



**ADDENDUM NO. 1  
Issued July 28, 2022**

**TO**

**“REQUEST FOR QUALIFICATIONS  
FOR  
COMMERCIAL AND INDUSTRIAL REAL ESTATE SERVICES”  
(RFQ Number 23-OE-001)**

**(RFQ Issued July 20, 2022)**

**Note:** Bidders are required to acknowledge this and all Addenda in Section 6(a) of the Statement Of Qualifications Form.

## 1. CLARIFICATION REGARDING MIRA'S SHELTON PROPERTY

Section I.A. of the RFQ makes reference to an immediate need for appraisal and brokerage services for certain property MIRA owns in Shelton. The parcel in need of immediate service is **784 River Road** (Shelton PID #12-38) in Shelton, CT. It is a separate parcel adjacent to the closed Shelton Landfill (the landfill is 866 River Road). The main landfill parcels (which include Shelton PID #5-2, PID #12-39 and PID #13-2 parcels) at 866 River Road are not contemplated in the immediate need for appraisal and brokerage services specified in this RFQ.

## 2. ATTACHMENTS

Attached hereto and incorporated herein this Addendum 1 are the following attachments:

- A screen shot of the Town of Shelton Assessors map showing the 784 River Road (PID#12-38) parcel (1 page). The map can be found online at [https://shelton.mapxpress.net/ags\\_map/](https://shelton.mapxpress.net/ags_map/)
- The Town of Shelton Property Listing Report for the 784 River Road (PID#12-38) parcel (2 pages).

**END OF ADDENDUM 1 (attachments follow)**



MILFORD

River

River Rd 110

State Hwy 110

PIO 12-36

PIO 12-38

PIO 5-2

PIO 5-2



Property Information

Property Location	784 RIVER RD
Mailing Address	200 CORPORATE PLACE SUITE 202 ROCKY HILL CT 06067
Land Use	Golf Course - Private
Zoning Code	PDD2
Neighborhood	21000

Owner	MATERIALS INNOVATION AND
Co-Owner	RECYCLING AUTHORITY
Book / Page	3506/0227
Land Class	Commercial
Census Tract	
Acreage	6.49

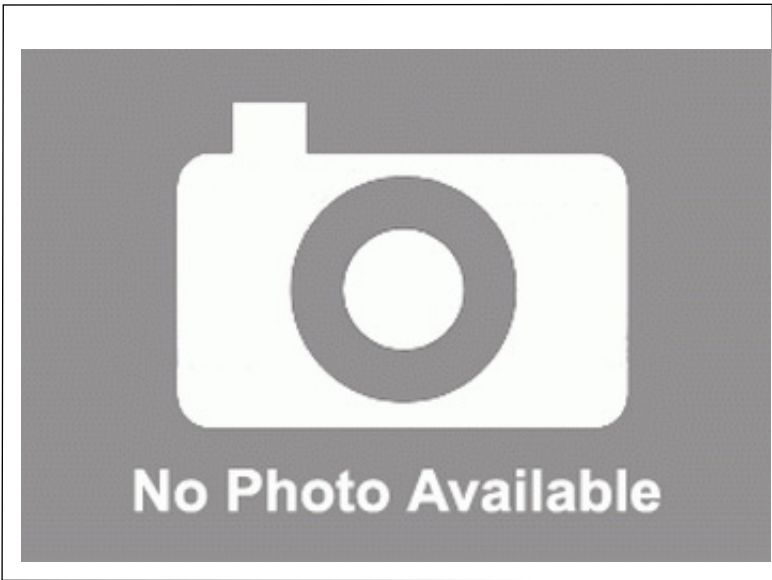
Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	1173100	821170
Outbuildings	257200	180040
Land	944300	661010
Total	2374600	1662220

Utility Information

Electric	NA
Gas	NA
Sewer	NA
Public Water	NA
Well	NA



Primary Construction Details

Year Built	1999
Building Desc.	Commercial
Building Style	
Stories	1
Exterior Walls	Wood Frame
Exterior Walls 2	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	
Occupancy	0

Building Use	Club House
Building Condition	Average
Frame Type	3
Fireplaces	0
Bsmt Gar	0
Fin Bsmt Area	0
Fin Bsmt Quality	
Building Grade	0
Roof Style	Gable
Roof Cover	Arch Shingles

# Town of Shelton, CT

Property Listing Report

Map Block Lot **12 38**

Building # **1** Unique Identifier **12 38**

## Detached Outbuildings

Type	Description	Area (sq ft)	Condition	Year Built
Paving	Paving	14580	Average	1999
Golf	Range	150000	Average	1999
Golf	Range	225000	Average	1999

## Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built

## Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
MATERIALS INNOVATION AND	3506_0227	9/11/2014	0
CONNECTICUT RESOURCES	1334_0139	2/28/1996	230000
CRUMP MARJORIE L	0251_0053	11/19/1971	0