

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
388 Blatchley Avenue		168 0779 01700	RM-2	9	Sliver Lot	NA
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size
Land + OB	Building	Other	Total Value			Lot Size
\$30,100			\$ 30,100	\$20,070		30' X 120'
						Total
						3485 Sq./ Ft. Per Assessor
						15'X120'
						Disposition
						1742.5 Sq./ft per Applicant

### Property Value Information

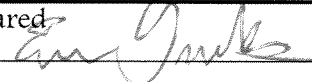

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$30,100	Vision	10/1/19	Sliver lot to Owner-occupant CD area @ \$0.25 per sq./ft.	\$435.63  1742.5sq.ft X \$0.25 per sq./ft.	N/A	\$435.63

### Prior Notifications Sent to

Alderspersion	Name of Alderspersion	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Charles Decker 9 <sup>th</sup> Ward	NA	N/A

### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Agilsberto Montalvo & Nilda Reyes 394 Blatchley Avenue New Haven CT 06513			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/3/2020	Staff	Current
<b>Proposal:</b> LCI proposes the sale of a portion of a sliver lot..			
<b>General discussion:</b> The applicant will utilize this land for parking and side yard area.			
<b>Owner Occupancy?</b> The applicants are owner occupants			

Prepared by:  Date 10/6/2020 Concurred by:  Date 10/14/20

Committee	Date	Action
PAD	9/16/2020	
City Plan	10/21/2020	
L.C.I.	10/28/2020	
Board of Aldermen	11/16/2020	

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address		Map-Block-Parcel		Zoning	Ward	Property Type	Total legal units
388 Blatchley Avenue		168 0779 01700		RM-2	9	Sliver Lot	NA
2018 Assessment Value (100%)				70% of Assessment For Tax Purposes		Property Size	
Land + OB	Building	Other	Total Value			Lot Size	Total sq. ft.
\$30,100			\$ 30,100	\$20,070		30' X 120'	3485 Sq./ Ft.
						Total	Per Assessor
						15'X120'	1742.5 Sq./ft
					Disposition	per	Applicant

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$30,100	Vision	10/1/19	Sliver lot to Non Owner-occupant CD area @ \$1.50 per sq./ft.	\$2613.75  1742.5 sq. ft X \$1.50 per sq./ft.	N/A	\$2613.75

### Prior Notifications Sent to

Alderpersion	Name of Alderpersion	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Charles Decker 9 <sup>th</sup> Ward	NA	N/A

### Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Guo Hong 90-4 Cosey Beach Avenue East Haven CT 06512			
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	9/3/2020	Staff	Current
<b>Proposal:</b> LCI proposes the sale of a portion of a sliver lot..			
<b>General discussion:</b> The applicant will utilize this land for parking and side yard area.			
<b>Owner Occupancy?</b> N/A			

Prepared by: [Signature] Date 10/16/2020 Concurred by: [Signature] Date 10/14/20

Committee	Date	Action
PAD	9/16/2020	
City Plan	10/21/2020	
L.C.I.	10/28/2020	
Board of Aldermen	11/16/2020	

# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN**

TO : Alder Charles Decker 9<sup>th</sup> Ward

DATE: **September 1, 2020**

FROM: Department Livable City Initiative  
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

**Sale of sliver lot at 388 Blatchley Avenue to adjacent property owners. The land will be used for side yard area and parking for both applicants.**

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

VISION  
CITY OF NEW HAVEN

TOPO UTILITIES

STRT/ROAD LOCATION

Current Assessment

Print Date: 09/01/2020 09:35

165 CHURCH ST  
NEW HAVEN, CT 06510  
Additional Owners:

Other ID:  
WARD 09  
TAXABLE  
CENSUS TRAC 1424  
BLOCK 4000  
QUERY GROU

ASSOC PID#

EX COM LN

Code 21

Appraised Value 30,100

Assessed Value 21,070

6093  
NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

BEULAH LAND DEVELOPMENT\*  
PATEL ANKUR  
SECRETARY OF HOUSING AND URBAN  
BAC HOME LOANS SERVICING LP  
VALDIVIA MARCO

SALE DATE 01/18/2019

SALE PRICE 95,222

PREVIOUS ASSESSMENTS (HISTORY)

Yr. Code 2019 1-1

Assessed Value 21,070

EXEMPTIONS

Year Type Description Amount Code Description Number Amount Comm. Int.

