

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 15, 2024

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United States, Hartford

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Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
John P. Valengavich, Secretary
Edwin S. Greenberg
Jack Halpert
William Cianci

Members Absent:

Staff Present – solely by means of electronic equipment:

Thomas Jerram

Guests Present – solely by means of electronic equipment:

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the July 11, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	24-096
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT / DOT
DOT Project #:	052-093-003
Grantor:	Konow, et al
Property:	Franklin, Pond Rd (86)
Project Purpose:	Replacement of Bridge No. 01547 Carrying CT Route 207 over Beaver Brook
Item Purpose:	Voucher

DAMAGES: \$23,000

Project Background –

The project is identified as "Replacement of Bridge No. 01547 Carrying CT Route 207 Over Beaver Brook" in the town of Franklin. The estimated timeline for the project is as follows: Relocation of overhead utility lines and tree trimming/removal is anticipated to commence in early February 2025 and complete by end March 2025. Project construction work is anticipated to commence in early April 2025 and complete by mid November 2025.

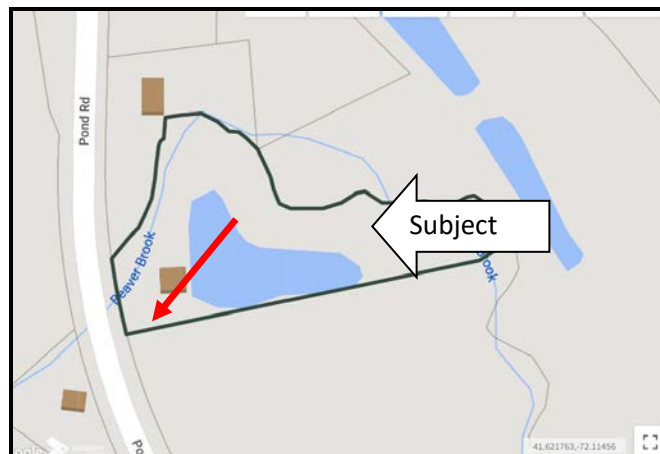
It is noted that at various stages throughout the project, there will be alternating one-way traffic flows along Pond Road in the vicinity of the bridge. It is anticipated that Pond Road will be closed to traffic from mid June 2025 through mid-August 2025, thereby requiring traffic detours. It is also noted that access to/from 86 Pond Road, which is the subject of this appraisal, will be available via a temporary driveway over the abutting property to the south throughout the course of the project.

Under this Proposal (PRB #24-096), DOT is seeking SPRB approval to acquire a temporary construction easement over a total of 2,205 ± square feet of land in conjunction with the project.

The property consists of 3.13± acres or 136,343± square feet per assessor. It has 117 feet of frontage onto Pond Road per its legal description. It is noted that The DOT Taking map indicates that the subject's frontage is 123+/- linear feet. For the purposes of this report, the appraiser assumes the DOT frontage measurement to be more accurate and has utilized it throughout the report.

The R-80 zone requires a minimum lot size of 80,000 square feet and 200 feet of consecutive frontage. The subject property is considered a legal non-conforming lot due to lot frontage deficiency. The highest and best use of the subject property as improved would be for its continued residential use. The current use is consistent with the R-80 zone but the property is non-conforming as to the minimum frontage requirements.

The subject property is improved with a raised ranch style dwelling originally built in 1977 and extended in 2013. It contains 2,020 square feet of living area per assessor records.



Subject property with red arrow identifying general area of construction easement.

The Appraiser opines the highest and best use of the subject property is to continue the current single-family residential use.

VALUATION: The DOT appraisal was completed February 29, 2024 by DOT Appraiser James P. Mansfield.

The valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions:

6. **Extraordinary assumptions necessary for the assignment** - There are two trees in proximity to the construction easement area's southern taking line. One of these trees is within the easement area. The second is partially within the taking area. Both of these trees are to be removed as part of the DOT project. A wood frame, box-style shelving unit is attached to and hung between these two trees. For the purposes of this report and valuation, the appraiser makes the extraordinary assumption that this box-style shelving unit will be relocated by the DOT contractor, and therefore is not considered to be an impacted site improvement providing a contributory value. If this should turn out not to be the case, the appraiser reserves the right to alter the report and opinion of value.

During the subject property inspection, the owner expressed concern that, post-project, there may be an increased ingress of water from the right of way onto his property during times of heavy rainfall. He further expressed concern that this potential increased ingress of water may result in standing water in proximity to his existing on-site leach field. For the purposes of this report and valuation, the appraiser makes the extraordinary assumption that the proposed DOT project will not result in an increase of water flow from the right of way onto the subject property post project completion. If this should turn out not to be the case, the appraiser reserves the right to alter the report and opinion of value.

