

436 BOSTON POST ROAD

Location 436 BOSTON POST ROAD

Mblu 115 / / 741 / /

Acct# 00073500

Owner SPICER ICE AND COAL CO &

Assessment \$230,600

Appraisal \$329,420

PID 741

Building Count 4

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$66,320	\$263,100	\$329,420

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$46,430	\$184,170	\$230,600

Parcel Addresses

Additional Addresses		
Address	City, State Zip	Type
436 BOSTON POST ROAD		Secondary
436 BOSTON POST ROAD		Secondary
436 BOSTON POST ROAD		Secondary

Owner of Record

Owner SPICER ICE AND COAL CO &
Co-Owner ELION GEORGE O TRUST

Sale Price \$0
Certificate
Book & Page 0165/0372
Sale Date 10/27/1966
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SPICER ICE AND COAL CO &	\$0		0165/0372	00	10/27/1966

Building Information

Building 1 : Section 1

Year Built: 1971
Living Area: 1,651
Replacement Cost: \$149,316
Building Percent Good: 10

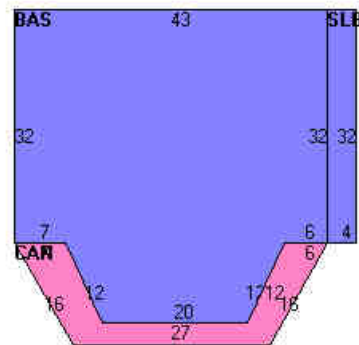
Building Attributes	
Field	Description
STYLE	Commercial
MODEL	Comm/Ind
Grade	Average
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Glass/Thermo.
Roof Structure	Flat
Roof Cover	Rolled
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Hot Air
% Central Air	01
Foundation	Poured Conc
Bldg Use	Commercial
Total Rooms	0
Total Bedrms	0
Total Fixtures	4
% Wet Sprinkler	
% Dry Sprinkler	
1st Floor Use	
Heat/AC	Typical
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
% Finished	0
Class	C
Wall Height	12.00

Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos/\00\00\81\25.JPG>)

Building Layout



(https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/741_741.j)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,651	1,651
CAN	Canopy	215	0
SLB	Slab	128	0
		1,994	1,651

Building 2 : Section 1

Year Built: 1900
Living Area: 759

Replacement Cost: \$127,777

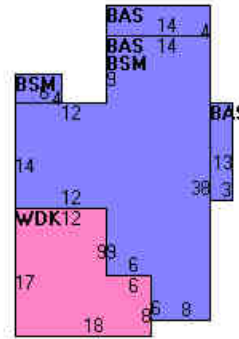
Building Percent Good: 10

Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos/default.jpg>)

Building Layout



(https://images.vgsi.com/photos/WaterfordCTPhotos/Sketches/741_2003)

Building Attributes : Bldg 2 of 4	
Field	Description
Style	Bungalow
Model	Residential
Grade:	E
Stories	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	Minimum
Interior Flr 1	Carpet
Interior Flr 2	None
Heat Fuel	Gas
Heat Type:	Forced Hot Air
AC %	0
Total Bedrooms:	2
Full Bthrms:	1
Half Baths:	0
Extra Fixtures	0
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	1
Fireplace(s)	0
Extra Opening(s)	0
Gas Fireplace(s)	0
% Attic Fin	0
LF Dormer	0
Foundation	Conc Block
Bsmt Gar(s)	0
Bsmt %	93
SF FBM	63.00
SF Rec Rm	0
Fin Bsmt Qual	Low Quality
Bsmt Access	Int & Ext

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	759	759
BSM	Basement	688	0
WDK	Deck	252	0
		1,699	759

Building 3 : Section 1

Year Built: 1905
Living Area: 1,033
Replacement Cost: \$184,623
Building Percent Good: 10

Building Attributes : Bldg 3 of 4

Field	Description
Style	Cape
Model	Residential
Grade:	C
Stories	1.75
Occupancy	1
Exterior Wall 1	Stone/Masonry
Exterior Wall 2	
Roof Structure	Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Other
Heat Type:	Other
AC %	0
Total Bedrooms:	2
Full Bthrms:	1
Half Baths:	0
Extra Fixtures	0
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	1
Fireplace(s)	0
Extra Opening(s)	0
Gas Fireplace(s)	0
% Attic Fin	0
LF Dormer	32
Foundation	Stone/Brick
Bsmt Gar(s)	0
Bsmt %	100
SF FBM	0.00
SF Rec Rm	0

Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos//default.jpg>)

Building Layout



(https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/741_2004)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	583	583
TQS	Three Quarter Story	520	390
FHS	Finished Half Story	120	60
BSM	Basement	520	0
FEP	Finished Enclosed Porch	63	0
FOP	Open Porch	120	0
		1,926	1,033

Fin Bsmt Qual	
Bsmt Access	None

Building 4 : Section 1

Year Built: 1900
Living Area: 514
Replacement Cost: \$100,940
Building Percent Good: 10

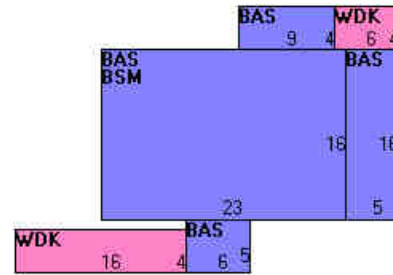
Building Attributes : Bldg 4 of 4	
Field	Description
Style	Bungalow
Model	Residential
Grade:	E
Stories	1
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	Minimum
Interior Flr 1	Carpet
Interior Flr 2	None
Heat Fuel	Gas
Heat Type:	Forced Hot Air
AC %	0
Total Bedrooms:	1
Full Bthrms:	1
Half Baths:	0
Extra Fixtures	0
Total Rooms:	2
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	1
Fireplace(s)	0
Extra Opening(s)	0
Gas Fireplace(s)	0
% Attic Fin	0
LF Dormer	0
Foundation	Stone/Brick
Bsmt Gar(s)	0
Bsmt %	100

Building Photo



(<https://images.vgsi.com/photos/WaterfordCTPhotos//default.jpg>)

Building Layout



(https://images.vgsi.com/photos/WaterfordCTPhotos//Sketches/741_2004)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	514	514
BSM	Basement	368	0
WDK	Deck	88	0
		970	514

SF FBM	0.00
SF Rec Rm	0
Fin Bsmt Qual	
Bsmt Access	Int & Ext

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code	201
Description	Commercial
Zone	NB
Neighborhood	BPR3
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	3.79
Frontage	0
Depth	0
Assessed Value	\$184,170
Appraised Value	\$263,100

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving	AS	Asphalt	10080.00 S.F.	\$7,560	1
SHD1	Shed	FR	Frame	168.00 S.F.	\$230	2
PAV1	Paving	CN	Concrete	896.00 S.F.	\$1,010	1
PAV1	Paving	CN	Concrete	720.00 S.F.	\$810	1
LT1	Lights			2.00 UNITS	\$450	1

Valuation History

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