

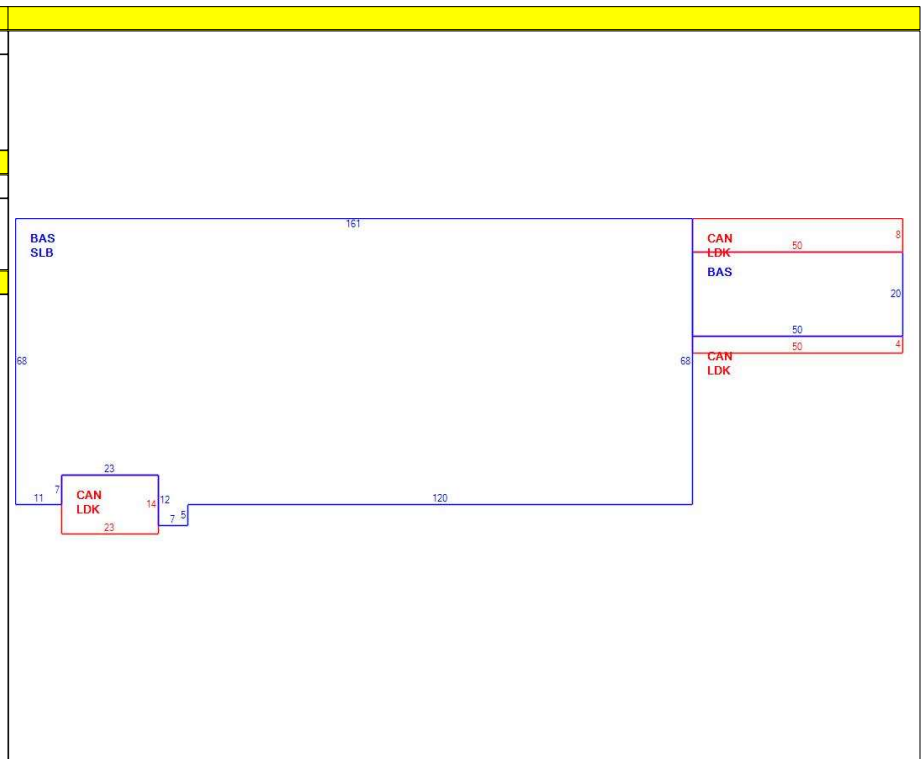
State Use 301
Print Date 7/5/2022 4:25:45 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								6043 EAST HARTFORD, CT VISION										
EAST HARTFORD INDUSTRIAL PARK 1131 TOLLAND TPK MANCHESTER CT 06042				A	Good	1	All	1	Paved			Description		Code	Appraised		Assessed													
				SUPPLEMENTAL DATA										IND LAND		3-1	301,630		211,140											
										IND BLDG		3-2	883,890		618,740															
										IND IMPR		3-3	157,870		110,510															
				Alt Prcl ID 3780-0171				Locn Suffix																						
				Homeown				Zoning B-3																						
				Census 5103				Res Area 149103																						
				VCS 2009				Non Res A 0																						
				# Units 7				Lot Size 6.01																						
				Class Ind																										
				GIS ID				Assoc Pid#																						
										Total		1,343,390		940,390																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)														
EAST HARTFORD INDUSTRIAL PARK LLC 171 221 PARK AVENUE E H LLC ROTHSTEIN ALEXANDER & HAROLD ROTHSTEIN ALEXANDER				3614 0032		06-23-2016		U		I		350,000		B13		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				2401 0190		05-03-2004		Q		I		1,957,280		A00		2021	3-1	211,140	2019	3-1	195,500	2018	3-1	195,500						
				0450 0476		01-01-1900		Q		I		0		NC			3-2	618,740		3-2	524,770		3-2	524,770						
				1818 0009				Q		I		0		NC			3-3	110,510		3-3	109,230		3-3	109,230						
										Total		940,390		Total		829,500		Total		829,500										
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Code	Description			Amount		Code	Description			Number															Amount		Comm Int		
				Total		0.00																								
ASSESSING NEIGHBORHOOD														APPROAISED VALUE SUMMARY Appraised Bldg. Value (Card) 791,170 Appraised Xf (B) Value (Bldg) 92,720 Appraised Ob (B) Value (Bldg) 157,870 Appraised Land Value (Bldg) 301,630 Special Land Value 0 Total Appraised Parcel Value 1,343,390 Valuation Method C Total Appraised Parcel Value 1,343,390																
Nbhd		Nbhd Name			B			Tracing			Batch																			
0001																														
NOTES														REVISE SITE SIZE FROM 6.30 TO 6.01 PER MAP #2711, 2004. 2011 BAA N/C. STIPULAT ED JUDGEMENT 2011. SPLIT OFF .47 AC TO PID# 17240,REV ADDR TO 177-221 PARK AVE, 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-21-829		01-12-2022		CM	Commercial						0				Install (30) 20 amp duplex rece		01-03-2017		CK			6	42	Hearing - Change						
B-21-1147		12-03-2021		CM	Commercial		16,900				0				Construction of roughly 325ftx		05-25-2016		BJR				62	Estimated						
M-21-422		11-04-2021		MEC	Mechanical		500				0				Removing the 4th oil tank - 10		11-08-2005		TM				63	Verified						
E-21-769		11-04-2021		EL	Electric		2,900				0				Install blank electrical box cov															
M-21-391		10-30-2021		MEC	Mechanical		1,800				0				Removal of oil tanks (2) 1000															
B-21-779		10-15-2021		RN	Renovation		20,000				0				Construction of 134x16 none l															
M-17-387		11-14-2017		HT	Heating		10,860				0				Oil to gas coversion															
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	301	Industrial		B3		5.540 AC		135,000.00		0.50415	C	1.00	3100	0.800			0				301,630									
Total Card Land Units						5.5400 AC		Parcel Total Land Area: 5.5400								Total Land Value						301,630								