7. **Hypothetical conditions necessary to arrive at value** - The methodology used in this report is a standard State format in the form of a before and after valuation appraisal used for eminent domain purposes. This appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the States project. I have based my appraisal report on the hypothetical condition that the proposed road project will be completed as currently proposed, in the Department of Transportation construction plans, on the day after the "as of" date. No other conditions are necessary to arrive at a value.

Before Valuation: Based on the sales comparison approach, the appraiser considered three sales (2023) of similar dwellings.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	86 Pond Rd North Franklin, CT 06254	413 Pond Rd Franklin, CT 06254		630 Route 32 Franklin, CT 06254		3 Country Club Dr Sprague, CT 06330	
Proximity to Subject		1.89 miles NW		2.10 miles W		0.59 miles NE	
Sale Price	\$ N/A	\$ 350,000		\$ 455,000		\$ 355,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 248.58 sq.ft.		\$ 211.82 sq.ft.		\$ 393.13 sq.ft.	
Data Source(s)		V. 108 P. 1,040 MLS # 170597595		V. 108 P. 998 MLS # 170590257		V. 112 P. 28 MLS # 170589658	
Verification Source(s)		Land Rec./MLS/Ext. Inspection		Land Rec./MLS/Ext. Inspection		Land Rec./MLS/Ext. Inspection	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjustment		DESCRIPTION +(-) \$ Adjustment		DESCRIPTION +(-) \$ Adjustment	
Sales or Financing Concessions		None recorded		Conv. Financing		Conv. Financing	
Date of Sale/Time		DOM:7		DOM:4		DOM:3	
Location	Average	11/6/2023		10/12/2023		10/16/2023	
Leasehold/Fee Simple	Average	Average		Average		Average	
Site	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
View	3.13 Acres/Level	1.2± Ac./Gentle Slope		2.3± Ac./Gentle Slope		1.2± Ac./Level	
Design (Style)		+15,000		+5,000		+15,000	
Quality of Construction	Rural-residential	Rural-res. & lake		Rural-res.		Rural-res.	
Actual Age	Ranch & 2-story addition	Ranch		Ranch		Raised Ranch	
Condition	Average	Average		Average		Average	
Above Grade	Average/Good	Average/Good		Average/Good		Average/Good	
Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area	6 3 2/1	7 3 1		6 3 2		6 3 2	
Basement & Finished	2,020 sq.ft.	1,408 sq.ft.		2,148 sq.ft.		903 sq.ft.	
Rooms Below Grade		+18,500		-3,900		+33,500	
Functional Utility	1,088 Sq.Ft.	Full Basement		Partial bsmt 1,620 SF		Partial bsmt 720 SF	
Heating/Cooling	Unfinished	832 SF Finished		Unfinished walk-out		720 SF Finished	
Energy Efficient Items	Average	Average		Average		Average	
Garage/Carport	GAS FWA/AG/1 Fireplace	Oil FWA/None/1 fire		Oil Bse Bd/None/None		Oil Bse Bd/None/1 fire	
Porch/Patio/Deck		+5,000		+18,000		+15,000	
Flood Zone	None Noted	None Noted		None Noted		None Noted	
Site Features/Site Imprmnts.	2 Car Garage	1 Car Bsmt. Gar.		2 Car Garage		2 Car Garage	
Miscellaneous Items/Screening	Deck/FP	Deck, FP		Patio, Shed		Deck, OP	
Net Adjustment (Total)		-17,500		-22,750		-17,750	
Adjusted Sale Price of Comparables	Average / Pond	Average		Avg/In Ground Pool		Avg/Above grd. pool	
		+15,000		-5,000		+7,500	
	Site Impr.						
		⊗ + □ - \$ 46,000		□ + ⊗ - \$ -16,150		⊗ + □ - \$ 44,750	
		Net Adj. 13.1 %		Net Adj. 3.5 %		Net Adj. 12.6 %	
		Gross Adj. 33.1 % \$ 396,000		Gross Adj. 14.8 % \$ 438,850		Gross Adj. 28.8 % \$ 399,750	

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject property was \$412,000.

