

APPRAISAL  
OF  
INDUSTRIAL PROPERTIES  
CITY OF MIDDLETOWN, CONNECTICUT

1988

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T O  
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RONALD R. & EDITH A. JOHNSTON

356 BROAD STREET

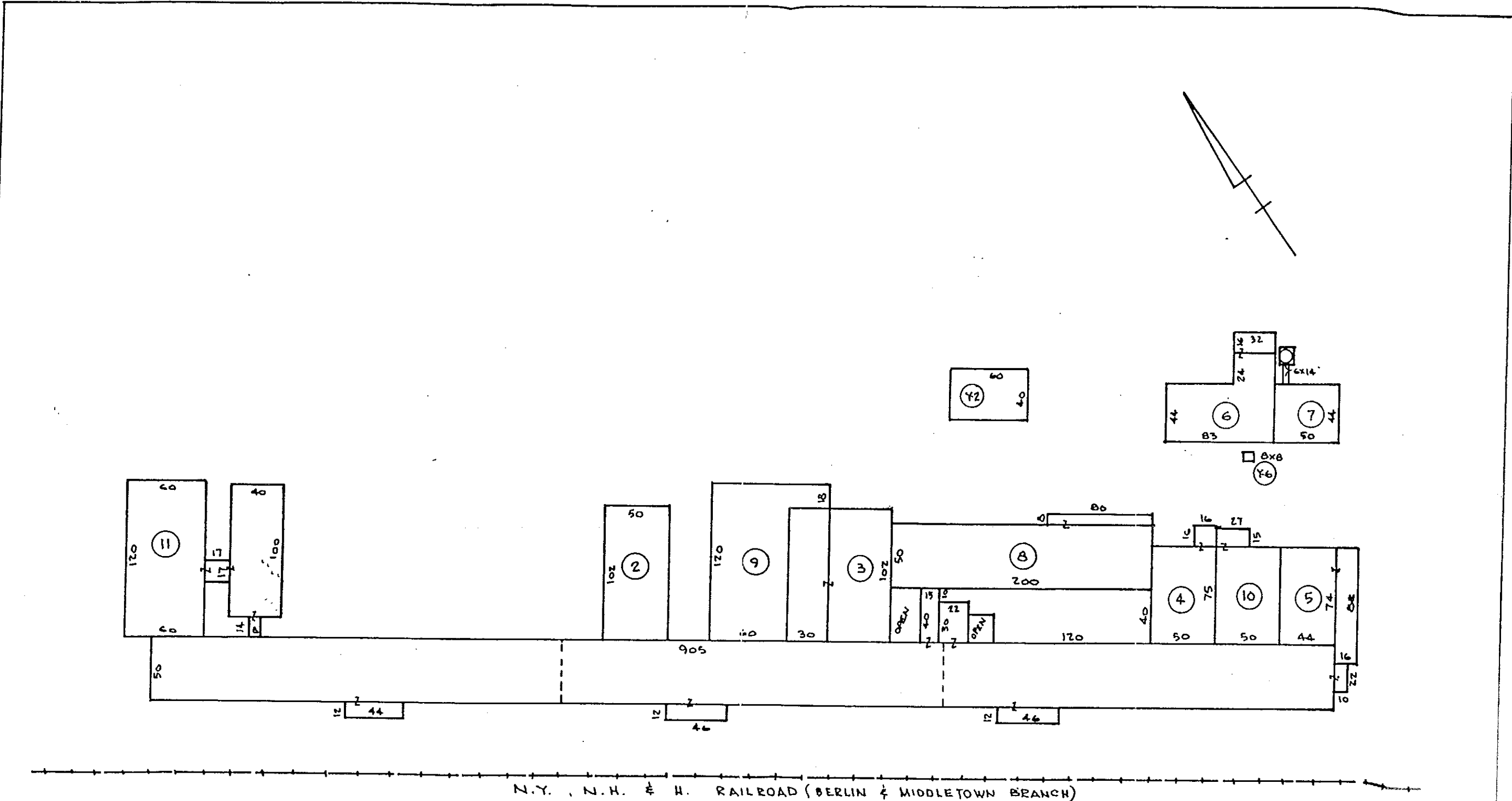
FITCHBURG, MASSACHUSETTS

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

*Remington Road - 180 Johnson Street*



RONALD R. & EDITH A. JOHNSTON  
Formerly

FOREST CITY REALTY CO.

