

REAL ESTATE APPRAISAL

For

Town of Winchester
c/o Kevin F. Nelligan, Esq.
P.O. Box 776
North Canaan, CT 06018

Of
Property Known As:

The Batcheller School
179 Pratt Street
Winsted, Connecticut 06098

Owner: Town of Winchester

Purpose:

To Estimate Market Value

Date of Appraisal:

January 12, 2022

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January 24, 2022

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Town of Winchester
c/o Kevin F. Nelligan, Esq.
P.O. Box 776
North Canaan, CT 06018

Re: Property Known As
The Batcheller School
179 Pratt Street
Winsted, Connecticut
Owner: Town of Winchester

Dear Attorney Nelligan:

At your request I have examined the above captioned property in order to estimate Market Value.

Market Value is defined as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus." Implicit in this definition is the consummation of a sale as of specified date and the passing of title from seller to buyer under specific conditions. Please see complete definition enclosed.

Implicit in the definition of Market Value is that good, aggressive, competitive marketing is employed and that an adequate amount of time for exposure in the open market is allowed.

In my opinion, Market Value, as defined, of the property being appraised, assuming that aggressive and competitive marketing is employed and adequate exposure time allowed, of the property being appraised as of January 12, 2022, was estimated to be:

ONE MILLION, TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS.

Respectfully submitted,



Robert S. Bartos, SRA
CT Certified General Appraiser RCG.0000050

RSB/mb

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PURPOSE OF APPRAISAL

The purpose of this appraisal is to estimate Market Value of property located at 179 Pratt Street, in the Town of Winchester, City of Winsted, Connecticut, as of January 12, 2022. As of the date of this appraisal, the property being appraised was owned by Town of Winchester.

PROPERTY APPRAISED

All rights inherent in the fee simple estate to 32.19+/- acres of land situated on the easterly side of Pratt Street in the Town of Winchester, City of Winsted, Connecticut are appraised. The property being appraised is irregular in shape with two segments of frontage, 865+/- feet plus 60+/-feet, totaling 925+/- feet of frontage along the easterly side of Pratt Street. The land being appraised is improved with a one-story, 53,252+/- square foot public school building known as the William H. Batcheller Elementary School, which was built in 1959 of masonry construction. There are no adverse easements, encroachments or other conditions known or reported to the appraiser.

INTENDED USER AND USE OF APPRAISAL REPORT

The client to whom this real estate appraisal report is addressed is the sole intended user. The intended use of this real estate appraisal report is to assist the client in a financial decision pertaining to the real property appraised.

PRIOR APPRAISAL OR RELATED SERVICES

Previous appraisal services have not been rendered on this property within the past five years.

LOCATION OF THE PROPERTY

The subject property is located in the south central portion of the City of Winsted, within the Town of Winchester. The northerly portion of this property is located within the city limits of Winsted, while the central and southerly portions are south of the city limit, and located within the Town of Winchester. The city and town boundary line runs in a general east-west direction, just a short distance northerly of the north end of the school building. The Batcheller School is located on the easterly side of Pratt Street, approximately 800+/- feet southerly of the intersection of Pratt Street and Hurlbut Street. This property is formally addressed as 179 Pratt Street, Winsted, Connecticut.

MARKET VALUE - DEFINED

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and each acting in what he considers his own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area: these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

This definition is intended to conform with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), 12 C.F.R. Part 323, Final Rule effective September 19, 1990.

References:	FRS	12 CFR 225.62 (f)	FDIC	12 CFR 323.2 (f)
	OCC	12 CFR 34.42 (f)	OTS	12 CFR 564.2 (f)
	NCUA	12 CFR 722.2 (f)		

COVID-19 PANDEMIC

Commencing in the first quarter of 2020, the COVID-19 pandemic came to the forefront of the world, and virtually all activity involving the lives of people, and therefore, influencing all activities, employment, business, livelihoods, the list is endless. As we approach nearly two years dealing with the COVID-19 pandemic and all of the changes that have occurred since its inception, as a valuator of real property, we look to see how various market sectors are dealing with and reacting to all the changes attributed to this COVID-19 pandemic. The role of the real estate appraiser is to see if and how the market responds to the current state of affairs in all market sectors based on the presence and continuing threat of the COVID-19 virus, and how it impacts value. As of the effective date of this real estate appraisal report, the market data incorporated within this appraisal report is the best reflection of how the COVID-19 pandemic influences this particular market sector, and that as market responses are indicators of our current market conditions based on the actions of market participants, this becomes the best example of the impact of this COVID-19 pandemic to each and every particular market sector. This information is then utilized by the appraiser within the appraisal report, as are discussions with owners, brokers, real estate professionals, and various publications, which assist the appraiser in final decision-making regarding current market activity, price levels, and confidence.

SCOPE OF WORK – AN APPRAISAL REPORT

The term, Scope of Work, means the extent of the process of collecting, confirming and reporting data. Each appraisal assignment, and therefore, each appraisal report, is a separate study unto itself. The appraisal process involves a systematic analysis of the factors that bear upon the value of real estate. The appraisal assignment is first defined, the work is planned, the subject inspected, required data collected, analyzed and reconciled to yield a final value estimate.

The format of the written appraisal report is either a narrative or a form report. Based on the property characteristics, this is narrative appraisal report. The appraisal is, in essence, a written summary of the appraisal process as it relates to the property being appraised. In addition to the formal written report transmitted to the client, a work file is also retained by the appraiser in this office.

ASSUMPTIONS AND LIMITING CONDITIONS

1. That estimates and opinions furnished by others are considered correct and reasonable, but are not guaranteed.
2. That the title to the property is good and that the property is free and clear of liens and easements, except as of record may appear.
3. That the legal description furnished is correct.
4. I have made no survey of the property and boundaries are taken from records believed to be reliable. The sketches in this report are included only to assist the reader in visualizing the property.
5. That separate values given the land and improvements in this report must be used together and in their entirety when representations are made as to the appraiser's findings.
6. That there are no hidden or unapparent conditions of the property subsoil or structures which would render it more or less valuable. I assume no responsibility for such conditions or for engineering which might be required to discover such factors.
7. That the valuator reserves the right to restrict publication of his report and then to permit it only in a full and complete form.
8. That the appraiser would not be required to give testimony to appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.
9. Sources for the definition of Market Value include the FDIC's final rule of FIRREA-12 CFR Part 323.2 and those referenced beneath the definition.
10. That there is full compliance with all applicable federal, state and local environmental regulations and laws unless nonconformance is stated defined and considered in the appraisal report.

ASSUMPTIONS AND LIMITING CONDITIONS - Continued

11. That all applicable zoning and use regulations and restrictions have been complied with, unless the nonconformity has been stated, defined and considered in the appraisal report.

12. 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 noted within the report.

13. That all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained to renew for any use on which the value estimate contained in this report is based.

14. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser. Nor shall the appraiser, firm or professional organization of which the appraiser is a member be identified without written consent of the appraiser.

15. That the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of urea-formaldehyde foam insulation, lead, lead base paints, asbestos and/or the existence of toxic waste, which may or may not be present on the property, was not observed by the appraiser; nor does the appraiser have any knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The existence of these or other potentially hazardous waste material may have an effect on the value of the property. It is recommended that the client retain an expert in this field if desired. Site clean-up is assumed for appraisal purposes only.

16. Should significant or substantial work be required by this municipality and/or the State of Connecticut with respect to building and/or fire codes, ADA or other standards, then the dollar amount of mandatory construction must be given separate consideration or a revision to this Market Value estimate would have to be made. These items, if applicable, have not been detailed with respect to this property, therefore, separate consideration/investigation is recommended.

LEGAL DESCRIPTION

Reference is made to the addenda of this real estate appraisal report in which a Warranty Deed transferring ownership interests from Anthony A. Fracasso and Kathleen M. Fracasso to the Town of Winchester is found. This Warranty Deed is recorded in the Land Records of the Town of Winchester, Connecticut, in Volume 119, Page 134. This deed states the land area to be 21 acres, more or less, while the Town assessment information is based on a total of 32.19 acres of land. A title search may prove beneficial to confirm this 32.19 acre parcel size.

Sales History

The property being appraised has not been listed for sale nor otherwise transferred within the past five years.

ASSESSMENT DATA AND TAX BURDEN

The property being appraised has the following assessment and annual tax burden for the Grand List of October 1, 2020

Land:	\$ 269,570
Improvements:	<u>3,068,380</u>
Total:	\$3,337,950

Mill Rate: 33.54

Annual Tax Burden is then: $\$3,337,950 \times 33.54 \text{ mills} = \$111,954.84$

Remarks: As this property is owned by the Town of Winchester, no real estate taxes are paid. The above Annual Tax Burden reflects the amount a private owner/entity would pay.

ZONING

The property being appraised is located in the TSF Town Single-Family district, which is intended to reflect and promote a low-intensity single-family residential development pattern. In these districts, use and density regulations are of primary importance to maintain existing and to promote desired development patterns. Certain uses are permitted, while others require a Special Permit. All other uses are prohibited. Density is controlled by the establishment of a uniform set of setbacks, building coverage, and height regulations, which determine the size of a building, and will vary depending on the size of the lot. The natural environment is considered through the establishment of a maximum impervious surface coverage ratio. Please also see the addenda of this real estate appraisal report for a complete description.

Permitted Uses Include:

Accessory Residential Uses
Family Day Care Home
Home Farming
Single-Family Dwelling

Special Exception Uses

Accessory Apartment
Affordable Housing
Bed and Breakfast
Cemetery
Club
Country Inn
Group day Care Home
Home Occupation
Manufactured Home
Open Space Subdivision
Public Recreation Facility
Public Safety Facility
Public Utility Facility
Recreation and Entertainment Facility, Outdoor Private
School
Two Family Dwelling
Worship Place

ZONING - Continued

Dimensional Requirements Include:

Accessory Structures:

Accessory Structures must be no closer than 10 feet from a lot line.

Principal Structures:

Minimum Front Yard Setback:	25 feet
Minimum Rear Yard Setback:	25 feet
Maximum Side Yard Setback:	10 feet

Principal and Accessory Structures:

Minimum Building Coverage:	25 percent
Maximum Height:	35 feet
Maximum Impervious Surface Coverage:	40 percent
One principal building per lot	

Remarks: The property being appraised is in conformance with all dimensional requirements in this zone.

NEIGHBORHOOD

The subject property is located in the south central portion of the City of Winsted, within the Town of Winchester. The northerly portion of this property is located within the city limits of Winsted, while the central and southerly portions are south of the city limit, and located within the Town of Winchester. The city and boundary line runs in a general east-west direction, just a short distance northerly of the northeast of the school building.

Land use along Pratt Street northerly of the property being appraised consists of a predominance of single family residential use properties, with some multi-family residences intermixed. Typically, these residential use properties are somewhat older in age and display average maintenance and care.

Land use along Pratt Street southerly of the property being appraised consists of a few single family residences with a predominance of unimproved, wooded land.

Land use along Hurlbut Street northwesterly of the subject property consists of single family dwellings, the Holly House Apartments complex, and a commercial flooring establishment. Westerly of the intersection of Hurlbut Street and East Lake Street is one of the town beaches known as Resha Beach. Adjoining properties are Highland Lake waterfront single family residences with a few seasonal cottages intermixed. These waterfront properties are typically well maintained and cared for, vary somewhat in architectural style, vintage, and overall functional utility.

Further to the west, along Wakefield Boulevard, the land consists of a mixture of single family residences, seasonal cottages along Highland Lake, with some unimproved wooded land present.

Incorporated within the addenda of this real estate appraisal report is summary information pertaining to socioeconomic and demographic information for the Town of Winchester/City of Winsted.

DESCRIPTION OF SITE

The property being appraised is irregular in shape with a total of 925+/- feet of frontage in two segments, 865+/- feet and 60+/- feet, along the easterly side of Pratt Street. This property encompasses 32.19+/- acres of land, and is situated on the easterly side of Pratt Street in the Town of Winchester, City of Winsted, Connecticut. The land being appraised is improved with a one-story, 53,252+/- square foot public school building known as the William H. Batcheller Elementary School, which was built in 1959.

Topographically, the west central and southwesterly portions of the site rise moderately to somewhat steadily upward to the rear or east. The central interior area, located easterly of the school structure, then rises more steadily and steeply upward to the east, and then tends to level or plateau at the extreme easterly property line. The immediate area surrounding the school facilities has been terraced in order to maximize the usability of the land. There is a strip of land located in the extreme northerly corner with 60+/- feet of frontage along the easterly side of Pratt Street. This area provides access to the extreme northerly portion of the parcel, and rises moderately upward to the rear or east throughout the westerly portion of this area, and then more steadily and steeply upward to the rear or easterly part.

There is a paved access driveway with open paved parking, which circles in the front or westerly side of the school structure. There is additional open paved parking and building access on the southerly side of the main structure, and the paved driveway with open parking spaces then circles around and runs behind, or on the easterly side, of the easterly-most or rear building structure leading to the north to the playground and recreational area. Non-paved areas that are not improved with the school structures are mostly open lawn areas and playgrounds. The remainder of the parcel is primarily a steadily rising, wooded area, the slopes of which clearly restrict usage. There are more gently to moderately sloping areas in the northwest and southwest portions of the parcel.

Soils

According to the Web Soil Survey, the west central portion of this parcel surrounding the improvements consists of a Udorthents-Urban land complex, Map Unit Symbol 306, being the terraced and improved portions of the entire site. The portion of the land located in the southwest corner consists of a Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony, identified as Map Unit Symbol 47C; and a Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony, Map Unit Symbol 86B. The central interior portion of this parcel consists of a Canton and Charlton fine sandy loam, 15 to 35 percent slopes, extremely stony, Map Unit Symbol 62D. Just easterly of this centrally located Canton and Charlton fine sandy loams is a large area of Charlton-Chatfield complex, 15 to 45 percent slopes, extremely rocky, encompassing most of the easterly or rear portion of the parcel, which has the steepest grades of this site. The extreme easterly rear portion consists of a Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes, Map Unit Symbol 75C. The northwest portion of this parcel consist of a Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony, Map Unit Symbol 85C; and the extreme northerly portion, being the strip of land fronting along the easterly side of Pratt Street, is a Woodbridge-Urban Land complex, 0 to 8 percent slopes, Map Unit Symbol 245B.

DESCRIPTION OF SITE - Continued

Utilities serving the site include municipal water, sewer, gas, electricity and telephone.

According to the Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the Town of Winchester, CT, Community Panel No. 090132 0002A, dated July 17, 1978, the subject property is located in Zone C.

DESCRIPTION OF IMPROVEMENTS

The land being appraised is improved with a one-story, 53,252+/- square foot public school building known as the William H. Batcheller Elementary School, which was built in 1959 of masonry construction.

This school facility has been built as effectively two essential differing levels. The main front portion of the school, being the westerly section, referred to as the lower level, is connected by a corridor leading to the easterly portion of the structure referred to as the upper level. These areas are each described as follows.

The lower level has a somewhat centrally located enclosed entry leading into the main corridor hallway area with corridors extending to the north, to the south, then through the central portion of the lower level, and to the east, eventually connecting with the upper level. The lower level has 10 separate classrooms located in the northerly portion and identified as Classrooms 101 through 110. Each classroom has a sink and small counter space plus a 1-fixture child's lavatory. Each classroom has a sloped ceiling with I-beam structural rafters, with windows and doors on the outside walls. Just southerly of the main entrance are the administrative offices which include an open receptionist's area, a private principal's office with 2-fixture lavatory and a nurse's room with a 2-fixture lavatory. There is a family resource room, two 2-fixture lavatories, a janitor's closet, and in the extreme southwest corner is the boiler room. The southcentral portion of the structure includes the kitchen area with storage rooms, a 2-fixture lavatory, and provides counter service to the large gymnasium/cafeteria area. The southerly portion of the lower level includes four smaller, private offices, additional mechanicals rooms, two conference rooms, and a custodian's storage room with outside entrance. Along with the ramped corridor extending to the east, there is an air handler/fan room area, a stage currently utilized primarily for storage, and a teachers' lunch room.

In the upper level or easterly portion of the structure is a centrally located corridor running from north to south. Along the easterly portion of the upper there are a total of 10 separate classrooms, plus a large boys' room and girls' room. Along the westerly portion of the upper level, there are six separate classrooms, the library/media center with four smaller office rooms, and an art classroom, plus a 2-fixture lavatory. The upper level has elevator service located adjacent to the stairway leading down to the connecting corridor.

DESCRIPTION OF IMPROVEMENTS - Continued

Interior finish in both the upper and lower levels includes a mixture of painted concrete block and brick walls, predominantly vinyl tile floor covering with small areas of carpeting and laminated floor covering. Ceilings are a mixture of ceiling tile with drop ceilings throughout most of the school. With respect to mechanical systems, there are two large oil-fired boilers in the boiler room, which service the air handlers for heating of both upper and lower levels. There is 8,000 gallon inground oil storage tank. The electrical service was reported to be more than adequate for this facility. Most rooms have fluorescent lighting and pipe conduit servicing outlets and switches. There is a security and fire detection system, and a natural gas line serving predominantly the kitchen facilities.

