

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6043 EAST HARTFORD, CT VISION								
NLCP 241 PARK AVE CT LLC 50 LOCUST AVENUE 1ST FLOOR NEW CANAAN CT 06840				A	Good	1	All	1	Paved			Description		Code	Appraised		Assessed									
														IND LAND	3-1	207,380				145,170						
														IND BLDG	3-2	2,045,950				1,432,160						
SUPPLEMENTAL DATA												IND IMPR		3-3	46,490		32,540									
				Alt Prcl ID 3780-0241				Locn Suffix																		
				Homeown				Zoning B-3																		
				Census 5103				Res Area 0																		
				VCS 2009				Non Res A 120617																		
				# Units 1				Lot Size 3.6																		
				Class Ind																						
				GIS ID				Assoc Pid#																		
												Total		2,299,820		1,609,870										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)										
NLCP 241 PARK AVE CT LLC 241 EHIP LLC CONNECTICUT FREEZERS INC S C CONNECTICUT INC O'NEILL DONALD J ETAL TRUSTEES				4243		0001		05-08-2024		Q		I		3,992,931		A00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				4110		119		06-16-2022		U		I		1,600,000		B24		2023	3-1	145,170	2022	3-1	145,170	2021	3-1	145,170
				1622		0256		06-11-1996		U		I		925,000		B			3-2	1,432,160	3-2	1,432,160	3-2	1,432,160		
				1363		0033		01-21-1992		U		I		0		B24			3-3	32,540	3-3	32,540	3-3	32,540		
				1181		0273		11-15-1988		U		I		5,000,000		B		Total		1,609,870	Total		1,609,870	Total		1,609,870
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description				Amount		Code	Description		Number	Amount	Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 1,824,870 Appraised Xf (B) Value (Bldg) 221,080 Appraised Ob (B) Value (Bldg) 46,490 Appraised Land Value (Bldg) 207,380 Special Land Value 0 Total Appraised Parcel Value 2,299,820 Valuation Method I Total Appraised Parcel Value 2,299,820											
Total						0.00																				
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name				B		Tracing				Batch														
0001																										
NOTES																										
DBA HTFD.FREEZER .STIPULATED JUDGEMENT																										
2002&2003 ONLY. CHANGE ASMT TO ORIGINAL																										
BEFORE STIPULATED JUDGEMENT, 2004.REVAL																										
HRG 2006, V/D. 2011 BAA N/C.CORR LDK 201																										
6 REVAL. STIPULATED JUDGMENT 2016,2018.																										
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						Date	Id	Type	Is	Cd	Purpost/Result							
E-13-784	12-02-2013	EL	Electric	23,567		0		Replace existing refrigeration I						05-25-2016	BJR			62	Estimated							
M-13-311	11-06-2013	MEC	Mechanical	31,000		0		INST FAN-ENGINEER RM OU						01-06-2012	CK	0	6	42	Hearing - Change							
E-13-673	10-04-2013	EL	Electric	6,764		0		Replace conduit & wiring for bl						11-11-2005	TM			63	Verified							
LAND LINE VALUATION SECTION																										
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value									
1	385	Cold Storage Pla	B3		3.600	AC	135,000.00	0.53333	C	1.00	3100	0.800				0		207,380								
Total Card Land Units					3.6000	AC	Parcel Total Land Area: 3.6000					Total Land Value							207,380							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element		Cd	Description			Element		Cd	Description		
Style:		77	Cold Storage								
Model		96	Ind/Comm								
Grade		53	.95								
Stories:		1.0									
Occupancy		1.00									
Exterior Wall 1		15	Concr/Cinder								
Exterior Wall 2											
Roof Structure		01	Flat								
Roof Cover		00	Typical								
Interior Wall 1		10	Painted Block								
Interior Wall 2											
Interior Floor 1		03	Concrete			RCN			3,235,800		
Interior Floor 2											
Heating Fuel		10	Other								
Heating Type		04	Forced Hot Air			Year Built			1951		
AC Type		01	None			Effective Year Built			1986		
Finished %		10				Depreciation Code			A		
Bldg Use		385	Cold Storage Plant			Remodel Rating					
Total Bedrooms		0				Year Remodeled			1966		
Total Baths						Depreciation %			35		
Num Fixtures		0				Functional Obsol					
Total Rooms		0				External Obsol					
Basement %		0				Trend Factor			1		
Heat/AC		5	No A/C			Condition					
Frame Type		3	Steel			Condition %					
Baths/Plumbing		02	Average			Percent Good			65		
Common Wall		F	None			RCNLD			2,103,270		
Wall Height		20.00				Dep % Ovr					
Perimeter		1040.00				Dep Ovr Comment					
1st Floor Use:						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value	
LDK	Load Dock	B	11	5700.00	1986		65		0.00	40,760	
SPR1	Sprinklers-Wet	B	120,61	2.30	1986		65		0.00	180,320	
PAV1	Paving	L	26,500	3.10	1975		40	C	1.00	32,860	
RRS	Rail Road Sidin	L	426	80.00	1975		40	C	1.00	13,630	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor				70,039	70,039	70,039	36.88	2,582,968		
CLD	Cool Room				23,078	23,078	8,077	12.91	297,872		
FRZ	Freezer Room				27,500	27,500	9,625	12.91	354,960		
SLB	Slab				0	66,975	0	0.00	0		
Ttl Gross Liv / Lease Area					120,617	187,592	87,741		3,235,800		