

STATE OF CONNECTICUT



STATE PROPERTIES REVIEW BOARD

450 Columbus Boulevard, Suite 202
Hartford, Connecticut 06103

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

Microsoft Teams Meeting Join on your computer, mobile app or room device. Click here to join the meeting Meeting ID: 273 299 692 323 Passcode: uLQBFw Download Teams Join on the web	Or call in (audio only) +1 860-840-2075, 917724280# United States, Hartford Phone Conference ID: 917 724 280#
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Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
Mark A. Shiffrin, Secretary
Eric Coleman
Russell Morin

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

Minutes of Meeting Held: July 28, 2025

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Shiffrin moved and Mr. Berger seconded a motion to approve the Minutes of the July 24, 2025 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE - OLD BUSINESS

4. REAL ESTATE - NEW BUSINESS

State Properties Review Board



DOT Project - Installations and Revisions of Traffic Control Signals – Route 6

To: State Properties Review Board Members		
From: Thomas Jerram, Director		July 24, 2025
Jyoshna Rath, Architect Design Rev.		
<i>PRB File #:</i>	25-096	
<i>Transaction/Contract Type:</i>	RE – Voucher	
<i>Origin/Client:</i>	DOT/DOT	
<i>DOT Project #:</i>	171-493-018	
<i>Grantor:</i>	Audan Real Estate, LLC	
<i>Property:</i>	Bristol, Farmington Ave (98)	
<i>Project Purpose:</i>	Installations and Revisions of Traffic Control Signals	
<i>Item Purpose:</i>	Voucher	

PROPOSED DAMAGES: \$14,000

DOT is seeking Board’s approval for DOT to acquire a Temporary Construction Easement over an area of 86 square feet located at 98 Farmington Ave in Bristol. The acquisition is required in connection with DOT’s Project - Installations and Revisions of Traffic Control Signals.

Installations and Revisions of Traffic Control Signals

The Department of Transportation (CTDOT) is developing plans to replace existing traffic control signal equipment with new equipment to meet current department standards at 21 locations in the cities and/or towns of Berlin, Bloomfield, Bristol, Cromwell, East Hartford, East Windsor, Enfield, Hartford, Manchester, Southington, Wethersfield, and Windsor Locks. At applicable locations, pedestrian control features (countdown pedestrian indications, accessible pushbuttons, sidewalk ramps) will be upgraded in an effort to improve accessibility and pedestrian safety. CTDOT will coordinate with the City/Town during the design phase.



Property Description

- 8,276± sf corner lot 99.48' ftg on Route 6 & 161.94' ftg on Rustic Terrace.
- Shape – Irregular. Topography is generally level. Not Impacted by inland wetlands and not in flood zone. Traffic counts – 13,300 cars/day.
- Site Improvements: Asphalt-paved driveway and parking striped for 8 vehicles.
- BG (commercial), representing a legal non-conforming lot.
- Highest and Best Use: Continuation of existing commercial use.



DOT Appraisal – Before Land Valuation

The DOT appraisal was completed December 18, 2024 by Jonathan P. Kloss.

Based on the sales comparison approach, the appraiser considered three sales (2022-2024) of similar land with similar highest and best use. Sales were located in Bristol and Plainville.

ITEM	SUBJECT 98 Farmington Avenue Bristol	COMPARABLE #1 37 Main Street Bristol		COMPARABLE #2 454 Farmington Avenue Bristol		COMPARABLE #3 80 East Main Street Plainville	
Unadjusted Sale Price	N/A	\$215,000		\$575,000		\$350,000	
Unadjusted Sale Price Per SF	N/A	\$7.37		\$16.71		\$10.17	
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
FINANCING		Typical Financing		None recorded		None recorded	
CONDITIONS OF SALE	-						
EXPENDITURE AFTER SALE	-						
MARKET CONDITIONS	12/18/2024	11/8/2024		10/9/2020		11/1/2022	
ADJUSTED SALE PRICE			\$7.37		\$16.71		\$10.17
LOCATION	Average	Average		Average		Average	
SIZE/SHAPE	8,276± sf/Irregular	29,185.2± sf/Irregular	10%	34,412.4± sf/Rectangular	10%	34,412.4± sf/Rectangular	10%
ACCESS/FRONTAGE	Average/261.42'	Average/175.68'	5%	Average/346.4± ft	-5%	Average/147.5± ft	5%
TOPOGRAPHY	Sloping	Fairly Level	-5%	Fairly Level	-5%	Fairly Level	-5%
ZONE	BG (Commercial)	BD-1 (Commercial)		BG (Commercial)		CC (Commercial)	
WETLANDS/FLOODZONE	None Noted	Water Course	10%	None Noted		None Noted	
SITE UTILITY	Below Average/Corner Lot	Below Average	5%	Average/Corner Lot	-5%	Average	
AVERAGE DAILY TRAFFIC	13,300	4,000	10%	16,700	-5%	10,900	5%
ENCUMBRANCES	None Noted	Passway Rights	5%	None Noted		None Noted	
HIGHEST AND BEST USE	Commercial Development	Commercial Development		Commercial Development		Commercial development	
OTHER CONDITIONS	N/A	N/A		Approved Dairy Queen	-15%	N/A	
TOTAL ADJUSTMENT			40%		-25%		15%
ADJUSTED SALE PRICE			\$10.32		\$12.53		\$11.70

DOT Appraisal – Before Land Valuation

After adjusting for transactional, locational and physical characteristics, the appraiser concluded the market value of the land was $\$11.50/\text{sf} \times 8,276\pm \text{sf} = \$95,174$, rounded to \$95,000.

Site improvements include utility connections, drainage pipe, retaining wall, paved bituminous parking area, curbing, and landscaping in the form of grassed areas. It is noted that these site improvements have not been itemized and are included in the overall property value. Site improvements are estimated as having a total contributory value of \$25,000.

DOT Appraisal – Before Improvements Valuation

Based on the sales comparison approach, the appraiser considered three sales (2023-2024) of similar buildings with similar highest and best use. All sales were located in Bristol.

