

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6045 EAST LYME, CT VISION
M R B ASSOCIATE LLC 87 W MAIN ST NIANTIC CT 06357		1 Level		1 Paved	2 Suburban	Description	Code	Appraised	Assessed	
			2 Public Water			COM LAND	2-1	210,000	147,000	
			3 Public Sewer			COM BLDG	2-2	578,100	404,670	
SUPPLEMENTAL DATA						COM OUTBL	2-5	30,700	21,490	
Alt Prcl ID		Sub-Div		Et Al						
Photo		Devl Lot #		Beach Dist 000						
Vet Exemp		Tract 07162		Heart						
GIS ID 11.3 101				Dept Head						
				Assoc Pid#						
						Total		818,800	573,160	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
M R B ASSOCIATE LLC	1040	396	10-16-2020	U	I		04	Year	Code	Assessed	Year	Code	Assessed
M R B ASSOCIATE LLC	1040	390	10-16-2020	U	I		00	2020	2-1	147,000	2019	2-1	147,000
M R B ASSOCIATES LLC	0446	0357	02-27-1998	U	I	0	03		2-2	404,670		2-2	404,670
WELLS BARBARA G &	0277	0016	12-20-1988	U	I	0			2-5	21,490		2-5	48,090
						Total		573160	Total	580160	Total	599760	

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								

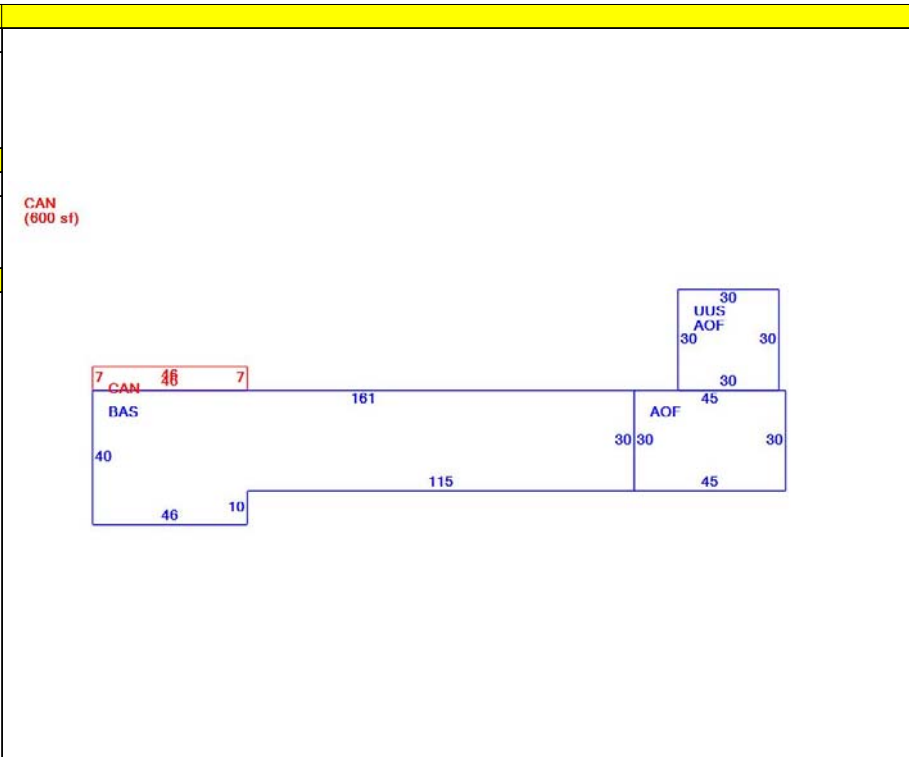
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0030					Appraised Bldg. Value (Card)			551,200
					Appraised Xf (B) Value (Bldg)			26,900
					Appraised Ob (B) Value (Bldg)			30,700
					Appraised Land Value (Bldg)			210,000
					Special Land Value			0
					Total Appraised Parcel Value			818,800
					Valuation Method			C
					Total Appraised Parcel Value			818,800

