

109 GROPPO DR

Location 109 GROPPO DR

Mblu 012/ 150/ 047A6A/ /

Acct# 103973

Owner ELM PROPERTY INVESTMENT
LLC

Assessment \$265,370

Appraisal \$379,100

PID 101182

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$170,500	\$208,600	\$379,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$119,350	\$146,020	\$265,370

Owner of Record

Owner ELM PROPERTY INVESTMENT LLC
Co-Owner
Address 32 CLARK HILL ROAD
PROSPECT, CT 06712

Sale Price \$348,840
Certificate
Book & Page 0380/0282
Sale Date 12/07/2007
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ELM PROPERTY INVESTMENT LLC	\$348,840		0380/0282	00	12/07/2007
ROUTE TWENTY ASSOCIATES LLC	\$15,000		00362/0323	15	04/12/2006

Building Information

Building 1 : Section 1

Year Built: 2007
Living Area: 5,000
Replacement Cost
Less Depreciation: \$163,000

Building Attributes	
Field	Description
Style:	Warehse Prefab
Model	Ind/Comm
Grade	Average

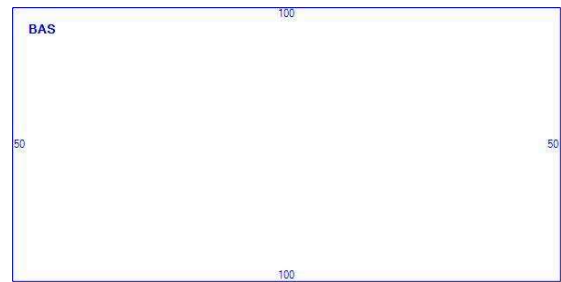
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete Slab
Interior Floor 2	
Heating Fuel	Coal or Wood
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	Warehouse MDL-96
Total Rooms	00
Total Bedrms	00
Total Baths	1
1st Floor Use:	
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	TYPICAL
Rooms/Prtns	AVERAGE
Wall Height	18.00
% Comn Wall	0.00

Building Photo



(https://images.vgsi.com/photos/WinchesterCTPhotos/A0010\IMG_6580_11)

Building Layout



(ParcelSketch.ashx?pid=101182&bid=6302)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,000	5,000
		5,000	5,000

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	316I
Description	Warehouse MDL-96
Zone	PI
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	6.17
Depth	
Assessed Value	\$146,020
Appraised Value	\$208,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving-Asphalt			6000.00 S.F.	\$7,500	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$170,500	\$208,600	\$379,100
2022	\$170,500	\$208,600	\$379,100
2021	\$123,700	\$191,800	\$315,500

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$119,350	\$146,020	\$265,370
2022	\$119,350	\$146,020	\$265,370
2021	\$86,590	\$134,260	\$220,850