

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING JANUARY 20, 2021 AT 3:00 P.M.

WEB-BASED MEETING HOSTED ON ZOOM VISIT [Join Zoom Meeting](#)

Topic: Property Acquisition & Disposition Zoom Meeting

Join Zoom Meeting

<https://newhavenct.zoom.us/j/99906912994?pwd=a3p6YkNmUmczMC9jK3Y5cIN4T0ZlZz09>

Meeting ID: 999 0691 2994

Password: 1234567a

- I. Call to Order
- II. Approval of Minutes from October 21, 2020
- III. Action items

<u>Property Address</u>	<u>Type of Sale</u>	<u>Applicant</u>	<u>Ward</u>
72 Goodyear Street	Sliver lot	66 GOODYEAR, LLC / LIONHEART HOLDINGS GROUP, LLC	20
558 Winchester Avenue	Acquisition	558 Winchester Avenue, LLC	20

IV. 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 Committee

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: January PAD

Time: Jan 20, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/99906912994?pwd=a3p6YkNmUmczMC9jK3Y5cIN4T0ZlZz09>

Meeting ID: 999 0691 2994

Password: 1234567a

One tap mobile

+19292056099,,99906912994# US (New York)

+13017158592,,99906912994# US (Washington D.C)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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: 999 0691 2994

Password: 84475170

Find your local number: <https://newhavenct.zoom.us/j/99906912994>

Join by Skype for Business

<https://newhavenct.zoom.us/j/999069129945582141633>

PAD Meeting Minutes October 21, 2020

Present: Hon. Gerald M. Antunes, BoA; Hon. Anna Festa, BoA; Steve Fontana, Economic Development, Nathan (Nate) Hougrand, City Plan; Clay Williams; Economic Development; Evan Trachten, Livable City Initiative

Absent: Maurine Villani, Tax Office

The meeting was called to order by Evan Trachten at 3:03 P.M.

A motion to approve the PAD Minutes from August 19, 2020 was made by Steve Fontana, seconded by Alder Antunes, Approved **Unanimously**

Action items

388 Blatchley Avenue

Evan Trachten explained that the City is proposing to evenly split this sliver lot between the adjacent property owners (15' of frontage each). One applicant is an owner occupant and pays \$0.25 per sq.ft (Reyes / Movtavo) and the other applicant is paying \$1.50 per sq./ft. because they are not owner-occupants (Hong). Evan will verify the pricing because there may be a typo on the cover sheet.

Evan told the committee there was a house on this lot that the City demolished because the house had deteriorated after a fire. Photos were shown of the old house and the current vacant lot. It was noted that Alder Decker contacted Alders Antunes and Alder Festa about this sliver lot sale.

A motion was made by Alder Antunes, seconded by Alder Festa, Roll call was taken and the item was approved unanimously

83 Butler Street

Evan Trachten explained that the City is proposing to sell this vacant lot to Neighborhood Housing Services (NHS) of New Haven, Inc. who will develop a two-family owner-occupied property with a 5-year minimum occupancy period on this parcel. Several parcels were recently sold NHS and this parcel should have been included with those addresses, but this parcel was delayed inadvertently. There is a letter of support from Alder Clyburn in the file supporting this disposition.

Nate talked about the lot being able to site two units because it has 4000+ sq./ft with 50' of frontage. The lot is non-conforming because it has less than 5400 sq., /ft. Nate confirmed the item will need zoning approval. Alder Festa asked about parking. Does Butler Street have ample on street parking? Evan told the committee a driveway would be developed for this property and there is plenty of on street parking. Nate said 2 parking spaces are needed and if they are unable to have two spaces, they can apply for a special exception from the BZA

A motion was made by Steve Fontana to approve the item, seconded by Alder Antunes, roll call was taken and the item was approved unanimously

627 Washington Avenue

Evan told the committee this lot has attracted a lot of illegal-dumping over the years. The City had approached the owner who is an LLC to purchase the property. The owner finally has submitted the paperwork for this sale. This parcel is a sliver lot and a corner lot. It is difficult to develop housing on a corner parcel like this one sized at 35' X 100'. The applicant pays \$1.50 per sq./ft. as a non-owner occupant. There was no interest in building on this site from our non-profit partners. The applicant will use this area as a side yard.

Evan noted that the property owner owns both 623 and 615 Washington Avenue and all his tenants currently park at 623 Washington Avenue. This lot will create a larger yard and green space area for the occupants. Parking is not permitted in front yards and this parcel has 2 front yards as a corner lot which makes this area a side yard. Alder Antunes noted some of the parcels in this area have odd measurements. Evan noted the need for yard area as well as the limited parking on-street.

Nate asked about a curb cut. Evan said there will not be any curb cut because the lot will remain a grassy area / open space. There was discussion about a condition that prohibits parking on the lot. If we make a condition it can be removed by the Board of Alders in the future via an amendment, Evan is comfortable about adding the condition.

Alder Festa wants to make sure the owner knows he can't add a new residential structure to the lot and that he must maintain the lot as well as shoveling the snow. Evan told the committee there are deed restrictions in the LDA. Alder Festa noted that there is no letter of support from Alder Rodriguez in this file. Evan told the committee he has discussed this with the Alder, and we don't always have communications in the file or a letter of support on a sliver lot file. Evan will add an email or letter of support to the file to document the accuracy of his statements to the committee. Alder Antunes told the committee adding this information will help document why the item is before the committee if the Alder changes their position on a given matter in the future.

