

June 5, 2019

*Via Federal Express*

Melanie A. Bachman, Esq.  
Executive Director/Staff Attorney  
Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

**Re: Notice of Exempt Modification  
Travelers Championship – Temporary Telecommunications Facility  
Cromwell, Connecticut**

Dear Ms. Bachman:

Pursuant to R.C.S.A. Section 16-50j-72(d), this letter will serve as notice that Cellco Partnership d/b/a Verizon Wireless (“Cellco”) intends to install a temporary wireless facility (a/k/a “Cell on Wheels” or “COW”) for use prior to and during this year’s Travelers Championship scheduled for June 17-23, 2019. Cellco intends to install the COW on a 7.78 acre parcel owned by Cromwell Concrete Products at 663-667 Main Street in Cromwell, Connecticut (the “Property”).<sup>1</sup> Included in [Attachment 1](#) is a letter from the Property owner authorizing the filing of this notice. Included in [Attachment 2](#) is a Site Layout plan, an elevation drawing and equipment specifications for the COW. In accordance with R.C.S.A. Section 16-50j-73, a copy of this filing has been sent to Enzo Faienza, Mayor for the Town of Cromwell and Stuart Popper, Cromwell’s Director of Planning and Development.

The COW that Cellco intends to install at the Property is a trailer-mounted wireless facility with a retractable tower mast. Cellco will attach three (3) panel antennas to the top of the

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<sup>1</sup> The Property is the same parcel on which Cellco has been approved to construct a new wireless facility. Council Docket No. 481.

Melanie A. Bachman, Esq.  
June 5, 2019  
Page 2

mast. Equipment associated with the COW will be located inside a truck parked adjacent to the COW. The equipment will be connected to an existing power source on the Property.


The proposed temporary telecommunications facility satisfies the criteria set forth in R.C.S.A. Section 16-50j-72(d), as a facility that will provide temporary wireless service for an event of State-wide significance. The COW will provide additional network capacity to accommodate increased wireless voice and data services needed during the event. Cellco expects that the COW will be brought to the site on or about June 14, 2019, and will be removed on or about July 1, 2019.

The operation of the COW will not result in a total radio frequency (RF) emissions levels that exceed the Federal Communications Commission (FCC) safety standard. Included in Attachment 3 are Far Field Approximation Tables for the three (3) frequencies Cellco intends to deploy at this temporary facility. These tables demonstrate that the temporary facility will operate well within the FCC standard.

Finally, in Attachment 4 is a copy of the Town Assessor's parcel map including owner information for the Property.

Based on the foregoing, Cellco respectfully requests acknowledgement of this notice for the installation of a temporary wireless facility at the Property. Please feel free to contact me if you have any questions or need any additional information.

Sincerely,



Kenneth C. Baldwin

KCB/kmd  
Attachments

Copy to:

Enzo Faienza, Mayor  
Stuart Popper  
Aleksey Tyurin

# **ATTACHMENT 1**

June 5, 2018


Alex Tyurin  
Cellco Partnership d/b/a Verizon Wireless  
20 Alexander Drive  
Wallingford, CT 06492

Re: Letter of Authorization - Cellco Partnership d/b/a Verizon Wireless  
**Travelers Championship – Temporary Telecommunications Facility  
Cromwell, Connecticut**

Dear Mr. Tyurin:

Cromwell Concrete hereby authorizes Verizon Wireless and/or its authorized agents, to file all necessary permit applications for the installation of a temporary wireless repeater facility (a/k/a "Cell Repeater on Wheels" or "CROW") for use prior to and during this year's Travelers Championship.

Sincerely,

  
JASON LIBERA VP

# **ATTACHMENT 2**

NO.	DATE	DESCRIPTION
0	04.28.18	ISSUE FOR PERMIT
1		
2		
3		
4		
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8		
9		
10		

**CROMWELL TPC COW**

SITE ADDRESS:  
**CROMWELL CONCRETE PRODUCTS, INC.**  
663-667 MAIN ST.  
CROMWELL, CT 06416

SECRET TITLE:  
**SITE LAYOUT**

SECRET NUMBER:  
**L-1**

**NOTES:**

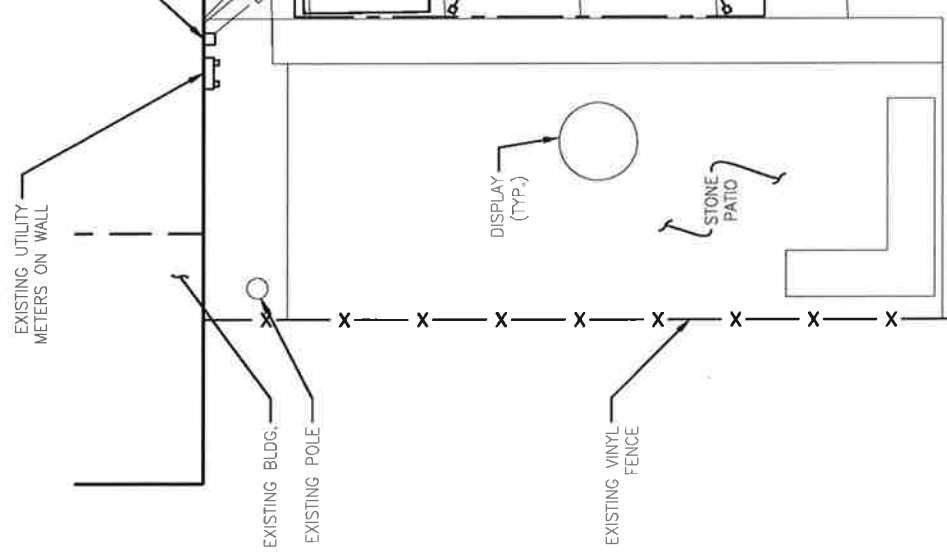
- THE PROPOSED LESSEE ANTENNA INSTALLATION TO CONSIST OF (3) SECTORS OF (1) PANEL ANTENNAS EACH FOR A TOTAL OF (3) PANEL ANTENNAS, ASSOCIATED CABLING AND APPURTENANCES.
- POWER & TELCO UTILITIES SHALL BE ROUTED FROM EXISTING DEMARC LOCATIONS ON SITE AND AS INDICATED ON THE DRAWING.

**LEASE EXHIBIT**

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY.

EXISTING 100 AMP DISC. SW. TO BE USED BY LESSEE FOR ELECTRICAL POWER CONNECTION

PROPOSED E/T SERVICES ROUTED IN CONDUIT TO EQUIPMENT TRUCK



**1 SITE LAYOUT**  
Scale: 1/8"=1'-0"

APPROXIMATE NORTH

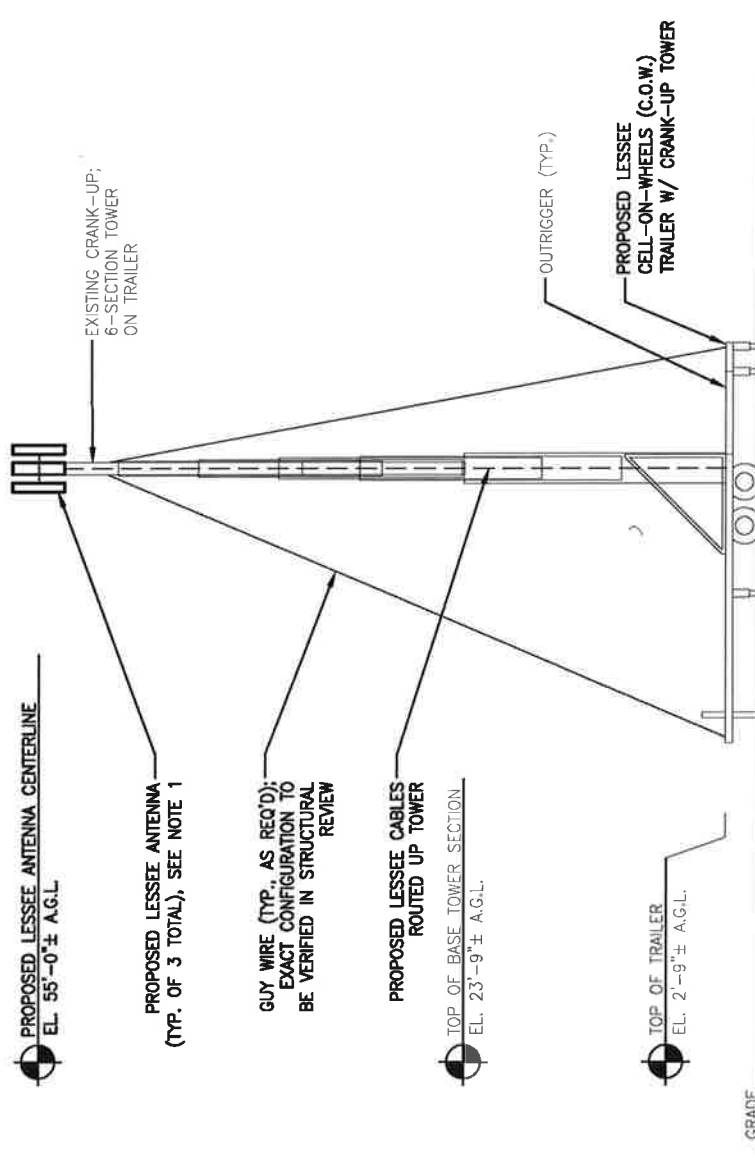
**1 L-1**

**LEASE EXHIBIT**

THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY.

**NOTES:**

1. THE PROPOSED LESSEE ANTENNA INSTALLATION TO CONSIST OF (3) SECTORS OF (1) PANEL ANTENNAS EACH FOR A TOTAL OF (3) PANEL ANTENNAS. ASSOCIATED CABLING AND APPURTENANCES.
2. POWER & TELCO UTILITIES SHALL BE ROUTED FROM EXISTING DEMARC LOCATIONS ON SITE AND AS INDICATED ON THE DRAWINGS.