MIDDLETOWN CONN.

SUMMARY OF REPLACEMENT & SOUND VALUES

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

|                            | <u>REPL. VALUES</u> | <u>SOUND VALUES</u> |
|----------------------------|---------------------|---------------------|
| BUILDING #1                | \$ 2,792,400.00     | \$ 733,000.00       |
| BUILDING #2                | 167,900.00          | 44,100.00           |
| BUILDING #3                | 237,700.00          | 62,400.00           |
| BUILDING #4                | 109,600.00          | 28,800.00           |
| BUILDING #5                | 136,600.00          | 35,900.00           |
| BUILDING #6                | 284,900.00          | 74,800.00           |
| BUILDING #7 - Construction | 113,800.00          | 29,900.00           |
| - Fixed Equipment          | <u>249,300.00</u>   | <u>65,400.00</u>    |
| - Total                    | 363,100.00          | 95,300.00           |
| BUILDING #8                | 594,300.00          | 156,000.00          |
| BUILDING #9                | 510,900.00          | 134,100.00          |
| BUILDING #10               | 79,100.00           | 20,800.00           |
| BUILDING #11               | 325,700.00          | 85,500.00           |
| YARD ITEMS                 | 128,000.00          | 64,100.00           |
| TOTAL REPLACEMENT VALUE    | \$ 5,730,200.00     |                     |
| TOTAL SOUND VALUE          |                     | \$ 1,534,800.00     |
| LAND - 10 Acres @ \$40,000 |                     | \$ 400,000.00       |

SUMMARY ASSESSMENT

|            |               |
|------------|---------------|
| Land       | \$ 280,000    |
| Buildings  | 1,029,400     |
| Yard Items | <u>44,800</u> |
| TOTAL      | \$ 1,354,200  |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #1

Factory

A Two Story Brick Building  
Size - 50'0" x 905'0"  
With A Two Story Cinder Block Vault Addition  
Size - 22'0" x 30'0"  
& A Two Story Brick Passageway  
Size - 15'0" x 40'0"  
Two Two-Story Brick Stairwells  
Size - 12'0" x 46'0"  
& A Two-Story Brick Stairwell  
Size - 12'0" x 44'0"  
& A Two-Story Brick Stairwell  
Size - 10'0" x 22'0"

Built - 1897

Condition - Fair

Depreciation - 65% Physical  
25% Functional (Story Height  
& Obs.)

#### CONSTRUCTION

##### FOUNDATION

Concrete and native stone walls and column footers.

##### WALLS

First Story - 24" common brick pilasters 10' center on center, factory wood frame sash, wood panel doors, painted interior, 14' high.  
Second Story - 20" common brick pilasters 10' center on center, factory wood frame sash, painted interior 14' high.

##### FLOORS

First - 1" factory maple flooring, 2" dressed and matched subfloor, heavy timber beam sleepers.  
Second - 1" factory maple flooring, 2" dressed and matched subfloor, 10" x 14" timber beams 10' center on center on two runs 8" timber columns 10' and 20' center on center.

CONTINUED

RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #1  
CONSTRUCTION CONT'D

ROOF

Low pitch, builtup roofing, 2" wood decking, 8" x 10" timber beams 10' center on center on 8" timber columns 10' and 20' center on center.

PARTITIONS

Composition board on 2" x 4" framing, areas partitioned - 2 - 20' x 60', 2 - 20' x 50', 1 - 20' x 90',

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent fixtures.  
Heating - Steam, pipe coil radiation.  
Plumbing - Eight toilet rooms with 27 water closets, 11 lavatories, 7 urinals and 2 - 5' Bradley wash fountains.  
Sprinkler System - Wet system throughout.  
Elevator - 1 - 5000# freight elevator, 7' x 10' steel cab, motor and cable powered, push button control, 2 story travel, counterbalanced steel doors.

|                   |                 |
|-------------------|-----------------|
| REPLACEMENT VALUE | \$ 2,792,400.00 |
| PHYSICAL VALUE    | 977,300.00      |
| SOUND VALUE       | 733,000.00      |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #2

Mill & Storage

A One Story Brick Building

Size - 50'0" x 102'0"

Built - Prior to 1900

Condition - Fair

Depreciation - 65% Physical  
25% Functional (Obs.)