A motion was made by Alder Antunes to approve the item with the condition that the lot can't be used for parking, seconded by Clay Williams, roll call was taken and the item was approved unanimously

A motion to adjourn was made by Alder Antunes, seconded by Alder Festa, all were in favor, Adjourned at 3:25 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
72 Goodyear Street		289 0518 00800	RM-1	20	Sliver Lot	N/A
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value			Lot Size
\$35,700	N/A		\$ 35,700	\$24,990		25' X 125'
						Total sq. ft.
						1524.5 Sq/Ft
						3049 Total Sq./ Ft. Per Assessor

Property Value Information


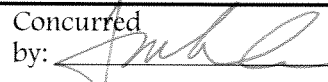
Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 35,700	Vision	10/1/19	Sliver lot @ \$1.50per Sq./ft. for Non-Owner occupied CD Area	\$2,286.75	N/A	\$ 2,286.75

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
LIONHEART HOLDINGS GROUP LLC 836 FOXON RD, EAST HAVEN, CT, 06513			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	1/12/2021	Staff	Current
Proposal: LCI proposes the sale of a sliver lot that will utilized as off-street parking and yard area.			
General discussion: The applicant will develop a parking area on this parcel as expand their yard area.			
Owner Occupancy? N/A			

Prepared by:  Date 1/13/21 Concurred by:  Date 1/14/21

Committee	Date	Action
PAD	1/20/2021	
City Plan	1/20/2021	
L.C.I.	1/27/2021	
Board of Aldermen	2/16/2021	

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
72 Goodyear Street		289 0518 00800	RM-1	20	Sliver Lot	N/A	
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$35,700	N/A		\$ 35,700	\$24,990		25' X 125'	1524.5 per applicant 3049 Sq./ Ft. total Per Assessor
						12.5' X 125'	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 35,700	Vision	10/1/19	Sliver lot @ \$1.50 per Sq./ft. for Non-Owner-occupied CD Area	\$2,294.25	N/A	\$ 2,286.75

Prior Notifications Sent to

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

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
66 GOODYEAR LLC 67 ALLYNDALE DRIVE, STRATFORD, CT, 06614,			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	1/12/2021	Staff	Current
Proposal: LCI proposes the sale of a sliver lot that will be utilized as off-street parking and yard area.			
General discussion: The applicant will develop a parking area on this parcel as well as expand their yard area.			
Owner Occupancy? N/A			

Prepared by: *Carlyne Gunkle* Date 1/13/21 Concurred by: *[Signature]* Date 1/14/21

Committee	Date	Action
PAD	1/20/2021	
City Plan	1/20/2021	
L.C.I.	1/27/2021	
Board of Alders	2/16/2021	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Delphine Clyburn 20th Ward

DATE: **January 8, 2021**

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 72 Goodyear Street to adjacent property owners at 66 Goodyear Street and 74 Goodyear Street. The land will be utilized as off-street parking and yard area. This is a small lot that is best utilized for off-street 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: 72 GOODYEAR ST
 Vision ID: 17833
 MAP ID: 289/ 0518/ 00800 /
 Account # 289 0518 00800
 Bldg #: 1 of 1
 Card 1 of 1
 State Use: 902V
 Print Date: 01/14/2021 09:17
 Bldg Name:
 Sec #: 1 of 1

TOPO.	UTILITIES	STRI./ROAD	LOCATION
SUPPLEMENTAL DATA			
Other ID:			
WARD	20	I/E REPORT	
TAXABLE		TAX DISTRI	
CENSUS TRAC	1415		
BLOCK	4004		
QUERY GROU			
GIS ID:	17833	ASSOC PID#	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CITY OF NEW HAVEN		9890/ 232	08/02/2019	U	Y	0	18
JOHNSON ROBERT		7092/ 54	02/09/2005	U	I	16,000	14
BANTA PERRY (EST)						0	0

EXEMPTIONS		Amount	Description	Code	Number	Amount	Comm. Int.
Year	Type						
Total:							

