

Minutes of Board of Assessment Appeals Meeting - 04/11/22

Date and time: 04/11/22 6:00 PM to: 04/11/22 9:00 PM
Present: Brooke Stevens, Recording Secretary, Patrick Hughes, Chair, Mike Bekech, Gary Cicchiello, Suzanne Szupiany
CC: Absent: Kim Kalajainen
Location: East Lyme Town Hall- (Conference Room 1)
108 Pennsylvania Avenue, Niantic, CT, 06357
Link: <https://app.meetingking.com/meetings/374870> **FILED**

Topics

APRIL 19 20 22 AT 9:20 AM/PM
(Signature)
EAST LYME TOWN CLERK

1. Call to Order

Note Mr. Hughes called the meeting to order at 6:00 p.m.

1-1. 4/5/22 8:15 PM- APPEAL 2150, MICHAEL & LISA DIPIRO; 152 UPPER PATTAGANSETT RD Deliberation

Note The Board discussed the appeal.

Decision MOTION (1)

Mr. Bekech moved to change the grade of the building from very good to good, and the depreciation to average.

Ms. Szupiany seconded the motion.

Motion carried, 4-0-0.

1-2. 4/4/22 6:15 PM- APPEAL 41563, PETER & DIANE TRAYGIS; ISLANDA CAMPGROUND Deliberation

Note Mr. Hughes and Mr. Bekech noted they each viewed the trailer.

Decision MOTION (2)

Mr. Bekech moved to return the assessment to the previous value of \$2,800 and Fair Market Value of \$4,000.

Mr. Hughes seconded the motion.

Motion carried, 4-0-0.

1-3. 4/4/22 6:45 PM- APPEAL 5207, ANDREA & ROBERT GREENE; 108 LAURELWOOD DR Deliberation

Note Mr. Hughes reported he viewed the home, and the Board discussed the appraisal done in April. Mr. Bekech discussed how the square footage is driving the assessment.

Decision MOTION (3)

Mr. Bekech moved to change grade from good to average/good.

Ms. Szupiany seconded the motion.

Motion carried, 4-0-0.

1-4. 4/4/22 7:00 PM- APPEAL 7100, JEANNE SUMMERHAYES & DANIEL SHEA; 7 TERRACE AVE Deliberation

Note The Board discussed the appeal.

Decision MOTION (4)

Mr. Bekech moved to change the condition of the land from .03 to .01 because of the strip of land.
Mr. Cicchiello seconded the motion.
Motion carried, 4-0-0.

2. Appeals by Appointment Only

2-1. 6:00 PM- APPEAL 6028, LANDMARK DEV GROUP LLC; 42 RIVER RD

Decision This Appellant did not appear; no action taken.

2-2. 6:15 PM- APPEAL 6029, LANDMARK DEV GROUP LLC; QUARRY DOCK RD

Decision This Appellant did not appear; no action taken.

2-3. 6:30 PM- APPEAL 3179, JARVIS OF CHESHIRE LLC; BOSTON POST RD

Decision This Appellant did not appear; no action taken.

2-4. 6:45 PM- APPEAL 113, ALLSTATE BK REAL ESTATE HOLDINGS; 257 FLANDERS RD

Decision This Appellant did not appear; no action taken.

2-5. 7:00 PM- APPEAL 5614, GDEL COMMERCIAL LLC; 284 FLANDERS RD

Note Attorney Steven Nagengast was in attendance to represent the Appellant, since he's an officer of the court it was not required to swear him in.

Note Mr. Nagengast said he included some comparable big box store sales with the application and the current fair market value is \$19,738,500, which equates roughly to \$123 per square foot.

Note Mr. Nagengast discussed the comparables and said it was the increase over the original assessment being that the store is only two years old that triggered the appeal.

Note Mr. Bekech explained how the 5-year reevaluation process works and noted the last assessment was in 2016 which is why it went from a partially completed assessment to a finished store assessment.

Note Mr. Nagengast discussed comparable properties and said this property is unique since it's on a ground lease and Costco owns the improvements.

2-6. 7:00 PM- APPEAL 5614, GDEL COMMERCIAL LLC; 284 FLANDERS RD Deliberation

Note The Board discussed the appeal.

Decision MOTION (5)

Mr. Bekech moved to take no action.
Ms. Szupiany seconded the motion.
Motion carried, 4-0-0.

3. Further Deliberations/Decisions if time permits

3-1. 4/4/22 7:15 PM- APPEAL 5403, SCOTT BUCKMAN; 11 HATHAWAY RD

Note Mr. Bekech said he viewed the property, and he discussed the land valuation.

Decision MOTION (6)

Mr. Bekech moved to change the c-factor from 1 to .75 and add functional obsolescence and for 3% due to unfinished interior features.

Mr. Hughes seconded the motion.

Motion carried, 4-0-0.

3-2. 4/4/22 7:30 PM- APPEAL 1068, WILLIAM CARR; 23 CHERRY ST

Note The Board discussed the appeal.

Note Mr. Bekech said he can see a reason to change the assessment and said they can suggest that the Assessor remeasure the house.

Decision MOTION (7)

Mr. Bekech moved to take no action.

Ms. Szupiany seconded the motion.

Motion carried, 4-0-0.

3-3. 4/4/22 8:15 PM- APPEAL 6072, STEVEN & ROSEMARIE TABER; 36 SHORE RD OGBA

Note The Board discussed the appeal and how it compares to 32 Shore Road.

Decision MOTION (8)

Mr. Bekech moved to change the depreciation code from very good to good.

Ms. Szupiany seconded the motion.

Motion carried, 4-0-0.

3-4. 4/4/22 8:30 PM- APPEAL 6738, THEODORE SUDAL; 33 CRESCENT AVE

Note The Board discussed the appeal.

Decision MOTION (9)

Mr. Bekech moved to change the depreciation code from good to average/good.

Ms. Szupiany seconded the motion.

Motion carried, 4-0-0.

3-5. 4/4/22 8:45 PM- APPEAL 5588, EDWARD & KATHERINE TOMASZEK; 23 WALNUT HILL RD

Note The Board discussed the appeal.

Decision MOTION (10)

Mr. Bekech moved to change the depreciation coded from good to average.

Ms. Szupiany seconded the motion.

Motion carried, 4-0-0.

3-6. 4/5/22 6:00 PM- APPEAL 5890, BARBARA MLYNARSKI; 6 FERRO CT

Note The Board discussed the appeal.

Decision MOTION (11)

Mr. Bekech moved to change the depreciation code of the house from good to average and reduce the percentage good for the pool from 90% good to 60% good.

Mr. Cicchiello seconded the motion.

Motion carried, 4-0-0.

3-7. 4/5/22 6:15 PM- APPEAL 5585, JONATHAN ALLISON; 63 WALNUT HILL RD

Note The Board discussed the appeal and how accessibility is a huge issue.

