Robinson+Cole

KENNETH C. BALDWIN

280 Trumbull Street
Hartford, CT 06103-3597
Main (860) 275-8200
Fax (860) 275-8299
kbaldwin@rc.com
Direct (860) 275-8345

Also admitted in Massachusetts

July 27, 2016

Melanie A. Bachman
Acting Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

Re: **Notice of Exempt Modification – Facility Modification**
777 Talcottville Road, Vernon, Connecticut

Dear Ms. Bachman:

Cellco Partnership d/b/a Verizon Wireless ("Cellco") currently maintains twelve (12) antennas at the 150-foot level of the existing 170-foot tower at 777 Talcottville Road in Vernon, Connecticut (the Property"). The tower is owned by American Tower Corporation ("ATC"). The Council approved Cellco's use of this tower in 2002. Cellco now intends to modify its facility by replacing six (6) of its existing antennas with three (3) model SBNHH-1D65B, 1900 MHz antennas; and three (3) model SBNHH-1D65B, 2100 MHz antennas, all at the same 150-foot level on the tower. Cellco also intends to replace three (3) remote radio heads ("RRHs"), with three (3) newer model RRHs behind its 2100 MHz antennas and add three (3) RRHS behind its 700 MHz antennas. Included in Attachment 1 are specifications for Cellco's new antennas and RRHs.

Please accept this letter as notification pursuant to R.C.S.A. § 16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-72(b)(2). In accordance with R.C.S.A. § 16-50j-73, a copy of this letter is being sent to Daniel A. Champagne, Mayor for the Town of Vernon. A copy of this letter is also being sent to 777 Realty LLC, the owner of the Property and SBA , the tower owner.

The planned modifications to the facility fall squarely within those activities explicitly provided for in R.C.S.A. § 16-50j-72(b)(2).

1. The proposed modifications will not result in an increase in the height of the existing tower. Cellco's replacement antennas and RRHs will be installed at the 150-foot level of the existing 170-foot tower.

2. The proposed modifications will not involve any change to ground-mounted equipment and, therefore, will not require the extension of the site boundary.

3. The proposed modifications will not increase noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.

4. The operation of the replacement antennas will not increase radio frequency (RF) emissions at the facility to a level at or above the Federal Communications Commission (FCC) safety standard. A cumulative General Power Density table for Cellco's modified facility is included in Attachment 2.

5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.

6. The tower and its foundation can support Cellco's proposed modifications. (*See* Structural Evaluation included in Attachment 3).

A copy of the Vernon Assessor's Parcel Map and property owner information is included in Attachment 4.

For the foregoing reasons, Cellco respectfully submits that the proposed modifications to the above-referenced telecommunications facility constitutes an exempt modification under R.C.S.A. § 16-50j-72(b)(2).

Sincerely,

Kenneth C. Baldwin

Enclosures
Copy to:
Daniel A. Champagne, Vernon Mayor
777 Realty LLC
ATC
Tim Parks

ATTACHMENT 1

Product Specifications

COMMSCOPE®

SBNHH-1D65B

Multiband Antenna, 698–896 and 2x 1695–2360 MHz, 65° horizontal beamwidth, internal RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	14.9	14.7	17.7	18.2	18.6	18.6
Beamwidth, Horizontal, degrees	68	66	69	66	63	58
Beamwidth, Vertical, degrees	12.1	10.7	5.6	5.2	5.0	4.5
Beam Tilt, degrees	0–14	0–14	0–7	0–7	0–7	0–7
USLS (First Lobe), dB	14	13	15	15	15	13
Front-to-Back Ratio at 180°, dB	27	29	28	28	28	27
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR | Return Loss, dB	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	350	350	350	350	350	300
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	14.5	14.3	17.4	17.9	18.2	18.3
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.8	±0.4	±0.3	±0.5	±0.3
Gain by Beam Tilt, average, dBi	0 ° | 14.6	0 ° | 14.5	0 ° | 17.4	0 ° | 17.8	0 ° | 18.1	0 ° | 18.2
	7 ° | 14.6	7 ° | 14.4	3 ° | 17.5	3 ° | 17.9	3 ° | 18.3	3 ° | 18.4
	14 ° | 14.2	14 ° | 13.6	7 ° | 17.4	7 ° | 17.9	7 ° | 18.2	7 ° | 18.4
Beamwidth, Horizontal Tolerance, degrees	±2.2	±3.4	±2	±4.6	±5.7	±4.3
Beamwidth, Vertical Tolerance, degrees	±0.8	±1	±0.3	±0.2	±0.3	±0.2
USLS, beampeak to 20° above beampeak, dB	16	14	16	16	16	15
Front-to-Back Total Power at 180° ± 30°, dB	25	26	27	26	26	26
CPR at Boresight, dB	22	23	21	20	20	22
CPR at Sector, dB	13	11	16	12	11	4

