

2023 Annual Income and Expense Report

Town of Shelton

RETURN TO:

City of Shelton Assessor's Office 54 Hill Street - First Floor Shelton, CT 06484

Tel: (203) 924-1555 Ext. 1500

Fax: (203) 924-4865

FILING INSTRUCTIONS - The Assessor's Office is preparing for the revaluation of all real property located in Shelton. In order to fairly assess your real property, information regarding the property income and expenses is required. Connecticut General Statutes §12-63c requires all owners of rental real property to annually file this report. The information filed and furnished with this report will remain confidential in accordance with §12-63c(b), which provides that actual rental and operating expenses shall not be a public record and is not subject to the provisions of Section §1-210 (Freedom of Information).

Please complete and return the completed form to the Shelton Assessor's Office by on or before June 1, 2024. In accordance with Section §12-63c(d), of the Connecticut General Statutes, as amended, any owner of rental real property who fails to file this form or files an incomplete or false form with intent to defraud, shall be subject to a penalty assessment equal to a Ten Percent (10%) increase in the assessed value of such property.

GENERAL INSTRUCTIONS - Complete this form for all rented or leased commercial, retail, industrial or combination property. Identify the property and address. Provide Annual information for the Calendar Year 2023. TYPE/USE OF LEASED SPACE: Indicate use the leased space is being utilized for (i.e., office, retail, warehouse, restaurant, garage, etc.). ESC/CAM/OVERAGE: (Circle if applicable) ESCALATION: Amount, in dollars, of adjustment to base rent either pre-set or tied to the Inflation Index. CAM: Income received from common area charges to tenant for common area maintenance, or other income received from the common area property. OVERAGE: Additional fee or rental income. This is usually based on a percent of sales or income. PROPERTY EXPENSES & UTILITIES PAID BY TENANT: Indicate the property expenses & utilities the tenant is responsible for. Abbreviations may be used (i.e., "RE" for real estate taxes & "E" for electricity). VERIFICATION OF PURCHASE PRICE must be completed if the property was acquired on or after January 1, 2023.

WHO SHOULD FILE - All individuals and businesses receiving this form should complete and return this form to the Assessor's Office. If you believe that you are not required to fill out this form, please call the number listed above to discuss your special situation. All properties which are rented or leased, including commercial, retail, industrial and residential properties, except "such property used for residential purposes, containing not more than six dwelling units and in which the owner resides", must complete this form. If a property is partially rented and partially owner-occupied this report must be filed.

IF YOUR PROPERTY IS 100% OWNER-OCCUPIED, OR 100% LEASED TO A RELATED CORPORATION, BUSINESS, FAMILY MEMBER OR OTHER RELATED ENTITY, PLEASE INDICATE BY CHECKING THE FOLLOWING BOX \Box .

HOW TO FILE - Each summary page should reflect information for a single property for the year of 2023. If you own more than one rental property, a separate report/form must be filed for each property in this jurisdiction. An income and expense report summary page and the appropriate income schedule must be completed for each rental property. Income Schedule A must be filed for apartment rental property and Schedule B must be filed for all other rental properties. All property owners must sign & return this form to the Shelton Assessor's Office on or before June 1, 2024 to avoid the Ten Percent (10%) penalty.

A COMPUTER PRINT-OUT IS ACCEPTABLE AS LONG AS ALL THE REQUIRED INFORMATION IS PROVIDED.

RETURN TO THE ASSESSOR ON OR BEFORE JUNE 1, 2024

SCHEDULE A - 2023 APARTMENT KENT SCHEDULE	MENT KEN	一 い の H 用	DULE		Com	plete this Sec	tion for A	Complete this Section for Apartment Rental activity only.	lactivity only.
UNIT TYPE	No. c	No. of Units	ROOM COUNT		UNIT SIZE	MONTHLY RENT	RENT	TYPICAL	
	TOTAL	RENTED	Rooms	BATHS	SQ. FT	Per Unit	TOTAL	BUILDING FEAT	BUILDING FEATURES INCLUDED IN
EFFICIENCY								(Please Check	(Please Check All That Apply)
1 Bedroom									
2 Bedrooni								☐ Heat	☐ Garbage Disposa
3 BEDROOM			And the second s					☐ Electricity	☐ Furnished Unit
4 Bedroom			manda and a graph of the property persons of the back	The state of the s				☐ Other Utilities	☐ Security
OTHER RENTABLE UNITS			The same of the sa					☐ Air Conditioning	□ Pool
Owner/Manager/Janitor Occupied			and particular and control of the co			And the second s		☐ Tennis Courts	☐ Dishwasher
SUBTOTAL						Marando dial dimunistra dia antino di prima di Angala di	eautricus in the second construction of the seco	☐ Stove/Refrigerator	
Garage/Parking		Market de la constant				nier proprincial projektie proprincia proprincia kantonia deli kina da del		Debar Spacific	•
OTHER INCOME (SPECIFY)						The state of the s		- Outer Specify	1
TOTALS				The state of the s	Apopular de la companya de la compa	RA-AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	and the second s	A THE PROPERTY OF THE PROPERTY	<u> </u>
SCHEDULE B - 2023 LESSEE	RENT SCHEDULE			Complete	his section	for all other	rental aci	Complete this section for all other rental activities <u>except</u> apartment rental.	artment rental.
ME Loc	TYPE/USE		LEASE TERM	X		ANNU	ANNUAL RENT	70	PROPERTY EXPENSES
TENANT LEASED SPACE	LEASED SPACE	START DATE	END DATE	LEASED SQ. FT.	Base Rent	ESC/CAM/ OVERAGE	TOTAL	RENT PER SQ. FT.	PAID BY TENANT
									TO THE
				AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA					
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. 22									
				mercianies architectus de contrata de cont					descriptions are storter am classical popularies and present and a second storter and a second a
TOTAL	12.2	7 :					3.,		Andreas de la faction de la fa
	adoputation to the contract of	воливоричного степентичного пределения беспе	ALALAINA ARABINA AND AND AND AND AND AND AND AND AND A	HERMANIA CONTRODURA ANNO SALLANDO DE PERFORMANTA DE LA PROPERTA DEL PROPERTA DE LA PROPERTA DE LA PROPERTA DEL PROPERTA DE LA PROPERTA DEL LA PROPERTA DEL PROPERTA DE LA PROPERTA DEL PROPERTA	A PROPERTY OF THE PROPERTY OF	астром на подобителня поменення в настром на применення в настром на применення поменення поменення поменення	and the state of t		

2023 ANNUAL INCOME, AND EXPENSE REPORT SUMMARY

Owner		Property Name	
Mailing Address		Property Address	
City / State/ Zip		Map / Block / Lot (Fill in fro	(Fill in from the Front Instruction Page)
 Primary Property Use (Circle One) A. Apartment Gross Building Area (Including Owner-Occupied Space) Net Leasable Area Owner-Occupied Area No. of Units 	B. Office C. Retail Sq. Ft. Sq. Ft. Sq. Ft.	D. Mixed Use E. Shopping Center F. Industrial G. (6. Number of Parking Spaces 7. Actual Year Built 8. Year Remodeled	G. Other
INCOME - 2023		EXPENSES - 2023	
9. Apartment Rental (From Schedule A)		21. Heating/Air Conditioning	
11. Retail Rentals (From Schedule B)		23. Other Utilities	
12. Mixed Rentals (From Schedule B)		24. Payroll (Except management, repair & decorating)	And the state of t
13. Shopping Center Rentals (From Schedule B)		25. Supplies	
14. Industrial Rentals (From Schedule B)		26. Management	makan mananingi ng mati dakan dan dakan da spinan apam
15. Other Rentals (From Schedule B)		27. Insurance	14 April - Apr
16. Parking Rentals		28. Common Area Maintenance	***************************************
17. Other Property Income	***************************************	29. Leasing Fees/Commissions/Advertising	
18. TOTAL POTENTIAL INCOME (Add Line 9 through Line 17)		30. Legal and Accounting	des pour moneum au mond à qui risqui préside de président de l'apprés de l'apprés de l'apprés de l'apprés de l
19. Loss Due to Vacancy and Credit	тичности дей при	31. Elevator Maintenance	managers managers are managers and managers are managers are managers are managers.
20. EFFECTIVE ANNUAL INCOME (Line 18 Minus Line 19)		32. Security	
		33. Other (Specify)	
		34. Other (Specify)	Abin de la companya d
		35. Other (Specify)	
		36. TOTAL EXPENSES (Add Lines 21 through 35)	and any office and the state of
		37. NET OPERATING INCOME (Line 20 Minus Line 36)	A service standard service standard service standard service s
		38. Capital Expenses	egymakinningun en
			entant proposation to the contract of the cont
		40 Mortogoe Payment (Principal and Interest)	

41. Depreciation 42. Amortization

VERIFICATION OF PURCHASE PRICE (Complete if the property was acquired on or after January 1, 2023)

OURCHASE PRICE \$	DOWN PAYMENT	(/)	DATE OF PURCHASE	mejop per et sus menerale de de destado de destado de servicio de servici de servicio de servicio de servicio de servicio de servicio de s
				(Check One) Fixed Variable
FIRST MORTGAGE \$	INTEREST RATE	%	PAYMENT SCHEDULE TERMYEARS	
SECOND MORTGAGE \$	INTEREST RATE	%	PAYMENT SCHEDULE TERMYEARS	
OTHER \$	INTEREST RATE	%	PAYMENT SCHEDULE TERM YEARS	
Did the Purchase Price Include a Payment For:	Furniture \$	(VALUE)	EQUIPMENT \$ (VALUE) OTHER (SPECIFY) \$	(VALUE)
WAS THE SALE BETWEEN RELATED PARTIES (CIRCLE ONE):	PIES (CIRCLE ONE):	YES	NO APPROXIMATE VACANCY AT DATE OF PURCHASE	.SE%
WAS AN APPRAISAL USED IN THE PURCHASE OR FINANCING (CIRCLE ONE):	IASE OR FINANCING (CIRCLE ONE):	YES	NO APPRAISED VALUE /NAME OF APPRAISER	
PROPERTY CURRENTLY LISTED FOR SALE (Circle One)	(Circle One)	YES	NO	
IF YES, LIST THE ASKING PRICE \$	DA	DATE LISTED	EDBROKER	
Remarks - Please explain any special circumstances or reasons concerning your purchase (i.e., vacancy, conditions of sale, etc.)	cumstances or reasons concerning	g your pu	urchase (i.e., vacancy, conditions of sale, etc.)	
I DO HEREBY DECLARE UNDER PENALTIES OF FALSE STATEMENT THAT THE BEST OF MY KNOWLEDGE, REMEMBRANCE AND BELIEF, IS A COMPLETE A EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY (Section §12-	PENALTIES OF FALSE STATI EMBRANCE AND BELIEF, IS IE ABOVE IDENTIFIED PROP	EMENT S A CO ERTY (I DO HEREBY DECLARE UNDER PENALTIES OF FALSE STATEMENT THAT THE FOREGOING INFORMATION, ACCORDING TO THE BEST OF MY KNOWLEDGE, REMEMBRANCE AND BELIEF, IS A COMPLETE AND TRUE STATEMENT OF ALL THE INCOME AND EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY (Section §12-63c (d) of the Connecticut General Statutes).	NCOME AND
SIGNATURE	NAME (Print)	-	DATE	
TITLE	TELEPHONE			
ONDER SENDING MEDICAL MEDICAL PROPERTY OF SENDING SEND	EA/A 1/17/W CESSELES CANNES CES CAT 2005 TO CAN CAT CONTROL CO		ACCUPATION OF THE PROPERTY OF	

RETURN TO THE ASSESSOR ON OR BEFORE JUNE 1, 2024 TO AVOID THE 10% PENALTY