

**SELF - CONTAINED APPRAISAL REPORT**

Property:

**Proposed Assemblage of 29.04 ± Acres  
w/s Higby Road  
Middletown, CT  
Property Owner: Cynthia Jablonski  
Effective Date: April 30, 2010**



Prepared for:

**The City of Middletown  
c/o William Warner AICP  
Director of Planning, Conservation, and Development  
245 DeKoven Drive  
Middletown, CT 06457**

By:

**R.F. Hagearty & Associates, Inc.  
92 Connecticut Boulevard  
P.O. Box 280125  
East Hartford, CT 06128-0125**

R. F. Hagearty & Associates, Inc.

*Real Estate Analysis, Consulting and Valuation*

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92 Connecticut Boulevard  
PO Box 280125  
East Hartford, CT 06128-0125

Tel. (860) 282-0851  
Fax (860) 282-9522  
info@hagearty.com

May 3, 2010

The City of Middletown  
c/o William Warner, AICP  
Director of Planning, Conservation, and Development  
245 DeKoven Drive  
Middletown, CT 06457

**Re: Proposed Assemblage of Three Parcels Totaling 29.04 ± Acres  
w/s Higby Road  
Middletown, Connecticut, 06457  
Owner: Cynthia Jablonski**

Dear Mr. Warner:

At your request, we have appraised the captioned property to provide an opinion of the "as is" market value of the fee simple estate.

This appraisal report has been prepared solely for your benefit. As such, it may not be quoted from, relied upon or utilized for any other purpose, by any other individual or entity, without our prior written consent.

The appraised property is comprised of three parcels having a proposed total of 29.04 ± acres of residential (R-45) zoned land located along the west side of Higby Road in the eastern section of Middletown, Connecticut. The proposed subject parcels are currently part of two larger parcels having a combined total of 54.50 ± acres and owned by Cynthia Jablonski. The first parcel contains 31 ± acres and is improved with a single family dwelling containing 1,134 ± SF; the second parcel contains 23.5 ± acres which is currently maintained as unimproved land. The two parcels, along with a third abutting parcel have been approved to be part of a 22 lot open space subdivision.

The proposed subject site consists of two approved lots (#'s 16 and 19) plus open space land within the approved subdivision. The two approved lots contain 3.65 ± acres and 17.98 ± acres and are rear lots within the approved subdivision. The lots will only have access and road frontage upon completion of the proposed street within the subdivision. This street will be located on land not part of the appraised property. In other words, the development potential for the subject lots is conditioned upon the abutting land being developed with the proposed subdivision.

*Continued on the following page*

The City of Middletown  
c/o William Warner  
Director of Planning, Conservation, and Development  
**Re: Proposed 29.04 ± Acre Parcel of Residentially Zoned Land - w/s Higby Road**  
**Middletown, Connecticut**  
May 3, 2010  
Page Three

This Self-Contained Appraisal Report satisfies appropriate Federal Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), State of Connecticut and industry standards. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file.

Under (UASFLA) guidelines we have invoked the Jurisdictional Exception Rule and have not included an opinion of reasonable exposure time regarding the subject property.

We have appraised the subject property based upon the best available data filed in the town records and information gathered upon our inspection of the site. If any of this information is proven to be incorrect then we reserve the right to review and amend our value conclusion if deemed necessary.

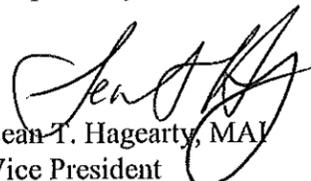
The depth of discussion contained in this report is specific to the needs of the client and for the intended use herein. The appraiser is not responsible for unauthorized use of this report. This appraisal report was prepared solely for your benefit and as such may not be quoted from, relied upon or utilized for any other purpose, by any other individual or entity, without our prior written consent.

As a result of our investigation and analysis, it is our opinion that the "as is" market value of the fee simple estate, as of April 30, 2010 the effective date of this appraisal report, is:

**TWO HUNDRED FIFTY FIVE THOUSAND DOLLARS**  
**(\$255,000)**

The above market value includes the contributory value of \$155,000 for the approved lots component and \$100,000 for the open space / passive recreation component.

Respectfully submitted,

  
Sean T. Hagearty, MAI  
Vice President  
State Certified General Appraiser  
License # RCG262 / Exp. 4/2011

  
Richard F. Wall  
General Appraiser  
State Certified General Appraiser  
License # RCG676 / Exp. 4/2011

**TABLE OF CONTENTS**

CERTIFICATION..... 2

SUMMARY OF SALIENT FACTS..... 4

SUBJECT PHOTO LOCATION MAP ..... 5

AERIAL PHOTOGRAPH OF SUBJECT VICINITY ..... 6

LOCATION MAP ..... 15

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS ..... 18

EXTRANEOUS OR EXTRAORDINARY ASSUMPTIONS ..... 21

SCOPE OF WORK ..... 22

PURPOSE OF APPRAISAL ..... 23

APPRAISAL PROBLEM ..... 25

PART II..... 26

FACTUAL DATA..... 27

AREA, CITY, NEIGHBORHOOD MARKET AREA DATA..... 30

SITE DESCRIPTION..... 39

PART III..... 43

HIGHEST AND BEST USE ..... 44

APPROACHES TO VALUE/VALUATION PREMISE..... 46

SALES COMPARISON APPROACH: APPROVED LOTS COMPONENT ..... 48

SALES COMPARISON APPROACH: REMAINING LAND..... 54

CORRELATION AND FINAL VALUE ..... 79

SOIL MAP ..... 82

FLOOD MAP..... 83

DEED REFERENCE..... 85

QUALIFICATIONS OF THE APPRAISER..... 93

PARTIAL LIST OF CLIENTS SERVED ..... 95

APPRAISAL REQUEST LETTER..... 96

**PART I - INTRODUCTION**

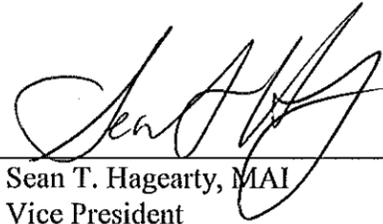
## CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. My analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Appraisal Standards for Federal Land Acquisitions*. The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's *Uniform Standards for Professional Appraisal Practice*, except to the extent that the *Uniform Appraisal Standards for Federal Land Acquisitions* requires invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-15 of the *Uniform Appraisal Standards for Federal Land Acquisitions*. Also, the appraisal was made and prepared in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
4. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with the respect to the parties involved.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with the assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of the stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
9. Sean T. Hagearty completed an inspection of the property on April 30, 2010. The owner was offered the opportunity to accompany him but did not attend. Richard Wall contributed to this assignment but did not inspect the subject.
10. Richard Wall provided some professional assistance to the person signing this report.
11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

## CERTIFICATION

13. As of the date of this report, Sean Hagearty has completed the requirements of the continuing education program of the Appraisal Institute.
14. In my opinion, the "as is" market value of the Fee Simple Estate as of April 30, 2010 is **\$255,000.**
15. All the comparable sales were inspected from an exterior point of view. We have identified, if and where appropriate, in the sale profiles which sales were also appraised by us for various reasons within the past few years.



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Sean T. Hagearty, MAI  
Vice President  
State Certified General Appraiser  
License # RCG262 / Exp. 4/2011



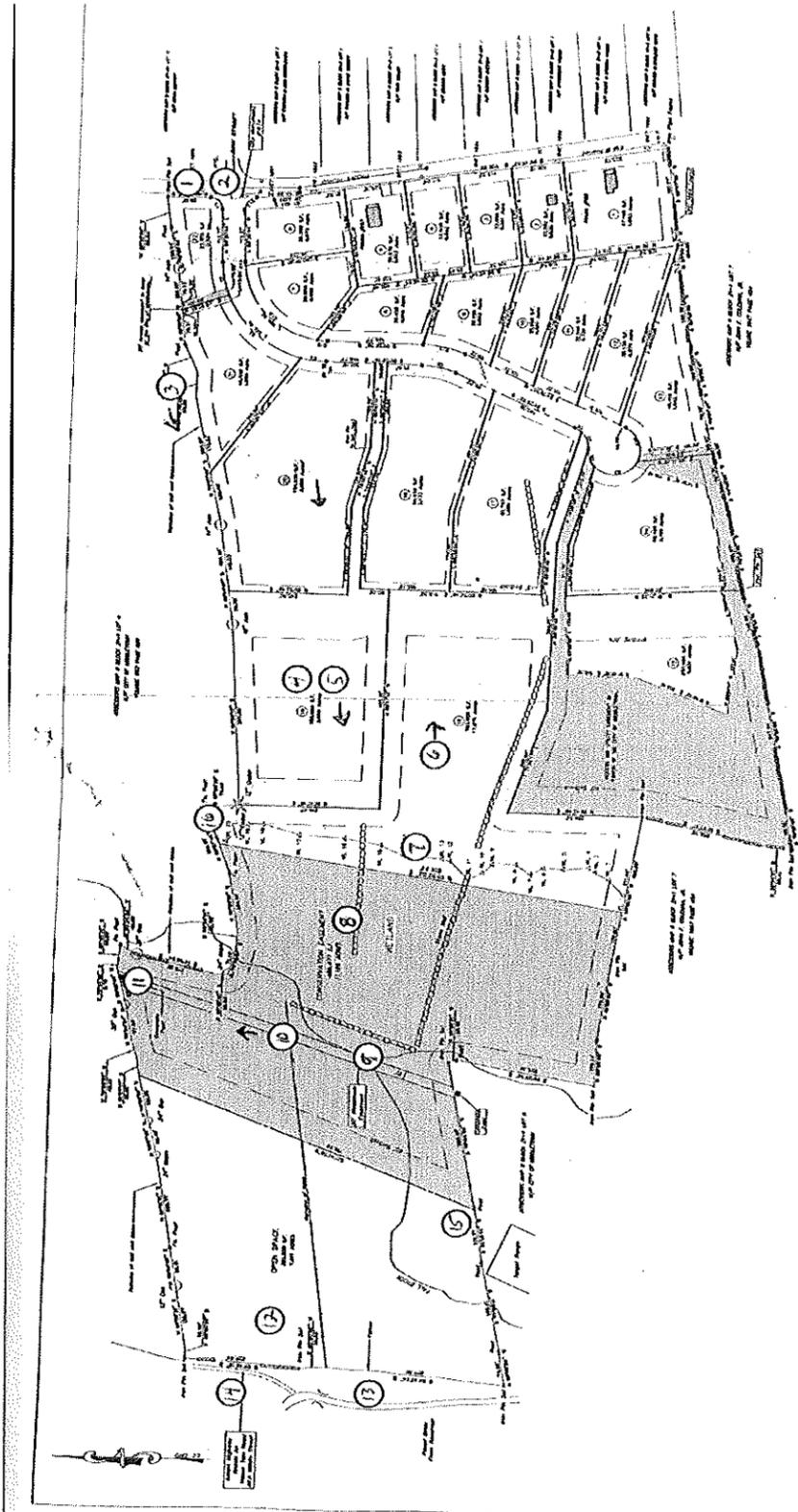
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Richard F. Wall  
General Appraiser  
State Certified General Appraiser  
License # RCG676 / Exp. 4/2011

**SUMMARY OF SALIENT FACTS**

Property Type	Partially Approved Residential Zoned Land (Two Future Building Lots plus Open Space Land)
Property Name & Address	Subject Land will be subdivided from existing parcels: Highby Road / Assessors Routing #: 08 21-1 5 & 08 21-1 6
Owner of Record	Cynthia A. Jablonski
Purpose of Appraisal	Determine Market Value of the Fee Simple Estate "As Is"
Intended Use of Appraisal	Purchase Negotiations
Property Rights Appraised	Fee Simple Estate
Date of Valuation	April 30, 2010 (Date of Inspection)
Zoning:	Residential (R-45)
Assessment & Tax Data	See section in the body of the report
Land Area:	29.04 ± acres as assembled  6.81 ± acre effective size approved lot (#16) 3.65 ± acre approved lot (# 19)  18.58 ± acres – open space land (11.17 ± acres of conservation easement area on lot # 19 plus 7.411 ± acres of designated open space)
Improvements:	None
Highest and Best Use As Though Vacant	As Is Premise Residential Development for approved lots; passive recreation / open space for balance
As Though Improved	N/A
<b>Indication of Value By The Sales Comparison Approach to Value "As Is"</b> "As Is" Market Value (Indicated By The Sales Comparison Approach)	<b><u>Component One – Two Approved Lots</u></b>  Lot # 16 - \$130,000 Lot # 19 - \$150,000 Bulk "As Is" Market Value - \$155,000  <b><u>Component Two</u></b>  \$100,000 or \$5,382/acre  <b>\$255,000 – total "as is" market value</b>