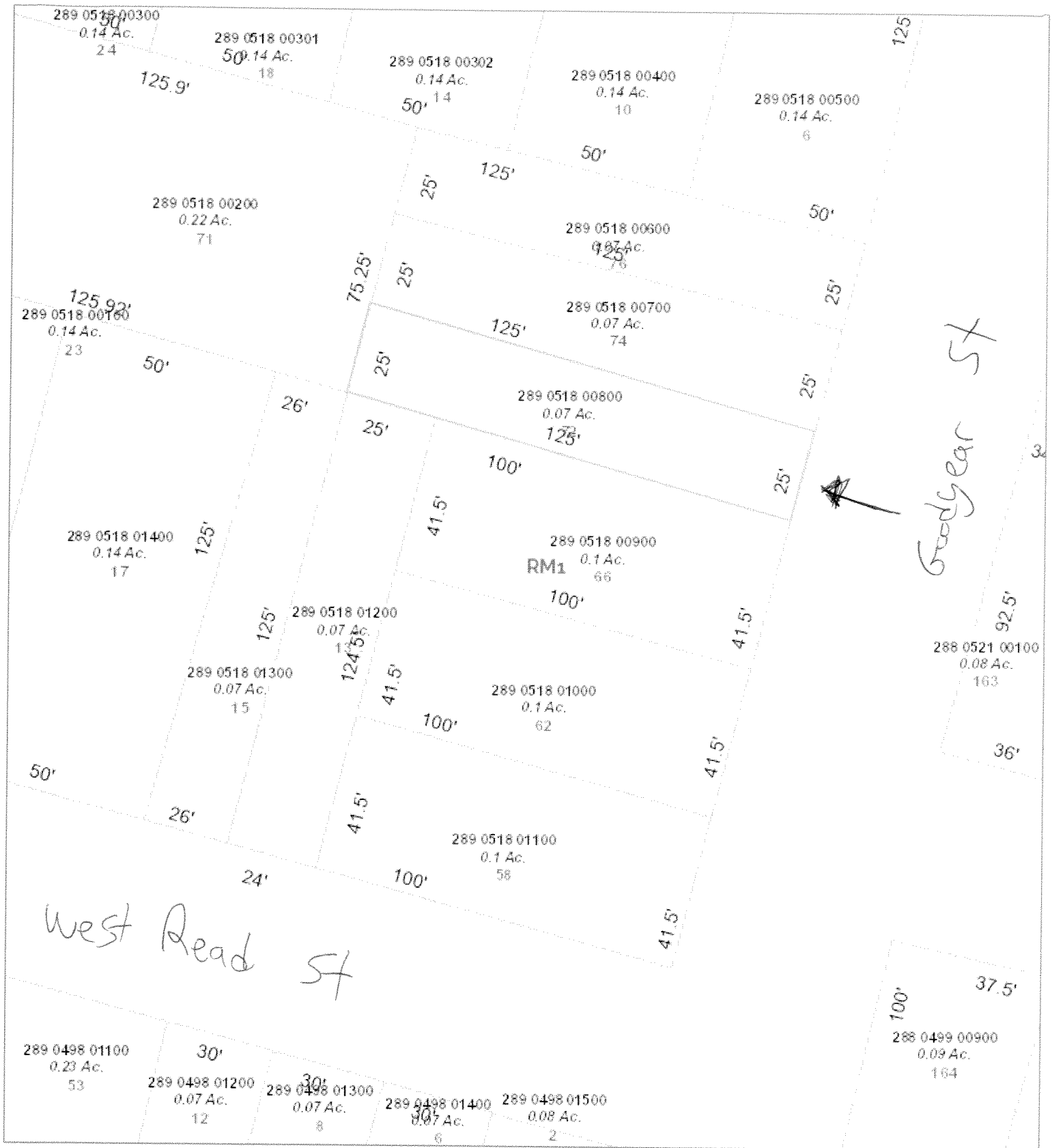
ASSESSING NEIGHBORHOOD		Street Index Name	Tracing	Batch
NBHD/ SUB	1600/A	NEWHALLVILLE		

OTHER ASSESSMENTS		Amount	Description	Code	Number	Amount	Comm. Int.
Total:							




BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments
Permit ID	Issue Date					
Type						
Description						

LAND LINE VALUATION SECTION																																															
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	L Factor	S.A. Factor	ST. Idx	Adj.	Notes- Adj.	Special Pricing	S Adj	Land Value																															
1	902V	CITY MDL-00	RMI	0	25	126	3,049	SF	13.00	1.0000	5	1.00	1600	0.90																																	
<table border="1"> <thead> <tr> <th colspan="2">VISIT/CHANGE HISTORY</th> <th>Date</th> <th>Type</th> <th>IS</th> <th>ID</th> <th>Cd.</th> <th>Purpose/Result</th> </tr> </thead> <tbody> <tr> <td>06/01/2011</td> <td>04</td> <td></td> <td></td> <td></td> <td>MI</td> <td>70</td> <td>Field Review</td> </tr> <tr> <td>01/19/2011</td> <td>03</td> <td></td> <td></td> <td></td> <td>JEW</td> <td>99</td> <td>Vacant</td> </tr> <tr> <td>07/31/2001</td> <td></td> <td></td> <td></td> <td></td> <td>DA</td> <td>45</td> <td>Review Against Field Cd</td> </tr> </tbody> </table>																VISIT/CHANGE HISTORY		Date	Type	IS	ID	Cd.	Purpose/Result	06/01/2011	04				MI	70	Field Review	01/19/2011	03				JEW	99	Vacant	07/31/2001					DA	45	Review Against Field Cd
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24,990	2019	21	24,990	2018	5-1																																										
Total:		24,990	Total:		24,990																																										
<p>NET Total Appraised Parcel Value</p> <p>35,700</p>																																															

Total Card Land Units: 3,049 SF
 Parcel Total Land Area: 3,049 SF
 Total Land Value: 35,700



Legend

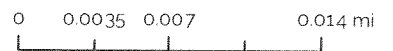
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

