

February 16, 2017

Melanie A. Bachman
Acting Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Re: **EM-VER-043-170210 – Notice of Exempt Modification – Facility Modification-
Address Correction
148 Roberts Street Rear, East Hartford, Connecticut**

Dear Ms. Bachman:

On February 8, 2017, I filed the above-referenced Notice of Exempt Modification on behalf of Cellco Partnership d/b/a Verizon Wireless (“Cellco”) for certain modifications it intends to make to the existing tower in East Hartford, Connecticut. Our filing noted that the tower was located at 148 Roberts Street and that the parcel was owned by Greater Hartford Transit District. That information is incorrect.

The existing tower facility is located on Parcel 35-18-A, identified on the East Hartford land records as 148 Roberts Street Rear. This parcel is owned by Caro, LLC at 685 Matson Hill Road in South Glastonbury, CT 06073. Enclosed is a copy of the East Hartford parcel map and property card for 148 Roberts Street Rear.

I apologize for any confusion our filing may have caused. We will modify our records to reflect this correction.

Melanie A. Bachman
February 16, 2017
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Sincerely,

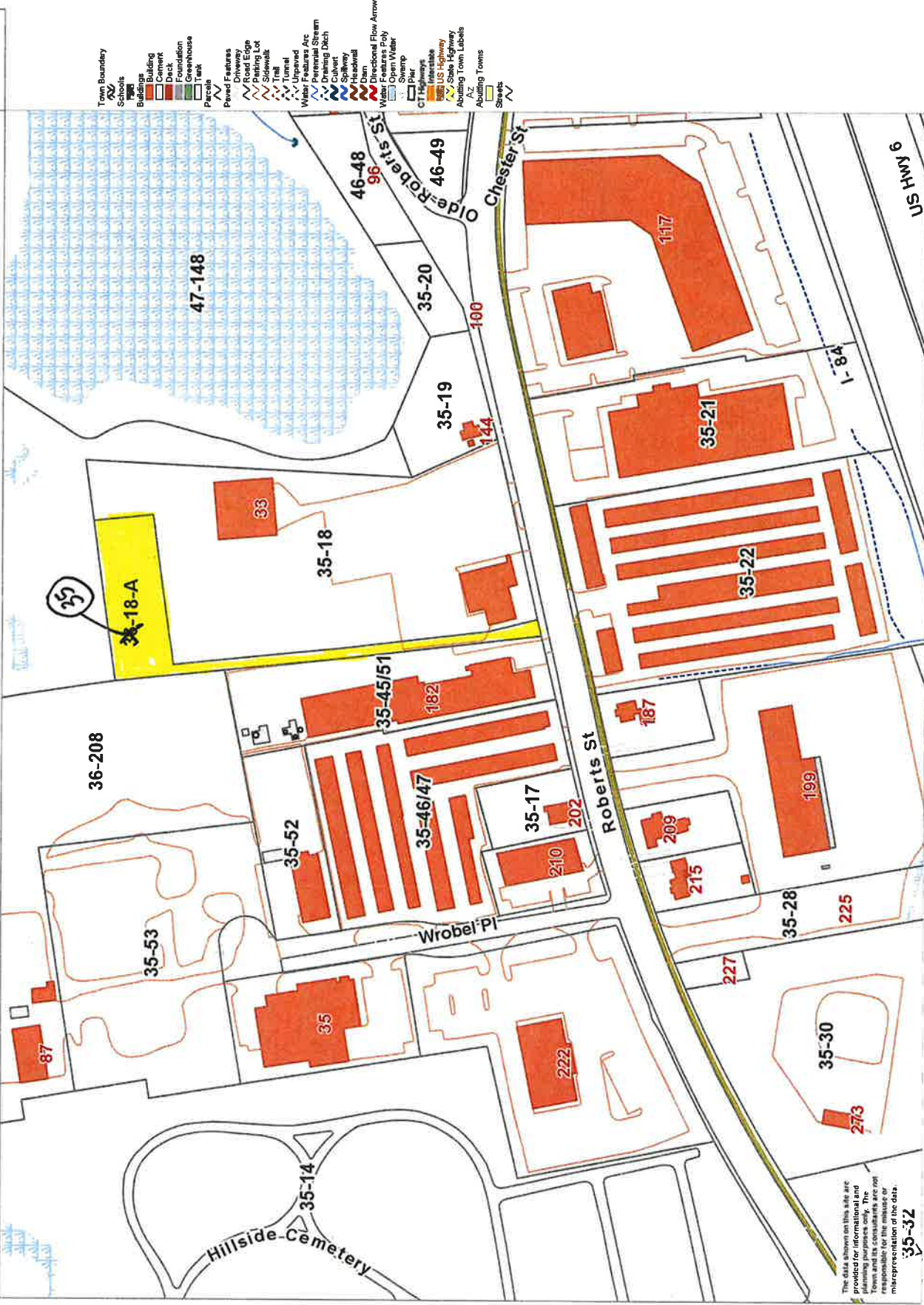


Kenneth C. Baldwin

Enclosures

Copy to:

Marcia A. Leclerc, East Hartford Mayor
Eileen Buckheit, East Hartford Development Director
Greater Hartford Transit District
Rosemary Ayers, Esq.
Caro, LLC
ATC
Tim Parks



