

RETURN TO THE OFFICE OF THE ASSESSOR ON OR BEFORE JUNE 1, 2021

FAILURE TO FILE WILL RESULT IN A 10% PENALTY ON YOUR SUBSEQUENT TAX BILL!

<p>NORWALK THE RIGHT PLACE ■ THE RIGHT TIME DEPARTMENT OF FINANCE OFFICE OF THE ASSESSOR</p>	<p>2020 ANNUAL INCOME & EXPENSE REPORT FOR THE YEAR JANUARY 1 THROUGH DECEMBER 31, 2020 OR OTHER TAX YEAR BEGINNING _____, 20_____, ENDING _____, 20_____</p>
<p>Parcel Number Street Location Land Use Code:</p> <p>Owner: Address:</p> <p>I DO HEREBY DECLARE UNDER THE 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 OF THE INCOME AND EXPENSES ATTRIBUTABLE TO THE ABOVE IDENTIFIED PROPERTY. §12-63c OF THE CONNECTICUT GENERAL STATUTES.</p> <p>Signature _____ Name(Print) _____ (Owner or Agent)</p> <p>Title _____ Date _____ Telephone _____</p> <p>Email _____</p> <p><u>PLEASE KEEP A COPY OF THE REPORT SUBMITTED FOR YOUR RECORDS.</u></p> <p>FOR QUESTIONS CONCERNING THIS REPORT: PHONE: (203) 854-7888 FAX (203) 854-7986</p>	<p>FILING INSTRUCTIONS: 1) PROPERTY FOR WHICH A REPORT MUST BE FILED: All property which is rented or leased, including commercial, retail, industrial and apartment property EXCEPT "such property containing not more than six dwelling units and in which the owner resides"(12-63b C.G.S.). If not owner occupied, a report must be filed for apartment property totaling <u>five (5) or more</u> dwelling units. If a non-residential property is partially rented and partially owner occupied, this report must be filed.</p> <p>This report should reflect information for a <u>single</u> property, for the one-year indicated above. If you own more than one rental property, a separate report must be filed for each property in the City of Norwalk. If two or more buildings of similar use are on a single property, they may be filed on one form.</p> <p>If entirely owner occupied, write "OWNER OCCUPIED" in line #1, sign, date and return to the Assessor's office.</p> <p>2) HOW TO FILE An "Income and Expense Report" in its entirety must be completed for each rental property. Multi-Family property owners should see M-58 APARTMENT at the lower right hand corner of this page. Hotel, Nursing Home and Elderly Home owners should see M-58 HOTEL at the lower right hand corner of this page. All other property owner's should see M-58 Commercial / Industrial at the lower right hand corner of this page. If you do not have the correct form or need additional forms, please call or visit the City's Website www.norwalkct.org, or come to the office for the form(s).</p> <p>EXPENSE SUMMARY When completing this section, be sure to exclude depreciation. Depreciation is not a pertinent expense for the purposes of this report.</p>
<p>MAIL OR HAND DELIVER THIS REPORT TO: OFFICE OF THE ASSESSOR, CITY HALL, 125 EAST AVENUE, ROOM 106, NORWALK CT 06851</p>	

DATA SUMMARY

<p>1) PROPERTY USE PLEASE PROVIDE COMPLETE DESCRIPTION, E.G., OFFICE, RETAIL, INDUSTRIAL, SHOPPING CENTER, ETC...</p>			
DATA ITEM	UNITS	DATA ITEM	UNITS
2) GROSS BUILDING AREA: (SQUARE FOOTAGE)		6) YEAR REMODELED #2: (YEAR & DESCRIPTION)	
3) NET LEASEABLE AREA: (SQUARE FOOTAGE)		7) OWNER OCCUPIED AREA: (SQUARE FOOTAGE)	
4) YEAR BUILT: (E.G., 2001)		8) PARKING SPACES: (NUMBER OF/COUNT)	
5) YEAR REMODELED #1: (YEAR & DESCRIPTION)		9) NUMBER OF TENANTS: (COUNT:LEASEABLE UNITS)	

