

1395 TOLLAND TURNPIKE

Location 1395 TOLLAND TURNPIKE

Mblu 14/ 5490/ 1395/ /

Acct# 549001395

Owner REPUBLIC PROPERTIES LLC

Assessment \$441,900

Appraisal \$631,100

PID 16005

Building Count 1

DISTRICT E

CONCRETE

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$477,600	\$153,500	\$631,100

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$334,500	\$107,400	\$441,900

Owner of Record

Owner REPUBLIC PROPERTIES LLC
Address 1395 TOLLAND TURNPIKE
 MANCHESTER, CT 06042

Sale Price \$312,500
Certificate C
Book & Page 2556/0305
Sale Date 01/13/2003
Instrument 33

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
REPUBLIC PROPERTIES LLC	\$312,500	C	2556/0305	33	01/13/2003
ABARE LLC	\$210,000		0558/0015		11/15/1974

Building Information

Building 1 : Section 1

Year Built: 1951
Living Area: 27,161
Replacement Cost: \$1,263,601

**Replacement Cost
Less Depreciation:**

\$442,300

Building Attributes

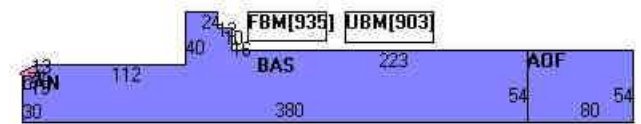
Field	Description
Style:	Light Indust
Model	Ind/Comm
Grade	Below Average
Stories:	1
Occupancy	4.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick/Masonry
Roof Structure	Flat
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheetr
Interior Floor 1	Concr-Finished
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Partial
Struct Class	
Bldg Use	Industrial 96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	300
Heat/AC	Heat AC Split
Frame Type	Masonry
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\82\82.jpg>)

Building Layout



(https://images.vgsi.com/photos2/ManchesterCTPhotos//Sketches/16005_)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	22,361	22,361
AOF	Office, (Average)	4,800	4,800
CAN	Canopy	85	0
UBM	Basement, Unfinished	4,800	0
		32,046	27,161

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
LDL2	Ld Lvlr-Manual	1.00 UNITS	\$400	1
A/C	Partial AC	6840.00 S.F.	\$4,800	1

Land

Land Use

Use Code 300
Description Industrial 96
Zone IND
Neighborhood 5000
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 1.34
Frontage 0
Depth 0
Assessed Value \$107,400
Appraised Value \$153,500

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphalt			34000.00 S.F.	\$25,500	1
FN2	Fence 5' Chain			200.00 L.F.	\$800	1
SHD3	Shed Metal			240.00 S.F.	\$1,400	1
LNT	Lean To			200.00 S.F.	\$1,000	1
LT4	Lights 4 fix			1.00 UNITS	\$1,400	1

Valuation History

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