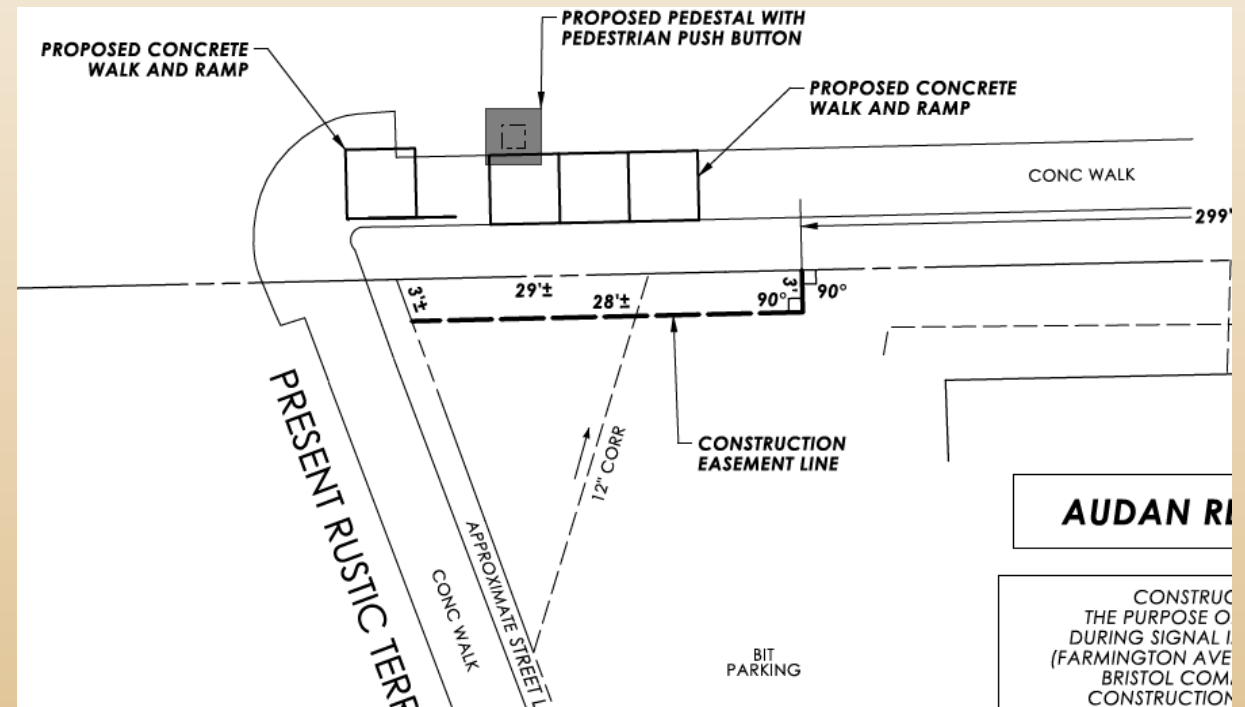
ITEM	SUBJECT 98 Farmington Avenue Bristol	COMPARABLE #1 14 East Main Street Bristol		COMPARABLE #2 72 Farmington Avenue Bristol		COMPARABLE #3 154 Church Street Bristol	
Unadjusted Sale Price	N/A	\$875,000		\$1,200,000		\$275,000	
Unadjusted Sale Price Per SF	N/A	\$110.55		\$116.50		\$95.49	
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.	DESCRIPTION	+/- ADJ.
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
FINANCING		Typical Mortgage		Typical Mortgage		None Noted	
CONDITIONS OF SALE	-						
EXPENDITURE AFTER SALE	-						
MARKET CONDITIONS	12/18/2024	6/17/2024		9/21/2023		5/19/2023	
ADJUSTED SALE PRICE			\$110.55		\$116.50		\$95.49
LOCATION	Average	Average		Average		Average	
LOT SIZE/SHAPE	8,276± sf/Irregular	32,234± sf/Irregular	-10%	36,155± sf/Irregular	-10%	11,761± sf/Rectangular	
ACCESS/FRONTAGE	Average/261.42± ft	Average/161± ft	5%	Average/403.93± ft	-10%	Average/145± ft	5%
BUILDING SIZE	3,566 Square Feet	7,915 Square Feet	5%	10,300 Square Feet	10%	2,880 Square Feet	-5%
ZONE	BG (Commercial)	BG (Commercial)		BG (Commercial)		BG (Commercial)	
WETLANDS/FLOODZONE	None Noted	Flood Zone AE	5%	None Noted		Flood Zone AE	5%
AGE/CONDITION	1950/Average	1954/55/ Average		1948/ Average		1970/Average	
AVERAGE DAILY TRAFFIC	13,300	10,500		13,300		5,800	5%
ENCUMBRANCES	None Noted	Access Easement	-5%	None Noted		None Noted	
HIGHEST AND BEST USE	Current Commercial Use	Current Commercial Use		Current Commercial Use		Current Commercial Use	
OTHER CONDITIONS	N/A	N/A		N/A		N/A	
TOTAL ADJUSTMENT			0%		-10%		10%
ADJUSTED SALE PRICE			\$110.55		\$104.85		\$105.04

DOT Appraisal – Before Improvements Valuation

After adjusting for transactional, locational and physical characteristics, the appraiser concluded the market value of the improvements was $\$106/\text{sf} \times 3,566\pm \text{sf} = \$377,996$, rounded to $\$378,000$.

Description of the Taking

The State requires a Construction Easement For the Purpose of Construction Access During Signal Improvements on Route 6 (Farmington Avenue) at Rustic Terrace and Bristol Commons Drive Acquired. Construction Easement Taken Under This Paragraph Will be Restored by Grading and Seeding any Areas Disturbed by Construction. Said Easement to be Extinguished Upon Completion of the Project Unless Sooner Extinguished by The State. Easement Area = $86\pm$ Square Feet.



The temporary acquisition involved the taking of a construction easement totaling 86± square feet. After the acquisition the subject will not have been diminished in terms of its lot size or frontage. It will not be permanently encumbered outside of the estimated project length of 2 years or 24 months which is estimated to begin in November of 2025 and be completed by November of 2027.

Although not called out on the acquisition map it is being assumed that any paved area effected by the acquisition will be repaired or replaced to the condition it was in prior to the project.

The proposed acquisition consists of a temporary construction easement that encompasses 86± square feet. The proposed easement is located in front of the improvements in the northwesterly corner of the property. The easement area has a rectangular shape. The construction easement extends over a paved area in front of the building that is currently utilized by the property owner for parking. The utility of the site will temporarily be compromised as a result of the proposed easement which limits accessibility and use along the Farmington Avenue frontage of the subject property. During the project term the loss of utility of a single parking space will be impacted. The impacts to the utility of the site results in temporary damages to the entire property on a temporary basis. No permanent change as the proposed acquisition is temporary only.

DOT Appraisal – After Land Valuation

After Land Valuation: Based on the sales comparison approach, the appraiser considered the same three sales as in the Before Valuation.

After adjusting for transactional, locational and physical characteristics, the appraiser concluded the market value of the land was $\$11.50/\text{sf} \times 8,276 \pm \text{sf} = \$95,174$, rounded to \$95,000.

Site improvements include utility connections, drainage pipe, retaining wall, paved bituminous parking area, curbing, and landscaping in the form of grassed areas. It is noted that these site improvements have not been itemized and are included in the overall property value. Site improvements are estimated as having a total contributory value of \$25,000.