The Appraiser also developed a land value as follows:

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Address	86 Pond Rd North Franklin	80 Pautipaug Hill Rd Baltic, CT 06330	76 Pautipaug Hill Rd Baltic, CT 06330	57 Town Line Blvd North Franklin, CT 06254
Proximity to Subject		0.79 miles NE	0.79 miles NE	1.03 miles N
Sales Price	\$	\$ 40,000	\$ 35,000	\$ 70,000
Price	\$	\$	\$	\$
Data Source	Inspection/Research	Assessor, Land Records, & MLS	Assessor, Land Records, & MLS	Assessor, Land Records, & MLS
Date of sale and Time Adjustment	DESCRIPTION	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.	DESCRIPTION +(-)\$ Adjust.
Location	2/29/2024	12/7/2023	11/15/2022	4/4/2022
Site/View	Average	Average	Average	Average/Rear Lot
Topography/Shape	3.13± Ac./Residential	2.734± SF/Residential	1.849± SF/Residential	4.31± SF/Res & Golf Club
Highest & Best Use	Level/Irregular	Gentle slope/Rectangular	Gentle slope/Rectangular	Level/Flag-shaped
Flood/wetlands	Residential	Residential	Residential	Residential
Zone/Features	None/c. 5% wetlands	None/None	None/None	None/None
Sales or Financing Concessions	R-80/Pond	R-80/N/A	R-80/N/A	R-80/N/A
Indicated Value of Subject	N/A	N/A	N/A	N/A
		⊗ + □ - \$ 7,000	⊗ + □ - \$ 13,000	□ + ⊗ - \$ -17,000
		Net 17.5 % \$ 47,000	Net 37.1 % \$ 48,000	Net 24.3 % \$ 53,000

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$50,000, or \$0.37/sf (rounded).

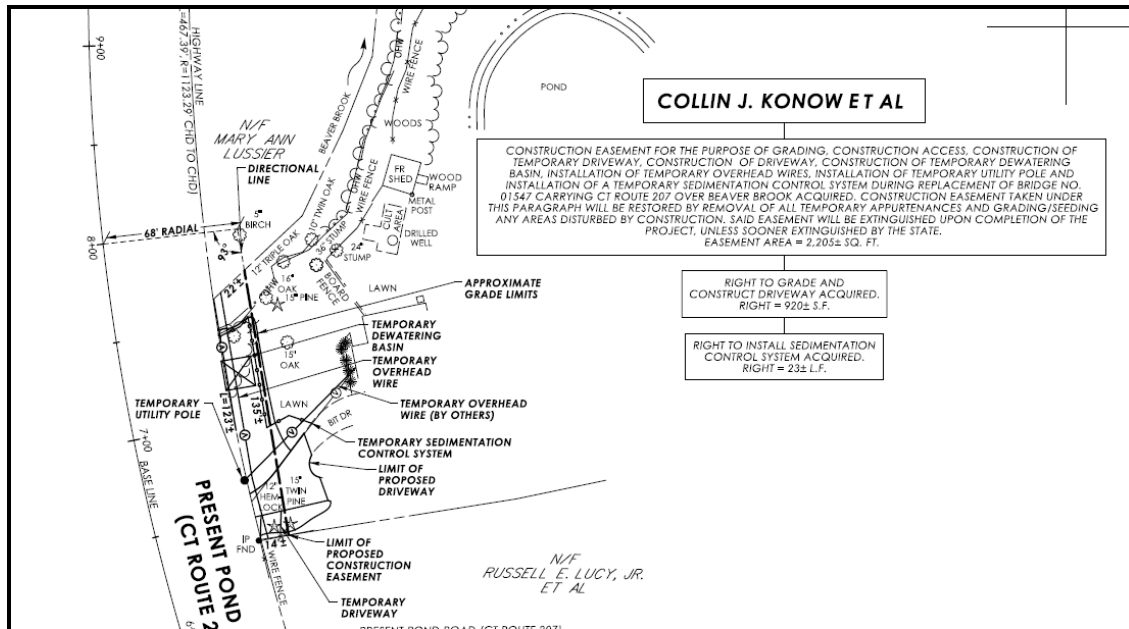
TAKING DESCRIPTION:

DOT requires acquiring the following:

- A construction easement area for the purpose of grading, construction access, construction of temporary driveway, construction of driveway, constriction of temporary dewatering basin, installation of temporary overhead wires, installation of temporary utility pole and installation of a temporary sedimentation control system during replacement of Bridge No. 01547 carrying CT Route 207 over Beaver Brook acquired, acquired over an area of 2,205+/- square

feet;

- The right to grade and construct a driveway of 920 +/- square feet; and
- The right to install a sedimentation control system of 23 +/- linear feet.