**1 ELEVATION**  
L-2  
Scale: 1"=10'



**verizon**  
WIRELESS COMMUNICATIONS FACILITY

20 ALEXANDER DRIVE  
WALLINGFORD, CT 06492

**On Air Engineering, LLC**  
88 Foundry Road  
Cold Spring, NY 10516  
(516) 452-8888  
onair@onairllc.com

DRAWING SCALE: 1"=10' (VERTICAL)  
SITE PLAN SCALE: 1"=20' (HORIZONTAL)  
DIMENSIONS ARE SHOWN IN FEET AND INCHES  
DIMENSIONS ARE SHOWN "NOT TO SCALE"

SUBMITTALS	
NO.	DESCRIPTION
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49	AS SHOWN
50	AS SHOWN

**CROMWELL TPC COW**

SITE ADDRESS:  
**CROMWELL CONCRETE PRODUCTS, INC.**  
663-667 MAIN ST.  
CROMWELL, CT 06416

SHEET TITLE:  
**ELEVATION**

SHEET NUMBER:  
**L-2**

## SR SERIES: MODELS ~ SR-106, SR-89, SR-72 & SR-55

- » **+106' (33m), +89' (27m), +72' (22m) & +55' (17m) Self-Supporting & Guy Capable Tower Elevations**
- » **Fully Automated, Direct Drive Tower Operating System; No Belts, No Chains, No Guy Wires Required**
- » **+550 lb (250kg) to +650lb (295kg) Standard & Upgraded Tower Load Capacity; 120-220VAC/60-50Hz Configurations**
- » **Greatest Self-Supporting and Guyed Wind/Payload Capacity of Any Comparable Tower System**
- » **Multi-Terrain, Custom Drawbar Trailer; +9'0" L x 8'0" W (2.74m x 2.44m) 4'6"-6'6" H (1.4m x 2m) Equipment Payload Area**
- » **Standard 15,000 lb/6,803kg Capacity Trailer GVWR; to +4,500lb (2,041kg) Trailer Payload Equipment Capacity**



### Model Series Summary:

Each specific model designates a heavy-duty, multi-terrain custom trailer and integrated tower system designed to transport and support at site a payload to +4,500lbs (2,041kg) of ITS and/or customer-supplied equipment. As designed, the trailer's skeletal frame is engineered with a minimum factor of safety of 2:1, with 4:1 in critical load areas. A multi-section ~ 21'0" (6.4m) each, lattice steel telescopic structure is designed to transport horizontally over the trailer's two-level platform and automatically tilt by means of a heavy-duty, chrome plated hydraulic cylinder. The tower system is raised to its full extension utilizing a direct drive, minimum 1HP, totally enclosed fan cooled (TEFC), wash-down rated electric winch motor and gearbox assembly. Each Portable Tower System model is capable of being deployed, elevated to its full-extended height, and secured by a mechanical tower lock mechanism by one person in under 30 minutes. For added security and stability during poor weather conditions, excessive loading, long-term deployment, or to minimize structure deflection for critical applications, this structure tower may be further protected by the use of an optional guy cable and ground anchor system.

### SR Series Trailer: 15,000lb (6,803kg) Capacity GVWR

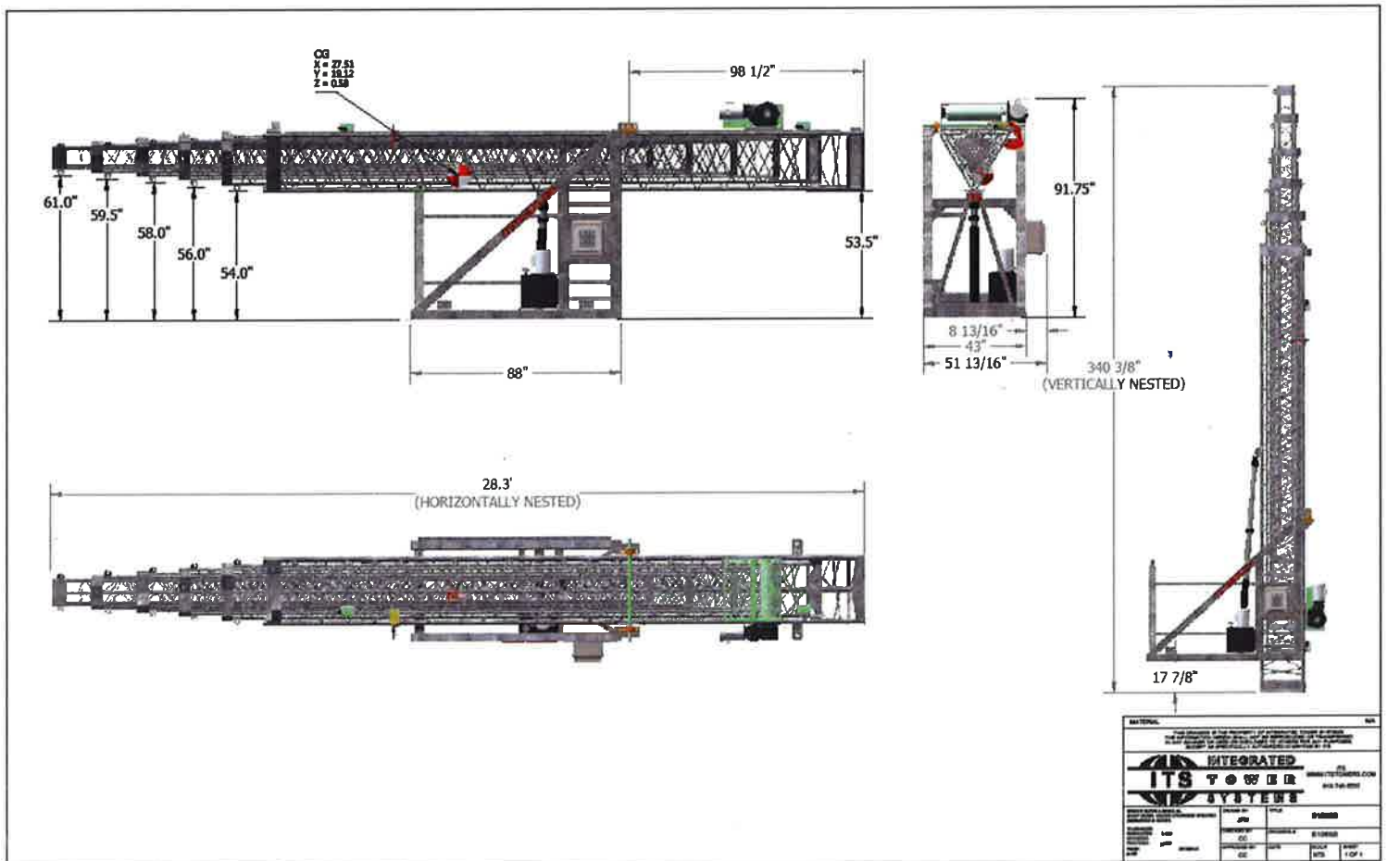
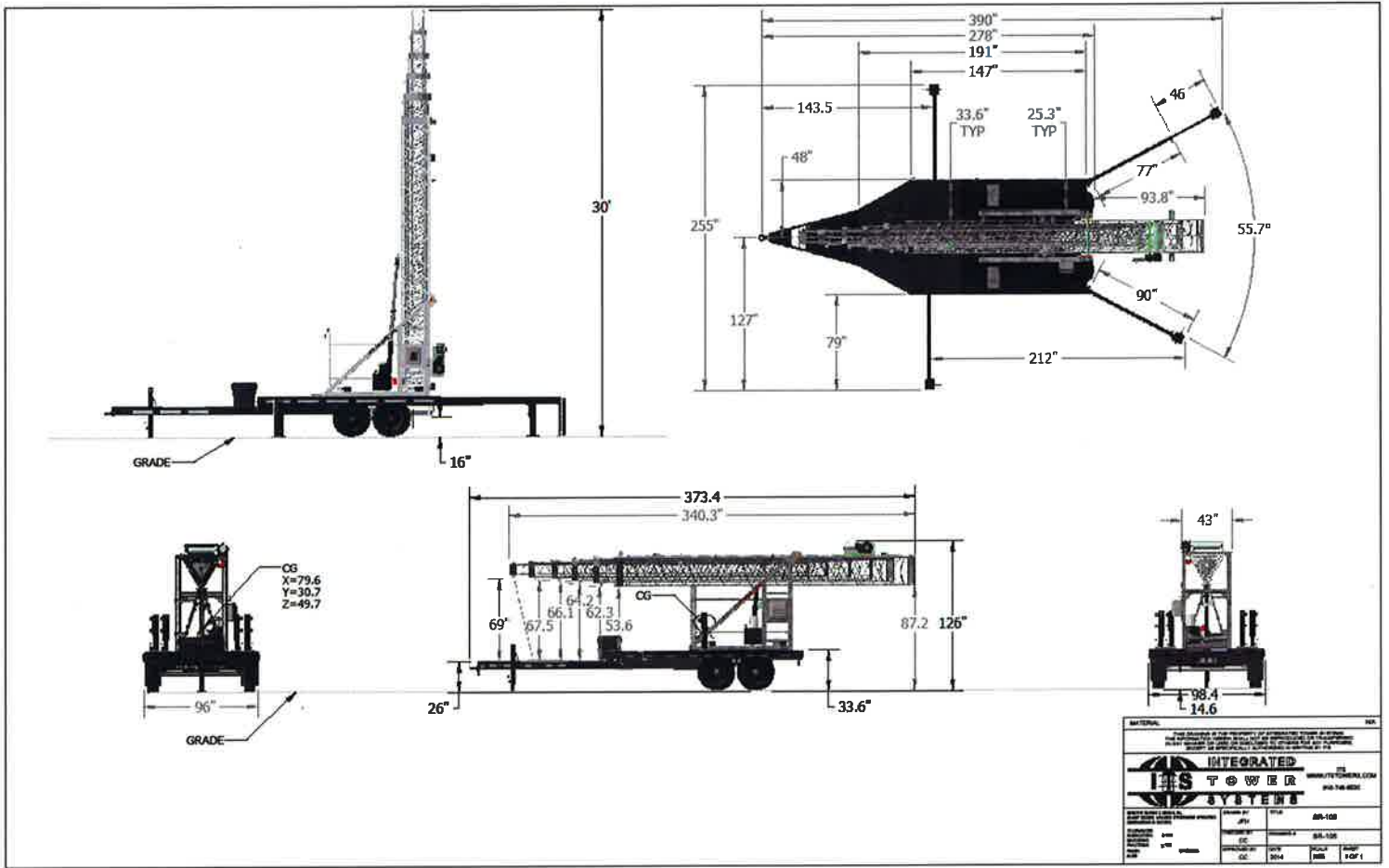
- GVWR 15,000lbs (6,803kg); 6,840lb (3,102kg) GAWR
- C8@11.5 Main Frames/Drawbar & C6@8.2 Perimeter Steel
- Dual 7,000lb (3,175kg) Axles; 14,000lb (6,349kg) Capacity
- To +4,500lb (2,041kg) Trailer Deck Payload Capacity
- +10'6" (3.23m) Transport Height; +30'6" (9.33m) Length
- Trailer Dims: +23' (7m)L x 8' (2.44m)W, 2-Level Platform
- 1/8" (.32cm) Steel Plate Platforms; Welded Construction
- 2-5/16" (7.1cm) Ball Coupler or NATO Pintle Tow Devise
- Electric or Hydraulic Brakes; Four ST235/80R16LRE Tires
- Client Equipment Area: +9'0" (2.7m)L x 8'0" (2.44m)W
- +34" (.86cm) Loaded Rear Deck Height; +26" (66cm) Drawbar Platform
- Emergency Break-Away Device; ICC/DOT, LED Lighting Package
- 12,000lb (5,442kg) Static Capacity Landing Gear and Outrigger Jacks
- Four (4) Heavy-Duty Retractable and Locking Stabilizing Outriggers
- Full Sized Spare Tire with 16" (41cm) 8-Hole Wheel; Sub-Trailer Mount
- Arctic/Desert, Sealed Modular Wire Harness Package; Extreme Rated
- Locking Storage Box, Jack Transport Mount, Sand/Marsh Jack Shoes
- DOT Safety Decals; Reflectors; Multiple Perimeter Bubble Levels
- Black Painted Structure w/ Impact/Weather Resistant Polyuria Coating
- Grounding Lugs; Lashing Rings; SAE Universal Truck Plug