DOT Appraisal – After Improvements Valuation

Based on the sales comparison approach, the appraiser considered the same three sales as in the Before Valuation.

After adjusting for transactional, locational and physical characteristics, the appraiser concluded the market value of the improvements was $\$106/\text{sf} \times 3,566 \pm \text{sf} = \$377,996$, rounded to \$378,000.

Calculation of Permanent Damages

Before Value: \$378,000

After Value: \$378,000

Total Damages: \$0

DOT Appraisal – Temporary Damages

Temporary impacts caused by the proposed construction easement include the temporary loss of paved area in the northwest section of the property currently utilized for parking. The utility of the site will temporarily be compromised as a result of the proposed easement which limits accessibility and use along the northwest area of the property. The impacts to the utility of the site results in damages to the entire property on a temporary basis. The appraiser has estimated these damages as if permanent at 12.5% loss in parking. A typical holding period for a commercial property such as the subject is typically 7 to 10 years. The appraiser has estimated a holding period of 7 years for the subject property. The projected constructed period is based on 2 years which is equal to 24 months. Temporary damage calculation is as follows: \$378,000 (Fair Market Value) x 12.5% (Estimated Damages to the Remainder) x 2 yrs./7 yrs. = \$13,500.

Calculation of Value of Land impacted as a result of the construction easement is as follows: Temporary construction easement area of 86± sf x \$11.50/sf (Per Land Sales Comparison Approach) x 15% (annual rental rate) x 2 years = \$297 rounded to \$500. The rental rate selected considers the underlying parking space location and prominent corner visibility. Total Temporary Damages: \$13,500 + \$500 = \$14,000.

Recommendation

Staff recommend approval of this Proposal to acquire a Temporary Construction Easement over an area of 86 square feet located at 98 Farmington Ave in Bristol with Damages in the amount of \$14,000 for the following reasons:

- The proposed sale complies with Section, 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes;
- The easement facilitates the construction of Installations and Revisions of Traffic Control Signals on Route 6; and
- The Damages are supported by the DOT appraisal.