CONSTRUCTION

FOUNDATION

Reinforced concrete walls and wall footers.

WALLS

(3 Walls Only)

16" common brick pilasters 14' high, factory wood frame sash, wood panel doors, painted interior.

FLOORS

1/2 area - 1" factory maple flooring, 2" dressed and matched subfloor on heavy timber sleepers.

1/2 area - 4" mesh reinforced concrete on compacted earth.

ROOF

Monitor type, builtup roofing, 2" wood decking, 4' light steel trusses 10' center on center, open span.

Monitor area - 8'0" x 80'0" x 4'0" high.

PARTITIONS

1" x 6" tongue and groove on 2" x 4" framing, full height and full width.

CONTINUED



RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #2  
CONSTRUCTION CONT'D

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent fixtures.  
Heating - Steam, pipe coil radiation.  
Sprinkler System - Wet system throughout.

|                   |               |
|-------------------|---------------|
| REPLACEMENT VALUE | \$ 167,900.00 |
| PHYSICAL VALUE    | 58,800.00     |
| SOUND VALUE       | 44,100.00     |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #3

Storage & Dinette

A One Story Brick Building

Size - 50'0" x 102'0"

With A One Story Brick Machine Shop Addition

Size - 30'0" x 102'0"

Built - Prior to 1900

Condition - Fair

Depreciation - 65% Physical

25% Functional (Obs.)

CONSTRUCTION

FOUNDATION

Reinforced concrete wall and wall footers.

WALLS

(3 Walls less 50').

16" common brick pilasters 10' center on center, 14' high, factory wood frame sash, wood panel doors, painted interior.

FLOORS

4" mesh reinforced concrete on compacted earth.

ROOF

Monitor type, builtup roofing, 2" wood decking, 4' light steel trusses 10' center on center, open span.

Monitor - 8'0" x 80'0" x 6'0" high, wood sash.

CONTINUED

RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #3  
CONSTRUCTION CONT'D

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent fixtures.  
Heating - Steam, pipe coil radiation.  
Plumbing - None.  
Sprinkler System - Wet system throughout.

|                   |               |
|-------------------|---------------|
| REPLACEMENT VALUE | \$ 237,700.00 |
| PHYSICAL VALUE    | 83,200.00     |
| SOUND VALUE       | 62,400.00     |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #4

Storage

A One Story Brick Building  
Size - 50'0" x 75'0"  
With A One Story Frame Addition  
Size - 16'0" x 16'0"

Built - Prior to 1900  
Condition - Fair  
Depreciation - 65% Physical  
25% Functional (Obs.)

CONSTRUCTION

FOUNDATION

Reinforced concrete walls and wall footers.

WALLS

(1 end, 1 side and 40').  
13" common brick 14' high, pilasters, factory steel frame sash, wood panel doors, painted interior.

FLOORS

4" mesh reinforced concrete on compacted earth.

ROOF

Monitor type, builtup roofing, 2" wood decking, 4' light steel trusses  
10' center on center, clear span.

CONTINUED

RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #4  
CONSTRUCTION CONT'D

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent fixtures.  
Heating - Steam, pipe coil radiation.  
Plumbing - None.  
Sprinkler System - Wet system throughout.

|                   |               |
|-------------------|---------------|
| REPLACEMENT VALUE | \$ 109,600.00 |
| PHYSICAL VALUE    | 38,400.00     |
| SOUND VALUE       | 28,800.00     |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #5

Ink Manufacturing

A One Story Brick Building  
Size - 44'0" x 74'0"  
& A One Story Cinder Block Addition  
Size - 16'0" x 88'0"

Built - Prior to 1900  
Condition - Fair  
Depreciation - 65% Physical  
25% Functional (Obs.)

CONSTRUCTION

FOUNDATION

Reinforced concrete walls and wall footers.

WALLS

(Two sides, 1 end).  
16" common brick pilasters 14' high, factory wood frame sash, wood panel doors, painted interior.