Decision MOTION (12)

Mr. Bekech moved to change the condition of the land from .5 to 0.25.

Ms. Szupiany seconded the motion.

Motion carried, 4-0-0.

3-8. 4/5/22 8:30 PM- APPEAL 5785, SCOTT & ELIZABETH KIMBLE; 32 LEGENDARY RD

Note The Board discussed the appeal.

Decision MOTION (13)

Ms. Szupiany moved to change the grade from good to average, and the depreciation code to average.

Mr. Bekech seconded the motion.

Motion carried, 4-0-0.

4. Further Appeals by Appointment Only

4-1. 7:45 PM- APPEAL 7044, RINGS END INCORPORATED; 28 HOPE ST

Note Attorney Brian Hoeing was in attendance to represent the Appellant, since he's an officer of the court it was not required to swear him in.

Note Mr. Hoeing said these are some very old buildings and full of functional depreciation and the parking lot itself is in horrible condition; these buildings haven't been improved so they're looking at the 9% increase as being unsupported.

4-2. 7:30 PM- APPEAL 5144, RINGS END INCORPORATED; 23-25 HOPE ST

Note Mr. Hoeing said this .21 acres provides extra storage for them which they purchased for \$50,000 and the current increase in assessment is too high.

4-3. 8:15 PM- APPEAL 8766, RINGS END INCORPORATED; MAIN ST

Note Mr. Hoeing clarified that this parcel is next to the railroad track, it's 1/3 of an acre, and the appraised value went from \$86,000 to \$127,000. He noted there is not much that can be done with the property, so he questions the value.

4-4. 8:00 PM- APPEAL 7191, RINGS END INCORPORATED; 15 STATE RD

Note Mr. Hoeing said at one time they had an office in the tiny house located here but is now occupied. He noted the value is up 23% which he briefly discussed.

4-5. 7:15 PM- APPEAL 7669, RINGS END INCORPORATED; HOPE ST

Note Mr. Hoeing said this parcel is .7 acres and also runs along the railway. He noted the appraised value jumped from \$112,000 to \$180,000, which is a 60% increase with no improvements.

4-6. 8:30 PM- APPEAL 2095, ROMULAN REALTY; 8 W MAIN ST

Note Mr. Hughes swore Mark Hightower in.

Note Mr. Hightower provided the Board with financial reports for the building and said the assessment has increased about 18%. He discussed the empty offices in the building and the difficulties encountered during the height of covid. Mr. Hightower thinks the fair market value of the building is \$740,250.

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4-7. 8:45 PM- APPEAL 2158, TWO HUNDRED AND SIXTY SEVEN; FLANDERS RD

Note Mr. Hughes swore Bob, the owner of the building, and Marilyn Lusher, his representative, in.

Note Bob and Marilyn presented the Board with comparisons between 267 Flanders Road and other similar properties in town. They don't understand why the rating of the Starbucks is the only one considered "excellent" in town and they discussed the dismal onsite parking and vehicle access.

Note Marilyn and Bob also discussed how the State is taking 5,000 square feet for the interchange and how the Starbucks Corporation is requesting a 12% decrease in rent, in all their locations across the country, or they will close.

5. Adjournment

Decision MOTION (14)

Mr. Hughes moved to adjourn the April 11th, 2022, Board of Assessment Appeals Meeting at 9:05 p.m.

Mr. Cicchiello seconded the motion.

Motion carried, 4-0-0.

Note Respectfully Submitted,
Brooke Stevens, Recording Secretary

Building Valuation:

Current Building Grade is considered Excellent by the valuation company. How is this more valuable than the following:

McDonalds is rated Average Changed to Good

Burger King is rated Good

Dunkin Donuts is rated Good

Formerly 5 Guys is rated Above Average

Flanders Fish House is rated Average to Good

Building Unit Cost is currently \$323.44 Changed to 361.66

McDonalds = \$139.46 Changed to 228.92

Burger King = \$201.44 Changed to 246.20

Dunkin Donuts = \$219.20 Changed to 259.87

Formerly 5 Guys = \$157.63 Changed to 148.33

Flanders Fish = \$114.69 Changed to 121.06

Depreciation Code is currently GD for Good Changed to E

McDonalds = Avg Changed to VG

Burger King = VG

Dunkin Donuts = GD Changed to VG

Formerly 5 Guys = VG

Flanders Fish = VG

Land Valuation:

267 Flanders Road current I Factor (Influence Factor) is 4.0 (No other commercial building on Flanders Road has an I Factor of 4.0) Changed to 4.61

McDonalds = 3.0 Changed to 3.46

Burger King = 3.0 Changed to 3.46

Dunkin Donuts = 2.25 Changed to 2.19

Formerly 5 Guys = 2.25 Changed to 2.59

Flanders Fish = 2.5 Changed to 2.88

m ver

Additional Comments:

Approximately 1 year ago, the town closed the Flanders Road main entrance with no notification or appeal opportunity given to the owner, making access to the business more difficult and has impacted the traffic flow to the drive thru and congested the parking area.

Acreage of .80 does not yet reflect the State of CT taking approximately 5000 sq ft. of land for the interchange improvements. Expected land total should be approximately .74 acre.

Other parcels used in this comparison have more parking and easier access.

Resolution requested is:

Grade to be changed to Average

Land will eventually be changed to .74

Influence I Factor changed to 2.5 All comps have easy access, ours is limited.

Building Unit Cost changed to \$139.46 (McDonalds)

Property Location 267 FLANDERS RD
 Vision ID 5479 Account # 002158

Map ID 31.3/24//
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 3260
 Print Date 3/21/2022 9:26:54 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TWO HUNDRED AND SIXTY SEVEN FLANDERS ROAD LLC PO BOX 156 WATERFORD CT 06385		1 Level	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed	
			3 Public Sewer			COM LAND	2-1	551,500	386,050	
		SUPPLEMENTAL DATA				COM BLDG	2-2	814,100	569,870	
		Alt Prcl ID Sub-Div Photo Devl Lot # Vet Exemp Tract 07162 GIS ID 31.3 24			Et Al Beach Dist 000 Tot Disable Heart Dept Head Assoc Pid#		COM OUTBL	2-5	38,000	26,600
						Total	1,403,600	982,520		

6045
EAST LYME, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TWO HUNDRED AND SIXTY SEVEN NAUTA ROBERT P EXXON CORPORATION		0692 0393	12-20-2004	U	I	0	03	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		0407 0402	05-05-1996	U	I	150,000		2021	2-1	386,050	2021	2-1	386,050	2020	2-1	288,680
		0141 0401	01-15-1973			0			2-2	569,870		2-2	569,870		2-2	332,570
						0			2-5	26,600		2-5	26,600		2-5	26,600
						Total		982520	Total	982520	Total	982520	Total	647850		