Voted by Board Members

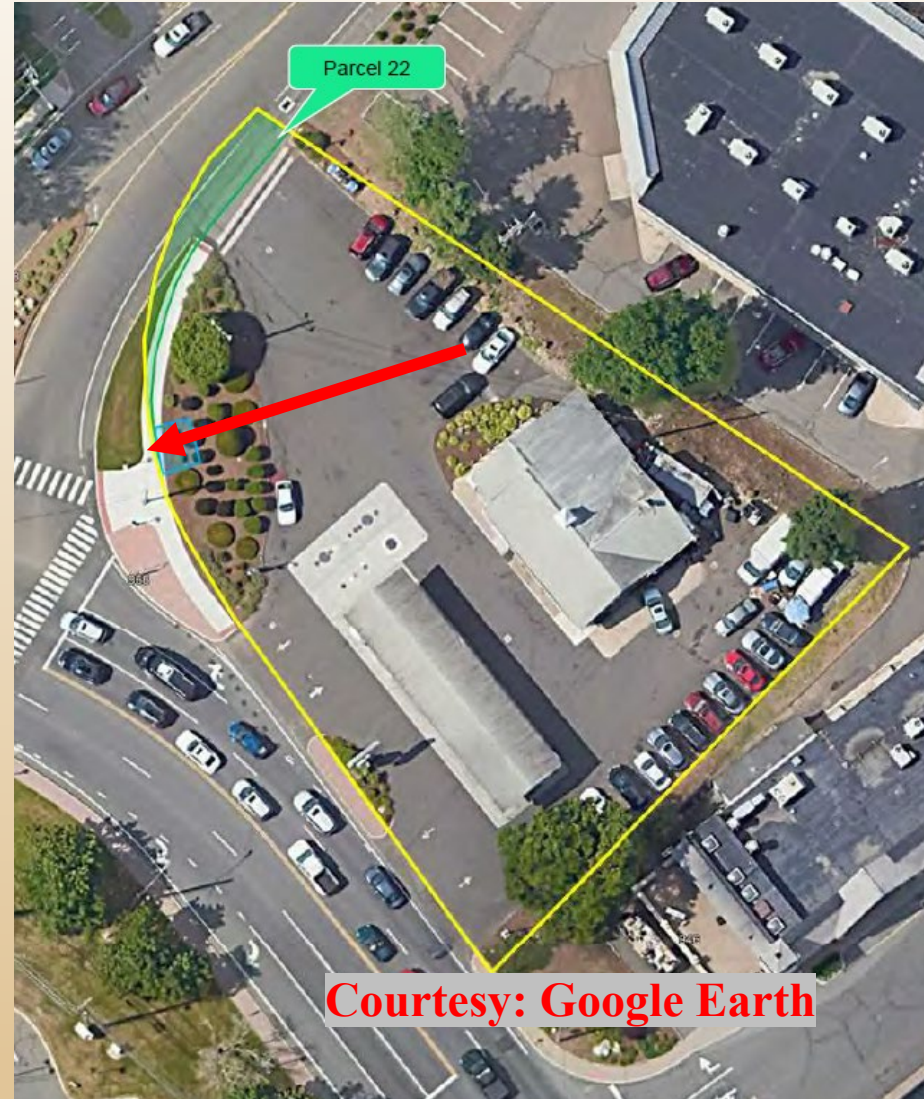
Approval

Disapprove

Suspend

Meeting Date: 7/28/2025

State Properties Review Board



Route 127 (White Plains Rd.) at Trumbull Center and Bank of America Driveway

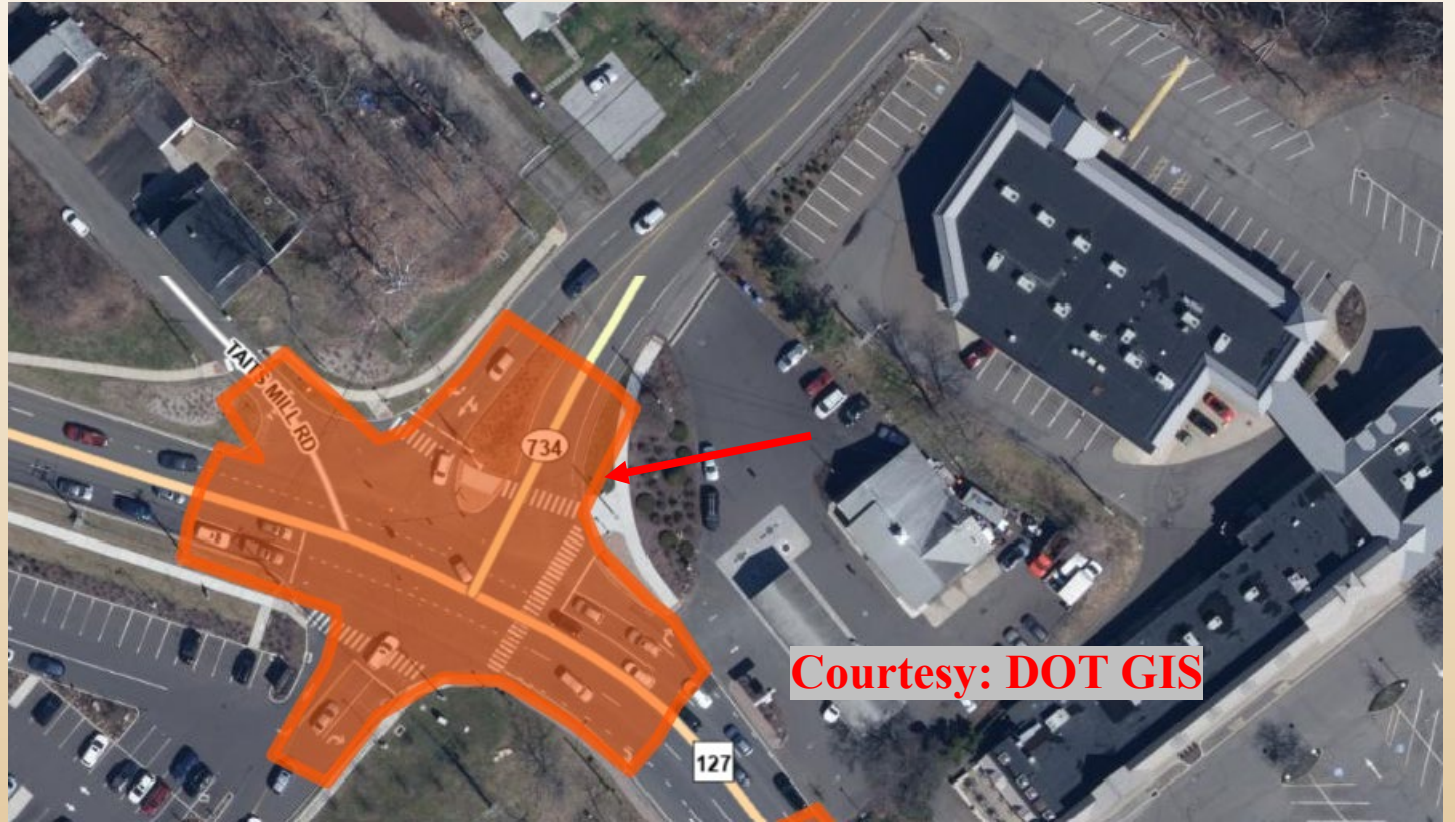
To: State Properties Review Board Members		
From: Thomas Jerram, Director		July 24, 2025
Jyoshna Rath, Architect Design Rev.		
<i>PRB File #:</i>	25-098	
<i>Transaction/Contract Type:</i>	RE – Voucher	
<i>Origin/Client:</i>	DOT/DOT	
<i>DOT Project #:</i>	173-531-022	
<i>Grantor:</i>	Alliance Energy, LLC	
<i>Property:</i>	Trumbull, White Plains Rd (950)	
<i>Project Purpose:</i>	Easement for traffic signalization purposes	
<i>Item Purpose:</i>	Voucher	

PROPOSED DAMAGES: \$34,000

Connecticut DOT- Division of Rights of Way intends to acquire 0.021 AC or 916 SF in fee for roadway purposes and 0.004 AC or 189 SF in easement for traffic signalization purposes

Installations and Revisions of Traffic Control Signals

The Department of Transportation (CTDOT) is developing plans to replace existing traffic control signal equipment with new equipment to meet current department standards at 21 locations in the cities and/or towns of Berlin, Bloomfield, Bristol, Cromwell, East Hartford, East Windsor, Enfield, Hartford, Manchester, Southington, Wethersfield, and Windsor Locks. At applicable locations, pedestrian control features (countdown pedestrian indications, accessible pushbuttons, sidewalk ramps) will be upgraded in an effort to improve accessibility and pedestrian safety. CTDOT will coordinate with the City/Town during the design phase.



Property Description

- The subject is identified as Parcel 022.
- The subject property is improved with a 2,400 square-foot, convenience store/gas station constructed in 1970.
- It is situated on a 0.870-acre or 37,897-square foot site.
- Site Improvements: The site is operating as a Mobil fuel service station with a covered canopy over the 6 fuel pumps and a tenant occupied retail convenience store. The entire site is paved macadam with ingress and egress from White Plains Road and from Danile's Farm Road. The subject is a legally non-conforming use.



BUILDINGS/MAJOR IMPROVEMENTS SUMMARY		
Improvement	Total Size	In Acquisition
Convenience Store/Gas Station	1,200 SF	0 SF
Service Station	1,200 SF	0 SF
Dual-Sided Multi-Product Dispenser	3 EA	0 EA
Canopy	1,600 SF	0 SF

