STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL
Ten Franklin Square, New Britain, CT 06051
Phone: (860) 827-2935 Fax: (860) 827-2950
E-Mail: siting.council@ct.gov
www.ct.gov/csc

VIA ELECTRONIC MAIL

April 10, 2018

Arthur Perkowski
Airosmith Development Inc.
32 Clinton St.
Saratoga Springs, NY 12866

RE: **EM-SPRINT-117-180329** - Sprint notice of intent to modify an existing telecommunications facility located at 100 Old Redding Road, Redding, Connecticut.

Dear Mr. Perkowski:

The Connecticut Siting Council (Council) is in receipt of your correspondence received April 10, 2018 submitted in response to the Council's April 9, 2018 notification of an incomplete request for exempt modification with regard to the above-referenced matter.

The submission renders the request for exempt modification complete and the Council will process the request in accordance with the Federal Communications Commission 60-day timeframe.

Thank you for your attention and cooperation.

Sincerely,

Melanie A. Bachman
Executive Director

MB/FOC/cg

en-sprnt-117-180329

AIROSMITH DEVELOPMENT
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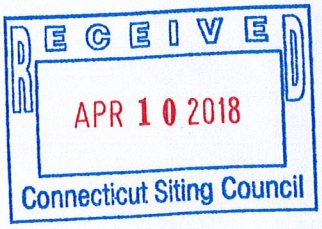
March 28th, 2018



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

RE: Notice of Exempt Modification – Antenna Swap for wireless facility located at 100 OLD REDDING ROAD, REDDING, CT 06896 – CT03XC358 (lat. 41° 17' 13.54" N, long. -73° 26' 17.38" W)

Dear Ms. Bachman:

Sprint Spectrum, LP ("Sprint") currently maintains wireless telecommunications antennas at the (157-foot level) on an existing (182-foot Self-Support tower) at the above-referenced address. The property is owned by James and Michelle Lenes, and the tower is owned by American Tower Corporation.

Sprint's proposed work involves antenna replacement and tower work. Sprint intends to replace three (3) antennas and add six (6) new RRHs onto the tower. All the proposed work is contained within the existing fenced area. Please refer to the attached drawings for site plans prepared by Infinigy Engineering.

Please accept this letter as notification pursuant to R.C.S.A. § 16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-72(b). In accordance with R.C.S.A. § 16-50j-73, a copy of this letter is being sent to JULIA PEMBERTON, First Selectman and AIMEE PARDEE, Zoning Enforcement Officer of the Town of Redding. A copy of this letter is also being sent to JUSTINE PAUL the manager for AMERICAN TOWER CORPORATION who manages the site and to Mr. Robert J Kaufman who owns the land.

The planned modifications to the facility fall squarely within those activities explicitly provided for in R.C.S.A. § 16-50j-72(b).

1. The proposed modifications will not result in an increase in the height of the existing tower.
2. The antennas work is a one-for-one replacement of facility components.
3. The proposed modifications will include the addition of ground base equipment as

32 Clinton Street, Saratoga Springs, NY 12866
Office 518-306-1733 – Fax 518-306-1711
www.airosmithdevelopment.com

depicted on the attached drawings; however, the proposed equipment will not require an extension of the site boundaries.

4. The proposed modifications will not increase noise levels at the facility by six decibels or more.

5. The additional ground based equipment will not increase radio frequency (RF) emissions at the facility to a level at or above the Federal Communications Commission (FCC) adopted safety standard.

For the foregoing reasons, Sprint respectfully submits that the proposed modifications to the above referenced telecommunications facility constitutes an exempt modification under R.C.S.A. § 16-50j-72(b).

If you have any questions or require any additional information regarding this request, please do not hesitate to give me a call at (518) 350-4222 or email me to aperkowski@airosmithdevelopment.com

Kind Regards,

Arthur Perkowski
Airosmith Development Inc.
32 Clinton Street
Saratoga Springs, NY 12866
518-306-1711 desk & fax
518-871-3707 cell
aperkowski@airosmithdevelopment.com

Attachment

CC: JULIA PEMBERTON, (First Selectman, ROCKY HILL CT)
JUSTINE PAUL (Manager, AMERICAN TOWER CORPORATION)
AIMEE PARDEE (Zoning Enforcement Officer / ROCKY HILL CT)
Robert J Kaufman (Land Owners)

STATE OF CONNECTICUT
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Ten Franklin Square, New Britain, CT 06051
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April 9, 2018

Arthur Perkowski
Airosmith Development, Inc.
32 Clinton Street
Saratoga Springs, NY 12866

RE: **EM-SPRINT-117-180329** - Sprint notice of intent to modify an existing telecommunications facility located at 100 Old Redding Road, Redding, Connecticut.

Dear Mr. Perkowski:

The Connecticut Siting Council (Council) received a notice of intent to modify the above-referenced facility on March 29, 2018.

According to Section 16-50j-71 of the Regulations of Connecticut State Agencies, "...any modification, as defined in Section 16-50j-2a of the Regulations of Connecticut State Agencies, to an existing tower site, except as specified in Sections 16-50j-72 and 16-50j-88 of the Regulations of Connecticut State Agencies, may have a substantial adverse environmental effect."

