

PROPERTY LOCATION

48-54 MAIN ST
HARTFORD, CT 06106

OWNERSHIP

ITCH & SCRATCH ENTERTAINMENT LLC 525 CHESTNUT ST STE 001 CEDARHURST, NY 11516			
Occ	N	Type	

PREVIOUS OWNER

48 MAIN LLC
175 CAPITAL BLVD
ROCKY HILL, CT 06067
US

NARRATIVE DESCRIPTION

This parcel contains 4417.00000 S of land mainly classified as GEN OFFICE with an OFFICE LO RI building built about 1860, having primarily Stucco Exterior and 4,565.50 Square Feet.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Am

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1	01 - TYPICAL	Dis 1		
Util 2		Dis 2		
Util 3		Dis 3		
Census	5005 2002	Zone 1	MX-1	
F. Haz		Zone 2		
Topo	1 - LEVEL	Zone 3		
Street	1 - PAVED STREE			
Traffic	2 - MEDIUM			
Exempt				

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
252	GEN OFFICE	0.85	4,417		S	RIME SIT	1		20	17	423	1								75,100			0		1	52,570	
Total AC/HA			0.10	Total SF/SM		4,417.00	Parcel LUC252 - GEN OFFICE						P. NBC Desc				Commercial	Tot	75,100	Tot		0	Tot		52,570		

Disclaimer: This Information is believed to be correct but is subject to change and is

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
252	102,600	14,400	4,417.00	75,100	192,100
Building Total	102,600	14,400	4,417.00	75,100	192,100
Parcel Total	102,600	14,400	4,417.00	75,100	192,100
Source	2 - Inc (appr)	Tot Val SF/Bld	42.08	Tot Val SF/Prc	42.08

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2024	GL	252	102,600	14,400	4,417	75,100	192,100	134,470	2024/LDS 01/28/25 10:2	01/28/2025
2023	GL	252	102,600	14,400	4,417	75,100	192,100	134,470	2023/LDS 01/26/24 2:1	01/26/2024
2022	GL	252	102,600	14,400	4,417	75,100	192,100	134,470		01/20/2023
2021	GL	252	102,600	14,400	4,417	75,100	192,100	134,470		02/23/2022
2020	GL	252	180,000	16,400	4,417	88,300	284,700	199,290		01/21/2021
2019	GL	252	180,000	16,400	4,417	88,300	284,700	199,290		01/22/2020
2018	FV	252	180,000	16,400	4,417	88,300	284,700	199,290	Creating Prev Lines afte	02/11/2019
2017	FV	252	180,000	16,400	4,417	88,300	284,700	199,290	Creating Prev Lines afte	02/11/2019
2016	GL	252	180,000	16,400	4,417	88,300	284,700	199,290	CREATE 2016	01/30/2017
2015	GL	252	122,200	15,200	4,417	71,600	209,000	146,300	create 2015 gl	2/23/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	TSF	Verif.	NAL	Notes
48 MAIN LLC	08318 0135	10	10/30/2024	450,000	No		0	
DU PONT INTERNATIONAL GRC	07722-0134	10	03/01/2021	194,180	No		0	
ATFH REAL PROPERTY, LLC	06596-0069	08	10/04/2012	100,000	No		04	
AMERICAN TAX FUNDING, LLC	06484-0101	08	10/04/2011	1	No		03	
LA CASA INVESTMENTS INC	06484-0096	02	10/04/2011	114,779	No		14	
	03339 0001		02/11/1993	225,000	No			

BUILDING PERMITS

[illegible]

ACTIVITIES

[illegible]

LEGAL DESCRIPTION

Lot Size	
Total Land	4,417.00
Land Unit Type	



Patriot
PROPERTIES INC.

User Account
GIS Coord 1
GIS Coord 1
Insp Date
06/08/1999
Print Date / Time
2/20/2025 2:25 pm
Last Date / Time
11/17/21 9:02 pm
dducharme

USER DEFINED

PriorID1a
I-E PEN 16
PriorID2a
25278
PriorID3a
PriorID1b
426001020
PriorID2b
SHELDON CHARACTER
PriorID3b
HIST NATIONAL
PriorID1c
PriorID2c
PriorID3c
10708
Assessor Map

Exterior Information

General Information

Interior Information

Special Features / Yard Items

Disclaimer: This Information is believed to be correct but is subject to change and is

Bath Features

Other Features

Depreciation

Comparable Sales

ns

Res Breakdown

Calc Ladder

Sub Areas

ange and is

Mobile Home

image