IMPACT OF THE TAKING:

The proposed DOT acquisition is a temporary construction easement. There is no permanent taking. During the project, access to the subject property at 86 Pond Road will be via a temporary driveway constructed over land of the abutting property to the south. Upon completion of the project, direct access to the subject will be fully restored to/from Pond Street. Impacted site improvements include two trees along the subject's southern property line and a number of trees and vegetation along the southern bank of Beaver Brook in proximity to the subject's northern property line. The removal of these trees and vegetation reduces privacy and allows traffic along Pond Road to be more audible and visible from the dwelling. The appraiser is of the opinion that the removal of these site improvements results in severance damages. All other physical characteristics of the subject property remain unchanged in the After scenario. There are no zoning yard and dimensional requirement impacts.

The severance damages associated with the removal of the trees and vegetation have been addressed in the line item called "Miscellaneous Items/Screening" in the "before" and "after" adjustment grids. The contributory value of the impacted site improvements, estimated by the appraiser at \$2,000, is addressed in the "Site Features/Site Improvements" line item in the "before" and "after" adjustment grids. The property owner will be compensated for the temporary construction easement based on the established land unit value as supported by the land sales included within this appraisal.

AFTER VALUATION:

Based on the sales comparison approach, the appraiser considered the same three sales (2023) of similar dwellings as in the Before Valuation, as follows:

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	86 Pond Rd North Franklin, CT 06254	413 Pond Rd Franklin, CT 06254			630 Route 32 Franklin, CT 06254			3 Country Club Dr Sprague, CT 06330		
Proximity to Subject		1.89 miles NW			2.10 miles W			0.59 miles NE		
Sale Price	\$ N/A	\$ 350,000			\$ 455,000			\$ 355,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 248.58 sq.ft.			\$ 211.82 sq.ft.			\$ 393.13 sq.ft.		
Data Source(s)		V. 108 P. 1,040 MLS # 170597595			V. 108 P. 998 MLS # 170590257			V. 112 P. 28 MLS # 170589658		
Verification Source(s)		Land Rec./MLS/Ext. Inspection			Land Rec./MLS/Ext. Inspection			Land Rec./MLS/Ext. Inspection		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		None recorded			Conv. Financing			Conv. Financing		
Concessions		DOM:7			DOM:4			DOM:3		
Date of Sale/Time		11/6/2023			10/12/2023			10/16/2023		
Location	Average	Average			Average			Average		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	3.13 Acres/Level	1.2± Ac./Gentle Slope	+15,000		2.3± Ac./Gentle Slope	+5,000		1.2± Ac./Level	+15,000	
View	Rural-residential	Rural-res. & lake	-5,000		Rural-res.			Rural-res.		
Design (Style)	Ranch & 2-story addition	Ranch			Ranch			Raised Ranch		
Quality of Construction	Average	Average			Average			Average		
Actual Age	47 Years	90 Years	+15,000		37 Years			49 Years		
Condition	Average/Good	Average/Good			Average/Good			Average/Good		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	6 3 2/1	7 3 1	+7,500		6 3 2	+2,500		6 3 2	+2,500	
Gross Living Area	2,020 sq.ft.	1,408 sq.ft.	+18,500		2,148 sq.ft.	-3,900		903 sq.ft.	+33,500	
Basement & Finished	1,088 Sq.Ft.	Full Basement			Partial bsmt 1,620 SF			Partial bsmt 720 SF		
Rooms Below Grade	Unfinished	832 SF Finished	-12,500		Unfinished walk-out	-5,000		720 SF Finished	-11,000	
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	GAS FWA/AC/1 Fireplace	Oil FWA/None/1 fire	+5,000		Oil Bse. Btl/None/None	+18,000		Oil Bse. Btl/None/1 fire	+15,000	
Energy Efficient Items	None Noted	None Noted			None Noted			None Noted		
Garage/Carport	2 Car Garage	1 Car Bsmt. Gar.	+5,000		2 Car Garage			2 Car Garage		
Porch/Patio/Deck	Deck/FP	Deck, FP			Patio, Shed	-5,000		Deck, OP		
Flood Zone	Flood Zone	None Noted	-17,500		None Noted	-22,750		None Noted	-17,750	
Site Features/Site Imprvmts.	Average /Pond	Average	+13,000		Avg/In Ground Pool	-7,000		Avg/Above grd. pool	+5,500	
Miscellaneous Items/Screening	Loss of screening		-7,000			-9,100			-7,100	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 37,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -27,250		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 35,650	
Adjusted Sale Price		Net Adj. 10.6 %			Net Adj. 6.0 %			Net Adj. 10.0 %		
of Comparables		Gross Adj. 34.6 %	\$ 387,000		Gross Adj. 17.2 %	\$ 427,750		Gross Adj. 30.2 %	\$ 390,650	

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject property was \$402,000.