The exterior consists of a mixture of brick veneer and vinyl siding. This building has a low-pitched gable type roof covered with built-up tar and gravel surfacing. There is a 1,556+/- square foot canopy that wraps around a portion of the front and southerly sides of the building

In addition, there is a 920+/- square foot detached barn with a full loft providing access on the north side with one overhead door and one side-hung conventional entry. The first floor has a poured concrete slab with some drywall interior finishing and consists of a workroom and equipment storage bay. At the rear, there is a stairwell accessing the second floor loft storage area. This barn has vertical barn board exterior siding, a gable roof with asphalt shingles, which are in need of replacement. This barn displays some water damage, and is considered to be in fair to average condition, overall.

Remarks: The school facility is considered to be in comparatively average, somewhat dated, condition, overall. All mechanical systems were reported to be in good, working order.

HIGHEST AND BEST USE

The property being appraised is irregular in shape with two segments of frontage, 865+/- feet plus 60+/-feet, totaling 925+/- feet of frontage along the easterly side of Pratt Street. This property encompasses 32.19+/- acres of land improved with the William H. Batcheller Elementary School, a one-story, 53,252+/- square foot public school building built in 1959.

Topographically, the west central and southwesterly portions of the site rise moderately to somewhat steadily upward to the rear or east. The central interior area, located easterly of the school structure, then rises more steadily and steeply upward to the east, and then tends to level or plateau at the extreme easterly property line. The immediate area surrounding the school facilities has been terraced in order to maximize the usability of the land. There is a strip of land located in the extreme northerly corner with 60+/- feet of frontage along the easterly side of Pratt Street. This area provides access to the extreme northerly portion of the parcel, and rises moderately upward to the rear or east throughout the westerly portion of this area, and then more steadily and steeply upward to the rear or easterly part. There are adequate on-site paved parking areas. Non-paved areas that are not improved with the school structures are mostly open lawn areas and playgrounds. The remainder of the parcel is primarily a steadily rising, wooded area, the slopes of which clearly restrict usage. There are more gently to moderately sloping areas in the northwest and southwest portions of the parcel.

Again, the land being appraised is improved with a one-story, 53,252+/- square foot public school building known as the William H. Batcheller Elementary School, which was built in 1959 of masonry construction. This school facility has been built as effectively two essential differing levels. The main front portion of the school, being the westerly section, referred to as the lower level, is connected by a corridor leading to the easterly portion of the structure referred to as the upper level. Interior finish in both upper and lower levels includes a mixture of painted concrete block and brick walls, predominantly vinyl tile floor covering with small areas of carpeting and laminated floor covering. Ceilings are a mixture of ceiling tile, with drop ceilings throughout most of the school. The exterior consists of a mixture of brick veneer and vinyl siding. This building has a low-pitched gable type roof covered with built-up tar and gravel surfacing. There is a 1,556+/- square foot canopy that wraps around a portion of the front and southerly sides of the building. In addition, there is a 920+/- square foot detached barn with a full loft providing access on the north side with one overhead door and one side-hung conventional entry. The first floor has a poured concrete slab with some drywall interior finishing and consists of a workroom and equipment storage bay. At the rear, there is a stairwell accessing the second floor loft storage area. This barn has vertical barn board exterior siding, a gable roof with asphalt shingles, which are in need of replacement. This property is situated in the TSF Town Single-Family district, which allows for a variety of uses.

The term Highest and Best Use is defined by the Appraisal Institute in “The Dictionary of Real Estate Appraisal), Fifth Edition, 2010, on page 93 as follows:

“The reasonable, 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. The four criteria the Highest & Best use must meet are legal permissibility, physical possibility, financial feasibility and maximum productivity.”

HIGHEST AND BEST USE - Continued

Legal Permissibility

Legal permissibility is best determined through an examination of applicable zoning regulations. It also considers private law such as deed restrictions or grants, subdivision regulations or association rules. Consideration should also be given to local trends and the town master plan.

Physical Possibility

Physical possibility is analyzed through the physical characteristics of a site that affects its Highest and Best Use. These include size, shape, topography, site accessibility, locally and regionally, and the risk of natural disasters. The proportions of width to depth may be important in understanding physical possibility. The same is true of the availability or absence of utilities.

Highest and Best Use As If Unimproved

In my opinion, the Highest and Best Use of the property being appraised as if unimproved is for development with single family residences in accordance with all town and state regulations, and as demanded by the economics of the area.

Highest and Best Use As Improved

In my opinion, the Highest and Best Use of the property being appraised, if not utilized for Town of Winchester educational or administrative facilities or similar municipal usage, is for conversion of the existing facilities to residential housing, non-municipal educational facilities, or other special purpose usages, in compliance with all town and state regulations and as demanded by the economics of the area.

THE APPRAISAL PROCESS

The appraisal process is defined as "a systematic analysis of the factors that bear on the value of real estate. An orderly program by which the problem is defined, the work necessary to solve the problem is planned and the data involved are acquired, classified, analyzed and interpreted into an estimate of value".

As noted by the above definition, the first step in the Appraisal Process is to define the problem or the subject of the appraisal. The property being appraised is identified as 179 Pratt Street, Winsted, Connecticut. There is a legal description of the land included in this appraisal report.

In addition to the physical identification of the problem, the rights which are appraised must also be considered. All rights inherent in the "fee simple" interest to the land are appraised.

Fee Simple is defined as "an absolute fee; a fee without limitation to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate".

The subject property is appraised as of January 12, 2022, and thus, the estimated market value as of that specific point in time. The projected marketing time period included in this real estate appraisal report is considered, for appraisal purposes, to have occurred.

The value sought in this appraisal report is an estimation of Market Value. A complete definition of Market Value is included in this appraisal report.

Thus far, the problem has been identified, interest and type of value estimated defined and the effective date of the value estimate stated.

THE APPRAISAL PROCESS - Continued

General data and specific data breakdowns were employed to ensure that the data gathered were pertinent to the appraisal problems.

General and specific data includes such important fundamental information as neighborhood, community and regional data, complete market economic analysis, such property specifics as inherent rights in the title, site characteristics and features, physical characteristics of improvements and highest and best use analysis.

Additional specific data concerning comparable sales, rental and cost information forms the fundamental basis of the three approaches to or indications of market value. These three approaches to value are:

1. The Sales Comparison Approach
2. The Income Approach
3. The Cost Approach

All three approaches to value are based on the Principle of Substitution which is defined as: "a valuation principle that states that a prudent purchaser would pay no more for real property than the cost to acquire an equally desirable substitute on the open market. The Principle of Substitution presumes that the purchaser will consider alternatives available to him, that he will act rationally and prudently on the basis of his information about those alternatives and that time is not a significant factor".

The Sales Comparison Approach is the first of three approaches or indications of value used in this appraisal report. This approach is based on the direct analysis of market transactions involving prudent buyers and sellers or property considered to be comparable and reasonably substitutable with respect to the subject property.

An informed, potential purchaser exhaustively searches the market analyzing and comparing properties currently available for sale. Rationally and prudently comparing these substitute properties, the informed purchaser is considered to be well equipped to make a logical choice which best satisfies his needs and desires.

The market prices of real property paid for and accepted by prudent and informed purchasers and sellers represent the value for which the economic good is exchanged. In the sales comparison approach to value estimation, the appraiser attempts to simulate actions of the prudent purchaser, by performing an extensive market search for normal, bonafide, arm's length transactions involving properties considered to be comparable and reasonably substitutable in relationship with the subject property.

THE APPRAISAL PROCESS - Continued

The second approach to be utilized in this appraisal report is the Income Approach. The Income Approach to value is based on the rationale that there is a direct relationship between the income generated by a property and its value. The Income Approach to value consists of methods, techniques and mathematical procedures that an appraiser uses to analyze the property's capacity to generate benefits (the monetary benefits of income and reversion) and convert these benefits into an indication of present value.

The Principle of Anticipation is fundamental to the Income Approach. As value is created by the anticipation/expectation of benefits to be derived in the future, value may be defined as the present worth of all rights in these future benefits. All income capitalization methods, techniques and procedures attempt to forecast future benefits and estimate their present value.

The Cost Approach is the third approach to value to be considered in this appraisal report. The Cost Approach, formerly known as the Summation Approach, is based on the estimation of reproduction costs new of improvements, less accrued depreciation, all added to estimated land value.

The Principle of Substitution dictates that the informed purchaser would, as an alternative to purchasing an existing property, consider acquiring a comparable site and building a comparable substitute structure which would satisfy his needs and desires, assuming no undue time delays are involved. The difference between the cost new of the property and its market value is stated to be accrued depreciation from various sources.

Reproduction cost new of improvements may be estimated by a competent local builder experienced in the actual construction of properties similar to the subject. Also, there are numerous published sources of building cost estimates derived and compiled from actual construction completions.

Accrued depreciation of the improvements is typically estimated by the appraiser and consists of the following categories:

1. Physical Deterioration
2. Functional Obsolescence
3. External or Locational Obsolescence

The final procedure in the Appraisal Process is the Reconciliation and Final Value Estimate. In this section a brief summary of the three approaches to value is offered with an explanation of the significance of each approach and the reasoning as to why one approach may be given more weight than the others. The end result being the final estimate of market value of the property being appraised.

COST APPROACH

The Cost Approach was not used in this appraisal report due to the age and condition of the improvements and the difficulty in accurately estimating reproduction costs new and accrued depreciation. The Cost Approach loses validity as an accurate indication of value in direct proportion to the age and designed utility of the improvements. Building new may be a viable alternative to the purchaser of a modern, newer commercial or special purpose property but not for an older property.

Estimates on reproduction costs new of improvements obtained from area builders and published by nationally recognized cost estimating services tend to vary somewhat. Similarly, market derived or extracted accrued depreciation estimates, at best, offer a range in annual or percentage amounts of depreciation. The uniqueness of the property being appraised coupled with the limited amount of market transactions regarding properties offering reasonably similar utility in comparison with the subject substantially limit the accuracy of the estimate of accrued depreciation. The summation of estimated component parts, estimated costs new less estimated accrued depreciation plus estimated land value lessens the accuracy and supportability of the Cost Approach as an indication of value.

INCOME APPROACH

The Income Approach was not used in this appraisal report as an appropriate indication of value, as an insufficient amount of good, reliable data was found. Property similar to the subject is typically owner-occupied, thereby limiting the amount of lease information pertinent to this particular type of property. The typical purchaser is buying primarily to satisfy their requirements of commercial space, and secondarily, for the added rental income received from other non-owner occupied areas of the property. Furthermore, market extraction of overall rates or discount rates is limited by the number of sales of similar properties and their operating income and expense histories.

SALES COMPARISON APPROACH

The Sales Comparison Approach is used in this appraisal report. This approach is based on the direct analysis of market transactions involving prudent buyers and sellers or property considered to be comparable and reasonably substitutable with respect to the subject property

An informed, potential purchaser exhaustively searches the market analyzing and comparing properties currently available for sale. Rationally and prudently comparing these substitute properties, the informed purchaser is considered to be well equipped to make a logical choice which best satisfies his needs and desires.

The market prices of real property paid for and accepted by prudent and informed purchasers and sellers represent the value for which the economic good is exchanged. In the Sales Comparison Approach to value estimation, the appraiser attempts to simulate actions of the prudent purchaser, by performing an extensive market search for normal, bonafide, arm's length transactions involving properties considered to be comparable and reasonably substitutable in relationship with the subject property.

Thus, the following sales of special purpose and industrial use properties are utilized on a comparative basis as an aid in estimating the Market Value of the property being appraised. The sales incorporated in this real estate appraisal report were deemed by the appraiser to be the most appropriate and reliable indicators of value available as of the date the appraisal was written.

SALES COMPARISON APPROACH - Continued

SALE NUMBER 1

51 Gabb Road
Bloomfield, Connecticut

Grantor: New England Jewish Academy

Volume 2092, Page 280

Grantee: 555 Equities LLC

Date: June 28, 2021

Sale Price: \$2,300,000.

Zoning: Residential R20

Sale Price per Square Foot of
Building to Include Land: \$59.46

Land Area: 8.7+/- acres of land

Frontage: 188+/- feet of frontage along the southwesterly side of Gabb Road.

Topography: This parcel of land is generally level to gently sloping and at street grade.

Building Data: This mixed use religious/residential special use property consists of two buildings. The main building is a 1-story former high school building built of frame and masonry construction in 1974. There are stucco exterior walls and a flat roof covered with rolled composite roof cover. Interior finish consists of drywall wall and tile and drop ceiling surfaces with linoleum as finish floor covering, and there is a gas-fired forced hot air heating system with central air conditioning. This building also has a 3,230+/- square foot overhang/canopy across the front and sides of the building. The first floor encompasses 15,517+/- square feet, with 17,352+/- square feet on the second story. Total finished floor area is 36,099+/- square feet.

This parcel is also improved with a colonial styled dwelling built of frame construction in 1900. There is a partial basement area encompassing 1,111+/- square feet with a stone and mortar foundation. Exterior walls consist of a mixture of clapboard and board & batten siding, and there is a gable type roof covered with asphalt shingles. Interior finish consists of plastered walls with a mixture of hardwood and carpet as finish floor covering. There is an oil-fired hot water heating system and a covered porch. This building contains 9 room, 4 bedrooms and 1.1 baths, with a total finished floor area of 2,580+/- square feet. There is an oil-fired hot air heating system, central air conditioning, a gable type roof covered with asphalt shingles and vinyl sided exterior walls. Interior finish consists of plaster and drywall wall and ceiling surfaces with wood flooring.

Total combined finished square footage is then 38,679+/- square feet. This property appears to be in average+ condition, overall.

Remarks: No financing was recorded with this transaction.

SALES COMPARISON APPROACH - Continued

SALE NUMBER 2

20 Clifford Street
W/s Maple Avenue
Hartford, Connecticut

Grantor: 20 Clifford St Aria LLC

Volume 7789, Page 308

Grantee: Clifford Hartford LLC

Date: July 2, 2021

Sale Price: \$1,291,638

Zone: Mixed Use MX2

Sale Price per Square Foot of
Building to Include Land: \$21.25

Land Area: 1.79+/- acres of land

Frontage: 447+/- feet of frontage along the northerly side of Clifford Street; plus
168+/- feet of frontage along the westerly side of Maple Avenue

Topography: This lot is generally level and at street grade.

Building Data: Built in 1939 of masonry construction, this 3-story special purpose/school facility encompasses a total finished floor area of 60,786+/- square feet. Exterior walls are brick and concrete block. There is a flat roof with tar and gravel surfacing. Interior finish consists predominantly of plaster walls and ceilings with some drywall present. Finished floor covering is a mixture of wall to wall carpeting and vinyl tile. There is a gas-fired hot water heating system and some open paved on-site parking. The overall condition of this property is considered to be average/dated.

Remarks: No financing was recorded with this transfer.

SALES COMPARISON APPROACH - Continued

SALE NUMBER 3

2279 Mount Vernon Road
S/s Welch Road
Southington, Connecticut

Grantor: Briarwood Real Estate LLC

Volume 1524, Page 700

Grantee: PGX Holdings LLC

Date: May 18, 2021

Sale Price: \$3,500,000.

Zoning: Residential R40

Sale Price per Square Foot of
Building to Include Land: \$33.50

Land Area: 32.75+/- acres of land

Frontage: 1,547.32+/- feet of frontage along the easterly side of Mount Vernon Road; plus
554.48+/- feet of frontage along the southerly side of Welch Road.

Topography: This parcel of land is generally level, at street grade and then slopes down to the rear or east.

Building Data: This property, formerly the Briarwood College campus, consists of seven separate buildings constructed between 1967 and 2008, to include a 16,029+/- square foot, 3-story dormitory building and a 1-story service/storage garage encompassing 2,200+/- square feet of floor area. The remaining five structures are educational use buildings, and include classrooms, lecture halls/auditoriums laboratories, and instructor and staff support offices. Total combined square footage is 104,486+/- square feet. The exterior of these buildings consist of brick veneer with some vinyl siding for exterior wall surfaces, typically gable roofs with asphalt shingle roof cover, and drywall interior wall and ceiling surfaces. All buildings, with the exception of the service/storage garage, have forced hot air heating systems with central air conditioning. There is ample, on-site paved parking. The overall condition of these former college campus buildings is considered to be average+.

Remarks: This property was vacant at the time of this transfer. Conventional financing was secured through the G2 Funding in the amount of \$2,800,000.