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	70	Manufacturing									
Model	96	Ind/Comm									
Grade	39	.60									
Stories:	1.0										
Occupancy	1.00										
Exterior Wall 1	20	Brick									
Exterior Wall 2	15	Concr/Cinder									
Roof Structure	03	Gable									
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	01	None									
Finished %	100										
Bldg Use	301	Industrial									
Total Bedrooms	0										
Total Baths											
Num Fixtures	0										
Total Rooms	0										
Basement %	0										
Heat/AC	5	No A/C									
Frame Type	3	Steel									
Baths/Plumbing	02	Average									
Common Wall	F	None									
Wall Height	0.00										
Perimeter	482.00										
1st Floor Use:											

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
SPR1	Sprinklers-Wet	B	11,822	2.30	1973		22		0.00	5,980
SFA	Semifin Area	B	1,082	11.50	1973		22		0.00	2,740
RRS	Rail Road Sidin	L	1,500	80.00	1985		60	C	1.00	72,000
PAV1	Paving	L	67,860	3.10	1975		40	C	1.00	84,150
FN1	Fence-C/L	L	220	19.50	1975		40	C	1.00	1,720

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	11,822	11,822	11,822	38.66	457,015	
CAN	Canopy	0	922	92	3.86	3,557	
LDK	Load Dock	0	922	138	5.79	5,335	
SLB	Slab	0	10,822	0	0.00	0	
Ttl Gross Liv / Lease Area		11,822	24,488	12,052		465,907	



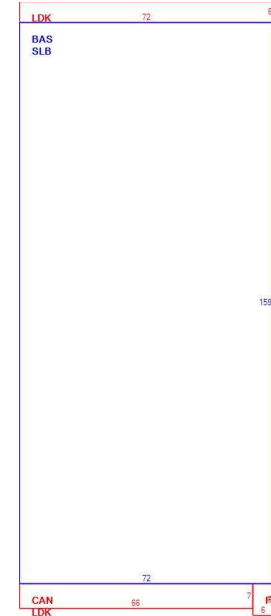
State Use 301
Print Date 7/5/2022 4:25:46 PM

