

AGENDA / NOTICE OF MEETING

CITY OF NEW HAVEN PROPERTY ACQUISITION AND DISPOSTION COMMITTEE (PAD COMMITTEE) WILL HOLD A MEETING NOVEMBER 17, 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: November PAD meeting

Time: November 17, 2021 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/94287732160?pwd=eTlVSkpiOHpkamQ5T29VRDFyRHJRdz09>

Meeting ID: 942 8773 2160

Password: 1234567a

- I. Call to Order
- II. Approval of Minutes from October 20, 2021 PAD Meeting
- III. Action items / New Business

<u>Property Address</u>	<u>Type of Sale</u>	<u>Applicant</u>	<u>Ward</u>
31 Frank Street	Negotiated	L. Zaragoza	4
26 Stevens Street	Sliver lot	Poindexter FS 28S, LLC / W. Fleury	3

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

+1 346 248 7799 US (Houston)

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Meeting ID: 942 8773 2160

Password: 49859154

Find your local number: <https://newhavenct.zoom.us/j/adXB4pJSnZ>

Join by Skype for Business

<https://newhavenct.zoom.us/j/94287732160.us/skype/949854144877>

PAD MEETING MINUTES
October 20, 2021

PRESENT: Hon. Gerald M. Antunes, BoA; Anna Festa, BoA; Steve Fontana, Economic Development; William Long, City Plan; Evan Trachten, LCI; Clay Williams, Business Development

Absent: Maurine Villani, Tax Office.

Meeting called to order at 3:03 PM

A motion to approve the PAD minutes from September 29, 2021 with corrections was made by Steve Fontana, seconded Alder Antunes, minutes approved unanimously.

New Business

6-8 Evergreen Court

Evan explained the City is proposing to sell this vacant property and lot to National Construction for \$15,000. The applicant will rehabilitate the property and sell it to an owner occupant for a minimum 10-year occupancy requirement. The City was planning to demolish this property and bids are in the information packet. The City received bids ranging from the mid \$80,000's to almost \$140,000 to demolish this property. This developer specializes in the rehabilitation of very distressed properties. Evan told the committee this property needs immediate attention.

The developer would like to rehabilitate this property as a one family property and add an accessory dwelling unit (ADU). Alder Festa told the committee the developer was not permitted to utilize the new ADU ordinance because he is not an owner occupant. Alder Festa does not support this, the ADU ordinance requires an owner occupant to get the permit to create an ADU. Evan told the committee this is the first time LCI is proposing this concept (ADU). Alder Festa said the developer can go through the normal process to make this property a two family but can't utilize this ordinance as a short cut. Evan told the committee there is a 10-year deed restriction making this property owner occupied so LCI felt this proposal was consistent with the ADU Ordinance. LCI understands the concerns raised here today.

Alder Antunes echoed Alder Festa's concerns. The developer can follow the normal Zoning process to convert this property, but not the new ADU Ordinance because only owner occupants are eligible.

A motion was made by Steve Fontana to approve the proposal as a single family (the developer can go through zoning to convert the property to a two-family), seconded by Clay Williams, Approved unanimously.

180 Butler Street

Evan told the committee that this is a negotiated sale to the Macedonia Pentecostal Church. The City is selling this as a negotiated sale because the PAD Guidelines do not comply with the Religious Land Use and Institutionalized Persons ACT (RLUIPA) which is a federal law. It requires

all non-profits to be treated equally. LCI will be updating the PAD guidelines and this will be addressed.

Evan told the committee the proposal is to sell this land at \$1.00 per square foot because that is the cost for non-profits. We do not want to discriminate against the church. The property is located on the Hamden town line. The Church is located at 184 Butler Street in Hamden. The lot is an odd shape and doesn't lend itself to splitting with the other abutting property at 178 Butler Street. Alder Festa asked why the property wasn't split with #178 Butler Street? The property at 178 Butler Street is a conforming property under the zoning code so LCI didn't offer this land to the owner. 178 Butler Street has an easement over a few feet over this parcel. The property at 178 Butler Street also has a driveway and yard area. Evan also noted the property at 178 Butler Street was in the foreclosure when LCI began working on this sale. The Church needs additional parking because they are on a small lot. This lot is not conducive for housing development due to the shape and size. Alder Antunes noted the importance of off-street parking in this area.