SALES COMPARISON APPROACH - Continued

SALE NUMBER 4

24 Leggett Street
S/s Goodwin Street
East Hartford, Connecticut

Grantor: Anointed Tabernacle of Jesus Christ

Volume 3872, Page 283

Grantee: Living Word Empowerment Ministries

Date: December 23, 2019

Sale Price: \$775,000.00

Zone: Industrial I2

Sale Price per Square Foot of
Total Building to Include Land: \$15.22

Land Area: 4.48+/- acres of land

Frontage: 548.99+/- feet of frontage along the easterly side of Leggett Street; plus
57.24+/- feet of frontage along the southerly side of Goodwin Street.

Topography: This parcel of land is generally level to very gently sloping and at street grade.

Building Data: The land is improved with a one-story religious use building built of masonry construction in 1957. The building encompasses a total finished floor area of 50,919+/- square feet. This religious use facility has concrete block exterior walls and a flat roof. Interior finished consists of painted concrete block walls and a concrete floor. There is a gas-fired hot air heating system and partial air conditioning. This property has ample, open, on-site paved parking a partial chain link fence, and a 120+/- square foot storage shed. This property is considered to be in average/dated condition, overall.

Remarks: Conventional financing in the amount of \$542,500 was secured through Webster Bank.

SALES COMPARISON APPROACH - Continued

SALE NUMBER 5

120 Colebrook River Road
CT Route 8
Winsted, Connecticut

Grantor: PCNK LLC

Volume: 448, Page 954

Grantee: 118-120 Colebrook River Road LLC

Sale Date: October 9, 2019

Sale Price: \$1,100,000

Zone: Industrial PI Production and Innovation

Sale Price per Square Foot of
Building to Include Land: \$12.48

Land Area: 14.59+/- acre of land

Frontage: 1,298.91+/- feet of frontage along the easterly side of Colebrook River Road, CT Route 8.

Topography: The land is reasonably level and at street grade. Approximately 50% or more of this parcel is in a flood hazard zone, as this parcel is abutted by the Still River along the easterly property line.

Building Data: This 12-unit, multi-tenanted industrial building was built of pre-engineered steel construction on a poured concrete slab foundation in 1967, and encompasses 88,168+/- square feet of floor area. This former factory building has pre-finished metal exterior walls with a low-pitched gable type roof with metal roof cover. Interior finish is minimal. This building has an unfinished mezzanine area encompassing 6,460+/- square feet, wet sprinkler system, and a forced hot air heating system with some air conditioning. There is ample on-site paved parking, with outdoor lighting. This building is considered to be in fair to average condition, overall.

Remarks: Conventional financing in the amount of \$720,000 was secured through the Thomaston Savings Bank.

SALES COMPARISON APPROACH - Continued

Sales Analysis

Sale Number 1 transferred in June 2021 and no significant adjustment for date of sale, changing market conditions is indicated by the marketplace. This location on Gabb Road in Bloomfield is considered to be superior to that of the subject with respect to locational characteristics and for superior zoning allowing a greater density of development, and is adjusted downward accordingly. The land involved with this transfer is smaller in size, but superior with respect to overall land characteristics and usability, and is adjusted accordingly. This sale is inferior to the subject with respect to road frontage and accessibility and is adjusted upward. The improvements to the land are typically newer in age and renovated, plus superior in quality of construction and design, all indicating downward adjustments to the unit price. The improvements to the land are smaller in size, indicating a downward adjustment to the unit price, as typically, smaller properties transfer on a higher per unit basis. This property is superior with respect to overall condition, and is adjusted downward. This property is superior with respect to basement facilities and is adjusted downward. This property is slightly inferior to the subject with respect to accessory improvements and adjusted upward.

Sale Number 2 transferred in July 2021, and no adjustment for date of sale, changing market conditions is indicated by the marketplace. This property on Clifford Street in Hartford is considered to be inferior overall with respect to locational characteristics, but somewhat superior to the subject with respect to zoning and potential usage. An overall upward adjustment has been applied. This property is inferior with respect to overall land characteristics and is adjusted upward accordingly. The improvements to the land are just slightly larger in size; no adjustment for size differential is indicated on a unit price basis, as these facilities are comparatively equal overall. This property is considered to be similar with respect to overall condition, but slightly inferior with respect to accessory improvements and is adjusted upward accordingly.

Sale Number 3 occurred in May 2021, and no significant adjustment for date of sale, changing market conditions is indicated by the marketplace. This property, formerly the Briarwood College campus, on Mount Vernon Road in Southington is considered to be superior with respect to overall locational characteristics and is adjusted downward accordingly. The parcel of land involved with this transfer is similar in size, but superior in overall land characteristics, to include frontage and accessibility and is adjusted downward accordingly. Total building area is significantly larger in comparison with that of the subject, indicating an upward adjustment, as typically larger buildings transfer on a lower per unit basis. This property is superior with respect to overall basement facilities and a downward adjustment has been applied. The overall condition of the improvements is superior in comparison with those of the subject and is adjusted downward accordingly. This property is superior to the subject with respect to accessory improvements and an additional downward adjustment is necessary.

SALES COMPARISON APPROACH - Continued

Sales Analysis - Continued

Sale Number 4 occurred in December 2019 and no significant adjustment for changing market conditions or date of sale is indicated by the marketplace. This property, located on Leggett Street in East Hartford, is considered to be inferior in comparison with that of the subject, and while zoning allows greater use potential, an overall upward adjustment has been applied. The land involved with this transaction is inferior in overall size and is adjusted upward accordingly. This parcel is considered to be reasonably similar with respect to road frontage, proportionate with size, indicating no significant adjustment. These improvements are reasonably similar overall with respect to size on a unit price basis, indicating no significant adjustment. An upward adjustment has been applied for inferior accessory improvements.

Sale Number 5 transferred in October 2019 and no adjustment for date of sale, changing market conditions is indicated by the marketplace. This property is considered to be similar overall with respect to locational characteristics, and somewhat superior with respect to permitted use potential, and an overall downward adjustment has been applied. While this parcel contains 14.59+/- acres of land, approximately 50% or more is in a flood hazard zone, as this parcel is abutted by the Still River along the easterly property line. An overall upward adjustment has been applied for land characteristics. This property is superior to the subject with respect to road frontage and is adjusted downward. This property is inferior with respect to overall quality of construction, design/appeal, and overall condition, both indicating upward adjustments to the unit price. This facility is larger in size and is adjusted upward, as typically larger properties transfer on a lower per unit basis.

The following sales comparison grid has been prepared for illustrative purposes as an aid to assist the reader. While the sales comparison grid utilizes numerical adjustments, these are qualitative adjustments not quantitative adjustments, due both to the very limited sales data and uniqueness of the characteristics of the subject and sale properties incorporated in the real estate appraisal report. Adjusted sale price per square foot of building to include land ranges from \$17.66 to \$27.80 per square foot.

While the property being appraised consists of a parcel of land totaling 32.19+/- acres, use potential of this parcel is significantly restricted by severity of grade/steadily and steeply sloping land. To assist the appraiser in estimating the overall contribution of value made by this effectively rear, steadily sloping land with significant areas having a shallow depth to bedrock, the following sales on file in this office were reviewed by this appraiser.

SALES COMPARISON APPROACH - Continued

Sales Analysis - Continued

Briefly summarized, these sales include the following :

A parcel of land known as Highland Park, located just northerly of the property being appraised on the east side of Bridge Street, selling in July 2021 for \$75,000.00; price per acre was \$1,786 for 42+/- acres of land with very similar topographical features and restrictions.

A parcel of land located at 139 Newfield Road in Winchester sold in November 2021 for \$90,000.00; reflecting a unit price of \$4,639 per acre for 19.4+/- acres of land. This parcel has superior topographical features, was previously an approved buildable homesite, but has accessibility characteristics.

An 18.10+/- acre parcel of land located at 493A North Main Street in Winsted sold for \$25,000 April 9, 2021. This parcel is accessed by a right of way connecting the main parcel with CT Route 8, North Main Street. On a unit price basis, this rear parcel sold for \$1,382 per acre.

Having analyzed these and other sales of special purpose and industrial use properties on file in this appraisal office and giving due consideration to such factors as date of sale, location, zoning and use potential, land area and site characteristics, road frontage and exposure, on-site parking, for building size, age, renovation and condition, mechanical systems, basement facilities, accessory improvements and for other factors which tend to influence market prices, the indicated unit price of the property being appraised is \$23.00 per square foot of building to include land.

Then, 53,252+/- square feet x \$23.00 per square foot of building to include land = \$1,224,796

Value Indicated By Sales Comparison Approach, rounded: \$1,225,000.00

SALES COMPARISON APPROACH - Continued

ITEM	SUBJECT	COMPARABLE NO. 1 Descr	Amount	COMPARABLE NO. 2 Descr	Amount	COMPARABLE NO. 3 Descr	Amount
Address	179 Pratt Street	51 Gabb Road		20 Clifford Street W/s Maple Avenue Hartford, CT		2279 Mount Vernon Road S/s Welch Road Southington, CT	
Town	Winsted, CT	Bloomfield, CT					
Sales Price			\$2,300,000		\$1,291,638		\$3,500,000
Sale Price Price Per Square Foot of Building to Include Land =			\$59.46		\$21.25		\$33.50
Data Source	Inspect&TownRecords.	Town Records		Town Records		Town Records	
Property Rights Conveyed	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Sales or Financing Concessions		No Adjustment Indicated		No Adjustment Indicated		No Adjustment Indicated	
Conditions of Sale	Normal Market Conds.	No Adjustment Indicated		No Adjustment Indicated		No Adjustment Indicated	
Date of Sale		12-Jan-22	28-Jun-21		02-Jul-21		18-May-21
Market Conditions/ Time Adjustment =			\$ -				
Adjusted Sale Price =			\$59.46		\$21.25		\$33.50
Location/Zoning	Average/TSF Residential	Superior/Residential R-20	-20.0%	Inferior/Mixed Use MX2	10.0%	Superior/Residential R-40	-10.0%
Site area	32.19+/- Acres Sloping & Wooded	8.7 +/- Acres	-5.0%	1.79 +/- Acres	10.0%	32.75	-10.0%
Frontage	865+/- FF & 60+/- FF	188+/- FF	2.0%	447+/- FF & 168+/- FF		1547+/- FF & 554+/- FF	-2.0%
Date Built		1959 1974 & Renovated	-10.0%	1939		1967 thru 2008 built	
Quality/Specialty Items	Average Quality/Dated Design	Average+/Contemporary Design	-10.0%	Average		Average	
Total Floor Area		53252 38679	-5.0%	60786		104486	20.0%
Basement Area/Finish	Slab foundation	Partial Basement	-2.0%	Slab foundation		Basement Area 6760+/- Sq.Ft.	-2.5%
Overall Condition	Average/Dated	Average+	-5.0%	Average/Dated		Average+	-7.5%
Other Improvements	Covered & Conv Entries,Barn&Loft	Slightly Inferior	1.0%	Slightly Inferior		1.0% Superior	-5.0%
Other item							
Net Adjustment			-54.0%		21.0%		-17.0%
Adjusted Sale Price/Square Foot of Building to Include Land =			\$ 27.35		\$ 25.71		\$ 27.80

SALES COMPARISON APPROACH - Continued

ITEM	SUBJECT	COMPARABLE NO. 4 Descr	Amount	COMPARABLE NO. 5 Descr	Amount
Address	179 Pratt Street	24 Leggett Street S/s Goodwin Street		120 Colebrook River Road E/s CT Route 8	
Town	Winsted, CT	East Hartford, CT		Winsted, CT	
Sales Price			\$775,000		\$1,100,000
Sale Price Per Square Foot of Building to Include Land =			\$15.22		\$12.48
Data Source	Inspect&TownRecords.	Town Records		Town Records	
Property Rights Conveyed	Fee Simple	Fee Simple		Fee Simple	
Sales or Financing Concessions		No Adjustment Indicated		No Adjustment Indicated	
Conditions of Sale	Normal Market Conds.	No Adjustment Indicated		No Adjustment Indicated	
Date of Sale	12-Jan-22	23-Dec-19		09-Oct-19	
Market Conditions/ Time Adjustment =			\$ -		\$ -
Adjusted Sale Price =			\$15.22		\$12.48
Location	Average/TSF Residential	Inferior/Industrial I2	10.0%	Similar Overall/Industrial IP	-5.0%
Site area	32.19+/- Acres Sloping & Wooded	4.48+/- Acres	5.0%	14.59+/- Acres Flood Hazard	5.0%
Frontage	865+/- FF & 60+/- FF	549+/- FF & 57+/- FF		1299+/- FF	-1.0%
Date Built		1959	1957		1967
Quality/Specialty Items	Average Quality/Dated Design	Similar overall		Inferior	10.0%
Total Floor Area		53252	50919		88168
Basement Area/Finish	Slab foundation	Slab foundation		Slab foundation	
Overall Condition	Average/Dated	Similar overall		Fair to Average	20.0%
Other Improvements	Covered & Conv Entries,Barn&Loft	Slightly Inferior	1.0%	Similar Overall	
Other item					
Net Adjustment			16.0%		44.0%
Adjusted Sale Price/Square Foot of Building to Include Land =			\$ 17.66		\$ 17.97

RECONCILIATION AND FINAL VALUE ESTIMATE

Value Indicated by Cost Approach	Not Appropriate
Value Indicated by Income Approach	Not Appropriate
Value Indicated by Sales Comparison Approach:	\$1,225,000.00

The Cost Approach was not used in this appraisal report due to the age of the improvements and the difficulty in estimating the replacement costs of the improvements, accrued depreciation and estimating land value. The Cost Approach loses validity as an accurate indication of value in direct proportion to the age and designed utility of the improvements. The summation of estimated component parts, estimated costs new less accrued depreciation plus estimated land value lessens the accuracy and supportability of the Cost Approach as an accurate indication of value.

The Income Approach was not used in this appraisal report as an appropriate indication of value, as an insufficient amount of good, reliable data was found. Property similar to the subject is typically owner-occupied, thereby limiting the amount of lease information pertinent to this particular type of property. The typical purchaser is buying primarily to satisfy their requirements of usable space, and secondarily, for the added rental income received from other non-owner occupied areas of the property. Furthermore, market extraction of overall rates or discount rates is limited by the number of sales of similar properties and their operating income and expense histories.

The Sales Comparison Approach was utilized in this appraisal report as an indication of Market Value. This approach or methodology to value incorporates actual market transactions of properties considered to be reasonably similar to and intending to replace or substitute the overall functional utility of the property appraised. These sales are analyzed and adjusted for such dissimilar elements of comparison as dates of sale, locations, site characteristics, building characteristics and other factors influencing value. The strength and reliability of the Sales Comparison Approach is directly proportionate with the quality and quantity of the comparable sales data.

Marketing Period

Implicit in the definition of Market Value is that good, aggressive, professional marketing is employed and that an adequate amount of time for exposure in the open market is allowed.

Therefore, it is the opinion of the appraiser that the required marketing time period for the property appraised is 12-24+ months, assuming good, aggressive, professional marketing is employed.

RECONCILIATION AND FINAL VALUE ESTIMATE - Continued

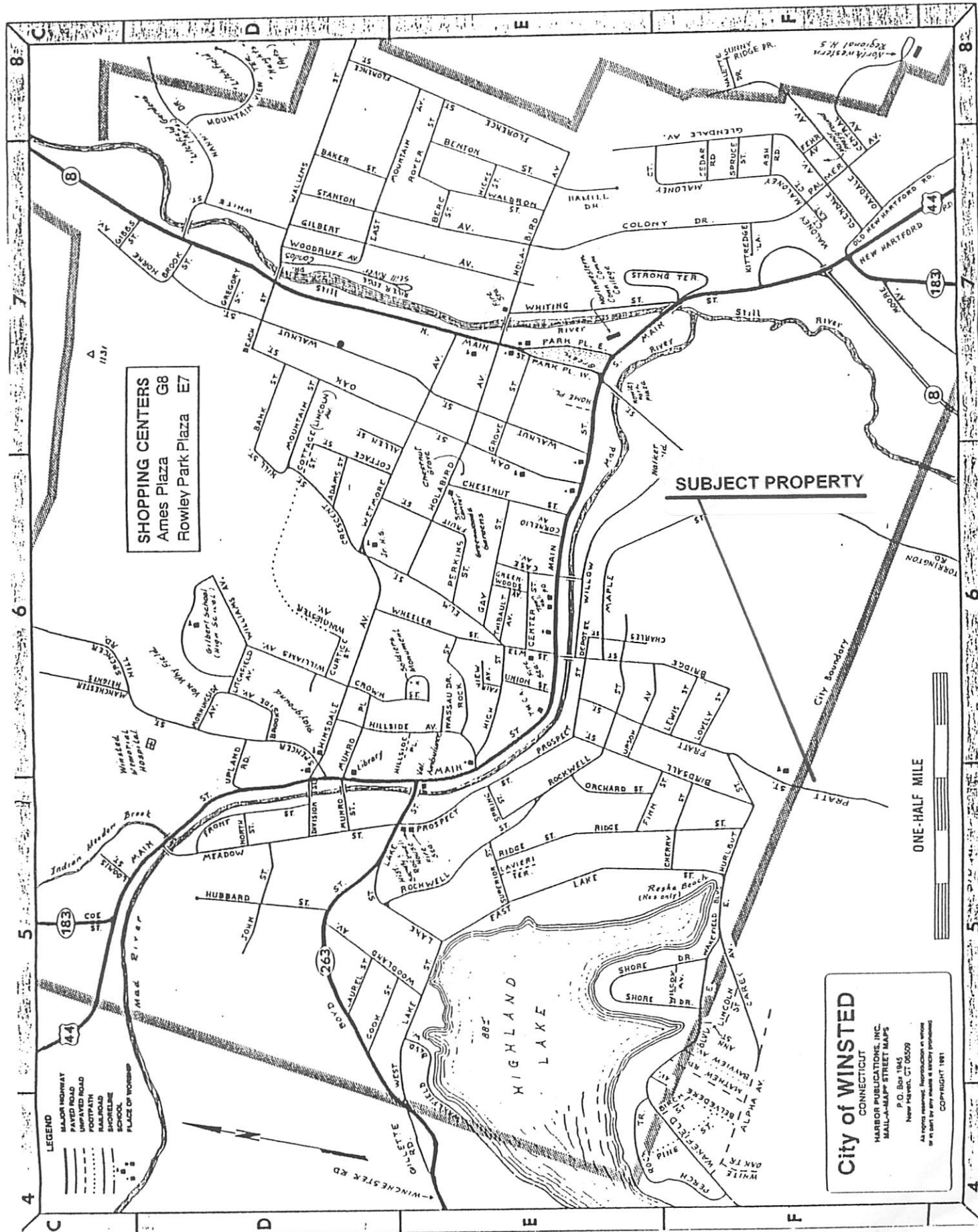
Marketing Period - Continued

Exposure time is defined as the "estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal." Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Reasonable exposure time for this property is estimated to be 12-24+ months.