Property Photos

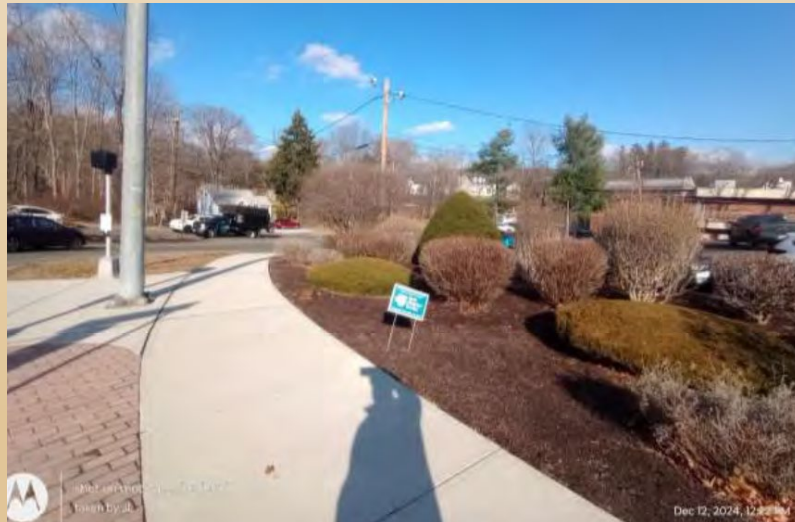
Location :950 White Plains Road



Looking North



Looking South

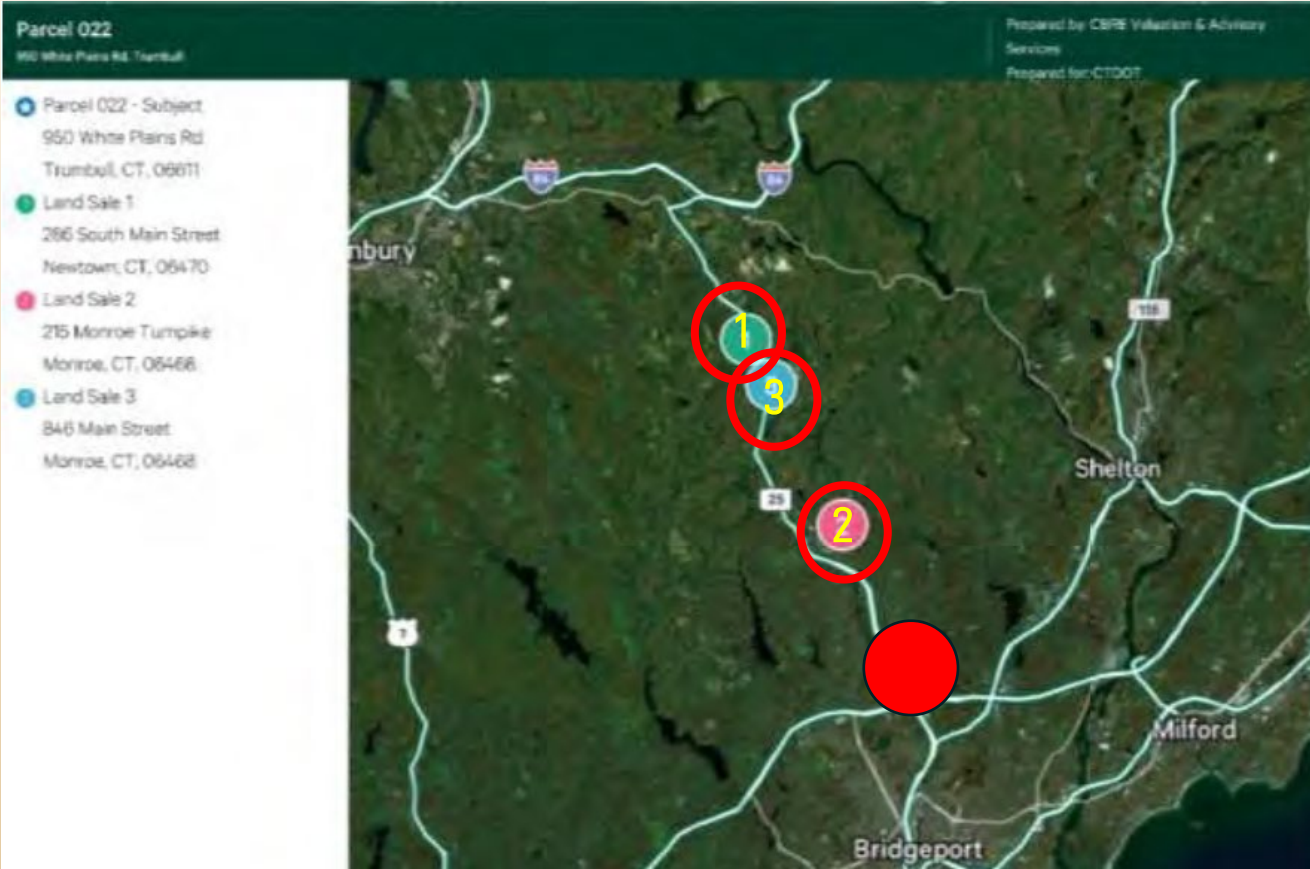


DOT Appraisal – (Before) Land Valuation

The DOT appraisal was completed December 12, 2024 by John Lape.

LAND SALES ADJUSTMENT GRID				
	Subject	Land Sale Comp 1	Land Sale Comp 2	Land Sale Comp 3
Date of Sale		Oct-24	Jun-24	Sep-23
Address	950 White Plains Rd	286 South Main Street	215 Monroe Turnpike	846 Main Street,
City, State	Trumbull, CT	Newtown, CT	Monroe, CT	Monroe, CT
Distance from Subject		9.1 Miles	4.0 Miles	9.0 miles
Usable Acres	0.870	1.820	1.000	1.000
Usable Square Feet	37,897	79,279	43,560	43,560
Zoning	B-C	B-2	LOR, Limited Office Retail	B-2
Topography	Level, At Street Grade	Level, At Street Grade	Moderate Slope	Level, At Street grade
Actual Sale Price		\$1,900,000	\$900,000	\$900,000
Unit Price	\$ PSF	\$23.97	\$20.66	\$20.66
Property Rights Conveyed		Fee Simple	Fee Simple	Fee Simple
% Adjustment		0%	0%	0%
Financing		Cash to Seller	Cash to Seller	Cash to Seller
% Adjustment		0%	0%	0%
Conditions of Sale		Arms Length	Arms Length	Arm's Length
% Adjustment		0%	0%	0%
Market Conditions	# Years	0.15	0.52	1.28
% Adjustment	5.0% per year	1%	3%	6%
Adjusted \$ PSF		\$23.98	\$20.69	\$20.72
Location		Slightly Inferior	Slightly Inferior	Slightly Inferior
% Adjustment		15%	15%	15%
Size		Similar	Similar	Similar
% Adjustment		0%	0%	0%
Shape		Similar	Similar	Similar
% Adjustment		0%	0%	0%
Access		Similar	Similar	Similar
% Adjustment		0%	0%	0%
Frontage/Exposure		Similar	Similar	Similar
% Adjustment		0%	0%	0%
Topography		Similar	Similar	Similar
% Adjustment		0%	0%	0%
Zoning/Use		Similar	Similar	Similar
% Adjustment		0%	10%	-10%
Functional Utility		Similar	Similar	Superior
% Adjustment		0%	0%	15%
Entitlements		Inferior	Inferior	Inferior
% Adjustment		20%	20%	20%
Net Adjustment		35%	45%	40%
Indicated Unit Value		\$32.37	\$30.00	\$29.01
Estimated Unit Value		\$30.00		

² Excluding Market Conditions (Time)



DOT Appraisal –Land Valuation (Before)

	Property Location	Transaction Type	Date	Zoning	Actual Sale Price	Adjusted Sale Price ¹	Size (SF) of land	Price Per SF of land
1	286 South Main Street 288 South Main Street Newtown, CT 06470	Sale	Oct-24	Fuel Service and c store with additional retail	\$1,900,000	\$1,900,000	79,279	\$23.97
2	215 Monroe Tpk, Monroe, CT	Sale	Jun-24	Gas station and convenience store	\$900,000	\$1,900,000	43,560	\$20.66
3	846 Main Street, Monroe, CT	Sale	Sep-23	Retail Building- 7,453 SF	\$900,000	\$900,000	43,560	\$20.66
Subject	950 White Plains Rd, Trumbull, Connecticut	---	---	B-C	---	---	37,897	---

The land sales indicated an adjusted range of values from \$29.01 per square foot to \$32.37 per square foot with an average of \$30.46 per square foot.