### Standard ITS "B" Series Tower: Elevations ~ +106'0" (33m), 89'0" (27m), 72'0" (22m) & 55'0" (17m)

- Self-Supporting and Guy Capable Steel Tower Structures
- +550lb (250kg) - 650lb (295kg) Lift and Tilt Capacity
- Multiple Limit Switch Controls: Erection & Retraction
- From (3) to (6) 21'0" (6.4m) Each, Galvanized Sections
- 1/4" (6.35mm) & 5/16" (7.95mm) Aircraft Quality Cables
- Electronic Safety & Motor Protection Features
- Solid State Control Circuitry; Locking NEMA Enclosure
- Min. 1HP Motor/Gearbox Assembly; All Weather Rated
- Hydraulic Tilt Assembly with Integrated Safety Features
- Heavy-Duty Galvanized Tower Base Support Structure
- Direct Drive Telescopic Winch/Motor Assembly ~ No Belts/Chains
- Two (2) to Five (5) Coax/Cable Rings; Min. 15'0" (4.6m) Power Cable
- Positive Pull Down and Redundant Tower Cabling Systems
- 120VAC/60Hz and 220VAC/60-50Hz Power Configurations Offered
- Mechanical Tower Locking Mechanism; Tower Transport Locks
- Optional 3-Arm "T"-Bar Style 120° Antenna Mount Assembly
- Optional Multi-level/3-point Guy Cable and Ground Anchor Kit
- Optional Lightning Protection and Grounding Packages
- Optional Aviation Obstruction Light with UV Protected Cord
- Optional Stainless Steel Cables; Enhanced Corrosion Resistance



ITS ~ SR Series



# **ATTACHMENT 3**

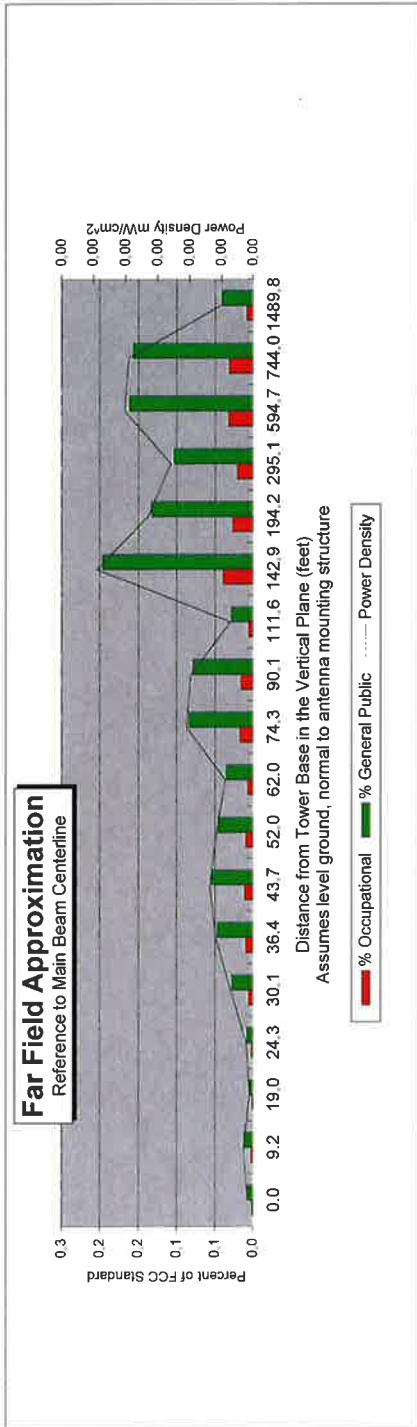
Far Field Approximation  
with downtilt variation

**Estimated Radiated Emission**  
**Single Emitter Far Field Model**  
**Dipole / Wire/ Yagi Antenna Types**



Location:	Cromwell TPC COW
Site #:	
Date:	06/05/19
Name:	Mark Brauer
File Name:	Cromwell TPC COW, CT - FF F

Operating Freq. (MHz)	746.0
Antenna Height (ft)	55.0
Antenna Gain (dBi)	14.1
Antenna Size (in.)	72.0
Downtilt (degrees)	0.0
Feedline Loss (dB)	0.0
Power @ J4 (w)	80.0
Number of Channels	1



	90.0	80.0	70.0	65.0	60.0	55.0	50.0	45.0	40.0	35.0	30.0	25.0	20.0	15.0	10.0	5.0	4.0	2.0
Calc Angle	52.0	52.8	55.3	57.4	60.1	63.5	67.9	73.6	80.9	90.7	104.0	123.1	152.1	201.0	299.6	596.9	745.8	1490.7
Solve for r, dx to antenna	0.0	9.2	19.0	24.3	30.1	36.4	43.7	52.0	62.0	74.3	90.1	111.6	142.9	194.2	295.1	594.7	744.0	1489.8
Distance from Antenna Structure Base in Horizontal plane	90	80	70	65	60	55	50	45	40	35	30	25	20	15	10	5	4	2
Angle from Main Beam (reference to horizontal plane)	36.76	34.35	38.52	35.34	29.54	26.8	25.59	25.63	25.99	21.21	20.29	23.24	13.03	12.3	9.92	2	0.2	0
dB down from centerline (referenced to centerline)	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56
Reflection Coefficient (1 to 4, 2.56 typical)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Power Density (mW/cm²)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Percent of Occupational Standard	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Percent of General Population Standard	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.1	0.0	0.2	0.1	0.1	0.2	0.2	0.0

Distance in feet below:

Antenna Type: NNHH-65B  
Max%: 0.20%

Instructions:

- 1) Fill in Site Location, Site number, Date, Name of Person Responsible for Date, and enter File Name to be saved as.
- 2) References to J4 refer to a point where the transmission line exits the equipment shelter and proceeds to the antenna(s). There is typically a connector located here where power measurements are made.
- 3) Enter Antenna Height (in feet to bottom of antenna), Antenna Gain (expressed as dBi, add 2.17 to dBd to obtain dBi), Antenna Size (vertical size in inches), Downtilt (in Degrees, enter zero if none), Feedline loss from J4 to Antenna, and J4 Pov
- 4) From manufacturer's plots, or data sheet, input Angle from mainbeam and dB below mainbeam centerline.
- 5) Enter Reflection coefficient (2.56 would be typical, 1 for free space)
- 6) Spreadsheet calculates actual power density, then relates as Occupational or General Population percentage of FCC Standard.
- 7) An odd distance may be entered in the rightmost column of the lower table.

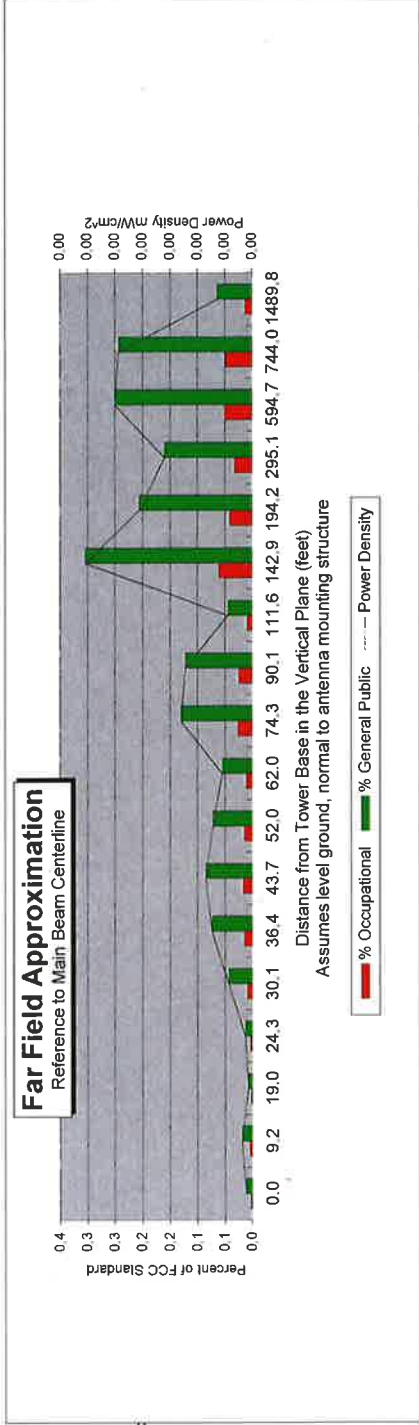
Far Field Approximation  
with downtilt variation

**Estimated Radiated Emission  
Single Emitter Far Field Model  
Dipole / Wire/ Yagi Antenna Types**



Location:	Cromwell TPC COW
Site #:	
Date:	06/05/19
Name:	Mark Brauer
File Name:	Cromwell TPC COW, CT - FF F

Operating Freq. (MHz)	1970.0
Antenna Height (ft):	55.0
Antenna Gain (dBi):	17.3
Antenna Size (in.):	72.0
Downtilt (degrees):	0.0
Feedline Loss (dB):	0.0
Power @ J4 (w):	120.0
Number of Channels	1



Distance in feet below:

Calc Angle	90.0	80.0	70.0	65.0	60.0	55.0	50.0	45.0	40.0	35.0	30.0	25.0	20.0	15.0	10.0	5.0	4.0	2.0
Solve for r, dx to antenna	52.0	52.8	55.3	57.4	60.1	63.5	67.9	73.6	80.9	90.7	104.0	123.1	152.1	201.0	299.6	596.9	745.8	1490.7
Distance from Antenna Structure Base in Horizontal plane	0.0	9.2	19.0	24.3	30.1	36.4	43.7	52.0	62.0	74.3	90.1	111.6	142.9	194.2	295.1	594.7	744.0	1489.8
Angle from Main Beam (reference to horizontal plane)	90	80	70	65	60	55	50	45	40	35	30	25	20	15	10	5	4	2
dB down from centerline (referenced to centerline)	36.76	34.35	38.52	35.34	29.54	26.8	25.59	25.63	25.99	21.21	20.29	23.24	13.03	12.3	9.92	2	0.2	0
Reflection Coefficient (1 to 4, 2.56 typical)	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56
Power Density (mW/cm <sup>2</sup> )	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Percent of Occupational Standard	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Percent of General Population Standard	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.2	0.2	0.3	0.2	0.1

Antenna Type NHH-65B  
Max% 0.30%

Instructions:

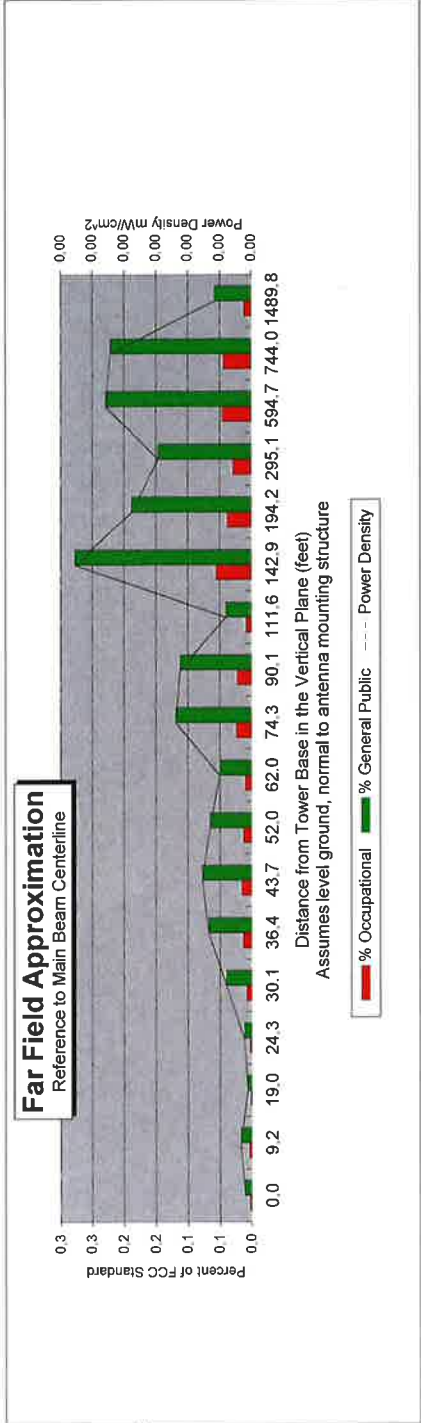
- 1) Fill in Site Location, Site number, Date, Name of Person Responsible for Date, and enter File Name to be saved as.
- 2) References to J4 refer to a point where the transmission line exits the equipment shelter and proceeds to the antenna(s). There is typically a connector located here where power measurements are made.
- 3) Enter Antenna Height (in feet to bottom of antenna), Antenna Gain (expressed as dBi, add 2.17 to dBd to obtain dBi), Antenna Size (vertical size in inches), Downtilt (in Degrees, enter zero if none), Feedline loss from J4 to Antenna, and J4 Pov
- 4) From manufacturer's plots, or data sheet, input Angle from mainbeam and dB below mainbeam centerline.
- 5) Enter Reflection coefficient (2.56 would be typical, 1 for free space)
- 6) Spreadsheet calculates actual power density, then relates as Occupational or General Population percentage of FCC Standard.
- 7) An odd distance may be entered in the rightmost column of the lower table.

Far Field Approximation  
with downtilt variation

**Estimated Radiated Emission  
Single Emitter Far Field Model  
Dipole / Wire/ Yagi Antenna Types**



Location:	Cromwell TPC COW
Site #:	
Date:	06/05/19
Name:	Mark Brauer
File Name:	Cromwell TPC COW, CT - FF F
Operating Freq. (MHz)	2110.0
Antenna Height (ft)	55.0
Antenna Gain (dBi)	16.9
Antenna Size (in.)	72.0
Downtilt (degrees)	0.0
Feedline Loss (dB)	0.0
Power @ J4 (W)	120.0
Number of Channels	1



Calc Angle	90.0	80.0	70.0	65.0	60.0	55.0	50.0	45.0	40.0	35.0	30.0	25.0	20.0	15.0	10.0	5.0	4.0	2.0
Solve for r, dx to antenna	52.0	52.8	55.3	57.4	60.1	63.5	67.9	73.6	80.9	90.7	104.0	123.1	152.1	201.0	299.6	596.9	745.8	1490.7
Distance from Antenna Structure Base in Horizontal plane	0.0	9.2	19.0	24.3	30.1	36.4	43.7	52.0	62.0	74.3	90.1	111.6	142.9	194.2	295.1	594.7	744.0	1489.8
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Reflection Coefficient (1 to 4, 2.56 typical)	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56	2.56
Power Density (mW/cm²)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Percent of Occupational Standard	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Percent of General Population Standard	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.0	0.1	0.1	0.0	0.3	0.2	0.1	0.2	0.2	0.1

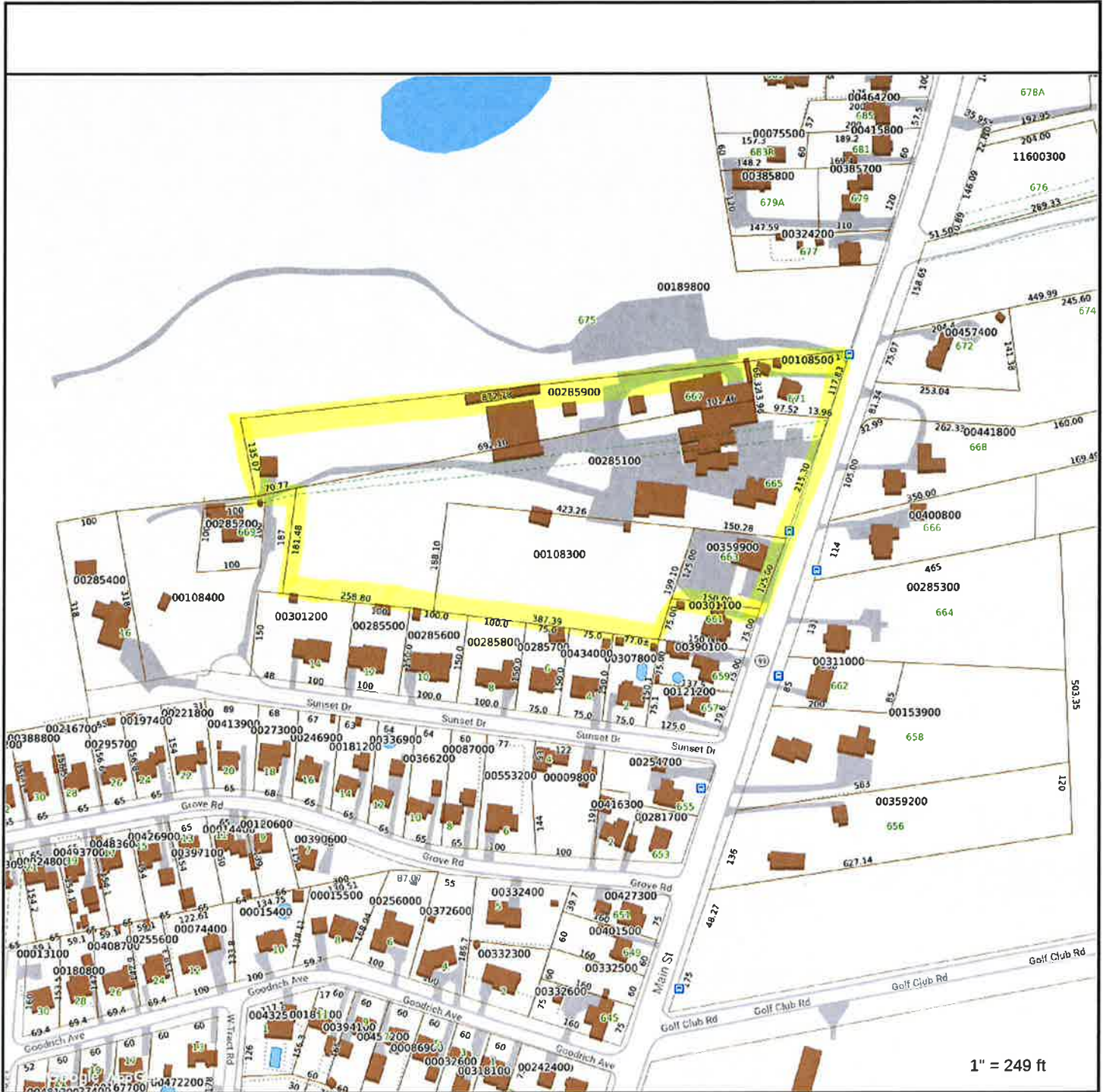
Distance in feet below:

Antenna Type NNIH-65B  
Max% 0.28%

Instructions:

- 1) Fill in Site Location, Site number, Date, Name of Person Responsible for Date, and enter File Name to be saved as.
- 2) References to J4 refer to a point where the transmission line exits the equipment shelter and proceeds to the antenna(s). There is typically a connector located here where power measurements are made.
- 3) Enter Antenna Height (in feet to bottom of antenna), Antenna Gain (expressed as dBi, add 2.17 to dBd to obtain dBi), Antenna Size (vertical size in inches), Downtilt (in Degrees, enter zero if none), Feedline loss from J4 to Antenna, and J4 Pov
- 4) From manufacturer's plots, or data sheet, input Angle from mainbeam and dB below mainbeam centerline.
- 5) Enter Reflection coefficient (2.56 would be typical, 1 for free space)
- 6) Spreadsheet calculates actual power density, then relates as Occupational or General Population percentage of FCC Standard.
- 7) An odd distance may be entered in the rightmost column of the lower table.

