

# 319 BROAD STREET

**Location** 319 BROAD STREET

**Mblu** 61/ 730/ 319/ /

**Acct#** 073000319

**Owner** REAG DEVELOPMENT COMPANY LLC

**Assessment** \$333,600

**Appraisal** \$476,400

**PID** 1904

**Building Count** 1

**DISTRICT** T

**CONCRETE**

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$287,600	\$188,800	\$476,400
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$201,400	\$132,200	\$333,600

## Owner of Record

**Owner** REAG DEVELOPMENT COMPANY LLC

**Sale Price** \$315,000

**Address** 85 FELT ROAD STE 504  
SOUTH WINDSOR, CT 06074

**Certificate**

**Book & Page** 4720/505

**Sale Date** 08/11/2023

**Instrument** 33

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
REAG DEVELOPMENT COMPANY LLC	\$315,000		4720/505	33	08/11/2023
LEGACY MMH INC	\$0		4720/504	43	08/11/2023
MANCHESTER MEMORIAL HOSPITAL	\$0		4163/0280	31	04/30/2014
AUXILIARY OF THE MANCHESTER	\$275,000	C	1852/0200		09/30/1996

## Building Information

### Building 1 : Section 1

**Year Built:** 1940

**Living Area:** 6,236

**Replacement Cost:** \$548,656

**Replacement Cost**

**Less Depreciation:** \$268,800

Building Attributes	
Field	Description
Style:	Store
Model	Ind/Comm
Grade	Average

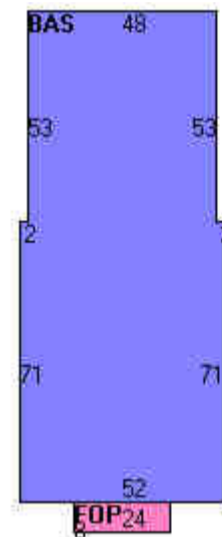
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar + Gravel
Interior Wall 1	Drywall/Sheetr
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	Thrift Shop
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	924
Heat/AC	Heat AC Split
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Susp Ceil & WI
Rooms/Prtns	Average
Wall Height	10.00
% Comn Wall	0.00

### Building Photo



(https://images.vgsi.com/photos2/ManchesterCTPhotos/\00\03\78\18.jpg)

### Building Layout



(https://images.vgsi.com/photos2/ManchesterCTPhotos//Sketches/1904\_11)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,236	6,236
FOP	Porch, Open	192	0
		6.428	6.236

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

Land Use		Land Line Valuation	
Use Code	200	Size (Acres)	0.46
Description	Commercial 94	Frontage	0
Zone	FBZ	Depth	0
Neighborhood	6000	Assessed Value	\$132,200
Alt Land Appr	No	Appraised Value	\$188,800
Category			

### Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphalt			10000.00 S.F.	\$18,800	1

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2022	\$287,600	\$188,800	\$476,400
2021	\$287,600	\$188,800	\$476,400
2020	\$291,500	\$283,200	\$574,700

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2022	\$201,400	\$132,200	\$333,600
2021	\$201,400	\$132,200	\$333,600
2020	\$204,100	\$198,200	\$402,300