The following table presents the valuation conclusion:

CONCLUDED LAND VALUE - TOTAL						
	\$ PSF		SF			Total
Larger Parcel	\$30.00	x	37,897	x	100% =	\$1,136,910
Indicated Value						\$1,137,000

The value equates to approximately \$30.00 / square foot. This falls within the range of \$29.01 to \$32.37 / sf indicated by the comparable sales, thereby lending support to our value conclusion.

DOT Appraisal – Site Improvements Valuation (Before)

Cost Approach :

COST APPROACH SUMMARY									
Improvement	Source/MVS Sec & Pg	Reconciled Unit Cost	Quantity	Cost New	Life	Eff. Age	Dep. %	Total Depreciation	Value
Convenience Store/Gas Station	13/22	\$255.00	1,200 SF	\$306,000	40	20	50%	\$153,000	\$153,000
Service Station	64/1	\$173.00	1,200 SF	\$207,600	40	20	50%	\$103,800	\$103,800
Dual-Sided Multi-Product Dispenser	64/3	\$33,000.00	3 EA	\$99,000	10	8	80%	\$79,200	\$19,800
Canopy	64/2	\$50.00	1,600 SF	\$80,000	10	8	80%	\$64,000	\$16,000
Concrete Sidewalk	64/3	\$13.00	1,260 SF	\$16,380	20	17	85%	\$13,923	\$2,457
Macadam (Asphalt) Pavement	64/3	\$4.80	30,000 SF	\$144,000	20	10	50%	\$72,000	\$72,000
Concrete Flatwork	64/3	\$19.00	3,500 SF	\$66,500	20	5	25%	\$16,625	\$49,875
USTanks gas (12,000g.ds) + diesel (12,000g.ds)	61/3	\$71,500.00	2 EA	\$143,000	20	8	40%	\$57,200	\$85,800
UST Vents & Piping	61/5	\$17,000.00	2 EA	\$34,000	20	8	40%	\$13,600	\$20,400
Light Fixtures	64/3	\$3,700.00	3 EA	\$11,100	20	10	50%	\$5,550	\$5,550
Irrigated Landscaping	66/8	\$11.00	4,600 SF	\$50,600	20	5	25%	\$12,650	\$37,950
Monopole Sign Front Lit	64/3	\$410.00	100 SF	\$41,000	20	5	25%	\$10,250	\$30,750
Digital price marker on sign	64/3	\$410.00	64 SF	\$26,240	20	5	25%	\$6,560	\$19,680
Concrete Curbing	64/3	\$20.00	505 SF	\$10,100	20	5	25%	\$2,525	\$7,575
Bollard, U-shaped	66/3	\$405.00	6 SF	\$2,430	20	10	50%	\$1,215	\$1,215
Standard Bollard	66/3	\$295.00	10 SF	\$2,950	10	5	50%	\$1,475	\$1,475
UST used oil 550 g.ds	61/5	\$19,000.00	1 EA	\$19,000	10	8	80%	\$15,200	\$3,800
Auto Hoists drive on	64/3	\$18,000.00	3 EA	\$54,000	10	5	50%	\$27,000	\$27,000
Air Compressor	64/3	\$3,400.00	3 EA	\$10,200	10	5	50%	\$5,100	\$5,100
Apron channel drain	64/3	\$139.00	266 SF	\$36,974	10	5	50%	\$18,487	\$18,487
Total									\$681,714
								Total Rounded	\$687,500

Depreciated value of the subject improvements : \$687,500
 Value for land : \$1,137,000
 Total : \$1,824,500 (\$760 per SF)

DOT Appraisal – Improvements Valuation (Before)

Sale Comparison Approach :

IMPROVED SALES GRID

	Subject	Improved Sale 1	Improved Sale 2	Improved Sale 3	Improved Sale 4	Improved Sale 5
Date of Sale	12/12/2024	11/1/2024	5/3/2024	2/23/2024	8/31/2023	10/20/2022
Address	950 White Plains Rd	1335 Hope Street	145 Main Street	6159 Main Street	4031 Main Street	1484 High Ridge Road
City, State	Trumbull, CT	Stamford, CT	Monroe, CT	Trumbull, CT	Bridgeport, CT	Stamford, CT
Distance from Subject		19.3 Miles	5.0 Miles	2.0 Miles	2.3 Miles	20.0 Miles
Year Built/Renovated	1970/2014	1954	2003	2003	0	1955
Retail Type	Convenience Store/Gas Station	Convenience Store / Service Station	Convenience Store / Service Station	Convenience Store / Service Station	Convenience Store / Service Station	Convenience Store / Service Station
GBA (SF)	2,400	1,630	2,770	2,770	3,940	2,034
OAR Method/Source	N/A	0	0	Vacant at Market	Market	Pro Forma (Stabilized)
Primary Exterior Finish	Brick Veneer	Brick	Brick	Brick	Concrete Block	Masonry
Primary Floor Count	1	1	1	1	2	1
Current Use	Fuel service & convenience store	c store and gas station	Shell Gas Station and convenience store	Fuel Service	Valero fuel service + retail store	Gulf Gas Station
Condition	Average	Average	Below Average	Average	Average	Average
Zoning	B-C	RM-1	B1	A	ORRR	CN
Usable Acres	0.87	0.20	1.000	0.464	0.115	0.567
Usable Land SF	37,897	8,712	43,560	20,212	5,000	24,690
FAR	0.06	0.19	0.06	0.10	0.27	0.08
Land to Building Ratio	15.79 to 1	5.34 to 1	15.73 to 1	9.78 to 1	3.69 to 1	12.14 to 1
Parking Spaces	28	0	0	0	20	16
Parking Ratio	11.67	0.00	0.00	0.00	5.08	7.87
Topography	Typical	Level, At Street Grade	Level, At Street Grade	Level, At Street Grade	Level, At Street Grade	Generally Level
Interest Transferred		Fee Simple/Freehold	Fee Simple/Freehold	Fee Simple/Freehold	Fee Simple/Freehold	Fee Simple/Freehold
Condition of Sale		Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Actual Sale Price		\$1,434,262	\$1,926,000	\$900,000	\$1,100,000	\$1,400,000
Financing		Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Financing Adjustment		\$0	\$0	\$0	\$0	\$0
Cash Equivalent Sale Price		\$1,434,262	\$1,926,000	\$900,000	\$1,100,000	\$1,400,000
Unit Price	Per GBA	\$879.92	\$695.31	\$324.91	\$279.19	\$688.30
Property Rights Conveyed		0%	0%	0%	0%	0%
Financing		0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	0%
Market Conditions		0%	1%	1%	0%	0%
Adjusted \$/GBA		\$879.92	\$695.32	\$324.92	\$279.19	\$688.30
Location		10%	20%	20%	20%	10%
Size		10%	0%	10%	-10%	0%
Age/Condition		5%	0%	-10%	0%	0%
Quality of Construction		0%	0%	0%	0%	0%
Land:Bldg Ratio		10%	0%	5%	10%	5%
Functional Utility		0%	0%	0%	0%	0%
Amenities		0%	0%	0%	0%	0%
Net Adjustment		35%	20%	25%	20%	15%
Indicated Unit Value		\$1,187.89	\$834.38	\$406.15	\$335.03	\$791.55
Estimated Unit Value		\$800.00				