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD		B	Tracing	Batch
Nbhd	Nbhd Name			
0030				

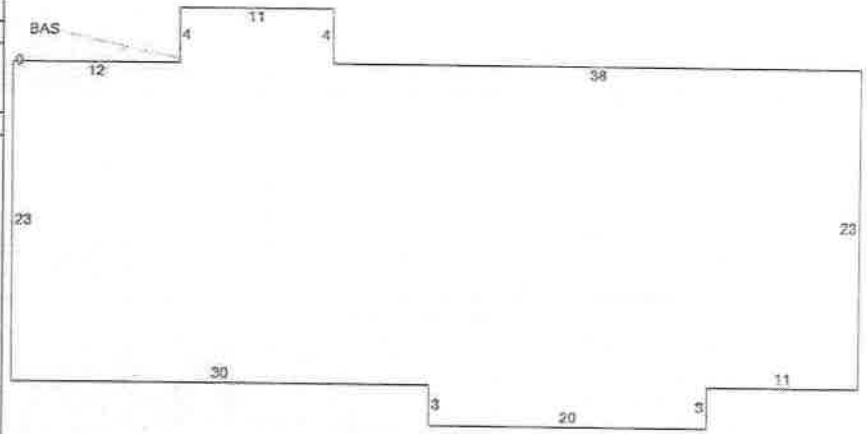
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	806,600
Appraised Xf (B) Value (Bldg)	7,500
Appraised Ob (B) Value (Bldg)	38,000
Appraised Land Value (Bldg)	551,500
Special Land Value	0
Total Appraised Parcel Value	1,403,600
Valuation Method	C
Total Appraised Parcel Value	1,403,600

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
B200526-33	06-24-2020	CM	Commercial	135,000		100		REMODEL+OUTDOOR PATIO	
B130819-4	08-21-2013	EL	Electric	400		100	10-01-2013	2 120V OUTLETS	
20074-44	06-11-2007	RS	CM	235,496	07-10-2008	100	01-25-2008	SHELL FOR STARBUCKS	
200611-52	11-22-2006	EL	Electric	500	09-08-2007	100		100 AMP SERVICE	

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
09-07-2021	GMZ			63	Review
05-11-2021	KJ			00	Measur+Listed
02-22-2011	AD			00	Measur+Listed
07-10-2008	SM	01		00	Measur+Listed
09-08-2007	SM			55	Building Permit Change
06-28-2006	BD			63	Review
08-02-2000	NS			04	Measur/Vac/Boarded up

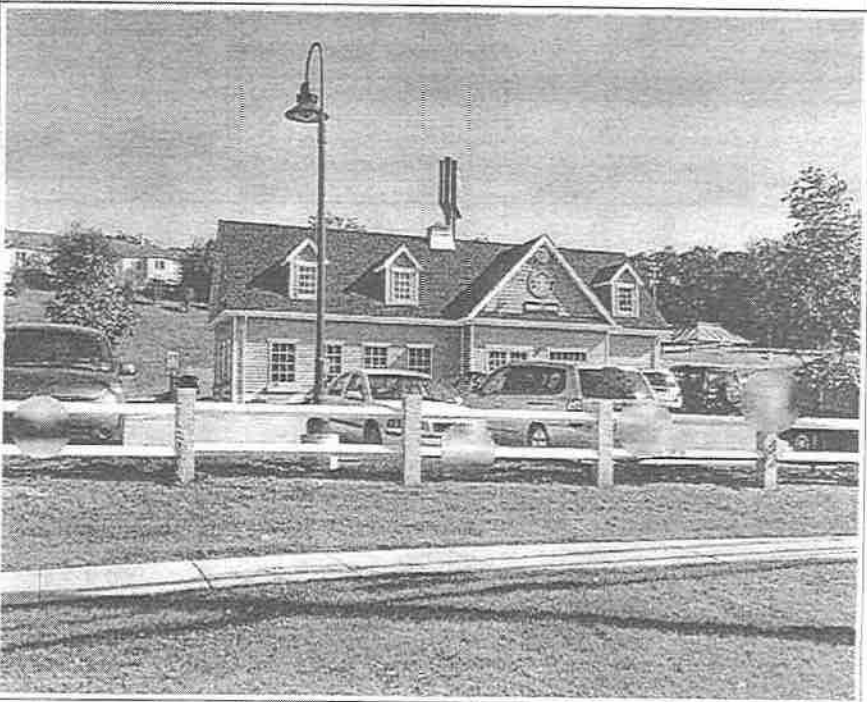
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3250	REST/CLUBS M	CA			34,848 SF	5.28	4.61000	K	1.00	0030	0.650			15.83	551,500
Total Card Land Units						0.800 AC	Parcel Total Land Area: 10.8000						Total Land Value		551,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	21	Fast Fd Chain			
Model	94	Commercial			
Grade	09	Excellent			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3260	REST/CLUBS M94			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	04	CEIL & MIN WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	14.00				
% Conn Wall	0.00				
1st Floor Use:	3260				
			MIXED USE		
			Code	Description	Percentage
			3260	REST/CLUBS M94	100
					0
					0
			COST / MARKET VALUATION		
			RCN		545,016
			Year Built		2007
			Effective Year Built		2019
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		2
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		MA
			Condition %		50
			Percent Good		148
			RCNLD		806,600
			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
PAV1	PAVING-ASPH	L	15,180	3.00	2008		75		0.00	34,200
LT1	LIGHTS-IN W/P	L	5	1000.00	2008		75		0.00	3,800
DUW	DRIVE-UP WIN	B	1	7500.00	2012		100		0.00	7,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,507	1,507	1,507	361.66	545,016	
Ttl Gross Liv / Lease Area		1,507	1,507	1,507		545,016	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6045 EAST LYME, CT VISION
		1 Level	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed	
FLANDERS PLAZA ASSO LLC C/O MCDONALDS CORP PO BOX 182571 COLUMBUS OH 43218			3 Public Sewer			COM LAND	2-1	406,000	284,200	
		SUPPLEMENTAL DATA					COM BLDG	2-2	842,300	589,610
							COM OUTBL	2-5	32,700	22,890
		Alt Prcd ID Sub-Div Photo Devl Lot # Vet Exemp Tract 07161 GIS ID 31.1 54		Et Al Beach Dist 000 Tot Disable Heart Dept Head Assoc Pid#		Total		1,281,000	896,700	

