4-8 BEAVER RD

Location	4-8 BEAVER RD	**Mblu**	B07/000 006/ 00043/ /
Acct#	008882	**Owner**	TIPPING JOYCE N ET ALS (CO TRUSTEES)
Assessment	$543,180	**Appraisal**	$775,610
PID	601	**Building Count**	6

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$321,640	$453,970	$775,610
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$225,390	$317,790	$543,180

Owner of Record

Owner	TIPPING JOYCE N ET ALS (CO TRUSTEES)	**Sale Price**	$0
Co-Owner	C/O JOYCE TIPPING	**Certificate**	
Address	36 GOODSELL POINT RD BRANFORD, CT 06405	**Book & Page**	1149/0822
		Sale Date	12/26/2013
		Instrument	25

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
TIPPING JOYCE N ET ALS (CO TRUSTEES)			1149/0822	25	12/26/2013
TIPPING JOYCE N ET ALS (CO TRSTES)			1127/0558	25	03/05/2013
TIPPING JOYCE N ET ALS (CO TRSTES)			1012/0883	29	05/22/2008
TIPPING LEROY G REV TRST + VERA			0554/0406		08/10/1993
TIPPING LEROY G + VERA R	$0		0147/0186		

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	7700
Replacement Cost:	$402,352

Building Percent Good: 30

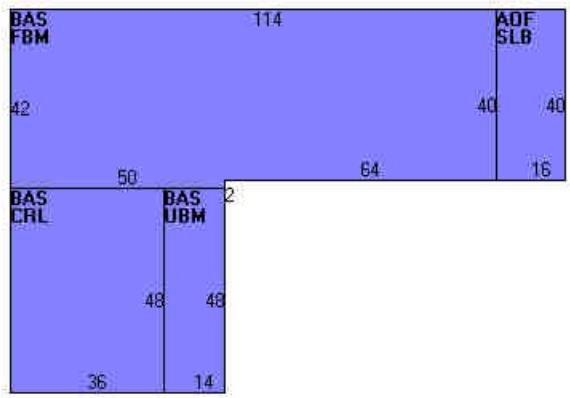
Replacement Cost Less Depreciation: $120,700

Building Attributes	
Field	**Description**
STYLE	Lt. Industrial
MODEL	Ind/Comm
Grade	C -
Stories:	1
Occupancy	4
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Minimum/Plywd
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Bldg Use	MFRG MDL96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	0400
Heat/AC	NONE
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	AVERAGE
Wall Height	14
% Comn Wall	0

Building Photo

(http://images.vgsi.com/photos/BranfordCTPhotos//\00\01\59/

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	7060	7060
AOF	Office	640	640
CRL	Crawl Space	1728	0
FBM	Basement, Finished	4660	0
SLB	Slab	640	0
UBM	Basement, Unfinished	672	0
		15400	7700

Building 2 : Section 1

Year Built: 1997

Living Area: 192

Replacement Cost: $9,928

Building Percent Good: 71

Replacement Cost Less Depreciation: $7,000

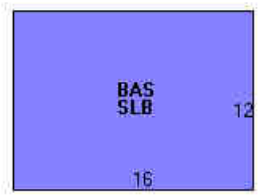
Building Attributes : Bldg 2 of 6

Field	Description
STYLE	Warehouse
MODEL	Ind/Comm
Grade	C
Stories:	1
Occupancy	1
Exterior Wall 1	Pre-cast Concr
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Concrete Tile
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Hot Air-no Duc
AC Type	Heat Pump
Bldg Use	MFRG MDL96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	0400
Heat/AC	HEAT/AC PKGS
Frame Type	LT STEEL
Baths/Plumbing	NONE
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	AVERAGE
Wall Height	10
% Comn Wall	0

Building Photo

(http://images.vgsi.com/photos/BranfordCTPhotos//\00\01\58/

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	192	192
SLB	Slab	192	0
		384	192

Building 3 : Section 1

Year Built: 1997
Living Area: 112
Replacement Cost: $5,389
Building Percent Good: 71
Replacement Cost Less Depreciation: $3,800

Building Attributes : Bldg 3 of 6	
Field	**Description**
STYLE	Warehouse
MODEL	Ind/Comm

