

CONNECTICUT GENERAL ASSEMBLY CONVEYANCE QUESTIONNAIRE

1. Please submit the following documents:

A. The best available legal map of the property.

92 Farmington Ave, Hartford, CT (Please see attached assessor's map)

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. \$3,599,000 is the City of Hartford's current full value. Based on current market data OPM believes its value to be less than \$1,000,000.

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.

Map 201, Block 321, Lot 007

B. What is the acreage of the property? _

0.40 acres

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

The Department of Administrative Services

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.)

DAS would need to draft the deed, so no actual costs, just staff time presumed to be valued at \$1,000. Recording of the deed estimated at \$100.

- 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)

No cost as this conveyance will allow CRDA to develop the property for housing purposes and for the betterment of the city.

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

Housing or 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?

Reverting back to the state is agreeable if not used for specified purpose. OPM would ask for a 20-year period to develop.

- 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)?

Yes, discussions have taken place between DAS, OTG, CRDA and OPM and all are agreeable that this action is in the best interest of the state.

- I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed.

Statutorily, legislation is necessary to convey to CRDA.

- 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.

Not that we are aware of

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

The Capital Region Development Authority - CRDA

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

Paul F. Hinsch
Policy Development Director
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106

860-418-6429 phone
860-418-6487 fax

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

State of Connecticut
GENERAL ASSEMBLY



GOVERNMENT OVERSIGHT COMMITTEE
LEGISLATIVE OFFICE BUILDING, ROOM 3100
HARTFORD, CT 06106-1591
TELEPHONE (860) 240-0528

Supplemental Conveyance Questionnaire

Must be completed and submitted with the Conveyance Request Form.

Parcel Identification: 92 Farmington Ave, Hartford, CT; Map 201, Block 321, Lot 007

Name of Person Completing Form: Paul F. Hinsch

Name of Legislator(s) Sponsoring the Conveyance:

What is the current use of the property? Mostly vacant with approximately 10% being used for records storage.

Is the site in an Aquifer Protection Area? Yes/No
If yes, please provide mapping.

Is the site within a public water supply watershed? Yes/No
If yes, please provide mapping.

Are springs, streams, watercourses, and/or wetlands on the property? Yes/No
If yes, please provide mapping.

Is the site identified by the State Natural Diversity Data Base as being within an area containing endangered, threatened, special concern species and significant natural communities? Yes/No
If yes, please provide reference information.

Estimate existing land coverage on the property by percentage (should add up to 100%):

Buildings: 80%

Other impervious cover (parking lots, roads, driveways, sidewalks): 15%

Developed open space (lawn, turf, playing field): 5%

Natural meadow, grassland, or agriculture: 0%

Forest: 0%

Water bodies, dams, levees: 0%

Other (including Low Impact Development, Green Infrastructure, and water resource rights-of-way that would need to be maintained by the future property owner): N/A

Are any of the buildings on the property on the National Register of Historic Places? Yes/No
If yes, please explain.

Note: CT ECO provides usejtl information.

92 farmington

201321007

I want to...

50

Tools

Description

92 FARMINGTON AVE
UNIT:
STATE OF CONN OFFICE BUILDING

Hyperlinks

[Link to Property Record Card](#)

[Link to Appraiser Field Cards](#)

[Link to Tax Map](#)

[Link to Historic Tax Map](#)

