

Highway Services LLC

244 Middletown Avenue

East Hampton, Ct. 06424

860.267.6623

January 5, 2017

EH Town Manager
Michael Maniscalco
20 East High Street
East Hampton, CT. 06424

Highway Services LLC
244 Middletown Avenue
East Hampton, CT. 06424

RE: RFP# 2016-11

259 West High Street Price \$725,000.00

- Route 66 Gateway
- Property to Western Entrance to Town at the Busiest Intersection of Route 16 & Route 66
- Outstanding Visibility
- Easy Ingress and Egress

259 WEST HIGH ST**Location** 259 WEST HIGH ST**Mblu** 06/ 12/ 9/ 4/**Acct#** R06154**Owner** HIGHWAY 66 LLC**Assessment** \$212,590**Appraisal** \$303,700**PID** 4851**Building Count** 1**Current Value****Appraisal**

Valuation Year	Improvements	Land	Total
2015	\$162,700	\$141,000	\$303,700

Assessment

Valuation Year	Improvements	Land	Total
2015	\$113,890	\$98,700	\$212,590

Owner of Record**Owner** HIGHWAY 66 LLC**Sale Price** \$400,000**Co-Owner****Certificate****Address** 244 MIDDLETOWN AVE
EAST HAMPTON, CT 06424**Book & Page** 449/ 561**Sale Date** 09/05/2006**Instrument** 00**Ownership History****Ownership History**

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HIGHWAY 66 LLC	\$400,000		449/ 561	00	09/05/2006
ENGEL LAURA T	\$90,000		449/ 87	29	08/28/2006
ENGEL THOMAS H	\$0		329/ 369	29	04/26/2001
ENGEL THOMAS H + LAURA L	\$90,000		315/ 532	00	01/11/2000

Building Information

Building 1 : Section 1

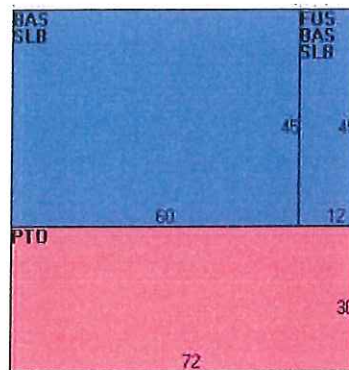
Year Built: 2000
Living Area: 3,780
Replacement Cost: \$184,890
Building Percent Good: 88
Replacement Cost Less Depreciation: \$162,700

Building Attributes

Field	Description
STYLE	Comm Garage
MODEL	Commercial
Grade	C
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick Veneer
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Floor Furnace
AC Type	None
Bldg Use	Commercial Improv
Sprinkler Type	0
Sprinkler %	1
Mezzanine Fin.	1
Mezanine Unf.	
1st Floor Use:	201
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Walls	Ceil & Wall
Rooms/Prtns	Average
Wall Height	12
% Conn Wall	

Building Photo

(<http://images.vgsi.com/photos/EastHamptonCTPhotos//\00\00\67\66.jpg>)

Building Layout

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,240	3,240
FUS	Finished Upper Story	540	540
PTO	Patio	2,160	0
SLB	Slab	3,240	0
		9,180	3,780

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 201
Description Commercial Improv
Zone C
Neighborhood COM
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.4
Frontage
Depth
Assessed Value \$98,700
Appraised Value \$141,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$253,980	\$156,000	\$409,980
2012	\$253,980	\$156,000	\$409,980
2011	\$253,980	\$156,000	\$409,980

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$177,790	\$109,200	\$286,990
2012	\$177,790	\$109,200	\$286,990
2011	\$177,790	\$109,200	\$286,990

