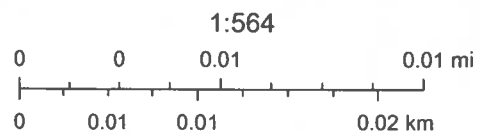


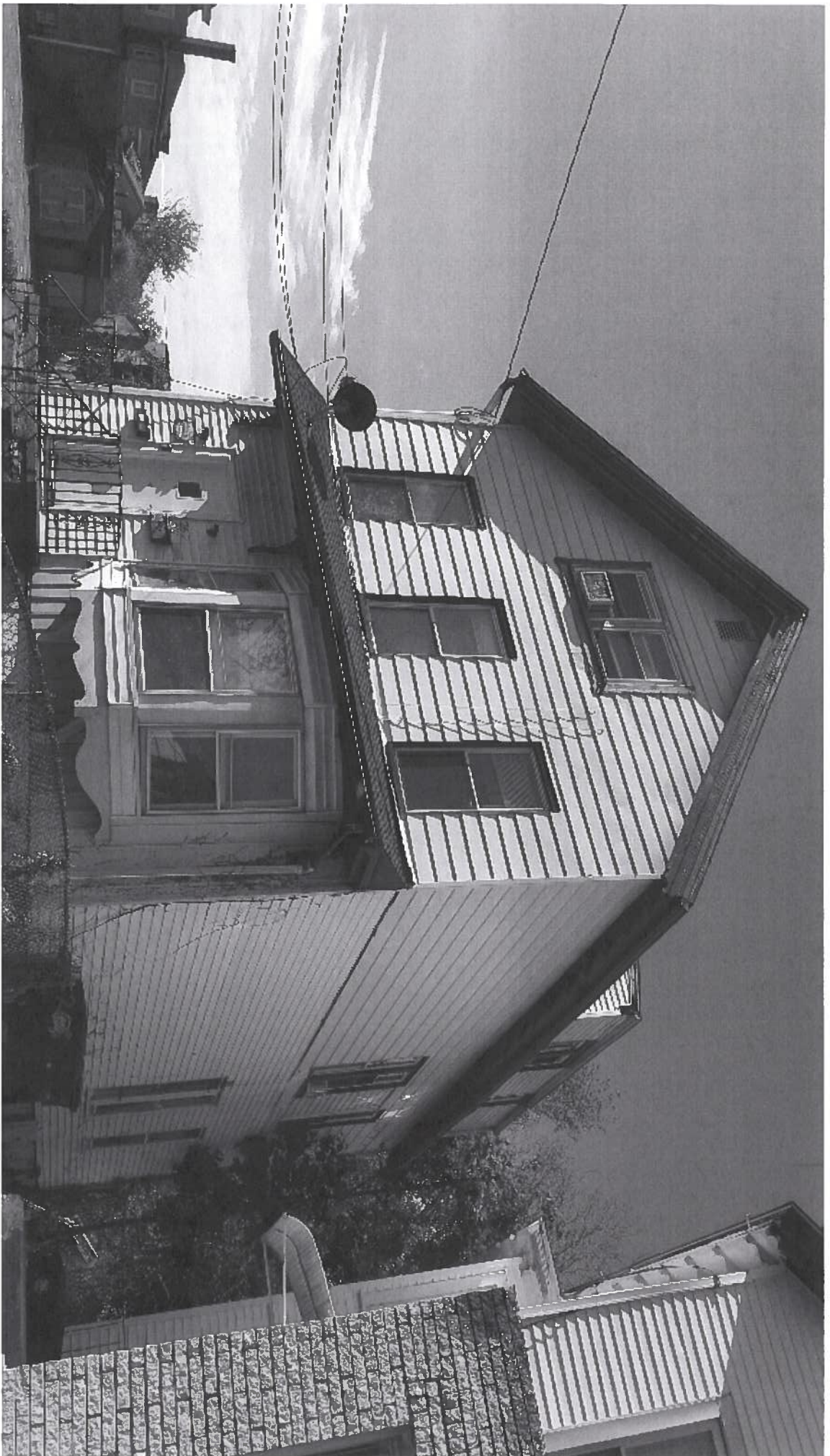
Acquisition of 262 Dixwell Avenue



10/24/2022, 2:50:21 PM

 NH Parcels Web





262 Dixwell Avenue



263

Dixwell
Avenue



269 Dixwell Avenue ↗

265 Dixwell Avenue ↗

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address 79 Morris Street		Map-Block-Parcel 275 0033 03400		Zoning RM-2	Ward 5	Property Type Sliver lot	Total legal units N/A
2021 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB \$ 32,600	Building N/A	Other N/A	Total Value \$ 32,600	\$ 22,820		Lot Size 25' X 150'	Total sq. ft. 3485 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 32,600	Vision	10/1/2021	Sliver lot owner-occupant CD Area@ \$0.25 per Sq./Ft.	\$871.25	N/A	\$871.25

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Kampton Singh 5 th Ward	N/A	Yes



Applicant's Information

Applicant's name, address & telephone: Giovanni R. Molina 81 Morris Street New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 9/1/2022	Reviewed by: Staff	Comments Current

Proposal: The City of New Haven Livable City Initiative proposes the disposition of a sliver lot to the adjacent property owner.

General discussion The City of New Haven proposes to dispose of a sliver lot to an adjacent owner-occupant who will utilize the land as a side-yard area.

Owner Occupancy? N/A

Prepared by:  Date 11/7/22 Concurring by:  Date 11/7/22

Committee	Date	Action
PAD	11/16/2022	
City Plan	12/21/2022	
L.C.I.	12/28/2022	
Board of Alders	1/16/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Kampton Singh 5th Ward