The Appraiser then provided a break down of damages as follows:

Permanent Damages:	\$412,000 (Before Value) - \$402,000 (After Value)	= \$10,000
Breakdown : Contributory Value of Impacted Trees/Vegetation		
		\$2,000
Damages to Remainder (Severance) Due to Loss of Screening:		
		\$8,000
Temporary Damages:	Calculation of Temporary Severance: Subject Fair Property Market Value:	\$412,000
	Estimated Severance if Permanent:	25%
	Temporary Serevance: \$412,000 x 25% x (1yr / 8yrs)	= \$12,900 (rounded)
Calculation of Rental Value of Utilized Land:		
	Subject's Fair Market Land Unit Value (per Land Sales Comparison Approach):	\$0.37/ Sq. Ft.
	Land Rental: 2,205±/-Sq. Ft. x \$0.37/Sq. Ft. x 12% x 0.75 (9 months)	= \$73 = \$100 (rounded)
Total Temporary Damages: \$12,900 (Temporary Severance) + \$100 (Land Rental)		
		= \$13,000
Total Damages/Payment:	Permanent Damages:	\$10,000
	Temporary Damages:	\$13,000
	Total Damages/Payment:	\$23,000

Calculation of Permanent Damages

Item	Value
Before Valuation	\$412,000
After Valuation	\$402,000
Permanent Damages	\$10,000

Calculation of Temporary Severance Damages

The Appraiser then considered Temporary Severance Damages as follows:

$$\$412,000 \times 25\% \times 1\text{-yr} / 8\text{-yrs (typical holding period)} = \$12,900 \text{ rd}$$

Calculation of Temporary Damages

The Appraiser then considered Temporary Damages as follows:

$2,205 \pm \text{Sq. Ft.} \times \$0.37/\text{Sq. Ft.} \times 12\% \times 0.75 \text{ (9 Months Duration)} = \$73 \text{ or } \$100 \text{ rd}$

Total damages are then Permanent Damages plus Temporary Severance Damages plus Temporary Damages, or $\$10,000 + \$12,900 + \$100 = \$23,000$.

RECOMMENDATION: Board **APPROVAL** of damages in the amount of \$23,000 is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition value is supported by the DOT appraisal.

PRB #	24-097
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT / DOT
DOT Project #:	109-175-006
Grantor:	Grabowski, Nathalie
Property:	Plainville, Red Stone Hill (192)
Project Purpose:	Farmington Canal Heritage Trail
Item Purpose:	Voucher

DAMAGES: \$14,000

Project Background - <https://fchtrail.org/history/>

The fifty-six miles of the Farmington Canal Heritage Trail (FCHT) and the eighteen miles of the Farmington River Trail constitute the most picturesque and historic greenways in New England. The Connecticut section from New Haven to Suffield runs through eleven towns and connects with many more biking and walking trails. The FCHT has been designated a Community Millennium Trail under the federal Millennium Trails Initiative based upon its special value to the communities it serves.

Much of the trail system is complete with the exception of a 7.3-mile piece running south from Northwest Drive in Plainville, through the whole town into northern Southington. This entire section is either in construction or design and is fully funded through CTDOT.