FLOOR

4" mesh reinforced concrete on compacted earth.

ROOF

Monitor type, builtup roofing, 2" wood decking, 4' light steel trusses  
10' center on center, plastered ceiling, open span.  
Monitor - 8'0" x 50'0" x 4'0" high, wood sash.

CONTINUED

RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #5  
CONSTRUCTION CONT'D

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent fixtures.  
Heating - Steam, pipe coil radiation.  
Plumbing - 1 - 5' Bradley wash fountain.  
Sprinkler System - Wet system throughout.

|                   |               |
|-------------------|---------------|
| REPLACEMENT VALUE | \$ 136,600.00 |
| PHYSICAL VALUE    | 47,800.00     |
| SOUND VALUE       | 35,900.00     |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #6

Plumbing & Mill

A Two Story Brick Building  
Size - 44'0" x 83'0" & 24'0" x 32'0"  
& A One Story Brick Addition  
Size - 16'0" x 32'0"

Built - 1897

Condition - Fair

Depreciation - 65% Physical  
25% Functional (Story Height  
& Obs.)

CONSTRUCTION

FOUNDATION

Reinforced concrete walls and column footers.

WALLS

12" common brick pilaster 10' center on center, factory wood frame sash 28' high, wood panel doors, painted interior.

FLOORS

First - 2" dressed and matched planking on heavy timber sleepers.  
Second - 1" factory maple flooring, 2" dressed and matched subfloor,  
10" x 12" timber beams 10' center on center on 8" timber columns 10'  
and 20' center on center.

ROOF

Low pitch, builtup roofing, 2" wood decking, 3' light steel trusses  
10' center on center, open span.

CONTINUED



RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #6  
CONSTRUCTION CONT'D

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent and bulb & socket fixtures.  
Heating - Steam, pipe coil radiation.  
Plumbing - One toilet room with 1 water closet and 1 lavatory.  
Sprinkler System - Wet system throughout.

|                   |               |
|-------------------|---------------|
| REPLACEMENT VALUE | \$ 284,900.00 |
| PHYSICAL VALUE    | 99,700.00     |
| SOUND VALUE       | 74,800.00     |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #7

Boiler

A High One Story Brick Building  
Size 44'0" x 50'0"  
With A Brick Breeching To Stack  
Size - 6'0" x 14'0" x 12'0" High

Built - 1897  
Condition - Fair  
Depreciation - 65% Physical  
25% Functional (Obs.)

CONSTRUCTION

FOUNDATION

Reinforced concrete walls and wall footers.

WALLS

(2 sides and 1 end).  
16" common brick 28' high, factory wood frame sash, wood panel doors,  
painted interior.

FLOORS

4" mesh reinforced concrete on compacted earth.

ROOF

Monitor type, builtup roofing, 2" dressed and matched wood decking, 4'  
light steel trusses 10' center on center, open span.

CONTINUED

RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #7  
CONSTRUCTION CONT'D

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent and reflector fixtures.  
Heating - None.  
Plumbing - None.  
Sprinkler System - Wet system throughout.

|                   |               |
|-------------------|---------------|
| REPLACEMENT VALUE | \$ 113,800.00 |
| PHYSICAL VALUE    | 39,800.00     |
| SOUND VALUE       | 29,900.00     |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #7

Fixed Equipment

BOILERS

1 - 400 H.P. Johnston Bros. oil fired boiler, packaged unit,  
with all automatic controls, capacity # per hour - 13,800,  
steel jacketed, steel breeching to stack chamber.

Installed - 1964  
Condition - Fair  
Depreciation - 65% Physical  
25% Functional

REPLACEMENT VALUE \$ 101,400.00

SOUND VALUE 26,600.00

1 - 400 H.P. Bigelow oil fired boiler, heating surface -  
1,014, max. W.P. - 150#, all automatic controls, pumps,  
valves, etc., steel jacketed, steel breeching to stack  
chamber.

Installed - 1952  
Condition - Fair  
Depreciation - 65% Physical  
25% Functional

REPLACEMENT VALUE \$ 101,400.00

SOUND VALUE 26,600.00

RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #7  
FIXED EQUIPMENT CONT'D

RADIAL BRICK STACK

1 - 14' Diam. x 85' high brick stack. (Stack height lowered from  
125').