OTHER ASSESSMENTS

Amount 52,920

Code 52,920

Assessed Value 52,920

Yr. Code 2019 1-1

Assessed Value 31,850

ASSESSING NEIGHBORHOOD

NRHD/ SUB 0900/A

NRHD Name FAIR HAVEN N

Street Index Name Tracing

Batch

NOTES

4/08/2015 ELEC. PERMITS CLOSED.NO VALUE CHANGE.

0/1/2018, FIRE-FD-VP, INSPECT 2019

0/1/2019 CITY OF NEW HAVEN PURCHASE

0/1/2020 BLDG DEMO 1/6/2020

Permit ID

Issue Date 11/15/2019

Type DE

Description Demolish

Amount 3,000

Insp. Date 04/08/2015

LAND LINE VALUATION SECTION

Zone D Front 31

Depth 120

Units 3,485 SF

Unit Price 11.51

Factor S.A. 1.0000

Factor S.T. 1.0000

Adj. 0.75

APPLICATIO TO DEMO

UPGRADE TO 200A

Date 04/08/2015

Type 02

IS

ID 47

CD 47

Purpose/Result BP Inspection

05/11/2011

08/19/2011

04

03

JW1

GM2

01

Measured

Review Against Field Cd

Special Pricing

Spec Use

Spec Calc

Fact 1.00

Adj. Unit Price 8.63

Land Value 30,100