In my opinion, Market Value, as defined, of the property being appraised, assuming that aggressive and competitive marketing is employed and adequate exposure time allowed, as of January 12, 2022, was estimated to be:

ONE MILLION, TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS.

ADDENDA



SHOPPING CENTERS
Ames Plaza G8
Rowley Park Plaza E7

SUBJECT PROPERTY

City of WINSTED
CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL-TO-MAP STREET MAPS
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To all People to whom these Presents shall come.—Greeting:

Know ye, THAT We, Anthony A. Fracasso and Kathleen M. Fracasso, husband and wife, of the Town of Winchester, County of Litchfield and State of Connecticut

for the consideration of a valuable sum in dollars received to our full satisfaction of the Town of Winchester, a municipal corporation, located in the County of Litchfield in said State,

do give, grant, bargain, sell and confirm unto the said Town of Winchester all that certain piece or parcel of land, containing twenty-one acres, more or less, situated in said Town of Winchester, with a dwelling-house known as No. 179 Pratt Street and other buildings thereon standing bounded northerly on land of Henry J. and Mayhelle H. Barreuther and land formerly of J. Edward Dardis now supposed to be of James T. Novaro, partly on each; Easterly on the first tier line westerly of the Winchester-Berkhamsted Town Line, the land easterly of said tier line is supposed to be owned by Angela Nicosia; Southerly on land of Henry J. Fracasso, formerly of Ottavia Fracasso, and land of Leo P. and Delia R. Fracasso, partly on each; and Westerly on Pratt Street; together with all the right, title and interest that we may have in and to a sewer line connected with said premises running westerly across Pratt Street and through lands of owners unknown to a brook. Said sewer line is subject to such rights as said Louise Barreuther conveyed to Anthony Angerono by quit-claim deed dated November 25, 1947 and recorded in the Winchester Land Records in Volume 94 at page 91. Said premises are the same as conveyed to the grantors by Harold D. Keller and Ora A. Keller by deed dated September 7, 1957 and recorded September 9th 1957 in Volume 115 of the said Land Records at Page 589.

To Have and to Hold the above-granted and bargained premises, with the appurtenances thereof, unto it the said Grantee, its successors heirs and assigns forever, to them and their own proper use and behoof. And also, we the said Grantors do for ourselves and our heirs, executors and administrators, covenant with the said Grantee its successors heirs and assigns, that at and until the encasing of these presents we are well-seized of the premises, as a good indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as is above written, and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, we the said Grantors do by these presents bind ourselves and our heirs forever to WARRANT AND DEFEND the above-granted and bargained premises to it the said Grantee, its successors heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

J. & L. R. Stamp, Value \$-25
to the foregoing instrument and duly executed
Christ L. Liza
Town Clerk

In Witness Whereof, we have hereunto set our hand and seal this 20th day of September in the year of our Lord nineteen hundred and fifty-eight
Signed, Sealed and Delivered in presence of
James L. Glynn
James L. Glynn
Frances M. DePaoli
Frances M. DePaoli
Anthony A. Fracasso (L.S.)
Kathleen M. Fracasso (L.S.)

State of Connecticut, County of Litchfield as Winchester, September 20, A.D. 1958
Personally appeared Anthony A. Fracasso and Kathleen M. Fracasso

Signers and Sealers of the foregoing Instrument, and acknowledged the same to be their free act and deed before me.

James L. Glynn
James L. Glynn

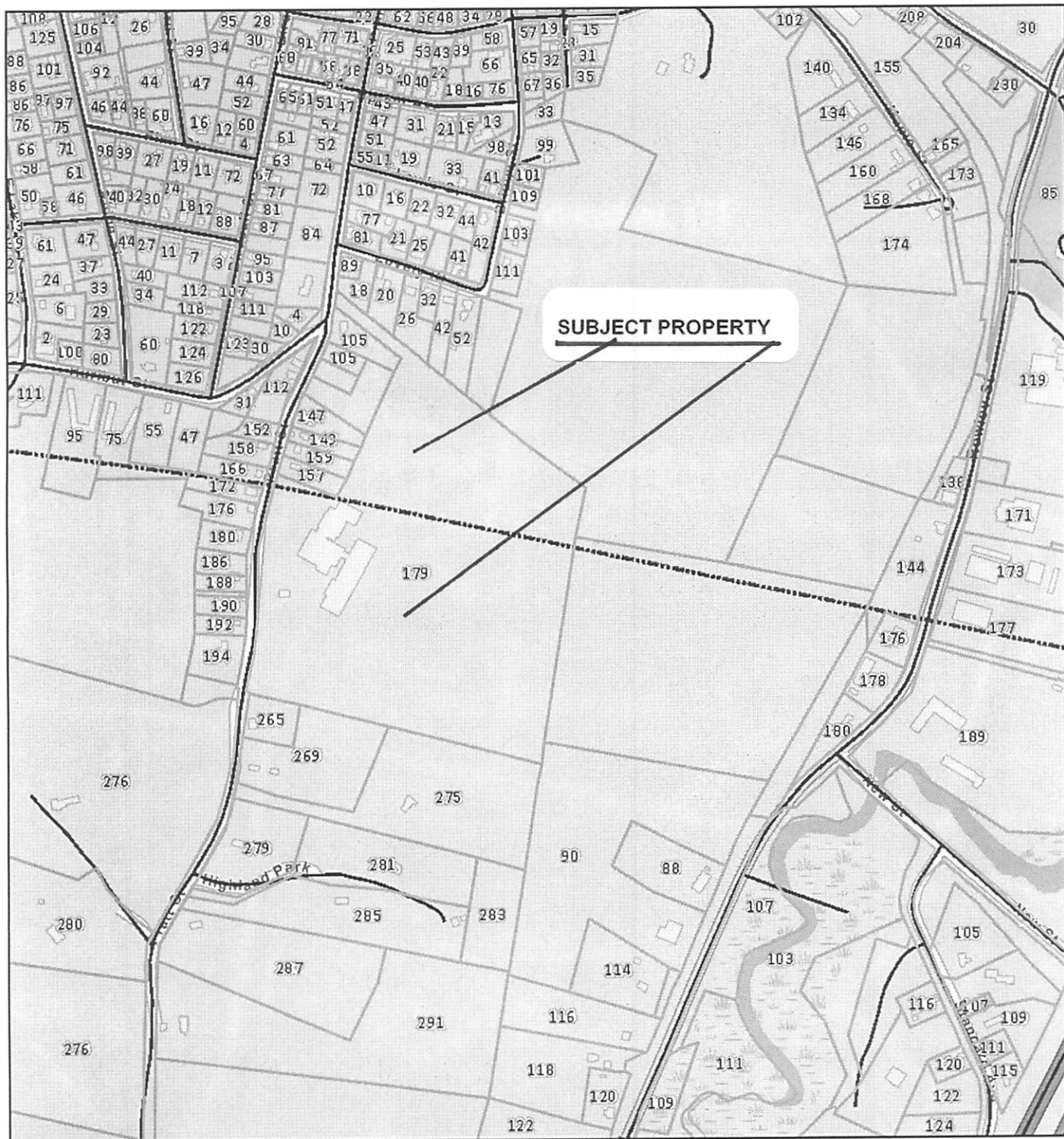
Notary Public
Commissioner of the
Superior Court

Received for Record September 20, 1958 at 11:00 a.m.

and Recorded by me.

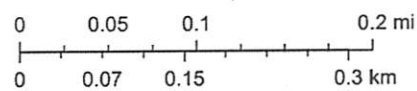
Christ L. Liza
Town Clerk

179 Pratt St Winsted, CT



January 11, 2022

1:9,028



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

TOPOGRAPHY MAP



A number line with two scales. The top scale is labeled in miles (mi) with markings at 0, 0.03, 0.06, and 0.11. The bottom scale is labeled in kilometers (km) with markings at 0, 0.04, 0.09, and 0.18. Vertical tick marks connect the two scales at corresponding values: 0 mi = 0 km, 0.03 mi = 0.04 km, 0.06 mi = 0.09 km, and 0.11 mi = 0.18 km.

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

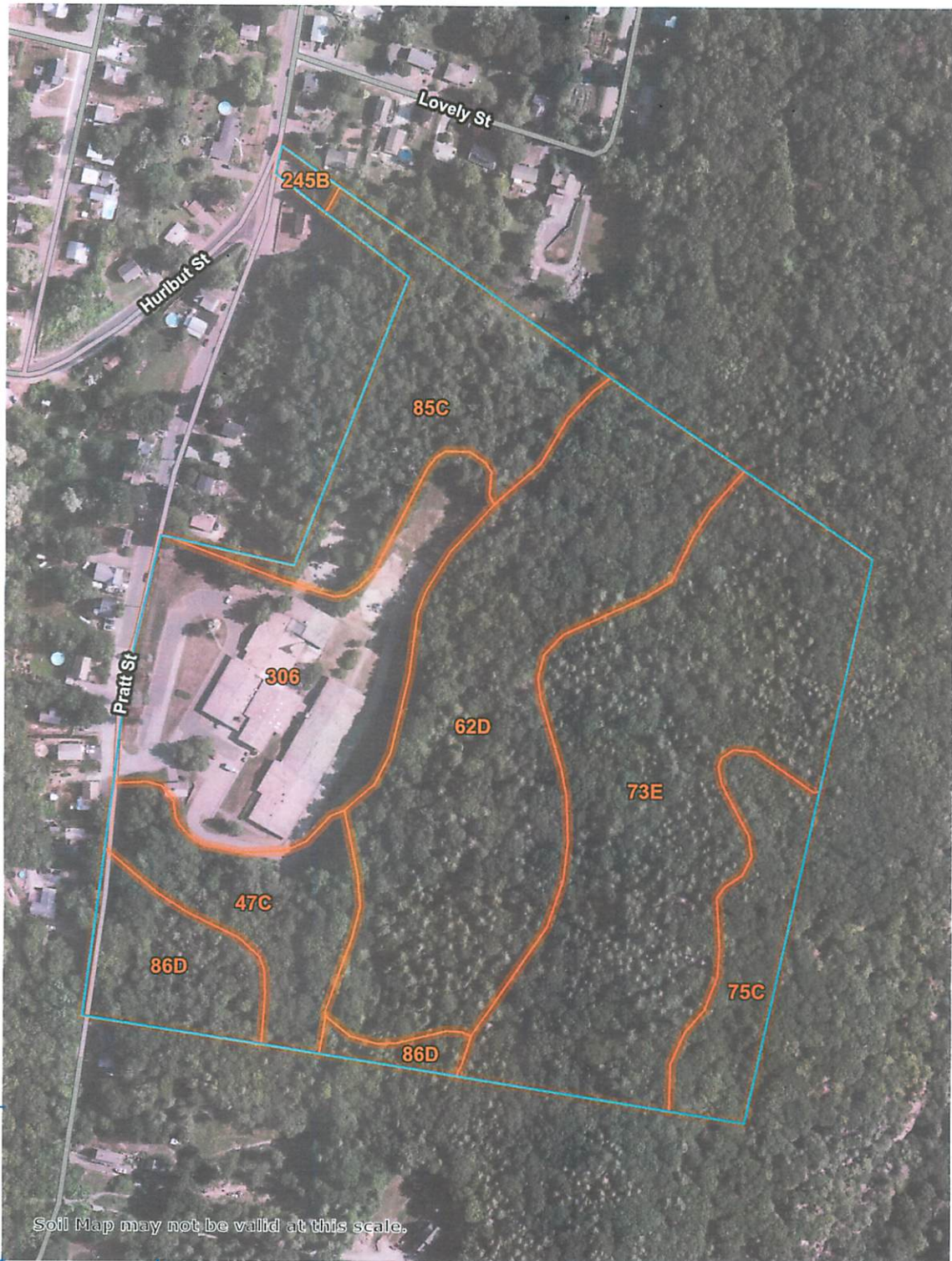
Soil Map—State of Connecticut
(179 Pratt St Winsted, CT)

73° 4' 30" W

73° 4' 6" W

41° 55' 1" N

41° 55' 1" N



41° 54' 38" N

41° 54' 38" N

73° 4' 30" W

73° 4' 6" W



Map Scale: 1:3,490 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/11/2022
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut

Survey Area Data: Version 21, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 12, 2020—Sep 15, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony	2.5	6.7%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	9.5	25.8%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	10.1	27.5%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	2.1	5.6%
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	4.1	11.2%
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony	2.1	5.7%
245B	Woodbridge-Urban land complex, 0 to 8 percent slopes	0.1	0.4%
306	Udorthents-Urban land complex	6.3	17.0%
Totals for Area of Interest		36.8	100.0%

Soil Potential Ratings of Subsurface Sewage Disposal Systems for Single Family Residences

The purpose of this document is to update and expand the interpretations in the soil survey report for subsurface sewage disposal systems. These updated interpretations are in the form of soil potentials, which are interpretive ratings that stress soil suitability. Soil potential ratings are classes that indicate the relative quality of a soil for a particular use compared to other soils in a given area, in this case the state of Connecticut.

For more information on the soil potential ratings goto www.ct.nrcs.usda.gov/soils.html.