CURRENT OWNER					TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT										
EAST HARTFORD INDUSTRIAL PARK 1131 TOLLAND TPK MANCHESTER CT 06042					A	Good	1	All	1	Paved			Description		Code	Appraised		Assessed		6043 EAST HARTFORD, CT			
															IND LAND	3-1	301,630		211,140				
															IND BLDG	3-2	883,890		618,740				
					SUPPLEMENTAL DATA										IND IMPR	3-3	157,870		110,510				
					Alt Prcl ID 3780-0171				Locn Suffix												VISION		
Homeown				Zoning B-3																			
Census 5103				Res Area 149103																			
VCS 2009				Non Res A 0																			
# Units 7				Lot Size 6.01																			
Class Ind																							
GIS ID				Assoc Pid#												Total		1,343,390		940,390			
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)							
EAST HARTFORD INDUSTRIAL PARK LLC 171 221 PARK AVENUE E H LLC ROTHSTEIN ALEXANDER & HAROLD ROTHSTEIN ALEXANDER					3614	0032	06-23-2016	U	I		350,000	B13	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
					2401	0190	05-03-2004	Q	I		1,957,280	A00	2021	3-1	211,140	2019	3-1	195,500	2018	3-1	195,500		
					0450	0476	01-01-1900	Q	I		0	NC		3-2	618,740		3-2	524,770		3-2	524,770		
					1818	0009		Q	I		0	NC		3-3	110,510		3-3	109,230		3-3	109,230		
					Total		0.00								Total	940,390	Total	829,500	Total	829,500			
EXEMPTIONS							OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description			Amount		Code	Description			Number	Amount										Comm Int	
Total					0.00																		
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name			B			Tracing			Batch			Appraised Bldg. Value (Card) 791,170 Appraised Xf (B) Value (Bldg) 92,720 Appraised Ob (B) Value (Bldg) 157,870 Appraised Land Value (Bldg) 301,630 Special Land Value 0 Total Appraised Parcel Value 1,343,390 Valuation Method C Total Appraised Parcel Value 1,343,390									
0001																							
NOTES																							
TM HARDWOOD FLOORING SUPPLIES, 2006. ADD LDK 2016 REVAL.																							
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				
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbld Adj	Notes			Location Adjustment			Adj Unit Pric	Land Value				
2	301	Industrial			0.000	AC	0.00	1.00000	C	1.00	2000	1.000							0	301,630			
Total Card Land Units					0.0000	AC	Parcel Total Land Area: 5.5400					Total Land Value					301,630						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	76	Storage Facility									
Model	96	Ind/Comm									
Grade	39	.60									
Stories:	1.0										
Occupancy	1.00										
Exterior Wall 1	20	Brick									
Exterior Wall 2	15	Concr/Cinder									
Roof Structure	03	Gable									
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	11	Other									
AC Type	06	Partial									
Finished %	10										
Bldg Use	301	Industrial									
Total Bedrooms	0										
Total Baths											
Num Fixtures	0										
Total Rooms	0										
Basement %	0										
Heat/AC	2	Combined									
Frame Type	3	Steel									
Baths/Plumbing	02	Average									
Common Wall	F	None									
Wall Height	0.00										
Perimeter	462.00										
1st Floor Use:											

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
SPR1	Sprinklers-Wet	B	11,448	2.30	1973		22		0.00	5,790
LDK	Load Dock	B	8	5700.00	1973		22		0.00	10,030

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	11,448	11,448	11,448	21.56	246,796	
CAN	Canopy	0	462	46	2.15	992	
FEP	Finished Enclosed Porch	0	54	32	12.78	690	
LDK	Load Dock	0	894	134	3.23	2,889	
SLB	Slab	0	11,448	0	0.00	0	
Ttl Gross Liv / Lease Area		11,448	24,306	11,660		251,367	



