

**Director of Administration's Final Report; Stamford Urban Transitway Project**

March 14, 2005

Project PO #	Add. PO #s	Property Owner	#	Street Address Street	Property Use	Partial Take (PT) or Full Take (FT)	Estimate of Total Compensation
1		CT DOT	343	Elm Street	Train yard	PT	\$136,000
2	63	Elm-Jeff, LLC	372	Elm Street	Auto Repair	PT	\$180,000
3	4	Christos Seitaridis, et al	417	Elm Street	Donuts Delite	PT	\$175,000
5	6	Paul Romanos + Anthony Malizia	463	Elm Street	Rest/Food Prep	PT	\$780,000
7		320 Elm Street LP	320	Elm Street	Restaurant	PT	\$130,000
8		Berman and Klein Realty Associates	2	Dock Street	Indust./Retail	FT	\$1,070,000
9	58, 59	Mary F. DiCarlo	161	Jefferson Street	Mixed-Use Comm/Res	FT	\$440,000
10		Victor and Elvira Roman	158	Jefferson Street	4-Family House	FT	\$505,000
11		Seaboard Equities LLC	396	Pacific Street	Office Building	PT	\$1,500,000
12		The Estate of James N. Stamas	448	Pacific Street	Mixed-Use Comm/Res	FT	\$245,000
13		The Estate of James N. Stamas	460	Pacific Street	Commercial	FT	\$250,000
14		Ina Cameron-Winn	12	Garden Street	3-Family House	FT	\$290,000
15		Estate of Mary A. Czescik	542	Atlantic Street	Mixed-Use Comm/Res	FT	\$440,000
16	17	Estate of Mary A. Czescik	560	Atlantic Street	Mixed-Use Comm/Res	FT	\$390,000
18	19,33	Alfred J. and Linda DeMarco	568	Atlantic Street	Mixed-Use Comm/Res	FT	\$930,000
20		Parking Authority of the City of Stamford	590	Atlantic	Parking lot	PT	\$135,000
21		Tomasello Enterprises LLC	600	Atlantic	Light Industrial	PT	\$220,000
22	23	Anthony J. Truglia, et al	608	Atlantic	Light Indus/Office	PT	\$200,000
24		Pitney Bowes, Inc.	650	Atlantic	Industrial	PT	\$65,000
25		South End Atlantic Limited Partnership	658	Atlantic	Residential	PT	\$8,800
26		Estate of Mary A. Czescik	13	Manhattan	Mixed-Use Comm/Res	FT	\$83,000
27	28,35,35A	Pacific Plumbing & Heating Supply Company	484	Pacific Street	Plumbing Supply	PT	\$560,000
29	30	Estate of Annette Baxter	16	Garden Street	2-Family House	FT	\$410,000
31		Gerardo and Catherine Montero	18	Garden Street	4-Family House	FT	\$450,000
32		Estate of Mary A. Czescik	11	Garden	vacant lot	PT	\$25,000
34		Verna Wong	19	Garden Street	2-Family House	FT	\$516,640
36		Alpine Enterprises	459	Pacific Street	Industrial	FT	\$190,000
37		Ronald J. and Tanya DiSette	467	Pacific Street	Industrial	FT	\$365,000
38		Nancy J. Steinegger	495	Pacific Street	vacant lot	PT	\$55,000
39		Cinemart, LLC	413	Canal	Antiques showroom	FT	\$1,150,000
40	41A	First National Joint Venture, LLC	465	Canal	Office/Retail	PT	\$700,000
41		First National Joint Venture, LLC	0	Canal	vacant lot	PT	\$172,300
42		U-Haul Co. of Connecticut	25	Jefferson	Self Storage	PT	\$15,000
43	44,45	O & G Industries, Inc.	45	Jefferson	Indust./Retail	PT	\$33,000
46		William J. and Dawn E. Rogers	115	Jefferson	Used Car	PT	\$200,000
47	48	Minchin-Buick, Inc.	129	Jefferson	Diner/Buick	PT	\$300,000
49		Betty Jane Miller Revocable Trust	124	Jefferson	3-family/Bait Shop	PT	\$295,000
50		Mary A. Ferrara, et al	126	Jefferson	Drycleaner	PT	\$9,900
51		Joseph W. Garra and Philip S. Garra	134	Jefferson	Auto Parts	PT	\$33,000
52	53,54	Joseph W. Garra and Philip S. Garra	144	Jefferson	3-Family + land	PT	\$218,720
55		If-Off Company	154	Jefferson	vacant lot	PT	\$89,000
56		The First Stamford Corporation	21	Harborview	Commercial	PT	\$1,000,000

57		John J. Bello and Ann Bello	--	Jefferson	Parking lot	PT	\$1,350	
60		G & M Consulting Corporation	345	Elm Street	Commercial	PT	\$60,000	
61	62	Eleanora Lola Vavala, et al	359	Elm Street	Comm/Res	PT	\$257,500	
64		Zofia Brice and Kelly J. Brice	429	Elm Street	Commercial	PT	\$75,000	
65		Alfred C. and Elizabeth A. Sanseverino	433	Elm Street	Commercial	PT	\$11,500	
66		Alfred C. and Elizabeth A. Sanseverino	443	Elm Street	Commercial	PT	\$11,500	
67		Josephine Socci, et al.	449	Elm Street	Car Wash	PT	\$100,000	
68		John and Vaso Bakes	479	Elm Street	5-Family	PT	\$250,000	
69	70	Gerald A. and Dorothy Lombardi	503	Elm Street	4-Family	PT	\$30,000	
71		Inwood Management Corporation	513	Elm Street	Commercial	PT	\$5,100	
01A		CT DOT	--	Canal	Railroad land	PT	\$80,000	

Total Appraised Values: \$15,842,310

Rounded, \$15,780,000