Soil Potential Ratings by Map Unit:

Map symbol	Mapunit name	Soil potential rating
2	Ridgebury fine sandy loam	Extremely low potential
3	Ridgebury, Leicester, and Whitman soils, extremely stony	Extremely low potential
4	Leicester fine sandy loam	Extremely low potential
5	Wilbraham silt loam	Extremely low potential
6	Wilbraham and Menlo soils, extremely stony	Extremely low potential
7	Mudgepond silt loam	Extremely low potential
8	Mudgepond and Alden soils, extremely stony	Extremely low potential
9	Scitico, Shaker, and Maybid soils	Extremely low potential
10	Raynham silt loam	Extremely low potential
12	Raypol silt loam	Extremely low potential
13	Walpole sandy loam	Extremely low potential
14	Fredon silt loam	Extremely low potential
15	Scarboro muck	Extremely low potential
16	Halsey silt loam	Extremely low potential
17	Timakwa and Natchaug soils	Extremely low potential
18	Catden and Freetown soils	Extremely low potential
20A	Ellington silt loam, 0 to 5 percent slopes	Low potential
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes	Low potential
22A	Hero gravelly loam, 0 to 3 percent slopes	Low potential
22B	Hero gravelly loam, 3 to 8 percent slopes	Low potential
23A	Sudbury sandy loam, 0 to 5 percent slopes	Low potential
24A	Deerfield loamy fine sand, 0 to 3 percent slopes	Low potential
25A	Brancroft silt loam, 0 to 3 percent slopes	Low potential

Map symbol	Mapunit name	Soil potential rating
25B	Brancroft silt loam, 3 to 8 percent slopes	Low potential
25C	Brancroft silt loam, 8 to 15 percent slopes	Low potential
26A	Berlin silt loam, 0 to 3 percent slopes	Low potential
26B	Berlin silt loam, 3 to 8 percent slopes	Low potential
27A	Belgrade silt loam, 0 to 5 percent slopes	Low potential
28A	Elmridge fine sandy loam, 0 to 3 percent slopes	Low potential
28B	Elmridge fine sandy loam, 3 to 8 percent slopes	Low potential
29A	Agawam fine sandy loam, 0 to 3 percent slopes	High potential
29B	Agawam fine sandy loam, 3 to 8 percent slopes	High potential
29C	Agawam fine sandy loam, 8 to 15 percent slopes	High potential
30A	Branford silt loam, 0 to 3 percent slopes	High potential
30B	Branford silt loam, 3 to 8 percent slopes	High potential
30C	Branford silt loam, 8 to 15 percent slopes	High potential
31A	Copake fine sandy loam, 0 to 3 percent slopes	Low potential
31B	Copake fine sandy loam, 3 to 8 percent slopes	Low potential
31C	Copake gravelly loam, 8 to 15 percent slopes	Low potential
32A	Haven and Enfield soils, 0 to 3 percent slopes	High potential
32B	Haven and Enfield soils, 3 to 8 percent slopes	High potential
32C	Haven and Enfield soils, 8 to 15 percent slopes	High potential
33A	Hartford sandy loam, 0 to 3 percent slopes	High potential
33B	Hartford sandy loam, 3 to 8 percent slopes	High potential
34A	Merrimac sandy loam, 0 to 3 percent slopes	High potential
34B	Merrimac sandy loam, 3 to 8 percent slopes	High potential
34C	Merrimac sandy loam, 8 to 15 percent slopes	High potential
35A	Penwood loamy sand, 0 to 3 percent slopes	Low potential
35B	Penwood loamy sand, 3 to 8 percent slopes	Low potential
36A	Windsor loamy sand, 0 to 3 percent slopes	Low potential
36B	Windsor loamy sand, 3 to 8 percent slopes	Low potential
36C	Windsor loamy sand, 8 to 15 percent slopes	Low potential
37A	Manchester gravelly sandy loam, 0 to 3 percent slopes	Low potential
37C	Manchester gravelly sandy loam, 3 to 15 percent slopes	Low potential
37E	Manchester gravelly sandy loam, 15 to 45 percent slopes	Low potential
38A	Hinckley gravelly sandy loam, 0 to 3 percent slopes	Low potential
38C	Hinckley gravelly sandy loam, 3 to 15 percent slopes	Low potential
38E	Hinckley gravelly sandy loam, 15 to 45 percent slopes	Low potential
39A	Groton gravelly sandy loam, 0 to 3 percent slopes	Low potential

Map symbol	Mapunit name	Soil potential rating
39C	Groton gravelly sandy loam, 3 to 15 percent slopes	Low potential
39E	Groton gravelly sandy loam, 15 to 45 percent slopes	Low potential
40A	Ludlow silt loam, 0 to 3 percent slopes	Low potential
40B	Ludlow silt loam, 3 to 8 percent slopes	Low potential
41B	Ludlow silt loam, 2 to 8 percent slopes, very stony	Low potential
42C	Ludlow silt loam, 2 to 15 percent slopes, extremely stony	Low potential
43A	Rainbow silt loam, 0 to 3 percent slopes	Low potential
43B	Rainbow silt loam, 3 to 8 percent slopes	Low potential
44B	Rainbow silt loam, 2 to 8 percent slopes, very stony	Low potential
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	Low potential
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	Low potential
45C	Woodbridge fine sandy loam, 8 to 15 percent slopes	Low potential
46B	Woodbridge fine sandy loam, 2 to 8 percent slopes, very stony	Low potential
46C	Woodbridge fine sandy loam, 8 to 15 percent slopes, very stony	Low potential
47C	Woodbridge fine sandy loam, 2 to 15 percent slopes, extremely stony	Low potential
48B	Georgia and Amenia silt loams, 2 to 8 percent slopes	Low potential
48C	Georgia and Amenia silt loams, 8 to 15 percent slopes	Low potential
49B	Georgia and Amenia silt loams, 3 to 8 percent slopes, very stony	Low potential
49C	Georgia and Amenia silt loams, 8 to 15 percent slopes, very stony	Low potential
50A	Sutton fine sandy loam, 0 to 3 percent slopes	Low potential
50B	Sutton fine sandy loam, 3 to 8 percent slopes	Low potential
51B	Sutton fine sandy loam, 2 to 8 percent slopes, very stony	Low potential
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	Low potential
53A	Wapping very fine sandy loam, 0 to 3 percent slopes	Low potential
53B	Wapping very fine sandy loam, 3 to 8 percent slopes	Low potential
54B	Wapping very fine sandy loam, 2 to 8 percent slopes, very stony	Low potential
55A	Watchaug fine sandy loam, 0 to 3 percent slopes	Low potential
55B	Watchaug fine sandy loam, 3 to 8 percent slopes	Low potential
56B	Watchaug fine sandy loam, 2 to 8 percent slopes, very stony	Low potential
57B	Gloucester gravelly sandy loam, 3 to 8 percent slopes	High potential
57C	Gloucester gravelly sandy loam, 8 to 15 percent slopes	High potential
57D	Gloucester gravelly sandy loam, 15 to 25 percent slopes	High potential
58B	Gloucester gravelly sandy loam, 3 to 8 percent slopes, very stony	High potential

Map symbol	Mapunit name	Soil potential rating
58C	Gloucester gravelly sandy loam, 8 to 15 percent slopes, very stony	High potential
59C	Gloucester gravelly sandy loam, 3 to 15 percent slopes, extremely stony	High potential
59D	Gloucester gravelly sandy loam, 15 to 35 percent slopes, extremely stony	Medium potential
60B	Canton and Charlton soils, 3 to 8 percent slopes	High potential
60C	Canton and Charlton soils, 8 to 15 percent slopes	High potential
60D	Canton and Charlton soils, 15 to 25 percent slopes	High potential
61B	Canton and Charlton soils, 3 to 8 percent slopes, very stony	High potential
61C	Canton and Charlton soils, 8 to 15 percent slopes, very stony	High potential
62C	Canton and Charlton soils, 3 to 15 percent slopes, extremely stony	High potential
62D	Canton and Charlton soils, 15 to 35 percent slopes, extremely stony	Medium potential
63B	Cheshire fine sandy loam, 3 to 8 percent slopes	High potential
63C	Cheshire fine sandy loam, 8 to 15 percent slopes	High potential
63D	Cheshire fine sandy loam, 15 to 25 percent slopes	High potential
64B	Cheshire fine sandy loam, 3 to 8 percent slopes, very stony	High potential
64C	Cheshire fine sandy loam, 8 to 15 percent slopes, very stony	High potential
65C	Cheshire fine sandy loam, 3 to 15 percent slopes, extremely stony	High potential
65D	Cheshire fine sandy loam, 15 to 35 percent slopes, extremely stony	Medium potential
66B	Narragansett silt loam, 2 to 8 percent slopes	High potential
66C	Narragansett silt loam, 8 to 15 percent slopes	High potential
67B	Narragansett silt loam, 3 to 8 percent slopes, very stony	High potential
67C	Narragansett silt loam, 8 to 15 percent slopes, very stony	High potential
68C	Narragansett silt loam, 3 to 15 percent slopes, extremely stony	High potential
68D	Narragansett silt loam, 15 to 25 percent slopes, extremely stony	High potential
69B	Yalesville fine sandy loam, 3 to 8 percent slopes	Very low potential
69C	Yalesville fine sandy loam, 8 to 15 percent slopes	Very low potential
70C	Branford-Holyoke complex, 3 to 15 percent slopes, very rocky	Low potential
71C	Brookfield-Brimfield-Rock outcrop complex, 3 to 15 percent slopes	Low potential

Map symbol	Mapunit name	Soil potential rating
71E	Brookfield-Brimfield-Rock outcrop complex, 15 to 45 percent slopes	Low potential
73C	Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky	Low potential
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	Low potential
74C	Narragansett-Hollis complex, 3 to 15 percent slopes, very rocky	Low potential
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	Very low potential
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	Very low potential
76E	Rock outcrop-Hollis complex, 3 to 45 percent slopes	Extremely low potential
76F	Rock outcrop-Hollis complex, 45 to 60 percent slopes	Extremely low potential
77C	Cheshire-Holyoke complex, 3 to 15 percent slopes, very rocky	Low potential
77D	Cheshire-Holyoke complex, 15 to 35 percent slopes, very rocky	Low potential
78C	Holyoke-Rock outcrop complex, 3 to 15 percent slopes	Very low potential
78E	Holyoke-Rock outcrop complex, 15 to 45 percent slopes	Very low potential
79E	Rock outcrop-Holyoke complex, 3 to 45 percent slopes	Extremely low potential
80B	Bernardston silt loam, 3 to 8 percent slopes	Medium potential
80C	Bernardston silt loam, 8 to 15 percent slopes	Medium potential
81C	Bernardston silt loam, 3 to 15 percent slopes, extremely stony	Medium potential
81D	Bernardston silt loam, 15 to 25 percent slopes, extremely stony	Medium potential
82B	Broadbrook silt loam, 3 to 8 percent slopes	Medium potential
82C	Broadbrook silt loam, 8 to 15 percent slopes	Medium potential
82D	Broadbrook silt loam, 15 to 25 percent slopes	Medium potential
83B	Broadbrook silt loam, 3 to 8 percent slopes, very stony	Medium potential
83C	Broadbrook silt loam, 8 to 15 percent slopes, very stony	Medium potential
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	Medium potential
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	Medium potential
84D	Paxton and Montauk fine sandy loams, 15 to 25 percent slopes	Medium potential
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	Medium potential
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony	Medium potential
86C	Paxton and Montauk fine sandy loams, 3 to 15 percent slopes, extremely stony	Medium potential
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony	Medium potential
87B	Wethersfield loam, 3 to 8 percent slopes	Medium potential
87C	Wethersfield loam, 8 to 15 percent slopes	Medium potential

Map symbol	Mapunit name	Soil potential rating
87D	Wethersfield loam, 15 to 25 percent slopes	Medium potential
88B	Wethersfield loam, 3 to 8 percent slopes, very stony	Medium potential
88C	Wethersfield loam, 8 to 15 percent slopes, very stony	Medium potential
89C	Wethersfield loam, 3 to 15 percent slopes, extremely stony	Medium potential
89D	Wethersfield loam, 15 to 35 percent slopes, extremely stony	Medium potential
90B	Stockbridge loam, 3 to 8 percent slopes	Medium potential
90C	Stockbridge loam, 8 to 15 percent slopes	Medium potential
90D	Stockbridge loam, 15 to 25 percent slopes	Medium potential
91B	Stockbridge loam, 3 to 8 percent slopes, very stony	Medium potential
91C	Stockbridge loam, 8 to 15 percent slopes, very stony	Medium potential
91D	Stockbridge loam, 15 to 35 percent slopes, very stony	Medium potential
92B	Nellis fine sandy loam, 3 to 8 percent slopes	High potential
92C	Nellis fine sandy loam, 8 to 15 percent slopes	High potential
92D	Nellis fine sandy loam, 15 to 25 percent slopes	High potential
93C	Nellis fine sandy loam, 3 to 15 percent slopes, very stony	High potential
94C	Farmington-Nellis complex, 3 to 15 percent slopes, very rocky	Low potential
94E	Farmington-Nellis complex, 15 to 35 percent slopes, very rocky	Low potential
95C	Farmington-Rock outcrop complex, 3 to 15 percent slopes	Very low potential
95E	Farmington-Rock outcrop complex, 15 to 45 percent slopes	Very low potential
96	Ipswich mucky peat	Extremely low potential
97	Pawcatuck mucky peat	Extremely low potential
98	Westbrook mucky peat	Extremely low potential
99	Westbrook mucky peat, low salt	Extremely low potential
100	Suncook loamy fine sand	Extremely low potential
101	Occum fine sandy loam	Extremely low potential
102	Pootatuck fine sandy loam	Extremely low potential
104	Bash silt loam	Extremely low potential
105	Hadley silt loam	Extremely low potential
106	Winooski silt loam	Extremely low potential
107	Limerick and Lim soils	Extremely low potential
108	Saco silt loam	Extremely low potential
109	Fluvaquents-Udifluvents complex, frequently flooded	Extremely low potential
221A	Ninigret-Urban land complex, 0 to 5 percent slopes	Not rated
224A	Deerfield-Urban land complex, 0 to 3 percent slopes	Not rated
225B	Brancroft-Urban land complex, 0 to 8 percent slopes	Not rated
226B	Berlin-Urban land complex, 0 to 8 percent slopes	Not rated

Map symbol	Mapunit name	Soil potential rating
273E	Urban land-Charlton-Chatfield complex, rocky, 15 to 45 percent	Not rated
228B	Elmridge-Urban land complex, 0 to 8 percent slopes	Not rated
229B	Agawam-Urban land complex, 0 to 8 percent slopes	Not rated
229C	Agawam-Urban land complex, 8 to 15 percent slopes	Not rated
230B	Branford-Urban land complex, 0 to 8 percent slopes	Not rated
230C	Branford-Urban land complex, 8 to 15 percent slopes	Not rated
232B	Haven-Urban land complex, 0 to 8 percent slopes	Not rated
234B	Merrimac-Urban land complex, 0 to 8 percent slopes	Not rated
235B	Penwood-Urban land complex, 0 to 8 percent slopes	Not rated
236B	Windsor-Urban land complex, 0 to 8 percent slopes	Not rated
237A	Manchester-Urban land complex, 0 to 3 percent slopes	Not rated
237C	Manchester-Urban land complex, 3 to 15 percent slopes	Not rated
238A	Hinckley-Urban land complex, 0 to 3 percent slopes	Not rated
238C	Hinckley-Urban land complex, 3 to 15 percent slopes	Not rated
240B	Ludlow-Urban land complex, 0 to 8 percent slopes	Not rated
243B	Rainbow-Urban land complex, 0 to 8 percent slopes	Not rated
245B	Woodbridge-Urban land complex, 0 to 8 percent slopes	Not rated
245C	Woodbridge-Urban land complex, 8 to 15 percent slopes	Not rated
248B	Georgia-Urban land complex, 2 to 8 percent slopes	Not rated
250B	Sutton-Urban land complex, 0 to 8 percent slopes	Not rated
253B	Wapping-Urban land complex, 0 to 8 percent slopes	Not rated
255B	Watchaug-Urban land complex, 0 to 8 percent slopes	Not rated
260B	Charlton-Urban land complex, 3 to 8 percent slopes	Not rated
260C	Charlton-Urban land complex, 8 to 15 percent slopes	Not rated
260D	Charlton-Urban land complex, 15 to 25 percent slopes	Not rated
263B	Cheshire-Urban land complex, 3 to 8 percent slopes	Not rated
263C	Cheshire-Urban land complex, 8 to 15 percent slopes	Not rated
266B	Narragansett-Urban land complex, 3 to 8 percent slopes	Not rated
269B	Yalesville-Urban land complex, 3 to 8 percent slopes	Not rated
269C	Yalesville-Urban land complex, 8 to 15 percent slopes	Not rated
273C	Urban land-Charlton-Chatfield complex, rocky, 3 to 15 percent slopes	Not rated
275C	Urban land-Chatfield complex, rocky, 3 to 15 percent slopes	Not rated

Map symbol	Mapunit name	Soil potential rating
275E	Urban land-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	Not rated
282B	Broadbrook-Urban land complex, 3 to 8 percent slopes	Not rated
284B	Paxton-Urban land complex, 3 to 8 percent slopes	Not rated
284C	Paxton-Urban land complex, 8 to 15 percent slopes	Not rated
284D	Paxton-Urban land complex, 15 to 25 percent slopes	Not rated
287B	Wethersfield-Urban land complex, 3 to 8 percent slopes	Not rated
287C	Wethersfield-Urban land complex, 8 to 15 percent slopes	Not rated
287D	Wethersfield-Urban land complex, 15 to 25 percent slopes	Not rated
290B	Stockbridge-Urban land complex, 3 to 8 percent slopes	Not rated
290C	Stockbridge-Urban land complex, 8 to 15 percent slopes	Not rated
290D	Stockbridge-Urban land complex, 15 to 25 percent slopes	Not rated
301	Beaches-Udipsammments complex, coastal	Not rated
302	Dumps	Not rated
303	Pits, quarries	Not rated
304	Udorthents, loamy, very steep	Not rated
305	Udorthents-Pits complex, gravelly	Not rated
306	Udorthents-Urban land complex	Not rated
307	Urban land	Not rated
308	Udorthents, smoothed	Not rated
309	Udorthents, flood control	Not rated
310	Udorthents, periodically flooded	Not rated
401C	Macomber-Taconic complex, 3 to 15 percent slopes, very rocky	Very low potential
402D	Taconic-Macomber-Rock outcrop complex, 15 to 25 percent slopes	Very low potential
403C	Taconic-Rock outcrop complex, 3 to 15 percent slopes	Very low potential
403E	Taconic-Rock outcrop complex, 15 to 45 percent slopes	Very low potential
403F	Taconic-Rock outcrop complex, 45 to 70 percent slopes	Extremely low potential
405C	Dummerston gravelly loam, 3 to 15 percent slopes, very stony	High potential
405E	Dummerston gravelly loam, 15 to 45 percent slopes, very stony	Medium potential
407C	Lanesboro loam, 3 to 15 percent slopes, very stony	Medium potential
407E	Lanesboro loam, 15 to 45 percent slopes, very stony	Medium potential
408C	Fullam silt loam, 3 to 15 percent slopes, very stony	Low potential
409B	Brayton mucky silt loam, 0 to 8 percent slopes, very stony	Extremely low potential
412B	Bice fine sandy loam, 3 to 8 percent slopes	High potential
412C	Bice fine sandy loam, 8 to 15 percent slopes	High potential
412D	Bice fine sandy loam, 15 to 25 percent slopes	High potential