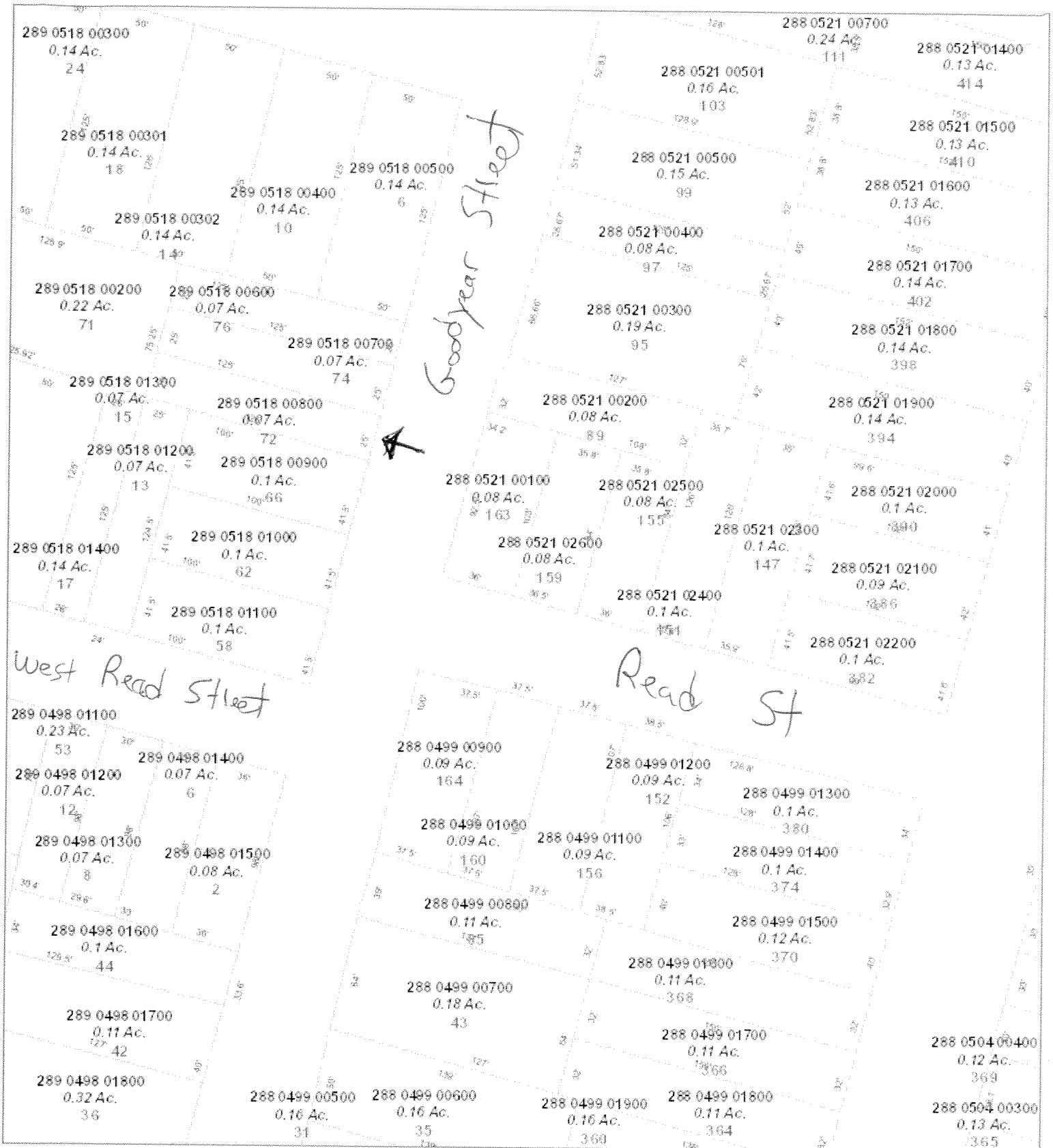
ZONING MAP PRINT

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: 1/11/2021





Legend

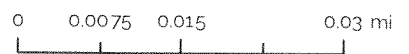
 New Haven Parcels

MY MAP

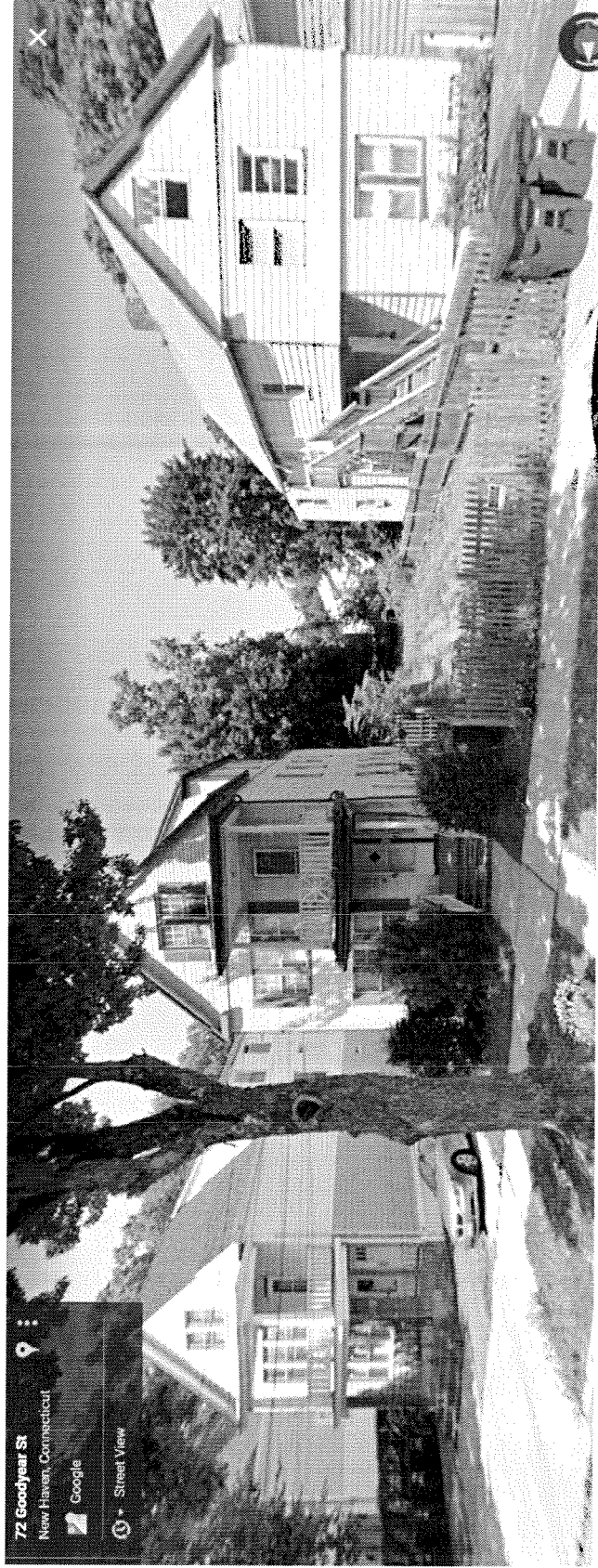
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Date: 1/14/2021



72 Goodyear Street Proposed sliver lot disposition to adjacent property owners



LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Acquisition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
558 Winchester Avenue		286 0449 00900	RM-2	20	3 Family Residential	Per Zoning	
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$36,100	\$34,900	NA	\$ 71,000		33' X 100'	3485 Sq./ Ft. Per Assessor	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 150,000.00	Esposito & Associates	1/12/21	Acquisition	\$ 155,000.00	TBD	\$ 155,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Delphine Clyburn Ward 20	N/A	N/A



Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
City of New Haven 165 Church Street C/O Arlevia Samuel Livable City Initiative Executive Director			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	1/13/21	Staff	Current

Proposal: LCI proposes the acquisition of a vacant three family property.

