

1518 JOHN FITCH BLVD

| | | | |
|------------|----------------------|----------------|---------------------|
| Location | 1518 JOHN FITCH BLVD | Mblu | 97/ 4/ 1/ 1 |
| Acct# | 47701518 | Owner | GORDON HOLDINGS LLC |
| Assessment | \$974,500 | Appraisal | \$1,392,000 |
| PID | 1950 | Building Count | 4 |

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2017 | \$1,132,000 | \$260,000 | \$1,392,000 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2017 | \$792,500 | \$182,000 | \$974,500 |

Owner of Record

| | | | |
|----------|------------------------------------|-------------|------------|
| Owner | GORDON HOLDINGS LLC | Sale Price | \$0 |
| Co-Owner | C/O ALAN GORDON | Certificate | |
| Address | 13A GROVE WAY CLINTON, CT 06413 | Book & Page | 2806/ 229 |
| | | Sale Date | 10/27/2020 |
| | | Instrument | 29 |

Ownership History

| Ownership History | | | | | |
|-------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| GORDON HOLDINGS LLC | \$0 | | 2806/ 229 | 29 | 10/27/2020 |
| GORDON ALAN | \$0 | | 2806/ 227 | 29 | 10/27/2020 |
| COUNTY DISTRIBUTORS INC | \$1 | | 125/ 524 | 00 | 08/20/1968 |

Building Information

Building 1 : Section 1

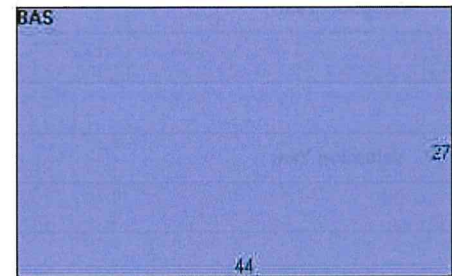
| | |
|------------------------|-----------|
| Year Built: | 1953 |
| Living Area: | 1,188 |
| Replacement Cost: | \$131,501 |
| Building Percent Good: | 64 |

Replacement Cost**Less Depreciation:** \$84,200

| Building Attributes | |
|---------------------|----------------|
| Field | Description |
| STYLE | Store |
| MODEL | Comm/Ind |
| Grade | D |
| Stories: | 1.00 |
| Occupancy | 1 |
| Exterior Wall 1 | Aluminum Sidng |
| Exterior Wall 2 | |
| Roof Structure | Flat |
| Roof Cover | Rolled |
| Interior Wall 1 | Wall Board |
| Interior Wall 2 | |
| Interior Floor 1 | Comp Tile |
| Interior Floor 2 | |
| Heating Fuel | Oil |
| Heating Type | Forced Hot Air |
| % Central Air | 0 |
| Foundation | Poured Conc |
| Bldg Use | Commercial |
| Total Rooms | 0 |
| Total Bedrms | 0 |
| Total Fixtures | 4 |
| % Wet Sprinkler | |
| % Dry Sprinkler | |
| 1st Floor Use | |
| Heat/AC | NONE |
| Frame Type | MASONRY |
| Baths/Plumbing | AVERAGE |
| % Finished | 100 |
| Class | C |
| Wall Height | 12 |

Building 2 : Section 1

Year Built: 1965
Living Area: 23,940
Replacement Cost: \$869,740
Building Percent Good: 68
Replacement Cost
Less Depreciation: \$591,400

Building Attributes : Bldg 2 of 4
Building Photo
<http://images.vgsi.com/photos/SouthWindsorCTPhotos/A00\00\14\48.JPG>
Building Layout
http://images.vgsi.com/photos/SouthWindsorCTPhotos/Sketches/1950_1

| Building Sub-Areas (sq ft) | | | <u>Legend</u> |
|----------------------------|-------------|------------|---------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,188 | 1,188 |
| | | 1,188 | 1,188 |