RECORD OF OWNERSHIP					BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
FLANDERS PLAZA ASSO LLC	0987	0648	09-29-2017	U	I	15,377,000	25	2021	2-1	284,200	2021	2-1	284,200	2020	2-1	212,380	
GPF-FLANDERS PLAZA LLC	0956	0742	12-16-2015	U	I	500,000	24		2-2	589,610		2-2	589,610		2-2	351,750	
LYONS JAMES F	0954	0415	10-19-2015	U	I	0	04		2-5	22,890		2-5	22,890		2-5	22,890	
LYONS JAMES F & KATHLEEN E	0185	0005	05-05-1980			0		Total			896700	Total			896700	Total	587020

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY		
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int		
Total			0.00							842,300

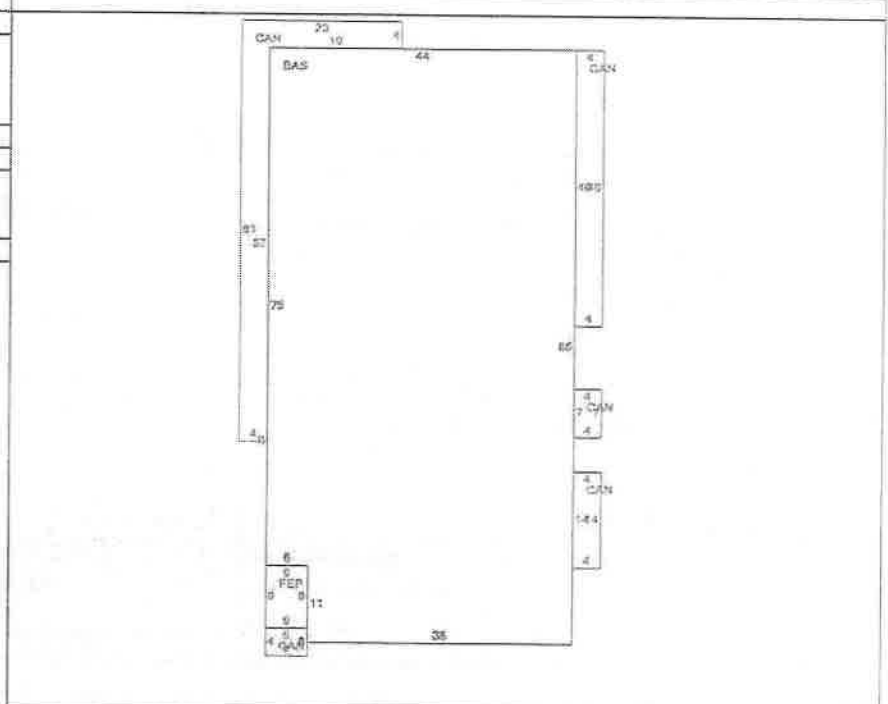
Nbhd	Nbhd Name	B	Tracing	Batch
0030				

NOTES	
9/13/05 LEASE 718/161 LYONS TO GROVE CAP	SPEC PERMIT 818/433 MCDONALDS REST
10/1/07 DEMO EXTNG BLDG	MCDONALDS RES COMPL CO ISSUED 2/26/09
11/4/08 LEASE ASSGN&ASSUMP 812/8136	LAND LEASE PARC 1A & 1B - MAP DR6/524
GROVE CAP LLC TO GPF FLANDERS PLAZA LLC	AGREE 833/722
SUBLEASE 812/139-146 GPF TO MCDONALDS	16GL BAA CHANGED C FACTOR FROM 2.25 TO 1
10/1/09 MAP DR6/523 PARC 1A	

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
B190813-7	08-27-2019	CM	Commercial	245,000		100		RENOVATIONS	09-07-2021	GMZ			63	Review
B170809-1	08-15-2017	CM	Commercial	32,177		1000		RPL 100 FIXTURES	06-03-2021	KJ			00	Measur+Listed
B080912-5	10-09-2008	CM	Commercial	548,000	07-14-2009	100	02-26-2009	NEW CONSTRUCTION	03-22-2017	DV			70	BAA Change
20077-133	08-30-2007	CM	Commercial	30,000	07-14-2009	100	02-26-2009	EXCAVATION	02-08-2011	AD			00	Measur+Listed
20075-110	06-04-2007	DE	Demolish			100	10-01-2007	DEMOLISH STRUCTURE	07-14-2009	DB	01		00	Measur+Listed
									07-20-2006	BD			63	Review
									07-31-2000	NS			00	Measur+Listed

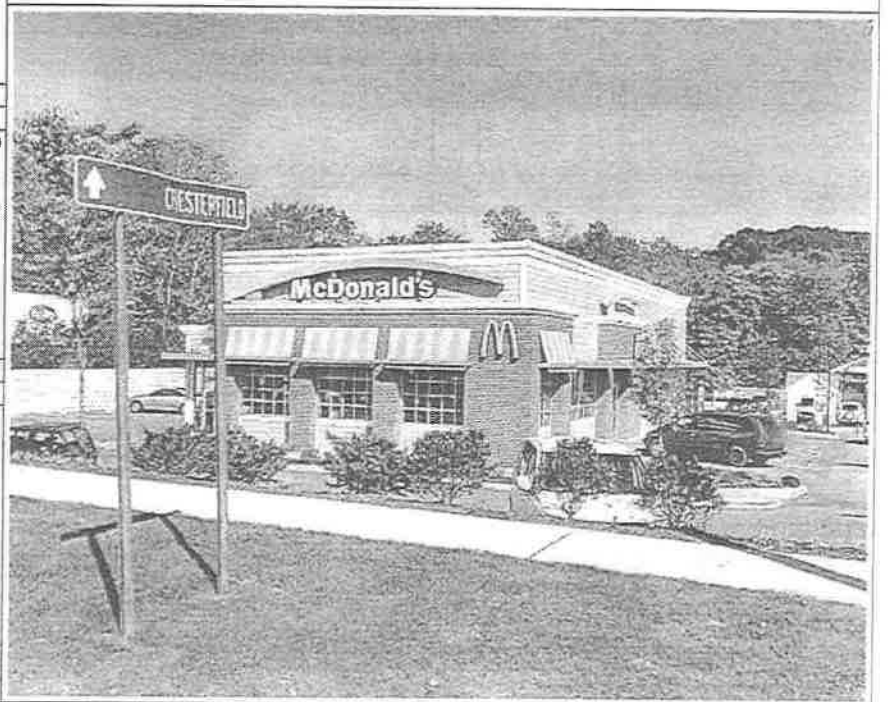
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value	
1	3260	REST/CLUBS M	CA			33,106 SF	5.45	3.46000	I	1.00	0030	0.650	LANDLSE		0	12.26	406,000
Total Card Land Units						0.760 AC	Parcel Total Land Area: 0.7600						Total Land Value		406,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	21	Fast Fd Chain			
Model	94	Commercial			
Grade	06	Good			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard	MIXED USE		
Exterior Wall 2	20	Brick/Masonry	Code	Description	Percentage
Roof Structure	01	Flat	3260	REST/CLUBS M94	100
Roof Cover	02	Rolled Compos			0
Interior Wall 1	05	Drywall/Sheet			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	11	Ceram Clay Til	RCN		877,432
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		2009
Heating Type	04	Forced Air-Duc	Effective Year Built		2017
AC Type	03	Central	Depreciation Code		VG
Bldg Use	3260	REST/CLUBS M94	Remodel Rating		04
Total Rooms			Year Remodeled		2019
Total Bedrms	00		Depreciation %		4
Total Baths	2		Functional Obsol		0
Heat/AC	01	HEAT/AC PKGS	External Obsol		0
Frame Type	03	MASONRY	Trend Factor		1
Baths/Plumbing	02	AVERAGE	Condition		
Ceiling/Wall	05	SUS-CEIL & WL	Condition %		
Rooms/Prtns	02	AVERAGE	Percent Good		96
Wall Height	12.00		RCNLD		842,300
% Comn Wall			Dep % Ovr		
1st Floor Use:	3260		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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	21,822	3.00	2009		50		0.00	32,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,718	3,718	3,718	228.92	851,107
CAN	Canopy	0	588	88	34.26	20,145
FEP	Porch, Enclosed, Finished	0	54	27	114.46	6,181
Ttl Gross Liv / Lease Area		3,718	4,360	3,833		877,433