Total Card Land Units: 3,485 SF

Parcel Total Land Area: 3,485 SF

Total Land Value: 30,100

Total Land Value: 30,100

Total Land Value: 30,100

Total Land Value: 30,100

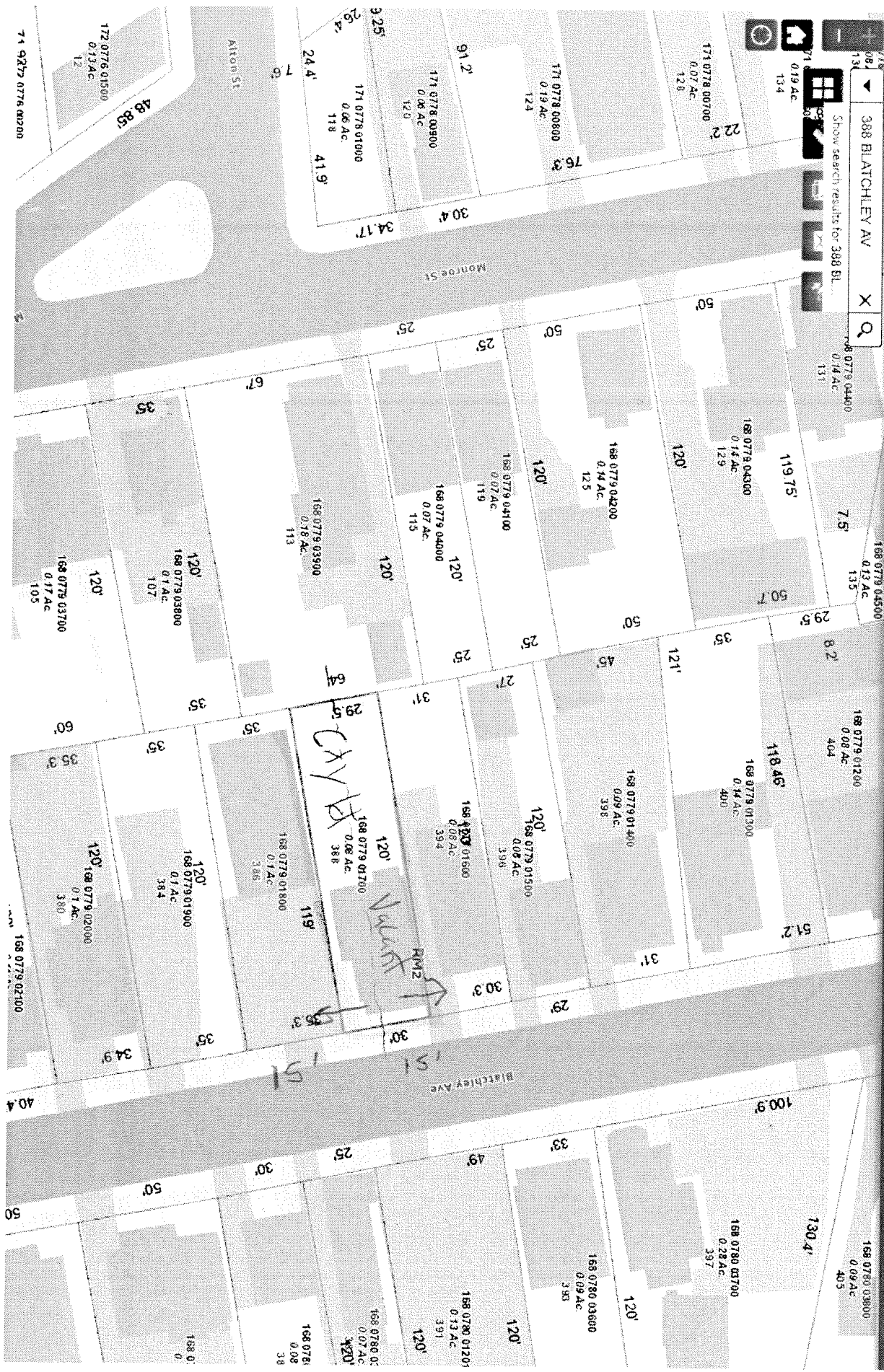
Total Land Value: 30,100

Total Land Value: 30,100

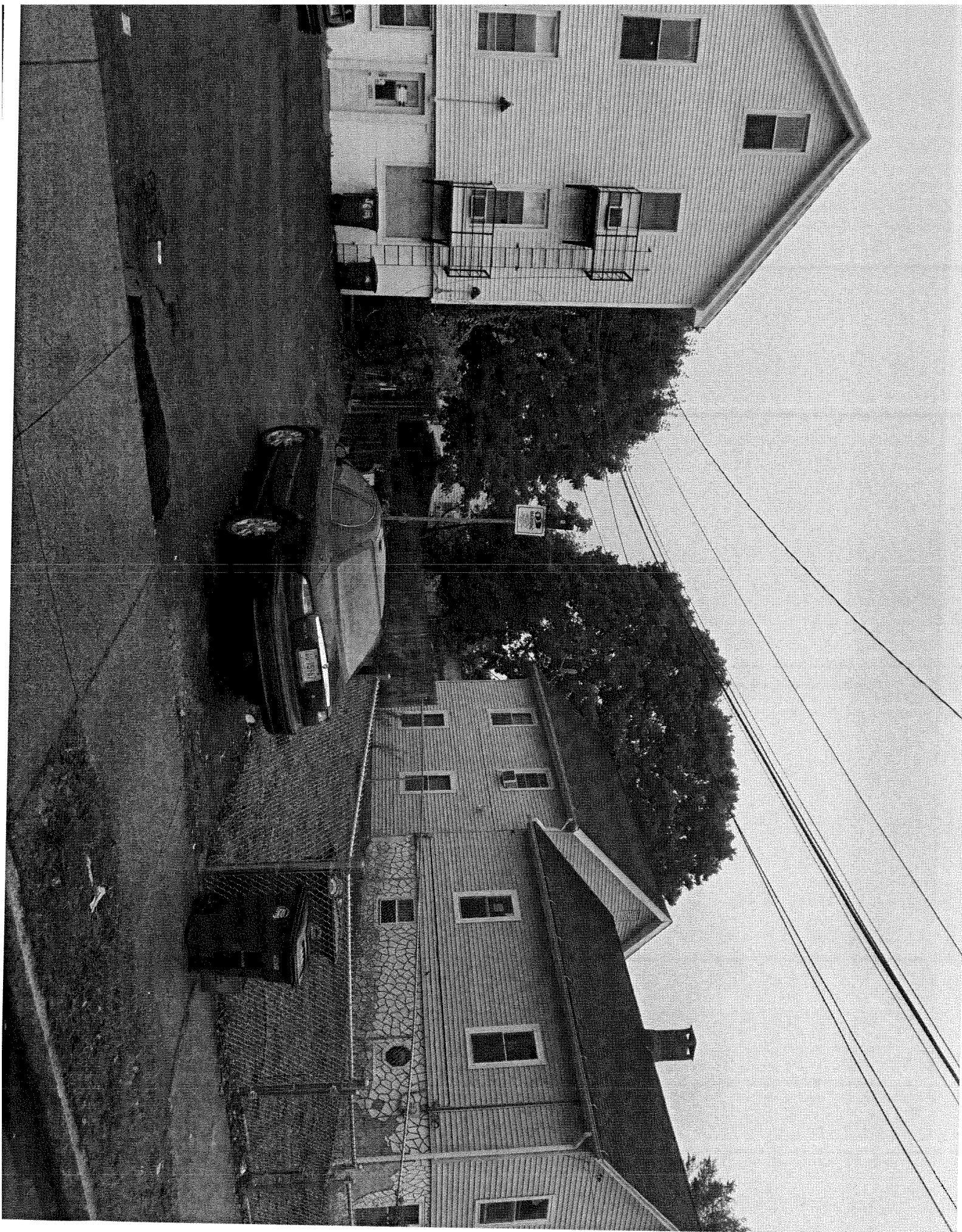
Total Land Value: 30,100

New Haven Zoning Map

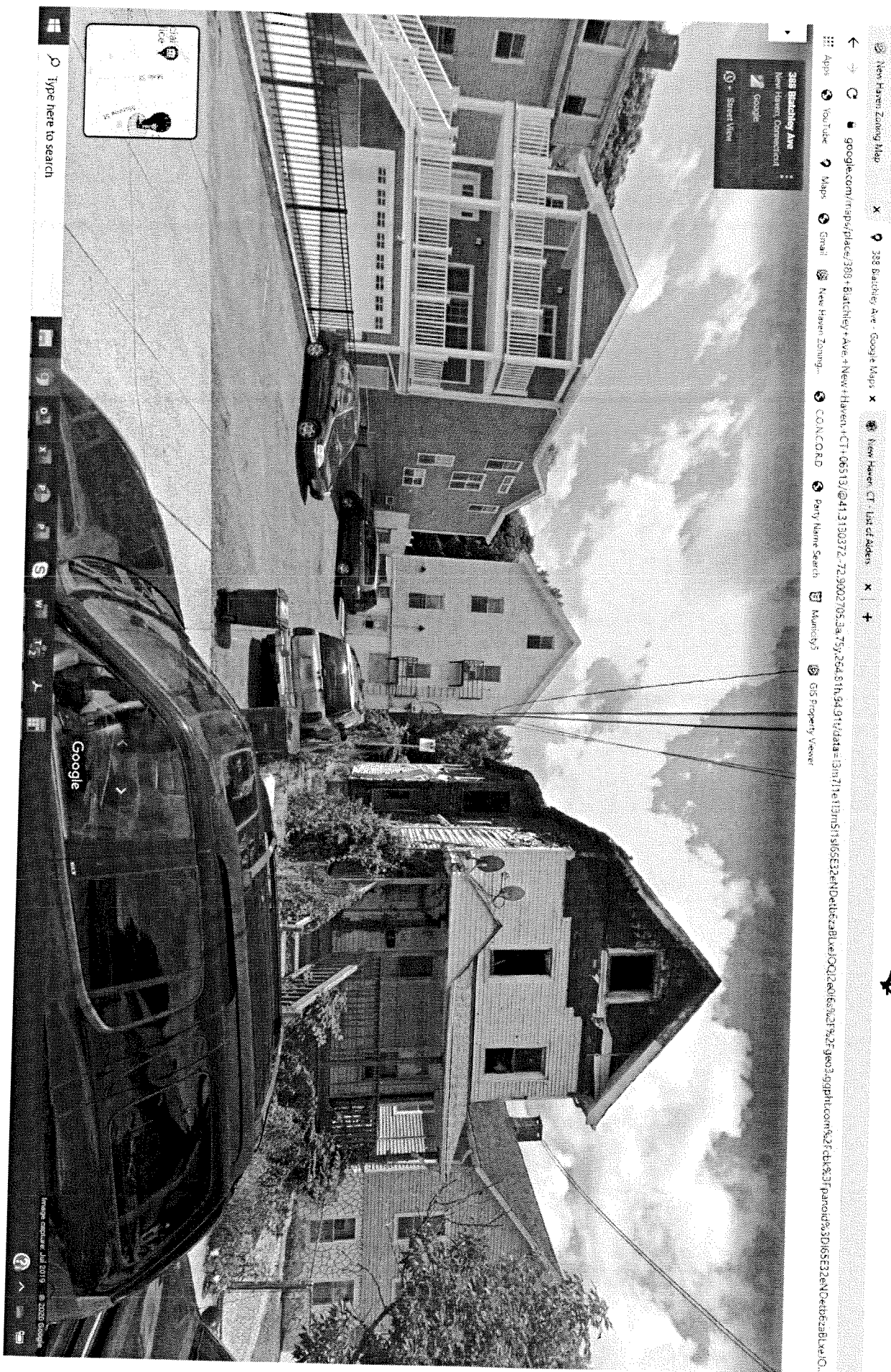
388 BLANCHLEY AV  
Show search results for 388 BL  
0.19 AC  
134