# SUBJECT PHOTO LOCATION MAP



AERIAL PHOTOGRAPH OF SUBJECT VICINITY



**SUBJECT PHOTOGRAPHS**



(1) Higby Road Looking North / all photos taken by Sean Hagearty on 4/30/10



(2) Higby Road Looking South

**SUBJECT PHOTOGRAPHS**

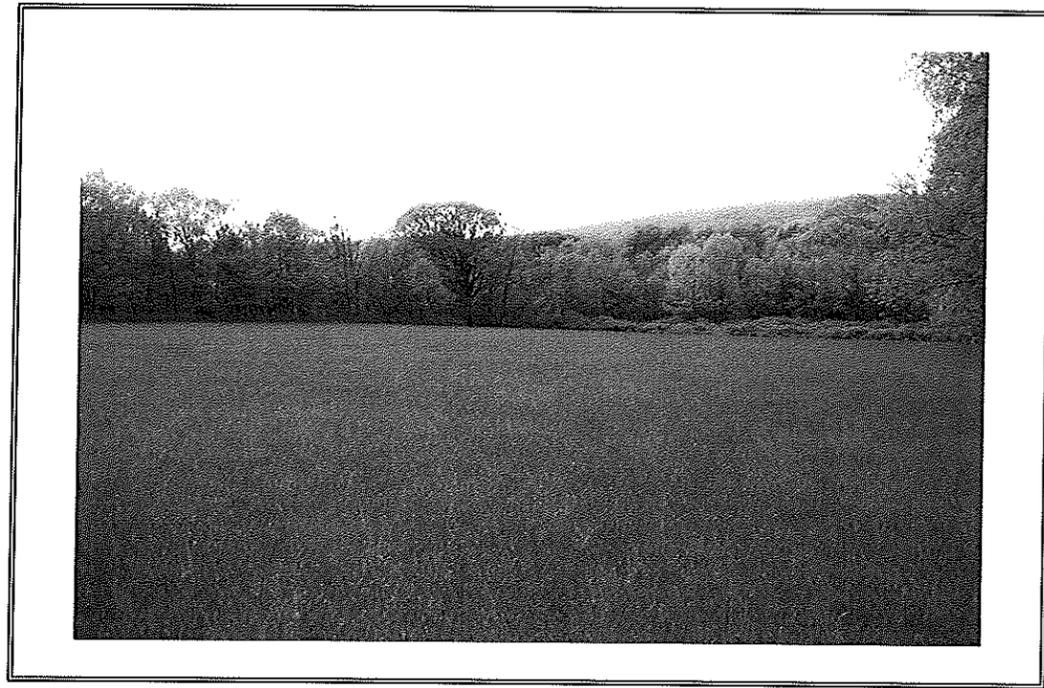


(3) View Looking West Along Northern Boundary From Tynan Memorial Park

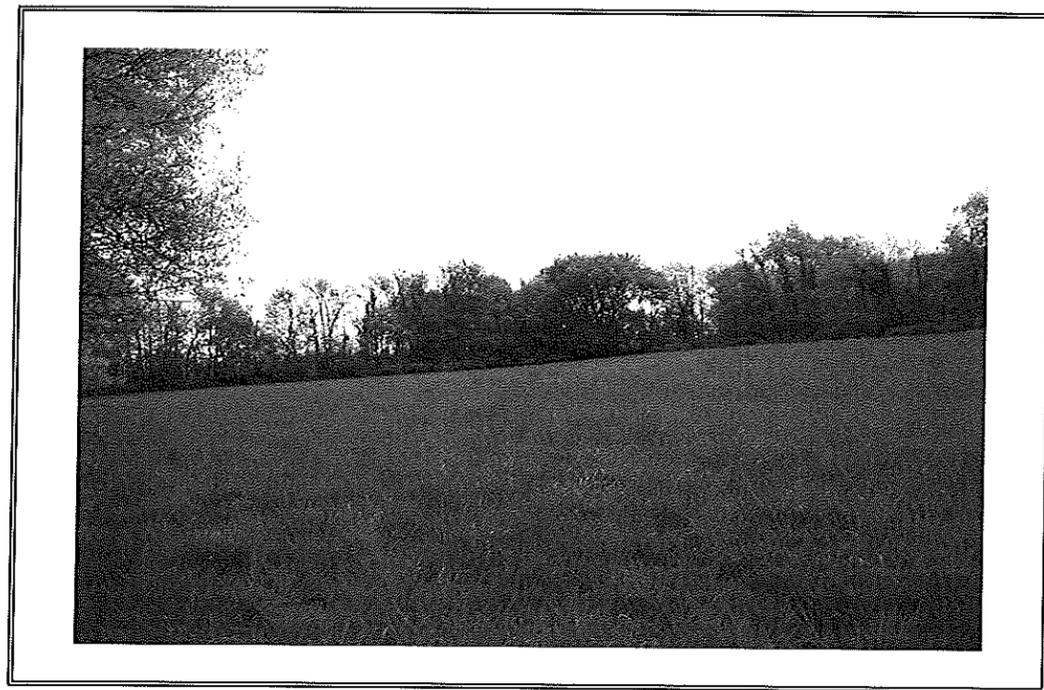


(4) Typical Interior View – Vicinity of Lot # 19

**SUBJECT PHOTOGRAPHS**



(5) Additional Interior View – Lot # 19 Looking West



(6) Interior View of Lot # 16 Looking East Back Toward Higby Street

**SUBJECT PHOTOGRAPHS**

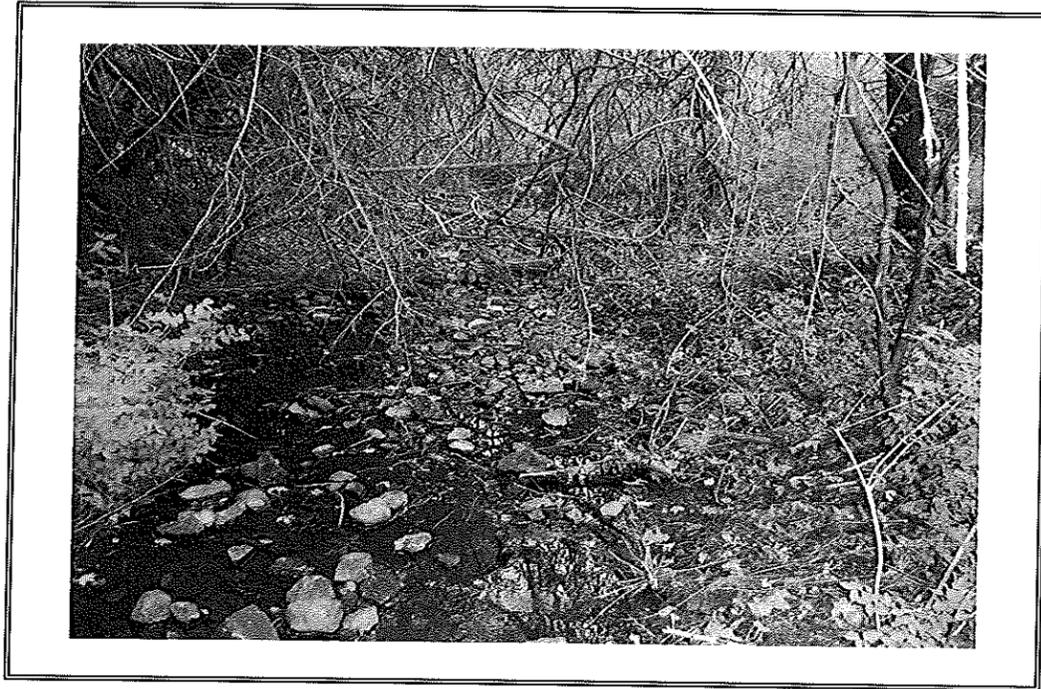


(7) View of Wetlands Area – Start of Conservation Easement Area



(8) View of Wooded Section of Conservation Easement Area Looking West

**SUBJECT PHOTOGRAPHS**



(9) View of Fall Brook

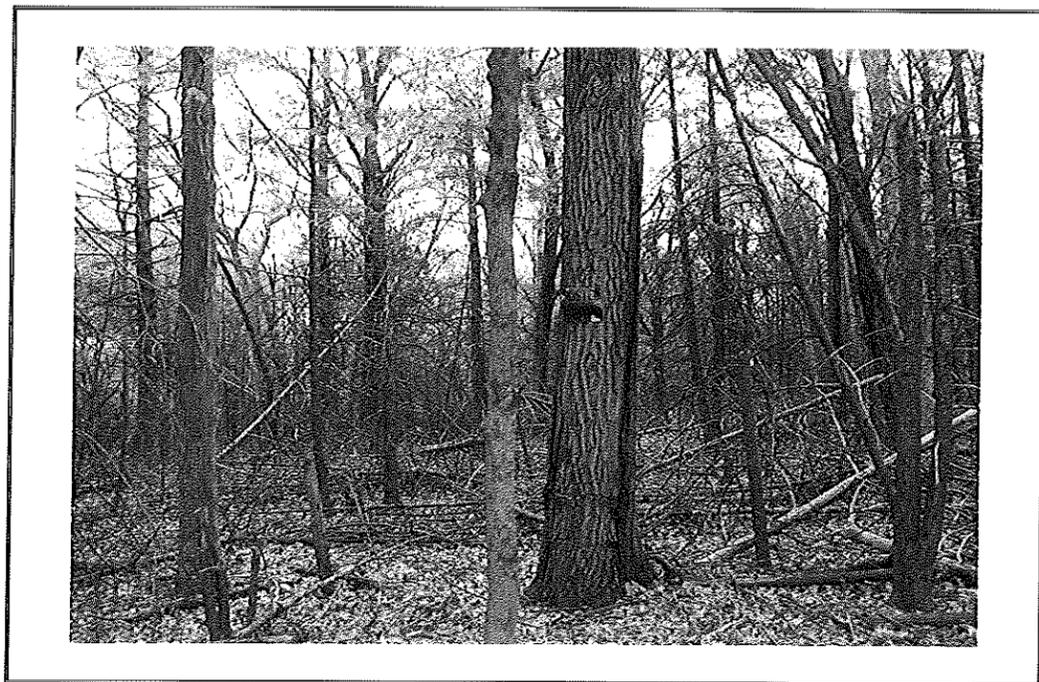


(10) View Looking North Along Water Main Easement Area

**SUBJECT PHOTOGRAPHS**

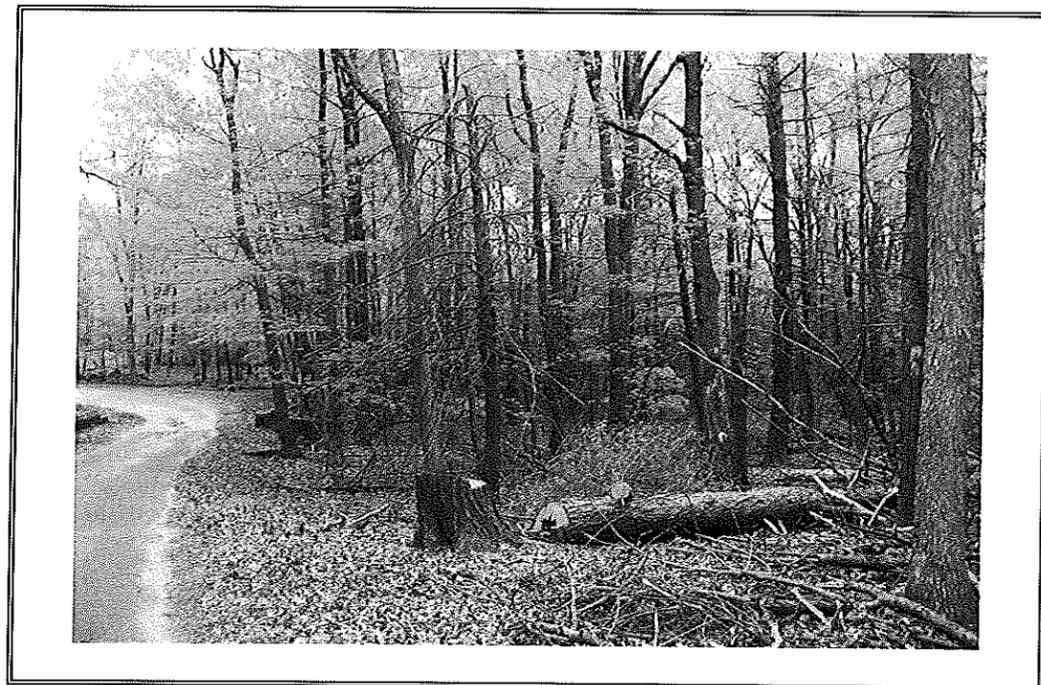


(11) View of Concrete Marker – Northern Boundary of Easement Area



(12) View Looking South Along Western Boundary – Open Space Area

**SUBJECT PHOTOGRAPHS**



(13) View From Paved Portion of Massa Tom Road – Subject Boundary to Right



(14) View of Unimproved Portion of Massa Tom Road – Subject's West Boundary is to Right

**SUBJECT PHOTOGRAPHS**

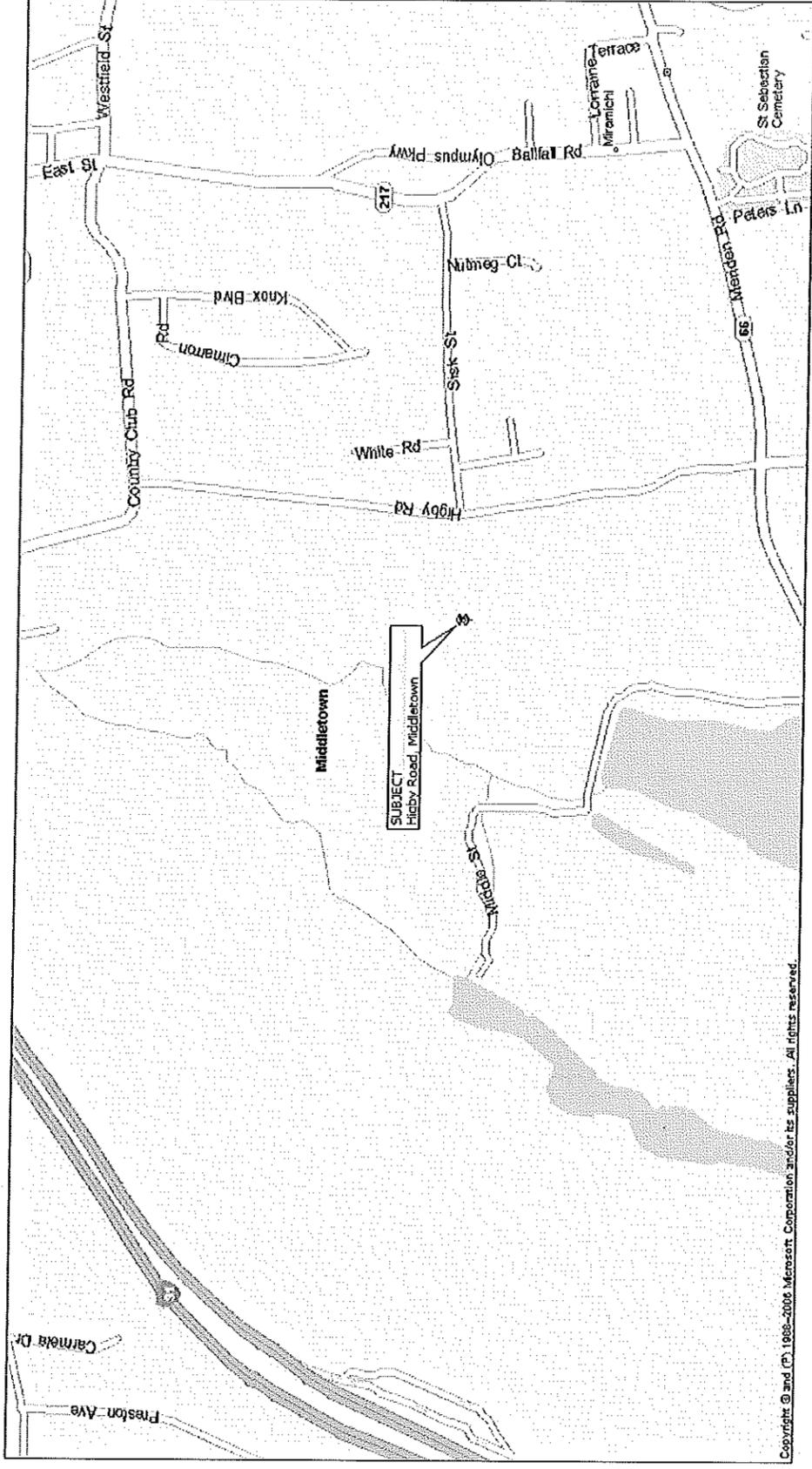


(15) View of Subject's Southwestern Boundary Looking into City Land Where Firing Range is Located



(16) View of Typical Boundary Marker – This One Visible From Tynan Park Trail on Northern Boundary

**LOCATION MAP**



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R.F. HAGEARTY & ASSOCIATES, INC.

The City of Middletown  
c/o William Warner  
Director of Planning, Conservation, and Development  
**Re: Proposed 29.04 ± Acre Parcel of Residentially Zoned Land - w/s Higby Road  
Middletown, Connecticut**  
May 3, 2010  
Page Two

The third subject parcel is not an approved or subdivided lot per se but rather is a 7.41 ± acre section of rear acreage abutting the unimproved town road known as Massa Tom Road aka Middle Road. This land abuts existing land owned by the City of Middletown and includes a large reservoir. This section of the subject site is designated as permanent open space as part of the subdivision approval for the 22 lots on the balance of the subject land and the remaining land to be retained by Jablonksi.

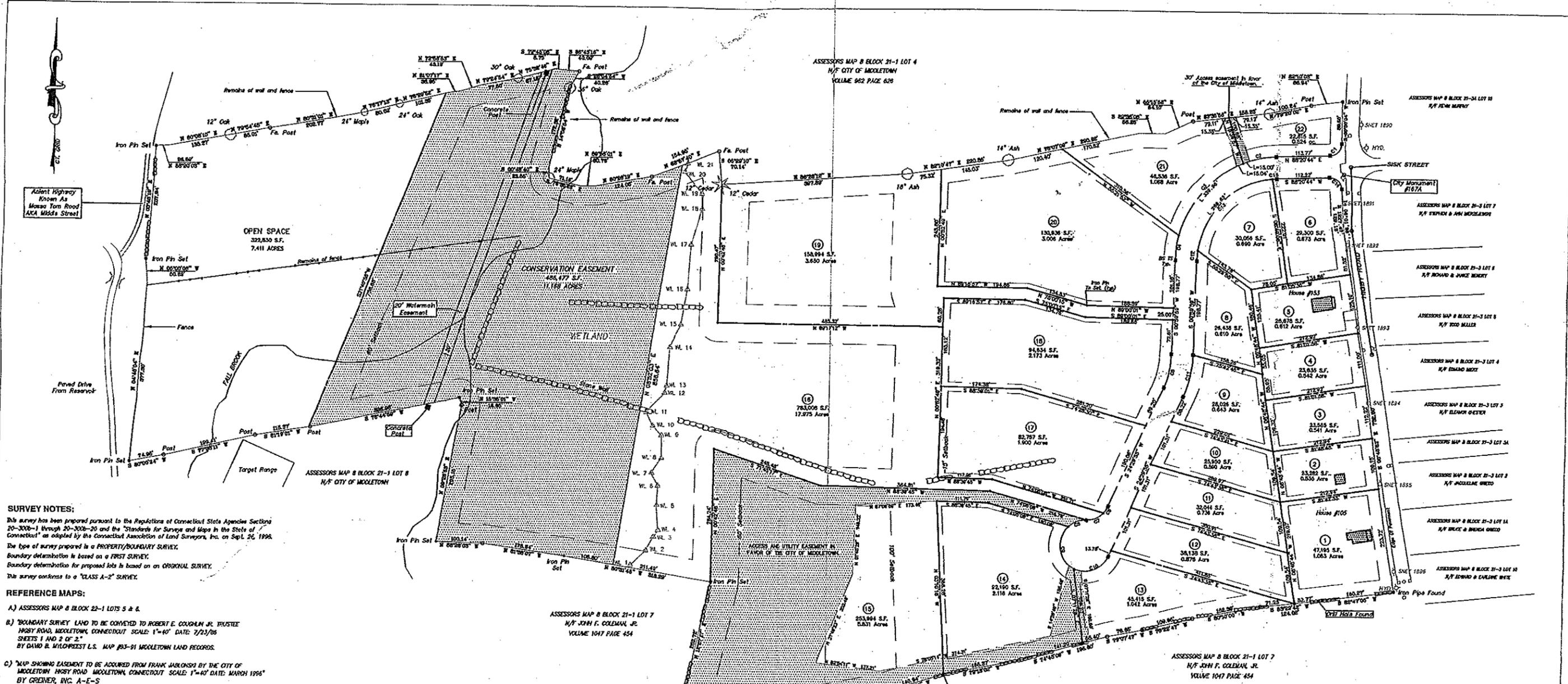
The City of Middletown is interested in purchasing the land to incorporate it into its open space area in that part of town. The land is not currently on the open market for sale and no asking price has been established by the seller. We have included the most recent copy of the approved subdivision map in the front exhibits of this appraisal for reference.

It is an *extraordinary assumption* of this appraisal out of the approved subdivision that the three proposed subject parcels totaling 29.04 ± acres are legally subdivided out from the larger combined 54.5 ± acres currently existing as two abutting tax parcels. The two subject lots are approved lots of record while the open space land will remain as such.

Of the total 29.04 acres for the assembled subject site, the developable portion of the two approved lots is about 10.46 ± acres. Lot # 19 contains 3.65 ± acres. Lot # 16 contains 17.98 ± acres but 11.17 ± acres is to be set aside as a permanent conservation easement area. The conservation easement area includes land that is already a 20-foot wide watermain easement in favor of the City of Middletown. This means that the "buildable" section of Lot # 16 is therefore only 6.81 ± acres. That figure, added to the 3.65 ± acres for Lot #19, brings the "usable" or developable land total to 10.46 ± acres and consists of two approved lots.

The remaining subject land is therefore 18.58 ± acres (29.04 ± acres less the 10.46 acres) and consists of either conservation easement area or the aforementioned open space land. We have presented these calculations because the subject's total "as is" market value in this case is really the contributory value of the two approved but unimproved building lots where the highest and best use is for eventual development with single family homes plus the contributory value of the encumbered land, where the highest and best use is for open space and passive recreation purposes. Each has been valued as a separate component and the two contributory values summed to provide the total "as is" market value.

*Continued on the following page*



**SURVEY NOTES:**  
 This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.  
 The type of survey prepared is a PROPERTY/BOUNDARY SURVEY.  
 Boundary determination is based on a FIRST SURVEY.  
 Boundary determination for proposed lots is based on an ORIGINAL SURVEY.  
 This survey conforms to a "CLASS A-2" SURVEY.

- REFERENCE MAPS:**
- A) ASSESSORS MAP 8 BLOCK 21-1 LOTS 5 & 6.
  - B) BOUNDARY SURVEY LAND TO BE CONVEYED TO ROBERT E. COUGHLIN JR. TRUSTEE 1903Y ROAD, MIDDLETOWN, CONNECTICUT SCALE: 1"=40' DATE: 7/23/06 SHEETS 1 AND 2 OF 2 BY DAVID R. MICHOREST L.S. MAP #93-91 MIDDLETOWN LAND RECORDS.
  - C) MAP SHOWING EASEMENT TO BE ACQUIRED FROM FRANK JABLONSKI BY THE CITY OF MIDDLETOWN 1903Y ROAD, MIDDLETOWN, CONNECTICUT SCALE: 1"=40' DATE: MARCH 1996 BY GREENER, INC. A-E-S MAP #22-58 MIDDLETOWN LAND RECORDS.
  - D) SUBDIVISION MAP SHOWING WATER MAIN EASEMENTS TO BE ACQUIRED FROM FRANK JABLONSKI FRANK & JEAN T. JABLONSKI, NORA KOLEMAN 1903Y ROAD, MIDDLETOWN, CONN. SCALE: 1"=80' DATE: JUNE 23, 1977 BY WILLIAM C. BARNES L.S. FILED IN THE CITY OF MIDDLETOWN WATER AND SEWER DEPT.
  - E) PROPERTY BOUNDARY SURVEY PREPARED FOR CYNTHIA A. JABLONSKI 1903Y ROAD, MIDDLETOWN, CONNECTICUT JUNE 6, 2006 SCALE 1"=100' BY ROBERT F. JACKOWIAK L.S.

**RECORD OWNERS:**  
 CYNTHIA A. JABLONSKI  
 FRANK JABLONSKI (LIFE ESTATE)  
 VOLUME 1537 PAGES 405 & 406

**EASEMENTS:**  
 1) 20' WATER LINE EASEMENT IN FAVOR OF THE CITY OF MIDDLETOWN RECORDED IN VOLUME 127 PAGE 43 AND DEPICTED ON REFERENCE MAP 'D'.

- GENERAL NOTES:**
- 1) LOT AREA 54,802 ACRES
  - 2) IRON PINS TO BE SET AT ALL LOT CORNERS.
  - 3) BEARINGS ARE BASED ON CITY OF MIDDLETOWN MONUMENTS #187A & 188A HAVING THE FOLLOWING PUBLISHED VALUES: #187A N-282.368166 E-808.950752 EL=441.88 #188A N-281.346633 E-813.058449 EL=430.27
  - 4) STONE WALLS AND WIRE FENCES MAY CONTAIN MINOR IRREGULARITIES NOT DEPICTED HEREON.
  - 5) MASSA TOM ROAD IS AN UNAPPROVED ADJUT HIGHWAY THE STATUS OF WHICH IS UNDETERMINED.
  - 6) WETLAND LOCATION FLAGGED BY DAVID LORD, SOIL SCIENTIST, AND SURVEYED BY JACKOWIAK LAND SURVEYING.

**SUBDIVISION ZONING COMPLIANCE CHART**  
 ZONE DISTRICT = R-45  
 SUBDIVISION DESIGN= LOTS 1-14 & 17-21 CLUSTER - LOTS 15, 16 & 19 CONVENTIONAL

ITEM	REQ'D	PROVIDED	ITEM	REQ'D	PROVIDED								
CLUSTER R-45	LOT NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
LOT AREA	22,500 S.F.	47,115 S.F.	23,949 S.F.	23,949 S.F.	23,949 S.F.	25,878 S.F.	22,320 S.F.	32,058 S.F.	25,438 S.F.	28,026 S.F.	25,850 S.F.	32,044 S.F.	34,136 S.F.
FRONTAGE	100'	223.72'	109.15'	112.82'	111.07'	125.19'	158.62'	238.64'	221.32'	148.68'	101.31'	106.31'	101.31'
MIN. FRONT SETBACK	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
MIN. SIDE SETBACK	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
MIN. REAR SETBACK	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'
MAX. STRUCTURE HEIGHT	30'	<36'	<36'	<36'	<36'	<36'	<36'	<36'	<36'	<36'	<36'	<36'	<36'
MAX. BUILDING COVERAGE	25%	<25%	<25%	<25%	<25%	<25%	<25%	<25%	<25%	<25%	<25%	<25%	<25%

ITEM	REQ'D	PROVIDED	ITEM	REQ'D	PROVIDED			
CLUSTER R-45	LOT NUMBER	13	14	17	18	20	21	22
LOT AREA	22,500 S.F.	45,415 S.F.	22,190 S.F.	22,757 S.F.	44,834 S.F.	130,838 S.F.	41,836 S.F.	22,813 S.F.
FRONTAGE	100'	100.80'	107.22'	206.80'	234.40'	148.05'	211.91'	228.29'
MIN. FRONT SETBACK	25'	25'	25'	25'	25'	25'	25'	25'
MIN. SIDE SETBACK	25'	25'	25'	25'	25'	25'	25'	25'
MIN. REAR SETBACK	15'	15'	15'	15'	15'	15'	15'	15'
MAX. STRUCTURE HEIGHT	30'	<36'	<36'	<36'	<36'	<36'	<36'	<36'
MAX. BUILDING COVERAGE	25%	<25%	<25%	<25%	<25%	<25%	<25%	<25%

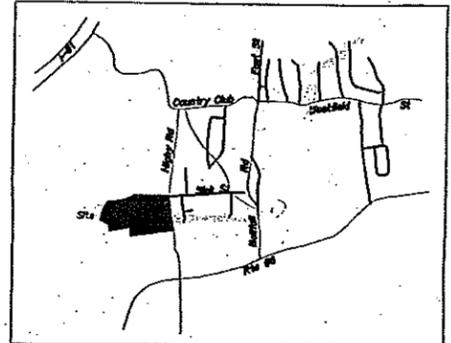
CONVENTIONAL R-45

ITEM	REQ'D	PROVIDED
LOT AREA	43,000 S.F.	23,194 S.F./7,108 S.F./18,894 S.F.
FRONTAGE	200'	142.88'
MIN. FRONT SETBACK	20'	100'
MIN. SIDE SETBACK	20'	100'
MIN. REAR SETBACK	20'	100'
MAX. STRUCTURE HEIGHT	30'	60'
MAX. BUILDING COVERAGE	25%	<25%

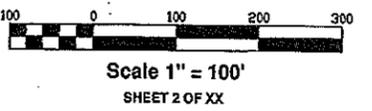
LOTS 15, 16 & 19 MEET SIZE AND SETBACK REQUIREMENTS FOR R-45 REAR LOT OFFSETS.