Map symbol	Mapunit name	Soil potential rating
413C	Bice-Millsite complex, 3 to 15 percent slopes, very rocky	Low potential
413E	Bice-Millsite complex, 15 to 45 percent slopes, very rocky	Low potential
414	Fredon silt loam, cold	Extremely low potential
415C	Westminster-Millsite-Rock outcrop complex, 3 to 15 percent slopes	Very low potential
415E	Westminster-Millsite-Rock outcrop complex, 15 to 45 percent slopes	Very low potential
416E	Rock outcrop-Westminster complex, 8 to 45 percent slopes	Extremely low potential
416F	Rock outcrop-Westminster complex, 45 to 70 percent slopes	Extremely low potential
417B	Bice fine sandy loam, 3 to 8 percent slopes, very stony	High potential
417C	Bice fine sandy loam, 8 to 15 percent slopes, very stony	High potential
417D	Bice fine sandy loam, 15 to 25 percent slopes, very stony	High potential
418C	Schroon fine sandy loam, 2 to 15 percent slopes, very stony	Low potential
420A	Schroon fine sandy loam, 0 to 3 percent slopes	Low potential
420B	Schroon fine sandy loam, 3 to 8 percent slopes	Low potential
421A	Ninigret fine sandy loam, cold, 0 to 3 percent slopes	Low potential
423A	Sudbury sandy loam, cold, 0 to 3 percent slopes	Low potential
424B	Shelburne fine sandy loam, 3 to 8 percent slopes	Medium potential
424C	Shelburne fine sandy loam, 8 to 15 percent slopes	Medium potential
424D	Shelburne fine sandy loam, 15 to 25 percent slopes	Medium potential
425B	Shelburne fine sandy loam, 3 to 8 percent slopes, very stony	Medium potential
425C	Shelburne fine sandy loam, 8 to 15 percent slopes, very stony	Medium potential
426D	Shelburne fine sandy loam, 15 to 35 percent slopes, extremely stony	Medium potential
427B	Ashfield fine sandy loam, 2 to 8 percent slopes, very stony	Low potential
427C	Ashfield fine sandy loam, 8 to 15 percent slopes, very stony	Low potential
428A	Ashfield fine sandy loam, 0 to 3 percent slopes	Low potential
428B	Ashfield fine sandy loam, 3 to 8 percent slopes	Low potential
428C	Ashfield fine sandy loam, 8 to 15 percent slopes	Low potential
429A	Agawam fine sandy loam, cold, 0 to 3 percent slopes	High potential
429B	Agawam fine sandy loam, cold, 3 to 8 percent slopes	High potential
429C	Agawam fine sandy loam, cold, 8 to 15 percent slopes	High potential
433	Moosilauke sandy loam	Extremely low potential
434A	Merrimac sandy loam, cold, 0 to 3 percent slopes	High potential
434B	Merrimac sandy loam, cold, 3 to 8 percent slopes	High potential

Map symbol	Mapunit name	Soil potential rating
434C	Merrimac sandy loam, cold, 8 to 15 percent slopes	High potential
435	Scarboro muck, cold	Extremely low potential
436	Halsey silt loam, cold	Extremely low potential
437	Wonsqueak mucky peat	Extremely low potential
438	Bucksport muck	Extremely low potential
440A	Boscawen gravelly sandy loam, 0 to 3 percent slopes	Low potential
440C	Boscawen gravelly sandy loam, 3 to 15 percent slopes	Low potential
440E	Boscawen gravelly sandy loam, 15 to 45 percent slopes	Low potential
442	Brayton loam	Extremely low potential
443	Brayton-Loonmeadow complex, extremely stony	Extremely low potential
448B	Hogansburg loam, 3 to 8 percent slopes	Low potential
449B	Hogansburg loam, 3 to 8 percent slopes, very stony	Low potential
449C	Hogansburg loam, 8 to 15 percent slopes, very stony	Low potential
450B	Pyrities loam, 3 to 8 percent slopes	Medium potential
450C	Pyrities loam, 8 to 15 percent slopes	Medium potential
450D	Pyrities loam, 15 to 25 percent slopes	Medium potential
451B	Pyrities loam, 3 to 8 percent slopes, very stony	Medium potential
451C	Pyrities loam, 8 to 15 percent slopes, very stony	Medium potential
451D	Pyrities loam, 15 to 25 percent slopes, very stony	Medium potential
457	Mudgepond silt loam, cold	Extremely low potential
458	Mudgepond and Alden soils, extremely stony, cold	Extremely low potential
501	Ondawa fine sandy loam	Extremely low potential
503	Rumney fine sandy loam	Extremely low potential
508	Medomak silt loam	Extremely low potential

1. TSF TOWN SINGLE-FAMILY

TSF districts are intended to reflect and promote a low-intensity single-family residential development pattern. In these districts, use and density regulations are of primary importance to maintain existing and to promote desired development patterns. Certain uses are permitted, while others require a Special Permit. All other uses are prohibited. Density is controlled by the establishment of a uniform set of setback, building coverage, and height regulations, which determine the size of a building, and will vary depending on the size of the lot. The natural environment is considered through the establishment of a maximum impervious surface coverage ratio.

a. USES	b. BUILDINGS	c. PARKING & SIGNAGE
i. Permitted Uses	i. Building Dimensions & Placement	i. Off-Street Parking
<ul style="list-style-type: none"> - Accessory Residential Uses - Family Day Care Home - Home Farming - Single-Family Dwelling 	<ul style="list-style-type: none"> - <u>Accessory Structures:</u> <ul style="list-style-type: none"> - Accessory structures must be no closer than 10 feet from a lot line - <u>Principal Structures:</u> <ul style="list-style-type: none"> - Minimum Front Yard Setback = 25 feet - Minimum Rear Yard Setback = 25 feet - Minimum Side Yard Setback = 10 feet - <u>Principal and Accessory Structures:</u> <ul style="list-style-type: none"> - Maximum Building Coverage = 25% - Maximum Height = 35 feet - Maximum Impervious Surface Coverage = 40% - One principal building per lot 	<ul style="list-style-type: none"> - Parking is allowed on a driveway leading to the principal building or use and on circular driveways located in a front yard - Front yard parking is not otherwise allowed - SEE TABLE OF USES AND PARKING REQUIREMENTS AT APPENDIX A
ii. Special Permit Required		ii. Sign Types
<ul style="list-style-type: none"> - Accessory Apartment - Affordable Housing - Bed and Breakfast - Cemetery - Club - Country Inn - Group Day Care Home - Home Occupation - Manufactured Home - Open Space Subdivision - Public Recreation Facility - Public Safety Facility - Public Utility Facility - Recreation and Entertainment Facility, Outdoor Private - School - Two Family Dwelling - Worship Place 		<ul style="list-style-type: none"> - Signs are not allowed unless approved as part of a Special Permit (Maximum of two different sign types), or exempt signs - For signs related to a Family Day Care Home – See Sign Types in Common Regulations

Program, at (800) 638-6620, or (800) 424-8872



APPROXIMATE SCALE



SUBJECT PROPERTY



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

TOWN OF
WINCHESTER,
CONNECTICUT
LITCHFIELD COUNTY

COMMUNITY PANEL NUMBER
090132 0002 A

PAGE 2 OF 2

SEE MAP INDEX FOR PAGES NOT PRINTED

EFFECTIVE
JULY 17, 1978



U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

179 PRATT ST

Location 179 PRATT ST

Mblu 120/ 158/ 041/ /

Acct# 000060

Owner WINCHESTER TOWN OF

Assessment \$3,337,950

Appraisal \$4,768,500

PID 5102

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$4,383,400	\$385,100	\$4,768,500
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$3,068,380	\$269,570	\$3,337,950

Owner of Record

Owner WINCHESTER TOWN OF
Co-Owner
Address C/O CENTRAL OFFICE
PO BOX 648
WINSTED, CT 06098

Sale Price \$0
Certificate
Book & Page 00119/0134
Sale Date 09/20/1958

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
WINCHESTER TOWN OF	\$0		00119/0134	09/20/1958

Building Information

Building 1 : Section 1

Year Built: 1959
Living Area: 53,252
Replacement Cost
Less Depreciation: \$4,359,900

Building Attributes	
Field	Description

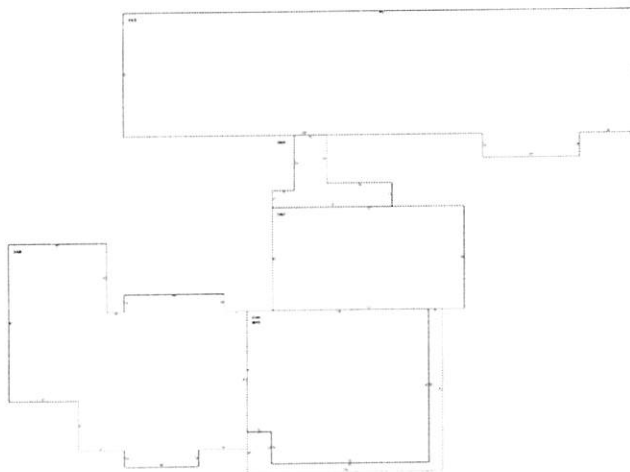
Style:	Schools-Public
Model	Comm/Ind
Grade	Average
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Vinyl Siding
Roof Structure	Gable/Hip
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Floor 1	Vinyl/Asphalt
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Air-no Duc
AC Type	None
Struct Class	
Bldg Use	School MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	903J
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	

Building Photo



(<http://images.vgsi.com/photos/WinchesterCTPhotos/\01\00\41\45.jpg>)

Building Layout



(ParcelSketch.ashx?pid=5102&bid=4301)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	53,252	53,252
CAN	Canopy Attached	1,556	0
		54,808	53,252

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	903J
Description	School MDL-94
Zone	TSF

Land Line Valuation

Size (Acres)	32.19
Depth	
Assessed Value	\$269,570

Alt Land Appr No
Category

Appraised Value \$385,100

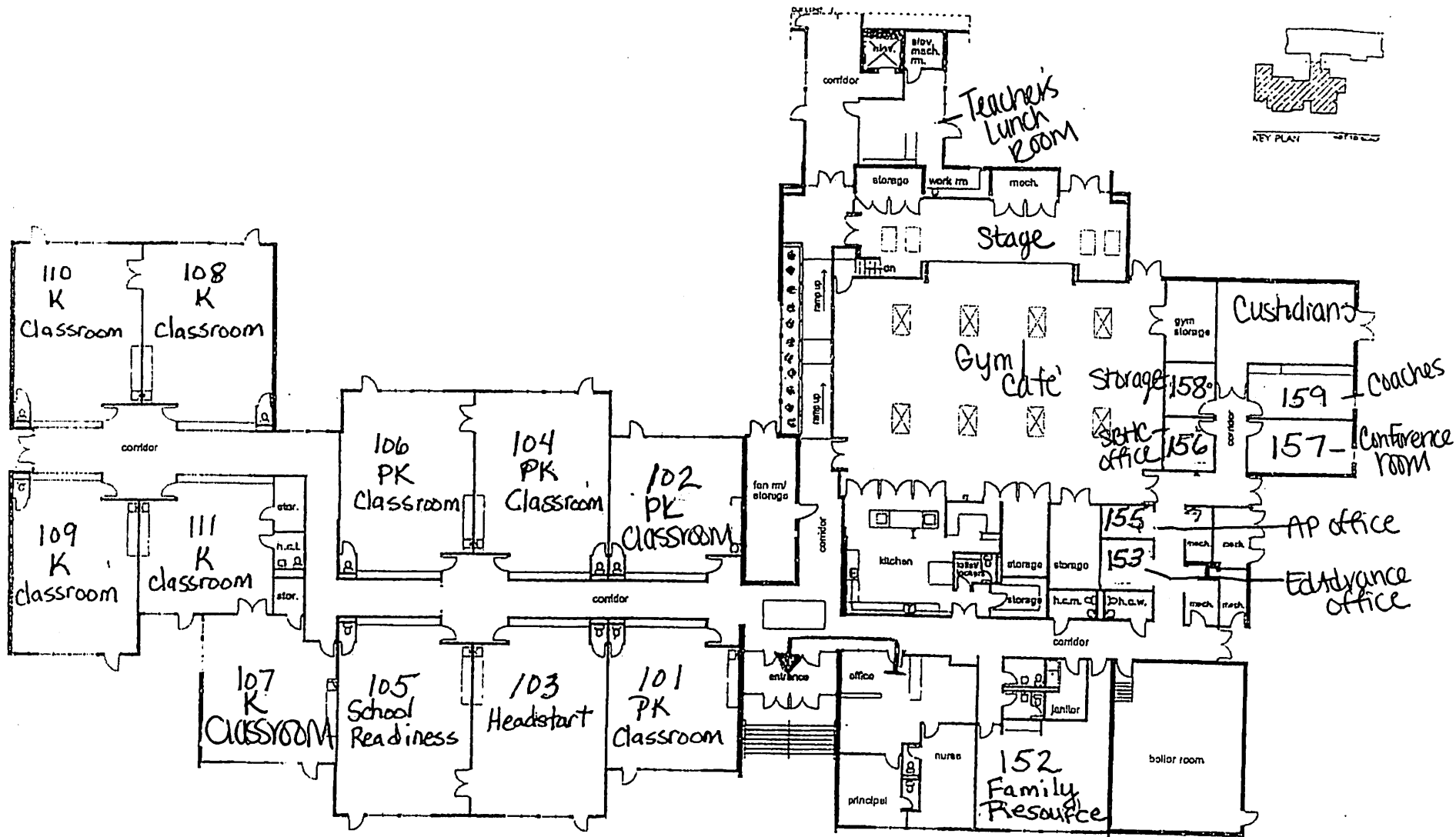
Outbuildings

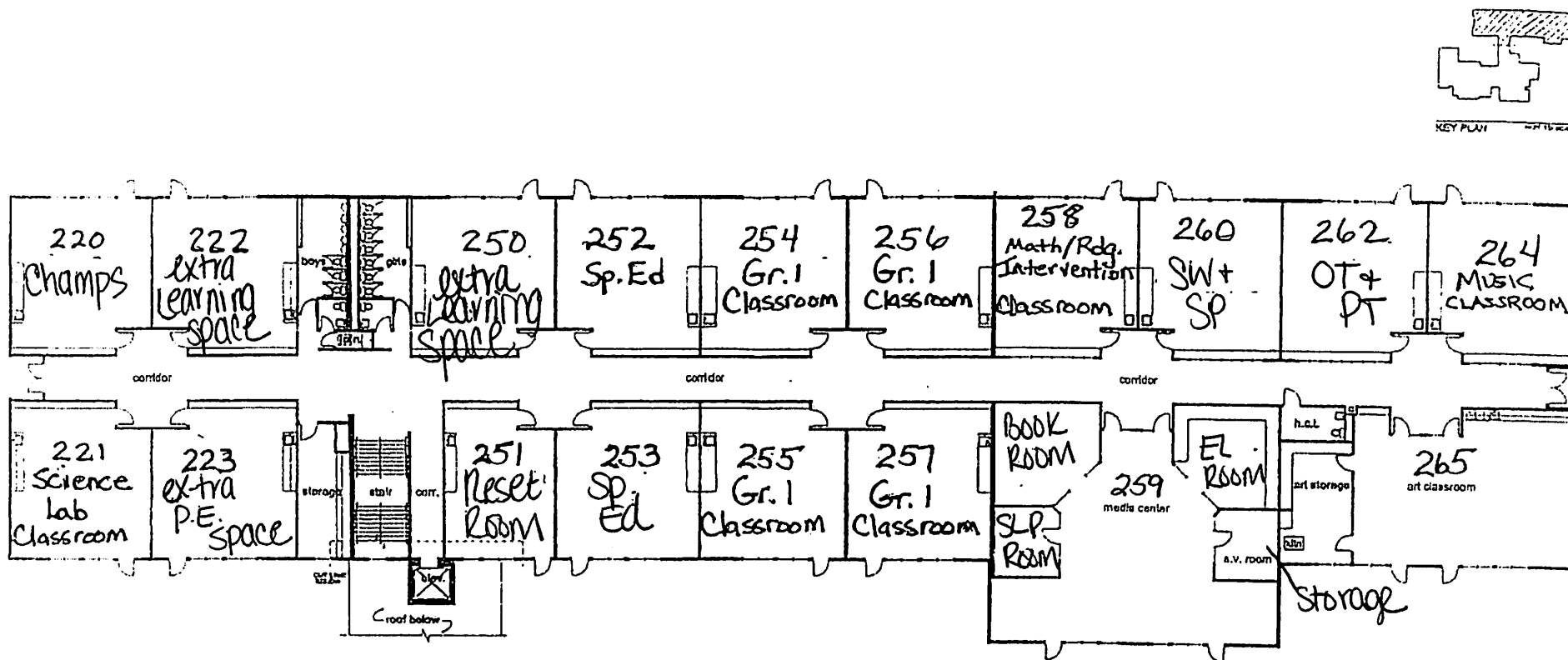
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving-Asphalt			16000.00 S.F.	\$12,000	1
FGR4	Garage w.Loft			920.00 S.F.	\$11,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$4,383,400	\$385,100	\$4,768,500
2017	\$4,383,400	\$385,100	\$4,768,500
2016	\$4,153,600	\$385,100	\$4,538,700

