

CITY OF NEW HAVEN
DEPARTMENT OF ASSESSMENT
165 CHURCH STREET
NEW HAVEN CT 06510

PROPERTY LOCATION: 158 HALLOCK AV
PARCEL ID (MBLU): 267 0008 00400

HILL HOUSING LLC
PO BOX 7711
NEW HAVEN, CT 06519

RECEIVED
AUG 06 2025
ASSESSORS

2024 ANNUAL INCOME AND EXPENSE REPORT

IMPORTANT

COMPLETE AND RETURN THIS FORM TO THE ASSESSOR'S OFFICE ON OR BEFORE **JUNE 2, 2025**. FAILURE TO DO SO WILL RESULT IN THE ADDITION OF A 10% ASSESSMENT PENALTY TO YOUR **2025** GRAND LIST ASSESSMENT.

WHO SHOULD FILE?

- All property owners receiving this form should complete and return it to the Assessor's Office.
- All owners of commercial, retail, industrial, or mixed-use properties.
- All owners of residential properties containing 6 or more rental units.
- Properties containing billboard and/or cell tower leases.
- If your property is 100% owner occupied, please indicate such on line 4 of the summary page and return this form by the above deadline.

HOW TO FILE

- Please read through the enclosed form in its entirety and complete all sections that apply to your property. Be sure to complete all relevant fields within each section. These forms will be reviewed for completeness.
- The data should reflect information for the property during the calendar year **2024**.
- If filing for multiple rental properties, a report summary page and the appropriate income and expense schedules should be completed for each rental property.
- You may attach a copy of your Federal Income Tax Return including Schedule E (Form 1040) in lieu of completing the summary section. However, you must also complete the applicable rental schedules (A&B).

MAIL OR HAND DELIVER BY JUNE 2, 2025 TO 165 CHURCH ST, NEW HAVEN, CT 06510

ANNUAL INCOME AND EXPENSE REPORT SUMMARY - 2024 CALENDAR YEAR

OWNER
MAILING ADDRESS
CITY/STATE/ZIP

Kampton
145 KATHERLY AVE
NEW HAVEN CT 06514

PROPERTY NAME
PROPERTY ADDRESS
PARCEL ID

Hill Housing LLC
158 HALLOCK AVE N Hct
2670008 00400

1	PRIMARY USE OF PROPERTY (CIRCLE ONE)	(a) apartment	(b) office	(c) retail	(d) mixed use	(e) shopping center	(f) industrial	(g) other
2	GROSS BUILDING AREA (INCLUDING OWNER OCCUPIED SPACES)		3000					
3	NET LEASABLE AREA		2500					
4	OWNER OCCUPIED		1					
5	NUMBER OF UNITS		6					

INCOME - 2024

9	APARTMENT RENTALS (ATTACH SCHEDULE A)		0	24	HEATING/AIR CONDITIONING		600.00
10	OFFICE RENTALS (ATTACH SCHEDULE B)		0	25	ELECTRICITY		750.00
11	RETAIL RENTAL (ATTACH SCHEDULE B)		0	26	OTHER UTILITIES		3,000.00
12	MIXED USE RENTALS (ATTACH SCHEDULE B)		0	27	PAYROLL (EXCL. MANAGEMENT AND REPAIRS)		500.00
13	SHOPPING CENTER RENTALS (ATTACH SCHEDULE B)		0	28	SUPPLIES		4,500.00
14	INDUSTRIAL RENTALS (ATTACH SCHEDULE B)		0	29	MANAGEMENT		8,000.00
15	OTHER RENTALS (ATTACH SCHEDULE B)		0	30	INSURANCE		100,500.00
16	PARKING RENTAL		0	31	REPAIR AND MAINTENANCE		7,000.00
17	BILLBOARD SITE LEASE		0	32	COMMON AREA MAINTENANCE		11,500.00
18	CELL SITE LEASE		0	33	LEASING FEES/COMMISSIONS/ADVERTISING		900.00
19	CAM RECOVERIES		0	34	LEGAL AND ACCOUNTING		1,500.00
20	OTHER PROPERTY INCOME (INCLUDING TAX RECOVERIES)		0	35	ELEVATOR MAINTENANCE		0
21	TOTAL POTENTIAL INCOME (ADD LINE 9 THROUGH LINE 20)		39,400	36	OTHER (SPECIFY)	Spec	3,000.00
22	LOSS DUE TO VACANCY AND CREDIT		2,500	37		LIAB	3,000.00
23	EFFECTIVE ANNUAL INCOME (LINE 21 MINUS LINE 22)		60,600	38			