Evan told the committee that LCI considered making a garden at this location but noted one had recently been developed on Shepard Street (#96) this year. Evan did discuss this with the Alder of the ward.

Alder Antunes commented that we should better define the term "church" in the PAD guidelines. We don't want properties to be off the tax-rolls unless the institution is serving the community. Alder Antunes noted that several "store-front style" churches have come and gone over the years and when an institution files for a tax exemption, the exemption can continue for a long time unless staff audit the status.

Alder Festa asked about RLUIPA. Evan told the committee it's a Federal law. Alder Festa noted that we should audit to make sure if a property is exempt, staff should monitor. Evan noted that we don't sell many properties for exempt purposes. Evan also told the committee the LCI tries to reduce blight, increase maintenance, and make areas better via land sales, this sale also will reduce City liability and the City will no longer have to maintain this parcel.

Alder Antunes asked about Church exemptions. Clay gave an example of a church what owns a parking garage that is tax exempt. Steve also gave an example of a rental space utilized for a church which would also be exempt. Evan also noted that the Assessor's office approves exemption requests and both rental and property owned by Church, both are eligible for exemptions. Evan was not sure how often there are audits.

William Long asked about improvements to the parcel, do they need approvals in Hamden and New Haven? Evan told the committee that only our regulations would apply. Evan gave an example of properties that are in two towns such as Cliff Street in East Rock. William also asked about merging the parcels. Committee members asked about safeguards because the property will be connected to a property in Hamden. The Notice can be recorded in Hamden. Alder Antunes told the committee we don't want this parcel to be tax-exempt and slip through the cracks because two town's land records are involved. Steve noted the Assessor's office would require an application for an exemption. There was discussion about the best safeguard to avoid problems about notice. A motion was made. The motion was amended after discussion.

A motion was made by Clay Williams to approve the sale with the condition that a "Notice of Adjoinment" be recorded on the Hamden Land records, seconded by Alder Antunes. Approved unanimously

PAD Guidelines

Evan has been working with City lawyers to revise the Guidelines. Mr. Long gave us a few good ideas about adding a time frame for City Plan to give advice as well as mentioning the Comprehensive Plan in the guidelines. Evan is working with attorney Pinto to finalize these updates. Evan plans to make this an action item by the end of the year. There will not be major changes.

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

Meeting Adjourned 3:40 P.M.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
31 Frank Street		302 0072 00800		RM-2	4	Residential 1 Family	Per Zoning
2020 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$29,500	\$20,300	N/A	\$49,800	\$34,860		41' X 150	5663 Total Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 49,800	Vision	10/1/20 20	Negotiated	\$25,000	(TBD)	\$25,000

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4 th Ward	N/A	Yes

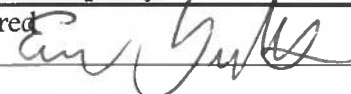

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Luis R. Zaragoza 118 Adeline Street New Haven CT 06519			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	11/9/2021	Staff	Current

Proposal: The City of New Haven proposes to dispose of a vacant single-family residential property.

General discussion: The applicant will rehabilitate this property as a single-family property and occupy the property **This property must be sold to an owner occupant for a combined period not less than (10) years, inclusive of successive ownership, unless a more extensive period is required by federal law, the Property Acquisition and Disposition Committee (PAD), City Plan, the Board of Director of Livable City Initiative (LCI) and / or the Board of Alders of the City of New Haven.**

Owner Occupancy: Yes

Prepared by:  Date 11/9/2021
 Concurred by:  Date 11/9/21

Committee	Date	Action
PAD	11/15/2021	
City Plan	12/15/2021	
L.C.I.	12/22/2021	
Board of Alders	1/17/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Hon. Evelyn Rodriguez 4th Ward

DATE: November 5, 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.

Disposition of vacant single-family property at 31 Frank Street to Luis R. Zaragoza who will rehabilitate this property and occupy it as an owner occupant for a minimum ten (10) year occupancy period.

