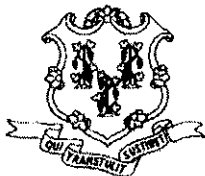


The Connecticut General Assembly

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.

\$ 211,200.00

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?

3.2

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.)

0

- 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-Dittrich

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
00110800
Parent Parcel Number

Property Address
LANCASTER DR 28
Neighborhood
300 General Industrial
Property Class
984 Exempt OIBX State Misc
TAXING DISTRICT INFORMATION
Jurisdiction 006
Area 006
Routing Number 003-004-0003

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

Tax ID 003-004-0003

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

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
05/15/1997 \$0
Bk/Pg: 102, 199

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	228800	207360	199680	211200
2016 Market	B	0	0	0	0
	T	228800	207360	199680	211200
VALUATION	L	160160	145150	139780	147840
70% Assessed	B	0	0	0	0
	T	160160	145150	139780	147840

Site Description

LAND DATA AND CALCULATIONS										
Street or Road: Paved	Rating Soil ID	Measured	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor		Value
		Acreage		-or-						
		-or-		Depth Factor						
		Actual Frontage	Effective Frontage	Effective Depth						
Neighborhood:	Land Type									
Zoning: IPD	1 Vacant Industrial Site	3.2000		1.00	55000.00	55000.00	176000 2	20%		211200
Legal Acres: 3.2000										

Supplemental Cards
TRUE TAX VALUE 211200

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

Supplemental Cards
TOTAL LAND VALUE 211200