# **ATTACHMENT 4**



1" = 249 ft

**Property Information**

**Property ID** 00441900  
**Location** 100S GOLF CLUB ROAD  
**Owner** DZIUBINSKI ROSEMARY



**MAP FOR REFERENCE ONLY**  
**NOT A LEGAL DOCUMENT**

Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/1/2018  
 Data updated 11/18/2018



**Patriot Properties Inc.**

**Parcel ID: 00108500**

**Location: 671 MAIN STREET**

**Map-Lot 60-27**

**Last Revaluation - October 1, 2017**

**Current Owner**  
LIBERA JASON M  
LIBERA JODI A  
671 MAIN STREET  
CROMWELL CT 06416

**Current Value Information**

Use Code	Land Value	PA 490 Value	Building Value	Outbuildings	Total Value	Total Assessed
101	75,000	0	84,800	4,700	164,500	115,150
<b>TOTAL</b>	<b>75,000</b>	<b>0</b>	<b>84,800</b>	<b>4,700</b>	<b>164,500</b>	<b>115,150</b>

**Previous Value Information**

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessment
2018	75,000	84,800	4,700	164,500	115,150
2017	75,000	84,800	4,700	164,500	115,150
2016	64,380	69,390	5,760	139,530	97,670
2015	64,380	69,390	5,760	139,530	97,670
2014	64,380	69,390	5,760	139,530	97,670
2013	64,380	69,390	5,760	139,530	97,670

**Sales Information**

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
LIBERA JASON M	1609-61	W	11/30/2017	153,500	Arms Length	
ARGENTA DEVIN C	1532-276		08/03/2015	154,900		
HEIZMAN STEPHEN D	1335-147		05/28/2010	152,000	Other	
CROMWELL CONCRETE PRO	217-224		01/01/1900	0		

**Previous Owner(s)**  
ARGENTA DEVIN C

**General Notes**

IA  
WOOD DECK = NV  
EXT - LOCATION

**Zoning Data**

Desc. %  
R-25 100.00

**Utilities**  
2 Public Water  
3 Public Sewer

**BAA**

**Property Factors**

Census 5702  
Flood: Level  
Topo: Paved  
Street VV-11  
Dev. Map VV-11  
Dev. Map

**Activity Information**

Date	Results	Visited By	Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
09/30/2017	No Change - Field Review	Dave Stannard	05/21/2013	21682	Wood Stove	1,500	100	05/21/2013	05/21/2013	Insert
06/06/2017	Change - Field Review	John Hocking	12/15/2010	19574	Other	7,700	100	03/23/2010	03/23/2010	Rplc boiler 85K BTU
07/15/2015	No Change - RE Listing Review	SHAWNA	10/04/2007	17233	Roofing	5,262	100	11/13/2007	11/16/2007	40 yr weatherwood 15 sq.
05/21/2013	Permit - Miscellaneous	AO								
08/14/2012	Change - Field Review									
08/06/2010	Sale Verification Lit Sent									
03/23/2010	Permit - Miscellaneous	AO								
03/03/2010	Change - RE Listing									
05/25/2008	Permit - Walk Exterior									
11/13/2007	Permit - Miscellaneous	AO								

**Building Permit Information**

**Land Data**

Use	Description	Units	Tvce	Neigh	Special Land Calc	Appraised Value	PA 490 Asmt	Neigh Order	Notes
101	Single Family	13,195	SF	R3		75,000	0	4200	CI

**Total Area: 0.30**      **PA 490 Use Asmt: 0**      **Total Appraised: 75,000**      **Assessed Value: 52,500**



Bldg Seq 1 Of 1

**Exterior Information**

Building Type: Cape Cod  
 Story Ht: 1 1/2 Flr  
 Living Units: 1  
 Foundation:  
 Prim. Ext. Wall: Vinyl Siding  
 Sec. Ext. Wall:  
 Roof Type: Gable  
 Roof Cover: Arch. Shingl  
 Avg. Wall Ht: BROWN  
 Color:

**Condo Information**

Name:  
 Style:  
 Location:  
 Tot Units:  
 General Information  
 Year Blt: 1909  
 Grade: C  
 Remodeled Yr:  
 Rem. Kitchen Yr:  
 Rem. Bath Yr:

**Interior Information**

Prime Wall: Plastered  
 Sec. Wall: Hardwood  
 Floor Type:  
 Sec. Floor:  
 Heat Fuel: Oil  
 Heat Type: Radiant  
 Sec. Ht Type:  
 % A/C:  
 % Sprinkled:  
 Bsmt. Gar:  
 Kitchens: 1 Add. Kt: 0  
 Fireplaces: 1 Gas: 0  
 Int. Condition: Average

**Depreciation %**

Phys Cond Good 26.00  
 Func 0.00  
 Econ Cl Infl 10.00  
 Spec 0.00  
 OV 0.00  
**Total %Dep: 33.40**

**Calculation**

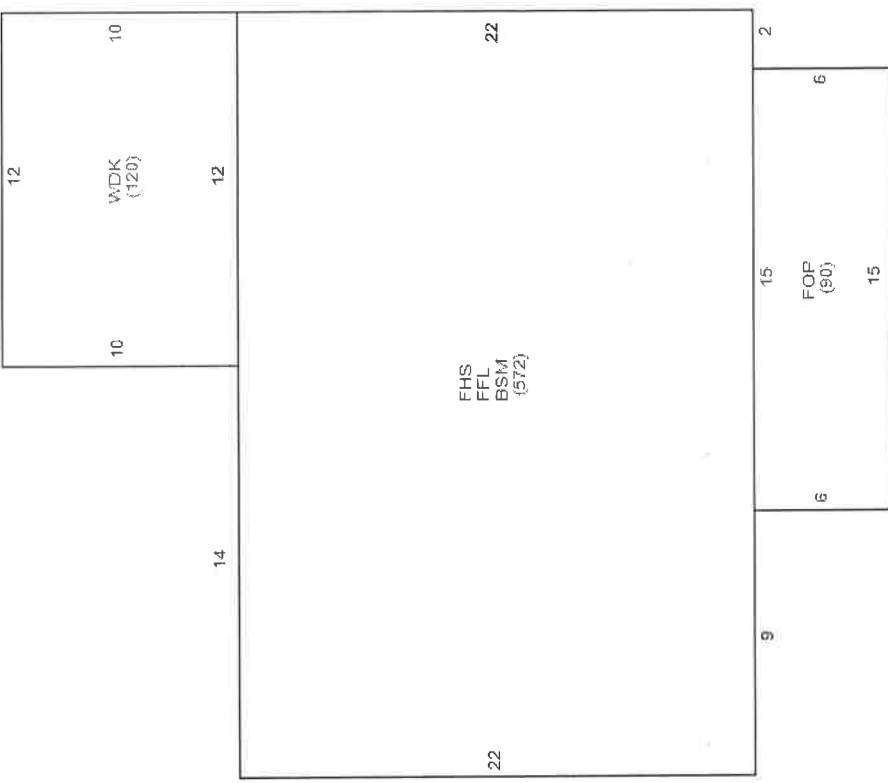
Basic \$/SQ 70.50  
 Replacement Cost 127,313  
 Depreciation 42,523  
 Depreciated Value 84,790  
 Final Total (rounded) 84,800

**Room Count**

Total Rooms: 4  
 Bedrooms: 2

**Bath Features**

Full Baths: 1  
 Addl. Full Baths: 0  
 Half Baths: 0  
 Addl. Half Baths: 0  
 Full Bths Below: 0  
 Half Bths Below: 0  
 Other Fixtures: 0  
 Total Baths: 10



**Extra Features / Yard Items (1st 10 Lines Displayed)**

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment		
SH1F	Shed Frame	1	96	GD	1980	20.00	26	0	0	0		
GAR1	Garage Frame	1	240	AV	1909	25.00	35	7,200	4,700	3,290		
<b>Total Yard Items</b>								<b>4,700</b>	<b>Total Appraised:</b>	<b>4,700</b>	<b>Total Assessed Value</b>	<b>3,290</b>

**Sub Area Detail**

Code	Desc.	Living	Gross Area
FLL	First Floor	572	572
FHS	Finished Hal	372	372
FOP	Framed Open	0	90
WDK	Wood Deck	0	120
BSM	Basement	0	572
<b>Total</b>		<b>944</b>	<b>1,726</b>

Disclaimer: This information is believed to be correct but is subject to change and is not guaranteed.



**TOWN OF CROMWELL**  
 Printed By: Shawna 04/05/2019 10:06:09AM

Parcel ID: 00285900 Location: 667 MAIN STREET  
 Map-Lot 48-28C  
 Last Revaluation - October 1, 2017

Current Owner  
 CROMWELL CONCRETE PRODUCTS INC  
 Percent 100

0 667 MAIN ST  
 CROMWELL CT 06416

Previous Owner(s)  
 CROMWELL CONCRETE

General Notes  
 BQ SHED(15X32) IS OFFICE W/ 2PC LAV, 3(1  
 4X12) OHD S;  
 Commercial Garage for fixing company vehicles

Activity Information  
 Visited By  
 Assessor Office  
 John Valente  
 Mike Mordarski  
 Dave Stannard  
 Mike Mordarski  
 Assessor Office  
 Assessor Office  
 Assessor Office

Building Permit Information  
 Date Results  
 09/06/2018 Permit - Measure Exterior  
 09/09/2017 Change - Value Change Company  
 06/15/2017 Permit - Measure Exterior  
 05/19/2017 No Change - Field Review  
 09/13/2016 Permit - Walk Exterior  
 10/28/2015 Permit - Miscellaneous  
 03/25/2013 Permit - Miscellaneous  
 09/12/2012 Permit - Miscellaneous  
 09/12/2012 Permit - Miscellaneous  
 09/12/2012 Permit - Miscellaneous

Land Data  
 Use Description Units Type Neigh  
 201 Commercial 43,560 SF CF  
 201 Commercial 1,000 AC CF

Land Adjustments  
 Land Adjustments  
 Shape -20%  
 Shape -20%

Assessed Value: 128,800  
 Total Appraised: 184,000  
 PA 490 Use Asmt: 0  
 Total Appraised: 184,000

PA 490 Value 0  
 Building Value 344,900  
 Mkt Adj Cost 0  
 Outbuildings 99,800  
 Total Value 628,700  
 Total Assessed 440,090

PA 490 Value 0  
 Building Value 344,900  
 Mkt Adj Cost 0  
 Outbuildings 99,800  
 Total Value 628,700  
 Total Assessed 440,090

PA 490 Value 0  
 Building Value 344,900  
 Mkt Adj Cost 0  
 Outbuildings 99,800  
 Total Value 628,700  
 Total Assessed 440,090

PA 490 Value 0  
 Building Value 344,900  
 Mkt Adj Cost 0  
 Outbuildings 99,800  
 Total Value 628,700  
 Total Assessed 440,090

PA 490 Value 0  
 Building Value 344,900  
 Mkt Adj Cost 0  
 Outbuildings 99,800  
 Total Value 628,700  
 Total Assessed 440,090

PA 490 Value 0  
 Building Value 344,900  
 Mkt Adj Cost 0  
 Outbuildings 99,800  
 Total Value 628,700  
 Total Assessed 440,090

PA 490 Value 0  
 Building Value 344,900  
 Mkt Adj Cost 0  
 Outbuildings 99,800  
 Total Value 628,700  
 Total Assessed 440,090

PA 490 Value 0  
 Building Value 344,900  
 Mkt Adj Cost 0  
 Outbuildings 99,800  
 Total Value 628,700  
 Total Assessed 440,090

PA 490 Value 0  
 Building Value 344,900  
 Mkt Adj Cost 0  
 Outbuildings 99,800  
 Total Value 628,700  
 Total Assessed 440,090

PA 490 Value 0  
 Building Value 344,900  
 Mkt Adj Cost 0  
 Outbuildings 99,800  
 Total Value 628,700  
 Total Assessed 440,090

Property Factors  
 Census 5702  
 Flood:  
 Topo: 440,090  
 Street: Paved 440,090  
 Dev. Map VV-11 425,810  
 Dev. Map 408,520  
 402,590  
 402,590

Property Factors  
 Census 5702  
 Flood:  
 Topo: 440,090  
 Street: Paved 440,090  
 Dev. Map VV-11 425,810  
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 402,590  
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 Dev. Map 408,520  
 402,590  
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Property Factors  
 Census 5702  
 Flood:  
 Topo: 440,090  
 Street: Paved 440,090  
 Dev. Map VV-11 425,810  
 Dev. Map 408,520  
 402,590  
 402,590