**CURVE TABLE**

NUMBER	IC	R'	L'
C1	87°50'40"	25.00	38.33
C2	190°37'42"	223.00	74.19
C3	54°28'48"	223.00	211.91
C4	105°01'06"	248.00	68.90
C5	23°29'58"	177.00	72.59
C6	19°21'29"	50.00	18.89
C7	47°39'28"	50.00	41.59
C8	64°40'01"	50.00	42.88
C9	111°41'50"	55.00	107.22
C10	90°39'06"	55.00	87.02
C11	13°29'55"	223.00	81.48
C12	07°17'59"	177.00	22.55
C13	77°15'18"	177.00	238.68
C14	88°52'04"	25.00	38.78
C15	02°47'30"	177.00	18.82



**PRELIMINARY - FOR REVIEW**  
**RECORD SUBDIVISION MAP**  
 - PREPARED FOR -  
**CYNTHIA A. JABLONSKI**  
**HIGBY ROAD**  
**MIDDLETOWN, CONNECTICUT**  
**OCTOBER 22, 2008**



THE SUBDIVISION OF LAND DEPICTED ON THIS SHEET WAS GRANTED FINAL APPROVAL BY THE MIDDLETOWN PLANNING AND ZONING COMMISSION ON AND IS THEREFORE ELIGIBLE TO BE FILED IN THE OFFICE OF THE TOWN CLERK.

COMMISSION CHAIR \_\_\_\_\_  
 CITY PLANNING DIRECTOR \_\_\_\_\_  
 WORK COMPLETION DATE \_\_\_\_\_

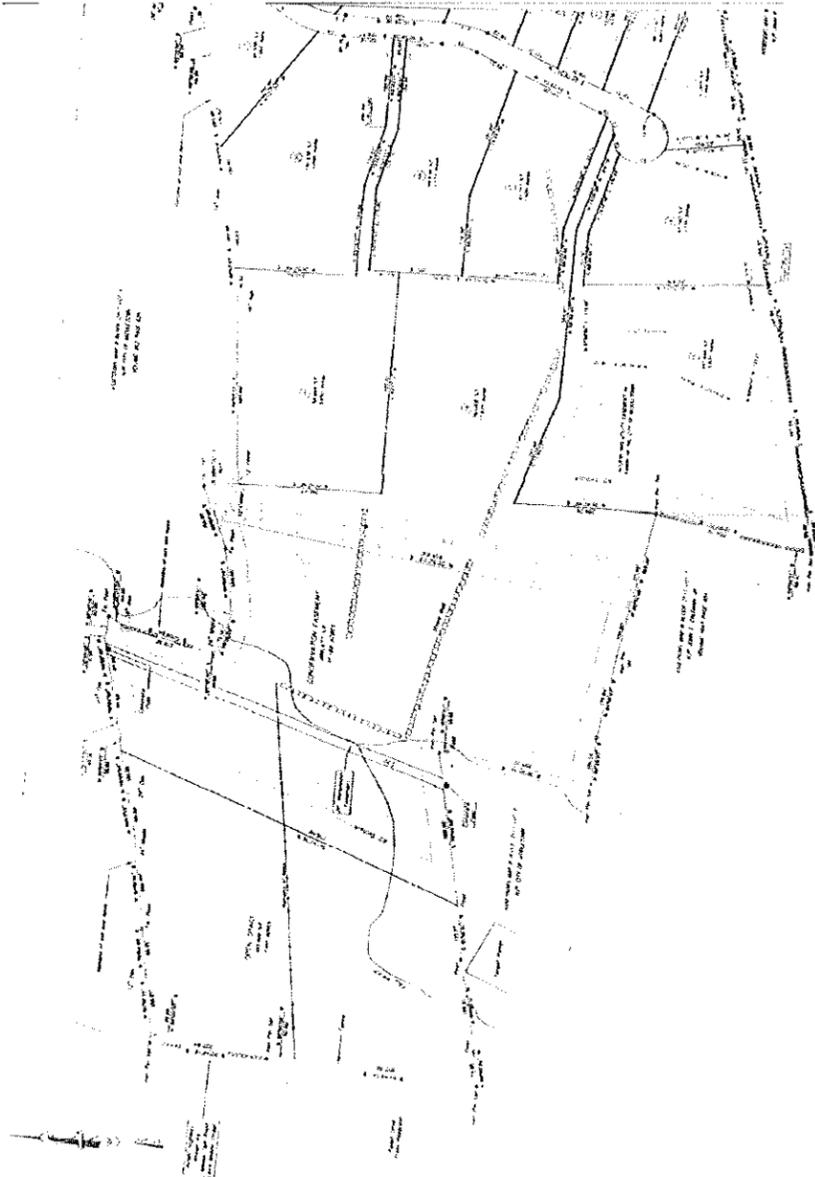
To my knowledge and belief, this survey is substantially correct as noted hereon.

Robert F. Jackowiak LS18858  
 26 Greenlawn Road  
 Middletown, CT, 06457  
 Phone 860-346-6577

Not valid without embossed seal affixed hereon.

No.	Description	Date

**PROPOSED SITE MAP**





## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

1. This appraisal was completed in accordance with the scope of work agreed upon between the appraiser and the client prior to acceptance of the assignment. The appraisal process is communicated in self-contained format with the reporting requirement set forth under Standard Rule 2-2 (a) of USPAP. As a self-contained report, this appraisal includes full discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation of a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
19. This appraiser, by reason of this report, is not to give testimony or be in attendance in any court or before any governmental body with reference to the property in question unless arrangements have been made previously.

## **EXTRANEOUS OR EXTRAORDINARY ASSUMPTIONS**

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property and is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property.

The value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

### **Underground Storage Tanks**

We were not made aware of any storage tank on the property. However, if a tank does or will exist, the property may be subject to the provisions of Public Act 83-142. This is an act concerning the Underground Storage of Oil, Petroleum and Chemical Liquids. We do not make any assumptions or conclusion as to whether or not the property is or is not in compliance with this regulation.

## SCOPE OF WORK

In order to determine the market value for the property, the appraisers performed a number of independent investigations and analyses.

Please note that prior to accepting the appraisal assignment, the appraisers were fully aware of the nature of the property and have had sufficient experience in appraising similar properties throughout the central and eastern Connecticut region. Owing to this, we feel that we have met the Competency Provision of the Uniform Standards of Professional Appraisal Practice and the Uniform Standards for Federal Land Acquisitions.

The investigations performed and the major data sources utilized are listed below.

- inspected (walked) the subject site on April 30, 2010.
- surveyed the local market for recent comparable vacant residential land sales from the subject's general market area in order to develop the sales comparison approach to value.
- confirmed the market data used in this report with either a party to the transaction and/or the appropriate public record source.

The sales comparison approach is the only reliable approach to value when appraising unapproved and unimproved raw land. The most recent comparable lot and acreage sales from the immediate area were used in our analysis. The income capitalization approach and cost approach to value are not applicable in this case and have not been developed.

This self-contained report is a recapitulation of the appraisers' data, analyses and conclusions.

## PURPOSE OF APPRAISAL

The purpose of the appraisal is to determine market value of the fee simple estate on an "as is" basis for the proposed three parcels having a combined total of 29.06 ± acres of land along the west side of Higby Road, Middletown, CT. The three parcels are still part of two parcels as identified as Assessor Lot #'s 5 & 6 on Map 8, Block 22-1 Higby Road as identified by the Middletown Assessor's office. The three parcels will be subdivided out from the larger parcel if a purchase price can be agreed upon between the two parties.

It is an *extraordinary assumption* of this appraisal that the three subject parcels with a combined area of 29.04 ± acres can be subdivided out from the two existing parcels of which they are currently a part of containing a total of 54.5 ± acres. The proposed subject site includes two approved lots within the subdivision, albeit ones where access will have to come from a to-be-constructed subdivision road on land not part of, nor controlled by the subject parcel. The balance of the subject land is encumbered by conservation easement and/or designated as open space per the terms of the subdivision approval. This land is accessible from abutting land owned by the City of Middletown. Of the total land to potentially be acquired, about 36% (10.46 acres) is the two developable lots with the remaining 64% (18.58 acres) being conservation easement / permanent open space area.

The property was most recently inspected April 30, 2010, the effective date of the "as is" market value.

The intended use of the appraisal is to provide an opinion of value for sale negotiation purposes. The City of Middletown and all parties to the grant application the city is preparing for the State of Connecticut Department of Environmental Protection are collectively the intended users of the appraisal report. No personal property has been listed or valued in this appraisal.

### Definition of Market Value & Fee Simple Estate

A definition of market value recognized by appraisers in applying these Standards to their appraisals and reports prepared for federal land acquisitions is as follows:

*Market Value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonable knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal.*

Source: Federal Land Acquisitions Guideline of "Yellow Book" Heading B-2 in Section B.

## PURPOSE OF APPRAISAL

Under (UASFLA) guidelines we have invoked the Jurisdictional Exception Rule and have not included an opinion of reasonable exposure time regarding the subject parcel.

By Uniform Standards of Federal Land Acquisition and by Internal Revenue Code for Charitable Contribution of Conservation Land, the effect on the value of the land within the identified "larger parcel" must be determined.

The three proposed subject parcels are currently part of two existing parcels of land having a combined total of 54.5 acres, all owned by one individual. As previously noted, the current subject owners have obtained subdivision approval to develop the land with a 22-lot subdivision, including two lots improved with existing houses. One of these houses is occupied by Cynthia Jablonksi. The other was formerly occupied by Frank Jablonksi subject to a life use but as we understand Mr. Jablonksi no longer is able to live in the home for health reasons. This new subdivision will require construction of a new cul-de-sac street.

The proposed subject assemblage would include all of Lot #'s 16 and 19 in that subdivision plus the 7.411 acres of permanent open space area. Cynthia Jablonksi would retain the remaining 25.46 acres which is approved for the other 20 lots, including the two houses.

Two of the proposed subject lots will only be accessible and have road frontage, if and when this new street is constructed. The third subject parcel is a rear parcel and will not have any direct access or road frontage, except from the unimproved ancient highway known as Massa Tom Road aka Middle Street.

Abutting land owners include one other private individual and the City of Middletown. In fact, most of the abutting parcels are owned by the City of Middletown. These include watershed land leading to a reservoir and a section used as a firing range to the south and west and Tynan Park, also owned by the city to the north.

The property to be acquired is a combination of open space, open fields formerly used for dairy farming and woodland. While the larger parcel has been approved for subdivision, it has not yet been physically subdivided, meaning that no work on the new access road has been started, as of the date of this appraisal. The abutting land uses are residential in nature as well as other large open field or woodland parcels, mostly city owned. The City of Middletown would like to assemble the subject property to other abutting land they own and maintain as open space. Elements of consideration in making a determination are contiguity, proximity, as it bears on the highest and best use of the property, unity of ownership and integrated highest and best use. This is all found to be true as it applies to the subject property. The existing neighborhood includes residential use properties on various sized lots and significant city owned land used for passive recreation. The creation / acquisition of the subject will not alter this and no larger parcel negative considerations result from it.

## APPRAISAL PROBLEM

The property rights appraised consist of the fee simple estate, defined as follows:

### Fee Simple Estate

*\* Absolute ownership unencumbered by any other interest or estate subject only to the four powers of government.*

The proposed subject site includes two approved lots within the subdivision, albeit ones where access will have to come from a to-be-constructed subdivision road on land not part of, nor controlled by the subject parcel. The balance of the subject land is encumbered by conservation easement and/or designated as open space per the terms of the subdivision approval. This land is accessible from abutting land owned by the City of Middletown. Of the total land to potentially be acquired, about 36% (10.46 acres) is the two developable lots with the remaining 64% (18.58 acres) being conservation easement / permanent open space area.

The subject was most recently inspected (walked) on April 30, 2010, the effective date of the "as is" market value. The intended use of the appraisal is to provide an opinion of value so that the property may be considered for possible purchase by the City of Middletown to maintain the property for open space preservation purposes.

**PART II**

## **FACTUAL DATA**

### **Legal Description**

Title to the property was acquired by Cynthia A. Jablonski from Frank Jablonski as recorded in a Quit Claim Deed dated January 31, 2006 as recorded in Volume 1537 on Page 405 in the Middletown land records.

A copy of the deed reference has been included in the addenda of this report. Please note that the deed makes reference to a life use in favor of Frank Jablonski. It is our understanding that Mr. Jablonski lived in one of the residences on the larger site but he has had to be moved into a nursing home. It is an extraordinary assumption of this appraisal that the life use does not preclude the contemplated sale of the portion of the land to the City of Middletown.

The subject property is not currently being openly marketed nor has any formal purchase price been negotiated or discussed as reported by the property owner upon inspection. The City of Middletown is interested in purchasing the subject property because it abuts other parcels of land that have been purchased for open space preservation as well as land that is encumbered by development rights restrictions. The subject property would provide a point of access from other adjacent city owned property and would provide additional land including walking trails for city residents to use.

### **Identification of The Subject Property**

The appraised property consists of three parcels with a proposed total of 29.04 ± acres parcel of farmland that is located within the Residential (R-45) zone on the west side of Higby Road in the eastern section of Middletown, Connecticut. The proposed subject parcels are currently a part of two larger parcels having a combined total of 54.50 ± acres. The first parcel, 153 Higby Road, contains 31 ± acres and is improved with a single family dwelling containing 1,134 ± SF; the second parcel contains 23.5 ± acres which is currently maintained as unimproved land. These two parcels along with a third and abutting parcel were approved as a 22 lot open space subdivision by the City of Middletown Planning and Zoning Commission. Reference is made to the public notice concerning the potential acquisition of the City of the 29.04 acres. The notice was filed April 28, 2010 and a copy has been included in the addenda to this report.

The three proposed subject sites consist of two approved lots and open space land located within the recently approved subdivision. The two approved lots contain 3.65 ± acres and 17.98 ± acres are designed as rear/flag lots and will only have access or road frontage upon completion of the proposed street within the subdivision. The third subject parcel is 7.41 ± acres of non-accessible rear acreage as it will not have any direct road frontage. On the subdivision map this third parcel is designated as Open Space. As previously discussed, the effective area of the two buildable lots is about 10.46 acres or 36% of the total land area while the remaining 18.58 acres or 64% is suitable for permanent open space and passive recreation purposes.

The two existing properties from which the subject lots will be derived from can be further identified as Middletown Assessor's Routing Numbers 8/21-1/5 and 8/21-1/6.

## FACTUAL DATA

### Assessment & Tax Data

The last full town wide was completed for the October 1, 2007 grand list. The new tax rate for the October 1, 2009 Grand List has not been established yet. The city tax rate for the October 1, 2008 Grand List is 25.5 mills. As the subject is located in the Westfield Fire District, an additional district tax rate of 1.028 mills also applies. The combined tax rate therefore is 26.528 mills, which is presented in the following table. It should be noted that the either all or a portion of the two properties have been classified as farmland. The owner takes part in the P.A. 490 program which significantly reduces the assessment of the property as well as the annual tax burden.

Parcel	Address	100% Market Value	Assessed Value	Mill Rate	Tax Burden
#1 - Lot 5	153 Higby Road (dwelling on 1 acre)	\$211,580	\$148,110	.026528	\$3,929.06
	153 Higby Road (30 acres farmland)	\$20,000	\$14,000	.026528	\$373.14
#2 - Lot 6	Higby Road (23.5 acres farmland)	\$15,600	\$10,920	.026528	\$289.69
	<b>Total</b>	<b>\$247,180</b>	<b>\$173,030</b>		<b>\$4,591.89</b>

The annual tax burden, assessment and 100% market value are for the two properties containing 54.5 acres that the subject is to be subdivided from. It should be noted however, that based on the subdivision having been approved, the assessor has set up separate tax accounts for the various parcels in the subdivision and sent the owner a notice of assessment increase for which the owner is currently in the process of appealing. Given the unique nature of the subject, it is too speculative to determine what a likely assessment will be.

If the city of Middletown should purchase the land there would be no annual tax burden collected for the property.

## FACTUAL DATA

### Zoning Data

The property is located within the Residential (R-45) zone. The purpose of this zone is for residential development with a minimum lot size of 45,000 SF. However, 19 of the lots (Lots 1-14 & 17-21) were approved as R-45 Cluster, while the three remaining lots (Lots 15, 16, and 19) were approved as R-45 Conventional lots. Please refer to the *City of Middletown Zoning Regulations* for more detail.

The spatial or bulk requirements of the R-45 zone are:

Requirement	Conventional	Cluster
Minimum Lot Size	45,000 SF	22,500 SF
Minimum Lot Frontage	200 Feet	100 Feet
Minimum Front Yard	50 Feet	25 Feet
Minimum Rear Yard	30 Feet	15 Feet
Minimum Side Yard	20 Feet	25 Feet
Maximum Building Height	36 feet	36 feet
Max. Lot Coverage	25%	25%

The primary permitted use in this zone is single family residential improvements but other uses are permitted such as two-family dwellings, farming and agricultural uses. The immediate neighborhood is comprised solely of residential and agricultural land uses. There is public water and sewer available in the vicinity of the subject. It appears based on the subdivision maps reviewed however that the two subject lots would have access to public water but would rely upon individual septic systems.

### Conclusion

The subject includes two approved lots within a 22-lot overall subdivision plus a 7.411 acre section of designated open space land. When the latter is combined with a large conservation easement area on Lot # 19, the subject effectively consists of two buildable rear lots totaling 10.46 acres and 18.58 acres of permanent open space area. We have included a copy of a legal notice concerning the proposed subject in the addenda to this report. The subject subdivision was conceptually approved February 11, 2010.

## **AREA, CITY, NEIGHBORHOOD MARKET AREA DATA**

### **Physical Location and Introduction**

Middletown is situated in the central section of the state of Connecticut, approximately 15 miles to the south of the capital city of Hartford. It is along the northwestern perimeter of Middlesex County, a 14 town, predominantly suburban residential area situated south of Hartford County and east of New Haven County in the south-central section of Connecticut. Middletown encompasses a total land area of 41 square miles and is bounded to the north by the towns of Berlin and Cromwell, to the east by Portland and East Hampton, to the south by Haddam and Durham, and to the west by Middlefield and Meriden.

### **Highway Network / Major Traffic Arteries**

Middletown is serviced by an excellent highway network. Interstate 91 traverses the far northwestern section of the community in a north / south direction. There is one full interchange with I-91 within the town line and one just over the Cromwell line to the north. Interstate 91 intersects with Route 9 which is a four lane (divided) limited access highway that extends from the New Britain / Interstate 84 area through Middletown and south to Old Saybrook. Interstate 91 and Route 9 intersect with Interstate 95 along the Connecticut shoreline. There are five interchanges with Route 9 within the town limits.

CT Route 17 (a.k.a. Main Street and South Main Street) is the primary north / south local road traversing the eastern half of Middletown. CT Route 17 extends from Portland via the Portland Bridge, through the Downtown section of Middletown and southward into Durham center. Route 3 and Route 217 are two other major north / south roads severing the town. Route 3 has more commercial development while Route 217 primarily serves residential neighborhoods in the western side of town.

Route 66 (a.k.a. Washington Street) is the major east / west route that serves the town. This road also extends over the Portland Bridge and across most of the state. Other east / west roads serving the town are Randolph Road (a.k.a. Rt. 155), Westfield Street and Country Club Road.

## AREA, CITY, NEIGHBORHOOD MARKET AREA DATA

### Demographic Overview

The following table summarizes basic demographic information for Middletown, selected surrounding towns and the Middlesex County region in general:

#### Selected Demographic Data

##### Middletown Vs Surrounding Towns

Town /Area	2009 Population Estimate	% Increase over 2000	Population Per Square Mile	2009 Median Household Income	% Of State Average
Middletown	45,947	6.4%	1,123	\$61,090	89.8%
Middlefield	4,462	6.2%	351	\$74,932	110.1%
Durham	6,831	3.1%	289	\$99,199	145.8%
Haddam	7,914	10.6%	180	\$97,892	143.8%
East Hampton	14,651	9.7%	412	\$83,971	123.4%
Portland	9,629	10.3%	411	\$79,757	117.2%
Cromwell	13,869	7.8%	1,119	\$75,773	111.3%
Berlin	20,089	11.4%	760	\$86,613	127.3%
Meriden	58,432	0.3%	2,461	\$54,804	80.5%
Middlesex Cnty	164,892	6.3%	447	\$74,860	110.0%
State of CT	3,497,398	2.7%	698	\$68,055	100.00%

Source: 2009 Connecticut Town Profiles

Middletown is the second largest town in terms of population behind only the city of Meriden. As for population growth, Middletown had an increase of about 6.4% from 2000 to 2009. Less populated of towns of Haddam, East Hampton, Portland, and Berlin all experienced the higher growth rates due primarily the availability of land for development and buyer demand for more suburban locales.

As demonstrated in the preceding chart, Middletown is located in an area where median household incomes exceed the county and state averages. While this is not true of Middletown; it is our opinion is partially distorted by the presence of students at Wesleyan University as well as the fact that Middletown is simply much more densely developed than most of the surrounding towns and the high percentage of single and two person households accounts for this.

Data from the Connecticut Department of Labor indicates that the unemployment rate in Middletown as of March 2010 was 8.8%, the most recent statistics available. This is lower than the Hartford Labor Market figure of 9.5%; New Haven Labor Market figure of 9.3%; and the statewide figure of 9.3%.

## AREA, CITY, NEIGHBORHOOD MARKET AREA DATA

### Commercial / Employment Base / Housing Market

Middlesex County consists of 15 communities with Middletown being the most populous and densely developed community by far. As demonstrated by the population trends, Middlesex County is growing in desirability, the namesake community of Middletown included. While portions of the city are densely developed, the southern and northern ends still contain ample vacant land to support future residential development. The surrounding towns of Durham and Middlefield experienced the largest increases in population over the past 10 to 15 years. Like other towns in northern Middlesex County, Middletown is a location that appeals to residents commuting to work in both the greater Hartford and greater New Haven areas.

