

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING SEPTEMBER 18, 2024 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, Office of Economic Development Acquisition & Disposition Coordinator: etrachte@newhavenct.gov Office (203) 946-8373

Topic: PAD Committee

Time: Sep 18, 2024 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/89269546874?pwd=nMBon9udP9wNk1QWFmko7kZLUKbK3j.1>

Meeting ID: 892 6954 6874 Password: 4L76807P

One tap mobile:(646)931-3860, (892)695-46874# US

(833) 548 0282 US Toll-free Meeting ID: 892 6954 6874 Password: 97174785

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

- I. Call to Order
- II. Approval of Minutes from April 25, 2024 PAD Special Meeting
- III. Action Items / New Business

| Property Address | Type of Sale | Applicant | Ward |
|------------------|--------------|----------------|------|
| 258 Ferry Street | Sliver lot | Clairy Vasquez | 16 |

- IV. Old Business / Open Discussion
- 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

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Time: Sep 18, 2024 03:00 PM Eastern Time (US and Canada)

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Meeting ID: 892 6954 6874

Password: 4L76807P

One tap mobile

+16469313860,,89269546874# US

+19292056099,,89269546874# US (New York)

Dial by your location

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

Meeting ID: 892 6954 6874

Password: 97174785

Find your local number:

<https://newhavenct.zoom.us/j/kfzGLo4CvL7l>://newhavenct.zoom.us/j/kdA8dT2oUM

PAD SPECIAL MEETING MINUTES
April 25, 2024

PRESENT: Hon. Anna Festa, BoA; Hon. Kampton Singh, BoA; Steve Fontana, Economic Development; Donnell Hilton, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Tamara Kirby, Tax Office

Meeting called to order at 3:01 P.M.

Roll Call of Members

The PAD minutes from March 20, 2024 were reviewed. A motion was made by Steve Fontana to approve the minutes, seconded by Alder Festa, approved unanimously.

New Business

35-39 Arch Street

Evan told the committee the City is proposing to sell this vacant lot to Habitat for Humanity of Greater New Haven, Inc. for \$75,000. The property was advertised as part of an RFP and Habitat for Humanity was selected to develop the site. Habitat is essentially proposing to develop 2, two-family structures at this site. Habitat for Humanity described their development as constructing a single-family with an attached accessory dwelling unit (ADU). Evan told the committee that under the Building Code the applicant is constructing a two-family residential property. Evan also noted that currently, the Zoning Ordinance only allows as-of-right ADU's to be created in the existing envelope of an existing owner-occupied structure, so for the purpose of our discussion we should be reviewing this as the development of two, two-family residential properties. Evan also told the committee that LCI sets a minimum owner occupancy period of 10-years, but Habitat imposes a 30-year term. The rental unit will also be deed restricted for a 20-year minimum term and Habitat for Humanity is proposing to set the AMI between 60-70%. Evan noted that when non-profits develop two-family houses the AMI is typically set at 80%. Evan also noted that the lot is over 13,000 square feet so there is ample room to develop two structures containing four units. Evan also told the committee that he discussed this proposal with Alder Rodriguez who was supportive of the concept. Evan said Alder Rodriguez thought this development was more desirable than a project with high density given that Arch Street has many 2-family owner occupied structures. The lot is adjacent to the Arch Street greenspace. Owner occupied structures and affordable rental units are needed in the community.

Evan said there isn't a rendering or final site plan, but as additional information is submitted it will be added to the file prior to submission to the Board of Alders. Alder Festa said she agreed that developing two, two-family houses was a better proposal than developing a higher density apartment building. Alder Festa wanted to confirm the owner occupancy and affordable rental requirements. Evan confirmed LCI sets a minimum owner occupant period of 10-years, but Habitat imposes a 30-year term. The rental unit will also be deed restricted for a 20-year minimum term and Habitat for Humanity is proposing to set the AMI between 60-70%. Evan reiterated that the applicant is essentially developing two-family homes. Evan believes this is the first time Habitat for Humanity is developing a two-family house and he believe it's needed, and a good idea. Alder Singh said he supports this proposal and wants to support Alder

Rodriguez. Donnell Hilton said the parcel is a good-sized lot and he's happy they are building multiple units on the lot

A motion was made by Clay Williams to approve the item, seconded by Alder Festa, roll call was taken, approved unanimously.