Grade	C
Stories:	1
Occupancy	1
Exterior Wall 1	Precast Panel
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	T&G/Rubber
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Hot Air-no Duc
AC Type	Heat Pump
Bldg Use	MFRG MDL96
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	0400
Heat/AC	HEAT/AC PKGS
Frame Type	LT STEEL
Baths/Plumbing	NONE
Ceiling/Wall	CEILING ONLY
Rooms/Prtns	AVERAGE
Wall Height	9
% Comn Wall	0

Building Photo

(http://images.vgsi.com/photos/BranfordCTPhotos//\00\01\58/

Building Layout

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	112	112
SLB	Slab	112	0
		224	112

Building 4 : Section 1

Year Built: 1974
Living Area: 552
Replacement Cost: $25,032
Building Percent Good: 50
Replacement Cost Less Depreciation: $12,500

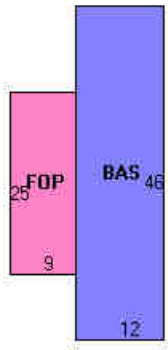
Building Attributes : Bldg 4 of 6	
Field	**Description**
Style	Mobile Home
Model	Residential
Grade:	C

Stories:	1 Story
Occupancy	1
Exterior Wall 1	Pre-finsh Metl
Exterior Wall 2	
Roof Structure:	Flat
Roof Cover	Metal/Tin
Interior Wall 1	Drywall
Interior Wall 2	Plywood Panel
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Average
Cottage Cmplx	
Cottage Adj	

Building Photo

(http://images.vgsi.com/photos/BranfordCTPhotos//\00\01\58/

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	552	552
FOP	Porch, Open	225	0
		777	552

Building 5 : Section 1

Year Built:	1960
Living Area:	1124
Replacement Cost:	$134,208
Building Percent Good:	60
Replacement Cost Less Depreciation:	$80,500

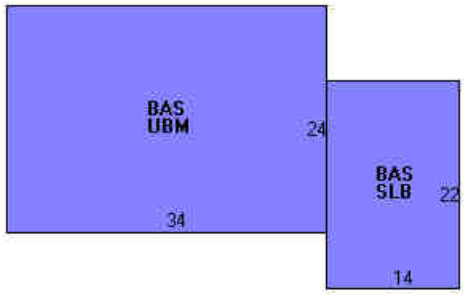
Building Attributes : Bldg 5 of 6	
Field	**Description**
Style	Ranch
Model	Residential
Grade:	C

Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
Cottage Cmplx	
Cottage Adj	

Building Photo

(http://images.vgsi.com/photos/BranfordCTPhotos//\00\01\58/

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1124	1124
SLB	Slab	308	0
UBM	Basement, Unfinished	816	0
		2248	1124

Building 6 : Section 1

Year Built: 1953
Living Area: 576
Replacement Cost: $102,816
Building Percent Good: 58
Replacement Cost Less Depreciation: $59,600

Building Attributes : Bldg 6 of 6	
Field	**Description**
Style	Old Style
Model	Residential

Grade:	C -
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Average
Cottage Cmplx	
Cottage Adj	

Building Photo

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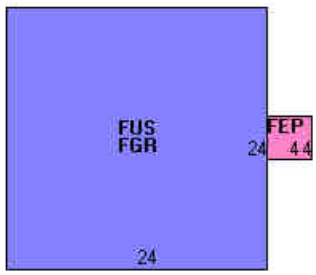
Building Layout



Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Upper Story, Finished	576	576
FEP	Porch, Enclosed	16	0
FGR	Garage	576	0
		1168	576

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 0400

Land Line Valuation

Size (Acres) 1.28

Description	MFRG MDL96	**Frontage**	
Zone	BL	**Depth**	
Neighborhood	350	**Assessed Value**	$317,790
Alt Land Appr	No	**Appraised Value**	$453,970
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			8000 S.F.	$6,600	1
PAV2	PAVING-CONC			225 S.F.	$400	1
SHD1	SHED FRAME			80 S.F.	$500	1
FN4	FENCE-8' CHAIN			140 L.F.	$800	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$321,640	$453,970	$775,610
2014	$321,640	$453,970	$775,610
2013	$275,880	$453,970	$729,850

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$225,390	$317,790	$543,180
2014	$225,390	$317,790	$543,180
2013	$193,380	$317,790	$511,170

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