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$3,068,380	\$269,570	\$3,337,950
2017	\$3,068,380	\$269,570	\$3,337,950
2016	\$2,907,520	\$269,570	\$3,177,090





Existing Floor Plan - Upper Level

Batcheller Elementary School

203 Pratt Street, Winsted, CT 06098

O'Nordan Migan Architects LLC, 12 Essex Street, Seymour, CT 06483 P(203) 898-7887 F(203) 881-0803 May 22, 2004



0 5' 10' 20'

b3

Winchester, Connecticut

10,730

General

ACS, 2015-2019

	Winchester	State
Land Area <i>mi²</i>	33	4,842
Population Density <i>people per mi²</i>	330	738
Number of Households	4,550	1,370,746
Median Age	47.1	41.0
Median Household Income	\$68,750	\$78,444
Poverty Rate	15%	10%

Economy

Top Industries

CT Department of Labor, 2018

	Employment	Employers	Av. Wages
1 Manufacturing	784	34	\$61,351
2 Local Government	433	15	\$56,371
3 Health Care & Social Assistance	316	30	\$42,034
4 Retail Trade	294	39	\$31,995
5 Accommodation & Food Services	206	21	\$14,563
All Industries	3,255	328	\$48,411

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 799

New Business Registrations by Year

2001 52	2006 56	2011 32	2016 49
2002 49	2007 58	2012 44	2017 49
2003 53	2008 42	2013 27	2018 41
2004 65	2009 30	2014 46	2019 54
2005 47	2010 42	2015 30	2020 51

Key Employers

Data from municipalities, 2021

- 1 Arconic Power & Propulsion
- 2 Howmet Corporation
- 3 Electric Motion
- 4 Northwestern CT Community College
- 5 DRT Power Systems

Demographics

ACS, 2015-2019

Age Distribution

	Winchester	State
Under 10	9%	11%
10 to 19	11%	13%
20 to 29	12%	13%
30 to 39	10%	12%
40 to 49	12%	13%
50 to 59	16%	16%
60 to 69	18%	12%
70 to 79	7%	7%
80 and over	5%	6%

Race and Ethnicity

	Winchester	State
Asian Non-Hispanic (NH)	1%	4%
Black NH	<1%	10%
Hispanic or Latino/a Of any race	5%	16%
White NH	90%	67%
Other NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander	3%	3%

Language Spoken at Home

	Winchester	State
English	78%	95%
Spanish	12%	

Educational Attainment

	Winchester	State
High School Diploma Only	27%	39%
Associate Degree	10%	
Bachelor's Degree	22%	
Master's Degree or Higher	17%	

Housing

ACS, 2015-2019

	Winchester	State
Median Home Value	\$168,200	\$275,400
Median Rent	\$981	\$1,180
Housing Units	5,647	1,516,629

	Winchester	State
Owner-Occupied	65%	66%
Detached or Semi-Detached	60%	64%
Vacant	19%	

Schools

CT Department of Education, 2020-21

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Explorations District	9-12	86	0	84%
The Gilbert School District	7-12	452	0	93%
Winchester School District	PK-6	554	51	
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Explorations District		
The Gilbert School District	45%	57%
Winchester School District	54%	49%
Statewide	48%	56%

Winchester, Connecticut

10,730

Labor Force

CT Department of Labor, 2020

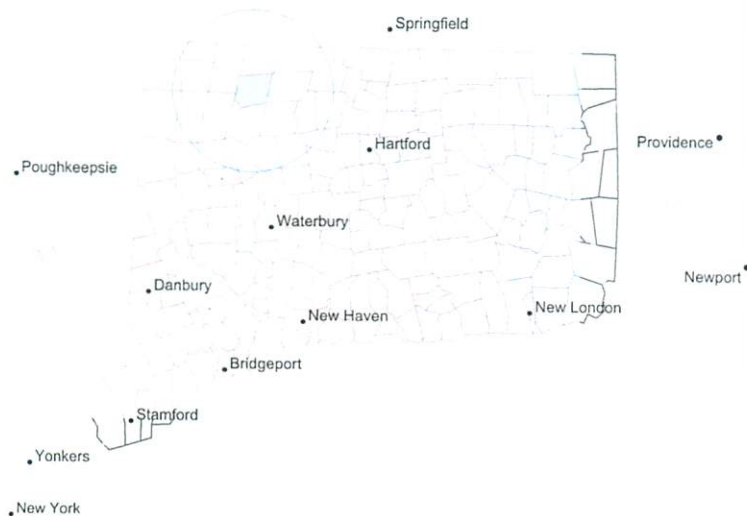
	Winchester	State
Employed	5,535	1,724,621
Unemployed	471	148,010

Unemployment Rate
Self-Employment Rate*



*AUG. 2019 - 2019

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2015-2019

	Winchester	State
Mean Commute Time <i>Pre-Covid</i>	29 min	26 min
No Access to a Car	9	11%
No Internet Access	12	18%

Commute Mode

	Winchester	State
Public Transport	2	5%
Walking or Cycling	3	4%
Driving	86	89%
Working From Home <i>Pre-Covid</i>	5	5%

Public Transit

CTtransit Service	-
Other Public Bus Operations	Northwestern Connecticut Transit District
Train Service	-

Fiscal Indicators

CT Office of Policy and Management, SPY 2019-18

Municipal Revenue

Total Revenue	\$34,344,722
Property Tax Revenue	\$23,659,495
per capita	\$2,202
per capita, as % of state av.	73%
Intergovernmental Revenue	\$9,801,197
Revenue to Expenditure Ratio	106%

Boston*

Municipal Expenditure

Total Expenditure	\$32,331,530
Educational	\$20,930,300
Other	\$11,401,230

Grand List

Equalized Net Grand List	\$1,013,459,790
per capita	\$95,116
per capita, as % of state av.	62%
Comm./Indust. Share of Net Grand List	10%

Actual Mill Rate	33.54
Equalized Mill Rate	23.15

Municipal Debt

Moody's Rating	-
Total Indebtness	\$2,831,716
per capita	\$266
per capita, as % of state av.	10%
as percent of expenditures	9%

Annual Debt Service	\$690,813
as % of expenditures	2%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.

ctdata.org/sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to info@ctdata.org.

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

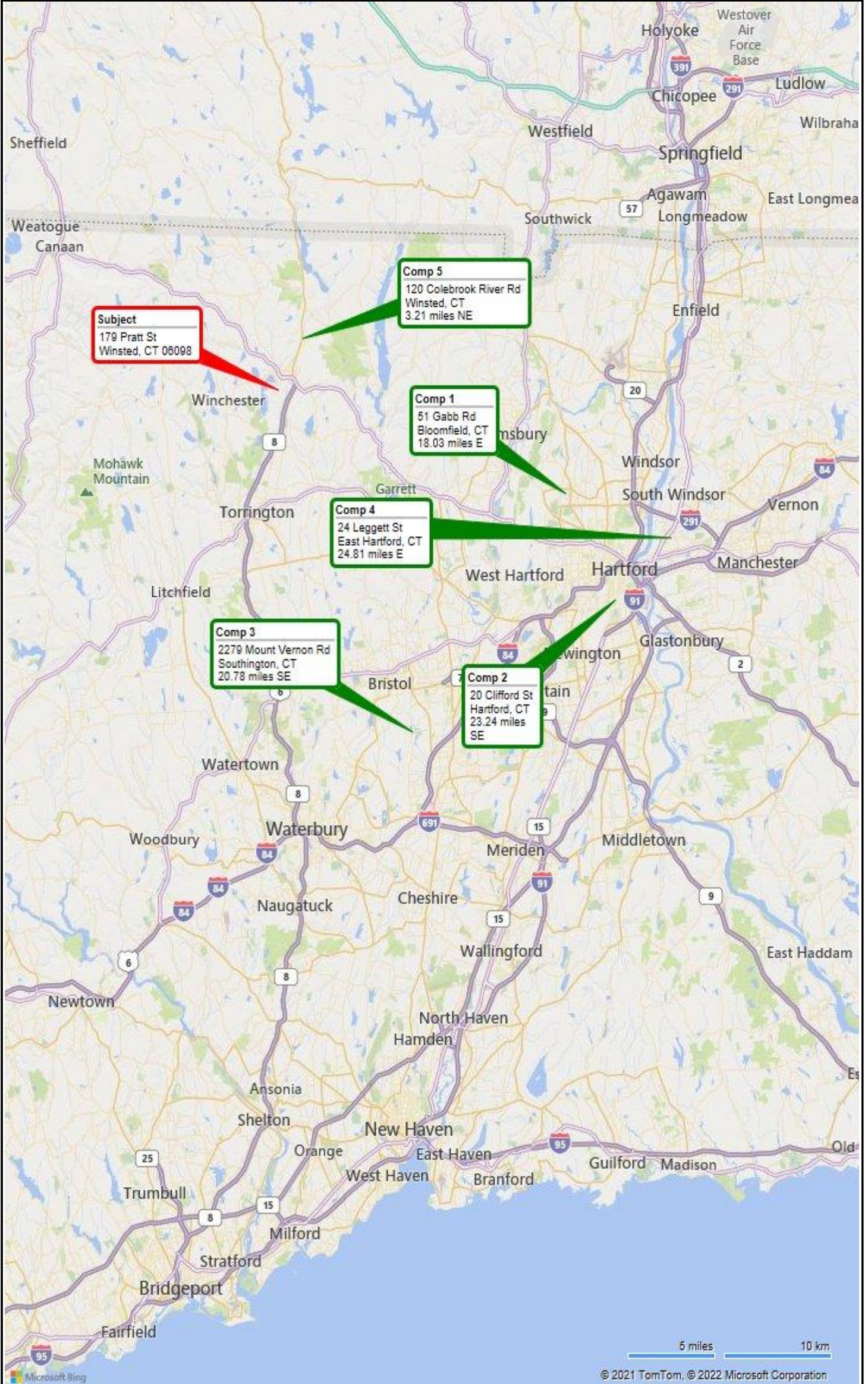
Location Map

Borrower or Owner

Property Address 179 Pratt St

Zip Code 06098

Client Town of Winchester



PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
				Zip Code 06098
Client Town of Winchester				



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



LEFT FRONT VIEW



SOUTHWEST CORNER



SOUTHSIDE

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
			Zip Code	06098
Client	Town of Winchester			



ENTRANCE



VIEW TO WEST



SOUTH SIDE VW 2

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
				Zip Code 06098
Client	Town of Winchester			



SOUTH SIDE REAR BLDG



NORTHSIDE REAR BLDG



REAR DRIVEWAY

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City Winsted	County Litchfield	State CT	Zip Code 06098	
Client Town of Winchester				



FRONT VIEW REAR BLDG



RIGHT REAR VIEW



RIGHT REAR VIEW 2

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



REAR VIEW & PLAYGROUND



EASTERLY SIDE/REAR VW



LEFT REAR VIEW

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



ELEVATED REAR BUILDING



LEFT FRONT BARN VW



REAR VIEW OF BARN

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



PARKING & ACCESS



ACTIVITIES FIELD



SOUTH VIEW OVER FIELD

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
				Zip Code 06098
Client Town of Winchester				



FRONT VIEW OF BARN



STREET SCENE SOUTH



STEEP RISE TO REAR

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
			Zip Code	06098
Client Town of Winchester				



RISES TO REAR/EAST



SOUTHERLY AREA



SMALL BROOK SOUTH AREA

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



DRAINAGE SWALE



BROOK & DRAINAGE AREA



WOODED SOUTH AREA

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



SOUTHWEST INTERIOR



SOUTHWEST FRONTAGE



SOUTHWEST FRONT VIEW

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



FRONTAGE IN S-WEST AREA



WOODED CENTRAL AREA



WOODED INTERIOR

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
Zip Code		06098		
Client Town of Winchester				



PLATEAUED&WOODED



NORTH ACCESS STRIP



NORTH ACCESS STRIP 2



NORTH ACCESS STRIP 3



NORTH ACCESS STRIP 4



WOODED NORTH AREA

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt Street				
City	Winsted	County	Litchfield	State CT
Zip Code	06098			
Client	Town of Winchester			



WOODED & SLOPING



WOODED NOR-CENTRAL



RISES TO EAST&WOODED



WOODED & SLOPING



PRATT ST VW SOUTH



PRATT ST VW NORTH

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
				Zip Code 06098
Client Town of Winchester				



LOWER/LEV CLASSROOM



LOWER/LEV CLASSROOM 2



LOWER/LEV CLASSRM VW

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
				Zip Code 06098
Client Town of Winchester				



CLASSRM SLOPED CEILING



LOWER/LEV CORRIDOR



CORRIDOR VIEW

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Client	Town of Winchester			
			Zip Code	06098



DROP CEILING/CLASSRM



CLASSRM CABS&SINK



TYPICAL TOILET ROOM

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Client	Town of Winchester			
			Zip Code	06098



CLASS ROOM VIEW



TYPICAL CLASS RM VW



ADDITIONAL CLASSRM VW

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Client	Town of Winchester			
			Zip Code	06098



OPEN CLASS ROOM



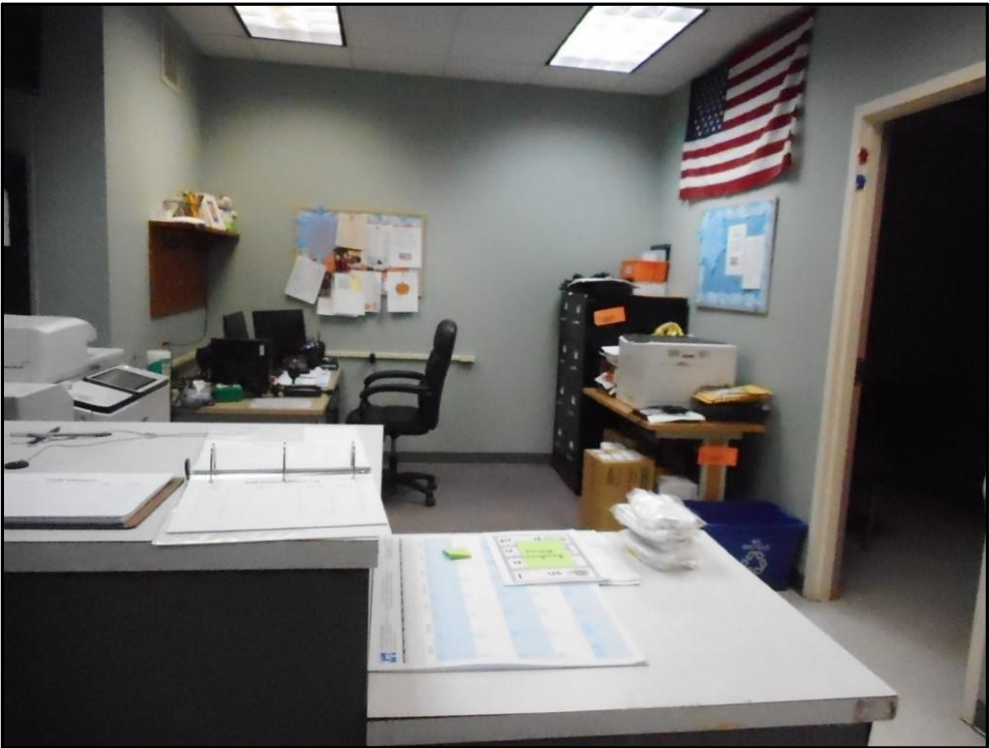
CLASSRM LOWR/LEVEL



ADMINISTRATIVE OFFICES

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City Winsted	County Litchfield	State CT	Zip Code 06098	
Client Town of Winchester				