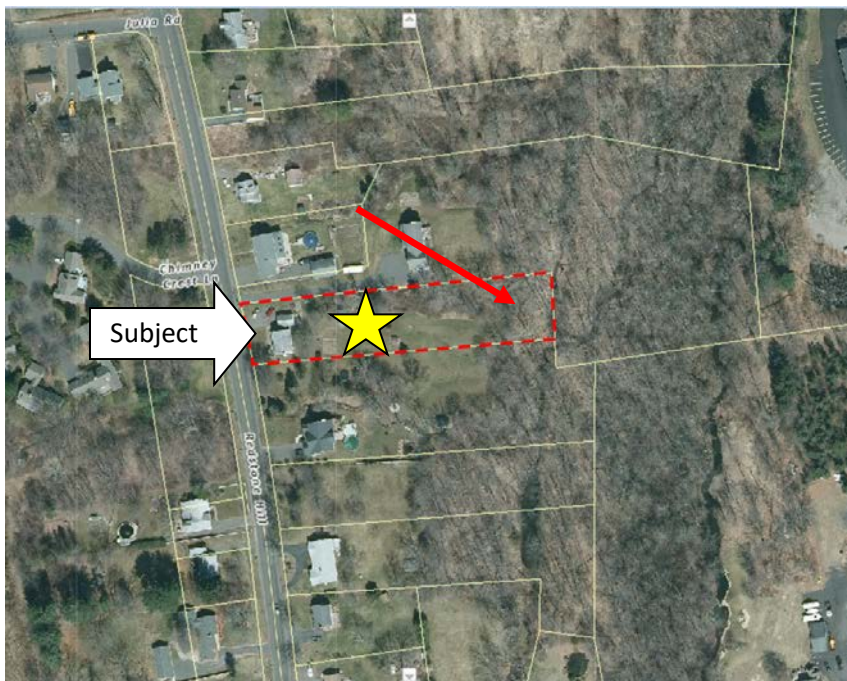
In Plainville, the project known as “Farmington Canal Heritage Trail Town Line Road to Norton Park” will install a multi-use recreational trail consisting of a segment that will extend from Town Line Road to Norton Park in Plainville. This portion of the proposed trail, upon completion will be integrated into the existing Farmington Canal Heritage Trail that extends from New Haven at the southerly end, to the State of Massachusetts on the northerly end. The proposed multi-use trail is 12 feet in width and will have a paved asphalt surface. The trail will include a 2-foot grass shoulder on either side of the paved surface and a split-rail wooden fence in most portions of the trail.

Under this Proposal (PRB #24-097), DOT is seeking SPRB approval to acquire a total of $1,624 \pm$ square feet of land in conjunction with a portion of the planned construction of the Farmington Canal Heritage Trail in Plainville.

The subject parcel totals 1.18± acre with 100'± frontage along Red Stone Hill and ranges from 479'± to 507'± deep in an eastward direction. Topography is generally level along the street with a gentle declivity toward the rear (east). The site is partially cleared and a mix of trees and vegetation are along the north and rear property lines. The rearmost land appears to be minimally impacted by inland wetland soils that are estimated to encompass 3±% of the site. The site is not within a flood hazard zone. There are no known existing easements or encroachments. Utilities available include city water, city sewer, electricity, cable/internet, and landline telephone. Fuel oil and bottled gas are available for delivery.

The property is located in the R20 Zone The building lot meets the minimum dimensional requirements of the underlying zone, with the existing improvements appearing to conform with setback and use requirements. The site and improvements are legal and conforming.

The site is improved with a two-story, wood-framed residence (1971), containing 1,666± square feet, and offers six rooms, three bedrooms, and one full bathroom with one half-bathroom. The improvements have a poured concrete foundation, and the exterior consists of vinyl siding and trim, an asphalt shingle roof, and residential style doublehung windows. There is an attached one-bay garage as well as a front open porch and enclosed side porch.



Yellow Star = subject property with red arrow identifying general area of partial take.

The Appraiser opines the highest and best use of the subject property is to continue the current single-family residential use.

VALUATION: The DOT appraisal was completed March 19, 2024 by DOT Appraiser Steven C. Miller.

The valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions:

EXTRAORDINARY ASSUMPTIONS: None.

HYPOTHETICAL CONDITIONS:

The methodology used in this report is a standard State of Connecticut Department of Transportation appraisal format used for eminent domain purposes. This appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the States project. No other conditions are necessary to arrive at a value.