General discussion: LCI proposes to acquire this vacant blighted three family property. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and affordability restriction that will run with the land. The acquisition will give the City site control of a pivotal piece of property within the Thompson/Winchester revitalization area. LCI intends to make this parcel part of the Thompson/Winchester Phase 2 Homeownership Project which is the next phase of the recently developed 9 structures known as Thompson/Winchester Phase 1.

Owner Occupancy? Upon completion of development

Prepared by:  Date 1/13/21 Concurred by:  Date 1/14/21

Committee	Date	Action
PAD	1/20/2021	
City Plan	1/ 20/2021	
L.C.I.	1/ 27/2021	
Board of Alders	2/16/2021	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN

TO : Alder Delphine Clyburn 20th Ward

DATE: **January 8, 2021**

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.

LCI proposes to acquire this vacant blighted three family property. LCI intends to redevelop the property into homeowner occupied housing that will carry a 30-year homeowner occupancy and affordability restriction that will run with the land. The acquisition will give the City site control of a pivotal piece of property within the Thompson/Winchester revitalization area. LCI intends to make this parcel part of the Thompson/Winchester Phase 2 Homeownership Project which is the next phase of the recently developed 9 structures known as Thompson/Winchester Phase 1.

Check one if this an appointment to a commission

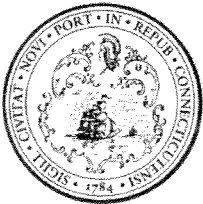
Democrat

Republican

Unaffiliated/Independent/Other

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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.



Justin Elicker
Mayor

CITY OF NEW HAVEN

LIVABLE CITY INITIATIVE

165 Church Street, 3rd Floor

New Haven, CT 06510

Phone: (203) 946-7090 Fax: (203) 946-4899



LIVABLE CITY INITIATIVE • CITY OF NEW HAVEN
CITY OF NEIGHBORHOODS

Arlevia T. Samuel
Acting Executive
Director

January 11, 2021

558 Winchester Ave LLC
Yisroel Rabinowitz, Member
5809 Sixteenth Avenue
Brooklyn, NY, 11204

Re: Letter of Intent to Purchase and Sell

Dear Mr. Rabinowitz:

The City of New Haven ("City") is interested in purchasing your "property" located at 558 Winchester Avenue (the "Property") in its "as is" condition. You are the owner of the Property ("Owner"). The Property has been vacant for many years sitting on the corner of Winchester and Starr Street. The Property is pivotal in the revitalization of this area and for the community. The City of New Haven is planning a Phase 2 to its Thompson/Winchester Homeownership Project and this parcel is important to that Phase 2 plan.

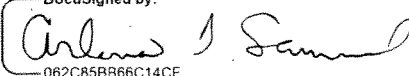
Per our discussion, subject to obtaining Board of Alders approval, as described below, the City/Buyer has offered a purchase price for the Property of \$155,000 (the "Purchase Price") and you as the Owner/Seller have agreed to sell the Property to the City for development purposes for the Purchase Price. During our discussion as Owner/Seller you were informed that the acquisition is expressly conditioned on Board of Alders approval and the City cannot move forward until this approval is obtained.

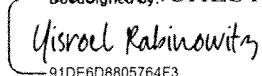
By executing this Letter of Intent, the City commits to promptly preparing a formal purchase and Sales Agreement for the Property and diligently pursuing the approval of the Board of Alders. By executing this Letter of Intent, Owner agrees to sell the Property to the City for the Purchase Price, subject to the approval of the Board of Alders. Owner further agrees that no further negotiations will take place with other potential purchasers of the Property until the item is presented to the Alders for a vote.

Letter of Intent to Purchase and Sell
January 11, 2021
558 Winchester Avenue

Please sign below if you are accepting the terms of the Intent to Sell and return to me. If you have any questions, please do not hesitate to contact Frank D'Amore, Deputy Director at fdamore@newhavenct.gov.

Sincerely,

DocuSigned by:

062C85B966C14CF...
Arlevia Samuel
Interim Executive Director

ACCEPTED:
558 WINCHESTER AVE LLC
DocuSigned by:

91DE6D8805764F3
Yisroel Rabinowitz, Member
Owner/Seller

1/11/2021 | 3:35 PM EST

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	Assessed Value
558 WINCHESTER AVENUE LLC					Code 1-1	36,100
5809 SIXTEENTH AV					Code 1-3	34,900
BROOKLYN, NY 11204						25,270
Additional Owners:						24,430
SUPPLEMENTAL DATA						
Other ID: 20						
WARD 20						
TAXABLE						
CENSUS TRAC 1415						
BLOCK 5006						
QUERY GROU)						
GIS ID: 17247						
ASSOC PID#						
RECORD OF OWNERSHIP						
BK-VOL/PAGE	SALE DATE	W/U	V/I	SALE PRICE	V.C.	
8797/ 151	02/27/2012	U	I	0	3	
7850/ 310	01/19/2007	U	I	0	25	4000
7795/ 59	11/27/2006	U	I	0	25	4000
7481/ 6	02/06/2006	U	I	0	25	
7294/ 83	08/11/2005	U	I	0	2	
7225/ 194	06/17/2005	Q	I	178,500	00	