Property Location 211 FLANDERS RD
 Vision ID 5285

Account # 005728

Map ID 26.3/23/11

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 3260
 Print Date 3/21/2022 9:38:20 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
P & M ANDRADE MGMT CORP 24A QUARRY RD WATERFORD CT 06385		2 Above Street	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed	6045 EAST LYME, CT VISION
			3 Public Sewer			COM LAND	2-1	437,900	306,530	
						COM BLDG	2-2	476,600	333,620	
SUPPLEMENTAL DATA						COM OUTBL	2-5	51,200	35,840	
Alt Prcl ID		Et Al								
Sub-Div		Beach Dist 000								
Photo		Tot Disable								
Devl Lot #		Heart								
Vet Exemp		Dept Head								
Tract 07162		Assoc Pid#								
GIS ID 26.3 23					Total		965,700	675,990		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
P & M ANDRADE MGMT CORP		0497 0272	03-10-2000	U	I	0	03	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ANDRADE MARIA M & PEDRO		0326 0085	02-04-1992	U	I	0	Q	2021	2-1	306,530	2021	2-1	306,530	2020	2-1	224,350
ANDRADE MARIA M & PEDRO		0229 0308	01-16-1987	U	I	0			2-2	333,620		2-2	333,620		2-2	281,400
									2-5	35,840		2-5	35,840		2-5	22,470
								Total		675990	Total		675990	Total		528220

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 476,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

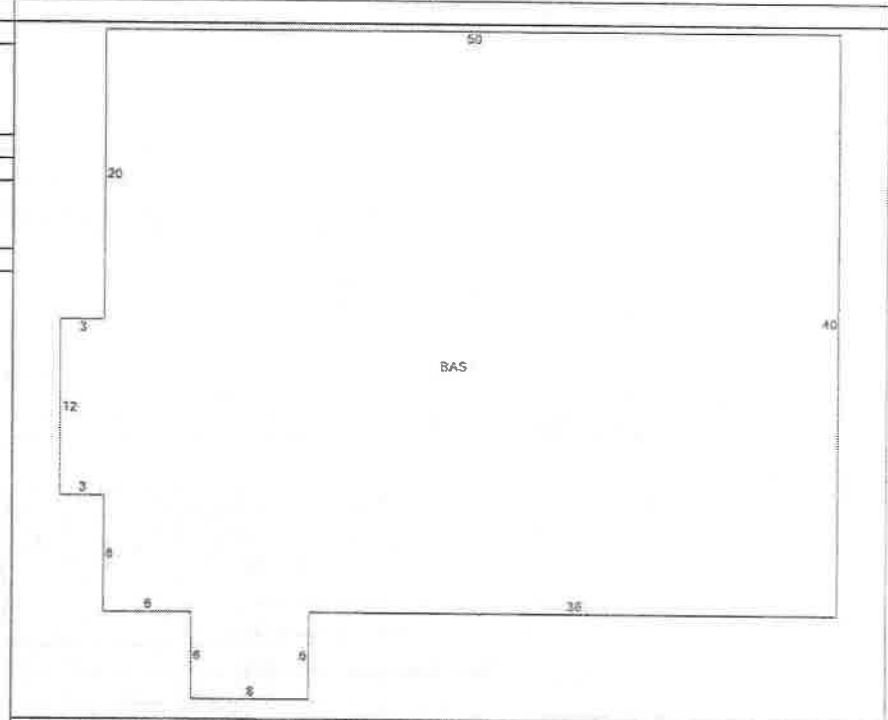
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES	
DUNKIN DONUTS 2 TRS SURVEY MAP-DR 5/#111 326/85-COMBINING LOTS 20 YR LEASE-6/1/92 331/1	IA EXT A

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
B110620-3	06-27-2011	CM	Commercial	2,560		100		INST VIDEO SYS		09-07-2021	GMZ			63	Review
B100617-3	06-23-2010	CM	Commercial	28,000		100	01-28-2011	REPLACE ROOFTOP AC UNI		05-11-2021	KJ			00	Measur+Listed
8888	02-07-1992	CM		170,000	07-11-1992	100	06-23-1992	C/O ISSUE		02-22-2011	AD			00	Measur+Listed
										06-23-2006	BD			63	Review
										07-11-2000	NS			00	Measur+Listed
										07-11-1991	JD	X		10	Measur/LtrSnt Letter Sent
										01-28-1991	ML			04	Measur/Vac/Boarded up

LAND LINE VALUATION SECTION																
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	3260	REST/CLUBS M	CA			43,319 SF	4.62	2.19000	E	1.00	0050	1.000	SITE 10:1 LB		10.11	437,900
Total Card Land Units						0.994 AC	Parcel Total Land Area: 0.9945						Total Land Value			437,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	21	Fast Fd Chain			
Model	94	Commercial			
Grade	06	Good			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3260	REST/CLUBS M94			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	01	SUSP-CEIL ONLY			
Rooms/Prtns	02	AVERAGE			
Wall Height	12.00				
% Corn Wall	0.00				
1st Floor Use:	3260				
			MIXED USE		
			Code	Description	Percentage
			3260	REST/CLUBS M94	100
					0
					0
			COST / MARKET VALUATION		
			RCN		541,567
			Year Built		1992
			Effective Year Built		2009
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		
			Depreciation %		12
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		88
			RCNLD		476,600
			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	U/B	Units	Unit Price	Yr Bit	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
LT2	W/DOUBLE LI	L	3	1350.00	2001		60		0.00	2,400
PAV1	PAVING-ASPH	L	22,600	3.00	2001		60		0.00	40,700
CNP2	GOOD QUALIT	L	216	50.00	1992		75		0.00	8,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,084	2,084	2,084	259.87	541,567
Ttl Gross Liv / Lease Area		2,084	2,084	2,084		541,567