Before Valuation: Based on the sales comparison approach, the appraiser considered three sales (2022-2023) of similar dwellings.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	192 Red Stone Hill - BEFORE Plainville, CT 06062	182 Red Stone Hill Plainville, CT 06062		177 Red Stone Hill Plainville, CT 06062		195 Red Stone Hill Plainville, CT 06062	
Proximity to Subject		0.09 miles N		0.13 miles NW		0.05 miles S	
Sale Price	\$ N/A	\$ 367,000		\$ 380,000		\$ 315,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 209.71 sq.ft.		\$ 201.06 sq.ft.		\$ 156.25 sq.ft.	
Data Source(s)		Town Rec. M.L.S. Exterior Inspection		Town Rec. M.L.S. Exterior Inspection		Town Rec. M.L.S. Exterior Inspection	
Verification Source(s)		170584267_Vol666Pg101		170484242_Vol654/970&2226/1169		170495205_Vol657/381&2236/875	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Mortgage		Mortgage		Mortgage	
Date of Sale/Time		August 30, 2023		May 23, 2022		August 8, 2022	
Location	Average / Busy Rd	Average / Busy Rd		Average / Busy Rd		Average / Busy Rd	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1.18±Ac/R20.GLvl	0.63±Ac/R20.GLvl		0.39±Ac/R20.GLvl		0.56±Ac/R20.GLvl	
View	Res.Woods	Res.Woods		Res.Woods		Res.Woods	
Design (Style)	Colonial	Cape		Colonial		Colonial	
Quality of Construction	Average / Wood	Average / Wood		Average / Wood		Average / Wood	
Actual Age	1971	1927		1976		1960	
Condition	Average	Average / Superior		Average / Superior		Average / Dated	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 1.1	7 4 2.1		7 3 2.0		8 4 2.1	
Gross Living Area	1,666 sq.ft.	1,750 sq.ft.		1,890 sq.ft.		2,016 sq.ft.	
Basement & Finished Rooms Below Grade	Full, 816± SqFt Unfinished	Full, 864± SqFt Unfinished		Full 1,050± SqFt Part Finished		Full 832± SqFt Unfinished	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Electric BB / NA	Oil FWA / NA		Oil HWBB / NA		OilHWBB / NA	
Energy Efficient Items	Average	Average		Average		Average	
Garage/Carport	1 Bay Attached	1 Bay Under		2 Bay Attached		1 Bay Attached	
Porch/Patio/Deck	EnclP, OpnP, Shed	OpnP, Deck		OpnP, Patio		EnclP,Patio,Shed	
Additional Amenities / Features	1 FPL	None		1 FPL		1 FPL	
CTDOT Taking	Not Applicable	Not Applicable		Not Applicable		Not Applicable	
Net Adjustment (Total)		□ + ☒ - \$ -1,000		□ + ☒ - \$ -23,500		☒ + □ - \$ 47,200	
Adjusted Sale Price of Comparables		Net Adj. 0.3 % Gross Adj. 13.6 % \$ 366,000		Net Adj. 6.2 % Gross Adj. 12.4 % \$ 356,500		Net Adj. 15.0 % Gross Adj. 29.9 % \$ 362,200	

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject property was \$362,000.

The Appraiser also developed a land value as follows:

	Subject	Sale Comparable #7		Sale Comparable #8	
	192 Red Stone Hill - Land Only Plainville	25 Field Rock Road Bristol		360 Lazy Lane Southington	
Sale Price	Not Applicable	\$115,000		\$75,000	
Property Rights Conveyed	Fee Simple	Fee Simple		Fee Simple	
Financing	Not Applicable	Construction Loan		Cash	
Conditions of Sale	Not Applicable	Typical		Typical	
Expenditure After Sale	Not Applicable	None Known		None Known	
Sale Date / Market Conditions	3/19/2024	1/26/2023		10/23/2024	
		Sale Price per Lot \$115,000		Sale Price per Lot \$75,000	
Site					
Location	Average / Busy Road	Average, Superior	-20%	Average / Highway Influence	
Acreage	1.18 Acre	0.5586 Acre	6%	0.57 Acre	8%
Zoning	Residential (R-20)	Residential (R-15)		Residential (R20/25)	
Site Utility & Orientation	Average / Trapezoid	Average / Trapezoid		Average / Trapezoid	
Wetlands & Floodzone	Est 3%	Minimal If Any		Minimal If Any	
Terrain & Topography	Generally Level to Gently Downsloping	Gen Level to Gently Sloping		Generally Level	
Frontage & Access	100' FF / 1 CC, Average	119' FF / 1 CC, Average		120' FF / 1 CC, Average	
Available Municipal Utilities	City Water, City Sewer	City Water, City Sewer		Well, Septic	10%
Easements	None Apparent	None Apparent		None Apparent	
Highest and Best Use	Single Family Residential	Single Family Residential		Single Family Residential	
Approvals	Approved Building Lot	Approved Building Lot		Approved Building Lot	
Other					
		-14%		18%	
Average Adjustment	\$97,169	Adjusted Per Lot	\$98,900	Adjusted Per Lot	\$88,500
Weighted Adjustment	100%	Weighted Percentage	30%	Weighted Percentage	20%
Adjusted Per Sq.Ft.	\$96,626	Adjusted Per Lot	\$29,670	Adjusted Per Lot	\$17,700

