

State Use 201
Print Date 3/6/2025 4:57:19 PM

CURRENT OWNER					TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT														
REPUBLIC OIL COMPANY INC PO BOX 436 WILLIMANTIC CT 06226					1	Level	4	Public Water	1	Paved			Description	Code	Appraised		Assessed		6078 MANSFIELD, CT								
							5	Sewer					Com Land	2-1	180,100		126,100										
													Com Bldg	2-2	1,858,100		1,300,600										
					SUPPLEMENTAL DATA							Com OB	2-5	12,100		8,500											
					Alt Prcl ID Census 8811 Devel. Lot																						
					GIS ID 38.108.1		Assoc Pid#				Total		2,050,300		1,435,200		VISION										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
REPUBLIC OIL COMPANY INC				560	434	11-03-2004		U	I	1,148,560		00	Year	Code	Assessed	Year		Code	Assessed	Year	Code	Assessed					
				441	201	11-27-2000		U	I	0		00	2023	2-1	126,100	2022		2-1	126,100	2021	2-1	126,100					
				366	349	10-06-1995		U	I	723,000		25		2-2	681,900			2-2	681,900		2-2	681,900					
				338	10	07-30-1993		U	I	0				2-5	8,700		2-5	8,700		2-5	8,700						
				113	455	04-26-1971		U	I	0			Total	816,700		Total	816,700		Total	816,700							
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 Appraised Bldg. Value (Card) 1,771,400 Appraised Xf (B) Value (Bldg) 86,700 Appraised Ob (B) Value (Bldg) 12,100 Appraised Land Value (Bldg) 180,100 Special Land Value 0 Total Appraised Parcel Value 2,050,300 Valuation Method C Total Appraised Parcel Value 2,050,300							
Nbhd		Nbhd Name				B		Tracing			Batch																
0001																											
NOTES																											
OFFICE (DENTIST-VACANT) FLR 2 STE 6 FOR SALE 9/2022 \$1,895,000 KEY BANK-FLR1 SHERIDAN VERNON, EA TAX REP-FLR 2 STE2 MOSQUE OF WINDHAM-STE3 TIFFANY BERRA-STE4 EASTERN INSURANCE ASSOC - BSMT LVL																											
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			
17-18-0506		04-11-2018		ALT	Alterations		86,736		100	08-02-2018		INTERIOR ALTERATION OF E						04-01-2024		DB			00	Measured & Listed			
13-14-761		03-31-2014		CM	Commercial		3,600	05-05-2014	100			SIGN- CERT OF APP SIGN M						11-18-2019		WG			13	Hearing-Change			
13-14-479		11-06-2013		CM	Commercial		2,800	05-05-2014	100			SIGN, EASTERN INSURANC						05-28-2019		WG			35	Field Review			
98-99-89		09-03-1998		CM	Commercial		10,000		100			VINYL SIDING						01-26-2010		AP			16	Appraiser Date			
																		02-17-2000		BM			15	Collector Date			
LAND LINE VALUATION SECTION																											
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbhd Adj	Notes			Location Adjustment			Adj Unit Pric	Land Value						
1	201	Commercial Impr		PB1		0.500	AC	135,000.00	1.77897	5	1.00	C150	1.500							0	360,247.5	180,100					
Total Card Land Units						0.50	AC	Parcel Total Land Area: 0.50						Total Land Value						180,100							

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description			Element		Cd	Description			
Style:		20	Office Building									
Model		94	Comm/Ind									
Grade		08	C+									
Stories:		2										
Occupancy		7.00						MIXED USE				
Exterior Wall 1		20	Brick			Code		Description		Percentage		
Exterior Wall 2						201		Commercial Improv		100		
Roof Structure		01	Flat							0		
Roof Cover		02	Roll Roofing							0		
Interior Wall 1		05	Drywall					COST / MARKET VALUATION				
Interior Wall 2												
Interior Floor 1		14	Carpet			RCN						
Interior Floor 2												
Heating Fuel		09	Typical									
Heating Type		04	Forced Air			Year Built		1975				
AC Type		03	Central			Effective Year Built						
Bldg Use		201	Commercial Improv			Depreciation Code		G				
Heat/AC		01	HEAT/AC PKGS			Remodel Rating						
Frame Type		03	MASONRY			Year Remodeled						
Baths/Plumbing		02	AVERAGE			Depreciation %		30				
Ceiling/Wall		05	SUS-CEIL & WL			Functional Obsol						
Rooms/Prtns		02	AVERAGE			Economic Obsol						
Wall Height		10.00				Trend Factor		1				
1st Floor Use:						Condition						
						Condition %						
						Percent Good		70				
						RCNLD		1,771,400				
						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		
CAN2	Canopy Good	L	187	25.00	1983	A	70	C	1.00	3,300		
PAV1	Paving	L	5,000	1.80	1975	A	70		0.00	6,300		
LT1	Light 1	L	5	700.00	1983	A	70	C	1.00	2,500		
VLT1	Vault	B	144	115.00	1992		70		0.00	11,600		
ELV1	Elevator-Pass	B	3	20000.00	1992		70		0.00	42,000		
ATM	ATM	B	1	30000.00	1992	A	70	C	0.00	21,000		
DUW	Drive up W/Pne	B	1	16000.00	1992	A	70	C	0.00	11,200		
NDP	Night Deposit	B	1	1250.00	1992	A	70	C	0.00	900		
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
BAS	First Floor				5,104	5,104		179.98	918,629			
FBM	Finished Basement				0	5,104		134.99	688,971			
FOP	Framed Open Porch				0	96		45.00	4,320			
FUS	Finished Upper Story				5,104	5,104		179.98	918,629			
Ttl Gross Liv / Lease Area					10,208	15,408			2,530,549			