177 Edgewood Avenue

Evan told the committee the City is proposing to sell this vacant lot as part of the RFP. LCI thought we might receive a proposal for housing development for this lot because of its proximity to downtown, but we didn't. LCI only received one proposal for this property. Neighborhood Housing Services (NHS) offered \$5,000 to purchase this property to use for parking. NHS owns two adjacent rental properties at 171 Edgewood Avenue and 173 Edgewood Avenue. The properties don't have off-street parking. Evan noted that LCI previously offered this property to NHS and the Community Builders who owns the other adjacent property. NHS didn't want to purchase the property when this was discussed several years ago. Evan said the Community Builders has had ample opportunity to acquire this lot and has failed to submit an application to acquire this lot, which is why LCI advertised this site as part of the RFP. Evan noted that the City is receiving double the value that a non-profit would pay for this sliver lot.

Evan told the committee that he contacted Alder Douglass who was generally supportive of the sale of this land. Alder Douglass said he would conduct his due diligence and follow up with LCI staff if he had any concerns about this proposal. Evan noted that Community Builders rents a portion of their abutting building to the operator of a daycare and sometimes parents park on this parcel. Evan thought NHS would allow this to continue as well as making improvements to the lot. Alder Singh asked if Habitat was contacted about this lot? Evan said that Habitat submitted bids on several RFP items and didn't bid on this site. Alder Festa asked how long LCI engaged Community Builders about the Sliver lot? Evan said that LCI spent several years engaging Community Builders and they never followed up about the silver lot. Evan said there is no reason for LCI to keep this lot and spend additional funds to maintain it, fence the site, and to continue cleaning up illegal dumping. The highest and best use is for parking. The land will be taxable in the future. Evan thinks there will be a community benefit from this sale because NHS will improve the site and better serve the community.

A motion was made by Alder Festa to approve the disposition, seconded by Alder Singh, roll call was taken, approved unanimously.

227 English Street

Evan told the committee this lot was also advertised as part of the RFP. Neighborhood Housing Services (NHS) offered \$10,500 and proposes to develop a two-family owner-occupied structure with an 80% AMI affordable rental unit. LCI imposes a 10-year minimum occupancy period and a 20-year affordability period on the rental unit. The lot is a flag lot and has ample room to develop a two-family structure. LCI previously offered this site to Habitat for Humanity because they developed a property on Ferry Street, but they weren't interested in this site. NHS was the only bidder for this site. This is a great opportunity to create an owner occupant, gain an affordable rental unit, and expand the tax base.

Alder Festa asked why we didn't sell this as a sliver lot and allow the neighbors to expand their yard. Evan said LCI looked into a sliver lot sale. Evan said we prefer to create an owner occupant, gain an affordable rental unit, and expand the tax base, to achieve the highest and best

use for the land. If building development wasn't possible, a sliver lot sale would be appropriate. Alder Festa asked if LCI notified the neighbors about the sale of this lot. Evan said LCI didn't contact the neighbors. NHS will do some outreach prior to developing the site. LCI has been in contact with the neighbors over the years because we took control of this parcel, fenced-off the lot along English Street, and have been maintaining it, the neighbors know it's a City owned parcel. Alder Festa asked if Zoning approval would be needed. Evan wasn't sure but noted further review by City Plan, Building, and Traffic and Parking will occur prior to a building permit. Evan believe that NHS's funding will require an owner occupant for at least 20-years, the City requires a 10-year minimum occupancy period and a 20-year affordability period at 80% AMI. NHS has basically a 100% project completion rate, so we are confident in the applicant's abilities.

A motion was made by Clay Williams to approve the disposition, seconded by Alder Festa, roll call was taken, approved unanimously.

596-598 George Street

Evan told the committee this is a non-profit sale to the National Veterans Counsel for Legal Redress, Inc. There are two existing brick structures that the City acquired from Yale New Haven Hospital (YNH). LCI was planning to rehabilitate the properties but is focusing on other projects on Starr Street and Grand Avenue. LCI has done some preliminary site work to stabilize these properties, but they require extensive structural work and full rehabilitaton. The applicant is proposing to rehabilitate these structures and maintain them as affordable rental units at 80% AMI. The applicant will also develop a community room and office at this location. LCI originally planned to rehabilitate these properties and sell them to owner occupants, but the site lacked off-street parking to support multi-family use. There is a letter of support in the file from Board of Alders President Walker-Myers as this site is located in her Ward. The purchase price is \$6,000 which is non-profit pricing (6 units @ \$1000 per unit). The property will be deed restricted for a minimum 20-year affordable term. The non-profit is a local entity lead by the Monk family. They are seeking additional funding for this project.

