

447 CENTER STREET

Location 447 CENTER STREET

Mblu 62/ 1020/ 447/ /

Acct# 102000447

Owner BRMC LLC

Assessment \$294,400

Appraisal \$420,400

PID 2669

Building Count 1

DISTRICT T

CONCRETE

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$305,600	\$114,800	\$420,400

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$214,000	\$80,400	\$294,400

Owner of Record

Owner BRMC LLC

Sale Price \$0

Address 447 CENTER STREET
MANCHESTER, CT 06040

Certificate

Book & Page 3976/0081

Sale Date 07/31/2012

Instrument 43

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRMC LLC	\$0		3976/0081	43	07/31/2012
BECK BRUCE S LLC	\$0	C	1694/0305		05/31/1994

Building Information

Building 1 : Section 1

Year Built: 1923
Living Area: 4,630
Replacement Cost: \$433,492

**Replacement Cost
Less Depreciation:**

\$281,800

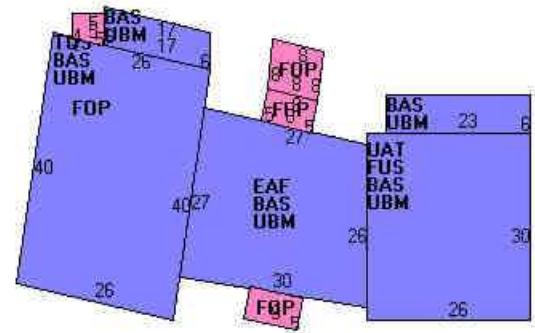
Building Attributes	
Field	Description
Style:	Office Bldg
Model	Comm/Ind
Grade	Average
Stories:	2
Occupancy	2.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall/Sheetr
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Forced Air-Duc
AC Type	Central
Struct Class	
Bldg Use	Commercial 94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	200
Heat/AC	Heat AC Split
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Ceiling & Wall
Rooms/Prtns	Average
Wall Height	9.00
% Comn Wall	0.00

Building Photo



(<https://images.vgsi.com/photos2/ManchesterCTPhotos/\00\02\41\74.jpg>)

Building Layout



(https://images.vgsi.com/photos2/ManchesterCTPhotos//Sketches/2669_2t)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,809	2,809
FUS	Upper Story, Finished	780	780
TQS	Three Quarter Story	1,036	777
EAF	Attic, Expansion, Finished	753	264
FEP	Porch, Enclosed	42	0
FOP	Porch, Open	133	0
UAT	Attic, Unfinished	780	0
UBM	Basement, Unfinished	2,809	0
		9,142	4,630

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #

FPL1	Fireplace - Comm	1.00 UNITS	\$1,600	1
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Land

Land Use

Use Code 200
Description Commercial 94
Zone B2
Neighborhood 4500
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.5
Frontage 0
Depth 0
Assessed Value \$80,400
Appraised Value \$114,800

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asphalt			10000.00 S.F.	\$12,500	1
FGR1	Garage Average			380.00 S.F.	\$9,700	1

Valuation History

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