Depreciation - 65% Physical  
25% Functional

|                         |               |
|-------------------------|---------------|
| REPLACEMENT VALUE       | \$ 46,500.00  |
| SOUND VALUE             | 12,200.00     |
| TOTAL REPLACEMENT VALUE | \$ 249,300.00 |
| TOTAL SOUND VALUE       | 65,400.00     |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #8

Shipping & Manufacturing

A Two Story Brick Building

Size - 50'0" x 200'0"

With A Timber Dock

Size - 8'0" x 80'0"

& A One Story Brick Addition

Size - 40'0" x 120'0",

20'0" x 20'0" &

10'0" x 22'0"

Built - 1926

Condition - Fair

Depreciation - 65% Physical

25% Functional (Story Height  
& Obs.)

CONSTRUCTION

FOUNDATION

Reinforced concrete walls and column footers.

WALLS

12" common brick, pilasters 24' high, factory steel sash, 1 - 8' x 8' steel curtain door.

FLOORS

First - 1" factory maple flooring, 2" wood subfloor, on heavy timber sleepers.

Second - 1" factory maple flooring, 2" dressed and matched subfloor, 10" x 16" timber beams 10' center on center on 2 runs 12" timber columns 10' and 20' center on center.

ROOF

Low pitch, builtup roofing, 2" dressed and matched decking, 6" x 12" timber beams 10' center on center on 2 runs 6" x 16" timber purlins supported by 8" timber columns 20' center on center.

CONTINUED

RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #8  
CONSTRUCTION CONT'D

PARTITIONS

Composition board on 2" x 4" framing, areas of 20' x 50' and 20' x 40'.

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent fixtures.  
Heating - Steam, pipe coil radiation.  
Plumbing - Four toilet rooms with 10 water closets, 4 lavatories,  
2 urinals, 1 sink, 1 - 5' Bradley wash fountain.  
Sprinkler System - Wet system throughout.

OTHER FEATURES

The addition - roof and floor only.  
Roof - Builtup, 2" wood decking, 3" x 8" I beams 10' center on center,  
1 run 6" x 12" I beam on 4" steel columns 20' center on center.  
4" mesh reinforced concrete floor.

|                   |               |
|-------------------|---------------|
| REPLACEMENT VALUE | \$ 594,300.00 |
| PHYSICAL VALUE    | 208,000.00    |
| SOUND VALUE       | 156,000.00    |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #9

Office & Maintenance

A Two Story Brick Building

Size - 60'0" x 120'0"  
& 18'0" x 30'0"

Built - 1935

Condition - Fair+

Depreciation - 65% Physical  
25% Functional (Story Height  
& Obs.)

CONSTRUCTION

FOUNDATION

Reinforced concrete walls and column footers.

WALLS

(2 sides, 1 end).  
16" common brick pilasters 28' high, factory steel frame sash, painted interior.

FLOORS

First - 1" factory maple flooring, 2" wood subfloor, heavy timber sleepers.  
Second - 1" factory maple flooring, 2" dressed and matched subfloor, 12" x 14" timber beams 10' center on center on 8" timber columns 10' and 20' center on center.

ROOF

Low pitch, builtup roofing, 2" dressed and matched decking, 10" x 12" timber beams 10' center on center on 8" timber columns 10' and 20' center on center.

CONTINUED



RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #9  
CONSTRUCTION CONT'D

PARTITIONS

Composition board on 2" x 4" framing, area 15' x 90'.

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent fixtures.  
Heating - Steam, pipe coil radiation and unit heaters.  
Plumbing - 4 toilet rooms with 14 water closets, 9 lavatories & 4  
urinals.  
Sprinkler System - Wet system throughout.  
Air Conditioning - 1 - 26 Ton air conditioner, second floor only.

OTHER FEATURES

Auto storage first floor in 18'0" x 30'0" area.

|                   |               |
|-------------------|---------------|
| REPLACEMENT VALUE | \$ 510,900.00 |
| PHYSICAL VALUE    | 178,800.00    |
| SOUND VALUE       | 134,100.00    |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #10

Carbon Coating

A One Story Cinder Block Building

Size - 50'0" x 74'6" average

With A One Story Frame Addition

Size - 15'0" x 27'0"

Built - 1926 Approximately

Condition - Fair

Depreciation - 65% Physical

25% Functional (Obs.)