Clay asked about the status of this applicant's project on Davenport Avenue? Evan said he believes it wasn't approved at the Zoning Board and is being redesigned. Donnell said they are in the process of redesigning so that it doesn't require zoning relief. Clay asked if we are confident the applicant has the finances to do this project? Clay doesn't want to set them up for failure. There was discussion about requiring proof of funding prior to closing as a condition of approval. Evan told the Committee that the City took these properties with conditions from YNH and YNH approves of the proposed use as an affordable rental project done by the National Veterans Counsel for Legal Redress.

Alder Festa asked if the applicant has done any projects in the City. Evan didn't know if they have other projects in New Haven or in other towns because he doesn't manage the non-profit. Evan is aware of the project on Davenport Avenue. Alder Festa asked how much time they have to complete the project and if the property isn't rehabilitated, what happens? Evan said the applicant has 18 months to complete the project, if they fail to complete the project the City has a process to take the property back. The City must go through a reversion process to take it back, which takes time, it's not immediate, it's basically a lawsuit. Clay said we should consider permitting 24 months to complete this project. There was a discussion about safeguards and appropriate guardrails. Evan said he's hearing that the committee wants to require proof of funding prior to closing and to give a little extra time to complete the rehabilitation because this is a larger project. Evan noted the applicant has been in the property and has a cost estimate for this project. Steve noted that "reverter deeds" have issues. Evan said we have required similar conditions on several proposals, and is consistent with our pervious approvals for projects like this. Alder Festa asked if the building can be left sitting or does LCI need to take further action to preserve the structure? Evan said LCI has already stabilized the property.

A motion was made by Clay Williams to approve the disposition subject to proof of funds prior to closing and to permit 24 months to complete the project, seconded by Alder Singh, roll call was taken, approved unanimously.

136 Hemingway Street

Evan told the committee this property was previously approved for sale but the deal never closed because the prior applicant couldn't get a PILOT from LISHTA. LCI offered this lot for sale as part of the recent RFP and we have a proposal from Douglas Allen Investment Group, LLC to develop 15-20 rental units at a sale price of \$75,000. At least 20% of the rental units will be deed restricted at 80% AMI per City policy. The developer plans to construct 2 bedroom, and 3 bedroom units. Clay mentioned the previous proposal was for 40 units at this site. Evan said he feels this is an appropriate use because the property is near Bella Vista and there was a previous approval for greater density. The applicant recently developed a couple multi-family properties and has a pending zoning proposal to develop 4 units at 83 Downing Street. The development wants to make an investment in New Haven and is a competent applicant.

Evan noted the parcel has some wetlands. There is a survey map in the file. If the applicant utilizes the Inclusionary Zoning regulations the affordability could change. Evan said this was the only bid for the site. Evan said the number of units could change but the concept is for 15-20 units. Clay noted the previous sale was for \$40,000 so the City is receiving almost double the purchase price. Evan thinks this is a good proposal and fits within the neighborhood. Alder Festa asked about the wetlands area. Evan said regulations will dictate the location of the structure and it's feasible to develop this site.

A motion was made by Clay Williams to approve the disposition, seconded by Steve Fontana, roll call was taken, approved unanimously.

211 Rosette Street

Evan told the committee this lot was offered as part of the RFP and Habitat for Humanity is being selected to develop this property, they offered \$35,000 for this site. Habitat for Humanity is proposing to develop a single-family house. Evan discussed this sale with Alder Rodriguez and said she would support the development of a two-family property at this site, just like the Arch Street proposal. This lot was used as a garden but was taken over by unhoused individuals. The City would like to see housing development on this parcel. Habitat for Humanity built several houses on Rosette Street several years ago. If they develop a two-family it would have an affordable rental unit with a minimum 20-year term. Alder Festa asked if Habitat for Humanity wants to develop a two-family? Evan said he discussed this with the Director of Construction, and he is looking into it. They will have the option to develop a single family or a two-family. Alder Singh said he knows this lot very well from his volunteer work, and he supports the Alder Rodriguez, and the concept of doing a two-family structure, it's an appropriate location.

