

Town of Portland, CT

Summary

Location Address 9 ROSE HILL RD
Map-Lot Number 060-0004
Alternate ID 00310600
Property Class_Zoning RR
Property Class_User8
State Class Code 200
Land Use (380) Golf Courses
Neighborhood 600
Zoning RR
Town Clerk Map Survey 2844
Total Acres 163.94
Vol/Page 1033/14

[Assessor Map Link](#)



Owner

Owner
[NEXUS GOLF PROPERTIES LLC](#)
110 BLUE HILLS DRIVE
GUILFORD CT 06437

Valuation

2025 GRAND LIST

	Appraised Values	Assessed Values
Current Land	\$463,500	\$324,450
Current Building	\$3,148,800	\$2,204,160
Current Total	\$3,612,300	\$2,528,610

Effective Date of Value: 10/01/2021 REVALUATION

Valuation History

Grand List	Appraised Land Value	Appraised Improvements Value	Appraised Total Value	Assessed Land Value	Assessed Improvements Value	Assessed Total Value
2025	\$463,500	\$3,148,800	\$3,612,300	\$324,450	\$2,204,160	\$2,528,610
2024	\$463,500	\$3,148,800	\$3,612,300	\$324,450	\$2,204,160	\$2,528,610
2023	\$463,500	\$3,148,800	\$3,612,300	\$324,450	\$2,204,160	\$2,528,610
2022	\$463,500	\$3,148,800	\$3,612,300	\$324,450	\$2,204,160	\$2,528,610
2021	\$463,500	\$3,148,800	\$3,612,300	\$324,450	\$2,204,160	\$2,528,610

Sales

Date	Book	Page	Grantor	Grantee	Price	Instrument Type	Qualified
4/12/2021	1033	14	BLUE HERON ASSOCIATES LLC	NEXUS GOLF PROPERTIES LLC	\$1,725,000	01	Unqualified
10/17/2006	655-37		QUARRY RIDGE GOLF COURSE INC	BUCKEYE CATTLE CO LLC & QRGC LLC	\$5,600,000	01	Qualified

Land

Line	Descr	Acres	Land Val
1	PRIMARY	2.0000	\$281,300
2	REAR	161.9400	\$182,180

Total Acres:
163.9400
Total Land-Value:
\$463,480

Commercial

Card	1	Year Built	1993
Building No	1	Effective Year	0
Structure	COUNTRY CLUB	Grade	B-

Card	2	Year Built	1993
Building No	2	Effective Year	0
Structure	WAREHOUSE	Grade	C-

Interior/Exterior

Card 1

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	B1	B1	0				1993	0		4456	96	8	SCL/FRAT HAL	3	3	413,110	35,900	452,600	61	0	\$380,180
2	1	01	01	0				1993	0		4592	312	10	RESTAURANT	4	4	478,650	19,900	500,540	69	0	\$420,450
3	1	01	01	0				1993	0		768	80	10	RETAIL STORE	4	4	62,680	1,290	64,100	69	0	\$53,840
4	1	A1	A1	0				1993	0		528	41	8	MULT-USE OFC	4	3	18,540	0	18,540	64	0	\$11,870
5	1	A1	A1	0				1993	0		3928	255	8	SPRT AREA	3	3	57,930	0	57,930	61	0	\$35,340

Card 2

Line	Sect	From	To	Sec	Occupancy	Occ Descr	Class	Yr Built	Eff Year	Size	Area	Perim	Height	Use Type	Phy Cond	UT	Base RCN	Feat RCN	Base Value	Pct Good	Pct Comp	Adj Value
1	1	01	01	0				1993	0		1824	172	10	MULT-USE STO	3	3	98,300	1,310	99,480	61	0	\$60,680

Outbuildings

Card 1

Descr	Full Description	Type	Quantity	Year	Size	Area	Grade	Mods	Cond	F	MD%	Value
GAZEBO	GAZEBO	GB1	1	1999	1 x 82	82	C -AVERAGE		3	3	0	\$770
ASPH PAV	PAVING ASPHALT PARKING	PA1	1	1993		50,000	C -AVERAGE		3	3	50	\$63,000
GOLF EX	GOLF HOLE EX	GC1	18	1993	1 x 1	1	C -AVERAGE		4	4	0	\$2,121,340
FRAME SHED	FRAME UTILITY SHED	RS1	1	2015	10 x 10	100	C -AVERAGE		3	3	0	\$960
FRAME SHED	FRAME UTILITY SHED	RS1	1	1999	8 x 12	96	C -AVERAGE		3	3	0	\$360