Staff has reviewed this exempt modification request for completeness and has identified the following deficiencies in the filing:

1. The property owner appears to be incorrect. Based on the Redding CT GIS Data Portal online geographical information systems, the property hosting the existing tower is located at 100 Old Redding Road and owned by Robert J. Kaufman;
2. There is no proof of mailing to the property owner. In accordance with the memorandum issued by the Council dated June 22, 2017, a copy of the exempt modification notice and the attachments are to be physically mailed to the chief elected official of the host municipality and the underlying property owner and proof of such mailing shall be submitted to the Council with the exempt modification request. The Council's June 22, 2017 memorandum is attached for your convenience.; and
3. Site plan drawings Title Sheet T-1 under project description "Theses plans are not for construction unless accompanied by a passing structural stability analysis prepared by a licensed structural engineer. Structural analysis must include both tower and mount." There is no mount structural stability analysis provided with the exempt modification filing; therefore, it is unclear whether additional reinforcements would be required for the antenna mount, which would alter the proposed loading on the structure and require an updated structural analysis report.

Therefore, the exempt modification request is incomplete at this time. The Council recommends that Airosmith Development provide a mount structural stability analysis that is stamped and signed by a professional engineer duly licensed in the State of Connecticut and mail the exempt modification request with the attachments to the underlying property owner and provide proof of such notice to the Council on or before May 7, 2018. If additional time is needed to complete the mount structural stability analysis, notification and/or provide proof to the Council, please submit a written request for an extension of time prior to May 7, 2018.

This notice of incompletion shall have the effect of tolling the Federal Communications Commission (FCC) 60-day timeframe in accordance with Paragraph 217 of the FCC Wireless Infrastructure Report and Order issued on October 21, 2014 (FCC 14-153).

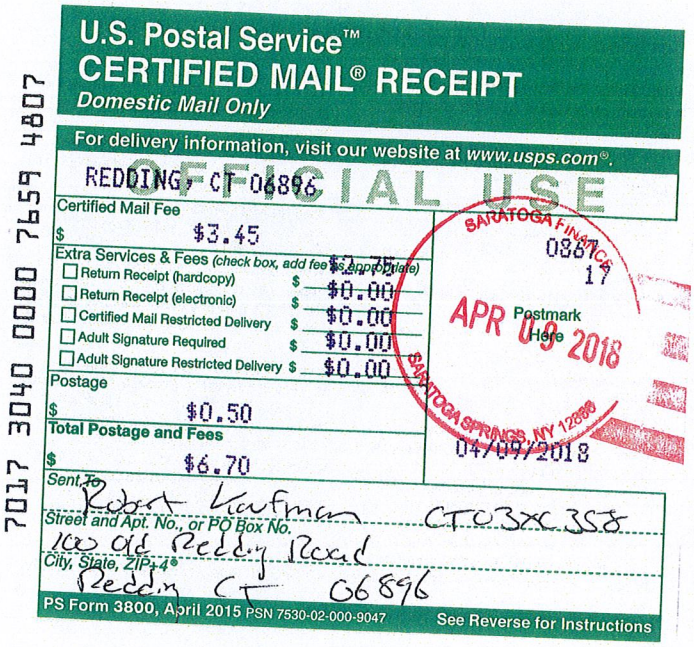
Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 860-827-2951.

Sincerely,

Melanie Bachman
Executive Director

MAB/FC

c: The Honorable Julia Pemberton, First Selectman, Town of Redding
Aimee Pardee, M.A., Zoning Enforcement Officer, Town of Redding
Robert Kaufman, property owner
American Tower Corporation, tower owner



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REDDING, CT 06896

OFFICIAL USE

Certified Mail Fee
$ $3.45

Extra Services & Fees (check box, add fee as appropriate) $2.75
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $ $0.00

Postage
$ $0.50

Total Postage and Fees
$ $6.70

SARATOGA FINANCE 08877 17
APR 09 2018
Postmark Here
SARATOGA SPRINGS, NY 12866
04/09/2018

Sent To: Robert Kaufman CT03XC358
Street and Apt. No., or PO Box No.: 100 Old Redding Road
City, State, ZIP+4®: Redding CT 06896

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 3040 0000 7659 4807

INFINIGY

FROM ZERO TO INFINIGY

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1033 WATERVLIET SHAKER RD, ALBANY, NY 12205

January 18, 2018

Terri Burkholder
Project Manager
Airosmith Development
tburkholder@asdwireless.com
www.airosmithdevelopment.com

RE: Sprint DO Macro Project Mount Analysis

Sprint Site Number:	CT03XC358
Sprint Site Name:	Redding
Site Address:	Old Redding Road, Redding, CT 06896
Building Code:	2012 IBC / 2016 Connecticut State Building Code
Design Standard:	ANSI/TIA-222-G
Result:	**Passing**
Usage:	**69.4%**
Note:	**Proposed radios to be mounted behind proposed antennas. Tie backs are to be connected to tower legs on both ends of the mount.**