State Use 301
Print Date 7/5/2022 4:25:47 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																							
EAST HARTFORD INDUSTRIAL PARK 1131 TOLLAND TPK MANCHESTER CT 06042				A Good		1	All		1	Paved				Description		Code	Appraised		Assessed		6043 EAST HARTFORD, CT VISION														
														IND LAND		3-1	301,630		211,140																
														IND BLDG		3-2	883,890		618,740																
														IND IMPR		3-3	157,870		110,510																
				SUPPLEMENTAL DATA																															
				Alt Prcl ID		3780-0171				Locn Suffix																									
				Homeown						Zoning		B-3																							
				Census		5103				Res Area		149103																							
				VCS		2009				Non Res A		0																							
				# Units		7				Lot Size		6.01																							
				Class		Ind																													
				GIS ID						Assoc Pid#								Total		1,343,390		940,390													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
EAST HARTFORD INDUSTRIAL PARK LLC 171 221 PARK AVENUE E H LLC ROTHSTEIN ALEXANDER & HAROLD ROTHSTEIN ALEXANDER				3614		0032		06-23-2016		U		I		350,000		B13		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				2401		0190		05-03-2004		Q		I		1,957,280		A00		2021		3-1		211,140		2019		3-1		195,500		2018		3-1		195,500	
				0450		0476		01-01-1900		Q		I		0		NC				3-2		618,740				3-2		524,770				3-2		524,770	
				1818		0009				Q		I		0		NC				3-3		110,510				3-3		109,230				3-3		109,230	
																		Total		940,390		Total		829,500		Total		829,500							
EXEMPTIONS								OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		Number		Amount										Comm Int											
Total				0.00																															
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name		B		Tracing		Batch																											
0001																																			
NOTES																																			
\$40,258 RENOVATONS, N/C 2002. SKETCH REVISIONS, 2006.																				Appraised Bldg. Value (Card)								791,170							
																				Appraised Xf (B) Value (Bldg)								92,720							
																				Appraised Ob (B) Value (Bldg)								157,870							
																				Appraised Land Value (Bldg)								301,630							
																				Special Land Value								0							
																				Total Appraised Parcel Value								1,343,390							
																				Valuation Method								C							
																				Total Appraised Parcel Value								1,343,390							
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							
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														
3	301	Industrial				0.000		AC	0.00		1.00000	C	1.00	2000	1.000					0		0													
Total Card Land Units						0.0000		AC	Parcel Total Land Area: 5.5400						Total Land Value						301,630														

A photograph of a large, single-story commercial building with a brick facade and a long row of windows. Several cars are parked in front of the building, including a white sedan, a blue SUV, and a silver hatchback. The sky is overcast.