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, download the whitepaper Time to Raise the Bar on BSAs.

General Specifications

Antenna Type	Sector with internal RET
Band	Multiband
Brand	DualPol®
Operating Frequency Band	1695 – 2360 MHz | 698 – 896 MHz
Performance Note	Outdoor usage

Mechanical Specifications

Color	Light gray
Lightning Protection	dc Ground

Product Specifications

SBNHH-1D65B

Radiator Material	Aluminum | Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Interface	7-16 DIN Female
RF Connector Location	Bottom
RF Connector Quantity, total	6
Wind Loading, frontal	618.0 N @ 150 km/h 138.9 lbf @ 150 km/h
Wind Loading, lateral	197.0 N @ 150 km/h 44.3 lbf @ 150 km/h
Wind Loading, rear	728.0 N @ 150 km/h 163.7 lbf @ 150 km/h
Wind Speed, maximum	241 km/h | 150 mph

Dimensions

Depth	180.0 mm | 7.1 in
Length	1851.0 mm | 72.9 in
Width	301.0 mm | 11.9 in
Net Weight, without mounting kit	18.4 kg | 40.6 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal RET	High band (1) | Low band (1)
Power Consumption, idle state, maximum	2.0 W
Power Consumption, normal conditions, maximum	13.0 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	1 female | 1 male

Packed Dimensions

Depth	296.0 mm | 11.7 in
Length	2025.0 mm | 79.7 in
Width	390.0 mm | 15.4 in
Shipping Weight	31.0 kg | 68.3 lb

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system

Product Specifications

SBNHH-1D65B

Included Products

BSAMNT-1 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance

ALCATEL-LUCENT B13 RRH4X30-4R

Alcatel-Lucent B13 Remote Radio Head 4x30-4R is the newest addition of Remote Radio Head to the extended product line of Alcatel-Lucent's distributed Base Station solutions, aimed at facilitating smooth RF site acquisition and related civil engineering.

Supporting 2Tx/4Tx MIMO and 4-way Rx diversity, Alcatel-Lucent B13 RRH4x30-4R allows operators to have a compact radio solution to deploy LTE in the 700U band (700 MHz, 3GPP band 13), providing them with the means to achieve high capacity, high quality and high coverage with minimum site requirements.

The Alcatel-Lucent B13 RRH4x30-4R product has four transmit RF paths, offering the possibility to **select, via software only, 2Tx or 4Tx MIMO configurations** with either 2x60 W or 4x30 W RF output power. It supports also 4-way Rx diversity and up to 10MHz instantaneous bandwidth.

The Alcatel-Lucent B13 RRH4x30-4R is a near zero-footprint solution and operates noise free, simplifying negotiations with site property owners and minimizing environmental impacts.

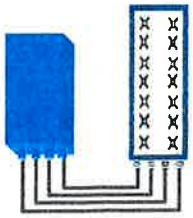
Its compactness and slim design makes the Alcatel-Lucent B13 RRH4x30-4R easy to install close to the antenna: operators can therefore locate this Remote Radio Head where RF design conditions are deemed ideal, minimizing trade-offs between available sites and RF optimum sites, together with reducing the RF feeder needs and installation costs.

