

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 01-1515/S  
 Parent Parcel Number  
 Property Address GRIGG STREET 0018  
 Neighborhood 2110 CBD PERIPHERAL  
 Property Class 212 General Office  
 TAXING DISTRICT INFORMATION  
 Jurisdiction 57 Greenwich, CT  
 Area 001  
 Corporation 057  
 District 01  
 Section & Plat 138  
 Routing Number 327850004

OWNERSHIP

CORE HOME DOWNTOWN LLC  
 54 HASELL STREET  
 CHARLESTON, SC 29401  
 LOT NO 2 GRIGG ST S4

Tax ID 286/013

TRANSFER OF OWNERSHIP

Date	Transfer of Ownership	Value
07/30/2014	GRIGG STREET LIMITED PARTNERSHIP Bk/Pg: 6769, 70	\$2100000
07/30/2014	GRIGG ST ASSOC LTD PARTNERSHIP Bk/Pg: 6769, 68	\$0
04/23/2001	TIERNEY SARAH & MORGAN COFFEY TR Bk/Pg: 3560, 123	\$0
12/28/2000	TIERNEY SARAH & COFFEY MORGAN TRS Bk/Pg: 3509, 144	\$0
12/28/2000	OBRLEN SARAH A Bk/Pg: 3507, 288	\$0

# COMMERCIAL

VALUATION RECORD

Assessment Year	10/01/2015	10/01/2016	10/01/2017	10/01/2018	10/01/2019	10/01/2020	10/01/2021
Reason for Change	2015 Final	2016 List	2017 List	2018 List	2019 List	2020 List	2021 Prelim
VALUATION	I 1390300	1390300	1390300	1390300	1390300	1390300	1390300
Market	B 333700	333700	333700	333700	333700	333700	428800
	T 1724000	1724000	1724000	1724000	1724000	1724000	1819100
VALUATION	I 973210	973210	973210	973210	973210	973210	973210
70% Assessed	B 233590	233590	233590	233590	233590	233590	300160
T	1206800	1206800	1206800	1206800	1206800	1206800	1273370

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence
Soil ID	Area	Depth	-or- Depth Factor	Rate	Rate	Value	Factor
-or- Actual Frontage	-or- Effective Frontage	-or- Effective Depth	-or- Square Feet				
	7492.32	218.31	218.31	1635600	0	-15%	
Land Type							
Zoning:	1 Primary Commercial						
Legal Acres:	0.1720						

Permit Number	Filing Date	Est. Cost	Field Visit
Type		Est. SqFt	

Supplemental Cards  
 TRUE TAX VALUE 1390300

Supplemental Cards  
 TOTAL LAND VALUE 1390300

CKMP: 4294  
 O/O: Vacant 4/2019  
 P: 8 spcs

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

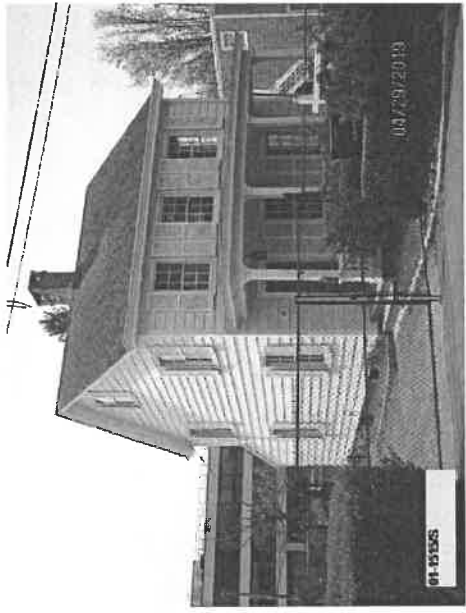
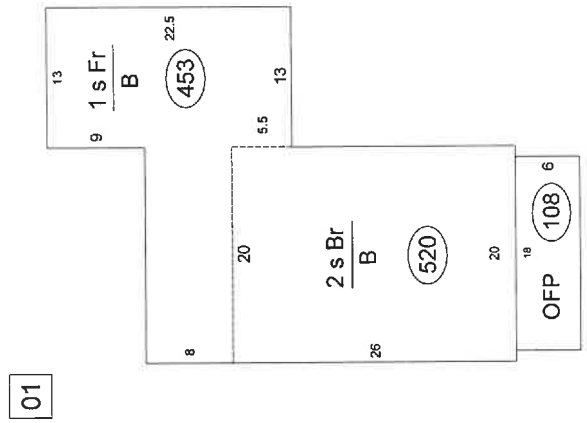
ROOFING  
Shingle

WALLS  
B 1 2 U  
Yes Yes

Frame  
Brick  
Metal  
Guard

FRAMING  
B 1 2 U  
0 973 520 0  
R Conc 973 0 0 0

HEATING AND AIR CONDITIONING  
Heat B 1 2 U  
0 973 520 0



**SPECIAL FEATURES**

Description	Value
C GENOFF	0.00
01 PAVING	0.00 85

**SUMMARY OF IMPROVEMENTS**

ID	Use	Sty Hgt	Const	Year	Eff	Base	Feat-	Adj	Size or	Computed	Phys Obsol	Market	%
			Type	Grade	Const	Rate	ures	Rate	Area	Value	Depr	Adj	Comp
													Value
C	GENOFF	0.00	0.00	1833	1995	GD	0.00	N	0.00	973	0	0	150
01	PAVING	0.00	0.00	1975	1985	AV	5.20	N	7.80	2000	15600	45	0
													100
													100
													420200
													8600

(LCM: 150.00)

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

Neighborhood  
Neigh 2110 AV

Appraiser/Date  
TOG 10/01/2015

Data Collector/Date  
TD 04/29/2019

428800