

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
REAG FRANKLIN LLC		A Good	1 All	1 Paved		Description	Code	Appraised	Assessed	6043 EAST HARTFORD, CT
1131 TOLLAND TPKE #260						IND LAND	3-1	81,220	56,850	
						IND BLDG	3-2	281,400	196,980	
MANCHESTER CT 06042						IND IMPR	3-3	10,080	7,060	
SUPPLEMENTAL DATA										
Alt Prcl ID 1830-0043				Locn Suffix						
Homeown				Zoning B-3						
Census 5103				Res Area 0						
VCS 2009				Non Res A 7200						
# Units 1				Lot Size .4						
Class Ind				Assoc Pid#						
GIS ID						Total		372,700	260,890	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REAG FRANKLIN LLC		4017 325	08-02-2021	Q	I	362,122	A00	Year	Code	Assessed	Year	Code	Assessed			
FORTY THREE FRANKLIN STREET LLC		2251 0250	06-26-2003	Q	I	240,000	A00	2022	3-1	56,850	2021	3-1	56,850			
MYERS ANNE B		1991 0066	07-02-2001	U	I	0	B11		3-2	196,980		3-2	196,980			
MYERS ANNE B & NORMAN M		1501 0248	01-02-1991	U	I	0	B32		3-3	7,060		3-3	7,060			
MYERS ANNE B		1367 0088	01-02-1991	U	I	0	B32									
Total								260,890		Total		260,890		Total		252,710

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	250,100
Appraised Xf (B) Value (Bldg)	31,300
Appraised Ob (B) Value (Bldg)	10,080
Appraised Land Value (Bldg)	81,220
Special Land Value	0
Total Appraised Parcel Value	372,700
Valuation Method	I
Total Appraised Parcel Value	372,700

NOTES										
2001 REVAL HRNG, V/C. DBA SIGNAL SERVICE, INC.,2004.										

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
									05-20-2016	BJR			62	Estimated
									01-13-2006	TM			63	Verified

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	382	Light Storage	B3		0.400 AC	135,000.00	1.88000	C	1.00	3100	0.800			0	81,220	
Total Card Land Units					0.4000 AC	Parcel Total Land Area: 0.4000					Total Land Value					81,220

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	76	Storage Facility			
Model	96	Ind/Comm			
Grade	51	.90			
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			
Interior Floor 2					
Heating Fuel	10	Other			
Heating Type	12	Unit Heater			
AC Type	06	Partial			
Finished %	100				
Bldg Use	382	Light Storage			
Total Bedrooms	0				
Total Baths					
Num Fixtures	0				
Total Rooms	2				
Basement %	0				
Heat/AC	2	Combined			
Frame Type	3	Steel			
Baths/Plumbing	02	Average			
Common Wall	F	None			
Wall Height	16.00				
Perimeter	340.00				
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
382	Light Storage	100
		0
		0

COST / MARKET VALUATION	
RCN	440,964
Year Built	1977
Effective Year Built	1990
Depreciation Code	F
Remodel Rating	
Year Remodeled	1980
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	69
RCNLD	304,270
Dep % Ovr	
Dep Ovr Comment	
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
MEZ1	Mezzanine-Unf	B	3,600	5.70	1995		69		0.00	14,160
SFA	Semifin Area	B	2,160	11.50	1995		69		0.00	17,140
PAV1	Paving	L	6,500	3.10	1975		50	C	1.00	10,080

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	7,200	7,200	7,200	61.25	440,964	
SLB	Slab	0	7,200	0	0.00	0	
Ttl Gross Liv / Lease Area		7,200	14,400	7,200		440,964	



5022 03/27/2016