

66 S BROAD ST

Location 66 S BROAD ST

Mblu 19 / 16 / /

Acct#

Owner ROSOW WESTFIELD LLC

Assessment \$693,600

Appraisal \$693,600

PID 2119

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$516,000	\$177,600	\$693,600

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$516,000	\$177,600	\$693,600

Owner of Record

Owner ROSOW WESTFIELD LLC
Co-Owner COLASANTO WESTFIELD LLC
Address 41 CROSSROADS PLAZA
SUITE 125
WEST HARTFORD, CT 06117

Sale Price \$528,100
Certificate
Book & Page 19053/0001
Sale Date 12/23/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROSOW WESTFIELD LLC	\$528,100		19053/0001	00	12/23/2011
APEX INC	\$490,000		18441/0451	1L	09/02/2010
LEMELIN, MICHAEL	\$950,000		LCC33441	1V	09/21/2007
YOUNG WILLIAM W.	\$2		LCC1/4311	1N	08/01/1969

Building Information

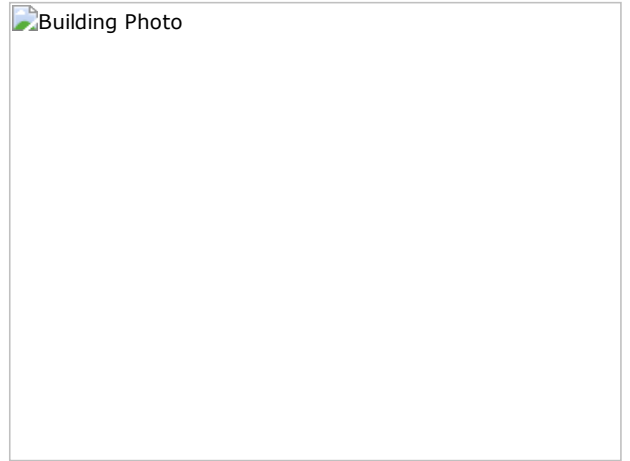
Building 1 : Section 1

Year Built: 1948
Living Area: 71177
Replacement Cost: \$1,896,486
Building Percent Good: 25

**Replacement Cost
Less Depreciation:** \$474,100

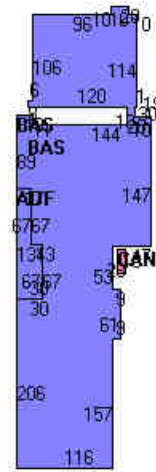
Building Attributes	
Field	Description
STYLE	Heavy Indust
MODEL	Industrial
Grade	AVERAGE
Stories:	1.0
Occupancy	0
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	FACTORY MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	4000
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUSP-CEIL ONLY
Rooms/Prtns	AVERAGE
Wall Height	14
% Comn Wall	

Building Photo



(http://images.vgsi.com/photos/WestfieldMAPhotos//\02\02\50,

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	68028	68028
AOF	Office, (Average)	3149	3149
CAN	Canopy	280	0
		71457	71177

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
LDL1	LOAD LEVELERS	2 UNITS	\$1,500	1
OVHD	OVERHEAD DOOR	2 UNITS	\$800	1
SPR1	SPRINKLERS-WET	71177 S.F.	\$14,200	1

Land

Land Use

Use Code 4000
Description FACTORY MDL-96
Zone IA
Neighborhood
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 4
Frontage 0
Depth 0
Assessed Value \$177,600
Appraised Value \$177,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			30000 S.F.	\$25,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$499,500	\$177,600	\$677,100
2014	\$328,800	\$177,600	\$506,400
2013	\$712,200	\$186,300	\$898,500

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$499,500	\$177,600	\$677,100
2014	\$328,800	\$177,600	\$506,400
2013	\$712,200	\$186,300	\$898,500