Zoning Data  
 Desc. %  
 BP 100.00

Zoning Data  
 Desc. %  
 BP 100.00

Zoning Data  
 Desc. %  
 BP 100.00

Zoning Data  
 Desc. %  
 BP 100.00

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 BP 100.00

Zoning Data  
 Desc. %  
 BP 100.00

Zoning Data  
 Desc. %  
 BP 100.00

Zoning Data  
 Desc. %  
 BP 100.00

Utilities  
 2 Public Water  
 3 Public Sewer  
 BAA

Utilities  
 2 Public Water  
 3 Public Sewer  
 BAA

Utilities  
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Utilities  
 2 Public Water  
 3 Public Sewer  
 BAA

Utilities  
 2 Public Water  
 3 Public Sewer  
 BAA

General Notes  
 Run Gas lines to Outdoor Displays  
 Cold Storage Building  
 120gal  
 For propane filling stati  
 1000gal ag tank/pump stat

General Notes  
 Run Gas lines to Outdoor Displays  
 Cold Storage Building  
 120gal  
 For propane filling stati  
 1000gal ag tank/pump stat

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 Cold Storage Building  
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 1000gal ag tank/pump stat

General Notes  
 Run Gas lines to Outdoor Displays  
 Cold Storage Building  
 120gal  
 For propane filling stati  
 1000gal ag tank/pump stat

Special Land Calc  
 Appraised Value 164,000  
 Neigh Asmt Order 0 4200

Special Land Calc  
 Appraised Value 164,000  
 Neigh Asmt Order 0 4200

Special Land Calc  
 Appraised Value 164,000  
 Neigh Asmt Order 0 4200

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 Appraised Value 164,000  
 Neigh Asmt Order 0 4200

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 Appraised Value 164,000  
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 Appraised Value 164,000  
 Neigh Asmt Order 0 4200

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 Appraised Value 164,000  
 Neigh Asmt Order 0 4200

Special Land Calc  
 Appraised Value 164,000  
 Neigh Asmt Order 0 4200

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

**Condo Information**

Name:  
 Style:  
 Location:  
 Tot Units:  
**General Information**  
 Year Blt: 1900  
 Grade: D  
 Remodeled Yr:  
 Rem. Kitchen Yr:  
 Rem. Bath Yr:

**Exterior Information**

Building Type: Light Indust  
 Story Ht: 1 Story  
 Living Units: 0  
 Foundation:  
 Prim. Ext. Wall: Concrete 50%  
 Sec. Ext. Wall: Pre-Fab Wood 50%  
 Roof Type: Gable  
 Roof Cover: Asphalt/Shin  
 Avg. Wall Ht: 14.00  
 Color:

**Depreciation**

Phys Cond	Fair	%
Func	45.90	20.00
Econ	0.00	0.00
Spec	0.00	0.00
OV	0.00	0.00
<b>Total %Dep:</b>	<b>56.72</b>	

**Calculation**  
 Basic \$/SQ 57.00  
 Replacement Cost 542,950  
 Depreciation 307,961  
 Depreciated Value 234,989  
 Final Total (Rounded) 235,000

**Interior Information**

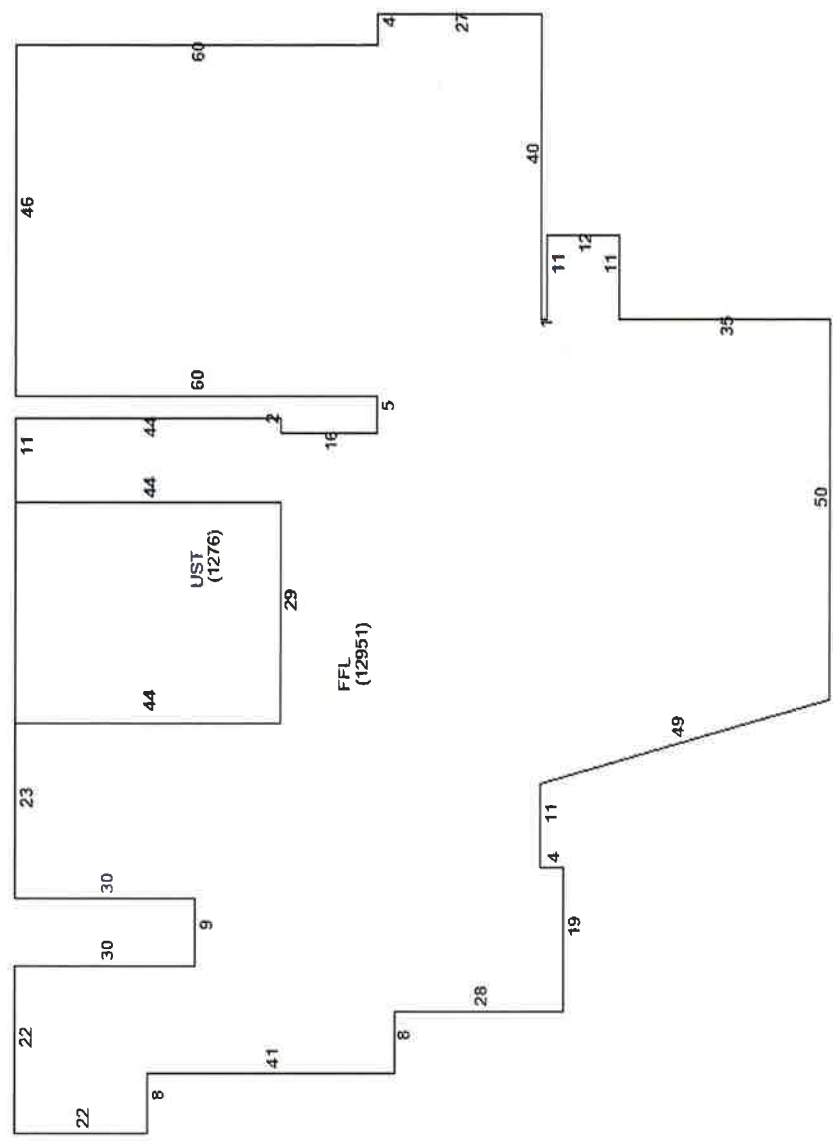
Prime Wall: Minimum  
 Sec. Wall: Concrete  
 Floor Type: Concrete  
 Sec. Floor:  
 Heat Fuel: Oil  
 Heat Type: Hot Air-No D  
 Sec. Ht Type:  
 % A/C: 0  
 % Sprinkled: 0  
 Bsmt. Gar: 0  
 Add. Kit: 0  
 Kitchens: 0  
 Gas: 0  
 Fireplaces: 0  
 Int. Condition: Typical

**Room Count**

Total Rooms:  
 Bedrooms:

**Bath Features**

Full Baths: 0  
 Addl. Full Baths: 0  
 Half Baths: 0  
 Addl. Half Baths: 0  
 Full Bths Below: 0  
 Half Bths Below: 0  
 Other Fixtures: 0  
 Total Baths: 0



**Extra Features / Yard Items (1st 10 Lines Displayed)**

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
LNFR	Lean-To Fram	1	180	AV	2002	10.00	13	2,160	1,900	1,330
LNFR	Lean-To Fram	1	1,220	AV	2002	10.00	13	14,640	12,700	8,890
MEZ1	Mezzanine Un	1	240	VG	1971	25.00	57	7,200	3,100	2,170
PAV1	Paving Asph.	1	16,700	FR	1987	3.00	34	60,120	39,700	27,790
TNK1	Tank Under G	1	1,000	PR	2002	20.00	23	24,000	18,500	12,950
GAR1	Garage Frame	1	432	AV	1966	25.00	35	12,960	8,400	5,880
<b>Total Sp. Features:</b>		<b>3,100</b>				<b>81,200</b>		<b>Total Appraised:</b>	<b>84,300</b>	<b>Total Assessed Value: 59,010</b>

**Sub Area Detail**

Code	Desc.	Living	Gross Area
FFL	First Floor	12,951	12,951
UST	Utility Stor	0	1,276

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

**Exterior Information**

Building Type: Service Shop  
 Story Ht: 1 Story  
 Living Units: 0  
 Foundation:  
 Prim. Ext. Wall: Concrete  
 Sec. Ext. Wall:  
 Roof Type: Gable  
 Roof Cover: Asphalt/Shin  
 Avg. Wall Ht: 14.00  
 Color:

**Condo Information**

Name:  
 Style:  
 Location:  
 Tot Units:  
**General Information**  
 Year Blt: 1945  
 Grade: D  
 Remodeled Yr:  
 Rem. Kitchen Yr:  
 Rem. Bath Yr:

**Interior Information**

Prime Wall: Minimum  
 Sec. Wall: Concrete  
 Floor Type:  
 Sec. Floor:  
 Heat Fuel: Oil  
 Heat Type: Hot Air-No D  
 Sec. Ht Type:  
 % A/C:  
 % Sprinkled:  
 Bsmt. Gar:  
 Kitchens: 0 Add. Kit: 0  
 Fireplaces: 0 Gas: 0  
 Int. Condition: Typical

**Depreciation**

Phys Cond	Fair	%
Func	45.90	30.00
Econ	0.00	0.00
Spec	0.00	0.00
OV	0.00	0.00
<b>Total %Dep:</b>	<b>62.13</b>	

**Calculation**

Basic \$/SQ 63.00  
 Replacement Cost 290,104  
 Depreciation 180,242  
 Depreciated Value 109,862  
 Final Total (Rounded) **109,900**

**Room Count**

Total Rooms:  
 Bedrooms:

**Bath Features**

Full Baths: 0  
 Addl. Full Baths: 0  
 Half Baths: 0  
 Addl. Half Baths: 0  
 Full Bths Below: 0  
 Half Bths Below: 0  
 Other Fixtures: 0  
 Total Baths: 0.0



FFL  
(7040)

80

88

**Extra Features / Yard Items (1st 10 Lines Displayed)**

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment		
SH1F	Shed Frame	1	480	AV	1966	20.00	35	11,520	7,500	5,250		
SH1F	Shed Frame	1	711	AV	1966	20.00	35	17,064	11,100	7,770		
<b>Total Yard Items:</b>								<b>18,600</b>	<b>Total Appraised:</b>	<b>18,600</b>	<b>Total Assessed Value:</b>	<b>13,020</b>

**Sub Area Detail**

Code	Desc.	Living	Gross Area
FFL	First Floor	7,040	7,040



**Patriot**  
Properties Inc.

Parcel ID: 00285100

Location: 665 MAIN STREET

Map-Lot 48-28

Last Revaluation - October 1, 2017

**Current Owner**

LIBERA REAL ESTATE HOLDING LLC  
0 667 MAIN STREET  
CROMWELL CT 06416

**Current Value Information**

Use Code	Land Value	PA 490 Value	Building Value	Outbuildings	Total Value	Total Assessed
201	184,000	0	240,071	4,500	428,571	300,000
<b>TOTAL</b>	<b>184,000</b>	<b>0</b>	<b>240,071</b>	<b>4,500</b>	<b>428,571</b>	<b>300,000</b>

