

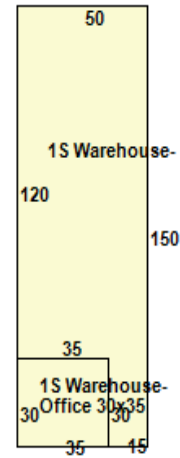
<b>Location:</b>	80 WOLCOTT ROAD			<b>Map Id:</b>	102 439 009	<b>Zone:</b>	I-2	<b>Date Printed:</b>	7/2/2026		
				<b>Neighborhood:</b>	0191			<b>Last Update:</b>	7/2/2026		
<b>Owner Of Record</b>				<b>Volume/Page</b>	<b>Date</b>	<b>Sales Type</b>		<b>Valid</b>	<b>Sale Price</b>		
LW REALTY LLC				1018/0467	11/20/2023	Warranty Deed		No	2,700,000		
80 WOLCOTT ROAD, SIMSBURY, CT 06070						Exempt					
<b>Prior Owner History</b>											
EIGHTY WOLCOTT ROAD LLC				0892/0638	9/9/2015	Warranty Deed		Yes	600.000		
RIVER BEND HOLDINGS LLC				0865/0257	9/30/2013	Quit Claim		No	0		
IMPERIAL NURSERIES INC				0499/0756	11/30/1998	Quit Claim		No	3,850,000		
<b>Permit Number</b>	<b>Date</b>	<b>Permit Description</b>									
E-20-323	8/28/2020	1: Install sub panel in compressor room. feed from main panel. 2: Move existng small sub panel eas									
B-20-540	8/13/2020	RENOVATE/REPAIR/REPLACE BATHROOMS. MISC PLUMBING AND INDOOR OFFICE HEATING/AC SYSTEM									
B-20-542	8/13/2020	RELOCATE FROM 36 IRON HORSE BLVRD: INSTALL 30X60 HOOP HOUSE (SEE PLAN) INSTALL 10,000 GAL DIESEL AND									
B-20-541	8/13/2020	Install new garage doors. Pour new concrete floor. install a secondary heating system Plq = Drew R									
E-20-244	7/13/2020	Service upgrade from 200 amp single phase to 200 amp 3 phase CRS#3437873 approved 7/24/20									
P-18-25	2/7/2018	Put pressure test on existng gas line(s)									
<b>Supplemental Data</b>						<b>Appraised Value</b>					
<b>Census/Tract</b>	4662010	I&E Status				<b>Total Land Value</b>		979,000			
<b>Dev Map ID</b>	1077	Chimneys				<b>Total Building Value</b>		244,500			
<b>GIS ID</b>		Cross Boarder Pro				<b>Total Outbldg Value</b>		41,400			
<b>Route</b>		In Home Business				<b>Total Market Value</b>		1,264,900			
<b>District</b>		Conversion Review									
<b>Utilities</b>											
<b>Acres</b>					<b>State Item Codes</b>						
<b>Land Type</b>	<b>Acres</b>	<b>490</b>	<b>Total Value</b>		<b>Code</b>	<b>Quantity</b>	<b>Value</b>				
Primary Site	9.79	0.00	979,000		31-Industrial Land	9.79	685,300				
					32-Industrial Building	1.00	171,150				
					33-Indust Improve	2.00	28,980				
<b>Total</b>	9.7900	0.00	979,000								
<b>Assessment History (Prior Years as of Oct 1)</b>					<b>490 Appraised Totals</b>						
	<b>2026</b>	<b>2025</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>Type</b>	<b>Acres</b>	<b>Value</b>	<b>Type</b>	<b>Acres</b>	<b>Value</b>
<b>Land</b>	685,300	685,300	685,300	685,300	199,570						
<b>Building</b>	171,150	171,150	171,150	171,150	123,270						
<b>Outbuilding</b>	28,980	28,980	28,980	28,980	18,970						
<b>Total</b>	<b>885,430</b>	<b>885,430</b>	<b>885,430</b>	<b>885,430</b>	<b>341,810</b>				<b>Totals</b>	<b>0.00</b>	<b>0</b>
						<b>Application Date:</b>	<b>Expiration Date:</b>				
<b>Comments</b>											
<b>10/1/2023</b>	2023 I-2 Primary Site 9.79ac										
<b>10/1/2023</b>	2023 Permits reviewed and updated; Add Radiant Floor Heat; Add 4 Overhead Doors; Add 30x60 Hoop (QuonsetHut);										
<b>3/12/2015</b>	TWO "CORRECTING QUIT CLAIMS" FILED VOL 883 PG 614 AND 617. CORRECTING QC FOR THOSE TWO CORRECTIONS VOL 884 PG 34. ALL IN REFERENCE TO 1998 QC										

Unique ID: 30418630

Simsbury

Location: 80 WOLCOTT ROAD Unit

Commercial Building Description		Description	Area/Qty
Building Use	Industrial	Base Value	7500
Class	Metal	Central Air	7500
Overall Condition	Good	Overhead Doors	4
Construction Quality	Good		
Stories	1.00		
Year Built	1988		
Remodel			
Percent Complete	100		
GLA	<b>7500</b>		
Basement			
Basement Area	0		
HVAC			
Heating Type	Radiant Floor	Attached Component Computations	
Fuel Type	Gas	Type	Yr Bilt Area/Qty
Cooling Type	Central		
Interior			
Floors	Concrete		
Walls	Other		
Wall Height			
Exterior			
Exterior Walls	Metal		
Roof Type	Raised Metal		
Roof Cover			
Special Features			
Extra Plumbing Fixtures	6		
Overhead Doors	4		



Detached Component Computations							
Type	Year	Condition	Area/Qty	Type	Year	Condition	Area/Qty
Fencing	1988	Average	1960				
Vinyl Quonset Hut	2020	Average	1800				