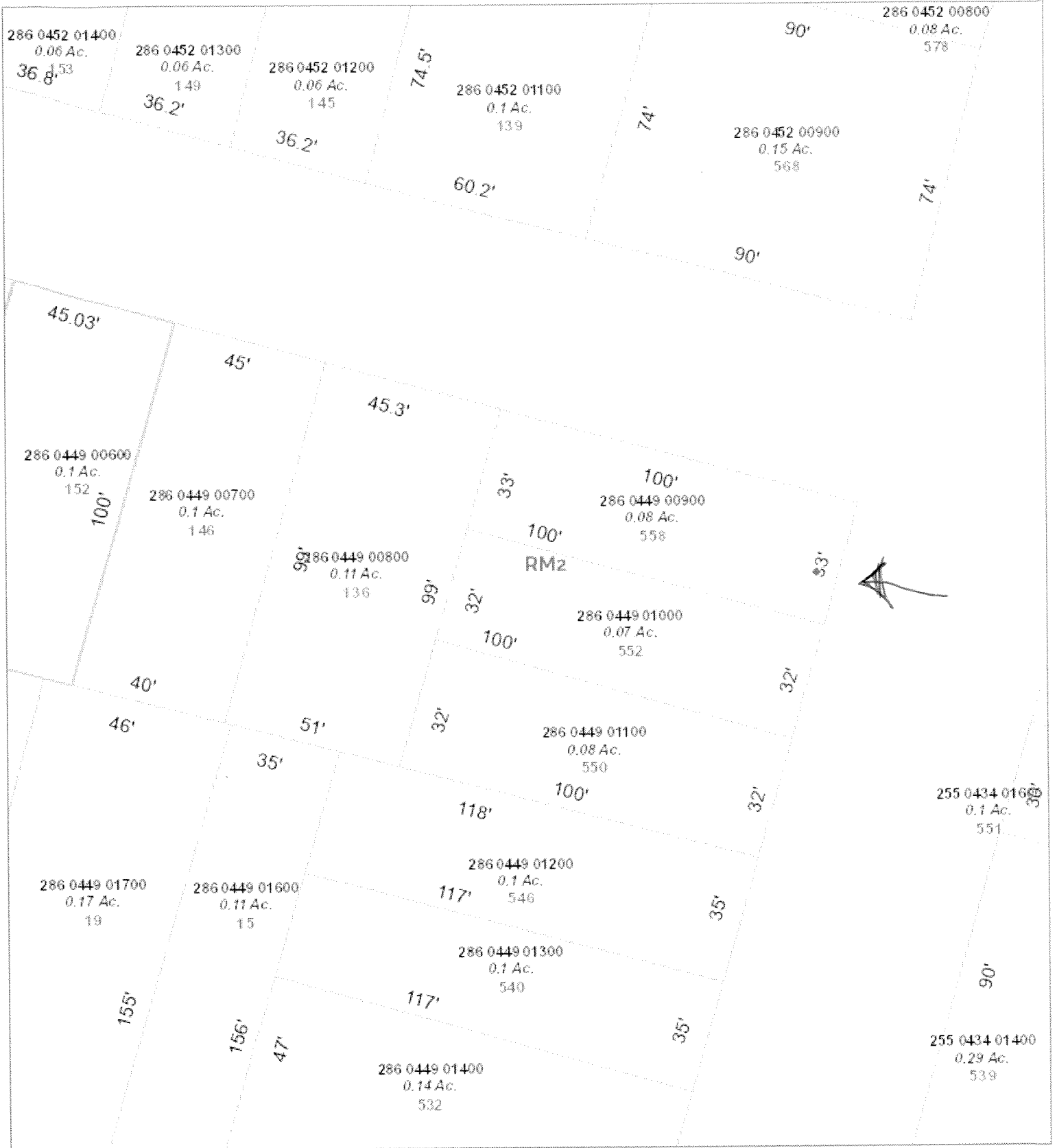
EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)						
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
ASSESSING NEIGHBORHOOD														
NBHD/SUB 1600/A NEWHALLVILLE														
Street Index Name														
Tracing														
NOTES														
10/1/2017 VP CONDITION														
APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)														
Appraised XF (B) Value (Bldg)														
Appraised OB (L) Value (Bldg)														
Appraised Land Value (Bldg)														
Special Land Value														
Total Appraised Parcel Value														
Valuation Method:														
Adjustment:														
Net Total Appraised Parcel Value														

BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY				
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
B-11-1273	12/05/2011	RH		0		100		DEMO FRONT PORCH	06/01/2011	04		VA	DM	Data Mailer Sent
									01/25/2011	03		MI	70	Field Review
									11/08/2005			JEW	01	Measured
									07/31/2001			GB	01	Measured
												TM	45	Review Against Field Cd




LAND LINE VALUATION SECTION														
B #	Use Code	Use Description	Zone D	Front Depth	Units	Unit Price	I. Factor \$/A.	C. Factor Idx Adj.	SF.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1050	Three Family	RM2	0 33	100	3,485 SF	11.51	1.0000	5	1.00/1600	0.90	1.00	10.36	36,100
Total Card Land Units: 3,485 SF Parcel Total Land Area: 3,485 SF Total Land Value: 36,100														