DOT Appraisal –Improvements Valuation (Before)

Sale Comparison Approach :

CONCLUDED SALES COMPARISON VALUE				
\$ Per GBA		SF GBA		Total
\$800.00	x	2,400	=	\$1,920,000
Indicated Value (Rounded):				\$1,920,000
Rounded Average \$/GBA				\$800.00
SALES COMPARISON - ALLOCATION BETWEEN LAND AND IMPROVEMENTS - BEFORE				
Indicated Value by Sales Comparison				\$1,920,000
Less: Concluded Land Value				\$1,136,910
Indicated Value of Improvements				\$783,090

Income Capitalization Approach : Not Applicable

Reconciliation Value –(Before)

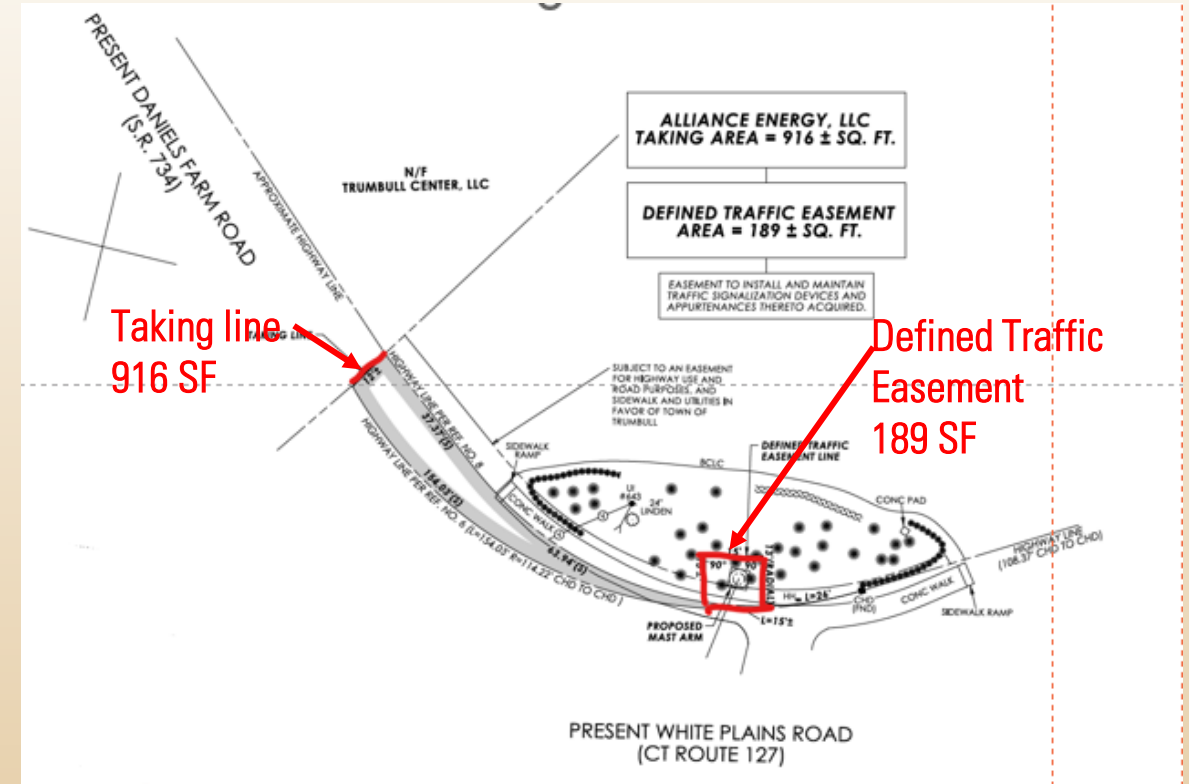
SUMMARY OF VALUE CONCLUSIONS	
	As Is on December 12, 2024
Land Value	\$1,137,000
Cost Approach	\$1,824,500
Sales Comparison Approach	\$1,920,000
Income Capitalization Approach	N/A
Reconciled Value	\$1,900,000

Before Value : The market value of the subject with all improvements : \$1,900,000

State Properties Review Board

PRB #25-099

Partial : 0.021 AC or 916 SF in fee for roadway purposes
Easement: 0.004 AC or 189 SF in easement for traffic
signalization purposes.



HIGHEST AND BEST USE		
	Before	After
Land	Retail	Same as Before
As-Improved	Convenience Store/Gas Station	Same as Before
The highest and best use after the acquisition is unchanged.		

DOT Appraisal – (After) Land Valuation

Remainder Parcel : $37,897\text{SF} - (916+189)\text{ SF} = 36,792\text{ SF}$.

The Defined Traffic Easement of 189 square feet is located along the White Plains Road Frontage and is a permanent easement on the property

	\$ PSF		SF		Unrounded		Total
Remainder Parcel	\$30.00	x	36,792		\$1,103,760.00	=	\$1,103,760
Defined Traffic Easement	\$30.00	x	189	x 30%	\$1,701.00	=	\$1,701
Indicated Value:							\$1,105,461
Rounded							\$1,105,500
(Rounded Average /SF)							\$30.00

