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

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.
1. **Please submit the following documents:**

   A. The best available legal map of the property.

   *Please see attached Map indicating the portion of the property the Town is seeking to obtain. The overall lot is 7.22 acres, and the Town is seeking approximately 2.5 acres of wooded land.*

   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.

   *An appraisal for the portion of the property has not been conducted.*

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.

   *N/A*

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.

   *The property is a portion of 1996 Highland Avenue MBL 4-31. Please see attached property card for the property.*

   B. What is the acreage of the property?

   *The total acreage is 7.22. There is an existing office and State Commuter parking lot on the property. Town is seeking to acquire approximately 2.5 acres of wooded property directly behind the Office of the Inspector General who has been notified and is in support of the Town's request.*

   C. Which state agency has custody and control of the property?

   *The property is listed as being in the control of the State Police.*

   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*
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 transaction costs for conveyance.*

F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)

  *The Town would combine this parcel with additional adjacent land recently acquired from the State for Economic Development purposes.*

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?

  *The Town is seeking to acquire for economic development purposes and would accept a provision allowing for it to revert to the State.*

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)?

  *The Town has worked with its State Representative and had a meeting with the controlling State agency / department and received favorable responses with letters of support forthcoming.*

I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed. If the answer to question (H) is no, please indicate why not.

  *Legislation is needed per receipt of this package and direction from State Agency.*

J. Has a title search of the property been conducted?

  *A title search has not been conducted by the Town of Cheshire.*

K. Are there any deed or other restrictions on the use of the property? If so, please specify.

  *The Town is unaware of any restriction on the use of the property.*

L. Please state the name of the municipality or entity that would receive the property.

  *The Town of Cheshire.*

4. Please provide the name, address and phone and fax numbers of the person who completed this form.

  *Andrew Martelli - Coordinator of Economic Development
  Town Hall - 84 South Main Street, Suite 221
  Cheshire, CT 06410
  Phone: 203-271-6679
  Andrew.Martelli@cheshirect.org*

5. Please provide the name of the legislator(s) sponsoring this legislation.

  *Senator Rob Sampson*
Entire 7.22-acre site located at 1996 Highland Avenue.
Approximate 2.5 acre portion of 7.22 acre lot sought by Town for Conveyance
Property Information

- Property Location: 1996 HIGHLAND AVE
- Mailing Address: CHESHIRE CT 06410
- Land Use: Office Building
- Zoning Code: IC-1
- Neighborhood: IC-1

Valuation Summary
(Assessed value = 70% of Appraised Value)

<table>
<thead>
<tr>
<th>Item</th>
<th>Appraised</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings</td>
<td>111581</td>
<td>78110</td>
</tr>
<tr>
<td>Outbuildings</td>
<td>150556</td>
<td>105390</td>
</tr>
<tr>
<td>Land</td>
<td>540345</td>
<td>378240</td>
</tr>
<tr>
<td>Total</td>
<td>802482</td>
<td>561740</td>
</tr>
</tbody>
</table>

Utility Information

- Electric: No
- Gas: No
- Sewer: No
- Public Water: No
- Well: No

Primary Construction Details

- Year Built: 1945
- Building Desc.: Commercial
- Building Style: 1.65
- Stories: Vinyl
- Exterior Walls: Drywall
- Exterior Walls 2: Vinyl
- Interior Walls: Carpet
- Interior Walls 2: Drywall
- Interior Floors 1: Carpet
- Interior Floors 2: Vinyl
- Heating Fuel: Oil
- Heating Type: FHA
- AC Type: Central
- Bedrooms: 0
- Full Bathrooms: 0
- Half Bathrooms: 0
- Extra Fixtures: 0
- Total Rooms: 0
- Bath Style: NA
- Kitchen Style: NA
- Occupancy: 0
- Building Use: Office Building
- Building Condition: Very Good/Good
- Frame Type: Low Cost
- Fireplaces: 0
- Bsmt Gar: 0
- Fin Bsmt Area: 0
- Fin Bsmt Quality: 0
- Building Grade: 15
- Roof Style: Gable
- Roof Cover: Asphalt

Report Created On: 3/2/2023
## Detached Outbuildings

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Area (sq ft)</th>
<th>Condition</th>
<th>Year Built</th>
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</thead>
<tbody>
<tr>
<td>Garage</td>
<td>Frame</td>
<td>651</td>
<td>Average</td>
<td>1945</td>
</tr>
<tr>
<td>Paving</td>
<td>Paving</td>
<td>7500</td>
<td>Good</td>
<td>1945</td>
</tr>
<tr>
<td>Paving</td>
<td>Paving</td>
<td>280000</td>
<td>Average</td>
<td>1980</td>
</tr>
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## Attached Extra Features

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<th>Type</th>
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<th>Area (sq ft)</th>
<th>Condition</th>
<th>Year Built</th>
</tr>
</thead>
</table>

## Sales History

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<tr>
<th>Owner of Record</th>
<th>Book/ Page</th>
<th>Sale Date</th>
<th>Sale Price</th>
</tr>
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</table>

Report Created On: 3/2/2023