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Charles Mary Dr

259 W High St

Pulp-Works-Dr

W High St

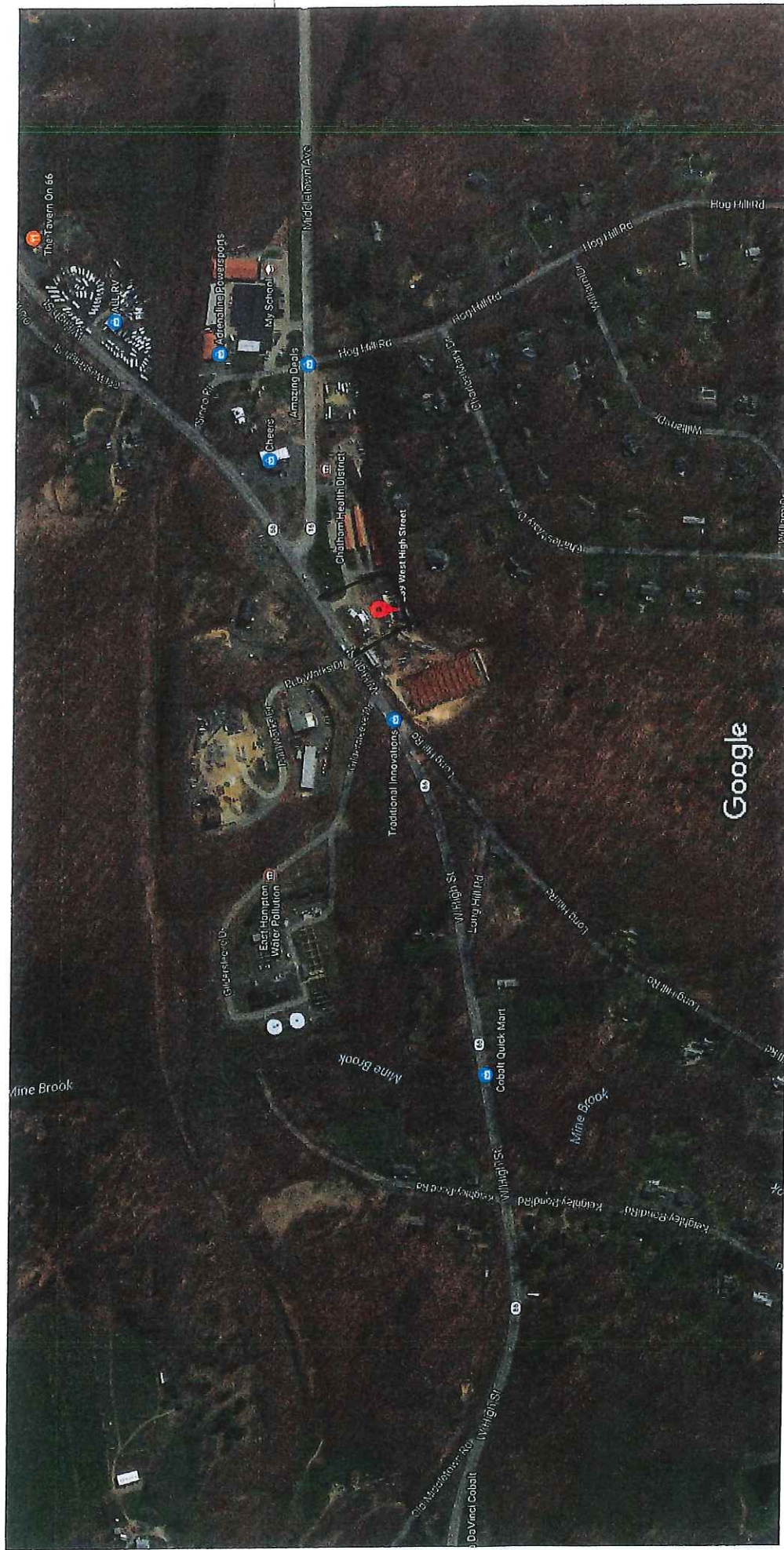
© 2016 Google

16

66

1990

Imagery Date: 4/20/2016 41°33'47.99" N 72°32'29.68" W



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January 5, 2017

EH Town Manager
Michael Maniscalco
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RE: RFP# 2016-11

Sir,

I William W. Rand Manager/ Owner of Highway Services LLC understand and agree with the appraisal requirements under Section I.E.

Respectfully,



William W. Rand
Manager

Highway Services LLC

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Sir,

Highway Services LLC will hold the quoted price firm for 259 West High Street in East Hampton, CT. through the end of April 2017.

Respectfully,



William W. Rand
Manager

ATTACHMENT A

**TOWN OF EAST HAMPTON
Property for Town Hall & Police Department
PROCUREMENT NOTICE
REQUEST FOR PROPOSAL
RFP #2016-11**

NON-COLLUSION STATEMENT

The company/ individual submitting this proposal certifies that it is being submitted without any collusion, communication or agreement as to any matter relating to it with any other respondent or competitor. We understand that this proposal must be signed by an authorized agent to constitute a valid proposal.

Date: 1/6/17

Name of Company: Highway 66 LLC

Name and Title of Agent: William W Rand Esq.

By (SIGNATURE): WR

Address: 244 Middletown Ave.
East Hampton, Ct.
06424

Telephone Number: 860-267-6623