388 Blatchley Ave - (Vacant lot)  
Property demolished

# LIVABLE CITY INITIATIVE –PROPERTY DIVISION

## Disposition Summary Sheet

### Property Description

Property Address	Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units
627 Washington Avenue	304 0063 01000	RM2	4	Sliver lot	NA
2019 Assessment Value (100%)				70% of Assessment For Tax Purposes	Property Size
Land + OB	Building	Other	Total Value		Lot Size Total sq. ft. Per Assessor
\$28,100			\$28,100	\$ 19,670	35' X 100' 3485 Sq./ Ft.

### Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 28,100	Vision	10/1/19	Sliver lot Non-owner-occupant@ \$1.50 per Sq./ft. 3485 Sq./ ft.	\$5,227.50	N/A	\$ 5,227.50

### Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Evelyn Rodriguez 4th Ward	N/A	N/A

### Applicant's Information

<b>Applicant's name, address &amp; telephone:</b> 623-625 WASHINGTON AVE, LLC 33 Park Ave Madison CT 06443		<b>Name, address &amp; telephone of contact person:</b> C/O Alphonse J Balzano, Jr.	
<b>Applicant's City property tax status:</b> Current	<b>Review date</b> 9/29/2020	<b>Reviewed by:</b> Staff	<b>Comments</b> Current
<b>Proposal:</b> LCI proposes the sale of sliver lot.			
<b>General discussion:</b> The applicant will utilize this land as a side yard and parking area.			
<b>Owner Occupancy?</b> N/A			
Prepared by: <u>[Signature]</u> Date <u>10/6/2020</u>		Concurred by: <u>[Signature]</u> Date <u>10/14/20</u>	

Committee	Date	Action
PAD	10/21/2020	
City Plan	11/25/2020	
L.C.I.	11/25/2020	
Board of Alders	12/21/2020	



# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERMEN**

TO : Alder Evelyn Rodriguez 4<sup>th</sup> Ward

DATE: **October 2, 2020**

FROM: Department Livable City Initiative  
Person Evan Trachten Telephone X 8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

**Sale of City owned sliver lot at 627 Washington Avenue to adjacent property owner at 623 Washington Avenue.**

Check one if this an appointment to a commission

☐ Democrat

☐ Republican

☐ Unaffiliated/Independent/Other

### **INSTRUCTIONS TO DEPARTMENTS**

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

Version ID: 19372

Account # 302 0063 01000

MAP ID: 302/ 0063/ 01000/ /

Bldg Name:

Bldg #: 1 of 1

State Use: 902V

Print Date: 09/29/2020 09:25

CITY OF NEW HAVEN  
165 CHURCH ST  
NEW HAVEN, CT 06510  
Additional Owners:

Other ID:  
WARD 04  
TAXABLE  
CENSUS TRAC 1405  
BLOCK 3011  
QUERY GROU  
GIS ID: 19372

UTILITIES  
STRT/ROAD  
LOCATION  
EX COM LN  
Description  
Code  
Appraised Value  
Assessed Value

6093  
NEW HAVEN, CT

VISION

RECORD OF OWNERSHIP

ASSOC PID#

CITY OF NEW HAVEN  
HUBBARD PLACE LLC  
DESARBO JOSEPH A

BR-VOL/PAGE  
8909/ 287  
8341/ 239  
5338/ 22

SALE DATE  
11/16/2012  
02/09/2009  
07/08/1998

SALE PRICE  
V.C.  
0 18  
0 3  
0 1

PREVIOUS ASSESSMENTS (HISTORY)  
Yr. Code  
19,670/2018 21  
19,670/2017 21

Assessed Value  
19,670  
19,670

EXEMPTIONS

Year Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB  
2000/A

NBHD Name  
SOUTH HILL

Street Index Name

Tracing

Batch

NOTES

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

28,100  
0  
0  
0  
28,100  
0  
28,100  
C

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Net Total Appraised Parcel Value

28,100

VISIT/ CHANGE HISTORY

Date  
06/08/2011  
12/29/2010  
09/17/2001

Type  
04  
03

ID  
JW1  
EF  
DA

Cl.  
70  
99  
45

Purpose/Result  
Field Review  
Vacant  
Review Against Field Cd

LAND LINE VALUATION SECTION

Use Code

Zone D

Front

Depth

Units

SF

Unit Price

Factor S.A.

C. ST.

Factor ldx

Adj.

Notes- Adj

Special Pricing

Spec Use

Spec Cdc

S Adj

Adj. Unit Price

Land Value

RM2 0

35

100

3,485

SF

11.51

1.0000

5

1.002000

0.70

1.00

8.06

28,100

Total Card Land Units:

3,485

SF

Parcel Total Land Area: 3,485 SF

Total Land Value: 28,100

New Haven Zoning Map

x +

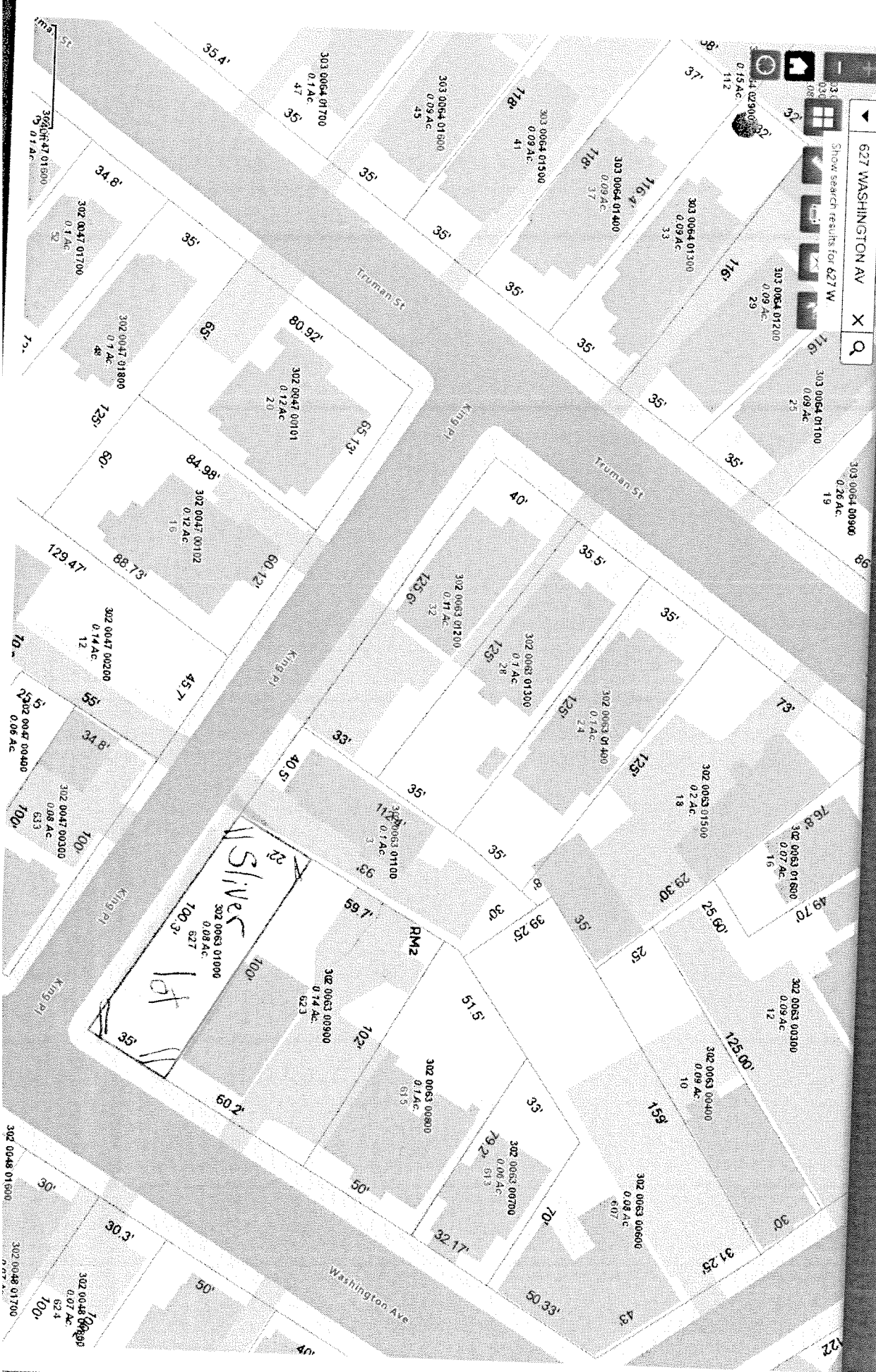
newhavenct.maps.arcgis.com/apps/webappviewer/index.html?id=ac40c5b1ac6495093c8515c4a93ad1e