VISION

6093
NEW HAVEN, CT



Legend

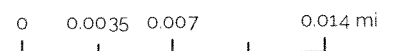
-  PDU Overlay Zone
-  Zoning Boundaries
-  New Haven Parcels

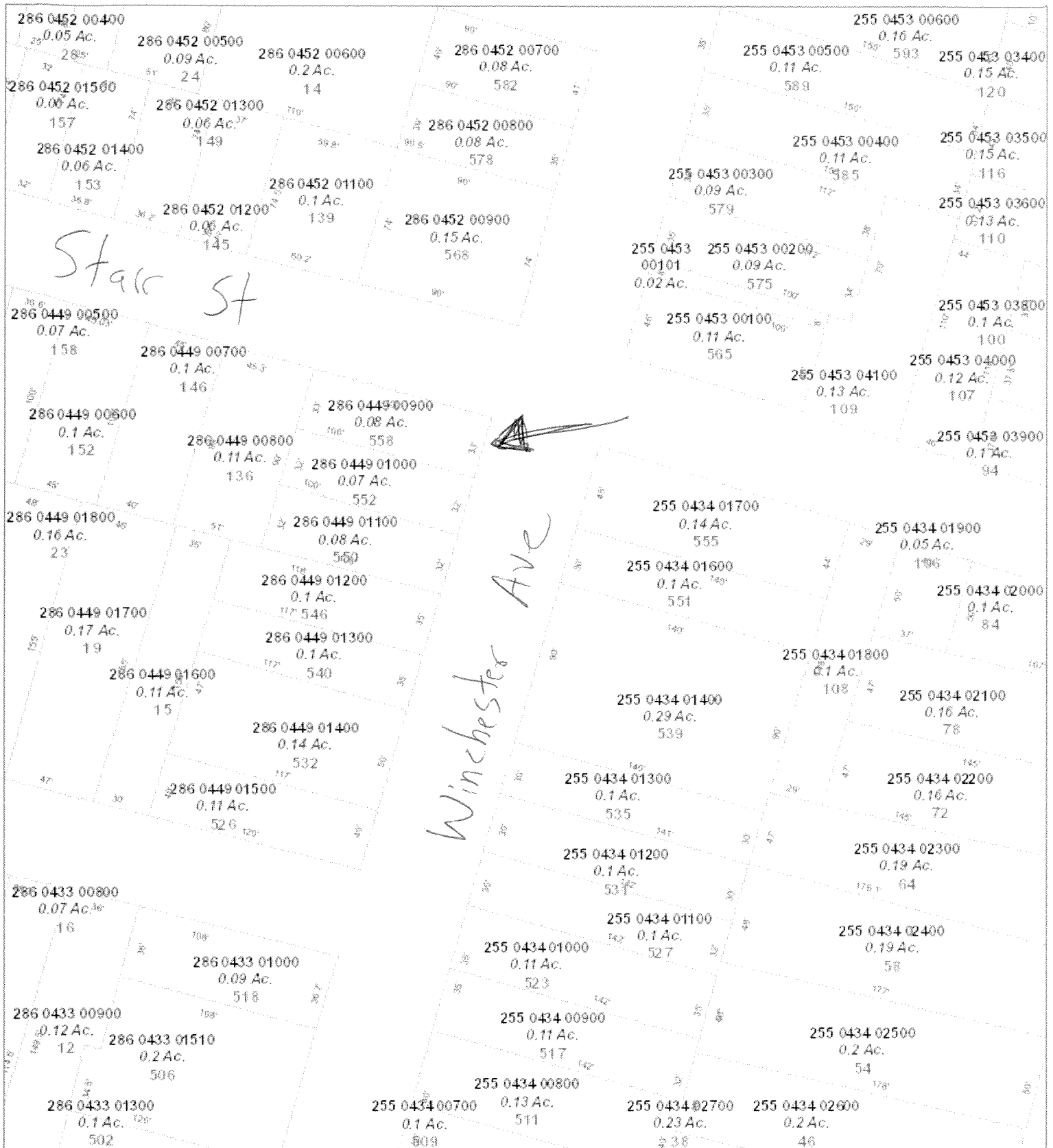
ZONING MAP PRINT

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: 1/11/2021





Legend

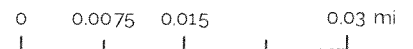
 New Haven Parcels

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: 1/14/2021



COST APPROACH table with columns for Estimated Site Value, Estimated Reproduction Cost-New of Improvements (Dwelling, Garage/Carport), Depreciation (Physical, Functional, External), and Indicated Value by Cost Approach.

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): The cost estimates are obtained from the Marshall & Swift Residential Cost Handbook and/or from a survey of local builders. Living area calculations are based on the Assessor's Office Field Card. No functional obsolescence is assumed. External obsolescence is noted as stated on the prior page.

SALES COMPARISON ANALYSIS table with columns for Item, Subject, and three Comparable No.s (1, 2, 3). Rows include Address, Proximity, Sales Price, Price/Gross Living Area, Data and/or Verification Source, Value Adjustments (Date of Sale, Location, Leasehold, Site, View, Design and Appeal, Quality of Construction, Age, Condition, Room Count, Gross Living Area, Basement & Finished Rooms, Functional Utility, Heating/Cooling, Energy Efficient Items, Garage/Carport, Porch, Fireplace, Fence, Misc.), Net Adj. (total), Adjusted Sales Price of Comparable, and Gross values.

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): The quality of the market data is rated average. Equal weight is assigned to all three sales. Each sale required a time adjustment to reflect improving market conditions since they sold. Each sale is considered to be slightly inferior in location compared to the subject property. Sale #3 is located on a larger lot, while Sales #1 and #2 are located on smaller lots than the subject site. All three sales are considered to be superior in condition compared to the subject. Sale #2 is a larger home, while Sales #1 and #3 are smaller homes than the subject dwelling. The sales utilized in this report are the most recent sales of similar type properties in the market area, and are the best indicators to value for the subject.