Middletown has a downtown commercial corridor which is located in the east / central section of the community. It extends along Main Street, parallels Route 9 and parts of the Connecticut River. This stretch of development is broken down into the older and established primary district, the section between the Portland Bridge and Union Street, and the section south of Union Street. There is a large shopping plaza in this southern section as well as a number of more modern retail stores along South Main Street. These commercial areas serve most the residents in the southern and central section of the community.

A second retail development is located on Route 66 (a.k.a. Washington Street) along the section west of the Newfield Street. This area serves the residents in the western section of the community. The major commercial corridor, which serves the residents in northern part of town, is built along Route 72 in Cromwell, just north of the Middletown line.

There are several large employers in Middletown. Wesleyan University is located off Route 66 near the downtown area. This historic campus provides stability to the most of the downtown commerce. Aetna's headquarters were also located in Middletown along with the main offices of Middlesex Mutual. Other major employers include Middlesex Hospital and Pratt & Whitney. Of the town's work force, nearly 55% work within the community.

## AREA, CITY, NEIGHBORHOOD MARKET AREA DATA

### Residential Market Influences

The level of new construction in town has been declining since it peaked in 2006. This has been generally the same as in other communities that we have been actively working in throughout the greater Hartford market. The number of homes built is obviously different but the general trend has been the same. The following table summarizes important statistics extracted from Multiple Listing Service data with respect to the Middletown single-family market over the past four years.

Single Family Homes & Lots	%Change	
Closed Sales 2010 YTD (to 4/29/2010)	75	
Average Sales Price	\$233,772	- 2.32%
Closed Sales 2009	307	
Average Sales Price	\$239,330	- 5.63%
Closed Sales 2008	261	
Average Sales Price	\$253,604	- 6.46%
Closed Sales 2007	375	
Average Sales Price	\$271,127	- 1.15%
Closed Sales 2006	387	
Average Sales Price	\$274,284	N/A
Active Listings	224	
Average Price	\$275,728	
Range	\$89,000 to \$999,999	
Closed Lot Sales 2008 to Present	43	
Sale Price Range	\$32,062 to \$600,000	
Size Range	.12 acres to 35.00 acres	

### Residential Market Influences

The MLS statistics show that Middletown residential sales activity has fluctuated since 2006. The total number of sales declined in 2008 from 2007, but then increased in 2009. Year-to-date sales activity when analyzed on an average number of sales per month, indicate that sales activity has slowed again thus far in 2010. Middletown is following along the same general trend as other communities throughout the region. The average sale price has declined each year since 2006. The largest decline took place in 2008 with a decline of 6.46% as compared to 2007. The decline continued the following year with another large decline of 5.63% between 2008 and 2009. Overall, the residential market has declined 12.74% between 2006 and year end 2009. The year to date average sale price appears to be similar to the year end figure in 2009 but the data set is small and there is still a significant amount of time remaining before any meaningful data set can be analyzed for 2010.

## AREA, CITY, NEIGHBORHOOD MARKET AREA DATA

### Residential Market Influences

The average list price for all homes is naturally higher than the average sale price in 2009. The overall list price range for a single family home is between \$89,000 and \$999,999 with an overall average asking price of \$275,728. The average asking price is also about 18% higher than the 2010 year-to-date average sale price. We also looked at the total number of building lot sales that have taken place in town and we had to go back in time in order to provide a sizable data set to analyze. Most new construction in town has been marketed as a lot and home package which is typical in the marketplace. As such, individual lots sales have been limited. We know this by comparing the total number of lots sold to the total number of new home permits issued. For example, year-to-date 2010 for example there have been 16 permits issued yet there have been no lot sales. It is similar for 2009 where 83 permits were issued but there were only about 13 lot sales.

### New Construction Activity

A good way to show the level of new construction activity in a given town is to review the number of new home building permits that are issued over time. In the following table we have presented the number of new home permits issued over the past five years as well as the year to date figure for 2010.

Town	2010	2009	2008	2007	2006	2005
Middletown	16 YTD	83	172	215	212	253

Middletown offers a number of various sized subdivisions throughout the community. Many of these developments have been active for a number of years. The reported building permit figures show that the town reached its new construction peak in 2005 and was fairly consistent through 2007, which is similar to that of other communities as well as the general market. Between 2007 and 2008 the decline in the total number of new home permits declined 20% and then dropped another 52% from 2008 to 2009.

Overall, the data shows that new construction volume has declined in town which is commensurate with other communities and the region due to the economic slowdown.

## AREA, CITY, NEIGHBORHOOD MARKET AREA DATA

### New Construction Activity (Continued)

Based on information culled from the MLS, there have been 14 new construction property sales in Middletown since January 1, 2009. The sales are summarized in the following table:

Date Closed	SP	SP/SF	SF	DOM	Year	Acres
10/29/2009	\$265,000	\$165.63	1,600	133	2009	0.38
5/21/2009	\$267,500	\$148.61	1,800	243	2008	0.15
10/30/2009	\$273,000	\$170.63	1,600	174	2009	0.38
4/13/2010	\$295,000	\$166.10	1,776	7	2008	1.47
3/5/2010	\$301,000	\$208.45	1,444	18	2009	0.46
12/17/2009	\$307,500	\$164.97	1,864	7	2009	0.39
11/13/2009	\$315,425	\$167.60	1,882	311	2008	0.68
3/5/2010	\$340,000	\$140.73	2,416	33	2009	2.53
3/26/2009	\$350,000	\$134.62	2,600	96	2008	0.88
9/4/2009	\$414,931	\$180.40	2,300	1	2009	0.35
4/24/2009	\$419,000	\$182.17	2,300	129	2008	0.35
6/12/2009	\$444,900	\$164.78	2,700	33	2009	0.35
1/25/2010	\$460,000	\$175.91	2,615	36	2009	0.80
2/17/2010	\$481,441	\$178.31	2,700	167	2009	0.35

**Average: \$352,478    \$167.78    2,114**

As depicted, new construction sales activity has been quite slow – the above transfers are only a fraction of the 400 plus sales in Middletown that have occurred since January of 2009. It should be noted that not all sales go through MLS and some new construction doesn't involve a closed home sale per se – it is often just a lot sale and then the buyers contract with the builder directly. Nonetheless, the sales activity shows that new construction of detached, single family homes is just a small sliver of the overall residential market in Middletown at this time.

## AREA, CITY, NEIGHBORHOOD MARKET AREA DATA

### New Construction Activity (Continued)

The following table summarizes the current listings for all “new” homes in town – properties with a year built of 2008 or later:

Status	LP	LP/SF	SF	Year	Acres
SHOW	\$264,900	\$151.11	1,753	2009	0.11
ACT	\$269,900	\$134.95	2,000	2010	0.13
ACT	\$280,000	\$169.70	1,650	2010	0.50
ACT	\$280,000	\$169.70	1,650	2010	0.48
ACT	\$299,900	\$160.20	1,872	2010	0.35
DEPOS	\$319,000	\$141.78	2,250	2009	0.95
ACT	\$399,900	\$173.87	2,300	2010	0.36
ACT	\$399,900	\$166.63	2,400	2010	1.55
ACT	\$399,900	\$166.63	2,400	2009	2.38
ACT	\$419,900	\$170.34	2,465	2010	0.74
ACT	\$429,900	\$159.22	2,700	2010	0.35
DEPOS	\$447,520	\$179.01	2,500	2010	0.70
ACT	\$449,900	\$160.68	2,800	2010	0.35
ACT	\$449,900	\$143.46	3,136	2010	1.15
ACT	\$468,888	\$172.70	2,715	2008	1.37
SHOW	\$499,900	\$152.13	3,286	2008	0.36
ACT	\$514,444	\$171.48	3,000	2010	1.60
ACT	\$544,000	\$173.80	3,130	2008	1.37
ACT	\$650,000	\$240.74	2,700	2009	23.40
ACT	\$664,900	\$186.25	3,570	2010	1.38

Average: \$422,633    \$167.22    2,514

The average list price exceeds the average sale price for new construction by about \$75,000. This is not uncommon. The average list price is higher in part due to a few high listings. These include an equestrian-marketed property on 23.40 acres offered at \$650,000 and one high-end custom home at \$664,900. Other than these, the highest price tops out at \$544,000.

## **AREA, CITY, NEIGHBORHOOD MARKET AREA DATA**

### **Lot Sales and Listings Overview**

A more complete overview of lot sales and current listings will be presented in the valuation section of this report.

Since January of 2008, there have been about 30 lot sales in town. The sizes and prices have varied widely. The overall price range is about \$30,000 to as much as \$240,000. However, most of the lot sales have been in the \$60,000 to \$125,000 range. Relatively few of the sales are for lots in newly developed subdivisions. However, the few of those that have occurred are typically priced in the \$90,000 to \$160,000 price range. Even that wide range is based on specific location in town and lot size.

In terms of current listings, there are currently 28 active listings for land that could be considered as single lots. The size range is 0.20 acres up to 16.41 acres. The asking price range is \$49,900 for the 0.20 acre site up to \$895,000 for a 7.17 acre site on Virginia Drive. Of the listings, 19 are for lots that range in price from \$100,000 to \$250,000 with most in the \$110,000 to \$175,000 price range.

### **Neighborhood Influences**

The subject property is located to the rear of the west side of Higby Road and to the east of the unimproved section of Massa Tom Road aka Middle Road in the west / central section of Middletown. The immediate surrounding area is bounded by the Interstate 91 corridor and the Meriden city line to the west, the Interstate 91 corridor to the north, the Connecticut Route 217 corridor to the east and the CT Route 66 corridor to the south. The subject is more specifically located about 0.75 miles north of the Middlefield town line.

While the immediate surrounding area still contains ample vacant land and has a pleasing rural feel, the area is very convenient to major traffic arteries. A full interchange with Interstate 91 is located at Country Club Road about 1 mile northwest of the subject. The Route 66 corridor is less than 1 mile to the south. This corridor links the subject neighborhood with the major retail trade areas and downtown Middletown area to the east as well as leading to the Interstate 91 / Interstate 691 interchange in Meriden to the southwest.

As noted earlier, much of the land in the immediate vicinity is permanent open space area owned by the City of Middletown. The land abutting the subject to the north includes Tynan Memorial Park, a city park with hiking trails. The land to the west and south is also owned by the city and includes watershed land and a reservoir as well as an area used as a firing range. A wide variety of residential and agricultural uses are still prevalent along the Higby Road corridor in the vicinity of the subject. The subject land is part of a former agricultural parcel that has now been approved for a 22-lot residential subdivision.

## AREA, CITY, NEIGHBORHOOD MARKET AREA DATA

### Conclusion

Middletown is a desirable community within Middlesex County and the greater Hartford area. The subject is surrounded by residential uses in the immediate vicinity. The subject is conveniently located in the west central part of Middletown and is a convenient location for residential development, being in the midst of an agricultural / residential neighborhood and is less than 1 mile southeast of a full interchange of Interstate 91 at Exit 20.

The extensive population base and confluence of major traffic arteries have resulted in Middletown's being a major retail trade area for surrounding suburbs in central Connecticut. The presence of I-91 and the retail development, combined with a large stock of affordable single family housing, renders Middletown an attractive location for residents and businesses seeking to locate between the Hartford and the shoreline area.

## **SITE DESCRIPTION**

**Access:**

Please refer to the reduced copy of the subdivision map in the exhibits section of this report for a visual reference.

The subject currently is accessible via Massa Tom Road aka Middle Road and also via the city-owned land known as Tynan Park. However, this access is limited to pedestrian in nature. Theoretically, an individual could seek to improve Massa Tom Road to a full town road coming south from Country Club Road. However, this is over 5,000 lineal feet to the north and it would not be feasible to construct it in order to seek development of the open space land. In addition, the physical characteristics of that section of the site, combined with its location adjacent to an active firing range make the site not very marketable for development anyway.

The subject lots will eventually have access from the subdivision road to be created. However, the subject lots have no control over if or when this road will ever be built. In other words, while they are approved lots they are not buildable at this time. They are still marketable however as it is really more of a question of when, as opposed to if, the subdivision is developed.

**Shape:**

Very irregular overall

**Topography / Terrain:**

In general, the site has a rolling downward topography from the east to the west. The total change in elevation is about 100 feet from its highest point (450 feet or so) to the lowest point, which is about 350 feet at Fall Brook as shown on the map. Continuing to the west, the site then rises again back to a peak elevation of about 390 feet.

The site is also a mixture of large open fields or pasture still separated by some stonewalls for the section which includes the two approved lots but becomes wooded along its various boundaries. The open space and conservation easement area is lightly to moderately wooded.

## SITE DESCRIPTION

### Utilities Available:

Public electricity, cable TV and telephone. The approved lots will have access to public water. However, the lots were approved for development assuming that individual septic systems will be provided. This is due to the topography of the lots. The lots in the subdivision located to the east of the proposed subdivision road will have access to public sewer.

### Inland Wetlands / Soils:

Based on the mappings reviewed and presented in this appraisal report, the subject site appears to be encumbered by approximately 6.4 acres or 21% wetlands area. This includes all of the Wilbraham and Menlo soils, described as extremely stony.

Our Area Of Interest (AOI) as delineated on the soil map is slightly larger than the proposed site so the land area that is encumbered by wetlands may be slightly different. The wetlands noted appear to be concentrated along Fall Brook and in the conservation easement area as noted on the subdivision map. The brook establishes the low point of the site's topography.

The majority of the site's non-wetlands areas have Wethersfield Loam soils with varying slopes, Cheshire and Cheshire-Holyoke complex with varying slopes and Ludlow silt loam soils.

### Flood Zone:

09007C0112G (copy in addenda)  
August 28, 2008

Zone X - Not located within the flood hazard zone.

### Easements/Restrictions

As shown on the subdivision map, the central portion of the open space land on the site is bifurcated by a 20-foot wide watermain easement in favor of the City of Middletown. As depicted in the subject photos, this area has been cleared and is essentially a woods road or path.

## SITE DESCRIPTION

**Improvements:** Existing Assessors Lot #6 (153 Higby Road is improved with a single family dwelling containing 1,134 SF. However, the proposed subject land will not contain any improvements.

<b>Assessment &amp; Tax Burden:</b>	Assessment	Mill Rate	Tax Burden
	\$173,030	.026528	\$4,591.89

The subject has a low assessment and annual tax burden because the property owner has the land classified in the P.A. 490 program.

**Zoning:** The subject property is located within the Residential (R-45) zone which is the predominant zone classification throughout the subject's section of town.

**Environmental Matters:** None noted or known

**Highest and Best Use:** Two rear building lots for portion of site; open space / passive recreation area for balance of site

### Comments

As we have described throughout this report thus far, the subject really has two components of value. The first component is the two approved lots. With the adjustment for just the effective buildable area for Lot # 19, this component represents about 10.46 ± acres in total or 36% of the overall site area. The highest and best use for these two lots is to hold for their future development with single family homes in accordance with market conditions and demand.

The remainder of the subject land is about 18.58 ± acres and is essentially rear land without development potential. This component represents 64% of the total subject land area. The highest and best use of this land is to assemble it with abutting land already owned by the City of Middletown which serves as a city park and passive recreation area.

## **PART III**

## HIGHEST AND BEST USE

Highest and best use analysis is an appraisal technique, which illustrates the most profitable and competitive use for a given parcel of real estate. Highest and best use is defined as follows:

*The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.*

Source: The Dictionary of Real Estate Appraisal, Third Edition, (Chicago: The Appraisal Institute, 1993)

Four tests or criteria are applied in order to analyze and determine highest and best use. They are:

- Legally permissible
- Physically possible
- Financially Feasible
- Maximally Productive

Highest and best use analysis is applied first to the site as if vacant and available for development and second as improved. The as vacant scenario helps to determine the financial feasibility of a potential development at the current time. In addition, the as vacant analysis serves to isolate the "ideal" improvement for the site; that is which use will produce the greatest net return to the land. The subject has historically been maintained as both agricultural land for a family farm and as woodland for some limited passive recreational purposes. Other abutting land uses include other city owned land that is maintained as open space as well as the remainder of the subject land approved for the 22-lot subdivision. There is also one other privately owned parcel which abuts a portion of the subject.

## HIGHEST AND BEST USE

### As Vacant: Conclusion

The basis of highest and best use is predicated upon that use that will produce the greatest net return to the land. The major criteria for an as vacant scenario is to isolate those uses which are legally permissible under the current zoning regulations and that are both physically possible and financially feasible.

The subject property is located within the Residence 45 zoning district. The primary permitted uses within this zone are single-family residences though other allowable uses include two-family homes and recreational uses.

The subject land includes two parcels that are approved lots within a 22-lot subdivision encompassing a larger parcel of land. The balance of the subject land is encumbered by conservation easement area and/or is designated open space land. Therefore, both the building lots and the open space uses are permitted ones within the R-45 zone.

The physical characteristics of the lot portion of the subject land appear to be capable of supporting development with single family homes. The physical characteristics of the open space portion of the subject site are not conducive to development.

There is adequate demand for building lots in Middletown, even with the current housing market and weak economic conditions. This means that the approved lots component of the subject will be financially feasible.

Based on the four criteria as discussed, the highest and best use for the approved building lots section or component of the subject is to hold for future development with single family homes. This will require waiting until such time as the real estate market recovers sufficiently to warrant development of the subdivision, which will create the access road that the subject lots will eventually have frontage along.

Based upon the four criteria as discussed, the highest and best use for the 18.58 acres of the subject land without any development potential is to assemble the land with abutting city-owned land for permanent open space / passive recreation purposes.

## **APPROACHES TO VALUE/VALUATION PREMISE**

There are two traditional approaches to value in the analysis of a residential acreage: developmental analysis aka project analysis and the sales comparison approach. Each technique is explained briefly below.

### **Sales Comparison Approach**

The sales comparison approach is a valuation method that entails a comparison of recent sales of properties similar to the property being appraised in order to estimate market value directly from the current market activity. To accomplish this, sales prices and property attributes are broken down into meaningful units of comparison. Qualitative or quantitative adjustments are then applied to the sales prices or unit indicators based upon their relation to the subject's attributes.

### **Applicability to Subject Property**

There have been adequate recent sales of residentially zoned land from the general market area that can provide a good overall picture of the local market for oversized building lots and for residential zoned acreage of limited utility or which were purchased for open space / passive recreation purposes. Each approach to value has its advantages and disadvantages given the availability of data obtained from the market place. In this case, there have been a few reliable land sales that have similar attributes as compared to the subject property which we felt provide a reliable data set from which a value conclusion can be drawn. Therefore, the development of this approach is warranted. Separate sales comparison approach analyses will be provided for each of the two subject value components.

### **Developmental Analysis / Project Analysis**

Developmental analysis (sometimes called project analysis) is a multi-step process that involves all three traditional approaches to value. It is based upon a thorough survey of current market information and the expected performance of an approved and/or partially improved residential development in the light of prevailing competition within the market. The developmental analysis culminates in market values on an "as is" and / or "as completed" basis given projected future cash flows discounted to their present worth.

The first step is a survey of current market conditions as they apply to the residential new construction market for a specific locale. This includes an overview of the Ashford residential market with an emphasis on the town's new residential construction.

The gross income to be derived from the sale of the lots, less all requisite development (site infrastructure and unit construction) expenses, entrepreneurial profit, holding and selling costs, will be discounted to a present value using a market-derived rate that reflects the time value of money, opportunity cost and risk/ return reward that a typical developer would require in order to undertake the development and/or marketing effort.

## **APPROACHES TO VALUE/VALUATION PREMISE**

### **Developmental Analysis / Project Analysis / Continued**

The sum of the discounted cash flows over the absorption period is referred to as the discounted sellout value and reflects the market value of the property on an "as is" basis, that is approved but prior to any infrastructure development. No plan of development has been presented to the town as of the date of this report.

### **Applicability to Subject Property**

The development analysis is not really applicable in this case given the subject components include two approved lots and some open space land. However, we will use elements of the development analysis in order to conclude an appropriate "as is" market value for the subject's two approved lots.

## SALES COMPARISON APPROACH: APPROVED LOTS COMPONENT

In order to determine an “as is” market value for the subject approved lot component, we reviewed all recent sales and current listings for building lots within Middletown. Given the large size of the subject lots and the location close to the Middlefield town line, we also reviewed recent sales and current listings for building lots in the abutting and surrounding towns in Middlesex County as well.

