

199 ADAMS STREET

Location 199 ADAMS STREET

Mblu 44/ 20/ 199/ /

Acct# 002000199

Owner NORDLAW PROPERTY LLC

Assessment \$313,800

Appraisal \$448,200

PID 46

Building Count 1

DISTRICT E

CONCRETE

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$393,500	\$54,700	\$448,200
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$275,500	\$38,300	\$313,800

Owner of Record

Owner NORDLAW PROPERTY LLC
Address 196 NEWBERRY ROAD
 SOUTH WINDSOR, CT 06074

Sale Price \$480,000
Certificate C
Book & Page 2900/0088
Sale Date 06/30/2004
Instrument 12

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NORDLAW PROPERTY LLC	\$480,000	C	2900/0088	12	06/30/2004
SCOVILLE THOMAS G & HOMER G &	\$0		2184/0331	WD	07/07/2000
KILO SIERRA LLC	\$245,130		2023/0249		10/20/1998

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 9,052
Replacement Cost: \$582,303
Replacement Cost
Less Depreciation: \$378,500

Building Attributes	
Field	Description
Style:	Garage/Office
Model	Ind/Comm
Grade	Average
Stories:	2
Occupancy	2.00

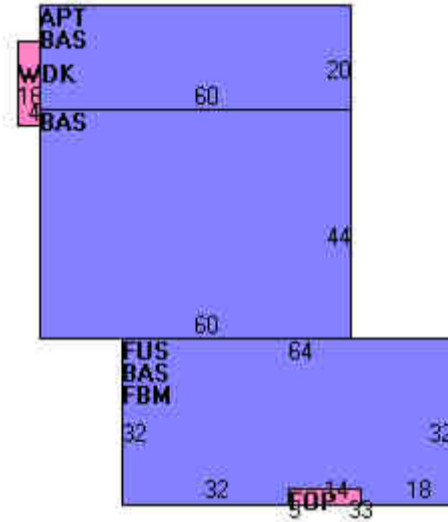
Exterior Wall 1	Clapboard
Exterior Wall 2	Concr/Cinder
Roof Structure	Gable/Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall/Sheetr
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	Commercial 96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	200I
Heat/AC	Heat/AC Packag
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Ceiling & Wall
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos2/ManchesterCTPhotos//00\02\22\97.jpg>)

Building Layout



(https://images.vgsi.com/photos2/ManchesterCTPhotos//Sketches/46_46.jf)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	5,846	5,846	
FUS	Upper Story, Finished	2,006	2,006	
APT	Apartment	1,200	1,200	
FBM	Basement, Finished	2,006	0	
FOP	Porch, Open	42	0	
		11,100	9,052	

Extra Features

Extra Features		Legend
No Data for Extra Features		

Land

Land Use

Use Code	200I
Description	Commercial 96
Zone	IND
Neighborhood	4000
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.38
Frontage	0
Depth	0
Assessed Value	\$38,300
Appraised Value	\$54,700

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphalt			12000.00 S.F.	\$15,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$413,400	\$54,700	\$468,100
2015	\$437,600	\$54,700	\$492,300
2010	\$480,100	\$55,500	\$535,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$289,400	\$38,300	\$327,700
2015	\$306,300	\$38,300	\$344,600
2010	\$336,100	\$38,900	\$375,000