

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								6135 STAMFORD, CT VISION					
15 VIRGIL STREET LLC 15 VIRGIL STREET STAMFORDCT06902				3	Public Sewer	2	Semi-Improve			Description	Code	Appraisec	Assessed										
				1	All Public	1	Paved			COM LAND	2-1	1,111,840	778,290										
				4	Gas					COM BLDG	2-2	686,850	480,790										
		SUPPLEMENTAL DATA								COM OUTBL	2-5	39,640	27,760										
		Alt Prcl ID126 287 A Survey1 Survey2 Census Tr214 Census Bl2000 Sewer Acct GIS IDE040 9032				DSSD Agent NamC/O VIRGIL STRE Roll1 CommonPRO LANDSCAP NeighborhWST SD: Assoc Pid#				Total		1,838,330	1,286,840										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
15 VIRGIL STREET LLC AKMR LLC RITCH MARIE REVOCABLE TRUST RITCH MARIE RITCH MARIE			9192	0113	11-07-2007	U	I	1,500,000		27	YearCodeAssessedYearCodeAssessedYearCodeAssessed												
			7859	0092	12-13-2004	U	I	025		2024	2-1	778,290	2023	2-1	778,290	2023	2-1	778,290					
			7278	0208	11-24-2003	U	I	025			2-2	480,790		2-2	480,790		2-2	480,790					
			7278	0207	11-24-2003	U	I	025			2-5	27,760		2-5	27,760		2-5	27,760					
			7278	0205	11-24-2003	U	I	025		Total	1,286,840	Total	1,286,840	Total	1,286,840	Total	1,286,840						
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)665,310 Appraised Xf (B) Value (Bldg)21,540 Appraised Ob (B) Value (Bldg)39,640 Appraised Land Value (Bldg)1,111,840 Special Land Value0 Total Appraised Parcel Value1,838,330 Valuation MethodC Total Appraised Parcel Value1,838,330									
Total		0.00																					
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		B		Tracing		Batch															
0200																							
NOTES																							
FASHION BEAUTY & NAIL SALON																							
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								
B-19-1764	03-16-2020	NV		0		0		REMODELING A FORMER D		08-10-2022	MVS			01	Measur+1Visit								
										05-11-2022	ROB			61	Income and Exp								
										03-18-2021	ROB			61	Income and Exp								
										02-24-2020	ROB			61	Income and Exp								
										10-12-2017	RGB			14	Consolidation								
										07-05-2017	NR			61	Income and Exp								
										07-07-2016	NR			61	Income and Exp								
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Distri	District Desc.	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value							
1	200	Commercial MD	R5	1		0 SF	0.00	0.95000	D	1.00	0200	1.000		0	0	0							
Total Card Land Units0.00ACParcel Total Land Area:0.66Total Land Value1,111,840																							

State Use 200
3/11/2025 6:53:14 PM

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						6135 STAMFORD, CT VISION						
15 VIRGIL STREET LLC 15 VIRGIL STREET STAMFORDCT06902					3	Public Sewer	2	Semi-Improve			Description	Code	Appraisec	Assessed									
					1	All Public	1	Paved			COM LAND	2-1	1,111,840	778,290									
					4	Gas					COM BLDG	2-2	686,850	480,790									
			SUPPLEMENTAL DATA								COM OUTBL	2-5	39,640	27,760									
			Alt Prcl ID126 287 A Survey1 Survey2 Census Tr214 Census Bl2000 Sewer Acct GIS IDE040 9032				DSSD Agent NamC/O VIRGIL STRE Roll1 CommonPRO LANDSCAP NeighborhWST SD: Assoc Pid#				Total		1,838,330	1,286,840									
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
15 VIRGIL STREET LLC AKMR LLC RITCH MARIE REVOCABLE TRUST RITCH MARIE RITCH MARIE			9192	0113	11-07-2007	U	I	1,500,000		27			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
			7859	0092	12-13-2004	U	I	0		25	2024	2-1	778,290	2023	2-1	778,290	2023	2-1	778,290				
			7278	0208	11-24-2003	U	I	0		25		2-2	480,790		2-2	480,790		2-2	480,790				
			7278	0207	11-24-2003	U	I	0		25		2-5	27,760		2-5	27,760		2-5	27,760				
			7278	0205	11-24-2003	U	I	0		25	Total		1,286,840	Total		1,286,840	Total		1,286,840				
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									APPRAISED VALUE SUMMARY											
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						665,310						
0200											Appraised Xf (B) Value (Bldg)						21,540						
													Appraised Ob (B) Value (Bldg)						39,640				
													Appraised Land Value (Bldg)						1,111,840				
													Special Land Value						0				
													Total Appraised Parcel Value						1,838,330				
													Valuation Method						C				
													Total Appraised Parcel Value						1,838,330				
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						
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Distri	District Desc.	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value						
2	200	Commercial MD	R5	1		28,909 SF	40.48	0.95000	D	1.00	0300	1.000			0	38.46	1,111,840						
Total Card Land Units													0.66	AC	Parcel Total Land Area: 0.66				Total Land Value				1,111,840

Property Location 11-15 VIRGIL STREET
Vision ID 15792 Account # 003-7649

Map ID 003/ 7649/ / /
Bldg # 2

Bldg Name
Sec # 1 of 1

Card # 2 of 2

State Use 200
3/11/2025 6:53:14 PM

OB - CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element		Cd	Description			Element		Cd	Description	
Style:		60	Warehouse							
Model		94	Comm/Ind							
Grade		05	C+							
Stories:		2								
Occupancy		1.00								
Exterior Wall 1		15	Concr/Cinder							
Exterior Wall 2										
Roof Structure		01	Flat							
Roof Cover		04	T&G/Rubber							
Interior Wall 1		01	Minimum							
Interior Wall 2										
Interior Floor 1		03	Concrete Slab			RCN			787,055	
Interior Floor 2										
Heating Fuel		03	Oil			Year Built			1961	
Heating Type		03	Forced Air-Duc			Effective Year Built				
AC Type		06	Typical			Depreciation Code			A	
Bldg Use		200	Commercial MDL-94			Remodel Rating				
Total Rooms		0				Year Remodeled				
Total Bedrms		00				Depreciation %			25	
Total Baths		00				Functional Obsol				
Heat/AC		01	Heat/AC Pkgs			External Obsol				
Frame Type		03	Masonry			Trend Factor			1	
Baths/Plumbing		02	Average			Condition				
Ceiling/Wall		04	Ceil & Mn Wall			Condition %				
Rooms/Prtns		02	Average			Percent Good			75	
Wall Height		13.00				RCNLD			590,290	
% Comn Wall						Dep % Ovr				
1st Floor Use:						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
AP1	Fence Chn Lk	L	2,800	12.50	1965	A	75	C	1.00	26,250
LP4	Pavng Asphlt	L	10,000	1.70	1965	A	75	C	1.00	12,750
OH2	Door Overhd R	B	3	7500.00	1992	A	75	C	1.00	16,880
H04	Air Con/Sfla	B	2,300	2.70	1992	A	75	C	0.00	4,660
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description				Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor				7,056	7,056		97.02	684,598	
FUS	Upper Story, Finished				1,056	1,056		97.02	102,457	
Ttl Gross Liv / Lease Area					8,112	8,112			787,055	

FUS
BAS

32

33

BAS

60

BAS

60

40