39				39			
40	SECURITY			40			
41	TOTAL EXPENSES (ADD LINES 24 THROUGH 40)			41			52,050.00
42	NET OPERATING INCOME (LINE 23 MINUS LINE 41)			42			60,000.00
43	CAPITAL EXPENSES			43			3,000.00
44	REAL ESTATE TAXES			44			11,051.30
45	MORTGAGE PAYMENTS (PRINCIPAL AND INTEREST)			45			8,000.00

VERIFICATION OF PURCHASE PRICE

PROPERTY ADDRESS

DOWN PAYMENT

PURCHASE DATE

10-000 1000 Jan-2009

FIRST MORTGAGE

INTEREST RATE

☐ FIXED ☒ VARIABLE

PAYMENT SCHEDULE TERM

YEARS

SECOND MORTGAGE

INTEREST RATE

☐

PAYMENT SCHEDULE TERM

YEARS

OTHER

INTEREST RATE

☐

PAYMENT SCHEDULE TERM

YEARS

THIRTEEN MORTGAGE

INTEREST RATE

☐

PAYMENT SCHEDULE TERM

YEARS

DID THE PURCHASE PRICE INCLUDE A PAYMENT FOR

PERMIT FEE

DECLARED VALUE

EQUIPMENT

DECLARED VALUE

OTHER

DECLARED VALUE

SPECIFY

APPROXIMATE VALUE AT DATE OF PURCHASE

100

HAS THE PROPERTY BEEN LISTED FOR SALE SINCE YOUR PURCHASE DATE ONLY

YES ☒ NO ☐

IF YES, LIST THE ASKING PRICE

DATE LISTED

BROKER

EXPLAIN ANY SPECIAL CIRCUMSTANCES OR REASONS FOR YOUR PURCHASE

I do hereby declare under penalties of false statement that the foregoing information, according to the best of my knowledge, remembrance and belief, is a complete and true statement of all the income and expenses attributable to the above identified property. (Section 12-63c(d) of the Connecticut General Statutes).

SIGNATURE

KAMMIE S. SINGH

KAMMIE S. SINGH

DATE

Aug 4-25

TITLE

OWNER

TELEPHONE

203-627-0811

In accordance with Section 12-63c (d), of the Connecticut General Statutes, as amended, any owner of rental real property who fails to file this form or files an incomplete or false form with intent to defraud, shall be subject to a penalty assessment equal to a **ten percent (10%) increase in the assessed value of such property.** The information filed and furnished with this report will remain confidential, and it is not open to public inspection. Any information related to the actual rental and operating expenses shall not be a public record, and it is not subject to the provisions of Section 1-200 (Freedom of Information) of the Connecticut General Statutes.

RETURN TO THE ASSESSOR ON OR BEFORE JUNE 2, 2025

Complete this section for apartment rental activity only.

UNIT TYPE	# OF UNITS		ROOM COUNT		UNIT SIZE SQ. FT.	MONTHLY RENT		LEASE TERM
	TOTAL	RENTED	ROOMS	BATHS		PER UNIT	TOTAL	
EFFICIENCY								
1 BEDROOM	2			2	400	700	16,800	month
2 BEDROOMS	4			4	500	900	43,200	month
3 BEDROOMS								
4 BEDROOMS								
OTHER RENTABLE UNITS								
OWNER/MANAGEMENT OCCUPIED								
SUBTOTAL								
GARAGE/PARKING								
OTHER INCOME (SPECIFY)								
TOTAL								

BUILDING FEATURES INCLUDED IN RENT
(PLEASE CHECK ALL THAT APPLY)

Heat		Garbage Disposal
Electricity		Furnished Unit
Other Utilities		Security
Air Conditioning		Pool
Stove/Refrigerator		Tennis Courts
Dishwasher		
Other (Specify)		

COMMERCIAL PROPERTIES - SCHEDULE B

Complete this section for all rental activities, except apartment rentals. Include office buildings, retail stores, shopping centers, mixed use properties, industrial and warehouses properties. Copy and attach additional sheets if necessary.

[illegible]

RETURN TO THE ASSESSOR ON OR BEFORE JUNE 2, 2025