ADMINISTRATIVE OFF VW



PRINCIPAL'S OFFICE



NURSE'S OFFICE

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



2 FIXTURE LAV



STORAGE ROOM



BOILER ROOM

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Client	Town of Winchester			
			Zip Code	06098



2 BOILERS-OIL FIRED



CONTROLS



ELECTRICAL

PHOTOGRAPH ADDENDUM

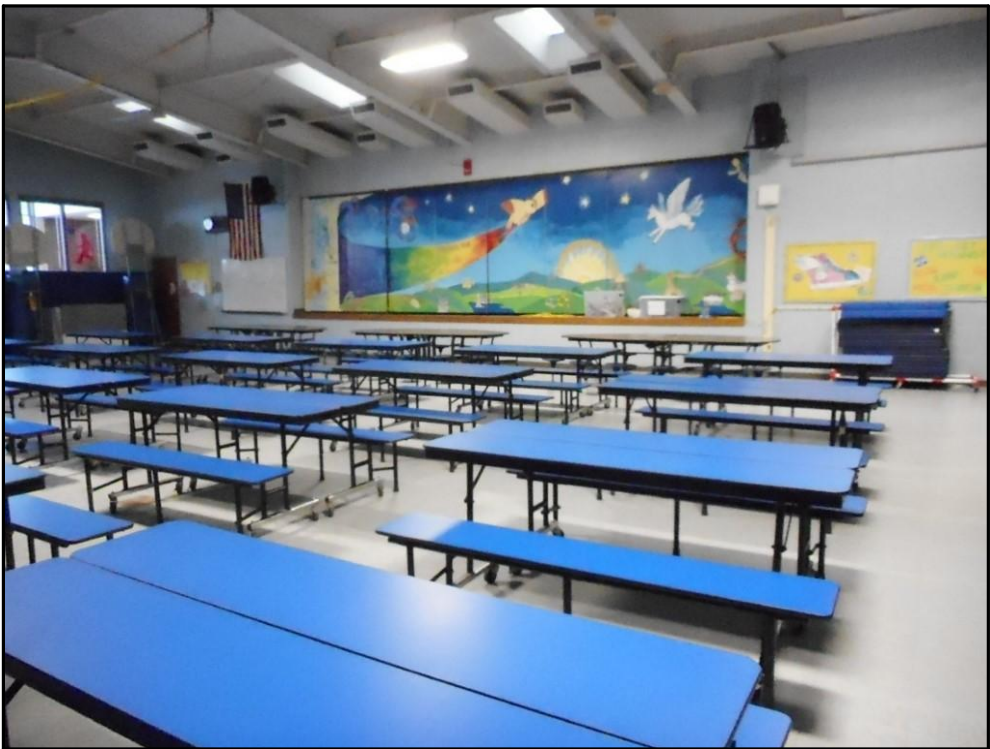
Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



SMALLER OFFICE



STORAGE ROOM



GYM/CAFETERIA

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



Kitchen



KITCHEN VIEW 2



KITCHEN VIEW 3

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Client Town of Winchester				Zip Code 06098



KITCHEN VIEW 4



KITCHEN STORAGE



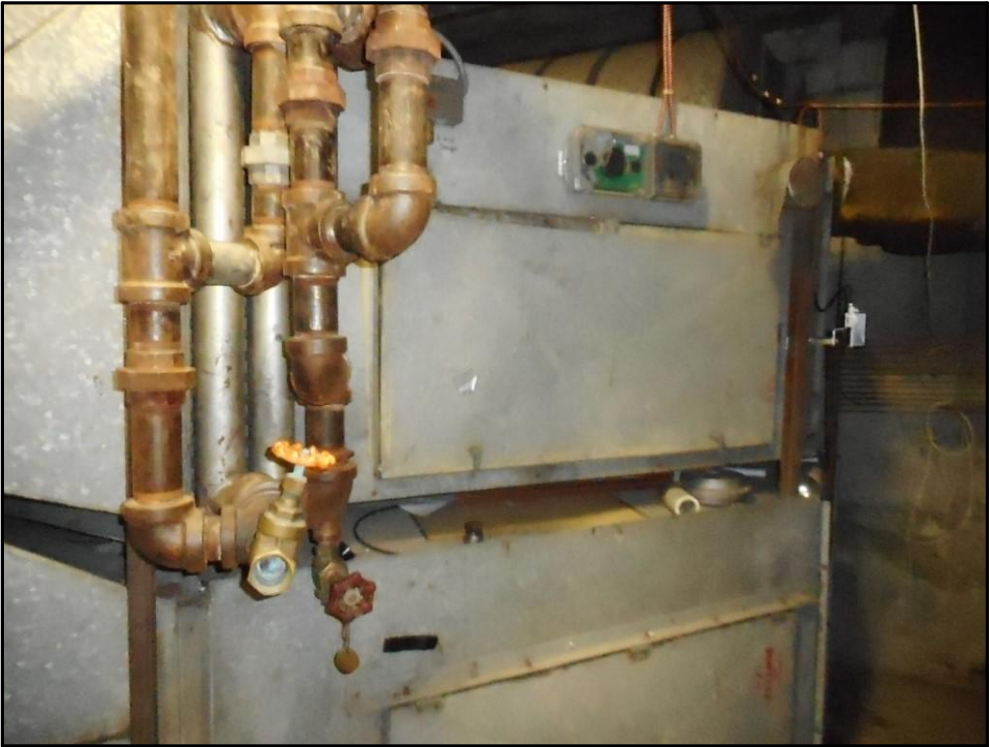
TEACHER'S LUNCH RM

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Client	Town of Winchester			
			Zip Code	06098



ELEVATOR MECHANICALS



AIR HANDLER



UPPER LEVEL CORRIDOR

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Zip Code	06098			
Client	Town of Winchester			



UPPER LEV CLASS RM



UPPER LEV CLASS RM 2



BOYS LAVATORY



GIRLS LAVATORY



LIBRARY/MEDIA RM



HALLWAY/CORRIDOR

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
Zip Code	06098			
Client	Town of Winchester			



OLDER STRGE BARN



BARN INTERIOR



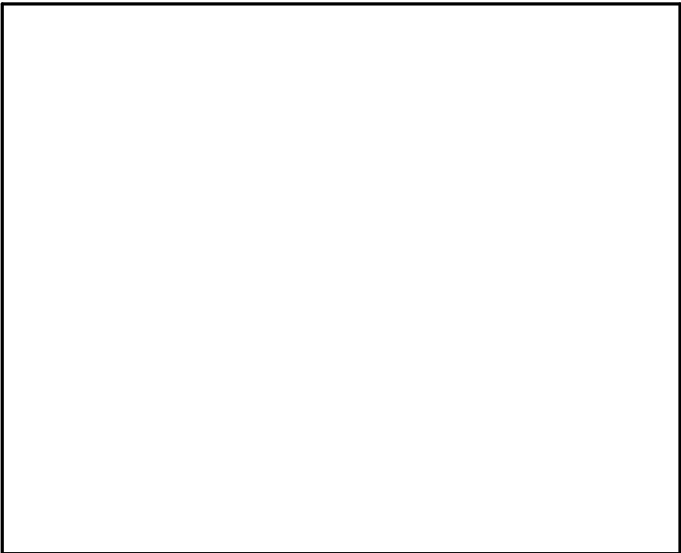
BARN BAY



BARN LOFT AREA



BARN LOFT VIEW



PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
				Zip Code 06098
Client Town of Winchester				



COMPARABLE #1

51 Gabb Rd
Bloomfield, CT



COMPARABLE #2

20 Clifford St
Hartford, CT



COMPARABLE #3

2279 Mount Vernon Rd
Southington, CT

PHOTOGRAPH ADDENDUM

Borrower or Owner				
Property Address 179 Pratt St				
City	Winsted	County	Litchfield	State CT
			Zip Code	06098
Client Town of Winchester				



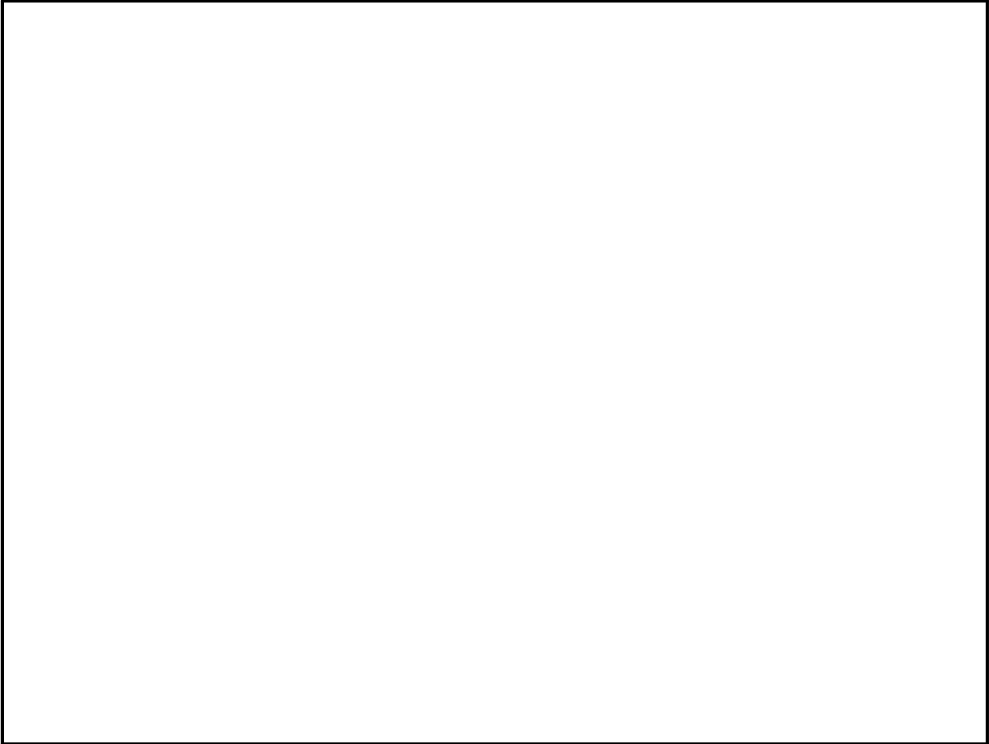
COMPARABLE #4

24 Leggett St
East Hartford, CT



COMPARABLE #5

120 Colebrook River Road
Winsted, CT 06098



COMPARABLE #6

C E R T I F I C A T I O N

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

1. To the best of my knowledge and belief, all statements and information in this report are true and correct, and I have not knowingly withheld any significant information.
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. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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 a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions, and conclusions were developed, and this appraisal report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, "USPAP".
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. I have made a personal inspection of the property that is the subject of this report, both inside and out, and have made an exterior inspection of all comparable sales listed in the report.
11. No one provided significant real property appraisal assistance to the person signing this certification. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report. No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.
12. As of the date of this report, I have completed the continuing education program of the Appraisal Institute.
13. I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this appraisal within the 5-year period immediately preceding acceptance of this assignment.

Date: January 24, 2022

Signed:



Robert S. Bartos, SRA
CT Certified General Appraiser RCG.0000050
Tax ID: 06-1252099

**QUALIFICATIONS
Of**

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**ROBERT S. BARTOS
REAL ESTATE APPRAISER**

P.O. Box 774
259 Albany Turnpike
Office Suite 6
Canton, CT 06019

CT Certified General Appraiser #RCG.0000050

EDUCATION

College:

University of Connecticut

Bachelor of Arts Degree - December 1973
Concentration: Real Estate

After College:

Society of Real Estate Appraisers Sponsored:

Course 101, Course 201
Tax Considerations in Real Estate
1986 & 1987 Tax Changes: Impacts on Real Estate Values
Feasibility Analysis and Investment Decisions
Valuation of Leases and Leasehold Interests
Appraising Apartments
Recent Developments in Income Property Valuation
R-41C and the Appraiser
Applications of Market Extractions
Adjusting for Financing Differences in Residential Property
Professional Practice and Conduct
Depreciation Analysis
Appraising Condominium Properties
Financial Calculators - Hewlett Packard
Small Residential Income Property Appraisal Report

American Institute of Real Estate Appraisers Sponsored:

Course VIII - Single Family Residential Appraisal
Income Capitalization.
Case Studies in Real Estate Valuation (Exam 2-1)
Subdivision Analysis

The Appraisal Institute Sponsored:

(The Society of Real Estate Appraisers & American Institute unified in January 1991 as the Appraisal Institute.)
Standards of Professional Practice Parts A and B, Part C
Exam Prep Seminar - General
Rates, Ratios & Reasonableness
Mock Trial
Accrued Depreciation
Fair Housing & Real Estate Appraisal Law
Evaluation Guidelines Workshop
Appraisal Office of the Future
Understanding Limited Appraisals - General
Lead Paint Hazards and Regulations
Appraisal Practices for Litigation
Easement Valuation
Appraisal of FHA-Insured Properties
Environmental Considerations
FHA's Homebuyer Protection Plan & the Appraisal Process
Case Studies in Commercial Highest and Best Use
2008 Economic Forecast

EDUCATION – Continued

The Appraisal Institute Sponsored - Continued

Mandatory CT Real Estate Appraisal Law Update
Business Practices and Ethics
Beware of Rising House Prices
Real Estate Trends and Outlook
National USPAP Update
Measuring Effects of High Voltage Transmission Lines
An Introduction to Valuing Green Buildings
Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications

McKissock Data Systems (Virtual Classroom)

Factory Built Housing
Income Capitalization
Relocation Appraisal is Different!
Information Technology & the Appraiser

The Appraisal Foundation Sponsored:

Uniform Commercial & Industrial Appraisal Report

Hartford State Technical College:

Building Construction, Construction Cost Estimating
Contracts and Specifications
Construction Planning, Equipment and Methods

University of Connecticut

Real Estate Law
1999 CT Commercial Real Estate Conference
2000 CT Housing Conference

ASSOCIATION MEMBERSHIPS:

The Appraisal Institute

Effective January 1, 1991, the Society of Real Estate Appraisers and the American Institute of Real Estate Appraisers unified as The Appraisal Institute.

- Designated Senior Residential Appraiser, SRA - 1982
- The **Connecticut Chapter of the Appraisal Institute:**
 - Chapter President**, 1994
 - Regional Representative, 1992-1996
 - Officer and Board Member, 1991-1995
 - Education Chairman, 1991
- **Society of Real Estate Appraisers:**
 - Officer and Board Member, 1986-1991 (unification)
- **Region IV - Appraisal Institute:**
 - Chief Financial Officer**, 1997–2004; Regional Representative, 1992-1996
- **Connecticut Appraisal Education Foundation:**
 - President**, 1999 & 2000; Vice President, 1997 & 1998; Board member to present.

LICENSE AND CERTIFICATION

Currently certified by the State of Connecticut as a **Certified General Appraiser, #RCG.50.**

EMPLOYMENT AND EXPERIENCE:

Robert S. Bartos, SRA, Canton, Connecticut: Self-employed, independent fee appraiser since 1979.

Clients served include:

- Major financial institutions located in Conn., Mass. and New York;
- Private mortgage companies;
- Private mortgage insurance companies;
- Relocation companies;
- F.N.M.A./F.H.L.M.C. lenders;
- Property owners and developers;
- Prospective buyers/investors;
- Municipalities, law offices and accountants;
- State of Connecticut, various departments.

Types of real property appraised include:

- Single family residences;
- Condominiums and planned unit developments (PUD);
- Multiple family dwellings and apartments;
- Residential building lots, land and subdivisions;
- Commercial and industrial land and improved properties;
- Special purpose properties;
- Review appraisals.

Burritt Mutual Savings Bank, New Britain, Connecticut: late 1970s; real estate appraiser; some title searching. This central Connecticut based bank had seven branch offices with \$260M of total assets.

Types of properties appraised consisted primarily of:

- Single family residences, condominiums, Planned Unit Developments,
- 2-6 family dwellings and apartments;
- Residential and commercial land;
- Commercial, industrial and special purpose properties.

John F. Rowson Company, Vernon, Connecticut: mid-1970s; real estate appraiser

The John F. Rowson Company is a real estate appraisal and consultation firm which is well established and well known throughout the Northeast. I was with John Rowson, MAI, SREA for 2 years.

Types of real property appraised are summarized as follows:

- Single family residences, condominiums and 2-6 family dwellings;
- Multifamily residential developments (apartments and condominiums);
- Gasoline service stations and office buildings;
- Convalescent nursing homes, rest homes and rehabilitation centers;
- Shopping centers and marketability study (condominiums);
- Storm sewer easement and condemnation (redevelopment and highway);
- Commercial, residential and industrial land;
- Petroleum bulk storage tank facilities;
- Damages resulting from a breach of contract;
- Market rent studies.

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Qualifications of
ROBERT S. BARTOS, SRA
REAL ESTATE APPRAISER

TEACHING AND LECTURING

Real Estate Appraisal Course Instructor at the University of Hartford during 1979 & 1980. Also instructed real estate appraisal at the Northwestern Connecticut Community College.