Table with columns for Item, Subject, and three Comparable No.s (1, 2, 3). Rows include Date, Price and Data, Source, for prior sales within year of appraisal, and Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 150,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A

RECONCILIATION section containing conditions of appraisal, final reconciliation, purpose of appraisal, and signature lines for Appraiser (William F. Esposito, Jr.) and Supervisory Appraiser.

Supplemental Addendum

File No. 558 Winchester Ave.

Owner	558 Winchester Avenue LLC				
Property Address	558 Winchester Avenue				
City	New Haven	County	New Haven	State	CT Zip Code 06511
Client	City of New Haven				

Purpose and Function/Intended Use of the Report

The purpose of this report is to form an opinion of the current market value of the fee simple title to the subject property based upon an exterior inspection. This report is intended to be utilized only by the City of New Haven in conjunction with the possible purchase of the subject property. Any unauthorized use of this report without written consent of this appraiser and the above mentioned client is strictly prohibited. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.

Estimated Exposure Time

The estimated exposure time for the subject property is four months assuming marketing of the subject by an experienced realtor with the local Multiple Listing Service. The subject has not sold in the past three years. The subject is not currently listed for sale with the local MLS.

Exterior Inspection, Sources of Information

Only an exterior and limited on-site inspection of the subject property was performed, as requested. The information in this report was gathered from, but not limited to, the exterior and limited on-site inspection, my office files, available City Hall records and Multiple Listing Service data (including the 2006-7, 2006 and 2005 MLS listings on the subject).

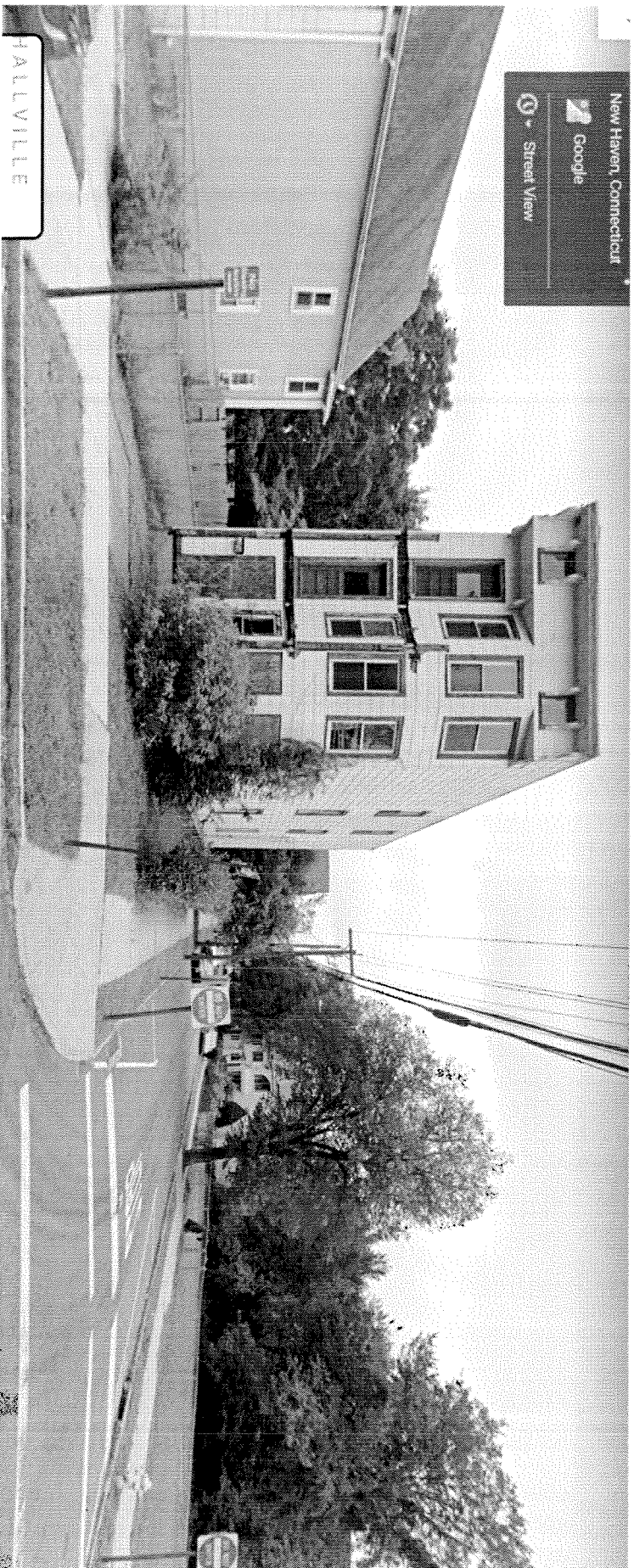
Opinion of Value, Value Allocation, Conditions of the Appraisal

It is my opinion that the market value of the fee simple title to the subject property as of January 12, 2021 is \$150,000 (ONE HUNDRED FIFTY THOUSAND DOLLARS), allocating the value as follows:

Site:	\$ 35,000.
Improvements:	\$115,000.
*Total Estimated Market Value:	\$150,000.

*This report and its associated value conclusion is subject to revision upon this appraiser performing an interior and detailed on-site inspection of the subject, and review of pertinent information about the subject with the owner(s) or any persons familiar with the subject property.

558 Winchester Avenue Proposed Acquisition by the City of New Haven



72 Goodyear Street Proposed sliver lot disposition to adjacent property owners