GIS Property Viewer

New Haven Zoning Map

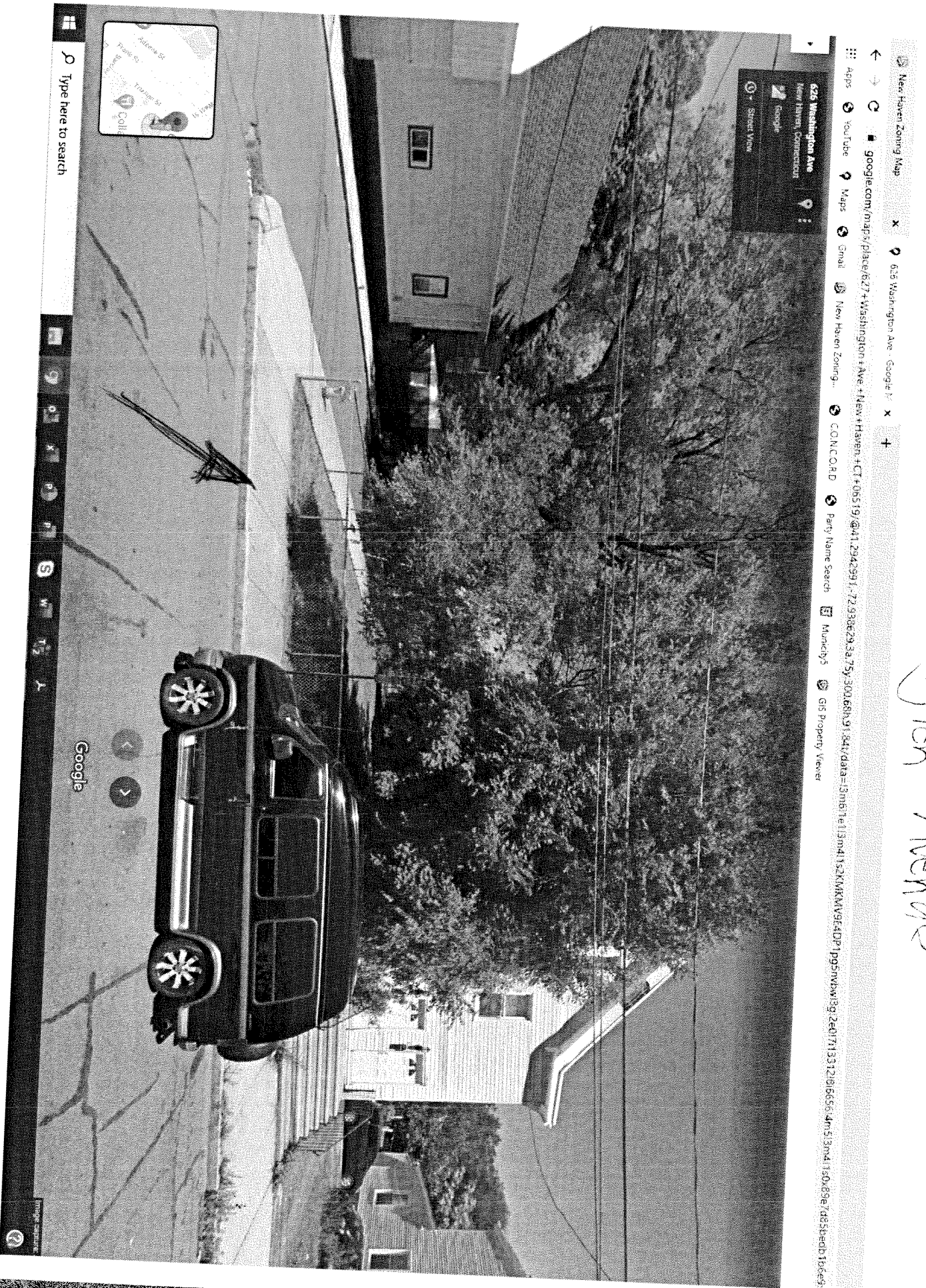
627 WASHINGTON AV

Show search results for 627 W





627 Washington Avenue





Evan Trachten is inviting you to a scheduled Zoom meeting.

If you plan on joining this meeting via a mobile device. Please download the Zoom app from the google play store or the Iphone App Store

Topic: PAD Committee

Time: Oct 21, 2020 03:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://newhavenct.zoom.us/j/95582141633?pwd=R0V2MldxbEV6S3p1ZWJjVnVyYkRrUT09>

Meeting ID: 955 8214 1633

Password: 01234567a

One tap mobile

+13126266799,,95582141633# US (Chicago)

+19292056099,,95582141633# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 955 8214 1633

Password: 970152592

Find your local number: <https://newhavenct.zoom.us/j/advHUz7fye>

Join by Skype for Business

<https://newhavenct.zoom.us/j/95582141633>



**CITY OF NEW HAVEN  
BOARD OF ALDERS**

***Evelyn Rodriguez***  
Alder, Ward 4

---

Member  
Finance Committee  
Black & Hispanic Caucus

79 Arch Street  
New Haven, CT 06519-1510

---

Telephone: 203-494-1462  
E-mail: Ward4@newhavenct.gov

November 16, 2020

Evan Trachten  
Acquisition & Disposition Coordinator  
Livable City Initiative  
165 Church Street  
New Haven, CT 06510

Re: 627 Washington Avenue

Dear Mr. Trachten,

As Alder of the 4th ward, I write to express my support for the sale of 627 Washington Avenue through the Sliver Lot Land program.

I offer this letter of support at the request of LCI. If you have any questions, please don't hesitate to contact me.

Sincerely,

Evelyn Rodriguez  
Ward 4, Alder