NOTES								VISIT / CHANGE HISTORY								
5/19FIRE DAMAGED BUILDINGS REMOVED								Date	Id	Type	Is	Cd	Purpost/Result			
GUYS OIL CO - MOBIL STATION								10-01-2020	DV			55	Building Permit Change			
2 DOUBLE PUMPS								07-08-2019	DV			01	Measur+1Visit			
10/1/09 REFINISH & PAINT EXTR - COMP								03-03-2011	AD			00	Measur+Listed			
EXT A IA								11-03-2009	DB	02		01	Measur+1Visit			
10/19ESMNT FOR 87 W MAIN 1015-537								06-09-2006	BD			55	Building Permit Change			
								07-05-2000	NS			00	Measur+Listed			
								12-17-1991	BT			46	Change Value Chang			

BUILDING PERMIT RECORD								LAND LINE VALUATION SECTION									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
B190529-3	05-29-2019	RS	Residential			100	08-29-2019	FIRE DAMAGE	10-01-2020	DV			55	Building Permit Change			
B090528-3	06-02-2009	CM	Commercial	48,750	11-03-2009	100	10-01-2009	REFINISH EXTERIOR	07-08-2019	DV			01	Measur+1Visit			
B17358	10-27-2005	RS	Residential	3,500	06-09-2006	100	12-01-2005	REROOF	03-03-2011	AD			00	Measur+Listed			
M12293	09-03-2003	CM	Commercial	13,674	06-09-2006	100	12-05-2003	INSTAL TANK SUMPS/MANH	11-03-2009	DB	02		01	Measur+1Visit			
B826	08-24-1995	CM	Commercial	8,000		100	10-01-1995	CANOPY	06-09-2006	BD			55	Building Permit Change			
20-0394		CM	Commercial			100	09-09-2020	FOR PERMIT #B191104-7	07-05-2000	NS			00	Measur+Listed			
								12-17-1991	BT			46	Change Value Chang				

B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3341	GAS ST SRV M9	CA			43,560	SF 3.45	1.75000	E	1.00	0030	0.750	SITE		0	197,200
1	3341	GAS ST SRV M9	CA			0.540	AC 18,000	1.75000	E	1.00	0030	0.750	EXCS		0	12,800
						Total Card Land Units	1.540	AC	Parcel Total Land Area: 1.5400						Total Land Value	210,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	26	Svc Station			
Model	96	Ind/Comm			
Grade	04	Above Ave			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	17	Stucco/Masonry			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	3341	GAS ST SRV M96			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
Heat/AC	00	NONE			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	00	NONE			
Rooms/Prtns	02	AVERAGE			
Wall Height	18.00				
% Comn Wall	0.00				
1st Floor Use:	3341				
			MIXED USE		
			Code	Description	Percentage
			3341	GAS ST SRV M96	100
					0
					0
			COST / MARKET VALUATION		
			RCN		861,276
			Year Built	1945	
			Effective Year Built	1980	
			Depreciation Code	GD	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	36	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	64	
			RCNLD	551,200	
			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
MEZ1	MEZZANINE-U	B	2,100	15.00	1980		64		0.00	20,200
PAV1	PAVING-ASPH	L	5,000	3.00	2000		50		0.00	7,500
LT2	W/DOUBLE LI	L	1	1350.00	2000		50		0.00	700
A/C	AIR COND	B	1,350	2.50	1980		64		0.00	2,200
CNP2	GOOD QUALIT	L	600	50.00	2005		75		0.00	22,500
LFT1	LIFT-LIGHT	B	2	3500.00	1980		64		0.00	4,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office Area	2,250	2,250	3,150	131.59	296,084	
BAS	First Floor	5,290	5,290	5,290	94.00	497,234	
CAN	Canopy	0	922	138	14.07	12,971	
UUS	Upper Story, Unfinished	0	900	585	61.10	54,987	
Ttl Gross Liv / Lease Area		7,540	9,362	9,163		861,276	