CONSTRUCTION

FOUNDATION

Reinforced concrete walls and wall footers.

WALLS

North wall only - 12" cinder block 16' high, steel factory sash, wood panel doors, painted interior.

FLOORS

4" mesh reinforced concrete on compacted earth.

ROOF

Flat, builtup roofing, 2" dressed and matched decking, 4" x 10" I beams 10' center on center on 8" x 20" I beams 18' center on center, clear span.

CONTINUED

RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #10  
CONSTRUCTION CONT'D

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent fixtures.  
Heating - Steam, pipe coil radiation.  
Plumbing - None.  
Sprinkler System - Wet system throughout.

|                   |              |
|-------------------|--------------|
| REPLACEMENT VALUE | \$ 79,100.00 |
| PHYSICAL VALUE    | 27,700.00    |
| SOUND VALUE       | 20,800.00    |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

BUILDING #11

Vacant

A One Story Brick Building  
Size - 60'0" x 120'0"  
With A One Story Brick Addition  
Size - 17'0" x 17'0"  
& A One Story Metal (Butler) Building  
Size - 40'0" x 100'0"  
With A One Story Metal Passageway  
Size - 8'0" x 14'0"

Built - 1934

Condition - Fair

Depreciation - 65% Physical  
25% Functional (Obs.)

CONSTRUCTION

FOUNDATION

Reinforced concrete walls and column footers.

WALLS

16" common brick pilasters 10' center on center 16' high, factory steel frame sash, wood panel doors.

FLOORS

4" mesh reinforced concrete on compacted earth.

ROOF

Flat, builtup roofing, 2" wood decking, 6" x 14" I beam 10' center on center on 6" H columns 10' and 20' center on center.

CONTINUED

RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
BUILDING #11  
CONSTRUCTION CONT'D

IMPROVEMENTS

Lighting - Pipe conduit wiring, fluorescent fixtures.  
Heating - Steam, pipe coil radiation.  
Plumbing - None. (Removed).  
Sprinkler System - Wet system throughout.

|                   |               |
|-------------------|---------------|
| REPLACEMENT VALUE | \$ 325,700.00 |
| PHYSICAL VALUE    | 114,000.00    |
| SOUND VALUE       | 85,500.00     |

RONALD R. & EDITH A. JOHNSTON  
FORMERLY FOREST CITY REALTY CO.  
MIDDLETOWN, CT.  
YARD ITEMS CONT'D

Y - 4 TANKS

2 - 3,500 Gallon Steel Storage Tanks  
1 - 20,000 Gallon Fuel Oil Storage Tank

Depreciation - 50%

|                         |              |
|-------------------------|--------------|
| REPLACEMENT VALUE       | \$ 12,600.00 |
| SOUND VALUE             | 6,300.00     |
| TOTAL REPLACEMENT VALUE | \$128,000.00 |
| TOTAL SOUND VALUE       | 64,100.00    |

RONALD R. & EDITH A. JOHNSTON

FORMERLY

FOREST CITY REALTY COMPANY

MIDDLETOWN, CONNECTICUT

Yard Items

Y - 1 QUONSET BUILDING

1 - One story metal (Quonset) building - concrete floor,  
pipe conduit wiring, no heat, no sprinkler  
Size - 40'0" x 60'0"

Depreciation - 50%

REPLACEMENT VALUE \$ 21,600.00

SOUND VALUE 10,800.00

Y - 2 FIRE PROTECTION LINES

1805 - Lin. Ft. 8" cast iron underground line  
520 - Lin. Ft. 6" cast iron underground line  
7 - Hydrants  
7 - Hose Houses (6'x6')  
9 - Post indicator valves

Depreciation - 50%

REPLACEMENT VALUE \$ 68,300.00

SOUND VALUE 34,200.00

Y - 3 FENCE

2,910 Lin. Ft. 6' chain link fence, steel posts and swing gates,  
no barbed wire

Depreciation - 50%

REPLACEMENT VALUE \$ 25,500.00

SOUND VALUE 12,800.00

CONTINUED