DATE: **October 12, 2022**

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

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

Sale of City-owned sliver lot at 79 Morris Street to adjacent owner occupant at 81 Morris Street. The parcel will be utilized as a side-yard area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

INSTRUCTIONS TO DEPARTMENTS

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

79 MORRIS ST

Location 79 MORRIS ST

Mblu 275/ 0033/ 03400/ /

Acct# 275 0033 03400

Owner CITY OF NEW HAVEN

Assessment \$22,820

Appraisal \$32,600

PID 16204

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$32,600	\$32,600

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$22,820	\$22,820

Owner of Record

Owner CITY OF NEW HAVEN
Co-Owner
Address 79 MORRIS ST
NEW HAVEN, CT 06511

Sale Price \$0
Certificate
Book & Page 8395/0297
Sale Date 06/12/2009
Instrument 14

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CITY OF NEW HAVEN	\$0		8395/0297	14	06/12/2009
VINCENZI BRUNA	\$0		4021/0172		12/29/1988

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Interior Condition	
Fin Bsmnt Area	
Fin Bsmnt Qual	
Num Park	
Fireplaces	
NBHD Code	
Fndtn Cndtn	
Basement	

Building Photo

(<https://images.vgsi.com/photos/NewHavenCTPhotos/\00\04\83\59.JPG>)

Building Layout

([ParcelSketch.ashx?pid=16204&bid=27172](#))

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code 9099
Description EC VACANT
Zone RM2
Neighborhood 2000
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.08
Frontage 24
Depth 150
Assessed Value \$22,820
Appraised Value \$32,600