The following table summarizes closed lots sales in Middletown dating back to early 2008

### Middletown

#### Selected Lot Sales 2008-Present

Town	Address	Sale	Sale Date	Acres
Middletown	Poplar Rd (rear)	\$32,062	Jan-09	4.75
Middletown	High St	\$32,500	Apr-08	0.14
Middletown	Bartholomew Rd	\$50,000	Aug-08	0.90
Middletown	Arnold St	\$60,000	Sep-09	0.12
Middletown	Highland Ave & Lakeside	\$60,000	Apr-08	0.92
Middletown	Hobson St	\$60,000	Nov-09	0.12
Middletown	Saybrook Rd	\$60,000	Nov-08	0.26
Middletown	Barbara Rd	\$70,400	May-08	0.15
Middletown	Congdon Street W	\$72,000	Aug-08	1.03
Middletown	Margarite Rd	\$80,000	Oct-08	1.23
Middletown	403 Bartholomew Rd	\$84,000	Mar-10	0.35
Middletown	Saybrook Rd (rear)	\$90,000	Nov-09	12.15
Middletown	Farm Hill Rd	\$95,000	Mar-10	0.68
Middletown	Maple Shade Rd	\$95,000	Jul-09	0.96
Middletown	Ten Acre Rd	\$95,000	Oct-08	0.46
Middletown	158 East Main St	\$100,000	Dec-08	0.28
Middletown	Milardo La	\$100,000	Dec-09	0.40
Middletown	561 Round Hill Rd Ext	\$110,000	May-09	4.11
Middletown	555 Round Hill Rd Ext	\$120,000	May-08	6.66
Middletown	Serra Dr - Lot 8	\$120,000	Aug-08	1.59
Middletown	Serra Dr - Lot 12	\$125,000	May-08	0.51
Middletown	Serra Dr	\$125,000	May-08	0.58
Middletown	Serra Dr	\$125,000	Apr-08	0.70
Middletown	Serra Dr	\$125,000	Apr-08	0.88
Middletown	Tall Timbers Rd - Lot 2	\$130,000	Nov-08	1.59
Middletown	357 Round Hill Rd Ext	\$160,000	Oct-08	6.00
Middletown	Higby Rd	\$240,000	Dec-09	1.79
Middletown	Sachem Dr	\$244,000	Feb-09	10.99

## SALES COMPARISON APPROACH: APPROVED LOTS COMPONENT

### Middletown

#### Current Lot Listings As of May 2010

Town	St #	Street Name	Acres	Status or Close Date	List or Sale Price
Middletown		Druwin St	0.20	Active	\$49,900
Middletown		Durrant Ter	0.11	Active	\$64,900
Middletown		Bartholomew Rd	1.71	Active	\$69,900
Middletown		Silvermine Rd	0.50	Active	\$80,000
Middletown	3	West Silver St	0.22	Active	\$84,900
Middletown		Reservoir Rd	0.38	Active	\$88,000
Middletown	39	Brooks Rd	1.10	Active	\$100,000
Middletown		Sisk St	0.50	Active	\$110,000
Middletown	141	Ridgewood Rd	0.95	Active	\$110,500
Middletown		Chamberlain Rd	4.50	Active	\$124,900
Middletown	162	Livingston Rd	1.76	Active	\$129,900
Middletown		Monarca Dr - Lot 2	2.38	Active	\$129,900
Middletown	4	Monarca Dr	1.55	Active	\$132,500
Middletown		Tall Timbers Rd -Lot 4	1.38	Active	\$137,700
Middletown		Tall Timbers Rd	1.66	Active	\$147,700
Middletown		Chamberlain Rd	3.48	Active	\$159,900
Middletown		Tall Timbers Rd	1.77	Active	\$159,900
Middletown		Saddle Hill Rd	0.69	Active	\$160,000
Middletown		Chamberlain Rd	4.12	Active	\$164,900
Middletown		Chamberlain Rd	4.32	Active	\$164,900
Middletown		Lee St	1.84	Active	\$165,000
Middletown		Arbutus St	7.85	Active	\$174,900
Middletown		Country Club Rd	2.00	Active	\$175,000
Middletown		Freeman Rd	6.29	Active	\$234,900
Middletown	319	Minor St	2.48	Active	\$250,000
Middletown		Chamberlain Rd	16.41	Active	\$525,000
Middletown	532	Atkins St	9.00	Active	\$599,900
Middletown		Virginia Dr	7.17	Active	\$895,000

#### Comments on Middletown Activity

The sales and active listings presented in the preceding table are a wide cross-section of market activity for building lots in Middletown. Overall, lot prices have very wide range, from a low of \$32,000 up to a high of \$244,000, a large lot with a pond at the end of an existing cul-de-sac in a recently developed subdivision in the subject neighborhood. Most of the lots located within subdivisions sold in the \$100,000 to \$130,000 price range. The subject lots have comparable to slightly superior location attributes than most of the comparables. In addition, the subject lots also have a larger average size than most of the closed sales.

## **SALES COMPARISON APPROACH: APPROVED LOTS COMPONENT**

### **Comments on Middletown Activity (Continued)**

The current listings depict an even wider range than the closed sales. The low listing is \$49,900 for a 0.20 acre lot in an older established neighborhood while the high end is a few larger sites with potential for additional development priced in the \$525,000 to \$895,000 range. However, most of the activity is in the \$110,000 to \$200,000 price range.

The most comparable listing data includes a 0.50 acre lot on Sisk Street for \$110,000 (immediate subject area) and the listings for the subdivision lots on Monarca Drive, Chamberlain Road and Tall Timbers Road (\$124,900 up to \$164,900). In general, the asking prices exceed the closed sale prices. This is typical of the current market.

To help round out the analysis, we also surveyed recent lot sales and current listings in some of the abutting and surrounding towns. These are summarized in a table on the following page.

## SALES COMPARISON APPROACH: APPROVED LOTS COMPONENT

### Selected Lot Sales and Current Lot Listings – Surrounding Towns

Town	St #	Street Name	Aces	Status or Closed Date	List or Sale Price
DURHAM		MEETINGHOUSE HILL RD	1.6	Active	\$95,000
KILLINGWORTH		BURR HILL RD	14.4	Sep-09	\$125,000
KILLINGWORTH	84	GREEN HILL RD	2.2	Active	\$129,000
KILLINGWORTH	55	PARKER RD	1.0	Sep-09	\$135,000
DURHAM	707	HADDAM QUARTER RD	1.0	Active	\$142,500
KILLINGWORTH	46	ROUTE 148	8.6	Active	\$159,000
KILLINGWORTH	3	BURR HILL RD	3.5	Active	\$169,000
KILLINGWORTH	17	SHERWOOD FOREST LA	8.4	Jan-10	\$169,000
KILLINGWORTH	1	RT 148 (CHESTER RD)	8.4	Active	\$169,900
KILLINGWORTH	9	SHERWOOD FOREST LA	6.5	Feb-09	\$170,000
DURHAM	106R	OLD BLUE HILLS RD	4.4	Active	\$175,000
DURHAM	210	OLD BLUE HILLS RD	1.3	Active	\$175,000
MIDDLEFIELD	43	LEVESQUE RD	2.1	Active	\$178,000
MIDDLEFIELD		REEDS GAP RD	3.5	Active	\$185,000
KILLINGWORTH	127	ROAST MEAT HILL RD	2.0	Active	\$199,000
DURHAM	15	PISGAH RD	5.9	Active	\$199,900
MIDDLEFIELD		REEDS GAP RD	4.8	Active	\$199,900
KILLINGWORTH	Lot 30	WOLF HOLLOW LN	2.7	Active	\$200,000
KILLINGWORTH	5	CRANBERRY MEADOW LE	3.6	Active	\$215,000
KILLINGWORTH	3	CRANBERRY MEADOW LE	2.5	Active	\$215,000
KILLINGWORTH	Lot 2	FIRE TOWER ROAD	2.6	Active	\$220,000
KILLINGWORTH	166	SCHNOOR RD	6.5	Active	\$229,000
DURHAM	467	MADISON RD	2.0	Active	\$240,000
DURHAM	20	OLDE YANKEE WAY	3.2	Active	\$249,000
DURHAM		HARVEY RD	2.5	Active	\$250,000
KILLINGWORTH	141	POND MEADOW LE	3.2	Active	\$275,000
KILLINGWORTH	4	CRANBERRY MEADOW LE	2.8	Active	\$275,000
DURHAM	16	OLD POWDER HILL RD	3.6	Active	\$320,000
MIDDLEFIELD	Lot 12	CHERRY HILL RD	27.4	Dec-09	\$330,000
DURHAM		HARVEY ROAD	6.1	Active	\$350,000
DURHAM	155R	HARVEY ROAD	14.9	On deposit	\$375,000
KILLINGWORTH		L'HOMME DIEU RD	15.7	Active	\$379,500
				<b>Minimum:</b>	<b>\$95,000</b>
				<b>Average:</b>	<b>\$215,553</b>
				<b>Median:</b>	<b>\$199,900</b>
				<b>Maximum:</b>	<b>\$379,500</b>

## SALES COMPARISON APPROACH: APPROVED LOTS COMPONENT

### Comments and Conclusions

In general, the abutting / surrounding towns such as Middlefield, Durham and Killingworth enjoy superior market appeal to Middletown. This translates into higher housing prices and higher lot values. As shown in the chart, the low end of the lot sales was \$95,000 while the sale prices ranged up into the \$300,000 plus range. Some of the highest priced sales and listings represent parcels that could probably support additional development. Nonetheless, many of the sales and listings presented are for large single lots priced in the \$150,000 to \$225,000 price range, much higher than the "typical" lot in Middletown. The additional sales and listings considered have been included just to point out likely "maximum" values for large building lots in the Middlesex County / greater Middletown area.

Based upon all of the market data analyzed, the two subject lots could expect sale prices in the \$125,000 to \$160,000 price range in the current market. At the above price range, the lots could be sold to either an area builder or individuals and a fairly rapid absorption could be achieved. Our analysis is based on the premise of seeking highest lot prices but also the most feasible absorption period.

The larger subject lot, #19, should command a premium as it is larger and also is more insulated and private in that it doesn't directly abut as much city owned land as does the smaller Lot # 16.

The following market values were concluded for the two subject lots:

<b>Market Value For Lot # 19</b>	<b>\$130,000</b>
<b>Market Value For Lot # 16</b>	<b>\$150,000</b>

### "As Is" Value Conclusion

The total combined "retail" market value is therefore \$280,000 or \$140,000 per lot on average. However, since the subject lots can't be immediately developed, we have to provide a bulk "as is" market value that accounts for the carrying costs, profit and time value of money a typical buyer would seek to purchase the lots in the current market. This analysis entails two steps. First, a lump sum deduction to account for carrying and holding costs plus a basic profit allowance has to be made. The resulting net proceeds are then discounted at an appropriate rate to reflect the risk and uncertainty with respect to the time when the lots will be available for immediate development.

## SALES COMPARISON APPROACH: LOT VALUE ANALYSIS

### “As Is” Value Conclusion (Continued)

Based on current market expectations, a 15% lump sum deduction is appropriate for holding costs and profit. While this may seem conservative for just two lots, please note that the time frame for when the lots can be sold for immediate development purposes is uncertain. While this may occur in the coming year, it is also possible that the subdivision road required to provide access won't be in place for many years, and possibly never at all. For these reasons, a fairly large deduction is appropriate.

The resulting net proceeds will then be discounted assuming up to a 3-year time period is required. Once again, this time period may well be only 1 year or so. However, the development of the subdivision may not commence until such time as the real estate market has recovered sufficiently for a developer to feel they will achieve reasonable values. In addition, it is possible that the adjacent land will never be developed. That certainly seems unlikely but the possibility has to be considered. The owner of the subject lots would not be able to prevent that unless they also acquired the abutting land.

All things considered, a 3-year time period and a 15% discount rate more than account for the risk inherent in the subject acquisition.

The “as is” value is summarized as follows:

Retail Value of 2 Residential Building Lots:	\$280,000
Less: 15% Profit / Holding Costs	- \$42,000
Net Proceeds	\$238,000
Present Value Factor @ 15%, 3 yrs	x.0.6575
Discounted Value	\$156,485
<b>Round to:</b>	<b>\$155,000</b>
Per Lot:	\$77,500
As % of Retail Value:	55.36%

### “As Is” Market Value of Lots Component by Sales Comparison Approach:

**\$155,000**

## **SALES COMPARISON APPROACH: REMAINING LAND**

In order to determine an “as is” market value of the subject site we have reviewed a number of land sales from the greater Middletown market. As we determined, the highest and best use of the remaining 18.58 acre section of the subject site is for permanent open space / passive recreation purposes.

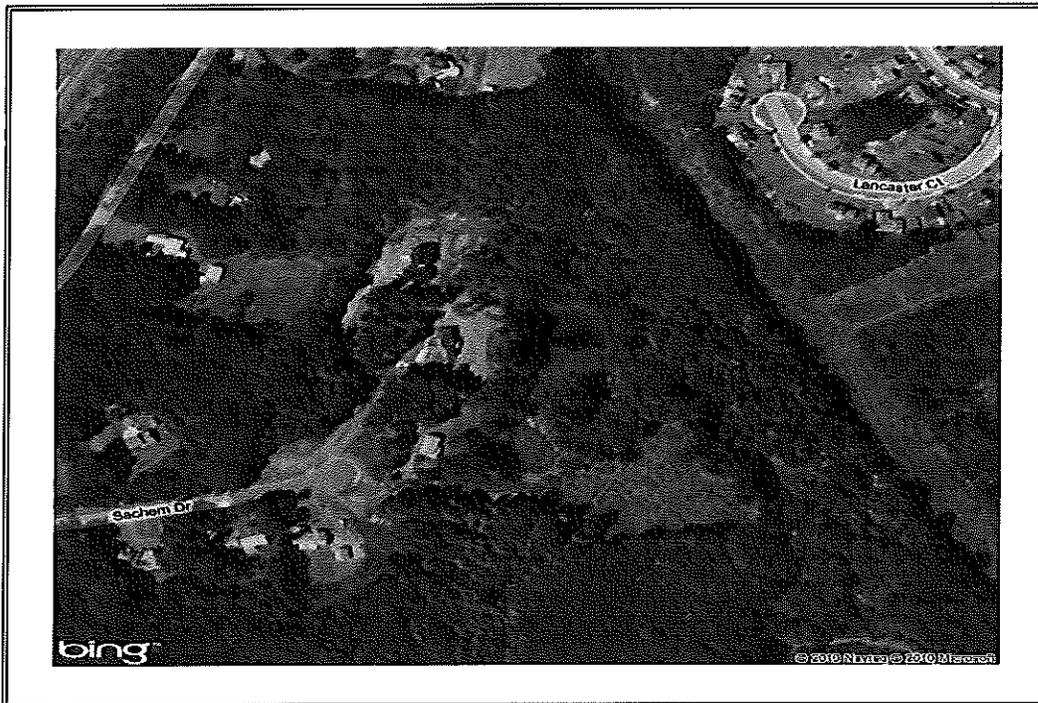
Acreage sales in general are limited in the current economic environment due to the slowdown in the national economy. The once active new construction market has slowed down considerably over the past three years or so. We discussed in the Market Trends section of this appraisal that the residential housing market has experienced a significant decline throughout the state.

While we were conducting our sales search we concentrated on land sales that offered limited utility and potential for development, were predominantly rear land purchased by abutters and/or sites acquired for open space and passive recreation purposes. Within that larger potential, we concentrated on sales similar in location, size and other physical characteristics to the subject. Due to the limited number of sales available in the market place we had to include sales data from other communities in the region.

Four comparable land sales have been presented in full write-up format on the following pages. We have included photos of each sale as well as maps or sketches. We chose to value the subject on a price per acre basis.

An analysis of the sales, including a summary of considered adjustments, follows the sale profiles. This is followed by a presentation of an adjusted range and a final market value for the subject.

## LAND SALE # 1



### Aerial View of Terminus for Sachem Drive

**Address:** Assessor's Map 7, Block 10-5, Lot 105  
Sachem Drive  
Middletown, Connecticut

**Grantor:** Allan P. Bushnell

**Grantee:** Dominick G. and Deborah A. More

**Reference:** Volume 1657, Page 863

**Instrument:** Warranty Deed

**Sale Date:** February 13, 2009

**Sales Price:** \$244,000

**Site Size:** 10.99 ± acres

**Unit Prices:** \$22,202/acre

**Financing:** USAA Federal Savings Bank provided a \$136,000 maximum obligation mortgage with future advance clause; no note recorded

## LAND SALE # 1(Continued)

### Site Description

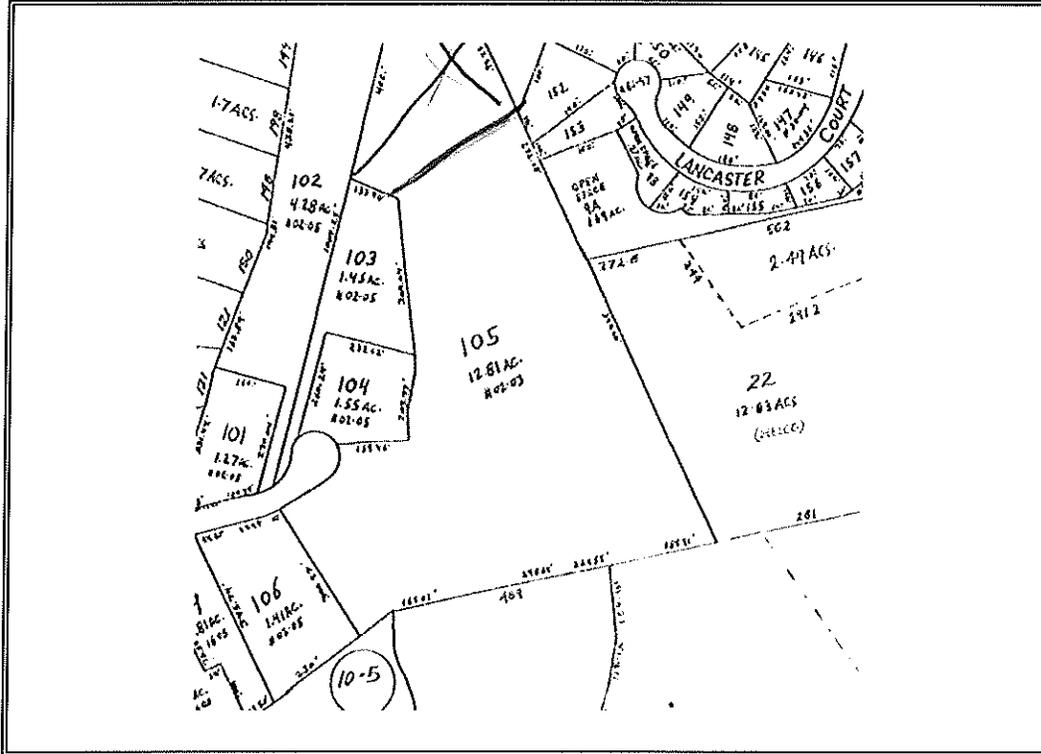
<b>Zoning:</b>	R-30 (Residential with 30,000 SF minimum lot size)
<b>Size:</b>	10.99 ± acres from available maps
<b>Shape:</b>	Irregular mostly rear parcel
<b>Topography:</b>	The site is a mix of open land and wooded areas
<b>Frontage:</b>	120 ± feet along terminus for Sachem Drive
<b>Utilities:</b>	Full available
<b>Wetlands:</b>	Approximately 40% of the site is encumbered by wetland or non-usable areas. This includes a pond along the boundary as depicted in the aerial photo.
<b>Approvals:</b>	None as of the date of our inquiry.
<b>Marketing Period:</b>	Not available
<b>Highest and Best Use:</b>	Residential development; single building lot likely
<b>Verification:</b>	We confirmed the sale with the City planning department officials. They believe the site was acquired with the intention of resubdivision but that the site will only be able to support a single lot.

### **Comments**

The sale property is at the terminus of Sachem Drive, a residential street off Miner Street and just north of Country Club Road and the Exit 20 interchange with Interstate 91. The sale parcel at one time included over 12 acres of land but a small portion had been subdivided out and sold to an abutter previously in 2006. This is why the assessor's map on the following page states a 12 acre size. The remaining land is the 10.99 acres which sold in this transaction. We were not able to confirm the sale with either party but did confirm the sale with the city planner. Reportedly the buyers wanted to seek a two-lot subdivision but it appears that the site is simply a large building lot with a nice pond amenity. We used an aerial photo to try and show the location of the pond.

