

## 22 MORGAN FARMS DRIVE

**Location** 22 MORGAN FARMS DRIVE

**Mblu** 100/ 8/ 2/ /

**Acct#** 60600022

**Owner** 22 MORGAN FARMS LLC

**Assessment** \$732,200

**Appraisal** \$1,046,000

**PID** 7564

**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$770,000	\$276,000	\$1,046,000

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$539,000	\$193,200	\$732,200

### Owner of Record

**Owner** 22 MORGAN FARMS LLC

**Sale Price** \$1,105,000

**Co-Owner**

**Certificate**

**Address** 4506 12TH AVE  
BROOKLYN, NY 11219

**Book & Page** 2966/68

**Sale Date** 08/19/2022

**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
22 MORGAN FARMS LLC	\$1,105,000		2966/68	00	08/19/2022
MORGAN PLACE LLC	\$0		2683/0102	03	12/31/2018
KELLEY CAROL S	\$0		2683/0099	01	12/31/2018
KELLEY CAROL S TR	\$0		2683/0096	01	12/31/2018
KELLEY RICHARD S ESTATE OF	\$0		2592/0098	01	06/12/2017

### Building Information

#### Building 1 : Section 1

**Year Built:** 1988

**Living Area:** 10,050  
**Replacement Cost:** \$977,498  
**Building Percent Good:** 76  
**Replacement Cost Less Depreciation:** \$742,900

**Building Attributes**

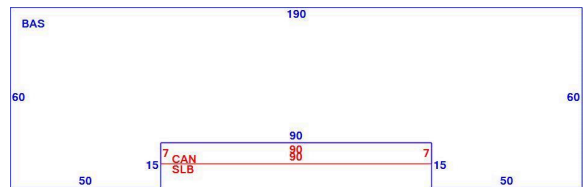
Field	Description
Style:	Office
Model	Comm/Ind
Grade	C
Stories:	1.00
Occupancy	6.00
Exterior Wall 1	Clapboard
Exterior Wall 2	Brick Veneer
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Forced Hot Air
% Central Air	100
Foundation	Poured Conc
Bldg Use	Commercial
Total Rooms	0
Total Bedrms	0
Total Fixtures	18
% Wet Sprinkler	
% Dry Sprinkler	
1st Floor Use	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
% Finished	100
Class	D
Wall Height	10.00

**Building Photo**



(<https://images.vgsi.com/photos/SouthWindsorCTPhotos/\A00\00\96\69.jpg>)

**Building Layout**



(ParcelSketch.aspx?pid=7564&bid=7564)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	10,050	10,050
CAN	Canopy	630	0
SLB	Slab	630	0
		11,310	10,050

**Extra Features**

Extra Features

Legend

No Data for Extra Features

## Land

### Land Use

**Use Code** 201  
**Description** Commercial  
**Zone** GC  
**Neighborhood** C600  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 2.08  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$193,200  
**Appraised Value** \$276,000

## Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LT1	Lights			10.00 UNITS	\$3,500	1
PAV1	Paving	AS	Asphalt	31500.00 S.F.	\$23,600	1

## Valuation History

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