East Hartford MapsOnline

Printed on 02/15/2017 at 11:09 AM



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

CURRENT-OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT-ASSESSMENT		6043 EAST HARTFORD, CT	
Year	Type	Description	Code	Appraised Value	Assessed Value	Code	Appraised Value	Assessed Value	Yr.
		CARO LLC ATTN LAND MANAGEMENT 10 PRESIDENTIAL WAY WOBURN, MA 01810 Additional Owners:		VAC CM1LN VAC OUTBL		5-2 5-5	126,750 3,970	88,730 2,780	2014 2014
SUPPLEMENTAL DATA Other ID: 17166 Homeowner Cr: 5105 Census VCS: 4403 # Units: 1.07 Class: GIS ID: Locn Suffix: Zoning: Res Area: Non Res Area: Lot Size: 1.07 ASSOC PID#:									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)	
Year	Type	Amount	Description	Code	Number	Amount	Comm. Int.	Yr.	Code
		3560/154	09/28/2015	U	V			88,730	5-2
		3442/174	12/30/2013	U	V			88,730	5-2
		3205/125	10/07/2010	U	V			2,780	5-5
Total:								91,510	Total:

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
Total:			

ASSESSING NEIGHBORHOOD		NOTES	
NBHD/SUB	Street Index Name	Tracting	Batch
0001/A			

LEASED TO CL&P FOR COMMUNICATIONS TOWER
 REFER TO VOL. 3393/P. 337, 2013.

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 0
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 3,970
 Appraised Land Value (Bldg) 126,750
 Special Land Value 0
 Total Appraised Parcel Value 130,720
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 130,720

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Date	Purpose/Result

LAND LINE VALUATION SECTION			
B Use Code	Use Description	Zone	Depth
1	Comm w/ OB	32	
		1.07 AC	
		125,000.00	0.9477 C
		1.00/2000	1.00
		Notes- Adj	Special Pricing
		S Adj Fact	1.00
		Land Value	126,750
Total Card Land Units:		1.07 AC	Parcel Total Land Area: 1.07 AC
Total Card Land Value:			126,750

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
Model	Vacant		
		MIXED-USE	
		Code	Percentage
		202	100
		COST/MARKET VALUATION	
		Adj. Base Rate:	0.00
		Replace Cost	0
		AYB	0
		EYB	0
		Dep Code	
		Remodel Rating	
		Year Remodeled	
		Dep %	
		Functional ObsInc	
		External ObsInc	
		Cost Trend Factor	
		Status	
		% Complete	
		Overall % Cond	
		Apprais Val	
		Dep % Ovr	
		Dep Ovr Comment	
		Misc Imp Ovr	
		Misc Imp Ovr Comment	
		Cost to Cure Ovr	
		Cost to Cure Ovr Comment	
		OB-OUTBUILDING & YARD ITEMS(A) / XT-BUILDING EXTRA FEATURES(B)	
Code	Description	Units	Unit Price
FNI	Fence-C/L	1	3,970
		Yr	80
		Grd	
		Chd	
		Appr Value	
		Unit C	
		Unit Cost	
		Undeprec. Value	
		BUILDING SUB-AREA SUMMARY SECTION	
Code	Description	Gross Area	Eff. Area
		Unit Cost	Undeprec. Value
		Ttl. Gross Liv/Lense Area:	

No Photo On Record



AS OF 11/23/2015

GENERAL DATA REAL ESTATE TOWN OF EAST HARTFORD

BILL NO: 2014-01-0016563
 UNIQUE ID: 00017166
 LINK#
 FILE#
 BANK:
 ESCROW:
 VOL/PAGE: 3442-174
 LIEN VOL/PAGE:
 DISTRICT:
 PROP ASSESSED: 91,510
 EXEMPTIONS:
 COC CHANGE:
 NET VALUE: 91,510
 MILL RATE: 45.8600

CURRENT OWNER: CARO LLC
 ORIGINAL OWNER: DOUBLE E PROPERTIES OF MIDDLETOWN LLC
 C/O:
 ADDRESS: 685 MATSON HILL RD
 ADDRESS2:
 CITY ST ZIP: SOUTH GLASTONBURY CT 06073
 COUNTRY:
 PROP LOC.: 148 ROBERTS ST REAR
 EXR PROP LOC:
 M/B/L: 35 18A
 ELD CODE: 0
 EXMPT CHANGE:

*** BILLED ***
 INST1: CITY 2,098.33
 INST2: 2,098.33
 INST3: 0.00
 INST4: 0.00
 ADJS: 0.00
 TOT TAX: 4,196.66
 TOTAL PAID: 4,165.18

TOTALS
 2,098.33
 2,098.33
 0.00
 0.00
 4,196.66
 4,165.18

*** PAYMENTS ***

TYPE	CYCLE	DATE	ADJ	TERM/RATCH/SEQ	INST	AMOUNT	INTEREST	LIENS	FEES	TOTALS
Pmt	3	09/02/2015 P		51/251/25	T	4,165.18	31.48	0.00	0.00	4,196.66
Pmt	2	08/26/2015 P		51/242/20	T	0.00	62.95	0.00	0.00	62.95
TOTAL PAYMENTS:						4,165.18	94.43	0.00	0.00	4,259.61

TOTAL BALANCE DUE AS OF 11/23/2015

INT DUE:
 LIEN DUE:
 FEES DUE:
 TAX DUE NOW:
 TOT DUE NOW:
 BALANCE DUE: 31.48

*** FLAGS ***
 Circuit Breaker Amount: 0
 Invalid Address Flag No
 Benefit Year: 0