FEATURES

- Supporting LTE in 700 MHz band (700U, 3GPP band 13)
- LTE 2Tx or 4Tx MIMO (SW switchable)
- Output power: Up to 2x60W or 4x30W
- 10MHz LTE carrier with 4Rx Diversity
- Convection-cooled (fan-less)
- Supports AISG 2.0 ALD devices (RET, TMA) through RS485 or RF ports

BENEFITS

- Compact to reduce additional footprint when adding LTE in 700U band
- MIMO scheme operation selection (2Tx or 4Tx) by software only
- Improves downlink spectral efficiency through MIMO4
- Increases LTE coverage thanks to 4Rx diversity capability and best in class Rx sensitivity
- Flexible mounting options: Pole or Wall



4x30W with 4T4R
or
2x60W with 2T4R

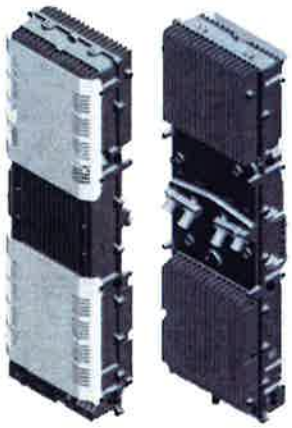
Can be switched between modes via SW w/o site visit

Alcatel·Lucent

Features & performance	
Number of TX/RX paths	4 duplexed (either 4T4R or 2T4R by SW)
Frequency band	U700 (C) (3GPP bands 13): DL: 746 - 756 MHz / UL: 777 - 787 MHz
Instantaneous bandwidth - #carriers	10MHz – 1 LTE carrier (in 10MHz occupied bandwidth)
LTE carrier bandwidth	10 MHz
RF output power	2x60W or 4x30W (by SW)
Noise figure – RX Diversity scheme	2 dB typ. (<2.5 dB max) – 2 or 4 way Rx diversity
Sizes (HxWxD) in mm (in.) Volume in L Weight in kg (lb) (w/o mounting HW)	550 x 305 x 230 (21.6" x 12.0" x 9") (with solar shield) 38 (with solar shield) 26 (57.2) (with solar shield)
DC voltage range DC power consumption	-40.5 to -57V at full performance, -38 to -57V with relaxation on power consumption 550W typical @100% RF load (in 2Tx or 4TX mode)
Environmental conditions Wind load (@150km/h or 93mph)	-40°C (-40°F) /+55°C (+131°F) IP65 Frontal: <200N / Lateral : <150N
Antenna ports	4 ports 7/16 DIN female (50 ohms) VSWR < 1.5
CPRI ports	2 CPRI ports (HW ready for Rate7, 9.8 Gbps) SFP single mode dual fiber
AISG interfaces	1 AISG2.0 output (RS485) Integrated Smart Bias Tees (x2)
Misc. Interfaces	4 external alarms (1 connector) – 4 RF Tx & 4 RF Rx monitor ports - 1 DC connector (2 pins)
Installation conditions	Pole and wall mounting
Regulatory compliance	3GPP 36.141 / 3GPP 36.113 / GR-1089-CORE / GR-3108-CORE / UL 60950-1 / FCC Part 27

ALCATEL-LUCENT
WIRELESS PRODUCT DATASHEET
B4 RRH2X60-4R FOR AWS BAND APPLICATIONS

The Alcatel-Lucent B4 RRH2x60-4R is a high power, small form factor Remote Radio Head operating in the AWS frequency band (3GPP Band 4) for LTE technology. It is designed with an eco-efficient approach, providing operators with the means to achieve high quality and high capacity coverage with minimum site requirements and efficient operation.



A distributed Node B expands the deployment options by using two components, a Base Band Unit (BBU) containing the digital assets and a separate RRH containing the radio-frequency (RF) elements. This modular design optimizes available space and allows the main components of a Node B to be installed separately, within the same site or several kilometers apart.

The Alcatel-Lucent B4 RRH2x60-4R is linked to the BBU by an optical-fiber connection carrying downlink and uplink digital radio signals along with operations, administration and maintenance (OA&M) information.

SUPERIOR RF PERFORMANCE

The Alcatel-Lucent B4 RRH2x60-4R integrates all the latest technologies. This allows operators to offer best-in-class characteristics.

It delivers an outstanding 120 watts of total RF power thanks to its two transmit RF paths of 60 W each.

It is ideally suited to support multiple-input multiple-output (MIMO) 2x2 operation.

