

481 SULLIVAN AVENUE

Location 481 SULLIVAN AVENUE

Mblu 110/ 13/ //

Acct# 87300481

Owner G-PRO LLC

Assessed Value \$790,600

Appraisal \$1,129,300

PID 4202

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$930,900	\$198,400	\$1,129,300

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$651,700	\$138,900	\$790,600

Owner of Record

Owner	G-PRO LLC	Sale Price	\$950,000
Co-Owner		Certificate	
Address	PO BOX 717 SOUTH WINDSOR, CT 06074	Book & Page	1935/0273
		Sale Date	09/25/2007
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
G-PRO LLC	\$950,000		1935/0273	00	09/25/2007
J R D REALTY	\$0		0258/0051	25	04/11/1979

Building Information

Building 1 : Section 1

Year Built: 1970
Living Area: 28,920
Replacement Cost: \$1,720,257
Building Percent Good: 51

Replacement Cost

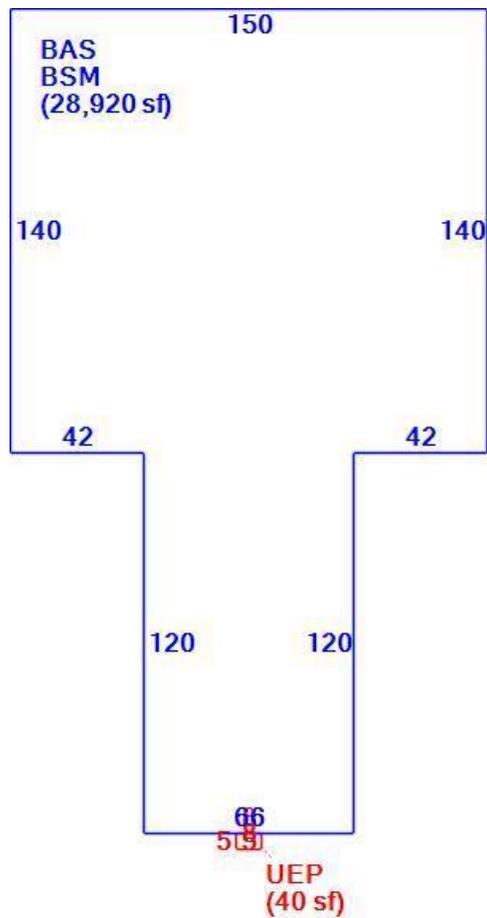
Less Depreciation: \$877,300

Building Photo



(<https://images.vgsi.com/photos/SouthWindsorCTPhotos/\A0025\481%20St>)

Building Layout



([ParcelSketch.ashx?pid=4202&bid=4202](#))

Building Attributes	
Field	Description
Style:	Light Industrial
Model	Ind/Comm
Grade	C
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	Brick Veneer
Roof Structure	Gable
Roof Cover	Metal
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Space
% Central Air	13
Foundation	Poured Conc
Bldg Use	Industrial
Total Rooms	0
Total Bedrms	0
Total Fixtures	23
% Wet Sprinkler	100
% Dry Sprinkler	
1st Floor Use	
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
% Finished	13
Class	S
Wall Height	13.00

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	28,920	28,920
BSM	Basement	28,920	0
UEP	Unfin. Enclosed Porch	40	0
		57,880	28,920

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
MEZ2	Finished	528.00 S.F.	\$3,200	1
SPR1	Sprinklers-Wet	28920.00 S.F.	\$11,800	1

Land

Land Use

Use Code 301
Description Industrial
Zone I
Neighborhood C400
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 2.04
Frontage 0
Depth 0
Total Market Land \$138,900
Appraised Value \$198,400

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	Garage	MS	Masonry	1200.00 S.F.	\$8,400	1
PAV1	Paving	AS	Asphalt	41500.00 S.F.	\$21,800	1
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Valuation History

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