Property Location 177-221 PARK AVE
Vision ID 11014 Account # 11014

Map ID 26/ / 326/ /
Bldg # 4

Bldg Name
Sec # 1 of 1 Card # 4 of 6

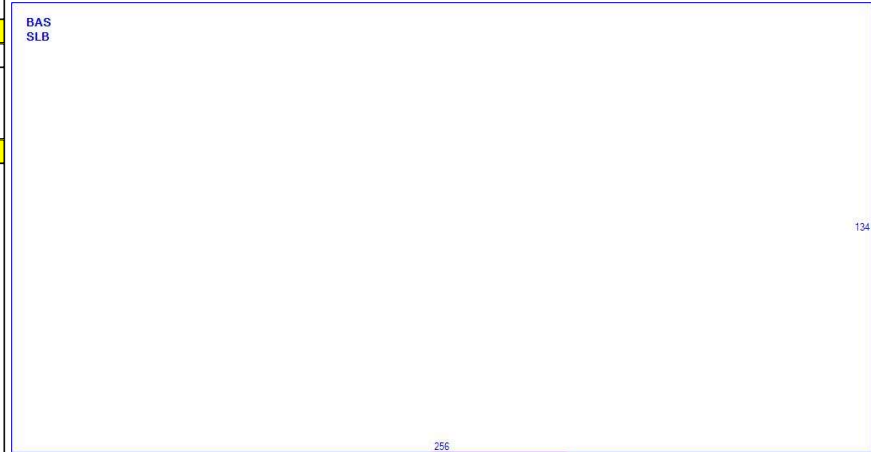
State Use 301
Print Date 7/5/2022 4:25:49 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION																	
EAST HARTFORD INDUSTRIAL PARK 1131 TOLLAND TPK MANCHESTER CT 06042				A Good		1 All		1 Paved				Description		Code				Appraised		Assessed													
												IND LAND		3-1				301,630		211,140													
												IND BLDG		3-2				883,890		618,740													
												IND IMPR		3-3		157,870		110,510															
SUPPLEMENTAL DATA																																	
				Alt Prcl ID 3780-0171				Locn Suffix																									
				Homeown				Zoning B-3																									
				Census 5103				Res Area 149103																									
				VCS 2009				Non Res A 0																									
				# Units 7				Lot Size 6.01																									
				Class Ind																													
				GIS ID				Assoc Pid#																									
												Total		1,343,390		940,390																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
EAST HARTFORD INDUSTRIAL PARK LLC 171 221 PARK AVENUE E H LLC ROTHSTEIN ALEXANDER & HAROLD ROTHSTEIN ALEXANDER				3614 0032		06-23-2016		U		I		350,000		B13		Year		Code		Assessed		Year		Code		Assessed							
				2401 0190		05-03-2004		Q		I		1,957,280		A00		2021		3-1		211,140		2019		3-1		195,500		2018		3-1		195,500	
				0450 0476		01-01-1900		Q		I		0		NC				3-2		618,740				3-2		524,770		3-2		524,770			
				1818 0009				Q		I		0		NC				3-3		110,510				3-3		109,230		3-3		109,230			
												Total		940,390		Total		829,500		Total		829,500											
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)						791,170									
																		Appraised Xf (B) Value (Bldg)						92,720									
																		Appraised Ob (B) Value (Bldg)						157,870									
																		Appraised Land Value (Bldg)						301,630									
																		Special Land Value						0									
																		Total Appraised Parcel Value						1,343,390									
																		Valuation Method						C									
												Total Appraised Parcel Value						1,343,390															
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					
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			
4		301		Industrial						0.000 AC		0.00		1.00000		C		1.00		2000		1.000				0				0			
										Total Card Land Units		0.0000 AC		Parcel Total Land Area: 5.5400										Total Land Value						301,630			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style:		76	Storage Facility							
Model		96	Ind/Comm							
Grade		39	.60							
Stories:		1.0								
Occupancy		1.00				MIXED USE				
Exterior Wall 1		20	Brick			Code	Description		Percentage	
Exterior Wall 2		15	Concr/Cinder			301	Industrial		100	
Roof Structure		03	Gable						0	
Roof Cover		00	Typical						0	
Interior Wall 1		10	Painted Block			COST / MARKET VALUATION				
Interior Wall 2										
Interior Floor 1		03	Concrete			RCN				1,173,727
Interior Floor 2										
Heating Fuel		10	Other			Year Built				1925
Heating Type		12	Unit Heater			Effective Year Built				1978
AC Type		01	None			Depreciation Code				F
Finished %		100				Remodel Rating				
Bldg Use		301	Industrial			Year Remodeled				1958
Total Bedrooms		0				Depreciation %				43
Total Baths						Functional Obsol				20
Num Fixtures		0				External Obsol				15
Total Rooms		0				Trend Factor				1
Basement %		0				Condition				
Heat/AC		5	No A/C			Condition %				
Frame Type		3	Steel			Percent Good				22
Baths/Plumbing		02	Average			RCNLD				258,220
Common Wall		F	None			Dep % Ovr				
Wall Height		0.00				Dep Ovr Comment				
Perimeter		780.00				Misc Imp Ovr				
1st Floor Use:						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	2	5700.00	1973		22		0.00	2,510
SPR1	Sprinklers-Wet	B	34,304	2.30	1973		22		0.00	17,360
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	34,304	34,304	34,304	34.12	1,170,315				
CAN	Canopy	0	400	40	3.41	1,365				
LDK	Load Dock	0	400	60	5.12	2,047				
SLB	Slab	0	34,304	0	0.00	0				
Ttl Gross Liv / Lease Area		34,304	69,408	34,404		1,173,727				

BAS
SLB

256
CAN
LDK .40 10



256
 CAN LDK 40 10



Property Location 177-221 PARK AVE
Vision ID 11014 Account # 11014

Map ID 26 / / 326 / /
Bldg # 5

Bldg Name
Sec # 1 of 1 Card # 5 of 6

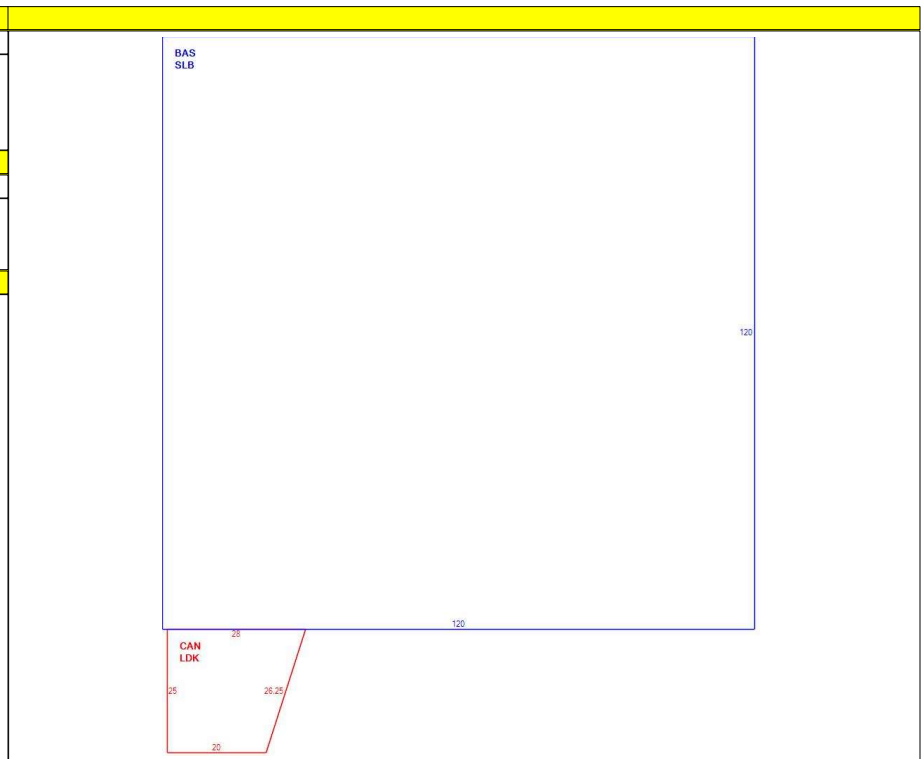
State Use 301
Print Date 7/5/2022 4:25:50 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION																	
EAST HARTFORD INDUSTRIAL PARK 1131 TOLLAND TPK MANCHESTER CT 06042				A Good		1 All		1 Paved				Description		Code				Appraised		Assessed													
												IND LAND		3-1				301,630		211,140													
												IND BLDG		3-2				883,890		618,740													
												IND IMPR		3-3		157,870		110,510															
SUPPLEMENTAL DATA																																	
				Alt Prcl ID 3780-0171				Locn Suffix																									
				Homeown				Zoning				B-3																					
				Census 5103				Res Area				149103																					
				VCS 2009				Non Res A				0																					
				# Units 7				Lot Size				6.01																					
				Class Ind																													
				GIS ID				Assoc Pid#																									
												Total		1,343,390		940,390																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
EAST HARTFORD INDUSTRIAL PARK LLC 171 221 PARK AVENUE E H LLC ROTHSTEIN ALEXANDER & HAROLD ROTHSTEIN ALEXANDER				3614 0032		06-23-2016		U		I		350,000		B13		Year		Code		Assessed		Year		Code		Assessed							
				2401 0190		05-03-2004		Q		I		1,957,280		A00		2021		3-1		211,140		2019		3-1		195,500		2018		3-1		195,500	
				0450 0476		01-01-1900		Q		I		0		NC				3-2		618,740				3-2		524,770		3-2		524,770			
				1818 0009				Q		I		0		NC				3-3		110,510				3-3		109,230		3-3		109,230			
												Total		940,390		Total		829,500		Total		829,500											
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)						791,170									
																		Appraised Xf (B) Value (Bldg)						92,720									
																		Appraised Ob (B) Value (Bldg)						157,870									
																		Appraised Land Value (Bldg)						301,630									
																		Special Land Value						0									
																		Total Appraised Parcel Value						1,343,390									
																		Valuation Method						C									
												Total Appraised Parcel Value						1,343,390															
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					
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			
5		301		Industrial						0.000 AC		0.00		1.00000		C		1.00		2000		1.000						0		0			
										Total Card Land Units		0.0000 AC		Parcel Total Land Area: 5.5400										Total Land Value						301,630			

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	76	Storage Facility									
Model	96	Ind/Comm									
Grade	39	.60									
Stories:	1.0										
Occupancy	1.00										
Exterior Wall 1	20	Brick									
Exterior Wall 2	15	Concr/Cinder									
Roof Structure	03	Gable									
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	04	Forced Hot Air									
AC Type	06	Partial									
Finished %	10										
Bldg Use	301	Industrial									
Total Bedrooms	0										
Total Baths											
Num Fixtures	0										
Total Rooms	0										
Basement %	0										
Heat/AC	2	Combined									
Frame Type	3	Steel									
Baths/Plumbing	02	Average									
Common Wall	F	None									
Wall Height	16.00										
Perimeter	480.00										
1st Floor Use:											

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	2	5700.00	1973		22		0.00	2,510
SPR1	Sprinklers-Wet	B	14,400	2.30	1973		22		0.00	7,290

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	14,400	14,400	14,400	20.95	301,709	
CAN	Canopy	0	600	60	2.10	1,257	
LDK	Load Dock	0	600	90	3.14	1,886	
SLB	Slab	0	14,400	0	0.00	0	
Ttl Gross Liv / Lease Area		14,400	30,000	14,550		304,852	



Property Location 177-221 PARK AVE
Vision ID 11014 Account # 11014

Map ID 26/ / 326/ /
Bldg # 6

Bldg Name
Sec # 1 of 1 Card # 6 of 6

State Use 301
Print Date 7/5/2022 4:25:51 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION																			
EAST HARTFORD INDUSTRIAL PARK 1131 TOLLAND TPK MANCHESTER CT 06042				A Good		1 All		1 Paved				Description		Code				Appraised		Assessed															
												IND LAND		3-1				301,630		211,140															
												IND BLDG		3-2				883,890		618,740															
												IND IMPR		3-3		157,870		110,510																	
SUPPLEMENTAL DATA																																			
				Alt Prcl ID 3780-0171				Locn Suffix																											
				Homeown				Zoning				B-3																							
				Census 5103				Res Area				149103																							
				VCS 2009				Non Res A				0																							
				# Units 7				Lot Size				6.01																							
				Class Ind																															
				GIS ID				Assoc Pid#																											
												Total		1,343,390		940,390																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRIC		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
EAST HARTFORD INDUSTRIAL PARK LLC 171 221 PARK AVENUE E H LLC ROTHSTEIN ALEXANDER & HAROLD ROTHSTEIN ALEXANDER				3614 0032		06-23-2016		U		I		350,000		B13		Year		Code		Assessed		Year		Code		Assessed									
				2401 0190		05-03-2004		Q		I		1,957,280		A00		2021		3-1		211,140		2019		3-1		195,500		2018		3-1		195,500			
				0450 0476		01-01-1900		Q		I		0		NC				3-2		618,740				3-2		524,770				3-2		524,770			
				1818 0009				Q		I		0		NC				3-3		110,510				3-3		109,230				3-3		109,230			
												Total		940,390		Total		829,500		Total		829,500													
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)						791,170											
																		Appraised Xf (B) Value (Bldg)						92,720											
																		Appraised Ob (B) Value (Bldg)						157,870											
																		Appraised Land Value (Bldg)						301,630											
																		Special Land Value						0											
																		Total Appraised Parcel Value						1,343,390											
																		Valuation Method						C											
												Total Appraised Parcel Value						1,343,390																	
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							
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					
6		301		Industrial						0.000 AC		0.00		1.00000		C		1.00		2000		1.000						0		0					
										Total Card Land Units		0.0000 AC		Parcel Total Land Area: 5.5400										Total Land Value										301,630	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	76	Storage Facility									
Model	96	Ind/Comm									
Grade	39	.60									
Stories:	1.0										
Occupancy	1.00										
Exterior Wall 1	20	Brick									
Exterior Wall 2	15	Concr/Cinder									
Roof Structure	03	Gable									
Roof Cover	00	Typical									
Interior Wall 1	10	Painted Block									
Interior Wall 2											
Interior Floor 1	06	Asphalt Tile									
Interior Floor 2											
Heating Fuel	10	Other									
Heating Type	04	Forced Hot Air									
AC Type	01	None									
Finished %	10										
Bldg Use	301	Industrial									
Total Bedrooms	0										
Total Baths											
Num Fixtures	0										
Total Rooms	0										
Basement %	0										
Heat/AC	5	No A/C									
Frame Type	3	Steel									
Baths/Plumbing	02	Average									
Common Wall	F	None									
Wall Height	0.00										
Perimeter	644.00										
1st Floor Use:											

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	2	5700.00	1973		22		0.00	2,510
SPR1	Sprinklers-Wet	B	25,896	2.30	1973		22		0.00	13,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	25,896	25,896	25,896	19.39	502,175	
CAN	Canopy	0	294	29	1.91	562	
LDK	Load Dock	0	228	34	2.89	659	
SLB	Slab	0	25,896	0	0.00	0	
Ttl Gross Liv / Lease Area		25,896	52,314	25,959		503,396	