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.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF NEW HAVEN	165 CHURCH ST	NEW HAVEN CT 06510	WARD 04 TAXABLE CENSUS BLOCK 1002 QUERY G	GIS ID 19391	Assoc Pld#	Description	Code	Assessed	Assessed
						EX COM LN	21	36,900	25,830
						EX COM BL	22	34,800	24,360
SUPPLEMENTAL DATA									
AIR PrcI ID									
I/E REPO									
TAX DIST									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Code	Amount	Description	Number	Amount	Comm Int	Year	Code	Assessed
		9726 0059	06-11-2018	U	0	14	2020	21	20,660
		5715 0076	08-01-2000	Q	15,000	U	2019	21	20,660
		5707 0271	08-01-2000	Q	0	1	2018	22	14,210
		5333 0144	06-29-1998	U	0	0	2018	22	14,210
		4520 0286	09-04-1992	U	35,000	0	Total	Total	71,700
		Total							50,190

EXEMPTIONS		Year	Code	Description	Amount	Number	Amount	Comm Int
					0.00			

ASSESSING NEIGHBORHOOD		Nbhd	Nbhd Name	Tracing	Batch
		2000	SOUTH HILL		

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
		10-2067	07-20-2010	IRH	Rehab	6,500		100		REPLACE ROOF

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
		12-15-2020	VA	02		DM	Data Mailer Sent
		05-12-2017	CA	02		47	BP Inspection
		08-16-2011	VA	04		DM	Data Mailer Sent
		06-08-2011	JW1	03		70	Field Review
		12-21-2010	EF	03		09	Refusal
		09-07-2001	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	902R	CITY MDL-01	BA/ 0			5,663 SF	9.31	1.00000	5	1.00	2000	0.700		1.0000	6.52	36,900

NO ACCESS
 10/1/2017 TO VP PER FIELD INSPECTION
 EXEMPT OWNED BY CITY OF NEW HAVEN

APPRAISED VALUE SUMMARY

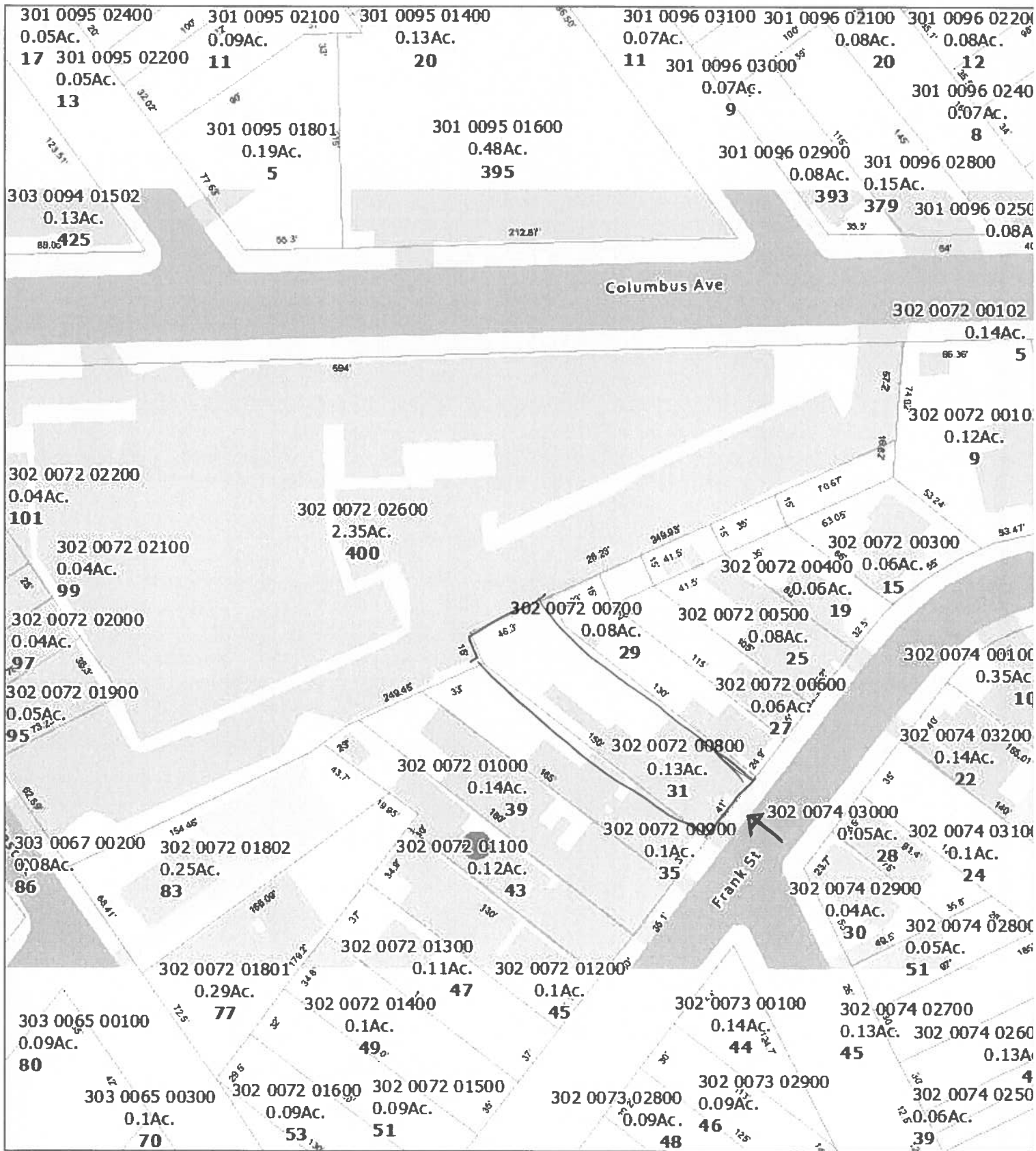
Appraised Bldg. Value (Card)	34,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	36,900
Special Land Value	0
Total Appraised Parcel Value	71,700
Valuation Method	C