Outbuildings

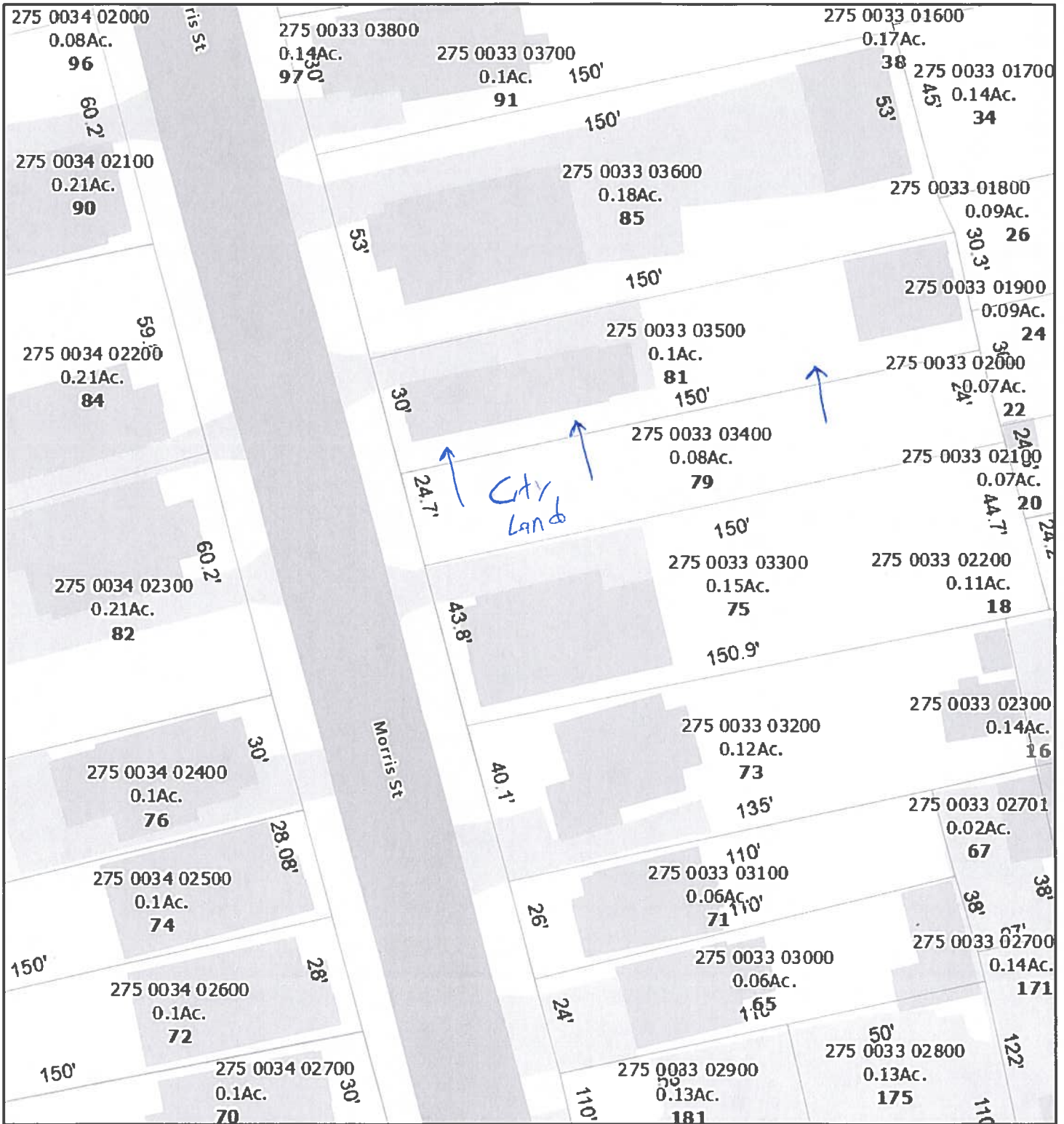
Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$0	\$32,600	\$32,600
2020	\$0	\$28,100	\$28,100
2019	\$0	\$28,100	\$28,100

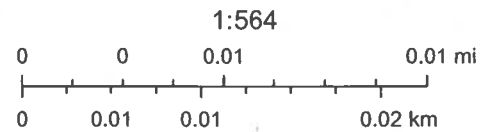
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$0	\$22,820	\$22,820
2020	\$0	\$19,670	\$19,670
2019	\$0	\$19,670	\$19,670

79 Morris Street



8/31/2022, 10:18:08 AM

NewHaven_Parcels





81

PRIVATE PROPERTY

USPS Tracking®

Tracking

Track Another Package +

 Track Packages
Anytime, Anywhere

Get the free Informed Delivery® feature to receive automated notifications on your packages

Learn More

Tracking Number: 70210350000060363170

Status

Your item was delivered to an individual at the address at 4:05 pm on August 20, 2022 in NEW HAVEN, CT 06511.

 **Delivered, Left with Individual**

August 20, 2022 at 4:05 pm
NEW HAVEN, CT 06511

USPS Tracking Plus® Available ▾

Get Updates ▾



Delivered