SALE # 1 (Continued)

Assessor's Map

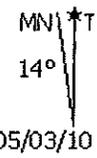
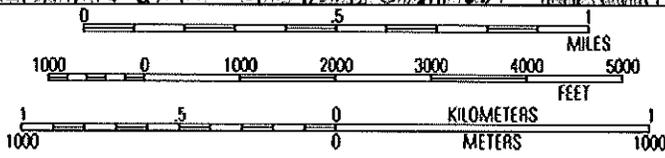


SALE # 1(Continued)

Topography Map



Map created with TOPOID © 2007 National Geographic, © 2005 Tele Atlas, Rel 18/2005



# SALE # 1(Continued)

## Soil Map



## Map Unit Legend

State of Connecticut (CT090)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Wilbraham silt loam	3.8	28.3%
6	Wilbraham and Menlo soils, extremely stony	0.7	5.1%
40B	Ludlow silt loam, 3 to 8 percent slopes	0.9	6.6%
69B	Yalesville fine sandy loam, 3 to 8 percent slopes	2.8	20.7%
77C	Cheshire-Holyoke complex, 3 to 15 percent slopes, very rocky	0.0	0.0%
77D	Cheshire-Holyoke complex, 15 to 35 percent slopes, very rocky	2.8	21.2%
67B	Wethersfield loam, 3 to 8 percent slopes	0.4	2.7%
67D	Wethersfield loam, 15 to 25 percent slopes	0.4	3.4%
W	Water	1.6	12.0%
<b>Totals for Area of Interest</b>		<b>13.3</b>	<b>100.0%</b>

## LAND SALE # 2



**Address:** Quarry Hill Road  
Haddam, CT

**Grantor:** John Kruger

**Grantee:** The Middlesex Land Trust, Inc.

**Reference:** Volume 324, Page 619

**Instrument:** Warrantee Deed

**Sale Date:** October 22, 2008

**Sales Price:** \$418,000

**Site Size:** 50.02 ± acres

**Lot Yield:** None at the time of sale

**Unit Price:** \$8,357 / acre

**Financing:** None Recorded

## LAND SALE # 2 (Continued)

### Site Description

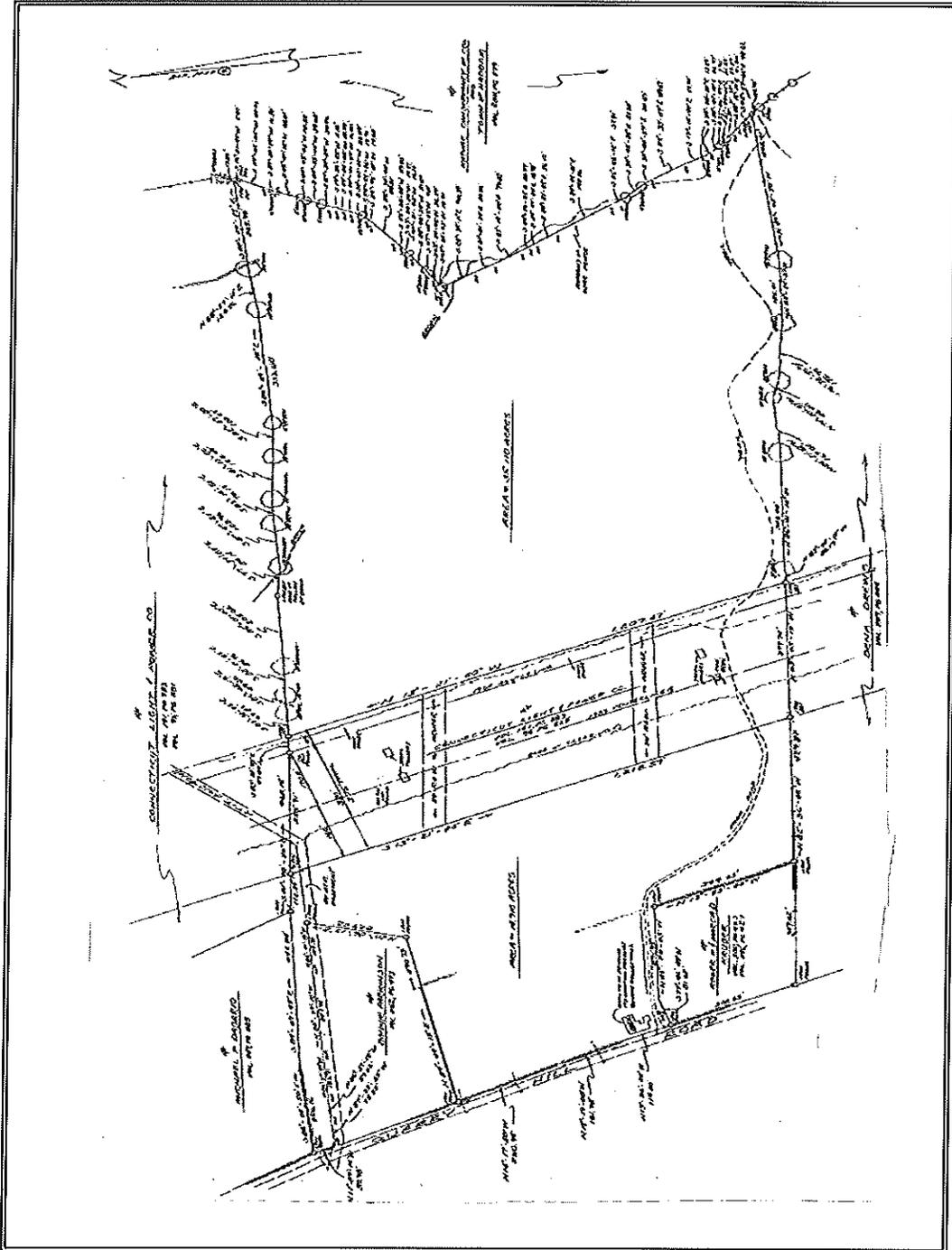
<b>Zoning:</b>	R-2 (Residential)
<b>Size:</b>	50.02 ± acres
<b>Shape:</b>	Irregular in shape
<b>Topography:</b>	Generally level with a gradual downhill slope from south to north.
<b>Frontage:</b>	836.37 ± feet along the n/s of Quarry Hill Road
<b>Utilities:</b>	Private well & septic. Public electricity and telephone
<b>Wetlands:</b>	We estimated that the site has 15.59 acres or 31% of the site was designated wetlands area.
<b>Approvals:</b>	None
<b>Marketing Period:</b>	The site was openly marketed through a local real estate broker and was on the open market for reportedly 511 days.
<b>Highest and Best Use:</b>	Single building lot
<b>Verification:</b>	The sale was openly marketed through a local real estate broker who verified that the sale was an arms length transaction.

### **Comments**

The sale property was openly marketed by a local real estate agent with an original list price of \$550,000 and was on the open market for 511 days. The property was purchased by a not for profit group that will maintain the land for open space. The abutting land to the northeast is owned by the Nature Conservancy. The site actually consists of two separate parcels that are split by land owned by Connecticut Light and Power for a power line corridor. Access to the larger parcel to the east is provided by a right of way over the land owned by CL&P. The front portion of the land is open hay field while the rear land is predominately wooded.

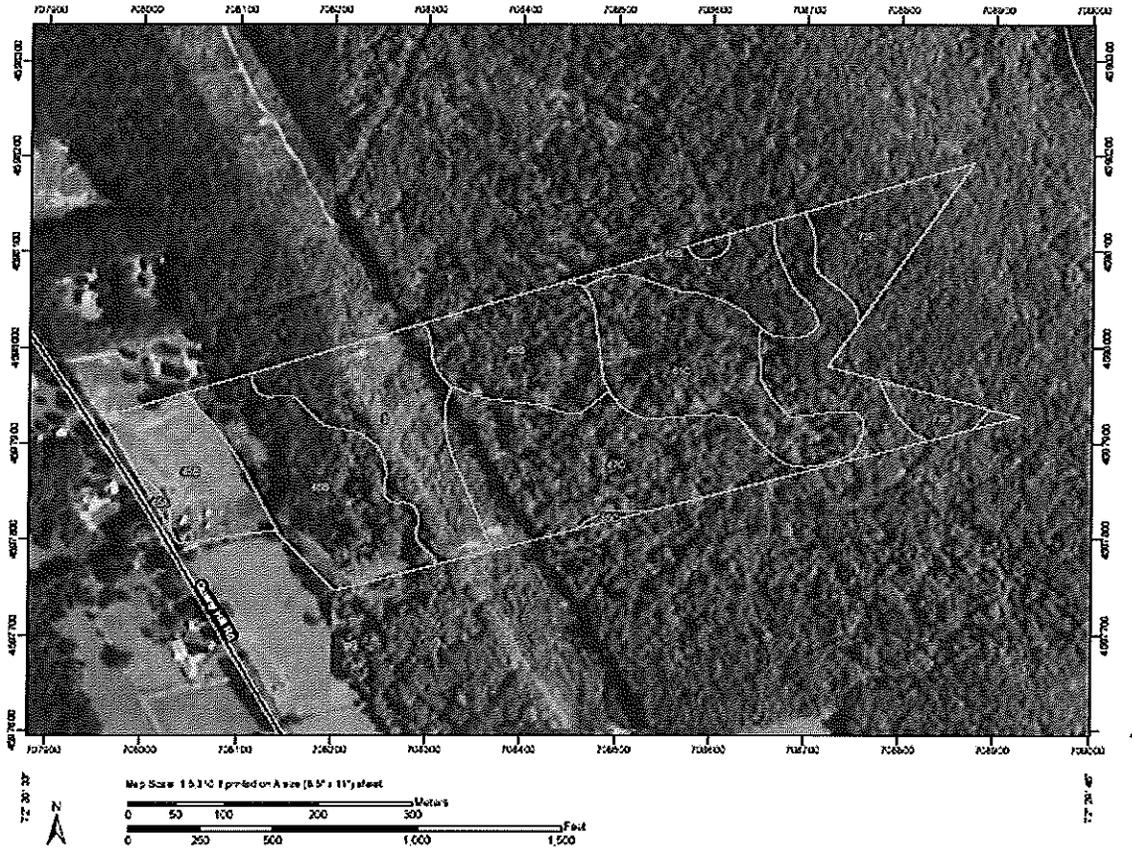
# LAND SALE # 2 (Continued)

Map



## LAND SALE # 2(Continued)

### Soil Map



### Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whisman soils, extremely stony	8.9	18.5%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	0.1	0.3%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	3.7	7.7%
46B	Woodbridge fine sandy loam, 2 to 8 percent slopes, very stony	11.4	23.7%
47C	Woodbridge fine sandy loam, 2 to 15 percent slopes, extremely stony	13.2	27.3%
61C	Canton and Charlton soils, 8 to 15 percent slopes, very stony	6.6	14.2%
73E	Chanton-Chaffield complex, 15 to 45 percent slopes, very rocky	4.0	8.2%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	0.1	0.2%
<b>Totals for Area of Interest</b>		<b>48.3</b>	<b>100.0%</b>

### LAND SALE # 3



**Address:** Sypher Road (Rear)  
Chester, CT

**Grantor:** Alexander J. Kopper  
Edith K. Cararini

**Grantee:** Chester Woods, Inc.

**Reference:** Volume 138, Page 102

**Instrument:** Warrantee Deed

**Sale Date:** February 2, 2007

**Sales Price:** \$344,000

**Site Size:** 28.84 ± acres per map

**Unit Price:** \$11,927 / acre

**Financing:** None Recorded

### LAND SALE # 3 (Continued)

#### Site Description

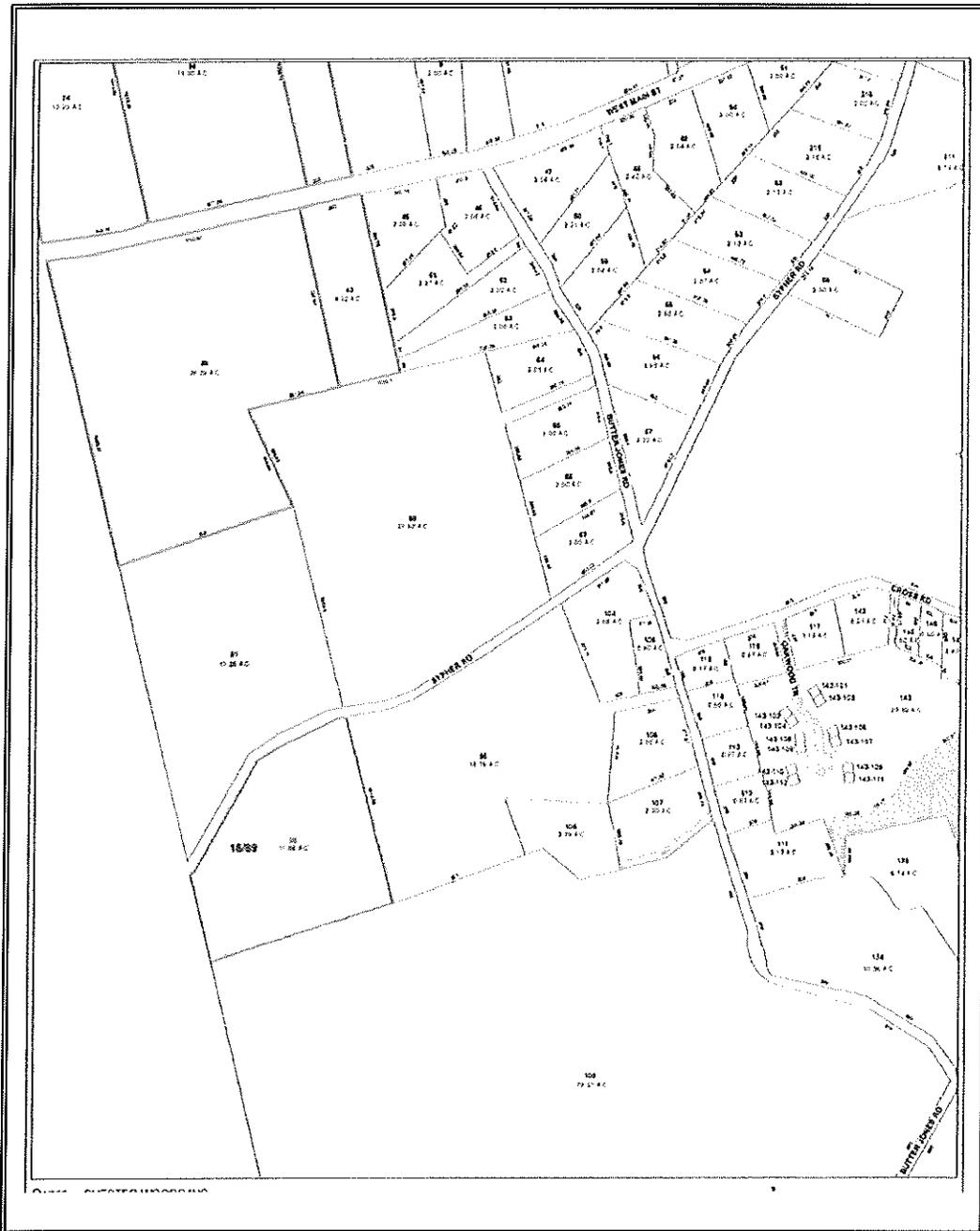
<b>Zoning:</b>	(Residential-2) / R2
<b>Size:</b>	28.84 ± acres
<b>Shape:</b>	Rectangular
<b>Topography:</b>	Gradual rolling contours with large open areas that were once pasture land
<b>Frontage:</b>	No road frontage along a maintained town or state road but is accessible by a woods road.
<b>Utilities:</b>	Public utilities are not immediately available. Private well and septic systems are common to the area.
<b>Wetlands:</b>	Moderate with an active stream that traverses the property from north to south.
<b>Approvals:</b>	None at the time of purchase.
<b>Marketing Period:</b>	Not openly marketed
<b>Highest and Best Use:</b>	Future development
<b>Verification:</b>	We confirmed the sale with the buyer and through another appraiser familiar with the transaction.

#### **Comments**

The sale property is located west of Butter Jones Road and south of West Main Street in the west central section of Chester. The sale was confirmed by the town assessor who reportedly spoke to the buyer and provided the details pertaining to the transaction. The seller of the property approached the abutting land owner to the east in an effort to sell the property but the abutter was not interested in buying the property. The owner then approached the owners of the Chester Woods condominium project who eventually purchased the property. Reportedly, the property was purchased to protect the condominium complex from other development but it may have also been purchased for future expansion of the Chester Woods Condominium project at some point in the future. The photograph provided is a view of the property looking south from the Chester Village Condominium property.

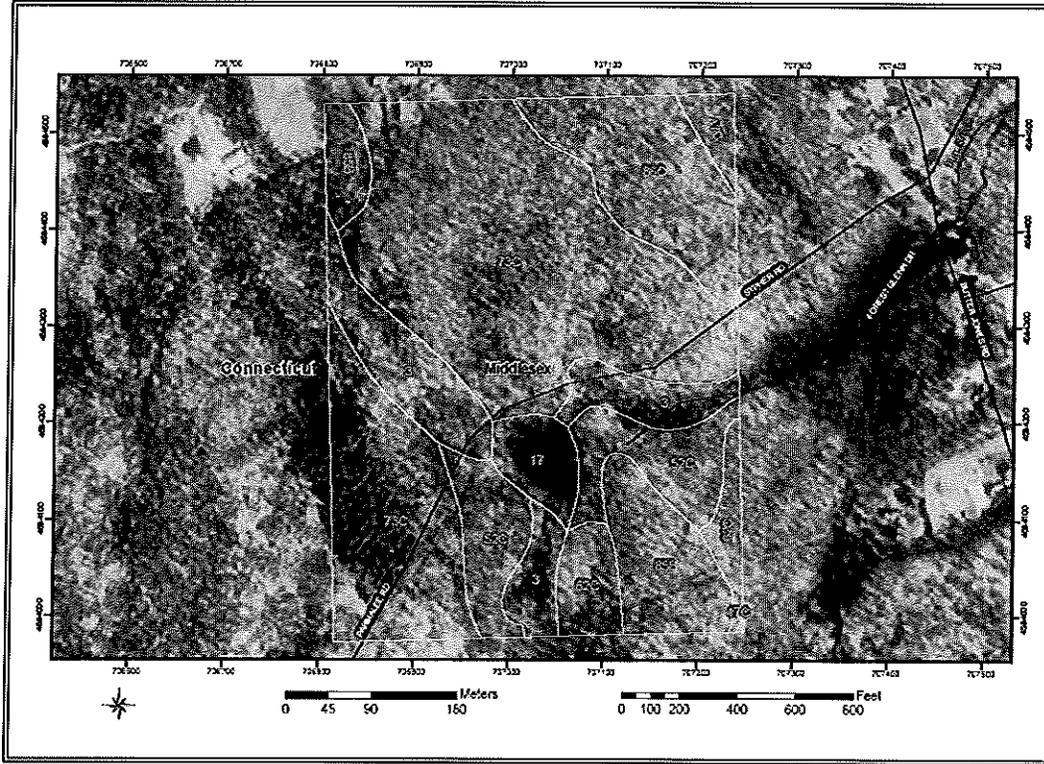
# LAND SALE # 3 (Continued)

## Subject Map

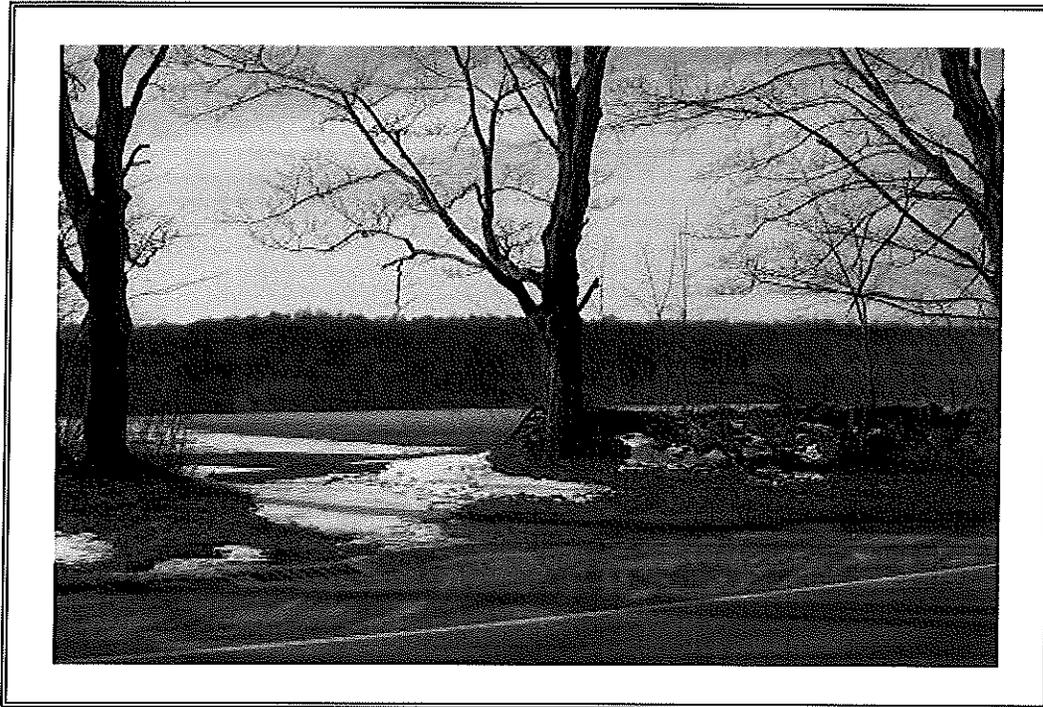


# LAND SALE # 3 (Continued)

## Soil Map



## LAND SALE # 4



### View Of Sale Property Along The West Side of Route 87

**Address:** Lot 38 Route 87 East  
Columbia, Connecticut

**Grantor:** Ronald H. Szegda

**Grantee:** Walter A. Tabor

**Reference:** Volume 190, Page 387  
**Instrument:** Warranty Deed

**Sale Date:** October 6, 2009

**Sales Price:** \$430,000

**Site Size:** 56.32 ± Acres

**Unit Prices:** \$7,634/Acre

**Financing:** The seller provided a 1 – year, \$100,000 mortgage.  
No other terms were recorded.

## LAND SALE # 4 (Continued)

### Site Description

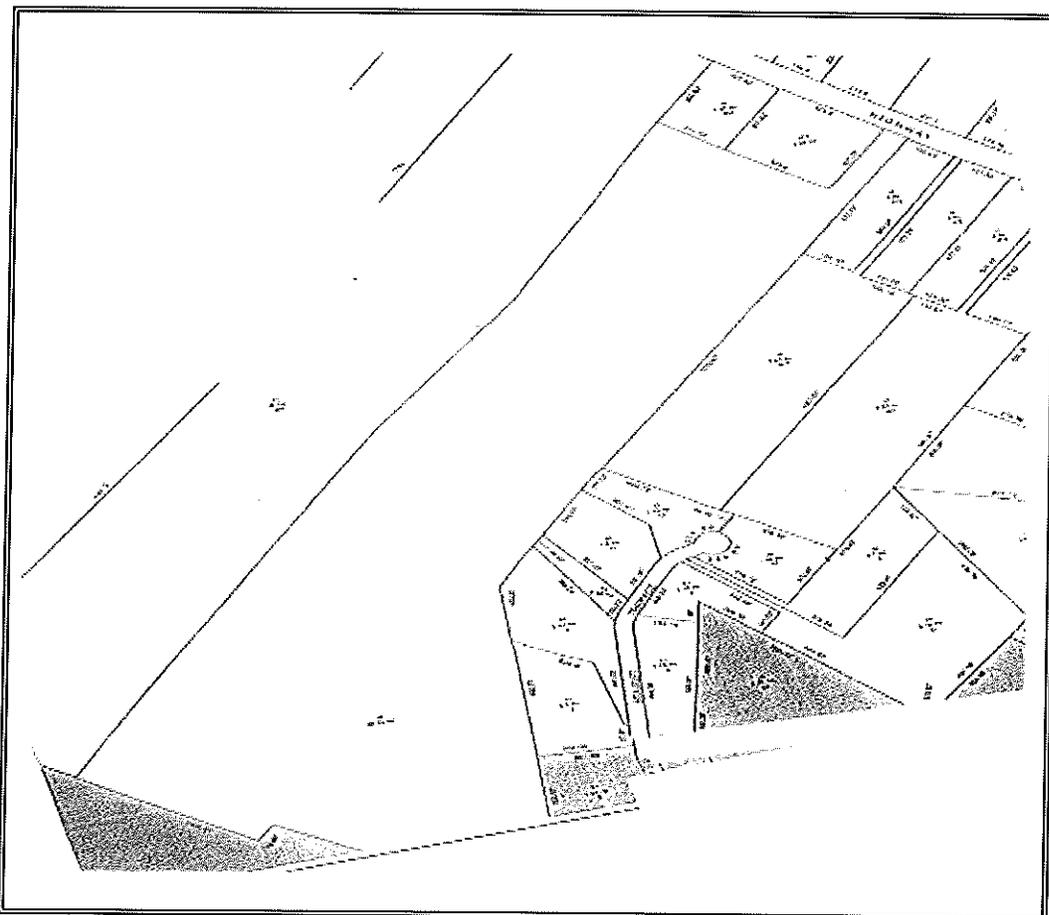
<b>Zoning:</b>	RA (Residential Agriculture)
<b>Size:</b>	56.32 ± Acres from deed description
<b>Shape:</b>	Irregular rear parcel
<b>Topography:</b>	The site is predominately open grass land.
<b>Frontage:</b>	70.00 ± feet
<b>Utilities:</b>	Private well and septic systems are common but public electricity, telephone and cable television are available along the street.
<b>Wetlands:</b>	Approximately 6% of the site is encumbered by wetland soils. These soils are located along in the middle of the site and predominately due to an active brook that traverse the property along the lowland portion of the site.
<b>Approvals:</b>	None as of the date of our inquiry.
<b>Marketing Period:</b>	The site was openly marketed through a local real estate broker and was on the open market for reportedly 814 days.
<b>Highest and Best Use:</b>	Single building lot
<b>Verification:</b>	The sale was openly marketed through a local real estate broker who verified that the sale was an arms length transaction.