A motion was made by Steve Fontana to approve the disposition and allow the applicant to develop a single-family or a two-family property, seconded by Clay Williams, roll call was taken, approved unanimously.

Open Discussion / Old Business

None

A motion to adjourn was made by Clay Williams, seconded by Steve Fontana, all were in favor, meeting adjourned 3:58P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

| | | | | | | | |
|------------------------------|----------|------------------|-------------|-------------------|---------------|-------------------|----------------------------|
| Property Address | | Map-Block-Parcel | Zoning | Ward | Property Type | Total legal units | |
| 258 Ferry Street | | 166 0733 00500 | RM-2 | 16 | Sliver lot | NA | |
| 2023 Assessment Value (100%) | | | | 70% of Assessment | | Property Size | |
| Land + OB | Building | Other | Total Value | For Tax Purposes | | Lot Size | Total sq. ft. |
| \$ 2,700 | N/A | N/A | \$ 2,700 | \$ 1,980 | | 17.5' X 75' | 1309 Total Per Assessor |

Property Value Information

| Appraised Value | Appraised by | Date | Type of Sale | Offered amount | Rehab costs | LCI Recommended |
|-----------------|--------------|-----------|--|--------------------|-------------|-----------------|
| \$ 2,700 | Vision | 10/1/2023 | Sliver lot to non-owner occupant / CD Area | \$1.50 per Sq./Ft. | NA | \$1,963.50 |

Prior Notifications Sent to

| Aldersperson | Name of Aldersperson | Management Team | Other interested parties |
|-----------------------------------|----------------------------|-----------------|--------------------------|
| Yes X No <input type="checkbox"/> | Hon. Jose Crespo 16th Ward | N/A | N/A |

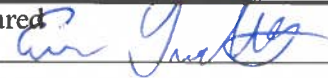

Applicant's Information

| Applicant's name, address & telephone: | | Name, address & telephone of contact person: | |
|---|-------------|--|----------|
| Clairy Vasquez 29 Montaya Circle, Branford, CT 06405 | | | |
| Applicant's City property tax status: | Review date | Reviewed by: | Comments |
| Current | 9/9/2024 | Staff | Current |

Proposal: The City of New Haven proposes to dispose of a portion of this sliver lot to the adjacent property owner.

General discussion: The City of New Haven proposes to dispose of a portion of a sliver lot at 258 Ferry Street to the adjacent property owner at 260-264 Ferry Street. The property will be utilized as a side-yard area and for parking. The City of New Haven sold the other portion of this lot several years ago to the other abutting property at 254 Ferry Street. The sale of this remaining portion of the lot will complete the disposition of this parcel.

Owner Occupancy? N/A

Prepared by:  Date: 9/9/2024
 Concurred by:  Date: 9/9/24

| Committee | Date | Action |
|-----------------|------------|--------|
| PAD | 9/18/2024 | |
| City Plan | 10/16/2024 | |
| L.C.I. | 10/23/2024 | |
| Board of Alders | 11/18/2024 | |

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Jose Crespo 16th Ward

DATE: **September 9, 2024**

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 sliver lot at 258 Ferry Street to adjacent property owner. The property will be utilized as a side yard area and for parking.

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.