Property Location 257 FLANDERS RD
 Vision ID 5406

Account # 000113

Map ID 26.1/11111

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 3260
 Print Date 3/21/2022 9:37:34 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT										
ALLSTATE BK REAL ESTATE HOLDINGS LTD 4415 HIGHWAY 6 SUGAR LAND TX 77478		2 Above Street	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed							
			3 Public Sewer			COM LAND	2-1	452,900	317,030							
			6 Septic			COM BLDG	2-2	617,000	431,900							
		SUPPLEMENTAL DATA				COM OUTBL	2-5	56,000	39,200							
		Alt Prcl ID	Et Al													
		Sub-Div	Beach Dist 000													
		Photo	Tot Disable													
		Devl Lot # DR8/43	Heart													
		Vet Exemp	Dept Head													
		Tract 07162	Assoc Pid#													
		GIS ID 26.1 11			Total 1,125,900 788,130											
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ALLSTATE BK REAL ESTATE		1006 0230	12-14-2018	U	I	825,000	03	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
AMPAT ASSOCIATES		1005 0488	12-05-2018	U	I	50,000	06	2021	2-1	317,030	2021	2-1	317,030	2020	2-1	236,880
AMPAT ASSOCIATES		0176 0567	07-11-1978			0			2-2	431,900		2-2	431,900		2-2	366,310
									2-5	39,200		2-5	39,200		2-5	39,410
								Total 788130			Total 788130			Total 642600		
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																
NOTES																
BURGER KING IA EXT A ADD DRIVE THRU 10/1/08 REMOV PLAYScape; INTR RENOV COMP 10/19 LOT CHANGE																
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		
B200518-8	05-20-2020	CM	Commercial	4,590		100		RPL WATER HEATER	09-07-2021	GMZ			63	Review		
B150309-1	04-14-2015	CM	Commercial	55,000	11-09-2015	100	10-01-2015	EXTERIOR MODIFICATIONS	05-11-2021	KJ			00	Measur+Listed		
20085-24	05-08-2008	EL	Electric	4,500	08-18-2008	100	08-18-2008	ADD HANGING LIGHTS	11-09-2015	SK	02		01	Measur+1Visit		
BM2006-15	10-02-2006	CM	Commercial	2,900	08-18-2008	100	08-18-2008	NATURAL GAS	02-22-2011	AD			00	Measur+Listed		
E17840	01-23-2006	CM	Commercial	21,300		100	10-01-2006	NEW SWITCHGEAR	08-18-2008	SM	01		00	Measur+Listed		
b8898	03-25-2002	CM	Commercial	65,000		100	04-29-2002	ALTERATION	06-23-2006	BD			63	Review		
B20082-83		CM	Commercial	250,000	08-18-2008	100	08-18-2008	SITE WORK/RENOVATIONS	07-12-2000	NS			00	Measur+Listed		
LAND LINE VALUATION SECTION																
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	3250	REST/CLUBS M	CA			40,000	SF 4.86	3.46000	1	1.00	0030	0.650	SITE 10:1 L/B		0 10.93	437,200
1	3250	REST/CLUBS M	CA			0.290	AC 24,000	3.46000	1	1.00	0030	0.650			0 53,976	15,700
						Total Card Land Units	1.208 AC	Parcel Total Land Area: 1.2083						Total Land Value		452,900

VISION

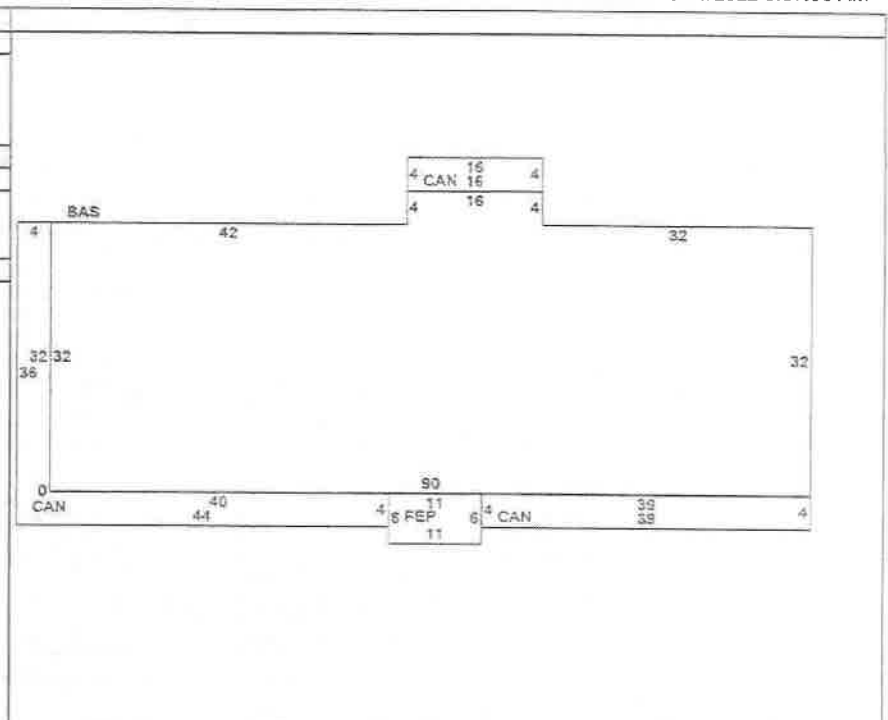
6045

EAST LYME, CT

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	21	Fast Fd Chain			
Mode:	94	Commercial			
Grade	06	Good			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	11	Clapboard			
Roof Structure	01	Flat			
Roof Cover	02	Rolled Compos			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	11	Ceram Clay Til			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3260	REST/CLUBS M94			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	03	MASONRY			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	12.00				
% Comn Wall	0.00				
1st Floor Use:	3260				
			RCN		752,390
			Year Built		1979
			Effective Year Built		2003
			Depreciation Code		VG
			Remodel Rating		04
			Year Remodeled		2008
			Depreciation %		18
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		82
			RCNLD		617,000
			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
PAV1	PAVING-ASPH	L	35,748	3.00	2001		50		0.00	53,600
LT3	W/TRIPLE LIG	L	2	1700.00	2001		50		0.00	1,700
LT2	W/DOUBLE LI	L	1	1350.00	2001		50		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,944	2,944	2,944	246.20	724,815
CAN	Canopy	0	524	79	37.12	19,450
FEP	Porch, Enclosed, Finished	0	66	33	123.10	8,125
Ttl Gross Liv / Lease Area		2,944	3,534	3,056		752,390



