

Main Street Ventures 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

Main Street Ventures LLC
244 Middletown Avenue
East Hampton, CT. 06424

RE: RFP# 2016-11

3 Main Street Price \$400,000.00

- Heart of East Hampton
- Outstanding Visibility
- Intersection of Main Street & Route 66
- 200 Yards from existing Town Hall & Police Station

3 MAIN ST**Location** 3 MAIN ST**Mblu** 05A/ 62/ 11/ /**Acct#** R03496**Owner** MAIN STREET VENTURE LLC**Assessment** \$178,500**Appraisal** \$254,990**PID** 3320**Building Count** 1**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$194,160	\$60,830	\$254,990
Assessment			
Valuation Year	Improvements	Land	Total
2015	\$135,920	\$42,580	\$178,500

Owner of Record

Owner MAIN STREET VENTURE LLC
Co-Owner
Address 24 CEDAR ST
 NEW BRITAIN, CT 06052

Sale Price \$250,000
Certificate
Book & Page 554/ 754
Sale Date 04/09/2015
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MAIN STREET VENTURE LLC	\$250,000		554/ 754	00	04/09/2015
POLINER MYRON J	\$0		167/ 397	29	10/11/1983

Building Information

Building 1 : Section 1

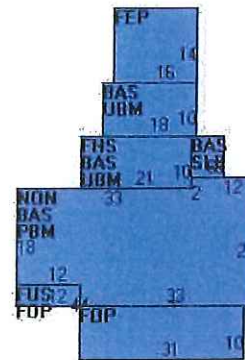
Year Built: 1875
Living Area: 2,426
Replacement Cost: \$278,527
Building Percent Good: 69
Replacement Cost Less Depreciation: \$192,180

Building Attributes

Field	Description
Style	Colonial
Model	Residential
Grade:	B
Story Height	2 Stories
Foundation	Concrete
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3 Full
Total Half Baths:	1
# Extra Fixtures	
Total Rooms:	9
Bath Style:	Average
Kitchen Style:	Average
Fireplace	1
Fin Basement	0
Fin Bsmt Qual	
Bsmt. Garages	0
Gas Fireplace	

Building Photo

(<http://images.vgsi.com/photos/EastHamptonCTPhotos//00\00\29\29.JPG>)

Building Layout

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,404	1,404
NON	.9 Story	966	869
FHS	Finished Half Story	210	105
FUS	Finished Upper Story	48	48
FEP	Enclosed Porch	224	0
FOP	Framed Open Porch	358	0
PBM	Partial Basement	966	0
SLB	Slab	48	0
UBM	Unfin Basement	390	0
		4,614	2,426

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 101
Description Single Family
Zone R-1S
Neighborhood 600
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1.84
Frontage
Depth
Assessed Value \$42,580
Appraised Value \$60,830

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
GAR2	Garage w Lft	FR	Frame	660 S.F.	\$1,980	1

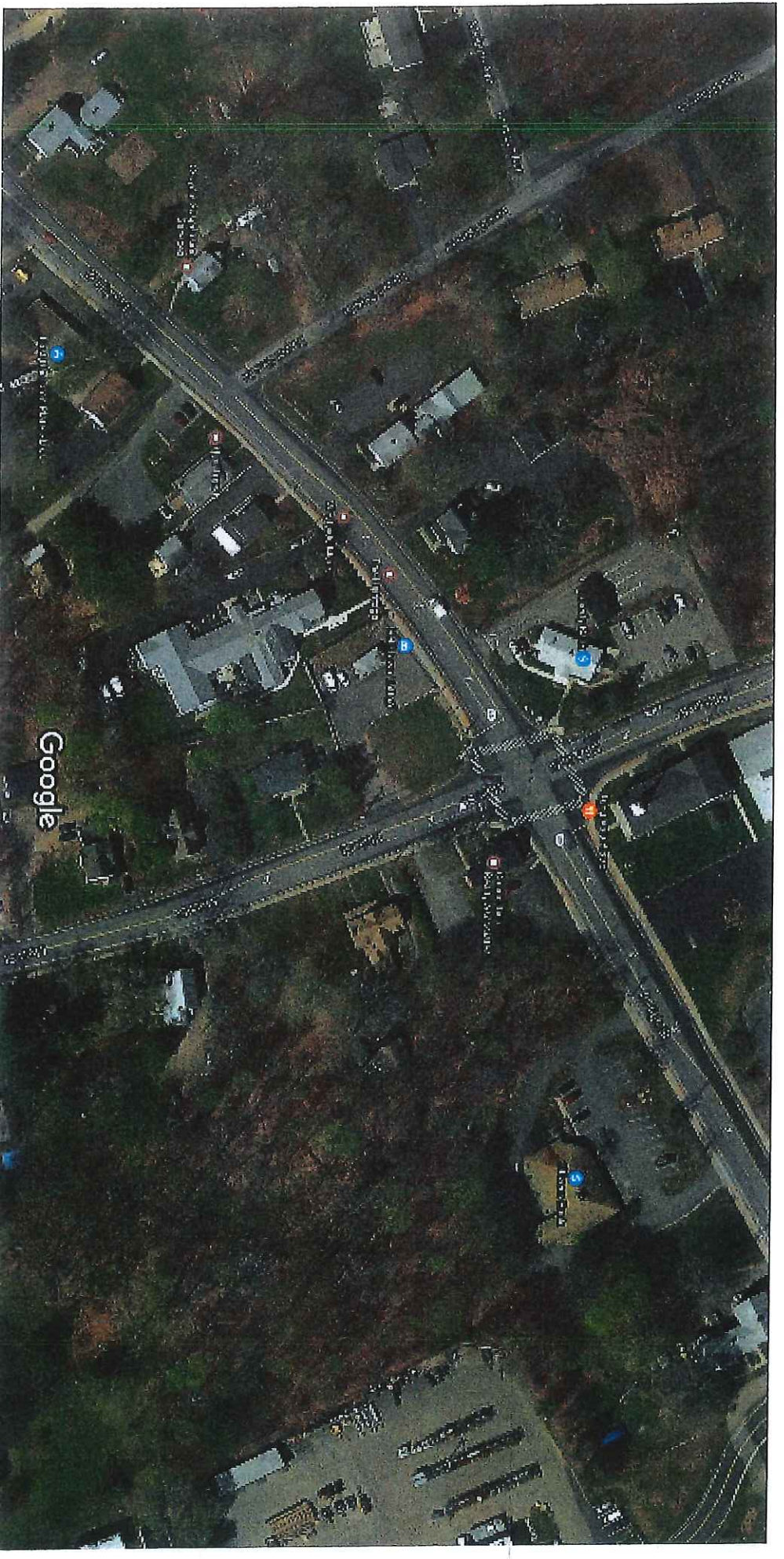
Valuation History

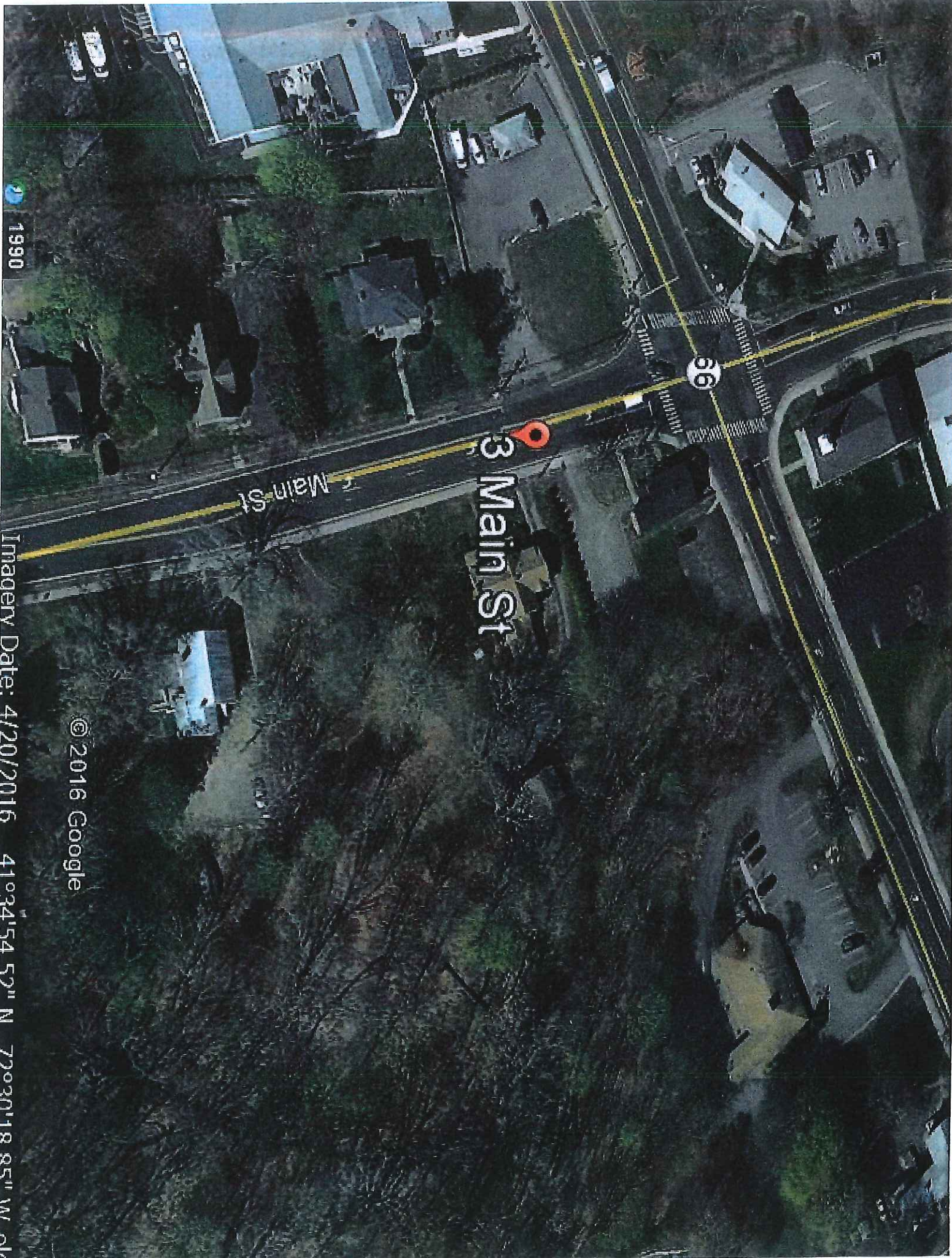
Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$209,530	\$73,690	\$283,220
2012	\$209,530	\$73,690	\$283,220
2011	\$209,530	\$73,690	\$283,220

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$146,670	\$51,580	\$198,250
2012	\$146,670	\$51,580	\$198,250
2011	\$146,670	\$51,580	\$198,250

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3 Main Street





1990

3 Main St

Main St

36

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Imagery Date: 4/20/2016 41°34'54.52" N 72°30'18.85" W

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January 5, 2017

EH Town Manager
Michael Maniscalco
20 East High Street
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RE: RFP# 2016-11

Sir,

Main Street Ventures LLC will hold the quoted price firm for 3 Main Street in East Hampton through the end of April 2017.

Respectfully,



William W. Rand
Manager

Main Street Ventures LLC

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East Hampton, Ct. 06424

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January 5, 2017

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Michael Maniscalo
20 East High Street
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RE: RFP# 2016-11

Sir,

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

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: Main Street Ventures

Name and Title of Agent: William W Rand Mgr.

By (SIGNATURE): WR

Address: 244 Middletown AVE
East Hampton, Ct.
06424

Telephone Number: 860-267-6623