Other Features

Card 1

Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	CF1	CLR-CHLR	12	8	0	1	\$1,160
2	LP3	PATIO CNCRTE	520	1	0	1	\$1,290
3	RP5	PRCH CVRD	340	1	0	1	\$7,020
4	RP5	PRCH CVRD	340	1	0	1	\$7,020
5	RP5	PRCH CVRD	624	1	0	1	\$12,880
6	VC5	PATIO	420	1	0	1	\$0
7	VP2	2S PRCH	1	340	0	1	\$0
8	VB1	1S/B	1	768	0	1	\$0
9	RP5	PRCH CVRD	1	760	0	1	\$15,690
10	VH1	1.5S/B	3928	1	0	1	\$0
11	VA5	A/1S/B	528	1	0	1	\$0
12	WD1	WOOD DECK	1	736	0	1	\$11,080
13	VS1	1S	1	136	0	1	\$0
14	RP1	PORCH, OPEN	100	1	0	1	\$950

Card 2

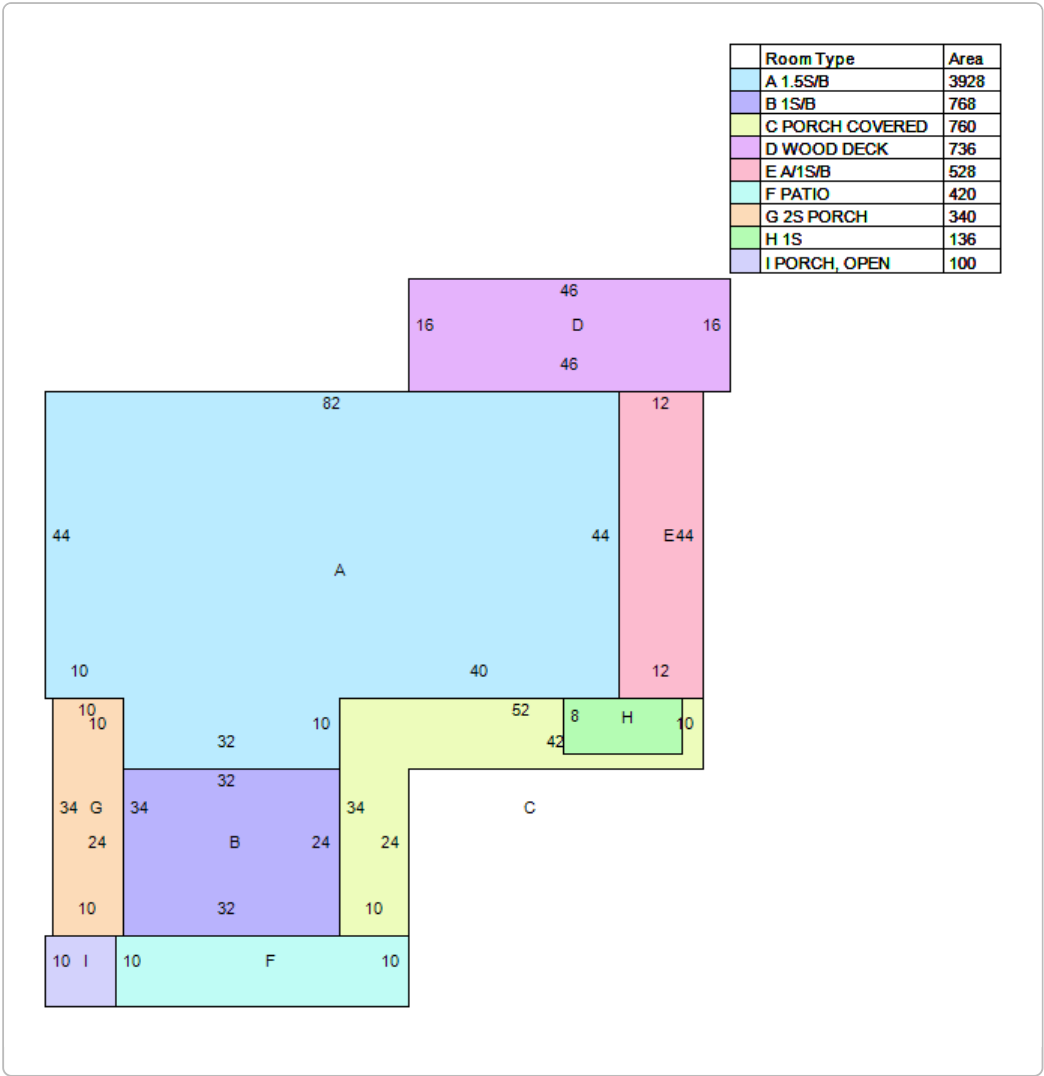
Ln	Code	Descr	Meas 1	Meas 2	Stops	IU	Value
1	OD1	OVRHD DR	10	7	0	1	\$1,310
2	VS1	1S	1	1824	0	1	\$0