| Field | Description |
|------------------|--------------|
| STYLE | Warehouse |
| MODEL | Comm/Ind |
| Grade | C |
| Stories: | 1.00 |
| Occupancy | 1 |
| Exterior Wall 1 | Concr/Cinder |
| Exterior Wall 2 | |
| Roof Structure | Flat |
| Roof Cover | Asphalt |
| Interior Wall 1 | Typical |
| Interior Wall 2 | Panel |
| Interior Floor 1 | Concrete |
| Interior Floor 2 | Comp Tile |
| Heating Fuel | Gas |
| Heating Type | Space |
| % Central Air | 20 |
| Foundation | Poured Conc |
| Bldg Use | Industrial |
| Total Rooms | 0 |
| Total Bedrms | 0 |
| Total Fixtures | 14 |
| % Wet Sprinkler | |
| % Dry Sprinkler | |
| 1st Floor Use | |
| Heat/AC | NONE |
| Frame Type | MASONRY |
| Baths/Plumbing | AVERAGE |
| % Finished | 20 |
| Class | C |
| Wall Height | 14 |

Building 3 : Section 1

Year Built: 1974
Living Area: 6,120
Replacement Cost: \$287,579
Building Percent Good: 72
Replacement Cost
Less Depreciation: \$207,100

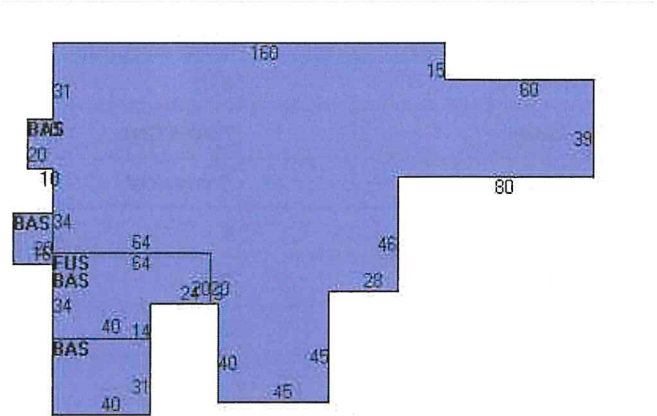
| Building Attributes : Bldg 3 of 4 | |
|-----------------------------------|-------------|
| Field | Description |
| STYLE | Comm Garage |

Building Photo



(<http://images.vgsi.com/photos/SouthWindsorCTPhotos/A00\00\79\76.JPG>)

Building Layout



(http://images.vgsi.com/photos/SouthWindsorCTPhotos/Sketches/1950_21)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 22,100 | 22,100 |
| FUS | Finished Upper Story | 1,840 | 1,840 |
| | | 23,940 | 23,940 |

| | |
|------------------|--------------|
| MODEL | Comm/Ind |
| Grade | C |
| Stories: | 1.00 |
| Occupancy | 1 |
| Exterior Wall 1 | Concr/Cinder |
| Exterior Wall 2 | |
| Roof Structure | Flat |
| Roof Cover | Tar & Gravel |
| Interior Wall 1 | Minimum |
| Interior Wall 2 | |
| Interior Floor 1 | Concrete |
| Interior Floor 2 | |
| Heating Fuel | Gas |
| Heating Type | Space |
| % Central Air | 0 |
| Foundation | Poured Conc |
| Bldg Use | Commercial |
| Total Rooms | 0 |
| Total Bedrms | 0 |
| Total Fixtures | 2 |
| % Wet Sprinkler | |
| % Dry Sprinkler | |
| 1st Floor Use | |
| Heat/AC | NONE |
| Frame Type | MASONRY |
| Baths/Plumbing | AVERAGE |
| % Finished | 0 |
| Class | C |
| Wall Height | 18 |

Building 4 : Section 1

Year Built: 1970
Living Area: 2,652
Replacement Cost: \$101,996
Building Percent Good: 72
Replacement Cost
Less Depreciation: \$73,400

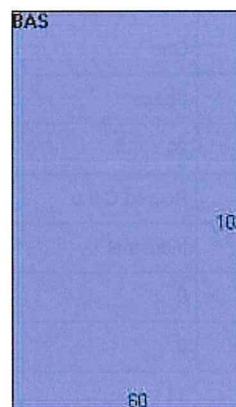
| Building Attributes : Bldg 4 of 4 | |
|-----------------------------------|-------------|
| Field | Description |
| STYLE | Warehouse |
| MODEL | Comm/Ind |
| Grade | C |

Building Photo



(<http://images.vgsi.com/photos/SouthWindsorCTPhotos/A00\00\79\77.JPG>)

Building Layout



(http://images.vgsi.com/photos/SouthWindsorCTPhotos//Sketches/1950_21)

| Building Sub-Areas (sq ft) | | | <u>Legend</u> |
|----------------------------|-------------|------------|---------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 6,120 | 6,120 |
| | | 6,120 | 6,120 |

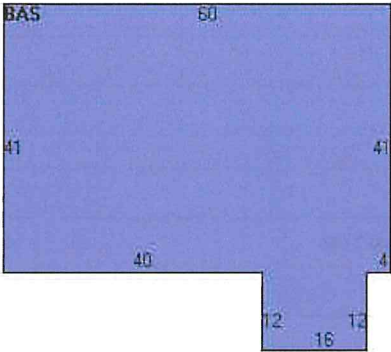
| | |
|------------------|-----------------|
| Stories: | 1.00 |
| Occupancy | 1 |
| Exterior Wall 1 | Concr/Cinder |
| Exterior Wall 2 | Pre-finish Metl |
| Roof Structure | Flat |
| Roof Cover | Asphalt |
| Interior Wall 1 | Minimum |
| Interior Wall 2 | |
| Interior Floor 1 | Concrete |
| Interior Floor 2 | |
| Heating Fuel | Gas |
| Heating Type | Space |
| % Central Air | 0 |
| Foundation | Poured Conc |
| Bldg Use | Industrial |
| Total Rooms | 0 |
| Total Bedrms | 0 |
| Total Fixtures | 2 |
| % Wet Sprinkler | |
| % Dry Sprinkler | |
| 1st Floor Use | |
| Heat/AC | NONE |
| Frame Type | MASONRY |
| Baths/Plumbing | AVERAGE |
| % Finished | 0 |
| Class | C |
| Wall Height | 12 |

Building Photo



(http://images.vgsi.com/photos/SouthWindsorCTPhotos/\A00\00\79\78.JPG)

Building Layout



(http://images.vgsi.com/photos/SouthWindsorCTPhotos//Sketches/1950_2)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 2,652 | 2,652 |
| | | 2,652 | 2,652 |

Extra Features

| Extra Features | | | | Legend |
|----------------|---------------|------------|-----------|--------|
| Code | Description | Size | Value | Bldg # |
| CLR1 | Cooler | 10465 S.F. | \$142,300 | 2 |
| A/C | Air Condition | 4788 UNITS | \$6,500 | 2 |

Land

Land Use

| | |
|-------------|------------|
| Use Code | 201 |
| Description | Commercial |

Land Line Valuation

| | |
|--------------|-----|
| Size (Acres) | 2.6 |
| Frontage | 0 |

Zone I
Neighborhood C500
Alt Land Appr No
Category

Depth 0
Assessed Value \$182,000
Appraised Value \$260,000

Outbuildings

| Outbuildings | | | | | | Legend |
|--------------|-------------|----------|-----------------|------------|----------|--------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| FN1 | Fence | | | 1680 L.F. | \$3,500 | 2 |
| PAV1 | Paving | AS | Asphalt | 4600 S.F. | \$2,400 | 1 |
| PAV1 | Paving | AS | Asphalt | 40400 S.F. | \$21,200 | 2 |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 4000 | \$1,132,000 | \$260,000 | \$1,392,000 |
| 2019 | \$1,132,000 | \$260,000 | \$1,392,000 |
| 2018 | \$1,132,000 | \$260,000 | \$1,392,000 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 4000 | \$792,500 | \$182,000 | \$974,500 |
| 2019 | \$792,500 | \$182,000 | \$974,500 |
| 2018 | \$792,500 | \$182,000 | \$974,500 |