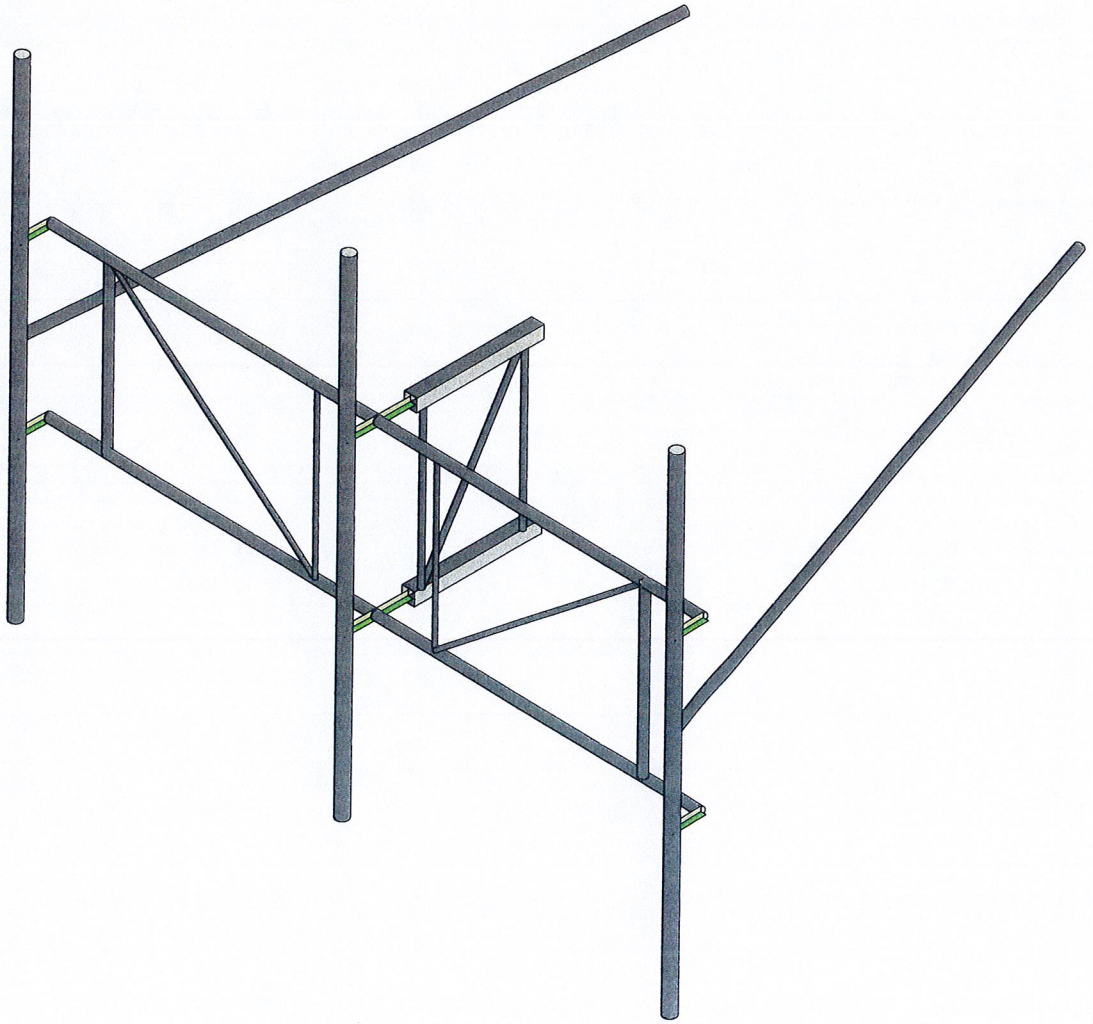
Dear Ms. Burkholder:

At your request, Infinigy Engineering, PLLC has reviewed the existing Sprint tower mounted equipment supports at the above referenced site for adequacy to support the existing and proposed loads for the referenced project. This evaluation is based on a review of the information from the Structural Analysis Report (dated 10/20/17) provided by American Tower Corporation, Photos (dated 12/11/17), Construction Drawings (dated 12/19/17) provided by Infinigy Engineering PLLC and Colo Application (dated 09/14/17) provided by Sprint Nextel.

This evaluation assumes that all structural members are in good condition, have not been altered from the manufacturer's original design, and have been installed per the manufacturer's requirements. Prior to installation of any new appurtenances, the contractor shall inspect the condition of all relevant members and connections and shall tighten all connections. The contractor is responsible for the means and methods of construction and shall notify Infinigy Engineering, PLLC immediately if any field conditions differ from those listed above.

Should there be any questions, please do not hesitate to contact us at (518) 690-0790.

Sincerely,
Joseph R. Johnston, P.E.
VP Structural Engineering/Principal
structural@infinigy.com
Connecticut P.E. License Number: PEN.0029460
KC/BDA



Envelope Only Solution

Infinigy Engineering PLLC	CT03XC358	Proposed Configuration
BA		Jan 18, 2018 at 5:55 PM
526-104		CT03XC358.r3d

Site Name:	CT03XC358
Client:	Airosmith
Carrier:	Sprint
Engineer:	BA
Date:	1/18/2017

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the solutions are endless

INFINIGY WIND LOAD CALCULATOR 3.0.2

Site Information Inputs:

Adopted Building Code:	2012 IBC
Structure Load Standard:	TIA-222-G
Antenna Load Standard:	TIA-222-G
Structure Risk Category:	II
Structure Type:	Mount - Sector
Number of Sectors:	3
Structure Shape 1:	Round

Rooftop Inputs:

Rooftop Wind Speed-Up?:	No

Wind Loading Inputs:

Design Wind Velocity:	93	mph (nominal 3-second gust)
Wind Centerline 1 (z_1):	157.0	ft
Side Face Angle (θ):	60	degrees
Exposure Category:	B	
Topographic Category:	1	

Wind with No Ice		
q_z (psf)	Gh	F_{ST} (psf)
23.65	1.00	**28.38**

Wind with Ice		
q_z (psf)	Gh	F_{ST} (psf)
6.83	1.00	**26.51**

Ice Loading Inputs:

Is Ice Loading Needed?:	Yes	
Ice Wind Velocity:	50	mph (nominal 3-second gust)
Base Ice Thickness:	0.75	in

Input Appurtenance Information and Load Placements:

Appurtenance Name	Elevation (ft)	Total Quantity	Ka	Front Shape	Side Shape	q_z (psf)	EPA (ft^2)	Fz (lbs)	Fx (lbs)	Fz(60) (lbs)	Fx(30) (lbs)
Commscope DT465-2XR	157.0	3	1.00	Flat	Flat	23.65	9.10	215.14	141.25	159.72	196.67
RFS APXVSPP18-C-A20	157.0	3	1.00	Flat	Flat	23.65	8.02	189.75	124.93	141.13	173.54
catel lucent 1900MHz RRH 4x45 RF	157.0	3	1.00	Flat	Flat	23.65	2.33	55.12	53.13	53.63	54.62
Alcatel lucent TD-RHH8x20-25	157.0	3	1.00	Flat	Flat	23.65	4.05	95.66	36.24	51.09	80.81
Alcatel lucent 800MHz RRH	157.0	3	1.00	Flat	Flat	23.65	2.13	50.46	59.00	56.87	52.60
Alcatel lucent RRH2x50-08	157.0	3	1.00	Flat	Flat	23.65	1.70	40.22	30.32	32.79	37.74

Member Primary Data

	Label	I Joint	J Joint	K Joint	Rotate(deg)	Section/Shape	Type	Design List	Material	Design Rules
1	M1	N1	N3			HSS 2.5x2.5x3	Beam	SquareTube	A500 Gr.46	Typical
2	M2	N2	N4			HSS 2.5x2.5x3	Beam	SquareTube	A500 Gr.46	Typical
3	M3	N3	N9			RIGID	None	None	RIGID	Typical
4	M4	N4	N10			RIGID	None	None	RIGID	Typical
5	M5	N6	N9			P1.25 Std	Beam	Pipe	A53 Gr B	Typical
6	M6	N5	N9			P1.25 Std	Beam	Pipe	A53 Gr B	Typical
7	M7	N8	N10			P1.25 Std	Beam	Pipe	A53 Gr B	Typical
8	M8	N7	N10			P1.25 Std	Beam	Pipe	A53 Gr B	Typical
9	M9	N13	N11			P1.25 Std	Beam	Pipe	A53 Gr B	Typical
10	M10	N14	N12			P1.25 Std	Beam	Pipe	A53 Gr B	Typical
11	M11	N11	N17			3/4" SR	Beam	None	A36 Gr.36	Typical
12	M12	N17	N15			3/4" SR	Beam	None	A36 Gr.36	Typical
13	M13	N12	N18			3/4" SR	Beam	None	A36 Gr.36	Typical
14	M14	N18	N16			3/4" SR	Beam	None	A36 Gr.36	Typical
15	M15	N22	N21			1" SR	Beam	None	A36 Gr.36	Typical
16	M16	N22	N19			1" SR	Beam	None	A36 Gr.36	Typical
17	M17	N20	N19			1" SR	Beam	None	A36 Gr.36	Typical
18	M18	N6	N24			RIGID	None	None	RIGID	Typical
19	M19	N8	N26			RIGID	None	None	RIGID	Typical
20	M20	N9	N27			RIGID	None	None	RIGID	Typical
21	M21	N10	N28			RIGID	None	None	RIGID	Typical
22	M22	N5	N23			RIGID	None	None	RIGID	Typical
23	M23	N7	N25			RIGID	None	None	RIGID	Typical
24	M24	N33	N30			P2.0 Std	Beam	Pipe	A53 Gr B	Typical
25	M25	N34	N31			P2.0 Std	Beam	Pipe	A53 Gr B	Typical
26	M26	N32	N29			P2.0 Std	Beam	Pipe	A53 Gr B	Typical
27	M27	N35	N41			P1.25 Std	Beam	Pipe	A53 Gr B	Typical
28	M28	N37	N40			P1.25 Std	Beam	Pipe	A53 Gr B	Typical

Material Takeoff

	Material	Size	Pieces	Length[in]	Weight[K]
1	General				
2	RIGID		8	49	0
3	Total General		8	49	0
4					
5	Hot Rolled Steel				
6	A36 Gr.36	SR0.75	4	172.8	0
7	A36 Gr.36	SR1.0	3	104.8	0
8	A500 Gr.46	HSS2.5x2.5x3	2	51	0
9	A53 Gr B	PIPE_1.25	8	552.1	0
10	A53 Gr B	PIPE_2.0	3	288	0
11	Total HR Steel		20	1168.7	.2

Basic Load Cases

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Joint	Point	Distributed	Area(Me...	Surface(P...
1	Self Weight	DL		-1			6			
2	Wind Load AZI 000	WLZ					6		1	
3	Wind Load AZI 090	WLX					6			
4	Ice Weight	OL1					6	28		
5	Wind + Ice Load AZI ...	OL2					6		1	
6	Wind + Ice Load AZI ...	OL3					6			
7	Service Live 1	LL				2				
8	Seismic Load AZI 000	ELZ								

Basic Load Cases (Continued)

	BLC Description	Category	X Gravity	Y Gravity	Z Gravity	Joint	Point	Distributed	Area(Me...	Surface(P...
9	Seismic Load AZI 090	ELX								
10	BLC 2 Transient Area..	None						18		
11	BLC 5 Transient Area..	None						18		

Load Combinations

	Description	So...	P...	S...	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact...
1	1.4D	Yes	Y		DL	1.4																		
2	1.2D + 1.6W A...	Yes	Y		DL	1.2	W...	1.6																
3	1.2D + 1.6W A...	Yes	Y		DL	1.2	W...	1.386	W...	.8														
4	1.2D + 1.6W A...	Yes	Y		DL	1.2	W...	.8	W...	1.386														
5	1.2D + 1.6W A...	Yes	Y		DL	1.2			W...	1.6														
6	1.2D + 1.6W A...	Yes	Y		DL	1.2	W...	-.8	W...	1.386														
7	1.2D + 1.6W A...	Yes	Y		DL	1.2	W...	-1.3...	W...	.8														
8	1.2D + 1.6W A...	Yes	Y		DL	1.2	W...	-1.6																
9	1.2D + 1.6W A...	Yes	Y		DL	1.2	W...	-1.3...	W...	-.8														
10	1.2D + 1.6W A...	Yes	Y		DL	1.2	W...	-.8	W...	-1.3...														
11	1.2D + 1.6W A...	Yes	Y		DL	1.2			W...	-1.6														
12	1.2D + 1.6W A...	Yes	Y		DL	1.2	W...	.8	W...	-1.3...														
13	1.2D + 1.6W A...	Yes	Y		DL	1.2	W...	1.386	W...	-.8														
14	0.9D + 1.6W A...	Yes	Y		DL	.9	W...	1.6																
15	0.9D + 1.6W A...	Yes	Y		DL	.9	W...	1.386	W...	.8														
16	0.9D + 1.6W A...	Yes	Y		DL	.9	W...	.8	W...	1.386														
17	0.9D + 1.6W A...	Yes	Y		DL	.9			W...	1.6														
18	0.9D + 1.6W A...	Yes	Y		DL	.9	W...	-.8	W...	1.386														
19	0.9D + 1.6W A...	Yes	Y		DL	.9	W...	-1.3...	W...	.8														
20	0.9D + 1.6W A...	Yes	Y		DL	.9	W...	-1.6																
21	0.9D + 1.6W A...	Yes	Y		DL	.9	W...	-1.3...	W...	-.8														
22	0.9D + 1.6W A...	Yes	Y		DL	.9	W...	-.8	W...	-1.3...														
23	0.9D + 1.6W A...	Yes	Y		DL	.9			W...	-1.6														
24	0.9D + 1.6W A...	Yes	Y		DL	.9	W...	.8	W...	-1.3...														
25	0.9D + 1.6W A...	Yes	Y		DL	.9	W...	1.386	W...	-.8														
26	1.2D + 1.0Di	Yes	Y		DL	1.2	OL1	1																
27	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1	OL2	1														
28	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1	OL2	.866	OL3	.5												
29	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1	OL2	.5	OL3	.866												
30	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1			OL3	1												
31	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1	OL2	-.5	OL3	.866												
32	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1	OL2	-.866	OL3	.5												
33	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1	OL2	-1														
34	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1	OL2	-.866	OL3	-.5												
35	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1	OL2	-.5	OL3	-.866												
36	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1			OL3	-1												
37	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1	OL2	.5	OL3	-.866												
38	1.2D + 1.0Di + ...	Yes	Y		DL	1.2	OL1	1	OL2	.866	OL3	-.5												
39	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5	W...	.104														
40	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5	W...	.09	W...	.052												
41	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5	W...	.052	W...	.09												
42	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5			W...	.104												
43	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5	W...	-.052	W...	.09												
44	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5	W...	-.09	W...	.052												
45	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5	W...	-.104														
46	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5	W...	-.09	W...	-.052												
47	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5	W...	-.052	W...	-.09												
48	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5			W...	-.104												
49	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5	W...	.052	W...	-.09												

Load Combinations (Continued)

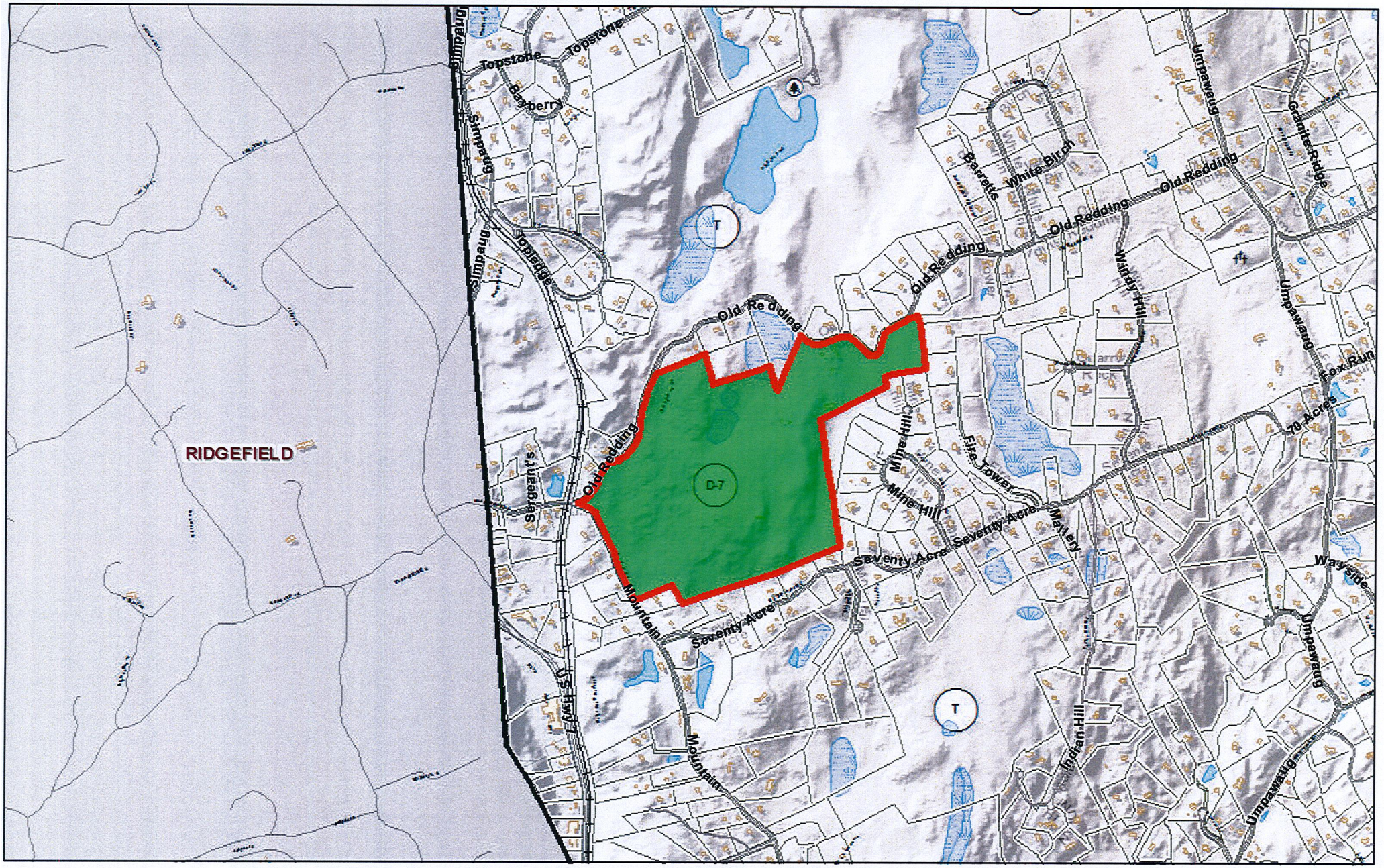
	Description	So...	P...	S...	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..	BLC	Fact..
50	1.2D + 1.5L + ...	Yes	Y		DL	1.2	LL	1.5	W...	.09	W...	-.052												

Envelope Joint Reactions

	Joint		X [lb]	LC	Y [lb]	LC	Z [lb]	LC	MX [k-ft]	LC	MY [k-ft]	LC	MZ [k-ft]	LC
1	N1	max	684.378	29	1425.54	27	-225.418	14	0	1	0	1	0	1
2		min	-322.104	22	261.106	20	-2169.26	33	0	1	0	1	0	1
3	N2	max	88.973	18	594.113	27	2279.661	27	0	1	0	1	0	1
4		min	-603.365	37	78.17	20	-104.381	20	0	1	0	1	0	1
5	N41	max	118.114	9	87.479	9	503.961	15	0	1	0	1	0	1
6		min	-126.557	15	-70.815	15	-495.083	9	0	1	0	1	0	1
7	N40	max	50.918	24	57.398	32	203.388	24	0	1	0	1	0	1
8		min	-45.798	18	-21.797	24	-195.032	6	0	1	0	1	0	1
9	Totals:	max	529.437	17	2075.813	28	1354.034	2						
10		min	-529.438	11	444.425	21	-1354.032	20						

