

81 FITZGERALD DR #1

Location 81 FITZGERALD DR #1

Mblu 244/ 10/ 1/ /

Acct# 1543

Owner REAG BASS LLC

Assessment \$1,207,400

Appraisal \$1,207,400

PID 1322

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$1,207,400	\$0	\$1,207,400

Assessment			
Valuation Year	Improvements	Land	Total
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Owner of Record

Owner	REAG BASS LLC	Sale Price	\$390,000
Co-Owner		Certificate	
Address	1131 TOLLAND TURNPIKE STE 206 MANCHESTER, CT 06042	Book & Page	2987/0296
		Sale Date	05/31/2017
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
REAG BASS LLC	\$390,000		2987/0296	00	05/31/2017
HIGH STANDARD INC	\$1,180,000		2108/0960	00	02/09/2004
RAGGED EDGE REALTY	\$2,000,000		1219/0361	00	11/05/1987

Building Information

Building 1 : Section 1

Year Built: 1972
Living Area: 47,053
Replacement Cost: \$1,383,137
Building Percent Good: 79
Replacement Cost Less Depreciation: \$1,092,700

Building Attributes	
Field	Description
Style:	Indust Condo
Model	Com Condo
Stories:	1
Grade	Average
Occupancy	1
Interior Wall 1:	Minim/Masonry

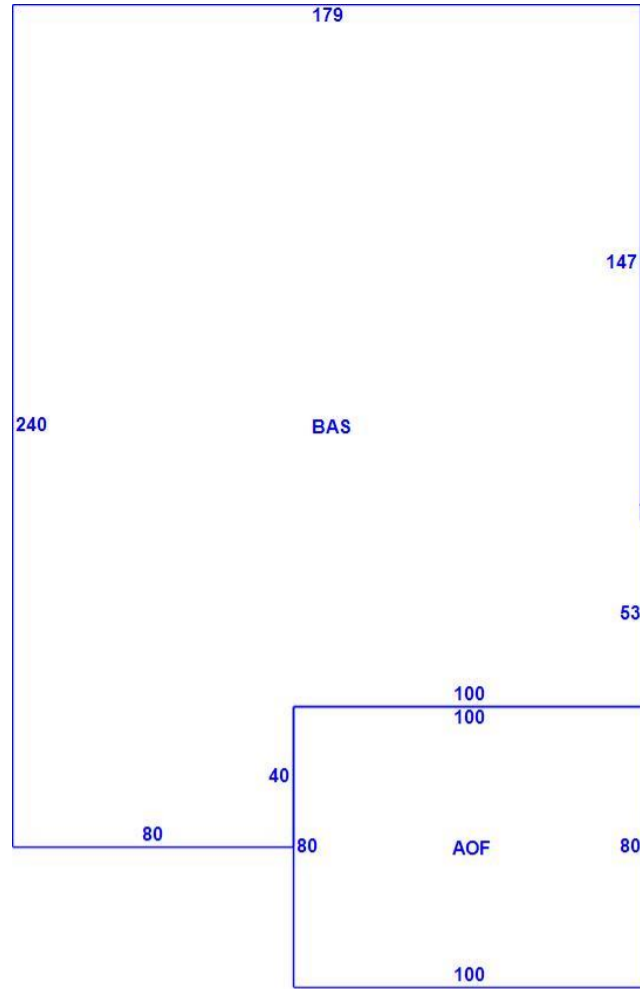
Building Photo



(<https://images.vgsi.com/photos/JaffreyNHPhotos//00\00\47\44.jpg>)

Building Layout

Interior Wall 2:	Drywall/Sheet
Interior Floor 1	Concr Abv Grad
Interior Floor 2	
Heat Fuel:	Oil
Heat Type:	Hot Air-no Duc
AC Type:	None
Ttl Bedrms:	00
Ttl Bathrms:	2 Half baths
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	Modern
Kitchen Style:	
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Hwtr Type	
Atypical	
Park Type	
Park Own	
Park Tandem	0
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	
Pct Low Ceiling	
Unit Locn	
Grade	Average
Stories:	1
Residential Units:	0
Exterior Wall 1:	Concr/Cinder
Exterior Wall 2:	Brick/Masonry
Roof Structure	Flat
Roof Cover	Asph/F GlS/Cmp
Cmrc'l Units:	2
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	



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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	39,053	39,053
AOF	Office	8,000	8,000
		47,053	47,053

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #

SPR2	Sprinklers Concl.	8000.00 S.F.	\$19,000	1
A/C	Air Conditioning	8000.00 S.F.	\$12,600	1
SPR1	Sprinklers Wet	39053.00 S.F.	\$61,700	1
LDL2	Load Lvlr Manual	1.00 UNITS	\$800	1

Land

Land Use

Use Code 4021
Description Ind. Condo
Zone IND
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0
Frontage 0
Depth 0
Assessed Value \$0
Appraised Value \$0

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphalt			27000.00 S.F.	\$20,300	1
SGN2	Sign 2 Side			10.00 S.F.&HGT	\$300	1

Valuation History

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2019	\$1,071,700	\$0	\$1,071,700

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