Property Location 258 FERRY ST

Map ID 166/ 0733/ 00500 /

Bldg Name

State Use 1320

Vision ID 8293

Account # 166 0733 00500

Bldg # 1

Sec # 1 of 1

Card # 1 of 1

Print Date 6/11/2024 10:06:24 A

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 6093 NEW HAVEN, CT | | | | | | | | |
|--|------------|--------------------------|-------------|---|-------------|-----------------------|------------|--------------------------------|------------|-----------------------|-------|----------|----------|-------------------------|------------|------------------|-------|--|
| CITY OF NEW HAVEN | | | | | | Description | Code | Appraised | Assessed | | | | | | | | | |
| 165 CHURCH ST | | | | | | VAC RS LN | 5-1 | 2,700 | 1,890 | VISION | | | | | | | | |
| NEW HAVEN CT 06510 | | SUPPLEMENTAL DATA | | | | | | | | | | | | | | | | |
| Alt Prcl ID | | IVE REPO | | | | | | | | | | | | | | | | |
| WARD 16 | | TAX DIST | | | | | | | | | | | | | | | | |
| TAXABLE | | GIS PROP | | | | | | | | | | | | | | | | |
| CENSUS 1423 | | | | | | | | | | | | | | | | | | |
| BLOCK 4006 | | | | | | | | | | | | | | | | | | |
| QUERY G | | | | | | | | | | | | | | | | | | |
| GIS ID 8293 | | Assoc Pld# | | | | | | | | | | | | | | | | |
| | | | | | | Total | | 2,700 | 1,890 | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | |
| CITY OF NEW HAVEN | | 6639 0140 | 12-08-2003 | U | V | 0 | | Year | Code | Assessed | Year | Code | Assessed | | | | | |
| EDWARDS BETTY JEAN | | 3424 0333 | 03-11-1986 | | V | 0 | | 2023 | 5-1 | 19,110 | 2022 | 5-1 | 19,110 | | | | | |
| | | | | | | | | | | | 2021 | 21 | 19,110 | | | | | |
| | | | | | | | | Total | | 19,110 | Total | | 19,110 | | | | | |
| | | | | | | | | Total | | 19,110 | Total | | 19,110 | | | | | |
| EXEMPTIONS | | OTHER ASSESSMENTS | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | | | | |
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | Total | | | | 0.00 | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | | | | |
| 1100 | | FAIR HAVEN S | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | |
| 10/01/2021 ONE HALF OF PARCEL MERGED | | | | | | | | | | | | | | | | | | |
| 254 FERRY ST-DEED 8054/148 09/06/2007 | | | | | | | | | | | | | | | | | | |
| 10/1/24 DELETED INCORRECT DEED TRANSFERS | | | | | | | | | | | | | | | | | | |
| FROM 2021L CITY OF NEW HAVEN OWNS PARCEL | | | | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | | | | | |
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purposi/Result | | | | |
| | | | | | | | | | 05-18-2011 | JW1 | 04 | | 70 | Field Review | | | | |
| | | | | | | | | | 12-13-2010 | GM2 | 03 | | 99 | Vacant | | | | |
| | | | | | | | | | 08-24-2001 | DA | | | 45 | Review Against Field Cd | | | | |
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | | | | |
| B | Use Code | Description | Zone | LA | Land Type | Land Units | Unit Price | Size Adj | Site Index | Cond | Nbhd | Nbhd Adj | Notes | Location Adjustmen | Adj Unit P | Land Value | | |
| 1 | 1320 | VAC UN BLD | RM2 | 0 | | 1,309 SF | 18.94 | 1.00000 | 5 | 0.10 | 1100 | 1.100 | | | 1.0000 | 2.08 | 2,700 | |
| | | | | | | Total Card Land Units | 1,309 SF | Parcel Total Land Area 0 | | | | | | | | Total Land Value | 2,700 | |

Property Location 258 FERRY ST
 Vision ID 8293

Account # 166 0733 00500

Map ID 166/ 0733/ 00500/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 1320
 Print Date 6/11/2024 10.06.25 A

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|-------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 99 | Vacant Land | | | |
| Model | 00 | Vacant | | | |
| 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 | | | | | |
| Interior Conditio | | | | | |
| Fin Bsmnt Area | | | | | |
| Fin Bsmnt Qual | | | | | |
| NBHD Code | | | | | |

| CONDO DATA | | | |
|-------------|------|-------------|---------|
| Parcel Id | C | Owne | S |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |

| COST / MARKET VALUATION | |
|--------------------------|---|
| Building Value New | 0 |
| Year Built | 0 |
| Effective Year Built | 0 |
| Depreciation Code | |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | |
| RCNLD | 0 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |

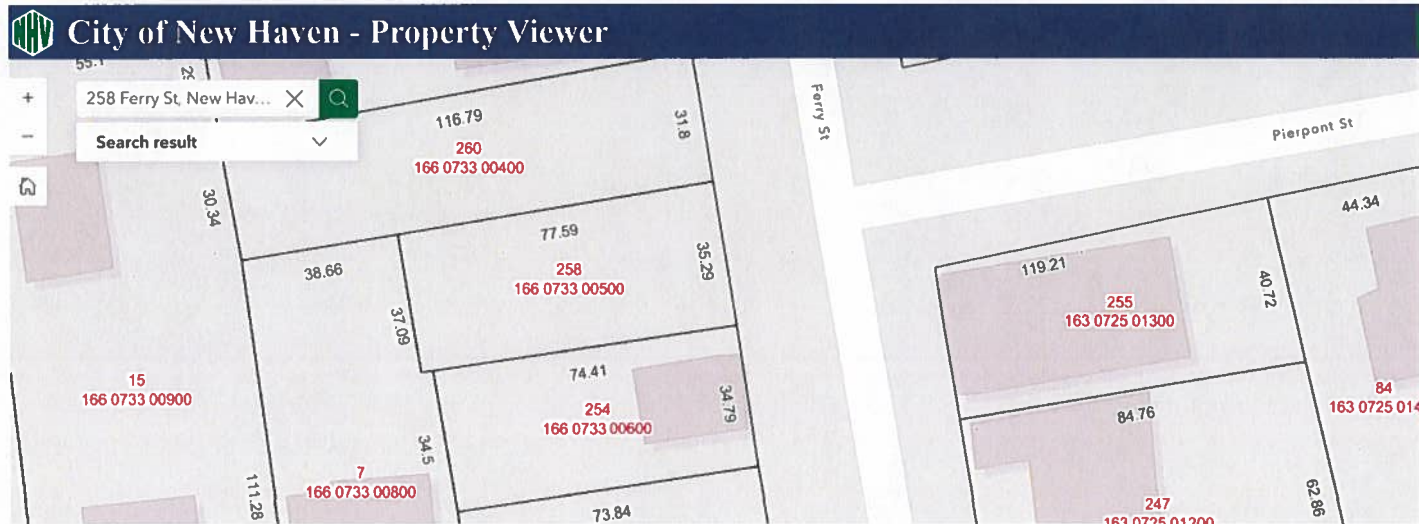
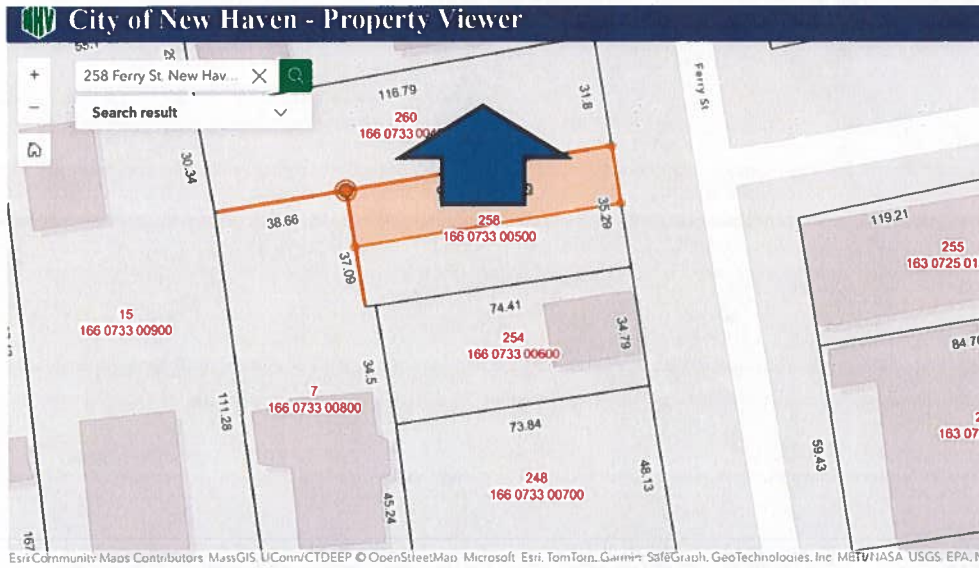
No Sketch

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | | | | | | | | | | |
|--|-------------|-----|-------|------------|---------|----------|------|-------|-----------|-------------|
| Code | Description | L/B | Units | Unit Price | Yr Bilt | 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 |
| | | | | | | |
| Ttl Gross Liv / Lease Area | | 0 | 0 | 0 | | 0 |



Sale of a portion of 258 Ferry Street to adjacent property owner at 260-264 Ferry Street



Streetview of 258 Ferry Street – Sale of a portion of sliver lot to 260-264 Ferry Street to be utilized as a side yard area



260-264 Ferry Street