Envelope AISC 14th(360-10): LRFD Steel Code Checks

	Member	Shape	Code Check	Loc[in]	LC	Shear...	Loc[in]	Dir	LC	phi*Pnc...	phi*Pnt ...	phi*Mn ...	phi*Mn ...	Cb	Eqn
1	M5	PIPE_1.25	.694	66	5	.118	0		8	12125....	19687.5	.801	.801	2...	H1-1b
2	M7	PIPE_1.25	.641	66	11	.118	0		2	12125....	19687.5	.801	.801	2...	H1-1b
3	M6	PIPE_1.25	.615	66	4	.118	66		41	12125....	19687.5	.801	.801	4...	H1-1b
4	M17	SR1.0	.583	0	28	.202	0		28	17271....	25446....	.424	.424	2...	H1-1b
5	M8	PIPE_1.25	.573	66	11	.125	66		49	12125....	19687.5	.801	.801	3...	H1-1b
6	M11	SR0.75	.464	0	28	.062	0		11	2910.977	14313....	.179	.179	2...	H1-1a
7	M25	PIPE_2.0	.385	32	28	.330	32		28	14916....	32130	1.872	1.872	4...	H3-6
8	M16	SR1.0	.368	0	28	.113	0		29	14893....	25446....	.424	.424	2...	H1-1b
9	M2	HSS2.5x2...	.318	22.844	37	.155	23.109	y	29	60652....	63756	4.554	4.554	2...	H1-1b
10	M13	SR0.75	.315	53.413	48	.064	53.413		5	2910.977	14313....	.179	.179	2...	H1-1a
11	M1	HSS2.5x2...	.295	22.844	29	.156	23.109	y	28	60652....	63756	4.554	4.554	2...	H1-1b
12	M24	PIPE_2.0	.242	48	9	.042	48		28	14916....	32130	1.872	1.872	2...	H1-1b
13	M15	SR1.0	.231	33	28	.136	0		28	17271....	25446....	.424	.424	2...	H1-1b
14	M12	SR0.75	.186	0	28	.028	33		47	7186.991	14313....	.179	.179	2...	H1-1b
15	M27	PIPE_1.25	.156	55.521	28	.008	111.042		27	3371.162	19687.5	.801	.801	1...	H1-1b
16	M28	PIPE_1.25	.145	55.521	38	.008	0		27	3371.162	19687.5	.801	.801	1...	H1-1b
17	M9	PIPE_1.25	.082	33	39	.081	0		28	18174....	19687.5	.801	.801	2...	H1-1b
18	M26	PIPE_2.0	.074	32	43	.025	48		49	14916....	32130	1.872	1.872	4...	H1-1b
19	M10	PIPE_1.25	.073	33	50	.062	33		49	18174....	19687.5	.801	.801	2...	H1-1b
20	M14	SR0.75	.073	0	48	.064	33		28	7186.991	14313....	.179	.179	2...	H1-1b



N
W E
S

Feet
0 495 990 1,980

CT03XC358_DO MACO_100 Old Redding Road, Redding, CT

100 OLD REDDING RD

Location	100 OLD REDDING RD	**Mblu**	35/ / 46/ /
Acct#	00300300	**Owner**	KAUFMAN ROBERT J
Assessment	$801,200	**Appraisal**	$2,881,800
PID	2924	**Building Count**	3

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2017	$675,800	$2,206,000	$2,881,800

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2017	$473,000	$328,200	$801,200

Owner of Record

Owner	KAUFMAN ROBERT J
Co-Owner	
Address	41 PADANARAM RD DANBURY, CT 06810

Sale Price	$0
Certificate	2
Book & Page	117/ 510
Sale Date	06/15/1983
Instrument	XX

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
KAUFMAN ROBERT J	$0	2	117/ 510	XX	06/15/1983
KAUFMAN ROBERT J	$0	1	115/ 739	XX	12/28/1982
KAUFMAN MARION C	$0	3	72/ 621	XX	05/13/1966

Building Information

Building 1 : Section 1

Year Built: 1940
Living Area: 2,354
Replacement Cost: $331,800
Building Percent Good: 78
Replacement Cost Less Depreciation: $258,800

Building Attributes	
Field	**Description**
Style	Colonial
Model	Residential
Grade:	B
Stories	2 Stories
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	

Building Photo

(http://images.vgsi.com/photos/ReddingCTPhotos//\00\00\68/79

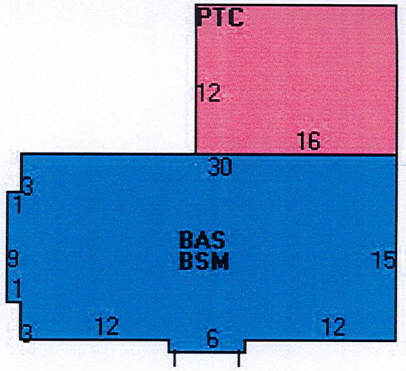
Replacement Cost:	$82,790
Building Percent Good:	76
Replacement Cost Less Depreciation:	$62,900