Details

Account Number
13057

Parcel ID
201321007

Street Number
92

Street Name
FARMINGTON AVE

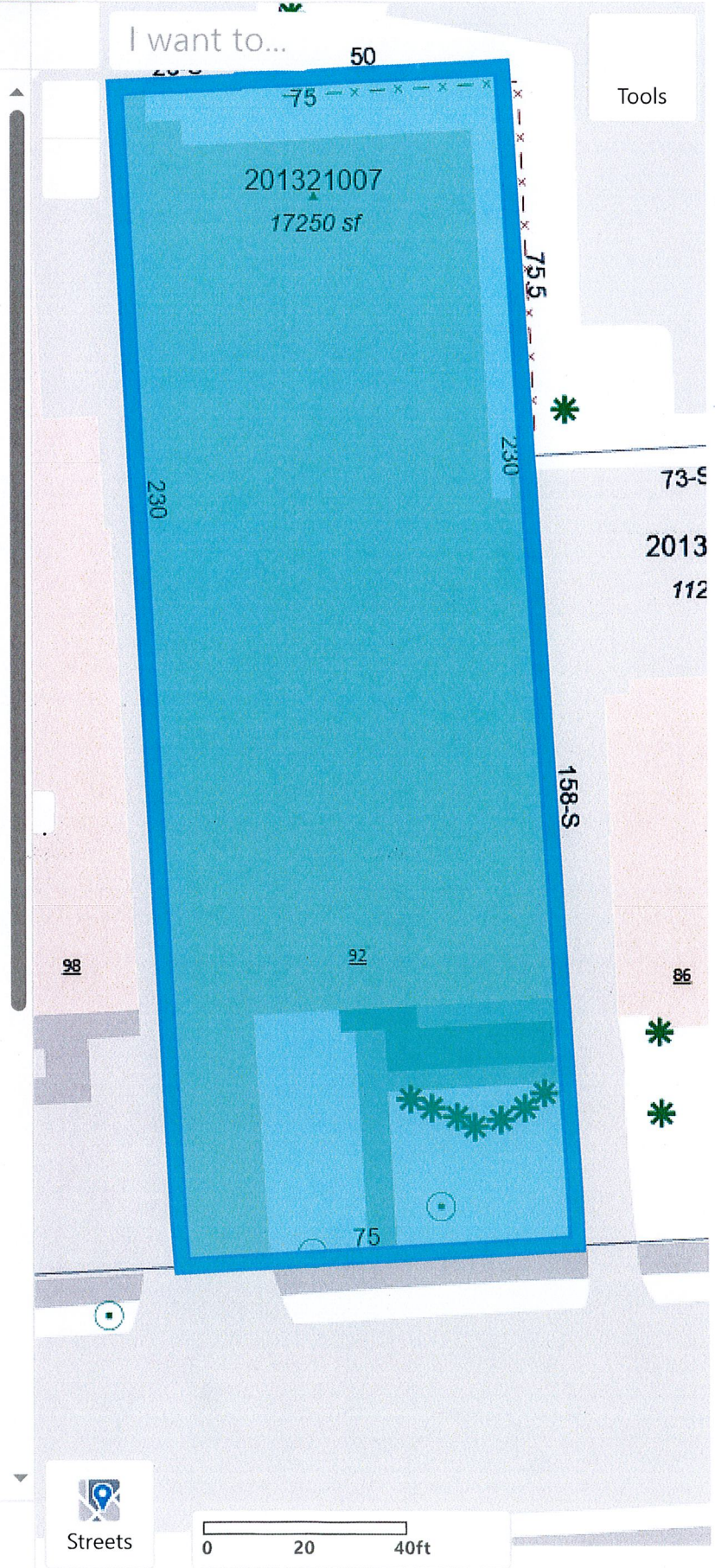
Unit
N/A

Owner Name
STATE OF CONN OFFICE BUILDING

Mailing Address
92 FARMINGTON AV

City
HARTFORD

State
CT



Home



Layers



201321007

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Property: 13057 | Bld: 13420 | Seq: 1 | Year: 2024 | Data As Of Date: 02/18/2025 | User: apro | DB: Assess50





LEGAL DESCRIPTION

Lot Size	
Total Land	17,250.00
Land Unit Type	

Patriot
PROPERTIES INC.

