

Property Location: 10 SCHOOL ST

MAP ID: 47 / 72 /

Bldg Name:

State Use: 247

Vision ID: 1903

Account # 1903

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 05/07/2015 09:00

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT VISION											
Description		Code	Appraised Value	Assessed Value																	
P J C REALTY CO INC		A Good	I All	I Paved																	
RITE AID #10346																					
P.O. BOX 3165																					
HARRISBURG, PA 17105						COM LAND	2-1	444,000	310,800												
Additional Owners:						COM BLDG	2-2	2,467,810	1,727,470												
								COM OUTBL	2-5		91,800	64,260									
SUPPLEMENTAL DATA						Total				3,003,610	2,102,530										
Other ID: 4470-0010																					
Homeowner Cr																					
Census 5104																					
VCS 3802																					
# Units 1																					
Class Com																					
GIS ID:																					
ASSOC PID#																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value										
P J C REALTY CO INC		2569/ 134	05/20/2005	U	I	0	B24	2014	2-1	310,800	2013	2-1	310,800	2012	2-1	310,800					
P J C REALTY CO INC		2496/ 194	11/24/2004	U	V	750,000	B07	2014	2-2	1,727,467	2013	2-2	1,727,467	2012	2-2	1,727,467					
BUILDING EXCHANGE COMPANY		2475/ 153	10/04/2004	U	V	0	B03	2014	2-5	64,260	2013	2-5	64,260	2012	2-5	64,260					
MECCA LEONARD J		1257/ 139	12/21/1989	U	V	218,888	B	2014	2-5	64,260	2013	2-5	64,260	2012	2-5	64,260					
MECCA LEONARD J & MASTRIANI JAMES V		914/ 69	05/30/1985	Q	V	437,000	A														
BURNSIDE FUTURES		737/ 155	10/06/1980	Q	V	250,000	A														
Total:						2,102,527	Total:	2,102,527	Total:	2,102,527	Total:	2,102,527									
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.													
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch																	
0001/A																					
NOTES																					
BUILDING DEMO, 2003. ASSEMBLAGE																					
INCLUDING PACELS 1902 & 1904, TO CREATE																					
BROOKS PHARMACY SITE, 2005. FORMERLY																					
676 BURNSIDE AVE. CHANGED TO RITE-AID																					
PHARMACY 2007. ADD I&E PENALTY 2007.																					
REMOVE I/E PENALTY 2008. 2011 BAA N/C.																					
BUILDING PERMIT RECORD								VISIT/CHANGE HISTORY													
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	IS	ID	Cd.	Purpose/Result							
48409	02/22/2007	EL		1,700		0		Installation of CAT 5 ca	01/04/2012	0	6	CK	41	Hearing - No Change							
									09/05/2005			TM	63	Verified							
									4/25/16			5/13/16	62	✓ 10							
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value			
1	247	Store - Single Tenant	B1		598		1.92	AC	125,000.00	0.6167	C		3.00	2000	1.00	Pharmacy	1.00		444,000		
Total Card Land Units:			1.92			AC			Parcel Total Land Area:			1.92			AC			Total Land Value:			444,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	103		Drug Store				
Model	94		Comm/Ind✓				
Grade	71		1.40✓				
Stories	1.0	✓					
Occupancy	1	✓					
Exterior Wall 1	20		Brick ✓				
Exterior Wall 2							
Roof Structure	01		Flat ✓				
Roof Cover	00		Typical				
Interior Wall 1	05		Drywall				
Interior Wall 2							
Interior Floor 1	14		Carpet				
Interior Floor 2							
Heating Fuel	10		Other				
Heating Type	04		Forced Hot Air				
AC Type	02		Combined				
Finished %	100						
Bldg Use	247		Store - Single Tenant				
Total Bedrooms	0						
Total Baths							
Num Fixtures	0						
Total Rooms	0						
Basement %	0						
Heat/AC	2		Combined				
Frame Type	3		Steel				
Baths/Plumbing	02		Average				
Common Wall	F		None				
Wall Height	23						
Perimeter	456						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	Paving	AS	Asphalt	L	34,000	3.00	2000	C			90	91,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	13,023	13,023	13,023	184.62	2,404,280
CAN	Canopy	0	646	65	18.58	12,000
PTO	Patio	0	169	8	8.74	1,477
SLB	Slab	0	13,023	0	0.00	0
Ttl. Gross Liv/Lease Area:		13,023	26,861	13,096		2,417,757