Building Attributes : Bldg 2 of 3	
Field	**Description**
Style	Studio/Hm Office
Model	Residential
Grade:	C
Stories	01
Occupancy	01
Exterior Wall 1	Wood
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms	00
Full Bathrooms	0
Half Bathrooms	1

Building Photo

(http://images.vgsi.com/photos/ReddingCTPhotos//\00\00\68/80

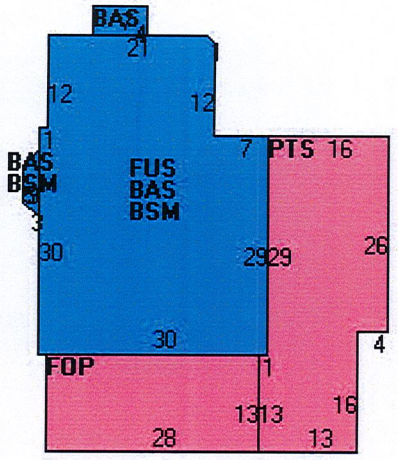
Building Layout



Building Sub-Areas (sq ft)	Legend

Roof Structure	Gable
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air
AC Type:	None
Total Bedrooms	4 Bedrooms
Full Bathrooms	1
Half Bathrooms	1
Total Xtra Fixtrs	1
Total Rooms	8
Bath Style:	Above Average
Kitchen Style:	Average
Fireplaces	3
Whirlpool Tubs	
Fin Bsmt Area	
Fin Bsmt Qual	
Bsmt Garages	

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,198	1,198
FUS	Finished Upper Story	1,156	1,156
BSM	Basement Area	1,170	0
FOP	Framed Open Porch	364	0
PTS	Patio - Stone	621	0
		4,509	2,354

Building 2 : Section 1

Year Built: 1975
Living Area: 465

Total Xtra Fixtrs	
Total Rooms	2
Bath Style:	Average
Kitchen Style:	Average
Fireplaces	
Whirlpool Tubs	
Fin Bsmt Area	
Fin Bsmt Qual	
Bsmt Garages	

Code	Description	Gross Area	Living Area
BAS	First Floor	465	465
BSM	Basement Area	465	0
PTC	Patio - Concrete	192	0
		1,122	465

Building 3 : Section 1

Year Built: 2000
Living Area: 0
Replacement Cost: $338,148
Building Percent Good: 90
Replacement Cost Less Depreciation: $304,300

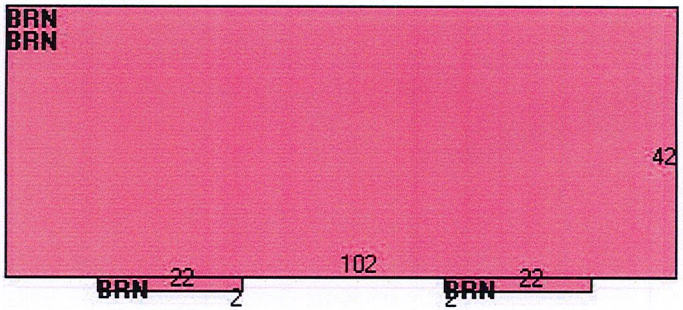
Building Attributes : Bldg 3 of 3	
Field	**Description**
STYLE	Barn
MODEL	Ind/Comm
Grade	B
Stories	2
Occupancy	1
Exterior Wall 1	Cedar

Building Photo

(http://images.vgsi.com/photos/ReddingCTPhotos//\00\00\68/81

Exterior Wall 2	
Roof Structure	Gambrel
Roof Cover	Wood Shingle
Interior Wall 1	Wall Board
Interior Wall 2	Minimum
Interior Floor 1	Minimum/Plywd
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air
AC Type	None
Bldg Use	Farm Buildings
Bedrooms	0
Full Bths	0
Half Bths	2
1st Floor Use:	
Heat/AC	None
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Walls	None
Rooms/Prtns	Average
Wall Height	10
% Comn Wall	

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BRN	Barn Area	8,656	0
		8,656	0

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	Fireplace	1 Units	$3,200	3
GEN	Generator	1 Units	$0	1

Land

Land Use

Use Code 101
Description Single Family Res
Zone R-2
Neighborhood 100
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 134.66
Frontage
Depth
Assessed Value $328,200
Appraised Value $2,206,000

Special Land			
Land Use Code	**Land Use Description**	**Units**	**Unit Type**
800	Open Space	122	AC

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
WDK	Wood Deck			264 S.F.	$2,900	2
GAR1	Garage	FR	Frame	575 S.F.	$2,700	1
SPL1	InGround Pool	CRH	Heatd/Concrt	1080 S.F.	$37,100	1
PAT1	Patio	ST	Stone	432 S.F.	$3,900	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$667,600	$2,927,300	$3,594,900
2015	$667,600	$2,927,300	$3,594,900
2014	$667,600	$2,927,300	$3,594,900

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$467,300	$447,900	$915,200
2015	$467,300	$447,900	$915,200
2014	$467,300	$447,900	$915,200