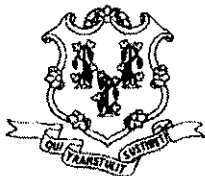


# The Connecticut General Assembly

## Legislative Commissioners' Office

Edwin J. Maley, Jr.  
*Commissioner*  
Leonard A. Fasano  
*Commissioner*

Nicholas Bombace  
*Director*



Legislative Office Building  
Suite 5500  
Hartford, Connecticut  
06106-1591  
(860) 240-8410  
fax (860) 240-8414  
e-mail: lco@cga.ct.gov

The attached conveyance questionnaire should be completed by the municipality, land trust or other entity that is seeking legislation for the conveyance of state land. The Connecticut General Assembly needs this information in order to draft the legislation and to review the requested conveyance.

Please return the completed questionnaire to:

Shannon McCarthy  
Chief Legislative Attorney  
Legislative Commissioners' Office  
Legislative Office Building – Room 5500  
Hartford, CT 06106

**FAX:** (860) 240-8414

**E-MAIL:** shannon.mccarthy@cga.ct.gov

E-mail is preferred, but if you have larger maps that don't scan well, you may choose to mail them to the address above.

If you have any questions, please e-mail or call Shannon McCarthy at (860) 240-8496.

**CONNECTICUT GENERAL ASSEMBLY  
CONVEYANCE QUESTIONNAIRE**

**1. Please submit the following documents:**

A. The best available legal map of the property.

Attached

B. An appraisal of the value of the property. If an appraisal has not been prepared, please indicate the estimated value of the property and the methodology used to calculate such estimated value.

\$ 171,600.00

**2. Is this conveyance based upon prior legislation? For example, are you attempting to repeal or amend a prior conveyance or was this request drafted in a bill that was not passed by the legislature? If yes, please give the bill or special act number and year, if known.**

NO

**3. Please answer the following questions:**

A. What are the tax assessor's map, block and lot numbers for the property? If such numbers do not accurately describe the property, please provide a metes and bounds legal description of the property.

Bk/Pg : 189,539

B. What is the acreage of the property?

2.6 Acres

C. Which state agency has custody and control of the property?

Conn State of Comm on Fire Prevention & Control

D. What costs, if any, would the state incur if the property were conveyed? (e.g. if the property abutted a highway and needed to be fenced off.)

Ø

- E. How much would the municipality or entity receiving the property agree to pay for it? (e.g. the administrative costs to the state of making the conveyance; a specific dollar amount; or fair market value)

Administrative Costs

- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)

Economic Development

- G. If the municipality or entity receiving the property has a specified use for the property, would it agree to a provision in the conveyance legislation that, if the property is not used for such purpose, it shall revert to the state?

Yes

- H. Has the municipality or entity asked the state agency that has custody of the property to convey the property to the town or entity (i.e. through an administrative rather than legislative process)?

No

- I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed. If the answer to question (H) is no, please indicate why not.

N/A

- J. Has a title search of the property been conducted?

No

- K. Are there any deed or other restrictions on the use of the property? If so, please specify.

NO

- L. Please state the name of the municipality or entity that would receive the property.

Town of Beacon Falls

4. Please provide the name, address and phone and fax numbers of the person who completed this form.

First Selectman  
Gerard Smith  
10 Maple Avenue Beacon Falls, CT 06403  
(203) 909-0612

5. Please provide the name of the legislator(s) sponsoring this legislation.

Nicole Klarides - Dittia

00110600

CONN STATE OF

LANCASTER DR 24

984

## ADMINISTRATIVE INFORMATION

## OWNERSHIP

Tax ID 003-004-0002

Printed 02/24/2023 Card No. 1 of 1

PARCEL NUMBER  
00110600  
Parent Parcel Number

CONN STATE OF  
COMM ON FIRE PREVENTION & CONTROL  
34 PERIMETER RD  
WINDSOR LOCKS, CT 06096  
Census: 3411

## TRANSFER OF OWNERSHIP

Date		
09/27/2010	PINES BRIDGE INDUSTRIAL LLC	\$0
	Bk/Pg: 189, 539	
06/27/2007	PINES BRIDGE ASSOCIATES	\$0
	Bk/Pg: 173, 116	
10/02/1989		\$0
	Bk/Pg: 75, 563	

Property Address  
LANCASTER DR 24  
Neighborhood  
300 General Industrial  
Property Class  
984 Exempt OIBX State Misc

## TAXING DISTRICT INFORMATION

Jurisdiction 006  
Area 006

Routing Number 003-004-0002

EXEMPT

## VALUATION RECORD

Assessment Year	10/01/2006	10/01/2011	10/01/2016	10/01/2021
Reason for Change	2006 Reval	2011 Reval	2016 Reval	2021 Reval
VALUATION	L 185900	168480	162240	171600
2016 Market	B 0	0	0	0
	T 185900	168480	162240	171600
VALUATION	L 130130	117940	113570	120120
70% Assessed	B 0	0	0	0
	T 130130	117940	113570	120120

## Site Description

Topography:

Public Utilities:  
Water, Sewer, Electric

Street or Road:  
Paved

Neighborhood:

## LAND DATA AND CALCULATIONS

	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
Zoning: IPD	1 Vacant Industrial Site	2.6000		1.00	55000.00	55000.00	143000 2	20%	171600
Legal Acres: 2.6000									

Supplemental Cards

TRUE TAX VALUE 171600

Permit Number FilingDate Est. Cost Field Visit  
Type Est. SqFt

Supplemental Cards  
TOTAL LAND VALUE

171600