APPRAISED VALUE SUMMARY

Total Appraised Parcel Value	71,700
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VISION

6093
NEW HAVEN, CT



Legend

New Haven Web Parcels

New Haven Parcels

New Haven Parcels

MY MAP

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Date: 11/9/20

0 0.0075 0.015 0.031





LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
26 Stevens Street		312-0143-02400	RM-2	3	Sliver lot	Per Zoning	
2020 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$44,100	N/A	N/A	\$44,100		30' X 118' Total	3485 Total Per Assessor	
					15' X 118' Disposition	1770 sq./ft. Disposition	

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 44,100	Vision	10/1/2020	Negotiated	Sliver lot Non - Owner-Occupant CD Area @ \$0.25 per Sq./ft.	N/A	\$442.50

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ron Hurt 3 rd Ward	N/A	Yes

Applicant's Information

Applicant's name, address & telephone: Wilfrid Fleury 24 Stevens Street New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date 11/9/2021	Reviewed by: Staff	Comments Current
Proposal: The City of New Haven proposes to dispose of a portion of a sliver lot (15' x 188') at 26 Stevens Street to the adjacent property owner at 24 Stevens Street.			
General discussion: The applicant will utilize this land as a driveway and side yard area			
Owner Occupancy: NA			

Prepared by:  Date 9/9/2021 Concurring by:  Date 11/9/21

Committee	Date	Action
PAD	11/15/2021	
City Plan	12/15/2021	
L.C.I.	12/22/2021	
Board of Alders	1/17/2022	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Ron Hurt 3rd Ward

DATE: **November 9, 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.

Disposition of City owned sliver lot at 26 Stevens Street. The property will be split between the two adjacent properties to create additional off-street parking and 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.
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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		PREVIOUS ASSESSMENTS (HISTORY)					
CITY OF NEW HAVEN						Description	Code	Assessed	Assessed				
26 STEVENS ST						EX VC 11	53	50,100	35,070				
NEW HAVEN CT 06511													
GIS ID 19924 WARD 03 TAXABLE CENSUS BLOCK 4004 QUERY G I/E REPO TAX DIST Assoc Pld#													
RECORD OF OWNERSHIP CITY OF NEW HAVEN MORRAIR DONALD		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed
		8395	0245	06-12-2009	U	9,000	0	2020	53	30,870	2019	53	30,870
		3258	0117	02-13-1985	I		14						
Total										30,870			30,870

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
Total			0.00

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
1900	NORTH HILL

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
106502	06-26-1997	DE	Demolish	0		100		DEMOLISH BLDG

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
1	9099	EC VACANT	RM2	0	3,485 SF	14.38	1.00000	5	1.00	1900	1.000	
Total Card Land Units		3,485		SF		Parcel Total Land Area		0		Total Land Value		50,100