**Previous Value Information**

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessmen
2018	184,000	267,900	4,500	456,400	319,480
2017	184,000	267,900	4,500	456,400	319,480
2016	133,300	270,950	5,020	409,270	273,490
2015	133,300	270,950	5,020	409,270	273,490
2014	133,300	270,950	5,020	409,270	273,490
2013	114,730	270,950	5,020	390,700	273,490

Census 5702

Flood: Level

Topo: Paved

Street: VV-11

Dev. Map: VV-11

Dev. Map: VV-11

**Zoning Data**

Desc. %  
BP 100.00

**Utilities**  
2 Public Water  
3 Public Sewer

**BAA**  
17G:07G

**Sales Information**

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
LIBERA REAL ESTATE HOLDI	1232-87		10/17/2007	0	No Consideration	
LIBERA RAYMOND	1187-235		12/14/2006	100,000	Family Members	
LIBERA RAYMOND	238-286		01/24/1984	0		

**Activity Information**

Date	Results	Visited By
12/27/2017	Informal Review No Change	John Valente
09/09/2017	Change - Value Change Company	John Valente
05/19/2017	Change - Field Review	Dave Stannard
11/20/2012	Change - Value Change Company	
11/19/2007	Change - Field Review	
11/30/2006	Measure & Inspected	
11/28/2006	Measured	
08/10/2005	Permit- Miscellaneous	AO

**Building Permit Information**

Date	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
08/10/2005	15513	Sign	500	100	08/10/2005		install double faced 2'x5

**Land Data**

Use	Description	Units	Type	Neigh	Land Adjustments	Special Land Calc	Appraised Value	PA 490 Asmt	Neigh Order	Notes
201	Commercial	43,580	SF	CF	Shape -20%		184,000	0	4200	
201	Commercial	1,000	AC	CF	Shape -20%		20,000	0	4200	

Total Area: 3.58 PA 490 Use Asmt: 0 Total Appraised: 184,000 Assessed Value: 128,800

**Exterior Information**

Building Type: Off/Ret Res  
 Story Ht: 2 Story  
 Living Units: 0  
 Foundation:  
 Prim. Ext. Wall: Vinyl Siding  
 Sec. Ext. Wall:  
 Roof Type: Gable  
 Roof Cover: Asphalt Shn  
 Avg. Wall Ht: 8.00  
 Color:

**Condo Information**

Name:  
 Style:  
 Location:  
 Tot Units:  
 General Information  
 Year Blt: 1750  
 Grade: C+  
 Remodeled Yr:  
 Rem. Kitchen Yr:  
 Rem. Bath Yr:

**Interior Information**

Prime Wall: Drywall  
 Sec. Wall: Hardwood  
 Floor Type:  
 Sec. Floor:  
 Heat Fuel: Oil  
 Heat Type: Forced Air  
 Sec. Ht Type:  
 % A/C: 100  
 % Sprinkled:  
 Bsmt. Gar:  
 Kitchens: 0 Add. Kit: 0  
 Fireplaces: 0 Gas:  
 Int. Condition: Typical

**Depreciation**

Phys Cond	Good	%
Func	0.00	
Econ	0.00	
Spec	0.00	
OV	0.00	
<b>Total %Dep:</b>	<b>30.60</b>	

**Calculation**

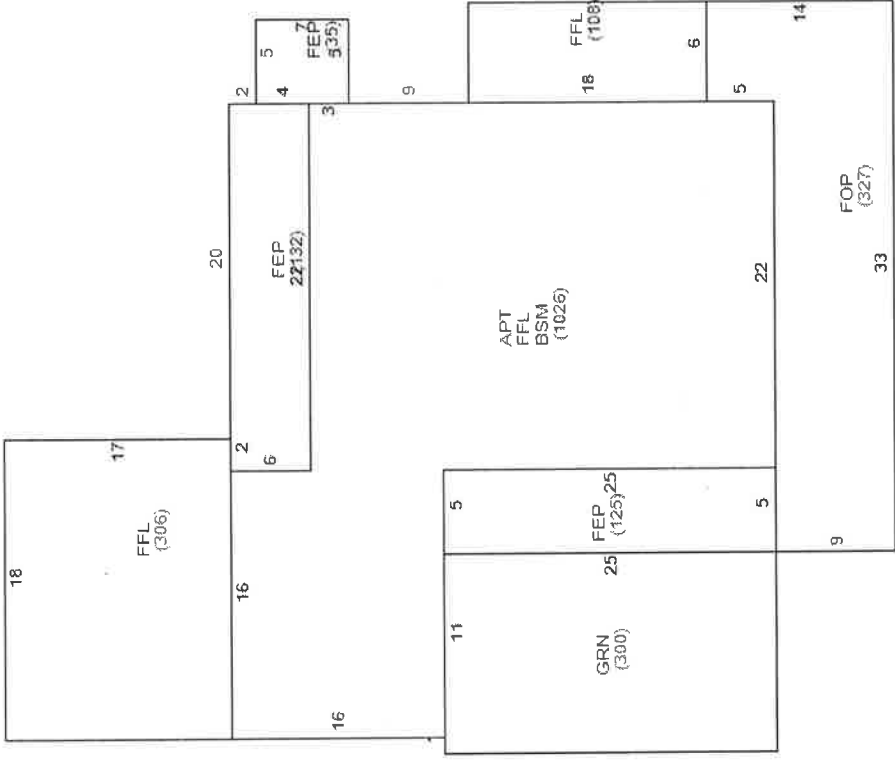
Basic \$/SQ	105.00
Replacement Cost	314,712
Depreciation	96,302
Depreciated Value	218,410
Final Total (Rounded)	218,400

**Room Count**

Total Rooms:  
 Bedrooms:

**Bath Features**

Full Baths:	0
Addl. Full Baths:	0
Half Baths:	0
Addl. Half Baths:	0
Full Bths Below:	0
Half Bths Below:	0
Other Fixtures:	0
<b>Total Baths:</b>	<b>0 0</b>



**Extra Features / Yard Items (1st 10 Lines Displayed)**

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
LNFR	Lean-To Fram	1	400	GD	2002	10.00	7	4,800	4,500	3,150
SH1F	Shed Frame	1	168	AV	2002	20.00	13	0	0	0
<b>Total Yard Items</b>								<b>4,500</b>	<b>4,500</b>	<b>3,150</b>

**Sub Area Detail**

Code	Desc.	Living	Gross Area
FLL	First Floor	1,440	1,440
APT	Apartment	1,026	1,026
GRN	Greenhouse	0	300
BSM	Basement	0	1,026
FEP	Enclosed Por	0	292
FOP	Framed Open	0	327
<b>Total</b>		<b>2,466</b>	<b>4,411</b>

**Exterior Information**

Building Type: Service Shop  
 Story Ht: 1 Story  
 Living Units: 0  
 Foundation:  
 Prim. Ext. Wall: Concrete  
 Sec. Ext. Wall:  
 Roof Type: Gable  
 Roof Cover: Asphalt Shn  
 Avg. Wall Ht: 8.00  
 Color:

**Condo Information**

Name:  
 Style:  
 Location:  
 Tot Units:

**General Information**

Year Bt: 1945  
 Grade: C-  
 Remodeled Yr:  
 Rem. Kitchen Yr:  
 Rem. Bath Yr:

**Interior Information**

Prime Wall: Wall Board  
 Sec. Wall: Concrete  
 Floor Type:  
 Sec. Floor:  
 Heat Fuel: Coal or Wood  
 Heat Type: None  
 Sec. Ht Type:  
 % A/C:  
 % Sprinkled:  
 Bsmt. Gar:  
 Kitchens: 0 Add. Klt: 0  
 Fireplaces: 0 Gas: 0  
 Int. Condition: Typical

**Depreciation %**

Phys Cond Average 38.25  
 Func 0.00  
 Econ 0.00  
 Spec 0.00  
 OV 0.00  
**Total %Dep: 38.25**

**Calculation**

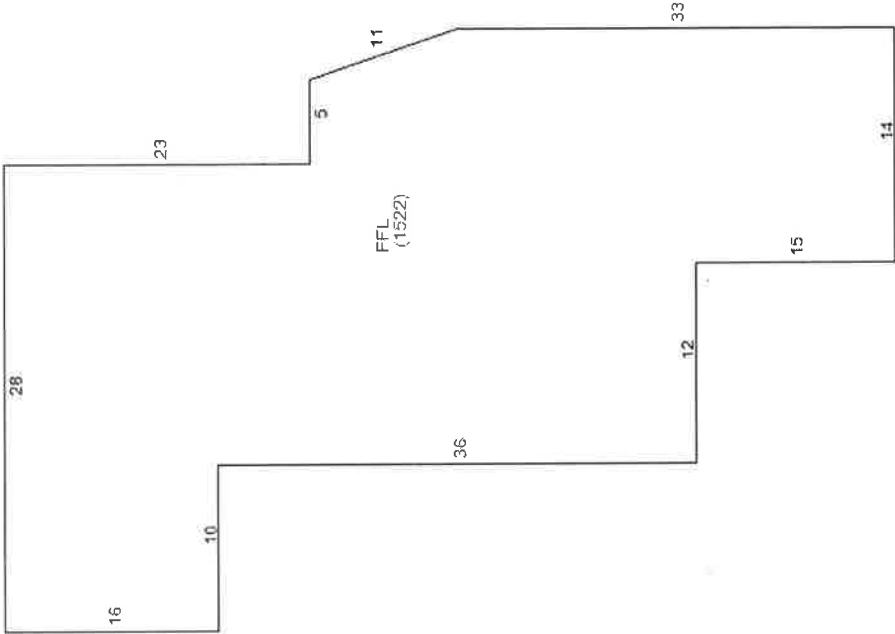
Basic \$SQ 63.00  
 Replacement Cost 80,103  
 Depreciation 30,639  
 Depreciated Value 49,464  
 Final Total (Rounded) 49,500

**Room Count**

Total Rooms:  
 Bedrooms:

**Bath Features**

Full Baths: 0  
 Addl. Full Baths: 0  
 Half Baths: 0  
 Addl. Half Baths: 0  
 Full Bths Below: 0  
 Half Bths Below: 0  
 Other Fixtures: 0  
 Total Baths: 0 0



Extra Features / Yard Items (1st 10 Lines Displayed)									
Code	Description	Qty	Size	Cond. Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment

Sub Area Detail			
Code	Desc.	Living	Gross Area
FFL	First Floor	1,522	1,522
<b>Total</b>		<b>1,522</b>	<b>1,522</b>

Total Sp. Features: Total Yard Items Total Appraised: Total Assessed Value

Disclaimer: This information is believed to be correct but is not intended to be a warranty.