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TWO NINETY FIVE FLANDERS LLC 15 COVE HILL RD NIANTIC CT 06357		1 Level	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed
		2 Above Street	3 Public Sewer				COM LAND	2-1	347,500
SUPPLEMENTAL DATA Alt Prcl ID Sub-Div Photo Devl Lot # Vet Exemp Tract 07162 GIS ID 31.3 19 Et Al Beach Dist 000 Tot Disable Heart Dept Head Assoc Pid#						COM BLDG	2-2	454,600	318,220
						COM OUTBL.	2-5	44,000	30,800
						Total		846,100	592,270

6045
 EAST LYME, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TWO NINETY FIVE FLANDERS LLC		0570 0414	06-04-2002	U	I	0	03	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUNN MARY-JEAN		0570 0411	06-04-2002	U	I	0	01	2021	2-1	243,250	2021	2-1	243,250	2020	2-1	182,840
DUNN MICHAEL B		0451 0092	04-29-1998	Q	I	72,500	00		2-2	318,220		2-2	318,220		2-2	345,240
SILVEIRA SANDRA H & PETER C		0380 0312	09-22-1994	Q	I	45,000	10		2-5	30,800		2-5	30,800		2-5	30,800
FUNT PETER P EST		0369 0042	02-14-1994	U	I	0	D	Total		592270	Total		592270	Total		558880

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0030				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	454,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	44,000
Appraised Land Value (Bldg)	347,500
Special Land Value	0
Total Appraised Parcel Value	846,100
Valuation Method	C
Total Appraised Parcel Value	846,100

NOTES
 -GATEWAY COMMONS-
 LOTS 19 & 20 COMBINED
 PERMIT 543/558
 LEASE 806/725
 811/574 AGREE/EASE

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
B190315-6	05-22-2019	CM	Commercial	4,500		100	09-25-2019	ADD BAR/PETITION WALL	09-07-2021	GMZ			63	Review
B091118-1	11-23-2009	CM	Commercial	1,500		100		FIRE SUPP SYS	07-01-2021	KJ			00	Measur+Listed
B091020-1	10-28-2009	CM	Commercial	80,000		100		INTR RENOV	12-13-2016	RT			50	Hearing Change
B8221	01-09-2002	CM	Commercial	183,456		100	04-02-2002	WENDYS RESTAURANT	02-23-2011	AD			00	Measur+Listed
									06-28-2006	BD			63	Review
									01-11-2001	EG			10	Measu/LtrSnt Letter Sent
									01-03-2001	FC			02	Measur+2/Visit - Info Card I

LAND LINE VALUATION SECTION																	
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	3260	REST/CLUBS M	CA			1.030 AC	200,400	2.59000	G	1.00	0030	0.650			0	337,373.4	347,500
Total Card Land Units						1.030 AC	Parcel Total Land Area						1.0300	Total Land Value		347,500	

Property Location 295 FLANDERS RD
 Vision ID 5476 Account # 002456

Map ID 31.3/ 19///

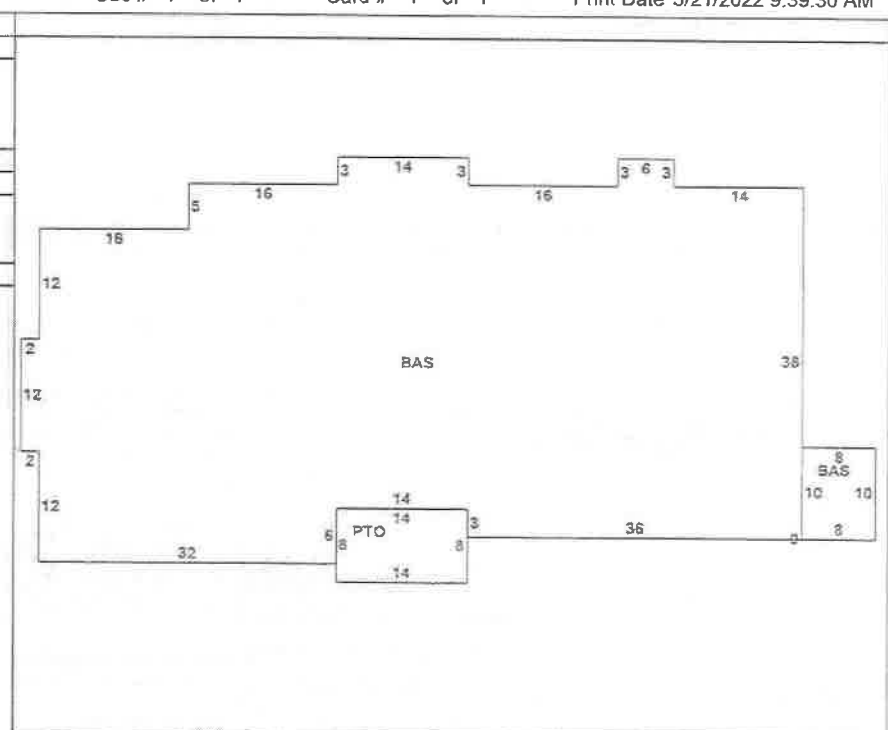
Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 3260
 Print Date 3/21/2022 9:39:30 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	30	Restaurant			
Model	94	Commercial			
Grade	04	Above Ave			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	10	Terrazzo Monol			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3260	REST/CLUBS M94			
Total Rooms					
Total Bedrms	00				
Total Baths	2				
Heat/AC	01	HEAT/AC PKGS			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Conn Wall	0.00				
1st Floor Use:	3260				
			MIXED USE		
			Code	Description	Percentage
			3260	REST/CLUBS M94	100
					0
					0
			COST / MARKET VALUATION		
			RCN		483,565
			Year Built	2002	
			Effective Year Built	2015	
			Depreciation Code	VG	
			Remodel Rating		
			Year Remodeled		
			Depreciation %	6	
			Functional Obsol	0	
			External Obsol	0	
			Trend Factor	1	
			Condition		
			Condition %		
			Percent Good	94	
			RCNLD	454,600	
			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 Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	20,640	3.00	2002		50		0.00	31,000
FN5	FENCE-10'CHA	L	390	20.00	2002		50		0.00	3,900
LT1	LIGHTS-IN W/P	L	12	1000.00	2002		50		0.00	6,000
PAV2	PAVING-CONC	L	1,360	4.50	2002		50		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,254	3,254	3,254	148.33	482,675
PTO	Patio	0	112	6	7.95	890
Ttl Gross Liv / Lease Area		3,254	3,366	3,260		483,565