VERIFICATION OF PURCHASE PRICE

ITEM	AMOUNT	ITEM	AMOUNT	ITEM	DATE
10) PURCHASE PRICE:		11) DOWN PAYMENT:		12) DATE OF PURCHASE:	
REMARKS (EXPLAIN ANY SPECIAL CIRCUMSTANCES FOR YOUR PURCHASE):					
QUESTION					PLEASE CIRCLE
13) DOES THE PURCHASE PRICE INCLUDE A PAYMENT FOR:					YES or NO
QUESTION					PLEASE CIRCLE
16) HAS THE PROPERTY BEEN LISTED FOR SALE SINCE YOUR PURCHASE?					YES or NO
ITEM	AMOUNT	ITEM	DATE	ITEM	RESPONSE
17) ASKING PRICE:		18) DATE LISTED:		19) BROKER'S NAME:	

Please provide the information requested in the area to the right of the question.

PARCEL NUMBER:

HOTEL INCOME DETAIL & SUMMARY

1) ROOM TYPE	2) AVAILABLE ROOMS		3) AVERAGE RENT PER DAY	4) AVERAGE RENT PER WEEK	<i>DEFINITIONS</i>
	TOTAL	TYPICAL NUMBER RENTED			
SINGLE					ONE BED LESS THAN OR EQUAL TO QUEEN SIZE
KING					ONE KING SIZE BED
DOUBLE					TWO BEDS: EACH QUEEN SIZE OR LESS
DOUBLE KING					TWO KING SIZE BEDS
SUITE					
OTHER					
EMPLOYEES					
POTENTIAL GROSS		AMOUNT		COLLECTED GROSS	
6) ROOM REVENUE				ROOM REVENUE	
7) CONFERENCE FACILITIES REVENUE				CONFERENCE FACILITIES REVENUE	
8) FOOD & BEVERAGE REVENUE				FOOD & BEVERAGE REVENUE	
9) TELEPHONE REVENUE				TELEPHONE REVENUE	
10) MISCELLANEOUS RENTALS AND OTHER INCOME				MISCELLANEOUS RENTALS AND OTHER INCOME	
13) TOTAL NUMBER OF ROOM NIGHTS AVAILABLE IN 2011				14) TOTAL NUMBER OF ROOM NIGHTS SOLD IN 2011	
11) 2011 TOTAL ANNUAL POTENTIAL REVENUE (ADD LINES 6 THROUGH 10)				15) 2011 TOTAL ANNUAL REVENUES COLLECTED	

* If you own a Dock or Mooring, please provide a separate list of Income and Expenses for each Dock and each Mooring.

EXPENSE SUMMARY

EXPENSE ITEM	AMOUNT	EXPENSE ITEM	AMOUNT
MANAGEMENT		CONSTRUCTION	
1) MANAGEMENT FEE		21) DECORATING	
2) LEASING COMM. & ADVERTISING		22) REPAIRS & MAINTENANCE	
3) LEGAL		23) TENANT ALLOWANCE	
4) ACCOUNTING		FIXED EXPENSE	
5) PAYROLL		24) INSURANCE	
GENERAL		25) SECURITY	
6) SNOW REMOVAL		26) LAND RENT	
7) BUILDING SUPPLIES		27) BUILDING RENT	
8) TRASH		OTHER EXPENSES	
9) MISCELLANEOUS		28) RESERVES FOR REPLACEMENT	
CLEANING		29) OTHER #1 (SPECIFY):	
10) WAGES		30) OTHER #2 (SPECIFY):	
11) SUPPLIES		SUBTOTAL LINES 1 THROUGH 30	
12) CONTRACT SERVICES			
13) OTHER CLEANING COSTS		NON-DEDUCTABLE EXPENSES	
UTILITIES		31) CAPITAL EXPENDITURES	
14) HEAT		32) FURNITURE & FIXTURES	
15) ELECTRIC			
16) AIR CONDITIONING		33) REAL ESTATE TAX	
17) WATER			
18) SEWER		34) OTHER TAX	
19) ELEVATOR MAINTENANCE			
20) OTHER UTILITIES		35) MORTGAGE PAYMENTS	
36) TOTAL NON-DEDUCTABLE EXPENSES (ADD LINES 31-35)		Please provide the information requested in the area to the right of the question.	
37) OPER. EXP. BEFORE RE TAXES (ADD EXPENSE LINES 1 THROUGH 30)			
38) NET OPERATING INCOME (SUBTRACT OPERATING EXPENSES FROM EFFECTIVE GROSS INCOME (15-37))			