## SALE # 4 (Continued)

### Comments:

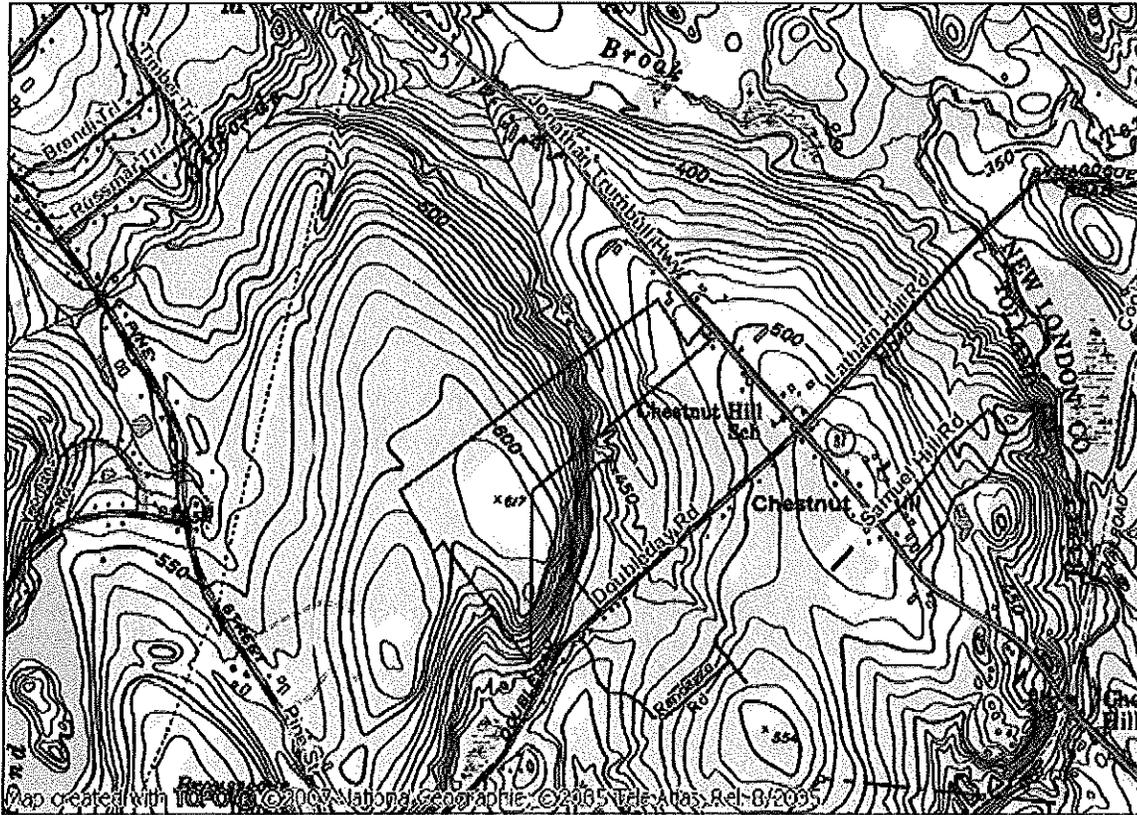
The sale property is located along the west side of Route 87 east and has approximately 30.00 acres of grass land which is cut for its hay grass. The middle portion of the site is moderately wooded and is encumbered by wetlands due to an active stream that traverses across the property. The rear half of the site has a steady incline towards the back or west side of the site where it then opens up into a second field. The property was purchased by a local resident who will continue to use the property for agricultural purposes. No survey of the entire property was available but we did find an older survey that was filed by the grantor that subdivided out a road front 2.00+ acre parcel from the sale property some time ago. Subdivision potential of the site was explored as was another point of access from Beaudet Terrace but the broker indicated that this became too costly to explore further due to a steep topography along the rear portions of the site. The old subdivision map provided some details for the sale property, such as road frontage figures but did not depict the entire site. As such, we utilized a copy of the Assessor's map for illustration purposes.

### Survey Map

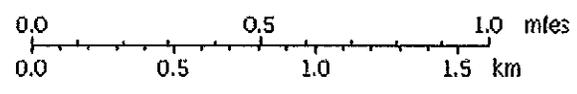


SALE # 4 (Continued)

Topography Map



Map created with iTOPO! © 2007 National Geographic, © 2005 The Atlas Rel-B/2005



MN ↑  
141°2'  
04/22/10

SALE # 4 (Continued)

Soil Map



State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leloester, and Whisman soils, extremely stony	3.4	6.6%
17	Timakwa and Natchaug soils	0.4	0.7%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	0.4	0.5%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	5.0	9.8%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	0.2	0.3%
62D	Canton and Charlton soils, 15 to 35 percent slopes, extremely stony	7.9	15.6%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	0.0	0.0%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	10.6	20.8%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	3.7	7.3%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	18.8	37.1%
86C	Paxton and Montauk fine sandy loams, 3 to 15 percent slopes, extremely stony	0.4	0.6%
Totals for Area of Interest		50.8	100.0%



## SALES COMPARISON APPROACH: REMAINING LAND

### Land Sales / Greater Middletown Market 2007 – Present

Sale #	Address	Date of Sale	Sale Price	Road Frontage & Wetlands	Site Size	Price/Ac
1	Sachem Drive Middletown	2/13/09	\$244,000	120 FF @ 40%	10.99 ac	\$22,202
2	Quarry Hill Road Haddam	10/22/08	\$418,000	836 FF @ 31%	50.02 ac	\$8,357
3	Sypher Road Rear Chester	2/2/07	\$344,000	None @ 20%	28.84 ac	\$11,927
4	Lot 38 Route 87 Columbia	10/6/09	\$430,000	70 Feet @ 6%	56.32 ac	\$7,634 / Ac
S	w/s Higby Road Middletown	N/A	N/A	None @ 50%	18.58 ac	None

### General Analysis and Comments

Given the slowdown in the real estate market and the weak economy, there have been relatively few recent sales of residential zoned acreage in central Connecticut. We had to extend the time period and the location for which we would consider sales data. The four sales selected were chosen because they each reflect at least one or more attributes very similar to the subject. Sale 1 is a very recent sale and is in Middletown less than 1 mile north of the subject. However, it is vastly superior to the subject in that it offered immediate development potential. This explains the high price per acre. Sale 2 is an older but still relevant sale of a parcel acquired by a local land trust. Sale 3 is essentially rear land that was bought by an abutter who could create access. This is a much older sale but given the rear land location we felt it could be used to value the subject. Finally, Sale 4 is a recent transaction of a larger parcel with limited utility. It reflects current market conditions but is somewhat removed from the subject in terms of location.

## **SALES COMPARISON APPROACH: REMAINING LAND**

The analysis consists of two parts. First, the financial characteristics of each sale transaction are analyzed to determine whether any adjustments are required for property rights conveyed, financing, conditions of sale and market conditions. Net adjusted sales prices are calculated after each factor.

Following these adjustments, the economic and physical attributes of the sale properties are analyzed in comparison to the subject and adjustments may be made for factors such as location, occupancy characteristics and physical characteristics.

After the adjustments are applied, an adjusted range of unit sales prices is presented. A specific unit value range and concluded market value for the subject is then selected from the larger overall adjusted range.

### **Economic / Transactional Characteristics of the Sales**

The first step in our analysis will be to make adjustments for the four traditional economic characteristics: real property rights conveyed, financing, conditions of sale and market conditions. This analysis is outlined below.

#### **Property Rights Conveyed**

The property rights conveyed in each case reflect the fee simple estate and no adjustments are required.

#### **Financing**

Sale 1 had short term seller financing but this does not seem to have affected the purchase price. The other sales were cash transactions or had conventional financing. No adjustments are required.

#### **Conditions of Sale**

Sale 3 was purchased by an abutter, one of the only parties that could provide access to the parcel for potential future development. As such, a small downward adjustment was applied for conditions of sale. The other sales are arms length transfers between typically motivated parties and require no adjustments for conditions of sale.

## **SALES COMPARISON APPROACH: REMAINING LAND**

### **Time / Market Conditions**

The real estate market has been in a state of correction for the past 3 years but it has affected different segments of the market differently. We stated in the Market Trends section of the appraisal that the overall residential housing market has been in a state of general decline but that does not always translate into a decline for raw land or parcels with limited utility like the subject.

All things considered, no adjustments are applied to Sales 1 and 4 as they closed in 2009 and adequately reflect current market conditions. Sales 2 and 3 transpired during much stronger market conditions. Since each of these sales offered at least some development potential, large downward adjustments are applied for market conditions.

### **Physical Characteristics**

The next step in our analysis is to make adjustments for location, zoning and related restrictions, site size, percentage of wetlands / non-usable areas and other physical factors, up to an including functional utility / development potential. We have discussed these issues below and on the following page.

#### **Sale 1 – Sachem Drive, Middletown**

This sale is the only sale in Middletown. No adjustment is required for location. The sale is significantly encumbered by wetlands but does offer frontage on an improved town road and, at a minimum, can be a single building lot. The sale warrants downward adjustments for size, frontage and overall development potential. The net result is a very significant combined downward adjustment.

#### **Sale 2 – Quarry Hill Road, Haddam**

This is an older but still relevant sale in the abutting town of Haddam. This sale requires downward adjustments for superior location, having ample frontage and vastly superior overall development potential. These factors are partially offset by the upward adjustment required for site size. The net result is a very large downward adjustment.

#### **Sale 3 – Sypher Road, Chester**

This is an older but still relevant sale in the surrounding town of Chester. This sale requires downward adjustments for superior location, having much less wetlands and non-usable area and some potential for development. These factors are partially offset by the upward adjustment required for site size. The net result is a very large downward adjustment.

## **SALES COMPARISON APPROACH: REMAINING LAND**

### **Sale 4 – Route 87, Columbia**

This is a recent sale of a much larger site in the Tolland County town of Columbia. This sale requires downward adjustments for superior location, having some frontage, much less wetlands and non-usable area and potential for development. These factors are partially offset by the upward adjustment required for site size. The net result is a very large downward adjustment.

The adjustment process for the sales is presented on the following page.

## SALES COMPARISON APPROACH: REMAINING LAND

### Adjustment Grid

Subject	Sale #1	Sale # 2	Sale #3	Sale # 4	
Middletown	Middletown	Haddam	Chester	Columbia	
Date of Sale:	Current	2/13/09	10/22/08	2/2/07	10/6/09
Sale Price:	N/A	\$244,000	\$418,000	\$344,000	\$430,000
Acreage	18.58 Ac	10.99 ± Ac	50.02 Ac	28.84 ± Ac	56.32 ± Ac
Price/Acre:	N/A	\$22,202	\$8,357	\$11,927	\$7,634
<b>Transaction Adjustments</b>					
Property Rights Conveyed	--	--	--	--	
Financing	--	--	--	--	
Conditions of Sale	--	--	-5%	--	
Adjusted price	--	--	\$326,800	--	
Market Conditions	--	-15%	-20%	--	
<b>Preliminary Adjusted Price</b>	<b>\$244,000</b>	<b>\$355,300</b>	<b>\$261,440</b>	<b>\$430,000</b>	
<b>Preliminary Adjusted Unit Price</b>	<b>\$22,202</b>	<b>\$7,103</b>	<b>\$9,193</b>	<b>\$7,634</b>	
Location:	--	-5%	-10%	-5%	
Zone & Restrictions:	--	--	--	--	
Site Size:	-10%	+10%	+5%	+10%	
Road Frontage:	-10%	-15%	--	-5%	
All other physical factors:	-5%	--	-10%	-20%	
Utility / Development Potential	-30%	-25%	-10%	-10%	
<b>Net Adjustment</b>	<b>-55%</b>	<b>-35%</b>	<b>-25%</b>	<b>-30%</b>	
<b>Adjusted Price Per Acre</b>	<b>\$9,991</b>	<b>\$4,617</b>	<b>\$6,894</b>	<b>\$5,343</b>	

### Final Analysis and Conclusion of Market Value

After making adjustments to the sales as outlined in the grid, the sales indicate a close unit value range of \$4,617 to \$9,991 per acre. The subject has more limited utility than any of the sales. While we have attempted to account for that in the adjustment process, a final reconciled unit value toward the lower end of the range is appropriate for that reason. Based on the data analyzed and the physical constraints of the subject site, we feel that a reasonable value range for the subject property is \$5,000 to \$6,000 per acre. Therefore:

Land Area	Unit Value	Indicated Value
18.58 ± Acres	@ \$5,000 / Acre	\$92,900
18.58 ± Acres	@ \$6,000 / Acre	\$111,480
		\$100,000

### Market Value of Remaining Land by Sales Comparison Approach:

**\$100,000**

## **CORRELATION AND FINAL VALUE**

Reconciliation is the process of coordinating and integrating related facts into a unified conclusion. This requires a reexamination of specific dates, procedures and techniques within the framework of the approaches to value. The sales comparison approach was the only approach developed, resulting in the following indication of value:

### **Component One – Approved Lots**

#### **Indicated Values by Sales Comparison Approach**

Lot # 16 (assumes immediately buildable)	\$130,000
Lot # 19 (assumes immediately buildable)	\$150,000
<b>Bulk “As Is” Market Value (reflects carrying costs, profit and time value of money for holding period anticipated)</b>	<b>\$155,000</b>

### **Component Two – 18.58 ± Acres of Open Space / Limited Utility Land**

<b>Indicated Value by Sales Comparison Approach</b>	<b>\$100,000</b>
---	------------------

#### **Sales Comparison Approach**

The sales comparison approach is the only applicable approach to value for vacant land. There has been adequate sales data available from which a reliable indication of value could be bracketed for each component. In this case, the subject includes two value components, which were valued separately, and then summed to provide the total “as is” market value.

There were adequate recent sales of reasonably similar building lots to determine retail market values for the two approved lots in the subject land. These retail values were then used to provide a bulk or “as is” market value for the approved lot component by using a modified development analysis.

For the remaining subject land, we analyzed recent sales of residential zoned acreage offering limited utility or purchased for passive recreation / open space purposes. The sales included land in Middletown as well as in the abutting towns and surrounding area.

## **CORRELATION AND FINAL VALUE**

### **Conclusion**

The sales comparison approach is the only approach to value when valuing vacant land and the sales data utilized was all considered reliable market data. As a result of our investigation and analysis, it is our opinion that the market value of the fee simple estate, as of April 30, 2010, is as follows:

**TWO HUNDRED FIFTY FIVE THOUSAND DOLLARS  
(\$255,000)**

### **Post Correlation**

As depicted on the preceding page, the \$255,000 total market value can be allocated as \$155,000 for the approved lots component and \$100,000 for the open space / passive recreation component. The combined \$255,000 value works out to \$8,780 per acre overall. This is a very reasonable value per acre when compared to the unadjusted unit prices paid for the sales analyzed for component two alone (\$7,634/acre to \$22,202/acre). Given the subject includes two approved building lots, and therefore has some development potential in the future, the concluded overall value of just under \$9,000 per acre is well supported by the residential acreage sales considered.

