

# The Connecticut General Assembly

## Legislative Commissioners' Office

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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](mailto: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.

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.

Unique ID: A2010968

# Newington

Card No: 1 Of 1

Location:	199 FRANCIS AVE				Map Id:	03/284/999		Zone:	R-7		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		
450 CAPITOL AVE, HARTFORD, CT 06106								Exempt						
Prior Owner History														
SKAT CO					0009/0538	3/2/1912		Warranty Deed			No	0		
Permit Number	Date	Permit Description												
Supplemental Data													Appraised Value	
Census/Tract	494500				VisionPID	12467				Total Land Value		10,720		
Dev Map ID					Solar					Total Building Value		0		
GIS ID										Total Outbldg Value		0		
Route										Total Market Value		10,720		
District														
Utilities														
Acres					State Item Codes									
Land Type	Acres	490	Total Value		Code	Quantity		Value						
Excess	1.52	0.00			12-Residential Excess Land	1.52		7.500						
Total				10,720										
Assessment History (Prior Years as of Oct 1)						490 Appraised Totals								
	2025	2024	2023	2022	2021	Type	Acres	Value	Type	Acres	Value			
Land	7,500	7,500	7,500	7,500	7,500									
Building	0	0	0	0	0									
Outbuilding	0	0	0	0	0									
Total	7,500	7,500	7,500	7,500	7,500				Totals	0.00	0			
						Application Date:		Expiration Date:						
Comments														
6/27/2018	2018: SOC ACQUIRED THROUGH COMDEMNATION/													

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2020



Location:		199 FRANCIS AVE							
Map Id:		03/284/999							
General Description		Description		Area/Qty					
Building Use									
Units									
Overall Condition									
Class									
Stories									
Design (Style)									
Construction									
Year Built									
Percent Complete									
Finished Area									
Foundation									
Basement Area									
Finished Basement									
Garage Bays									
Outside Entry									
Sump Pump		Attached Components							
HVAC		Type	Year	Area					
Heating Type									
Fuel									
Cooling Type									
Interior									
Floors									
Attic Access									
Walls									
Bath Cond									
Kitchen Cond									
Exterior									
Exterior									
Roof Cover									
Roof Type									
Special Features									
Type	Count/Area								
		Total Building Value:							
		Detached Component Computations							
		Type	Year	Condition	Area/Qty	Type	Year	Condition	Area/Qty
Room Summary									
Total	Bedroom	Kitchens	Full Baths	Half Baths					

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the said *Pilgrary*

the said *Phyllis*

and to *its* Museum

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name and behalf, shall or will hereafter claim or demand any right

day of

The Great Doughnut  
 Big Boy is a Doughnut, too.  
 (Doughnut [L.S.]  
 [L.S.]

/

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Mailbox 174 - A.D. 1939

free act and deed, before me,

Town Clerk.

Town Clerk.