It includes four RF receivers to natively support 4-way uplink reception diversity. This improves the radio uplink coverage and this can be used to extend the cell radius commensurate with 2x2MIMO 2x60 W for the downlink.

It supports multiple discontinuous LTE carriers within an instantaneous bandwidth of 45 MHz corresponding to the entire AWS B4 spectrum.

The latest generation power amplifiers (PA) used in this product achieve high efficiency (>40%), resulting in improved power consumption figures.

OPTIMIZED TCO

The Alcatel-Lucent B4 RRH2x60-4R is designed to make available all the benefits of a distributed Node B, with excellent RF characteristics, with low capital expenditures (CAPEX) and low operating expenditures (OPEX).

The Alcatel-Lucent B4 RRH2x60-4R is a very cost-effective solution to deploy LTE MIMO.

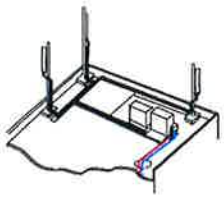
EASY INSTALLATION

The B4 RRH2x60-4R includes a reversible mounting bracket which allows for ease of installation behind an antenna, or on a rooftop knee wall while providing easy access to the mid body RF connectors.

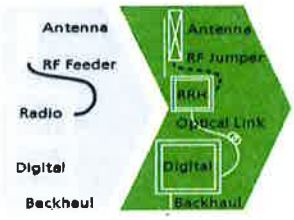
The limited space available in some sites may prevent the installation of traditional single-cabinet BTS equipment. However, many of these sites can host an Alcatel-Lucent B4 RRH2x60-4R installation, providing more flexible site selection and improved network quality along with greatly reduced installation time and costs.

The Alcatel-Lucent B4 RRH2x60-4R is a zero-footprint solution and is convection cooled without fans for silent operation, simplifying negotiations with site property owners and minimizing environmental impacts.

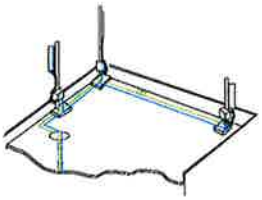
Installation can easily be done by a single person as the Alcatel–Lucent B4 RRH2x60-4R is compact and weighs about 25 kg, eliminating the need for a crane to hoist the BTS cabinet to the rooftop. A site can be in operation in less than one day.



Macro



RRH for space-constrained cell sites



Distributed

FEATURES

- B4 RRH2x60-4R integrates two power amplifiers of 60W rating (at each antenna connector)
- Support multiple carriers over the entire 3GPP band 4
- B4 RRH2x60-4R is optimized for LTE operation
- B4 RRH2x60-4R is a very compact and lightweight product
- Advanced power management techniques are embedded to provide power savings, such as PA bias control

BENEFITS

- MIMO LTE operation with only one single unit per sector
- Improved uplink coverage with built-in 4-way receive diversity capability
- RRH can be mounted close to the antenna, eliminating nearly all losses in RF cables and thus reducing power consumption by 50% compared to conventional solutions
- Distributed configurations provide easily deployable and cost-effective solutions, near zero footprint and silent solutions, with minimum impact on the neighborhood, which ease the deployment
- RETA and TMA support without additional hardware thanks to the AISG v2.0 port and the integrated Bias-Tees. Bias-Tees support AISG DC supply and signaling.

TECHNICAL SPECIFICATIONS

Specifications listed are hardware capabilities. Some capabilities depend on support in a specific software release or future release.

Dimensions and weights

- HxWxD : 930x270x146 mm (with solar shield)
- Weight : 25 kg (55 lbs) (with solar shield)

Electrical Data

- Power Supply : -48V DC (-38 to -57V)
- Power Consumption: 346W typ. @2x30W (100%RF), 560W typ. @2x60W (100%RF)

RF Characteristics

- Frequency band: 1710-1755, UL / 2110-2155 MHz, DL (3GPP band 4)
- Output power: 2x60W at antenna connectors
- Technology supported: LTE
- Instantaneous bandwidth: 45 MHz
- Rx diversity: 2-way and 4-way uplink reception
- Typical sensitivity without Rx diversity: -105 dBm for LTE

Connectivity

- Two CPRI (3-6) optical ports for daisychaining and up to six RRHs per fiber
- Type of optical fiber: Single-Mode (SM) and Multi-Mode (MM) SFPs
- Optical fiber length: up to 300m using MM fiber, up to 15km using SM fiber
- TMA/RETA : AISG 2.0 (RS485 connector and internal Bias-Tee)
- Four external alarms
- Surge protection for all external ports (DC and RF)

Environmental specifications

- Operating temperature: -40°C to 55°C including solar load
- Operating relative humidity: 8% to 100%
- Environmental Conditions : ETS 300 019-1-4 class 4.1E
- Ingress Protection : IEC 60529 IP65
- Acoustic Noise : Noiseless (natural convection cooling)

Safety and Regulatory Data

- EMC : 3GPP 25113, EN 301 489-1, EN 301 489-23, GR 1089, GR 3108, OET-65
- Safety : IEC60950-1, EN 60825-1, UL, ANSI/NFPA 70, CAN/CSA-C22.2
- Regulatory : FCC Part 15 Class B
- Health : EN 50385

Alcatel·Lucent

ATTACHMENT 2

	General	Power	Density					
Site Name: Vernon 3								
Tower Height: 160Ft.								
CARRIER	# OF CHAN.	WATTS ERP	HEIGHT	CALC. POWER DENS	FREQ.	MAX. PERMISS. EXP.	FRACTION MPE	Total
*Nextel	9	100	160	851	0.0136	0.5673	0.24%	
*AT&T	2	414	140	850	0.0166	0.5667	0.29%	
*AT&T	2	656	140	1900	0.0263	1.0000	0.26%	
*AT&T	2	656	140	1900	0.0263	1.0000	0.26%	
*AT&T	2	940	140	700	0.0377	0.4667	0.81%	
*AT&T	2	1791	140	1900	0.0717	1.0000	0.72%	
*Pocket (now MetroPCS)	3	631	120	2130	0.0524	1.0000	0.52%	
*Sprint	5	551	130	1900	0.0644	1.0000	0.64%	
*Sprint	1	276	130	850	0.0065	0.5667	0.11%	
*Sprint	2	693	130	2500	0.0324	1.0000	0.32%	
*Clearwire	2	153	168	2496	0.0042	1.0000	0.04%	
*Clearwire	1	211	168	11 GHz	0.0029	1.0000	0.03%	
Verizon PCS	**11**	**408**	**150**	**0.0717**	**1970**	**1.0000**	**7.17%**	
Verizon Cellular	**9**	**386**	**150**	**0.0555**	**869**	**0.5793**	**9.58%**	
Verizon AWS	**1**	**4870**	**150**	**0.0778**	**2145**	**1.0000**	**7.78%**	
Verizon 700	**1**	**2200**	**150**	**0.0352**	**746**	**0.4973**	**7.07%**	
								35.87%
* Source: Siting Council								

ATTACHMENT 3

AMERICAN TOWER®
CORPORATION

Structural Evaluation	
ATC Site Number & Name	**302529, Vernon Ct 6, CT**
Carrier Site Number & Name	**N/A , Vernon 3 CT**
Site Location	777 Talcotville Road Vernon Rockville, CT 06066-2318, Tolland County 41.863453 N / -72.483283 W
Tower Description	**160 ft Monopole**
Basic Wind Speed Basic Wind Speed w/ Ice Code	85 mph (Fastest Mile) 74 mph (Fastest Mile) w/ ½" ice TIA/EIA-222-F / 2003 IBC, Sec. 1609.1.1, Exception (5) & Sec. 3108.4 w/ 2005 Connecticut Supplement & 2009 & 2011 Connecticut Amendment

Existing and Reserved Equipment

Elevation[1] (ft)		Qty	Antenna	Mount Type	Lines	Carrier
Mount	RAD					
168.0	168.0	2	Horizon Compact	Collar	(6) 5/16" (0.31") Coax (2) 1/2" Coax	Clearwire
		3	NextNet BTS-2500			
		2	DragonWave A-ANT-18G-2-C			
		3	Argus LLPX310R			
160.0	160.0	12	Decibel DB844H90E-XY	Low Profile Platform	(12) 1 1/4" Coax	Sprint Nextel
150.0	150.0	3	Alcatel-Lucent RRH2x60W	Low Profile Platform	(12) 1 5/8" Coax (2) 1 5/8" Hybriflex	Verizon
		2	RFS DB-T1-6Z-8AB-0Z			
		6	Andrew LNX-6514DS-A1M			
142.0	142.0	3	Powerwave LGP21901	T-Arm	(6) 1 1/4" Coax (2) 0.78" 8 AWG 6 (1) 0.39" Cable (1) 3" conduit	AT&T Mobility
		1	Raycap DC6-48-60-18-8F			
		6	Powerwave LGP21401			
		6	Ericsson RRUS 11 (Band 12)			
		3	Powerwave 7770.00			
		3	KMW AM-X-CD-16-65-00T-RET			
130.0	136.0	6	Alcatel-Lucent 4X40W RRH	Low Profile Platform	(4) 1 1/4" Hybriflex	Sprint Nextel
		3	Alcatel-Lucent 800MHz RRH w/ Notch Filter			
		3	Alcatel-Lucent TD-RRH8x20			
	130.0	3	RFS APXVTM14-C-I20			
		2	RFS APXVSPP18-C-A20			
		1	RFS APXV9ERR18-C-A20			
120.0	121.0	3	RFS APXV18-206517S-C	Flush	(6) 1 5/8" Coax	Metro PCS

Equipment to be Removed

Elevation[1] (ft)		Qty	Antenna	Mount Type	Lines	Carrier
Mount	RAD					
150.0	150.0	6	Andrew HBXX-6517DS-A2M	-	-	Verizon
		6	RFS FD9R6004/2C-3L			
		3	Alcatel-Lucent RRH2X60-AWS			

AMERICAN TOWER®
CORPORATION

Proposed Equipment

Elevation[1] (ft)		Qty	Antenna	Mount Type	Lines	Carrier
Mount	RAD					
150.0	150.0	3	Alcatel-Lucent RRH2x60 700	Low Profile Platform	-	Verizon
		3	Alcatel-Lucent RRH4X45-B66 w/ Solar Shield			
		6	Andrew SBNHH-1D65B			

[1] Mount elevation is defined as height above bottom of steel structure to bottom of mount, RAD elevation is defined as center of antenna above grade level (AGL).

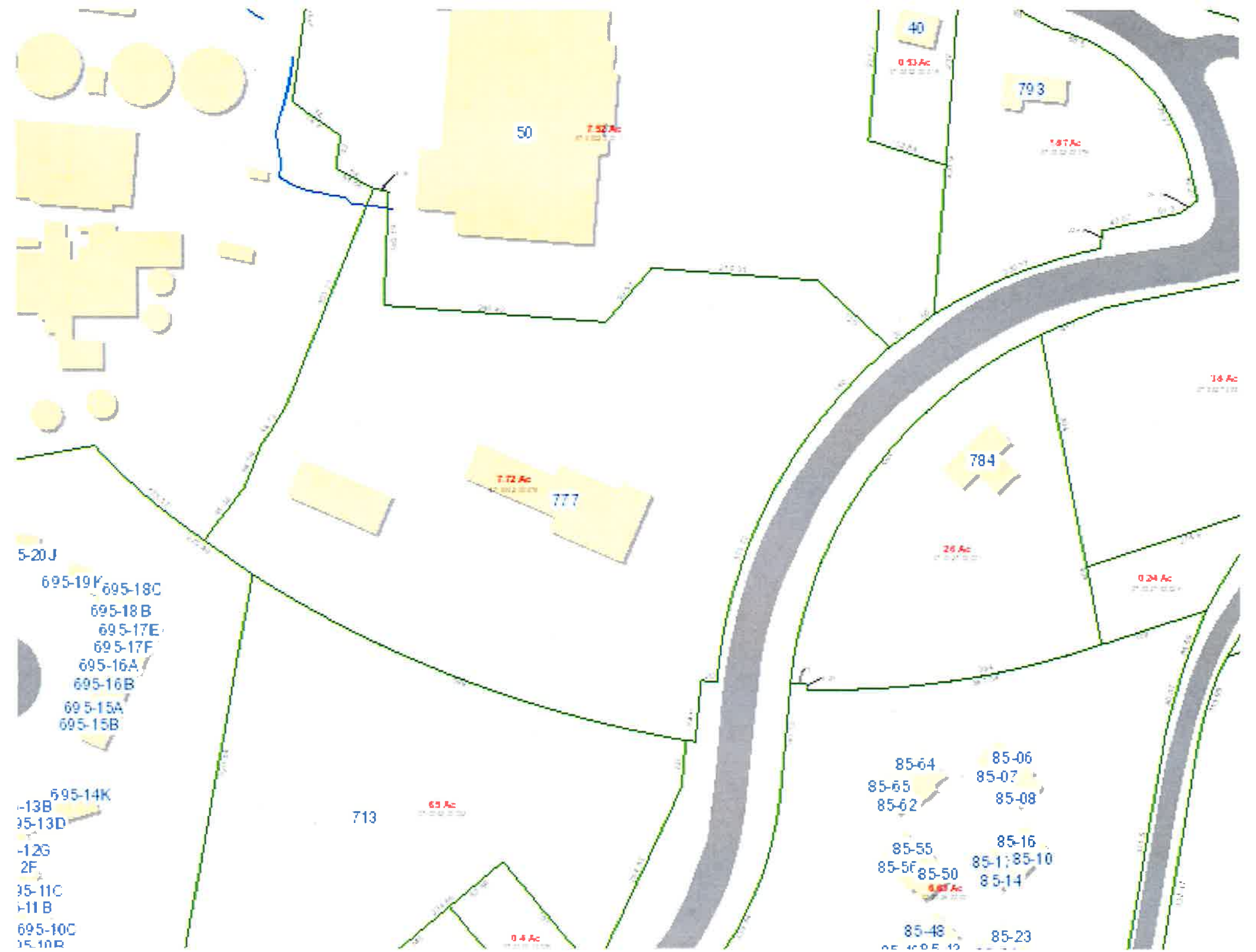
The existing and proposed loads listed in the tables above are compared to the tower's current design capacity or previous structural analysis. The tower should be re-evaluated as future loads are added or if actual loads are found different from those listed in the tables. The subject tower and foundation ***are adequate*** to support the above stated loads in conformance with specified requirements.

Reviewed by:
Scott Wirgau, PE
Structural Team Leader

Nov 5 2015 5:21 PM

Td/cjb

ATTACHMENT 4


40
0.53 Ac
793
50
7.52 Ac
1.67 Ac
784
7.72 Ac
777
26 Ac
0.24 Ac
5-20J
695-19K
695-18C
695-18B
695-17E
695-17F
695-16A
695-16B
695-15A
695-15B
695-14K
-13B
95-13D
-12G
2F
95-11C
-11B
695-10C
713
85-64
85-65
85-62
85-06
85-07
85-08
85-55
85-56
85-50
85-16
85-1; 85-10
85-14
85-48
85-23

777 REALTY LLC
777 TALCOTTVILLE RD
VERNON, CT 06066

CENSUS TRACT: 530301
1/24/11 25% LAWRENCE A SCRANTON TRUST, 37.5% L
THOMAS SCRANTON, 37.5% S CHRISTOPHER SCRANTON

Neighborhood Number
11900

Neighborhood Name
GENERAL COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction Name	Town of Vernon
Area	146
Routing Number	8641

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book	Page	Deed Type
SCRANTON L THOMAS SCRANTON MATTHEW L	0	09/26/2012	2244	144	Q
SCRANTON L THOMAS &LAWRENCE SCRANTON	692500	02/03/2012	2205	43	W
SCRANTON LAWRENCE A & CHRISTOPHER &	0	01/24/2011	2150	310	P
SCRANTON LAWRENCE A	0	06/15/1999	1209	43	P
SCRANTON LAWRENCE A	0	03/23/1990	790	12	Q
NA	0	01/01/1900	184	519	

Site Description

Topography

Public Utilities
Electric

Street or Road
Paved

Neighborhood

Zoning:
Industrial

Legal Acres:
7.7200

Valuation Record

Assessment Year		1999	2000	2006	2010	2011	2012	2015
Reason for Change		Court	2000 Court	2006 Reval	2010 ASMT	2011 REVAL	2012	2105
Market	L	900000	1210620	1290620	1290620	922070	913760	913760
	I	1000000	689380	894660	895700	827930	1054920	1203830
	T	1900000	1900000	2185280	2186320	1750000	1968680	2117590
70% Assessed/Use	L	630000	847430	903430	903430	645450	639630	639630
	I	700000	482570	626270	627000	579550	738450	842680
	T	1330000	1330000	1529700	1530430	1225000	1378080	1482310

Land Size

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor

Tax ID 07-0002-00078 Printed 06/12/2016

Physical Characteristics

ROOFING
Built-up

WALLS

	B	1	2	U
Brick		Yes		
Guard	Yes	Yes	Yes	Yes

FRAMING

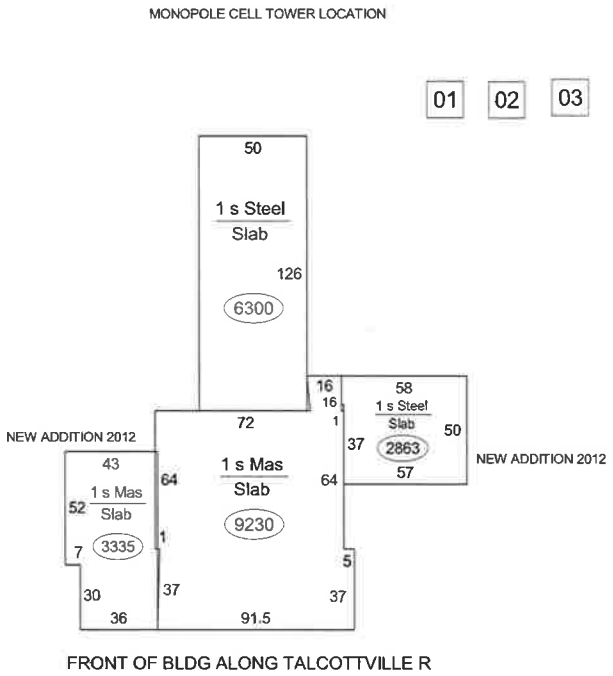
	B	1	2	U
F Res	0	21728	0	0

FINISH

	UF	SF	FO	FD
1	21728	0	0	0
Total	21728	0	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
Heat	0	21728	0	0



Special Features

Description

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
C	AUTOSERV	0.00		Avg	1965	1975	AV	21728
01	PAVING	0.00	85	Vgd	1990	1990	AV	225000
02	FENCECL	6.00	51C	Avg	2002	2002	AV	200
03	SHED	0.00	1	Avg	2010	2010	AV	120

Transfer of Ownership

Valuation Record								
Assessment Year								
Reason for Change								
Market	L I T							
70% Assessed/Use	L I T							

Land Size				
Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor

Tax ID 07-0002-00078 Printed 06/12/2016

Physical Characteristics

ROOFING

Metal

WALLS

	B	1	2	U
Frame		Yes		
Brick		Yes		
Guard	Yes	Yes	Yes	Yes

FRAMING

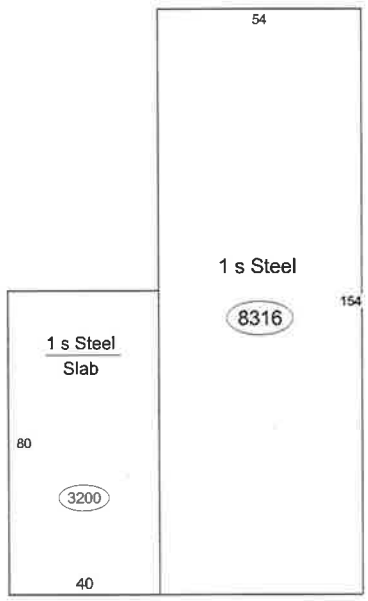
	B	1	2	U
F Res	0	11516	0	0

FINISH

	UF	SF	FO	FD
1	11516	0	0	0
Total	11516	0	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
Heat	0	10058	0	0
Sprink	0	3200	0	0



Special Features

Description

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
C	AUTOSERV	0.00		Avg	1980	1980	AV	11516