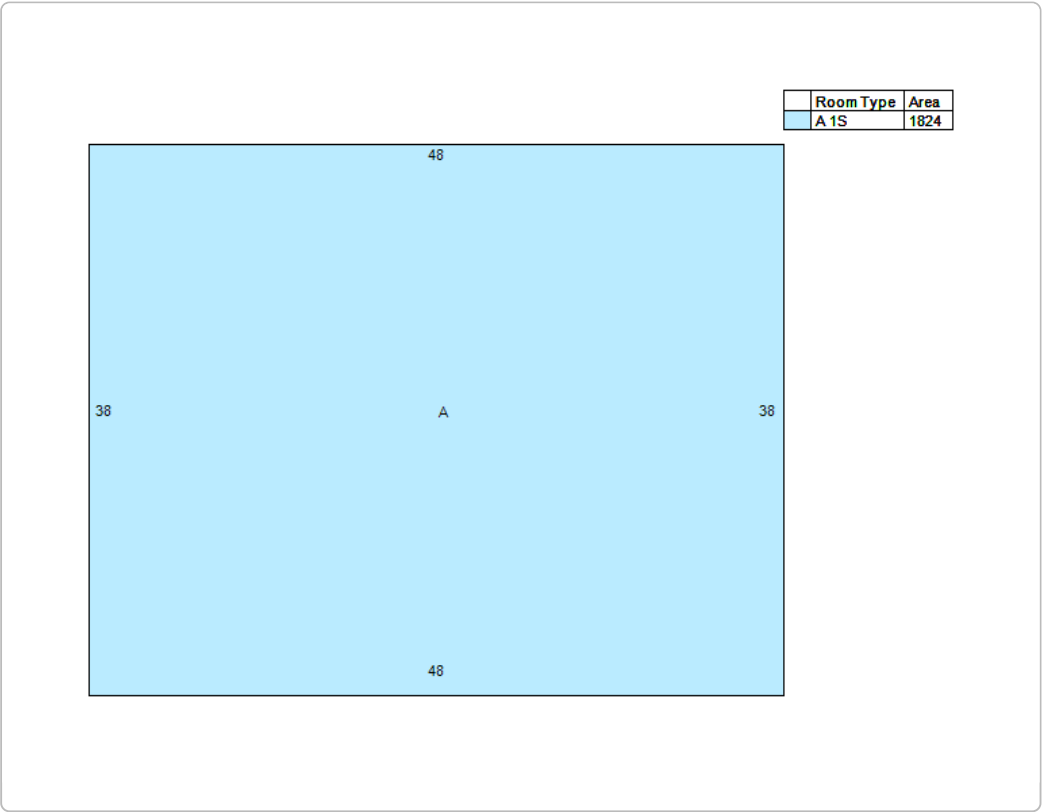
Permits

Date	Number	Purpose	Description
08/14/2025	25-574	38 HEAT	A/C
08/28/2024	24-544	73 CREP	DOOR
06/14/2024	24-366	71 CREM	RESTAURANT
03/20/2024	24-132	85 CPLM	GAS LINE TO FIREPITS
02/20/2024	24-71	81 CELE	CONDUIT FEED
11/23/2023	23-745	38 HEAT	
10/12/2022	22-573	OTHER	SHED
07/11/2022	22-360	81 CELE	
04/21/2022	22-205	81 CELE	
04/06/2022	22-171	OTHER	GAS PIPE FIREPITS
08/25/2021	21-379	81 CELE	BTH RMS
08/04/2021	21-452	89 CA/C	
06/25/2021	21-378	73 CREP	BTH FIX
04/21/2009	9480	BLDG	DECK 46 X 16
03/04/2003	7328	BLDG	ENCLOSE 17X8 OF
03/26/1998	5574	BLDG	2STY REST ADD

Photos

Sketches





Recent Sales In Area

Sale date range:

From:

01/15/202

To:

01/15/202

Search Sales by Neighborhood

No data available for the following modules: Residential, Other Dwelling Features, Tax History, Additions.

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