## **PART IV**

### **ADDENDA**

Soil Map

Flood Zone Map

Topography Map

Copy of the Deed

Legal Notice Concerning Subject

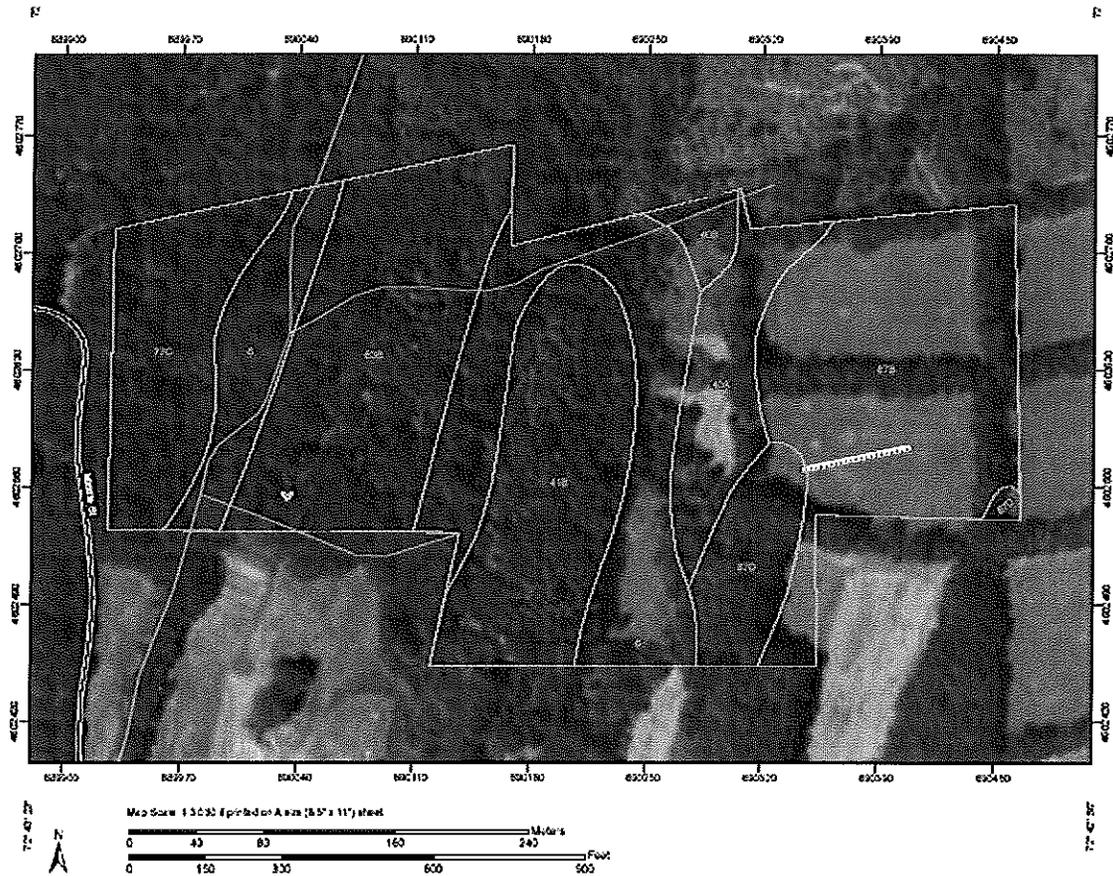
Copy of the Tax Assessor's Cards

Qualifications of the Appraiser

List of Clients Served

Appraisal Request Letter

# SOIL MAP



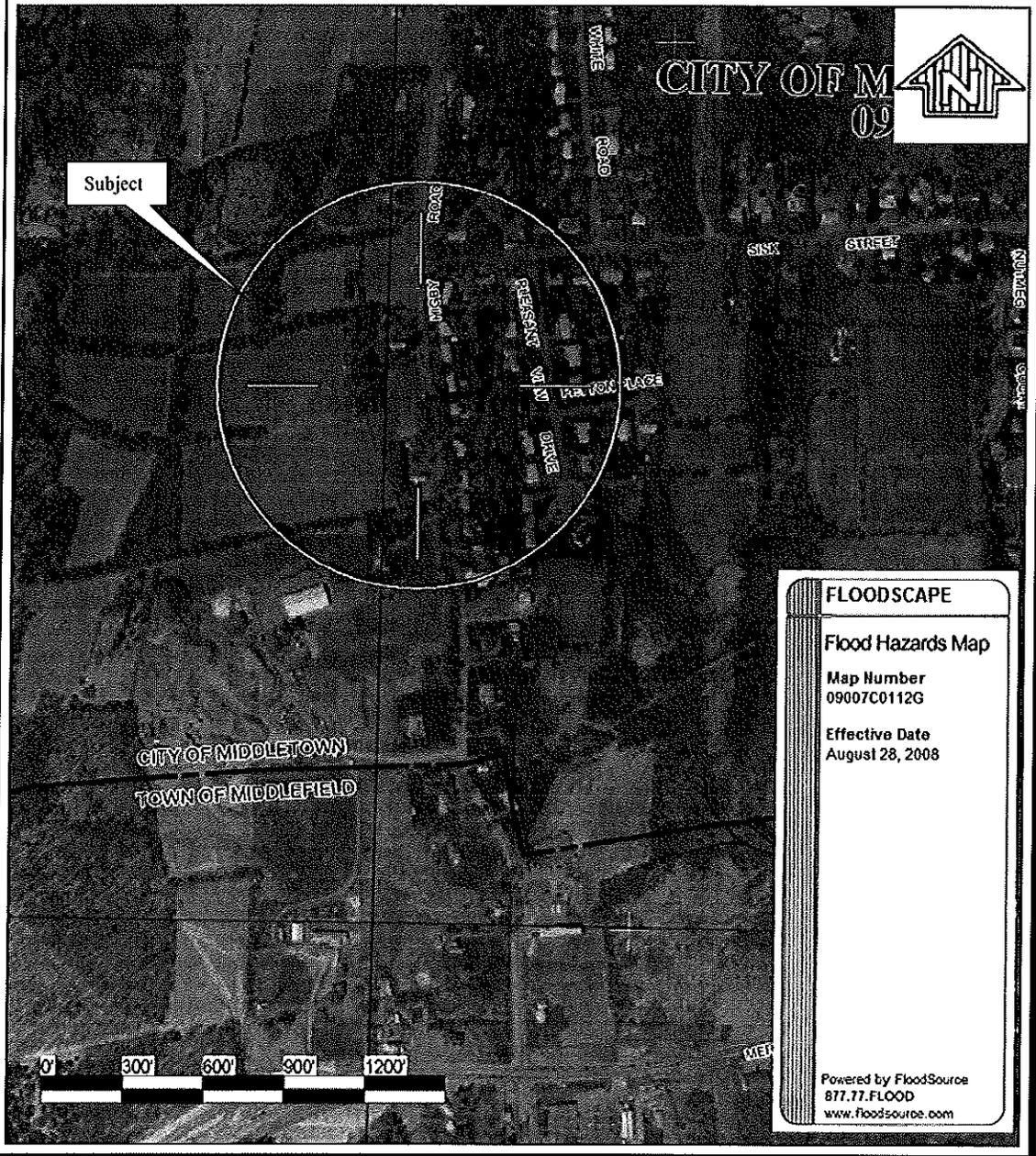
## Map Unit Legend

State of Connecticut (CT600)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Wilbraham and Menlo soils, extremely stony	6.4	20.5%
40A	Ludlow silt loam, 0 to 3 percent slopes	2.1	6.7%
40B	Ludlow silt loam, 3 to 8 percent slopes	0.4	1.4%
41B	Ludlow silt loam, 2 to 8 percent slopes, very stony	4.5	14.6%
63B	Cheshire fine sandy loam, 3 to 8 percent slopes	5.8	19.0%
77C	Cheshire-Hoyoke complex, 3 to 15 percent slopes, very rocky	3.1	10.0%
67B	Wethersfield loam, 3 to 8 percent slopes	6.7	21.9%
67D	Wethersfield loam, 15 to 25 percent slopes	1.6	5.4%
<b>Totals for Area of Interest</b>		<b>30.6</b>	<b>100.0%</b>

# FLOOD MAP

**InterFlood**  by a la mode  
www.interflood.com • 1-800-252-6633

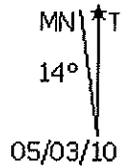
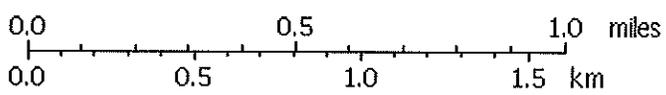
Prepared for:  
R F Hagearty Assoc. Inc  
153 Higby Rd  
Middletown, CT 06457-2381



# TOPO MAP



Map created with TOPO! © 2007 National Geographic, © 2005 Tele Atlas, Rel. 8/2005



# DEED REFERENCE

(Individual)

1005F

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Hartford, Connecticut

vol 537 PAGE 0 STATUTORY FORM QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT FRANK JABLONSKI, of the Town of Middletown, County of Middlesex and State of Connecticut ("Grantor") for no consideration paid, grant to CYNTHIA A. JABLONSKI, of the Town of Middletown, County of Middlesex and State of Connecticut ("Grantee")

with QUIT-CLAIM COVENANTS

(Description and Encumbrances, if any, to be set forth as provided)

Any and all interest of Grantor in and to a certain piece or parcel of land more particularly bounded and described in Schedule A attached hereto and made a part hereof.

Reserving unto Grantor, however, a non-assignable, inalienable life estate in the above-described property.

No Conveyance Tax Collected  
*ST-0*  
*Frank Jablonski*  
Town Clerk of Middletown.

Signed this 31st day of January, 2006.

Witnessed by:

*Shary Michalski*  
Shary Michalski  
*Paul T. Czaplga*  
Paul T. Czaplga

*Frank Jablonski*  
Frank Jablonski

STATE OF CONNECTICUT,  
COUNTY OF HARTFORD

ss. Newington

January 31, 2006

Personally Appeared Frank Jablonski  
Signor(s) of the foregoing instrument, and acknowledged the same to be  
free act and deed, before me.

Grantee's Mailing Address

153 Higby Road  
Middletown, CT 06457

*Paul T. Czaplga*  
Paul T. Czaplga

SCHEDULE A

POOR ORIGINAL

FIRST PIECE:

- NORTHERLY: By the Second Piece hereinafter described;
- EASTERLY: By other land of Frank Jablonski and Jean T. Jablonski, four hundred six (406) feet, more or less, and by the said Second Piece hereinafter described, in part by each;
- SOUTHERLY: By land now or formerly of Mary Kolman and land now or formerly of the City of Middletown, in part by each; and
- WESTERLY: By said land of the City of Middletown and Middle Street, in part by each.

Said premises contain 23 1/2 acres, more or less.

Being the same premises conveyed to the said Antoni Jablonski by Edward P. Shannon by deed dated July 8, 1964 and recorded in Volume 261, Page 142 of the Middletown Land Records.

Said premises are subject to the right of the City of Middletown to run a pipe line through said property and repair same as more fully described in an Agreement recorded in Volume 127, Page 43 of the said Middletown Land Records.

SECOND PIECE:

- NORTHERLY: By land now or formerly of Mary Snollen;
- EASTERLY: By High Road;
- SOUTHERLY: By the First Piece hereinbefore described; and
- WESTERLY: By Middle Street and by said First Piece hereinbefore described in part by each;

or however otherwise bounded and described as of record may appear.

Said premises contain 31 acres, more or less.

RECEIVED

06 JAN 31 PM 12:09

*Handwritten signature*

# LEGAL NOTICE CONCERNING SUBJECT

## LEGAL NOTICE

NOTICE OF DECISION BY THE MIDDLETOWN PLANNING AND ZONING COMMISSION at its regular meeting of April 28, 2010

1. Approved a request for a two year extension of the Special Exception approval for the Bartlett Hollow Active Adult Community located on Newfield Street. Applicant/agent Summit Residential/James Pendry, President & Owner SE2005-7
2. Gave an affirmative G.S. 8-24 Review to lease land for a community garden to Middletown United Fathers at the corner of Long Hill Road and Long Lane. Applicant/agent City of Middletown Economic Development Committee
3. Gave an affirmative G.S. 8-24 Review for acquisition of approximately twenty-nine (29) acres on Higby Road owned by Cindy Jablonski as open space. Applicant/agent City of Middletown Conservation Commission

Quentin W. Phipps, Chair  
Planning and Zoning Commission

P. O. No. 2003-01785, Account No. 067419

The above legal notice to appear in the Hartford Courant ONCE

Thursday, May 6, 2010

THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE





# Residential Property Record Card - Middletown, CT

Property Location:  
150 Higby Rd

Map Block No: 08-0031

Class: R State Class: 101 Card 1 of 1

## Replacement Costs

Base Price:	129,360
Additions:	7,500
Unfinished Area:	0
Basement:	10,126
Attic:	0
Plumbing:	0
Heating A/C Adj.:	0
FBLA:	0
Ric Roodit:	0
Fire Place:	0
Basement Garage:	0
Exterior Trim:	0
Subtotal:	140,986
Grade Factor:	1.08
C & D Factor:	0.00
Total RCN:	152,260
Percent Good:	0.79
Marked Adj.:	0.00
Total RCNLD:	106,590

## Additional Information

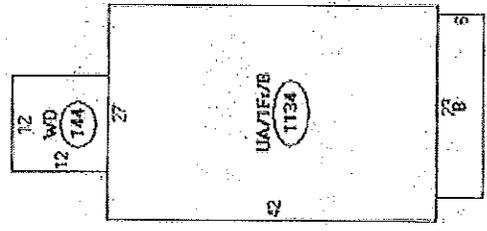
Low 1st 2nd 3rd Area	Points
11	5200.
31	144
	2500

## Dwelling Information

Style:	Old Style
Condo Style:	0
Exterior Walls:	Asbestos
Story Height:	1.0
Attic:	Unfin
Interior/Exterior Sams:	Full
Basement:	Full
Bsmnt Garage:	0
Rec Room size:	0
FBLA size:	0
Unfinished Area:	0
Inlaw Apts:	0
WS Fireplace:	Stacks 0 Openings 0
MFL Fireplace:	Stacks 0 Openings 0
Heating Type:	Basic
Fuel:	Oil
Heating System:	Steam
Year Built:	1915
Eff. Yr Built:	0
Ground Fir Area:	1134
Tot Living Area:	1134
Grade:	C-
Condition:	Average
CDU:	GD

## Building Notes

Rooms:	Low	1st	2nd	3rd	Tot
Bedrooms:	0	3	0	0	5
Full Baths:	0	3	0	0	3
Half Baths:	0	1	0	0	1
Addl Fixtures:	0	0	0	0	0



Descriptor/Assess  
A:UA7F4/B  
1134 sqft  
B:OFF  
138 sqft  
C:WD  
144 sqft

Owner Values - Includes all Land/Buildings/DEYS for this Parcel				
	Current	Cost	Market	Prior
Land:	105,000	105,000	0	105,000
Building:	106,590	106,590	0	106,590
Total:	211,590	211,590	214,200	211,590



# Residential Property Record Card - Middletown, CT

Map Block No: 08-0031

Class: R State Class: 132 Card 1 of 1

Property Location:

153 Higby Rd

Account: R14127

Dwelling Information		Replacement Costs			
Style:		Base Price:	0		
Condo Style:		Additions:	0		
Exterior Walls:		Unfinished Area:	0		
Story Height:	0.0	Basement:	0		
Attic:		Attic:	0		
Interior/Exterior:		Plumbing:	0		
Basement:		Heating A/C Adj.:	0		
Bsmt Garage:	0	FBLA:	0		
Rec Room size:	0	Rec Room:	0		
FBLA size:	0	Fire Place:	0		
Unfinished Area:	0	Basement Garage:	0		
Inlaw Apts:	0	Exterior Trim:	0		
WB Fireplace:	Stacks 0	Subtotal:	0		
MTL Fireplace:	Stacks 0	Grade Factor:	0.00		
Heating Type:	None	C & D Factor:	0.00		
Fuel:	None	Total RCN:	0		
Heating System:	None	Percent Good:	0.00		
Year Built:	0	Market Adj.:	0.00		
Eff. Yr Built:	0	Total RCNLD:	0		
Ground Flr Area:	0				
Tot Living Area:	0				
Grade:					
Condition:					
CDU:					
Building Notes:					

Addition Information		Area		Points	
Low	1st	2nd	3rd	Area	Points

Owner Values: Includes all Land/Buildings/OBYS for this Parcel	

	Low	1st	2nd	3rd	Tot
Rooms:	0	0	0	0	0
Bedrooms:	0	0	0	0	0
Full Baths:	0	0	0	0	0
Half Baths:	0	0	0	0	0
Add'l Fixtures:	0	0	0	0	0

	Current	Cost	Market	Income	Prior
Land:	20,000	20,000	0	0	20,000
Building:	0	0	0	0	0
Total:	20,000	20,000	0	0	20,000

## **QUALIFICATIONS OF THE APPRAISER**

**Sean T. Hagearty, MAI**

**CT Certified General Appraiser  
Certification No. RCG 262**

### **EDUCATION**

Fairfield University  
School of Business, Bachelor of Science in Finance  
May 1987

### **WORK EXPERIENCE**

R.F. Hagearty & Associates, Inc. - Vice President and Appraiser  
September, 1989 - Present

Responsibilities include soliciting fee appraisal and consulting assignments, general office management, supervision of staff appraisers, in-house review of appraisals completed by the office and performing appraisal and consulting assignments.

Appraisal assignments completed in the past twenty years encompass a wide variety of commercial, industrial, residential and special use properties.

### **APPRAISAL EDUCATION**

Successfully Completed:

AIREA Course 1A1: Real Estate Appraisal Principles  
AIREA Course 1A2: Basic Valuation Procedures  
AIREA Course 1BA: Cap. Theory and Techniques - Part A  
AI Course 1BB: Cap. Theory and Techniques - Part B  
AI Course SPP A & B: Standards of Professional Appraisal Practice Parts A & B  
AI Course 540: Report Writing & Valuation Analysis  
AI Course 550: Advanced Applications  
Various Seminars Offered by the Appraisal Institute

### **PROFESSIONAL MEMBERSHIPS AND AFFILIATIONS**

MAI Member, The Appraisal Institute (MAI Number 11908)  
Former President, CT Chapter of Appraisal Institute  
Former Chairman, Education Committee of CT Chapter of Appraisal Institute  
Former Chairman, Scholarship Committee of CT Chapter of Appraisal Institute  
Commissioner, State of Connecticut Real Estate Appraisal Commission  
Member, Real Estate Finance Association (REFA)  
Member, Connecticut Association of Assessing Officers  
Instructor For Appraisal Institute and UCONN / REFA Certificate In Real Estate Program  
Qualified As Expert Witness in Various Connecticut Judicial Districts  
Lectured On Real Estate and Appraisal Issues Before Various Groups

# **QUALIFICATIONS OF THE APPRAISER**

**Richard F. Wall, Jr.**

**CT Certified General Appraiser  
Certification No. RCG 679**

## ***EDUCATION***

University of Massachusetts, B.S. - 1976  
School of Landscape Architecture - Environmental Design

## ***LICENSES / CERTIFICATIONS***

CT Certified General Appraiser - Certification No. RCG 679

## **Current Work Experience**

Commercial Real Estate Appraiser  
R. F. Hagearty & Associates, Inc.  
East Hartford, Connecticut

## **Previous Work Experience**

Commercial Revaluation Appraiser  
Leary Counseling & Valuation, Inc.  
New Haven, CT

Sr. Real Estate Market Analyst  
Sr. Real Estate Appraisal Analyst  
Shawmut Bank / Fleet Bank  
Hartford, CT

Manager, Property Tax Unit  
Ames Department Stores, Inc.  
Rocky Hill, CT

Assessor  
Towns of Rocky Hill, Plainville, and Durham

## **Real Estate Education**

Successfully completed the following courses/seminars:

- Principles and Practices of Real Estate
- Residential Appraising
- Course 410 Standards of Professional Practice
- Subdivision Analysis
- Course 310 Income Capitalization

## **PARTIAL LIST OF CLIENTS SERVED**

### **Banking and Lending**

American Bank of Connecticut  
American National Life Insurance Co.  
Bear Stearns Commercial Mortgage, Inc.  
Business Lenders, Inc.  
Citizen's Bank  
CRIIMI MAE, Inc. / Citicorp  
  
Fleet Bank, N.A  
First Union Corporation  
IDS Life Insurance Company / American Express  
Financial Corporation  
Liberty Bank

New Alliance Bank  
People's Bank  
Rockville Bank  
Savings Bank of Manchester  
Savings Institute  
Security Life of Denver / ING Investment  
Management  
Sovereign Bank  
Tolland Bank  
Webster Bank

### **Municipalities**

Town of Cromwell  
Town of East Haddam  
Town of East Hartford  
Town of Farmington  
Town of Glastonbury  
Town of Manchester  
Town of Middlefield  
Town of Middlebury  
City of Middletown

City of New London  
Town of Newington  
Town of North Canaan  
Town of Rocky Hill  
Town of Suffield  
Town of Vernon  
Town of West Hartford  
Town of Windsor Locks

### **Law Firms**

Alter & Sherwood, LLC  
Berman & Sable  
Bingham Dana  
Brady Willard & Alexander  
Brown, Freed, Berlack & Isreals, LLP  
Byrne & Storm P.C.  
Cummings & Lockwood  
Diana Conti & Tunila  
Jacobs, Walker, Rice & Basche P.C.

Kahan, Kerensky & Capossela, LLP  
LaBelle LaBelle Naab & Horvath, P.C.  
Mayo Gilligan & Zito LLP  
O'Connell, Flaherty & Attmore  
Penny, Botticello, O'Brien  
Rogin, Nassau, Caplan, Lassman & Hirtle, LLP  
Sabia & Hartley  
Shipman & Goodwin  
Tyler Cooper & Alcorn LLP

### **Governmental Agencies and Other State & National Agencies**

State of Connecticut Department of Transportation  
State of Connecticut Department of Environmental Protection  
State of Connecticut Department of Agriculture  
The Connecticut Development Authority  
Connecticut Housing Finance Authority  
Connecticut Housing Investment Fund  
Federal Department of Housing & Urban Development  
Federal Deposit Insurance Corporation  
Several Connecticut Judicial Districts

# APPRAISAL REQUEST LETTER

R. F. Hagearty & Associates, Inc.

*Real Estate Analysis, Consulting and Valuation*

---

92 Connecticut Boulevard  
PO Box 280125  
East Hartford, CT 06128-0125

Tel. (860) 282-0851  
Fax (860) 282-9522  
info@hagearty.com

By Email

April 19, 2010

Mr. Matthew Dodge  
Environmental Planner  
City of Middletown  
245 DeKoven Drive  
Middletown, CT 06457

**Re:           Engagement Proposal For Appraisal Services  
              Highby Road Parcel  
              Middletown, CT**

Dear Mr. Dodge:

Per our conversation earlier today, I am pleased to submit the following proposal for the appraisal services required.

The scope of work will include our inspecting the property, reviewing all of the pertinent municipal records and market data for similar properties, determining the highest and best use for the property and concluding a market value. The appraisal process will encompass the sales comparison approach, and the development analysis approach to value. These are the two applicable and reliable indicators of value for a large parcel of residential zoned acreage where the highest and best use of the site is for residential subdivision. We will provide market values both before and after the proposed conservation easement.

The conclusions will be communicated in a self-contained appraisal report in keeping with those described in the Uniform Standards of Professional Appraisal Practice. In addition, the self-contained report format will also meet the reporting criteria as established under the Federal Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA), commonly referred to as the Yellow Book requirements. This report format is the required documentation for your needs. The format contains full detail to allow a reader to understand the market data used and the methodologies employed in forming the value opinion.

*Continued on the following page*

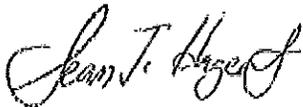
Mr. Matthew Dodge, City of Middletown  
Re: Higby Road Parcel, Middletown, CT  
April 19, 2010  
Page Two

The total fee for the appraisal services is \_\_\_\_\_ and we will be able to complete and deliver the assignment by April 30, 2010. Three original copies of the reports with photos and signatures will be provided. If more copies are needed, we will be happy to provide them but do ask that you let us know in advance of their initial preparation. We will also provide a PDF or electronic version of the appraisal report as well.

If you have any questions regarding this proposal, please do not hesitate to call. If the terms and conditions are satisfactory, please sign both copies, return one and retain the other for your files. We will also require a deposit of \$N/A; the balance of \$5,000 will be due and payable upon delivery of the completed report.

Thank you for the opportunity to make this proposal and we look forward to working with you on this project.

Sincerely yours,



Sean T. Hagearty, MAI  
Vice President  
CT Certified General Appraiser  
License No. RCG.262 / Expires 4/30/10

**Agreed and Accepted:**

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Date

Title: