



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

26

ENGINEERING DEPARTMENT
(203) 797-4641
FAX (203) 796-1586

WILLIAM J. BUCKLEY, JR., P.E.
DIRECTOR OF PUBLIC WORKS / CITY ENGINEER

July 21, 2005

Honorable Mark D. Boughton
Common Council ✓
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06896

Dear Mayor Boughton and Common Council Members:

Morgan Avenue Property Lot No. K11108
Request to Purchase

The June 21, 2005 letter sent to Mayor Mark D. Boughton by Agostinho J. Ribiero of Ventura, Ribeiro & Smith requesting that the City allow the Portuguese Cultural Center to purchase the above noted property was sent to our office for a report within thirty days (reference item 43 of the July 2005 Common Council meeting minutes).

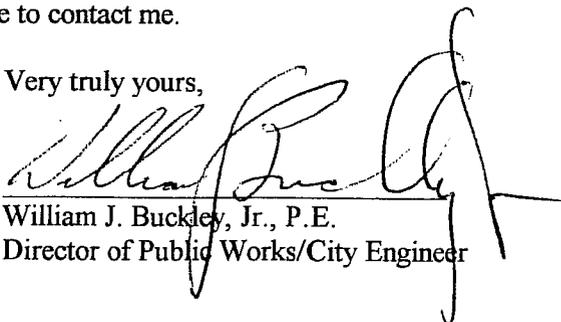
The parcel of land in question measures 0.08 acres, more or less, in area. The parcel of land was acquired by the City in 1962 via a tax foreclosure.

The Public Works Department sees no value to the City's ownership of the parcel of land. The parcel of land does not abut any other City property and is too small to be developed for any foreseeable City use.

It is recommended that the parcel of land be declared surplus, offered to both of the abutting property owners for purchase and sold to the highest bidder.

If you have any questions, please feel free to contact me.

Very truly yours,



William J. Buckley, Jr., P.E.
Director of Public Works/City Engineer

C: Eric L. Gottschalk, Esq., with encl.
Dennis Elpern, with encl.
Charles J. Volpe, Jr., with encl.



K10044

TC7995
TC8163

K10058

206.02

K11054

.42 AC (C)

K11053

.28 AC (C)

K11157

.30 AC (C)

K11156

.15 AC (C)

K11155

.32 AC (C)

K11080

.34 AC (C)

K11149

5.40 AC

TC7262

K11096

1.50 AC

TC6906

K11098

1.99 AC

TC6906
TC7367

PARCEL
K11098

AVENUE

MORGAN

K11109

1.65 AC

TC9112

K11063

.06 AC

TC9113

50.00

50.00

K11050

.17 AC

1507

TC8952

50.00

K11124

.17 AC

150.00

TC8952

50.00

458.21

390+/-

132.00

166.00

89.00

101.00

72.00

219.98

280.80

276.22

210.00

150+/-

150+/-

101.16

100.00

151.00

108 AC (C)

38.00

25+/-

101.85

35+/-

25+/-

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CURRENT OWNER
OF DANBURY
DEER HILL AVE
DANBURY, CT 06810-7769
Personal Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
1 Level		1 Paved	
SUPPLEMENTAL DATA			
Other ID:		F/SALE	
TC MAP	NONE	VIDEO	
TC LOT	20	Exempt	E
Census Tract	2103	F/SALE	C
F/SALE		F/SALE	
F/SALE		F/SALE	
GIS ID: 23707		ASSOC PID#	

CURRENT ASSESSMENT			
Description	Code	Appraised Value	Assessed Value
COMM.	200	8,400	5,900
Total		8,400	5,900

6034
DANBURY/2002

VISIO

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
OF DANBURY		0375/0556	02/01/1962			0	

PREVIOUS ASSESSMENTS (HISTORY)								
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2004	200	5,900	2003	200	5,900	2002	200	
Total:		5,900	Total:		5,900	Total:		

EXEMPTIONS				OTHER ASSESSMENTS			
Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)
 Appraised XF (B) Value (Bldg)
 Appraised OB (L) Value (Bldg)
 Appraised Land Value (Bldg)
 Special Land Value
 Total Appraised Parcel Value
 Valuation Method:
 Adjustment:
 Net Total Appraised Parcel Value

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
5000/A				

NOTES

BUILDING PERMIT RECORD								
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY					
Date	Type	IS	ID	Cd.	Purpose/Resu
6/17/1998			TR	00	Meas. & Listed
6/17/1998			TR	00	Meas. & Listed
6/17/1998			TR	00	Meas. & Listed

LAND LINE VALUATION SECTION																		
Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	S.O.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Vc	
200V	Commercial MDL-00	IL40				0.08	AC	100,000.00	4.55	A	A	0.10	5000	2.30	UNB			
Total Card Land Units:						3,485	SF	Parcel Total Land Area:						3,485	SF	Total Land Value:		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
	00		Vacant				
MIXED USE							
				<u>Code</u>	<u>Description</u>		<u>Percentage</u>
				200V	Commercial MDL-00		100
COST/MARKET VALUATION							
				Adj. Base Rate:			0.00
				Section. RCN:			0
				Net Other Adj:			0.00
				Replace Cost			0
				AYB			
				EYB			0
				Dep Code			
				Remodel Rating			
				Year Remodeled			
				Dep %			
				Funcnl Obslnc			
				Econ Obslnc			
				Cost Trend Factor			1
				Status			
				% Complete			
				Overall % Cond			
				Apprais Val			
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION						
Area	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value
Ttl. Gross Liv/Lease Area:		0	0	0		



CITY OF DANBURY
OFFICE OF THE CORPORATION COUNSEL
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

(203) 797-4518
(203) 796-8043 FAX

PLEASE REPLY TO:

July 22, 2005

Honorable Mark D. Boughton, Mayor
Honorable Members of the Common Council
City of Danbury, Connecticut

Re: July agenda item #43
Portuguese Cultural Center - Morgan Avenue
Request to purchase city owned land

Dear Mayor and Council Members:

Please accept this letter in response to your request for a report concerning the matter referenced above. At the July Common Council meeting this request was referred to this office and to the Director of Public Works and the Planning Commission for review. Assuming that other reports are favorable, and assuming further that you are interested in transferring title to this property to the petitioner, you may wish to forward this matter to the Tax Assessor with a request that she report to you on the value of the property. At the same time, the Council could authorize this office to negotiate the terms of sale.

If you elect to pursue such an approach it would be my intention to advise you of the results of any negotiation and present a completed proposal to you for final approval. Please bear in mind that in order to convey city property, it must first be declared surplus. In addition, any proposal to convey an interest in municipally owned property requires a two-thirds vote of all of the members of the Common Council (See §3-17 of the Danbury Municipal Charter).

If you have any questions, please feel free to contact me.

Sincerely,



Eric L. Gottschalk
Deputy Corporation Counsel

cc: William J. Buckley, Jr. P.E., Dir. Of Public Works
Dennis I. Elpern, Director of Planning



43 - July

CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

August 18, 2005

To: Mayor Mark Boughton
Members of Common Council

From: Planning Commission

Re: 8-24 Referral/ July 6th CC Agenda Item 43 – Request to Purchase City Property
on Morgan Ave. (#K11108)

The Planning Commission has received a request from the Common Council for a report pursuant to CT General Statutes/Sec 8-24, regarding the above referenced item.

At the July 20, 2005 meeting, the Planning Commission made a motion to give this a positive recommendation based on the Planning Director's report.

Arnold E. Finaldi, Jr.
Chairman

AEF/jr

Attachment

c: Engineering Dept.
Corporation Counsel