User Account
GIS Coord 1
GIS Coord 1
Insp Date
04/21/1999
Print Date / Time
2/18/2025 12:03 am
Last Date / Time
11/17/21 9:02 pm
dducharme

USER DEFINED

PriorID1a
PriorID2a
PriorID3a
Downtown BID
PriorID1b
405001007
PriorID2b
ASYLUM HILL
PriorID3b
PriorID1c
PriorID2c
PriorID3c
10835
Assessor Map

Property ID: 13057

Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes	Date
2024	GL	910	3,086,100	600	17,250	512,300	3,599,000	2,519,300 2024/LDS 01/28/25 10:1	01/28/2025
2023	GL	910	3,086,100	600	17,250	512,300	3,599,000	2,519,300 2023/LDS 01/26/24 2:1	01/26/2024
2022	GL	910	3,086,100	600	17,250	512,300	3,599,000	2,519,300	01/20/2023
2021	GL	910	3,086,100	600	17,250	512,300	3,599,000	2,519,300	02/23/2022
2020	GL	910	4,723,100	400	17,250	379,500	5,103,000	3,572,100	01/21/2021
2019	GL	910	4,723,100	400	17,250	379,500	5,103,000	3,572,100	01/22/2020
2018	FV	910	4,723,100	400	17,250	379,500	5,103,000	3,572,100 Creating Prev Lines after	02/11/2019
2017	FV	910	4,723,100	400	17,250	379,500	5,103,000	3,572,100 Creating Prev Lines after	02/11/2019
2016	GL	910	4,723,100	400	17,250	379,500	5,103,000	3,572,100 CREATE 2016	01/30/2017
2015	GL	910	4,076,400	400	17,250	310,500	4,387,300	3,071,110 create 2015 gl	2/23/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
	01034 0671		11/09/1959	0	No			

BUILDING PERMITS

Date	Number	Amount	Closed	Status	Fed. ID	Notes	Last Visit

ACTIVITIES

Date	Result	By
04/21/1999	1	NS

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bid Value	Yard Items	Land Size	Land Val	Total Appr	Assessed Notes	Date
2024	GL	910	3,086,100	600	17,250	512,300	3,599,000	2,519,300 2024/LDS 01/28/25 10:1	01/28/2025
2023	GL	910	3,086,100	600	17,250	512,300	3,599,000	2,519,300 2023/LDS 01/26/24 2:1	01/26/2024
2022	GL	910	3,086,100	600	17,250	512,300	3,599,000	2,519,300	01/20/2023
2021	GL	910	3,086,100	600	17,250	512,300	3,599,000	2,519,300	02/23/2022
2020	GL	910	4,723,100	400	17,250	379,500	5,103,000	3,572,100	01/21/2021
2019	GL	910	4,723,100	400	17,250	379,500	5,103,000	3,572,100	01/22/2020
2018	FV	910	4,723,100	400	17,250	379,500	5,103,000	3,572,100 Creating Prev Lines after	02/11/2019
2017	FV	910	4,723,100	400	17,250	379,500	5,103,000	3,572,100 Creating Prev Lines after	02/11/2019
2016	GL	910	4,723,100	400	17,250	379,500	5,103,000	3,572,100 CREATE 2016	01/30/2017
2015	GL	910	4,076,400	400	17,250	310,500	4,387,300	3,071,110 create 2015 gl	2/23/2016

NARRATIVE DESCRIPTION

This parcel contains 17,250.00000 S of land mainly classified as ST-ADMINISTR with an OFFICE LO RI building built about 1943, having primarily Brick Exterior and 67,668 Square Feet.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Am

PROPERTY FACTORS

Item Code	Item	Code	%
Util 101 - TYPICAL	Dis 1		
Util 2	Dis 2		
Util 3	Dis 3		
Census 5032 1006	Zone 1 MX-1		
F. Haz	Zone 2 OZ		
Topo 1 - LEVEL	Zone 3		
Street 1 - PAVED STREET			
Traffic 2 - MEDIUM			
Exempt			

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
910	ST-ADMINISTR	1.35	17,250		S	RIME SIT	1		22	29.7	442	1						OZ		512,300			0		1	358,610	