Property Location 22 CHESTERFIELD RD
 Vision ID 5552 Account # 001668

Map ID 31.1/45/1/1
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 3260
 Print Date 3/21/2022 9:34:43 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CAPPYS LLC 11 S LEE RD NIANTIC CT 06357		1 Level	2 Public Water	1 Paved	1 Urban	Description	Code	Appraised	Assessed
			3 Public Sewer			COM LAND	2-1	354,600	248,220
			6 Septic			COM BLDG	2-2	906,100	634,270
						COM OUTBL	2-5	10,200	7,140
						SUPPLEMENTAL DATA			
		Alt Prcl ID	Et Al						
		Sub-Div	Beach Dist 000						
		Photo	Tot Disable						
		Devl Lot #	Heart						
		Vet Exemp	Dept Head						
		Tract 07161							
		GIS ID 31.1 45	Assoc Pid#						
						Total	1,270,900	889,630	

6045
 EAST LYME, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAPPYS LLC		0921 0703	09-25-2013	U	I	0	25	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FORMICA DONNA R EST &		0916 0776	06-25-2013	U	I	0	04	2021	2-1	248,220	2021	2-1	248,220	2020	2-1	185,710
FORMICA PAUL & FORMICA DONNA R EST		0885 0659	03-06-2012	U	I	0	04		2-2	634,270		2-2	634,270		2-2	601,160
FORMICA PAUL & DONNA		0226 1146	11-21-1986	Q	I	175,000	00		2-5	7,140		2-5	7,140		2-5	6,860
						Total		889630	Total	889630	Total	793730	Total	793730		

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	898,200
Appraised Xf (B) Value (Bldg)	7,900
Appraised Ob (B) Value (Bldg)	10,200
Appraised Land Value (Bldg)	354,600
Special Land Value	0
Total Appraised Parcel Value	1,270,900
Valuation Method	C
Total Appraised Parcel Value	1,270,900

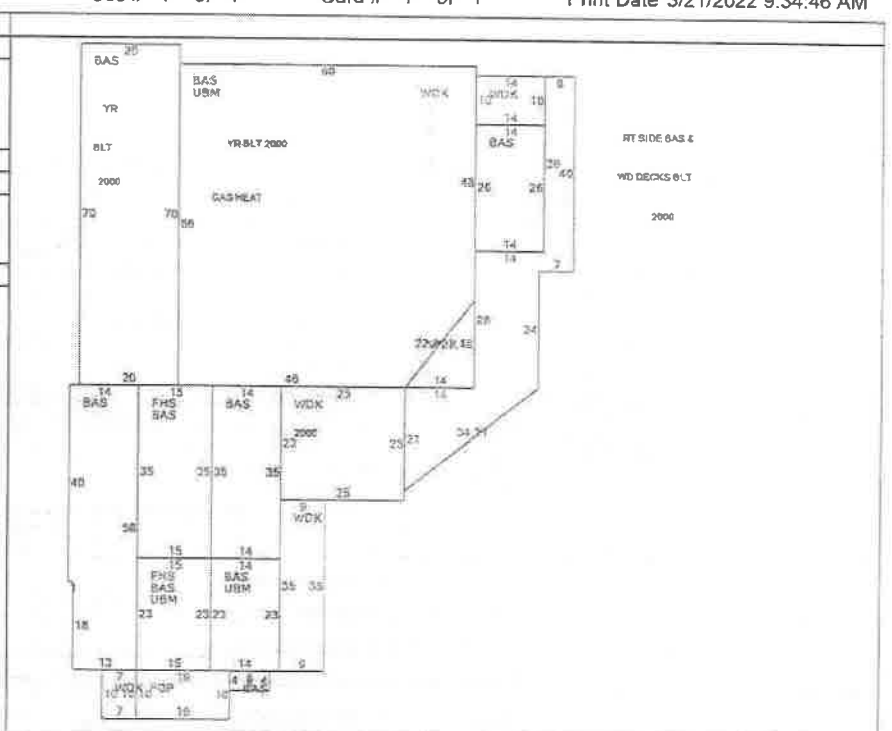
ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
0030	

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
B201027-15	02-11-2021	CM	Commercial			100	
B160811	08-11-2016	CM	Commercial	5,500		100	
B160510-3	05-11-2016	CM	Commercial	8,500		100	
B141031-4	11-07-2014	CM	Commercial	8,547		100	10-01-2015
B100322-5	03-23-2010	CM	Commercial	1,500	02-08-2011	100	02-08-2011
B100205-2	03-12-2010	CM	Commercial	2,500	02-08-2011	100	02-08-2011
B4416	12-01-1999	CM	Commercial	345,242		100	06-01-2000

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
09-07-2021	GMZ			63	Review
06-09-2021	BF			56	Building Permit Inspection
06-03-2021	KJ			01	Measur+1Visit
10-06-2016	KN			55	Building Permit Change
02-08-2011	AD			00	Measur+Listed
12-07-2006	RT			40	Hearing-No Change
07-20-2006	BD			63	Review

LAND LINE VALUATION SECTION																
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	3260	REST/CLUBS M	CA			37,516 SF	5.05	2.88000	H	1.00	0030	0.650		0	9.45	354,600
Total Card Land Units						0.861 AC	Parcel Total Land Area: 0.8612						Total Land Value		354,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	30	Restaurant			
Model	94	Commercial			
Grade	05	Ave-Good			
Stories:	1				
Occupancy	2.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	05	Vinyl/Asphalt			
Interior Floor 2	09	Pine/Soft Wood			
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	3260	REST/CLUBS M94			
Total Rooms					
Total Bedrms	00				
Total Baths	6				
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall	0.00				
1st Floor Use:	3260				
			MIXED USE		
	Code	Description	Percentage		
	3260	REST/CLUBS M94	100		
			0		
			0		
			COST / MARKET VALUATION		
	RCN		1,230,345		
	Year Built		1880		
	Effective Year Built		1994		
	Depreciation Code		VG		
	Remodel Rating				
	Year Remodeled				
	Depreciation %		27		
	Functional Obsol		0		
	External Obsol		0		
	Trend Factor		1		
	Condition				
	Condition %				
	Percent Good		73		
	RCNLD		898,200		
	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
SHD3	METAL	L	100	8.00	1990		50		0.00	400
PAV1	PAVING-ASPH	L	9,000	3.00	1995		29		0.00	7,800
SPR2	WET/CONCEA	B	9,054	1.20	1989		73		0.00	7,900
LT1	LIGHTS-IN W/P	L	4	1000.00	2006		50		0.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	8,106	8,106	8,106	121.06	981,322
FHS	Half Story, Finished	566	870	566	78.76	68,521
FOP	Porch, Open, Finished	0	190	48	30.58	5,811
UBM	Basement, Unfinished	0	4,501	1,125	30.26	136,194
WDK	Deck, Wood	0	2,118	318	18.18	38,497
Ttl Gross Liv / Lease Area		8,672	15,785	10,163		1,230,345