**Patriot Properties Inc.**

Parcel ID: 00359900

Location: 663 MAIN STREET

Map-Lot 60-29

Last Revaluation - October 1, 2017

**Current Owner**  
CROMWELL CONCRETE PRODUCTS INC  
Percent 100

0 667 MAIN ST  
CROMWELL CT 06416

Current Value Information			
Use Code	Land Value	PA 490 Value	Override
201	116,800	0	55,271
TOTAL	116,800	0	55,271
		<b>Total Value</b>	<b>Total Assessed</b>
		178,571	125,000
		178,571	125,000

**Previous Value Information**

Tax Yr	Land Value	Bldg Value	Outbuildings	Total Value	Total Assessmen
2018	116,800	64,300	6,500	187,600	131,320
2017	116,800	64,300	6,500	187,600	131,320
2016	69,350	95,060	2,520	166,930	116,850
2015	69,350	95,060	2,520	166,930	116,850
2014	69,350	85,830	2,520	157,700	110,390
2013	69,350	85,830	2,520	157,700	110,390

**Previous Owner(s)**

**General Notes**  
OWNED BY CONCRETE PLANT NEXT DOOR  
USED AS SHOWROOM

Cromwell Concrete Products

**Sales Information**

Grantee	Vol-Page	Type	SaleDate	SalePrice	Sale Verif	GeneralNotes
CROMWELL CONCRETE PRO	381-119		06/20/1988	0		

**Activity Information**

Date	Results	Visited By	Permit #	Description	Amount	% Comp	Visit Date	CO Date	GeneralNotes
09/09/2017	Change - Value Change Company	John Valente	23174	Remodel	3,000	100	06/16/2015	04/01/2015	Convert 12 X 23 Storage t
05/19/2017	No Change - Field Review	Dave Stannard	21518	Air Condition	5,000	100	09/27/2013	09/27/2013	& rplce heating
06/16/2015	Permit- Miscellaneous	AO	17701	Electric	3,000	100	06/16/2008		upgrade service wire of g
06/16/2015	Permit - Int Inspect	MM	17535	Remodel	16,000	100	09/18/2009		
09/27/2013	Permit- Miscellaneous	MM	17232	Roofing	7,100	100	11/13/2007	11/16/2007	30 year cedar shingle 29
09/27/2013	Permit- Miscellaneous	AO							
06/18/2013	Measure/Remodeling in Progress	MM							
09/18/2009	Permit- Miscellaneous	AO							
09/18/2009	Permit- Miscellaneous	AO							
10/07/2008	Permit- Miscellaneous	AO							

**Building Permit Information**

**Land Data**

Use	Description	Units	Unit	Special	Appraised Value	PA 490	Neigh	Notes
201	Commercial	18,382	SF	Land Calc	116,800	Asmt	Order	
						0	4200	
<b>Total Area: 0.42</b>				<b>Total Appraised: 116,800</b>		<b>Assessed Value: 81,760</b>		



**Exterior Information**

Building Type: Retail  
 Story Ht: 1 Story  
 Living Units: 0  
 Foundation:  
 Prim. Ext. Wall: Vinyl Siding 50%  
 Sec. Ext. Wall: Concrete 50%  
 Roof Type: Gable  
 Roof Cover: Asphalt Shn  
 Avg. Wall Ht: 10.00  
 Color:

**Condo Information**

Name:  
 Style:  
 Location:  
 Tot Units: 16

**General Information**

Year Blt: 1910  
 Grade: D  
 Remodeled Yr:  
 Rem. Kitchen Yr:  
 Rem. Bath Yr:

**Interior Information**

Prime Wall: Drywall  
 Sec. Wall: Hardwood  
 Floor Type:  
 Sec. Floor:  
 Heat Fuel: Oil  
 Heat Type: Hot Water  
 Sec. Ht Type:  
 % A/C: 100  
 % Sprinkled: 0  
 Bsmt. Gar: 0  
 Kitchens: 0 Add. Kit: 0  
 Fireplaces: 0 Gas: 0  
 Int. Condition: Typical

**Depreciation %**

Average 38.25  
 Phys Cond Func 30.00  
 Econ 0.00  
 Spec 0.00  
 OV 0.00  
**Total %/Dep: 56.78**

**Calculation**

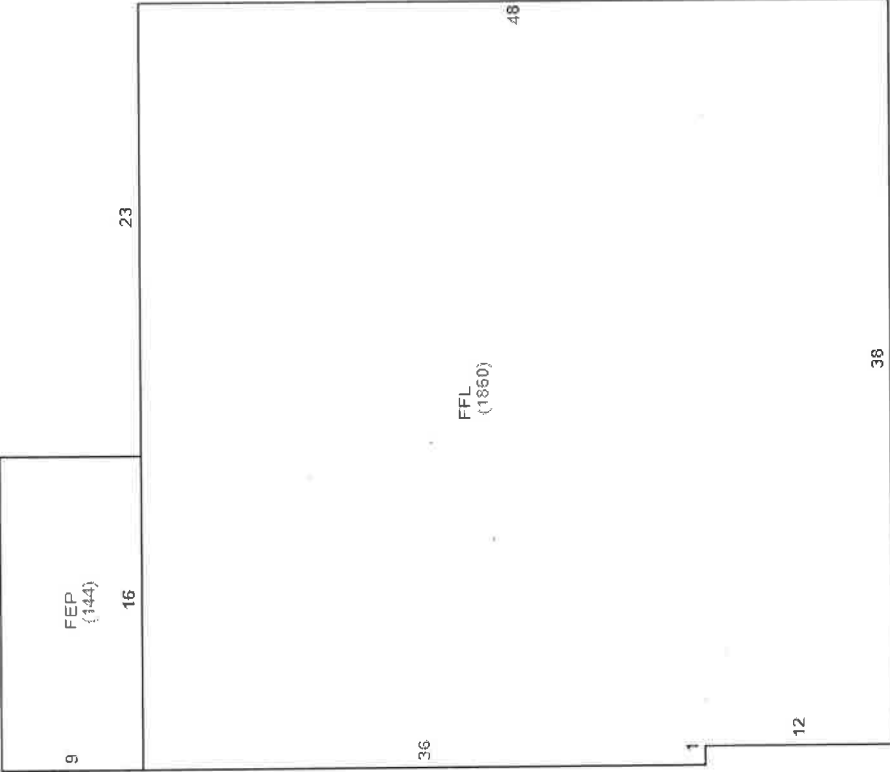
Basic \$/SQ 87.00  
 Replacement Cost 148,774  
 Depreciation 84,474  
 Depreciated Value 64,300  
**Final Total (Rounded) 64,300**

**Room Count**

Total Rooms:  
 Bedrooms:

**Bath Features**

Full Baths: 0  
 Addl. Full Baths: 0  
 Half Baths: 0  
 Addl. Half Baths: 0  
 Full Bths Below: 0  
 Half Bths Below: 0  
 Other Fixtures: 0  
**Total Baths: 0 0**



**Extra Features / Yard Items (1st 10 Lines Displayed)**

Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment
PAV1	Paving Asph.	1	2,400	AV	1995	3.00	25	8,640	6,500	4,550
<b>Total Yard Items</b>								<b>6,500</b>	<b>6,500</b>	<b>4,550</b>
<b>Total Sp. Features:</b>								<b>6,500</b>	<b>Total Appraised:</b>	<b>6,500</b>
									<b>Total Assessed Value</b>	<b>4,550</b>

Code	Desc.	Living	Gross Area
FFL	First Floor	1,860	1,860
FEP	Enclosed Por	0	144
<b>Total</b>		<b>1,860</b>	<b>2,004</b>





**Patriot**  
Properties Inc.

**Parcel ID:** 00108300      **Location:** 663R MAIN STREET      **Map-Lot:** 48-40      **Last Revaluation - October 1, 2017**

Current Value Information			
Use Code	Land Value	PA 490 Value	Override
100	71,429	0	0
<b>TOTAL</b>	<b>71,429</b>	<b>0</b>	<b>0</b>

Previous Value Information			
Tax Yr	Land Value	Bldg Value	Outbuildings
2018	242,900	0	0
2017	242,900	0	0
2016	28,240	0	0
2015	28,240	0	0
2014	28,240	0	0
2013	28,240	0	0

Sales Information			
Grantee	Vol-Page	Type	SaleDate
CROMWELL CONCRETE PRO	42-487		10/24/1950

Zoning Data			
Desc.	%		
R-15	100.00		

Property Factors			
Census	5702		
Flood:			
Topo:			
Street:	Paved		
Dev. Map	VV-11		
Dev. Map			

Utilities			
4	Sewer Avail		
7	Water Avail		

Building Permit Information			
Date	Permit #	Description	Amount
			0

Land Data			
Use	Description	Units	Unit
200	Commercial Vac	77,537	SF

Land Adjustments			
Special	Appraised Value	PA 490 Asmt	Neigh Order
Landlocked -25%	242,900	0	4200

**Total Area: 1.78**      **PA 490 Use Asmt: 0**      **Total Appraised: 242,900**      **Assessed Value: 170,030**

**Exterior Information**

Building Type:  
 Story Ht:  
 Living Units: 0  
 Foundation:  
 Prim. Ext. Wall:  
 Sec. Ext. Wall:  
 Roof Type:  
 Roof Cover:  
 Avg. Wall Ht:  
 Color:

**Condo Information**

Name:  
 Style:  
 Location:  
 Tot Units:  
 General Information

**Interior Information**

Prime Wall:  
 Sec. Wall:  
 Floor Type:  
 Sec. Floor:  
 Heat Fuel:  
 Heat Type:  
 Sec. Ht Type:  
 % A/C:  
 % Sprinkled:  
 Bsmt. Gar:  
 Kitchens: 0 Add. Kit: 0  
 Fireplaces: 0 Gas:  
 Int. Condition: Typical

**Depreciation %**

Average 0.00  
 Phys Cond  
 Func  
 Econ  
 Spec  
 OV  
 Total %/Dep: 0.00  
**Calculation**  
 Basic \$/SQ  
 Replacement Cost  
 Depreciation  
 Depreciated Value  
 Final Total (Rounded) 0

**Room Count**

Total Rooms:  
 Bedrooms:

**Bath Features**

Full Baths: 0  
 Addl. Full Baths: 0  
 Half Baths: 0  
 Addl. Half Baths: 0  
 Full Bths Below: 0  
 Half Bths Below: 0  
 Other Fixtures: 0  
 Total Baths: 0 0

Extra Features / Yard Items (1st 10 Lines Displayed)										
Code	Description	Qty	Size	Cond.	Year	Unit Price	Dep%	UndepValue	Appraised Value	Assessment

Sub Area Detail		
Code	Desc.	Gross Area

Total Sp. Features: Total Yard Items Total Appraised: Total Assessed Value