

**Donald E. Day, Jr.**  
One Walnut Lane  
Avon, Connecticut 06001

10 January 2024

Mayor Jeffrey Caggiano  
City of Bristol  
111 North main Street  
Bristol, Connecticut 06010

Dear Mayor:

I currently own a 5.2 acre parcel in Harwinton that abuts City of Bristol watershed property. I'd like to explore with you the possibility that the city might want to acquire this land and add it to the watershed.

Recently completed revaluation by the Town of Harwinton places the fair market value of the parcel at \$38,657. I am willing to sell it to you for only \$5,000 (and consult with my accountant about taking the remaining value as a charitable deduction on my income tax return). I believe this represents a very attractive opportunity for the City of Bristol.

By way of History, I acquired the parcel at a tax sale some years ago and I've only used it for personal recreation. Unfortunately, that is no longer possible as I am partially paralyzed as a result of a stroke and am now receiving a fair amount of spousal pressure to dispose of the property.

The parcel is located on the north side of Rocky Road East. My gut tells me that there is enough value in the hardwood timber growing there as to make harvesting it a proposition that could recover the modest acquisition cost in a single harvest.

I am affording the City (where I grew up) first shot at acquiring the property; however, if there is no interest, I will move on and contact the other abutters.

In the meantime, I await your reply.

Respectfully,

/s/ D. E. Day, Jr.  
Donald E. Day, Jr.



# PLYMOUTH RD

Location PLYMOUTH RD

Mblu D2/02/0015/ /

Acct# 82

Owner DAY DONALD

PBN

Assessment \$27,060

Appraisal \$38,660

PID 96

Building Count 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$38,660	\$38,660
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$27,060	\$27,060

## Owner of Record

Owner DAY DONALD  
 Co-Owner  
 Address PO BOX 230  
 TERRYVILLE, CT 06786

Sale Price \$1,001  
 Certificate  
 Book & Page 0243/0801  
 Sale Date 06/18/2014  
 Qualified U

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
DAY DONALD	\$1,001		0243/0801	06/18/2014
HARWINTON TOWN OF	\$0		0233/1023	05/10/2012
B H H REALTY	\$3,000		0096/0288	10/03/1986

## Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

**Building Photo**

 [Building Photo](https://images.vgsi.com/photos/harwintonctPhotos/default.jpg)  
<https://images.vgsi.com/photos/harwintonctPhotos/default.jpg>

**Building Layout**

[\(ParcelSketch.aspx?pid=96&bid=96\)](#)

Building Attributes	
Field	Description
Style:	Vacant Land
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Rooms:	
Fireplace	
Basement Garage	

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 5-1  
**Description** VAC LAND  
**Zone** CR2  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 5.12  
**Frontage**  
**Depth**  
**Assessed Value** \$27,060  
**Appraised Value** \$38,660

## Outbuildings<sup>6</sup>

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$0	\$30,930	\$30,930

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$0	\$21,650	\$21,650

1200

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Return to:

LIMITED WARRANTY DEED

The TOWN OF HARWINTON, a municipal corporation organized and existing under the laws of the State of Connecticut, with an address of 100 Bentley Drive, P.O. Box 66, Harwinton, Connecticut 06791, (hereafter referred to as the "Grantor") in consideration of the sum of ONE THOUSAND ONE (\$1,001.00) DOLLARS, received to its full satisfaction of DONALD DAY, of 654 Plymouth Road, Harwinton, Connecticut 06791 (hereafter referred to as the "Grantee") hereby gives, grants, bargains, sells and conveys unto the said Grantee, all that certain piece or parcel of land, situated in the Town of Harwinton, County of Litchfield and State of Connecticut, known as Plymouth Road, Whyte "Four Acre" Piece, and being more particularly described on Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises hereby conveyed, with the appurtenances thereof, unto Grantee, and his heirs, successors and assigns forever, to his and their own proper use and behoof.

AND ALSO, Grantor, for itself, its successors and assigns, does hereby covenant with Grantee and his heirs, successors and assigns, that Grantor has not done or suffered anything whereby the premises have been encumbered, except as may be set forth herein.

AND FURTHERMORE, Grantor, its, successors and assigns, does hereby covenant with Grantee and his heirs, successors and assigns, to warrant and defend the premises hereby conveyed to the Grantee, and his heirs, successors and assigns, against the claims and demands of any and all persons claiming by, through or under the Grantor, but against no others.

IN WITNESS WHEREOF, these presents have been executed on this the 18<sup>th</sup> day of June, 2014.

Witnessed by:

Michael D. Rybak  
Michael D. Rybak

Both J. Hamel  
Both J. Hamel

TOWN OF HARWINTON  
by Michael R. Criss  
Michael R. Criss  
First Selectman

No Conveyance Tax collected

Dorica A. Sedwick  
Asst. Town Clerk of Harwinton



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SCHEDULE A

Whyte 'Four Acre' Piece  
PLYMOUTH ROAD  
HARWINTON, CT  
ASSESSOR'S MAP NO. D2/02/0015

A certain piece or parcel of land in the Town of Harwinton, County of Litchfield and State of Connecticut, being known as the "Whyte 'Four Acre' Piece", more particularly bounded and described as follows:

BOUNDED:

- NORTHERLY: 517 feet, more or less, by land now or formerly of James Ronald Bamford and Dorothy Bamford;
- EASTERLY: 480 feet, more or less, by land of the City of Bristol;
- SOUTHERLY: 416 feet, more or less, by land of the City Bristol;
- WESTERLY: 455 feet, more or less, by land formerly of the American Brass Company and now or formerly of Raymond J. and Rose R. Pouech.

Together with all such rights of way formerly owned by Fowler S. Fenn, his heirs or assigns, as appears of record.

And also together with all rights of way that may run with the land on account of not butting on a public highway. See Warranty Deed from Joseph D. Whyte and Mable H. Whyte to Eagle Lock Company, dated April 25, 1925, and recorded April 25, 1925 in Volume 32, at Page 252 of the Harwinton Land Records.

The above described piece appears on a map or plan entitled, "Map showing portion of Whyte Farm owned by The Eagle Lock Company, Plymouth, Terryville, Conn... April 1925, Scale 1" = 100' Sperry & Buell, Inc.", which map or plan is on file on the Office of the Town Clerk of the Town of Harwinton, as Map No. 44.

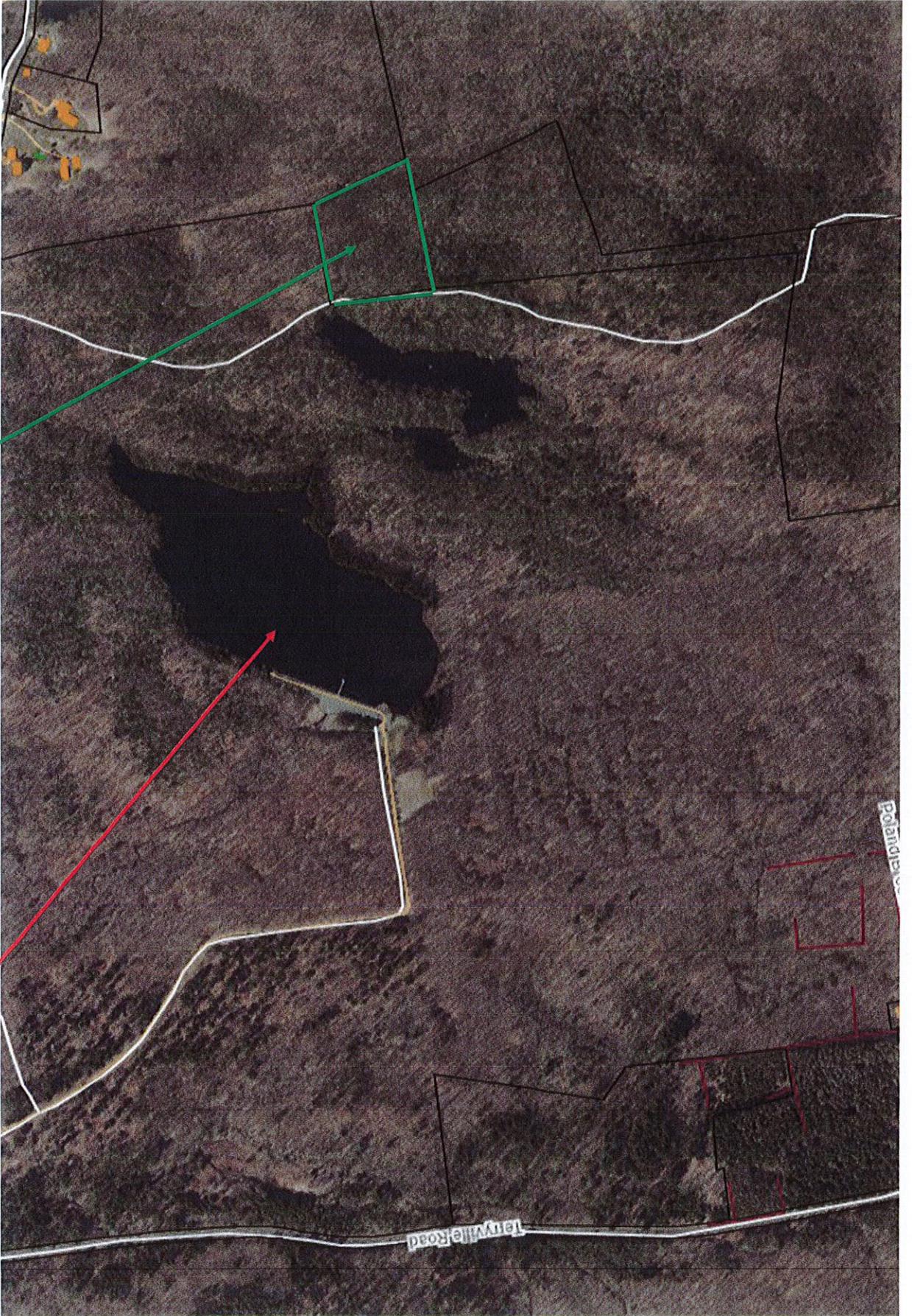
Being the same premises conveyed by Warranty Deed of J. A. Gorski to B.H.H. Realty, dated October 1, 1983, and recorded in Volume 96 at Page 288 of the Harwinton Land Records and thence by Tax Collector's Deed to the Town of Harwinton dated November 23, 2011 and recorded in Volume 233, at Page 1023.

Said premises are conveyed SUBJECT TO:

1. Any and all provisions of any municipal ordinance or regulation, any federal, state or local law, including, but not limited to, the provisions of any zoning, building, planning, or inland wetlands rules and regulations governing the subject property.
2. Real estate taxes due the Town of Harwinton on the Grand List of October 1, 2013, which taxes the grantee herein assumes and agrees to pay as part consideration for this conveyance.
3. Notes and legends as shown on the above referenced map as on file as Map No. 44.

NOTE: The above described Lot predates current subdivision, zoning, wetlands and State Health Code regulations and is conveyed in "AS IS" condition.

RECEIVED FOR RECORD AT HARWINTON CT  
ON 6-18-14 AT 5:22 pm  
ATTEST NANCY E. ELDRIDGE TOWN CLERK



Property For Sale

Res. #2