The Connecticut General Assembly

Legislative Commissioners' Office

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

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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. See 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.
 \$10720 appraised value, see attached assessor record.
- 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.
02/284/000, also 100 Francia Avenue.

03/284/999, aka 199 Francis Avenue.

- B. What is the acreage of the property?1.52 acres, per deed, see attached.
- C. Which state agency has custody and control of the property? Office of Policy and Management
- 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.)
 None foreseen.

- 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) Reasonable administrative costs.
- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development) Open space/passive recreation.
- 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.
- 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.

The parcel sits entirely within the Town's mapped wetlands with several small watercourses running through it.

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

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

Chris Zibbideo, PE, LS Town Engineer 200 Garfield Street Newington, CT 06111

4. Please provide the name of the legislator(s) sponsoring this legislation. Rep. Gary Turco, 27th.

Newinaton Card No: Unique ID: A2010968 1 Of 1 Map Id: 03/284/999 Zone: R-7 Location: **199 FRANCIS AVE** Date Printed: 3/20/2025 Neighborhood: 102 Last Update: 3/19/2025 **Owner Of Record** Volume/Page Date Sales Type Valid Sale Price CONNECTICUT STATE OF 0040/0566 8/26/1939 Other No 0 Exempt 450 CAPITOL AVE, HARTFORD, CT 06106 **Prior Owner History** 0009/0538 No 0 SKAT CO 3/2/1912 Warranty Deed Permit Number Permit Description Date **Appraised Value** Supplemental Data 494500 VisionPID **Census/Tract** 12467 10,720 **Total Land Value** Dev Map ID Solar **Total Building Value** 0 GIS ID **Total Outbldg Value** 0 Route District **Total Market Value** 10,720 Utilities Acres State Item Codes Code Quantity Value Land Type Acres 490 Total Value 12-Residential Excess Land 1.52 7,500 0.00 1.52 Excess 10,720 Total Assessment History (Prior Years as of Oct 1) **490 Appraised Totals** Acres Value Type 2025 2024 2023 2022 2021 Type Acres Value 7,500 7,500 7,500 7,500 7,500 Land 0 0 0 0 0 Building 0 0 0 0 0 Outbuilding Totals 0.00 0 Total 7,500 7,500 7,500 7,500 7,500 Application Date: **Expiration Date:** Comments 6/27/2018 2018: SOC ACQUIRED THROUGH COMDEMNATION/

Unique ID: <u>A2010968</u>			Newinaton					Car	d No:	1 Of 1
Location:	199 FRA		AVE							
Map Id:	03/284/9	999								
	Description	.00	Description		Area/Qty					
Building Use Units Overall Condition Class Stories Design (Style) Construction Year Built Percent Complete										
Finished Area										
Fou Basement Area Finished Basement Garage Bays Outside Entry Sump Pump	ndation		Attached Com	nonents						
HVAC		Туре	Year	Area						
Floors Attic Access Walls Bath Cond Kitchen Cond	terior									
Exterior										
Exterior Roof Cover Roof Type Specia Type	l Features	Count/Area								
			Total Building Value							
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Room Total Bedroom Kitche	Summary ens Full Baths			<u>Conaitio</u>		u carwiy	- i î he	1001	Condition	Αιταινείμ

angunt allani 5 or title to the premises or any part thereof, but they and every of them shall by these presents be excluded and forever nor any other person or persons in The igner and sealer of the foregoing instru the grue art all due of have been the Center of Hard good County of Hard you a Chat of Counciliant aches to dury at the second states and considerations thereants moving, especially for One Stallar 30 heins and assigns forever, all such right and title, as the haster or ought to have in or to Wat curlance floride Floriday of and State P. Ouwwellight of has remised, released, and forever quit-claimed, and do by these presents, for That The futures absolutely remise, release, and forever QUIT-CLAIM unto the said full color the futures of the said full color with the said full color of the said full col The State of Councilius, inded, Sealed and Delivered in presence of Odyca, C. July seu Glovence, Fuly seu Know All Men by These Presents, COUNTY OF HARTFORD Personally appeared, The Stat Outpaur athing STATE OF CONNECTICUT, In Witness Wilbereof, it and hereinto bet Its hand and seal this // the Presure Cluby acution of day of the in the year of our Lord, one thousand nine hundred and Flutty- Nice. g assigns bave and to bold, 22 forever, so that neither it Juliven 20 2 alles Areune, A the in the internet of the i the premises unto W l, Sca and to the pulleunes auc as ter 24 1-1 taril 21 no auc-unida QUIT-CLAIM VOLUME 40 2 bar me Land situated in the S ordulard vied ged the si the said allar mein 4 Rober name and behalf, shall or will hereafter claim or demand any right These were the formed of anne Li M Anne Li M Con hundre heirs and assigns, to the only use and behoof of the said in han received to the Horum T. Hay . Horene T. Jupun, Many n. 3 p m. a. M. and recorded by Monica A. Francis the said Rillaur the said Release Ele Shat Coulour By Con 19. Blaluth, Inco hundord thints there (3 ride of Franida ord, august 17th - A. D. 193 12 19. Achuster, to Treasure члас Уганны, гирти Т. Поннес, Хальновия И. Паре Руванновия 18. With Sunday That I File Shar Coulour of This Innie 14 Poper to Blockube www. T. Mana free act and deed, baion formers مسدرهه ter (510) 404 man Da and heips justly and would full satisfaction of A. D. 19**3**4 Town Clerk Julan 7 barred. Þ. I hereby contify that a circuit of States Internal Peruse Hawfin the annul of Sitty (50) cinto mos affin to the foresaid Justinum for mos duly could de

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