The Land Value : \$1,105,500

(After) Valuation - Whole Property

Cost Approach

COST APPROACH SUMMARY (REMAINDER)									
Improvement	Source/MVS Sec & Pg	Reconciled Unit Cost	Quantity		Cost New	Eff. Age	#REF!	Phys. Dep. \$	Value
Convenience Store/Gas Station	13/22	\$255.00	1,200	0	\$306,000	40.0	50%	\$153,000	\$153,000
Service Station	64/1	\$173.00	1,200	0	\$207,600	40.0	50%	\$103,800	\$103,800
Dual-Sided Multi-Product Dispenser	64/3	\$33,000.00	3	0	\$99,000	10.0	80%	\$79,200	\$19,800
Canopy	64/2	\$50.00	1,600	0	\$80,000	10.0	80%	\$64,000	\$16,000
Concrete Sidewalk	64/3	\$13.00	1,260	0	\$16,380	0.0	85%	\$13,923	\$6,940
Macadam (Asphalt) Pavement	64/3	\$4.80	30,000	0	\$144,000	0.0	50%	\$72,000	\$72,000
Concrete Flatwork	64/3	\$19.00	3,500	0	\$66,500	0.0	25%	\$16,625	\$49,875
USTanks gas (12,000g,ds) + diesel (12,000g,ds)	61/3	\$71,500.00	2	0	\$143,000	20.0	40%	\$57,200	\$85,800
UST Vents & Piping	61/5	\$17,000.00	2	0	\$34,000	20.0	40%	\$13,600	\$20,400
Light Fixtures	64/3	\$3,700.00	3	0	\$11,100	20.0	50%	\$5,550	\$5,550
Irrigated Landscaping	66/8	\$11.00	4,600	0	\$50,600	20.0	25%	\$12,650	\$37,950
Monopole Sign Front Lit	64/3	\$410.00	100	0	\$41,000	20.0	25%	\$10,250	\$30,750
Digital price marker on sign	64/3	\$410.00	64	0	\$26,240	20.0	25%	\$6,560	\$19,680
Concrete Curbing	64/3	\$20.00	505	0	\$10,100	20.0	25%	\$2,525	\$7,575
Bollard, U-shaped	66/3	\$405.00	6	0	\$2,430	20.0	50%	\$1,215	\$1,215
Standard Bollard	66/3	\$295.00	10	0	\$2,950	10.0	50%	\$1,475	\$1,475
UST used oil 550 g,ds	61/5	\$19,000.00	1	0	\$19,000	10.0	80%	\$15,200	\$3,800
Auto Hoists drive on	64/3	\$18,000.00	3	0	\$54,000	10.0	50%	\$27,000	\$27,000
Air Compressor	64/3	\$3,400.00	3	0	\$10,200	10.0	50%	\$5,100	\$5,100
Apron Cahnnel Drain	64/3	\$139.00	250	0	\$34,750	10	5	50%	\$17,375
Cost estimates are sourced from Marshall Valuation Service (MVS) unless otherwise noted									\$685,265
Total									\$685,265
Total Rounded									\$685,000

Depreciated value of the subject improvements : \$685,000
 Value for land : \$1,105,500
Total value : \$1,790,500

(After) Valuation - Whole Property

Sale Comparision Approach

The same adjustments that were applicable in the valuation of the whole property before the acquisition are applicable in the valuation of the remainder parcel

CONCLUDED SALES COMPARISON VALUE - AFTER					
\$ Per GBA		SF GBA		Unrounded	Total
\$800.00	x	1,200	=	\$960,000.00	\$960,000
\$800.00	x	1,200	=	\$960,000.00	\$960,000
Indicated Value (Rounded):					\$1,920,000
Rounded Average \$/GBA					\$800.00

Reconciliation Value –(After)

Land Value :	\$ 1,105,500
Cost Approach :	\$ 1,790,500
Sales Comparison Approach:	\$ 1,920,000
<u>Income Capitalization Approach:</u>	<u>N/A</u>
Reconciled value	\$1,866,000

The market value of the subject After the acquisition, and subject to the hypothetical condition that the project is complete per project plans, and the land only affected by the proposed easements and partial taking is:**\$1,866,000.**

Conclusion

Per the appraiser's opinion based on Before and After value

Before Value (Reconciled)	\$ 1,900,000
<u>After Value (Reconciled)</u>	<u>\$ 1,866,000</u>
Permanent Damages	\$ 34,000
 <u>Plus: Temporary Damages</u>	 <u>\$ 0</u>
 Total Damages / Payment	 \$ 34,000

VALUATION SUMMARY - DEFINED ACQUISITION

Contributory Value of Improvements (Itemized)

Total Contributory Value of Improvements	\$2,500
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Contributory Land Value (Itemized)

173-531-022: 916 SF @ \$30.00/SF	\$27,480
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Defined Traffic Easement: 189 SF @ \$30.00/SF x 70%	\$3,969
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Total Land	\$31,449
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TOTAL VALUE AS A UNIT	\$34,000
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Total Value of Taking Including Damages (Rounded):	\$34,000
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Summary

Site Information, Raw and Adjusted Data Ranges, Overall Value and Calculation Summary:

Zoning:	Regional Commercial (RC) Zone	Site Size:	37,897± Sq.Ft. (0.87± Acre)
Present Use:	Improved Convenience Store, Gas Station, Auto Repair	Land Value:	\$ 1,137,000 (Rounded)
Unit Type:	Price Per Square Foot	Unit Value:	\$ 30.00 per Square Foot
Highest & Best Use:	Improved Convenience Store, Gas Station, Auto Repair	Conforming?	Yes

<i>Item</i>	<i>Raw Data Range</i>	<i>Adjusted Range</i>	<i>Overall Value Chosen</i>
<i>"Before"</i>	\$20.66 to \$23.97 per Square Foot	\$29.01 to \$32.37 per Square Foot	\$30.00 per Square Foot
<i>"After"</i>	\$20.66 to \$23.97 per Square Foot	\$29.01 to \$32.37 per Square Foot	\$30.00 per Square Foot
<i>Based on the above chosen value the value of the land only 'Before' Acquisition:</i>			\$ 1,137,000
<i>Based on the above chosen value the value of the land only 'After' Acquisition:</i>			\$ 1,105,500

Recommendation

Staff recommend approval of this Proposal to acquire property for Route 127 at Trumbull Center and Bank of America Driveway in the amount of \$34,000 for the following reasons:

- The acquisition is in accordance with CGS Section 13a-73(c) which governs the acquisition of property by the commissioner of transportation required for highway purposes.
- The acquisition is for roadway purposes and traffic signalization purposes.
- And per the DOT appraisal no permanent severance damages are expected in the remainder after the acquisition.

Voted by Board Members

Approval

Disapprove

Suspend

Meeting Date: 7/28/2025

5. ARCHITECT ENGINEER – OLD BUSINESS

6. ARCHITECT ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #25-096 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #25-096. The motion passed unanimously.

PRB FILE #25-099 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #25-099. The motion passed unanimously.

9. NEXT MEETING

Thursday, July 31, 2025 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned

APPROVED: _____
Mark A. Shiffrin, Secretary

Minutes of Meeting Held: July 28, 2025
