

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TOWN OF STRATFORD SCHOOL BOARD OF EDUCATION 2725 MAIN ST  STRATFORD CT 06615						Description	Code	Appraised	Assessed	6138  STRATFORD, CT  <b>VISION</b>
						EX COM LN	21	1,080,000	756,000	
						EX COM BL	22	1,217,400	852,180	
<b>SUPPLEMENTAL DATA</b>						EX CM OTB	25	62,700	43,890	
Alt Prcl ID Sewer Use BZZ				Survey Ma Historical YES Raymark Section 3A Flood Zon YES:		Total		2,360,100	1,652,070	
Census Tr 0807 Map Ref: F-13 Dev Lot: 3.6 ARCES				Assoc Pid#						
GIS ID 4009050008										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF STRATFORD	0447	0395	02-17-1969	U	I	0		Year	Code	Assessed	Year	Code	Assessed			
TOWN OF STRATFORD	0445	0670	11-27-1968	U	I	0		2025	21	756,000	2025	21	756,000			
TOWN OF STRATFORD	0441	0397	06-20-1968	U	I	0			22	852,180	2024	22	801,640			
									25	18,900		25	18,900			
									25	43,890		52	756,000			
Total								1,652,070		Total		1,652,070		Total		1,576,540

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				NOTES				
Nbhd	Nbhd Name	B	Tracing	Batch	This signature acknowledges a visit by a Data Collector or Assessor			
24								
<b>APPRAISED VALUE SUMMARY</b>								
Appraised Bldg. Value (Card)							1,217,400	
Appraised Xf (B) Value (Bldg)							0	
Appraised Ob (B) Value (Bldg)							62,700	
Appraised Land Value (Bldg)							1,080,000	
Special Land Value							0	
Total Appraised Parcel Value							2,360,100	
Valuation Method							C	
Total Appraised Parcel Value							2,360,100	

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
41050	10-23-2018	DE	Demolish		09-30-2022	100	09-30-2022	DEMO CENTER SCHOOL	05-22-2025	WG			59	Field Review
19985	06-11-2012	BP	Building Permi	193,400		100		INSUL/PVC ROOFS						
12085	05-22-2012	HA	HVAC Permit	249,823		100		REPL BOILER						
19368	05-09-2012	EL	Electrical Per	7,000		100		BOILER/CHILLER WIRE						
11940	09-04-2001			40,000		100		TO SCHOOL BLDG;						

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Siz	S.A.	AC.	Cond.	Nbhd.	Nbhd Adj	Notes	Special Pricing	Adj Unit Pric	Land Value
1	929	Mun Com Bldg	RS-4		3.600 AC	300,000.00	1.00000	1.0	0	1.00	1.00	110	1.000		0	300,000	1,080,000
Total Card Land Units					3.60 AC	Parcel Total Land Area: 3.60					Total Land Value					1,080,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Commercial			
Grade	04	C+			
Stories:	2.0	2 Stories			
Occupancy	1.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	T&G/Rubber			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	929	Mun Com Bldg			
Heat/AC	02	Heat/AC Split			
Frame Type	02	Wood Frame			
Baths/Plumbing	02	Average			
Ceiling/Wall	02	Ceil Only			
Rooms/Prtns	02	Average			
Wall Height	12.00				
% Comm Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
929	Mun Com Bldg	100
		0
		0

COST / MARKET VALUATION	
Adj. Base Rate:	112.90
	1,943,191
Net Other Adj:	0
RCN	1,995,711
Year Built	1885
Effective Year Built	1986
Depreciation Code	G
Remodel Rating	
Year Remodeled	2012
Depreciation %	39
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	61
RCNLD	1,217,400
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	% Good	Grade	Grade Adj	Appr. Value
PAV	Paving	L	12,000	5.00	1969	A	55	3	1.00	33,000
PAV	Paving	L	12,000	4.50	1969	A	55	3	1.00	29,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,418	6,418	6,418	112.90	724,618	
FBM	Finished Basement	6,340	6,340	4,438	79.03	501,068	
FOP	Finished Open Porch	0	60	15	28.23	1,694	
FUS	Finished Upper Story	6,340	6,340	6,340	112.90	715,811	
Ttl Gross Liv / Lease Area		19,098	19,158	17,211		1,943,191	