Sale Comparable #9		Sale Comparable #10		Sale Comparable #11	
Lot 1A-2 Cronin Street Bristol		390 Town Line Road Southington		338 Town Line Road Southington	
\$52,500		\$70,000		\$130,000	
Fee Simple		Fee Simple		Fee Simple	
Cash		Cash		Cash	
Typical		Typical		Typical	
None Known		None Known		None Known	
12/28/2023		12/27/2021		8/20/2020	
Sale Price per Lot \$52,500		Sale Price per Lot \$77,000		Sale Price per Lot \$143,000	
Average, Inferior	20%	Average, Industrial Abutting		Average, Ind. Abutting / Views	-25%
0.35 Acre	16%	1.0058 Acre	3%	1.5800 Acre	-3%
Residential (R-15)		Residential (R-40)		Residential (R-40)	
Average / Trapezoid, Narrow	10%	Average / Trapezoid		Average / Trapezoid	
Minimal If Any		Minimal If Any		Minimal If Any	
Downsloping Side-to-Side	20%	Gently Sloping		Generally Level	
75' FF / 2CC, Average		150' FF / 1CC, Average		150' FF / 1CC, Average	
City Water, City Sewer		Well, Septic	10%	Well Required, City Sewer	5%
3' Maintenance Esmnt	5%	Hold Harmless / Retaining Wall	5%	None Apparent	
Single Family Residential		Single Family Residential		Single Family Residential	
Approved Building Lot		Approved Building Lot		Approved Building Lot	
Garage Building	0%	Abutter Purch Off Market	10%		
	71%		28%		-23%
Adjusted Per Lot	\$89,775	Adjusted Per Lot	\$98,560	Adjusted Per Lot	\$110,110
Weighted Percentage	20%	Weighted Percentage	15.0%	Weighted Percentage	15.0%
Adjusted Per Lot	\$17,955	Adjusted Per Lot	\$14,784	Adjusted Per Lot	\$16,517

After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$97,000, or \$1.89/sf.

TAKING DESCRIPTION:

DOT requires acquiring the following:

- A partial taking in fee simple of 1,624± sq. ft.

IMPACT OF THE TAKING:

A portion of the subject's land is being proposed for acquisition with regard to a pedestrian recreational use project, otherwise outlined by the Connecticut Department of Transportation construction project titled "Farmington Canal Heritage Trail Town Line Road To Norton Park". A canal traversed the region and was utilized for material transport in early local history, and a pedestrian recreational use path connecting New Haven with southern Massachusetts along the canal has been proposed and installed in several adjacent communities. This project further connects the recreational trails in this region.

AFTER VALUATION:

After Valuation: From the Appraisal Report:

Due to a dearth of sales activity recently in and around the subject's market area, it was determined there were no additional sales beyond what has been presented which exemplify the subject property in the "After" condition. As such, the dataset from the "Before" condition is applied in the "After" condition. The site has a slightly reduced total area and is slightly shortened. The improvements are not physically altered; however the State's project exposes the subject's rear yard to the general public, which results in severance damages to the building. It is the opinion of the appraiser that the erosion of privacy results in a loss of value equitable to **3%**. An additional downward adjustment of - \$11,000 is applied in the "After" condition to capture the impact of the State's proposed taking.

After careful consideration, it is the appraiser's opinion that the subject property After the State's proposed acquisition, inclusive of both land and improvements, has an "After" value of **\$ 348,000.**

Calculation of Permanent Damages

Item	Value
Before Valuation	\$362,000
After Valuation	\$348,000
Permanent Damages	\$14,000

The Appraiser then allocated the Permanent Damages as follows:

<u>RECONCILIATION OF VALUE</u>			
A breakdown of damages attributable to the State's proposed project is as follows:			
<u>Permanent Damages</u>			
"Before" Value			\$ 362,000
Less: Fee Taking	1,624± Sq.Ft. x 100% Fee Taken x \$1.89 per Sq.Ft. =	\$ 3,000 (rd)	
Severance Damages	3.00% x \$362,000 "Before" Value =	<u>\$ 11,000 (rd)</u>	
	Total Permanent Damages	\$ 14,000	– \$14,000
"After" Value			<u>\$ 348,000</u>
	Total Damages / Payment		\$ 14,000

RECOMMENDATION: Board **APPROVAL** of damages in the amount of \$14,000 is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition value is supported by the DOT appraisal.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #24-096 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #24-096. The motion passed unanimously.

PRB FILE #24-097 – Mr. Greenberg moved and Mr. Berger seconded a motion to approve PRB FILE #24-097. The motion passed unanimously.

9. NEXT MEETING – Thursday, July 18, 2024 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary