

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION								
NLCP 241 PARK AVE CT LLC 50 LOCUST AVENUE 1ST FL NEW CANAAN CT 06840						Description	Code	Appraised	Assessed									
						IND CONDO	3-4	2,649,500	1,854,650									
		SUPPLEMENTAL DATA																
		Alt Prcl ID 17253 Homeown Census 5103 VCS 2009 # Units 1 Class Ind GIS ID		Locn Suffix Zoning B-3 Res Area 0 Non Res A Lot Size Assoc Pid#		Total		2,649,500	1,854,650									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
NLCP 241 PARK AVE CT LLC		4243	0001	05-08-2024	U	I	3,992,931	B0	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
									2024	3-4	1,854,650							
									Total		1,854,650	Total			Total			
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									APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch	Appraised Bldg. Value (Card)					2,649,500				
0001									Appraised Xf (B) Value (Bldg)					0				
									Appraised Ob (B) Value (Bldg)					0				
									Appraised Land Value (Bldg)					0				
									Special Land Value					0				
									Total Appraised Parcel Value					2,649,500				
									Valuation Method					C				
									Total Appraised Parcel Value					2,649,500				
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				
B-24-367	06-04-2024	DM	Demolish	220,700		0		Demo of cork & paneling, smal										
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value	
1	305	Ind Condo			SF		1.00000	C	1.00		1.000			0.0000			0	
Total Card Land Units					SF	Parcel Total Land Area					0.0000		Total Land Value					0

The diagram shows a rectangular building layout with the following dimensions and labels:

- Top Edge:** A small red box labeled "FOR50" is positioned above the top edge. The top edge is divided into two segments: 16 (left) and 142 (right).
- Right Edge:** A small red box labeled "32" is positioned to the right of the top edge. The right edge is labeled 285.
- Bottom Edge:** A small red box labeled "18" is positioned below the bottom edge. The bottom edge is labeled 214.
- Left Edge:** The left edge is labeled 269.
- Interior:** The label "BAS" is located in the center of the rectangle.
- Other Labels:** A label "71" is located near the top-left corner, and a label "FOP" is located near the bottom-right corner.

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
------	-------------	-----	-------	------------	--------	----------	------	-------	------------	-------------

BUILDING SUB-AREA SUMMARY SECTION

--	--	--	--	--	--	--	--

Ttl Gross Liv / Lease Area	59,712	61,568	60,083	4,076,151
----------------------------	--------	--------	--------	-----------

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						Description	Code	Appraised	Assessed								
						IND CONDO	3-4	1,674,370	1,172,060								
						IND CONDO	3-4	87,250	61,070								
SUPPLEMENTAL DATA																	
Alt Prcl ID 17252 Homeown Census 5103 VCS 2009 # Units 1 Class Ind GIS ID				Locn Suffix Zoning B-3 Res Area 0 Non Res A Lot Size Assoc Pid#		Total		1,761,620	1,233,130								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NLCP 241 PARK AVE CT LLC		4243	0001	05-08-2024	U	I	3,992,931	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
								2024	3-4	1,172,060							
									3-4	61,070							
								Total	1,233,130	Total		Total					
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																	
GL24: SALES INCL UNITS A AND B.																	
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		
B-24-509	08-22-2024	RF	Roofing	633,900		0		Remove 2 layers of 4" insulatio									
B-24-370	07-02-2024	BLD	Building	247,000		0		Installing new concrete footing,									
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment	Adj Unit P	Land Value	
1	305	Ind Condo			SF		1.00000	C	1.00		1.000			0.0000		0	
Total Card Land Units					SF	Parcel Total Land Area					0.0000		Total Land Value				0

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	52	Comm Condo				Extra Opening					
Model	06	Com Condo									
Grade	54	.975									
Stories	1	Painted Block				CONDO DATA					
Occupancy	1										
Interior Wall 1:	10										
Interior Wall 2:											
Interior Floor 1	03										
Interior Floor 2		Concrete				Parcel Id	51354	C 77	Owne		
Heat Fuel:	10	Other Forced Hot Air None				Freezer Condominium B 1 S 1					
Heat Type:	04										
AC Type:	01										
Total Bedrooms											
Full Bath											
Half Baths		Steel				Adjust Type	Code	Description	Factor%		
Extra Fixtures											
Total Rooms:											
Bath Style:											
Kitchen Style:											
Num Kitchens:											
Fireplace(s)											
Prefab Fpls											
% Basement											
Bsmt Garage(s)											
% FBM											
% Rec Room											
% Semi FBM											
% Attic Fin											
% Unfinished											
Int vs. Ext											
Framing											
Extra Openings	3										
						Building Value New					3,443,416
						Year Built					1951
						Effective Year Built					1986
						Depreciation Code					A
						Remodel Rating					
						Year Remodeled					
						Depreciation %					35
						Functional Obsol					
						External Obsol					
						Trend Factor					1
						Condition					UC
						Condition %					45
						Percent Good					45
						Cns Sect Rcndd					1,549,540
						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	% Gd	Grade	Grade Adj.	Appr. Value	
LDK1	Loading Dock	L	11	5700.00	1986		65	C	1.00	40,760	
PAV1	Paving	L	26,50	3.10	1975		40	C	1.00	32,860	
RRS	Rail Road Sidi	L	426	80.00	1975		40	C	1.00	13,630	
SPR2	Sprinklers-Wet	B	120,6	2.30	1986		45	C	0.00	124,830	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description			Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor			59,861	59,861	59,861	57.52	3,443,414			
SLB	Slab			0	59,861	0	0.00	0			
Ttl Gross Liv / Lease Area				59,861	119,722	59,861		3,443,414			