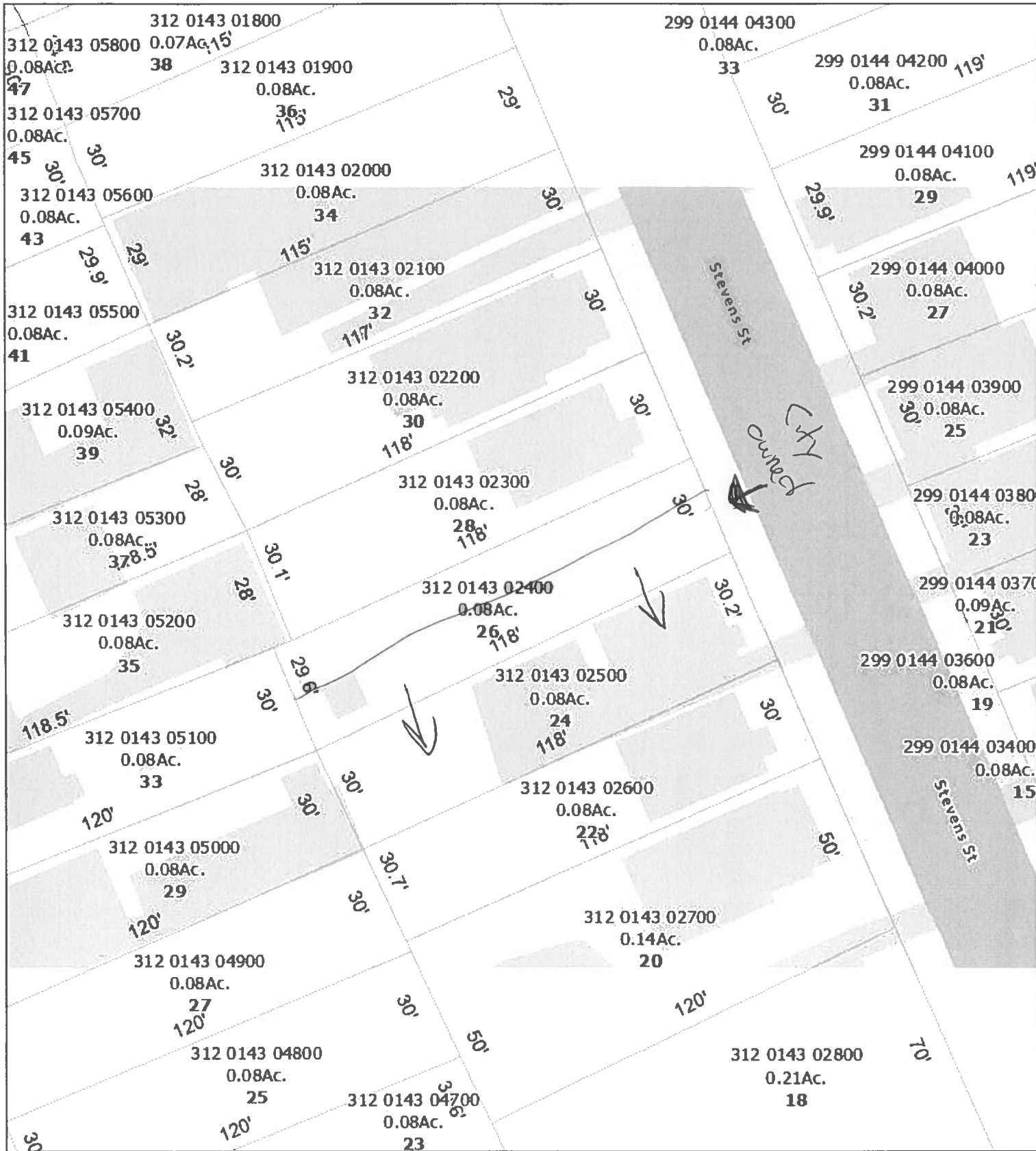
VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
02-11-2011	RB	03		99	Vacant
01-14-2011	MD2	03		99	Vacant
09-17-2001	MJ			45	Review Against Field Cd

APPRAISED 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	Valuation Method
0	0	0	50,100	0	50,100	C
Total Appraised Parcel Value					50,100	

APPRaised 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	Valuation Method
0	0	0	50,100	0	50,100	C
Total Appraised Parcel Value					50,100	

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
02-11-2011	RB	03		99	Vacant
01-14-2011	MD2	03		99	Vacant
09-17-2001	MJ			45	Review Against Field Cd

Vision
VISION
 NEW HAVEN, CT
 6093



Legend

New Haven Web Parcels

New Haven Parcels

New Haven Parcels

MY MAP

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Date: 11/9/20

0 0.0035 0.007 0.014



Sale of a portion of 26 Stevens Street to 24 Stevens Street. The sliver lot will be utilized for off-street parking and yard area.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
26 Stevens Street		312-0143-02400	RM-2	3	Sliver lot	Per Zoning	
2020 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value		Lot Size	Total sq. ft.	
\$44,100	N/A	N/A	\$44,100		30' X 118' Total	3485 Total Per Assessor	
					15' X 118' Disposition	1770 sq./ft. Disposition	
				\$30,870			

Property Value Information

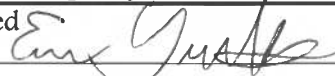

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 44,100	Vision	10/1/2020	Negotiated	Sliver lot Non - Owner-Occupant CD Area @ \$1.50 per Sq./ft.	N/A	\$2,655.00

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Ron Hurt 3 rd Ward	N/A	Yes

Applicant's Information

Applicant's name, address & telephone: Poindexter FS 28S, LLC 570 Howard Avenue New Haven CT 06519		Name, address & telephone of contact person:	
Applicant's City property tax status: Current	Review date: 11/9/2021	Reviewed by: Staff	Comments: Current
Proposal: The City of New Haven proposes to dispose of a portion of a sliver lot (15' x 188') at 26 Stevens Street to the adjacent property owner at 28 Stevens Street.			
General discussion: The applicant will utilize this land as a driveway and side yard area			
Owner Occupancy: NA			

Prepared by:  Date 11/9/2021 Concurred by:  Date 11/9/2021

Committee	Date	Action
PAD	11/15/2021	
City Plan	12/15/2021	
L.C.I.	12/22/2021	
Board of Alders	1/17/2022	

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NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO : Alder Ron Hurt 3rd Ward

DATE: November 9, 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.

Disposition of City owned sliver lot at 26 Stevens Street. The property will be split between the two adjacent properties to create additional off-street parking and yard area.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other

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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	Assessed	6093
CITY OF NEW HAVEN						Description Code	Assessed	NEW HAVEN, CT
26 STEVENS ST						EX VC 11	53	50,100
NEW HAVEN CT 06511								35,070
Alt Prcl ID WARD 03 TAXABLE CENSUS BLOCK 4004 QUERY G GIS ID 19924		SUPPLEMENTAL DATA I/E REPO TAX DIST		Assoc Pld# 19924		Total 50,100		35,070

RECORD OF OWNERSHIP									
CITY OF NEW HAVEN	BK-VOL/PAGE	SALE DATE	QU	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)		
MORRAIR DONALD	8395 0245	06-12-2009	U	I	9,000	0 14	Year	Code	Assessed
	3258 0117	02-13-1985				2020	2019	53	30,870
						53	2018	53	30,870
						Total	Total	Total	30,870

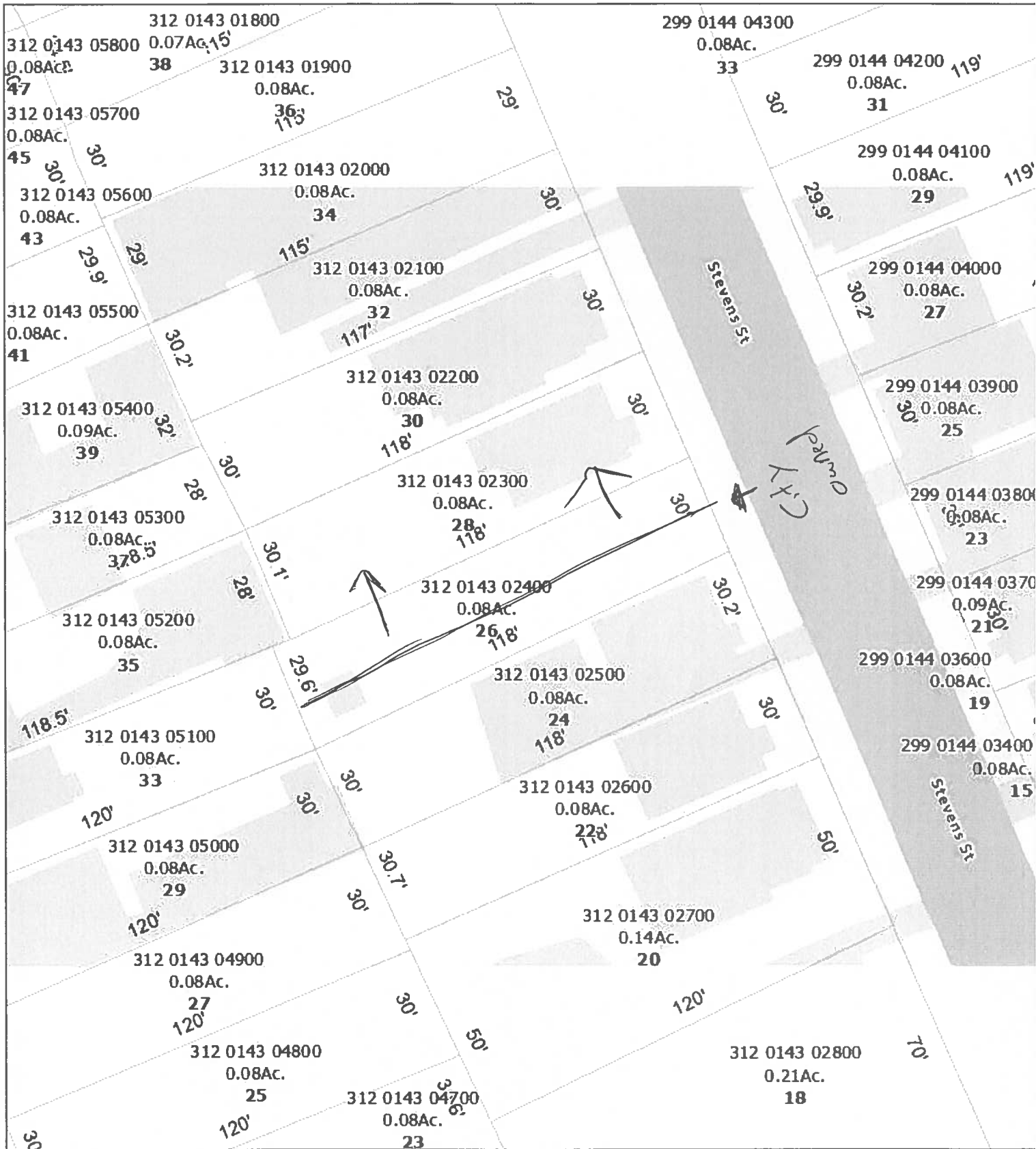
EXEMPTIONS									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
OTHER ASSESSMENTS			APPRAISED VALUE SUMMARY						
Total			Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 50,100 Special Land Value 0 Total Appraised Parcel Value 50,100 Valuation Method C						

ASSESSING NEIGHBORHOOD									
Nbhd	Nbhd Name	B	Tracing	Batch					
1900	NORTH HILL								
NOTES									

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
106502	06-26-1997	DE	Demolish	0		100		DEMOLISH BLDG	
DATE									
	02-11-2011	RB	03						
	01-14-2011	MD2	03						
	09-17-2001	MJ						99 Vacant	
								99 Vacant	
								45 Review Against Field Cd	
VISIT / CHANGE HISTORY									
Total Appraised Parcel Value 50,100									

LAND LINE VALUATION SECTION									
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index
1	9099	EC VACANT	RM2	0		3,485 SF	14.38	1.00000	5
								1.00	1900
								1.00	1,000
Notes									
Location Adjustmen Adj Unit P Land Value									
1,0000 14.38 50,100									
Total Card Land Units 3,485 SF Parcel Total Land Area 0									
Total Land Value 50,100									





Legend

New Haven Web Parcels

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Date: 11/9/20

0 0.0035 0.007 0.014



Sale of a portion of 26 Stevens Street to 28 Stevens Street. The sliver lot will be utilized for off-street parking and yard area.