

CURRENT OWNER										UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																																	
KELLY FRADET LUMBER CO INC PO BOX 1269 ENFIELD, CT 06083 Additional Owners:										1		TYPCL						Description		Code		Appraised Value		Assessed Value																									
																		COMMERC.		321		539,300		539,300																									
																		COMM LAND		321		367,800		367,800																									
																		COMMERC.		321		68,700		68,700																									
SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375371_2856213		Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																					
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																														
KELLY FRADET LUMBER CO INC FRADET LLOYD W-TRUSTEE,										11044/ 362 LC001-2306		12/22/1999 09/03/1965		U	I	1	B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value																					
																		2018	321	539,300		2017	321	445,100		2016	321	432,300																					
																		2018	321	367,800		2017	321	441,600		2016	321	411,100																					
																		2018	321	68,700		2017	321	68,700		2016	321	68,700																					
Total:														975,800		Total:		955,400		Total:		912,100																											
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																													
Year	Type	Description				Amount		Code	Description		Number		Amount		Comm. Int.																																		
Total:																				APPRAISED VALUE SUMMARY																													
NBHD/ SUB										NBHD Name										Street Index Name										Tracing										Batch									
0001/A																														321										BG									
NOTES										KELLY FRADET LUMBER MART BASEMENT USED FOR LUMBER AND PARTS STORAGE. BATHROOMS ARE IN THE BASEMENT										Appraised Bldg. Value (Card)										539,300																			
ASSESSING NEIGHBORHOOD																				Appraised XF (B) Value (Bldg)										0																			
																				Appraised OB (L) Value (Bldg)										68,700																			
																				Appraised Land Value (Bldg)										367,800																			
																				Special Land Value										0																			
																				Total Appraised Parcel Value										975,800																			
																				Valuation Method:										C																			
																				Adjustment:										0																			
																				Net Total Appraised Parcel Value										975,800																			
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY																																							
Permit ID		Issue Date		Type		Description		Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID		Cd.		Purpose/Result																					
55		03/15/2010		6		SIGN		2,000				0				3' X 33' WALL		11/18/2010						311		15		PERMIT VISIT																					
51		03/19/2005		6		SIGN		10,000				0						11/10/2005						311		15		PERMIT VISIT																					
																		01/20/2004						303		3		MEAS+INSPCTD																					
																		07/01/1992						107		3		MEAS+INSPCTD																					
																		04/25/1981						500		3		MEAS+INSPCTD																					
LAND LINE VALUATION SECTION																																																	
B #	Use Code	Use Description				Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value																								
1	321	HARDWRE				BUS				43,560	SF	3.06	1.7100	E	1.0000		1.00	BG	1.00					1.00	5.23	227,800																							
1	321	HARDWRE				BUS				2.80	AC	50,000.00	1.0000	0	1.0000		1.00	BG	1.00					1.00	50,000.00	140,000																							
Total Card Land Units:										3.80		AC	Parcel Total Land Area:3.8 AC										Total Land Value:										367,800																

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	78		STORE				
Model	94		COMMERCIAL				
Grade	C-		AVG. (-)				
Stories	1.00		1 STORY				
Occupancy	1						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	8		BRICK VENR				
Roof Structure	9		STANDARD				
Roof Cover	10		ROLLED				
Interior Wall 1	5		MINIMUM				
Interior Wall 2	1		DRYWALL				
Interior Floor 1	4		CARPET				
Interior Floor 2	14		ASPHL TILE				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	321		HARDWRE				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	2						
Extra Fixtures	5						
#Heat Sys	1						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	1		CONCRETE				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
85	PAVING			L	100.0	1.61	1960	A		FR	40	64,400
88	FENCE-6			L	70	9.78	1960	A		FR	40	300
78	LITE-DBL			L	2	920.00	1960	A		FR	40	700
84	SIGN-ILU			L	95	40.25	2005	G		GD	70	3,300
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	13,096		12.21	159,948	
CNP	CANOPY	0	1,092		3.08	3,359	
FFL	1ST FLOOR	13,096	13,096		61.07	799,799	
Ttl. Gross Liv/Lease Area:		13,096	27,284	15,770		963,106	

