

Property Location: 10 SCHOOL ST

MAP ID: 47// 72//

Bldg Name:

State Use: 247

Vision ID: 1903

Account # 1903

Bldg #: 1 of 1

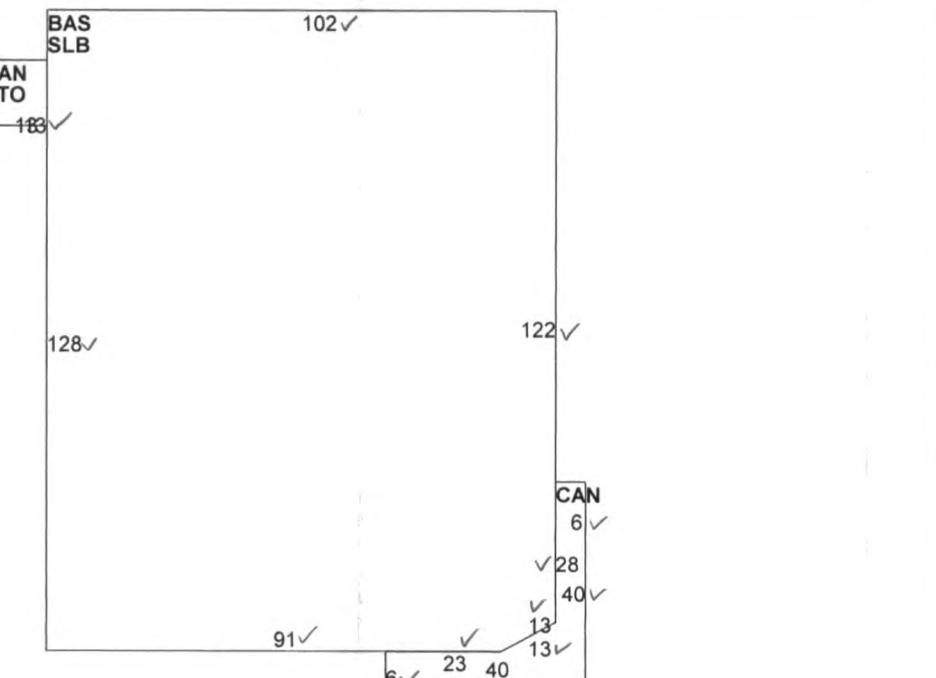
Sec #: 1 of 1 Card 1 of 1

Print Date: 05/07/2015 09:00

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6043 EAST HARTFORD, CT								
P J C REALTY CO INC RITE AID #10346 P.O. BOX 3165 HARRISBURG, PA 17105 Additional Owners:	A Good	I All	1 Paved			Description	Code	Appraised Value	Assessed Value									
SUPPLEMENTAL DATA																		
Other ID: 4470-0010 Homeowner Cr Census 5104 VCS 3802 # Units 1 Class Com GIS ID:	Locn Suffix Zoning B-1 Res Area 0 Non Res Area 13023 Lot Size 1.92 ASSOC PID#	COM LAND COM BLDG COM OUTBL	2-1 2-2 2-5	444,000 2,467,810 91,800	310,800 1,727,470 64,260													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	g/u	v/l	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
P J C REALTY CO INC P J C REALTY CO INC BUILDING EXCHANGE COMPANY MECCA LEONARD J MECCA LEONARD J & MASTRIANI JAMES V BURNSIDE FUTURES	2569/ 134 2496/ 194 2475/ 153 1257/ 139 914/ 69 737/ 155	05/20/2005 11/24/2004 10/04/2004 12/21/1989 05/30/1985 10/06/1980	U U U U Q Q	I V V V V V	0 750,000 0 218,888 437,000 250,000	B24 B07 B03 B A	Yr. 2014 2014 2014 2013	Code 2-1 2-2 2-5 2-5	Assessed Value 310,800 1,727,467 64,260	Yr. 2013 2013 2013	Code 2-1 2-2 2-5	Assessed Value 310,800 1,727,467 64,260	Yr. 2012 2012 2012	Code 2-1 2-2 2-5	Assessed Value 310,800 1,727,467 64,260			
		Total:				2,102,527	Total:	2,102,527	Total:	2,102,527	Total:	2,102,527						
EXEMPTIONS																		
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor									
		Total:																
ASSESSING NEIGHBORHOOD																		
NBHD/SUB	NBHD Name	Street Index Name	Tracing		Batch	APPRAISED VALUE SUMMARY												
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																		
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 cat	01/04/2012 09/05/2005 4/25/16	0 CK TM 5/13/16	6 63 62 ah			Hearing - No Change Verified ✓/10				
LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	C. Factor	ST. Iidx	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	

VISION

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 ✓			MIXED USE					
Occupancy	1 ✓			Code	Description		Percentage		
Exterior Wall 1	20		Brick ✓	247	Store - Single Tenant		100		
Exterior Wall 2			Flat ✓						
Roof Structure	01		Typical						
Roof Cover	00		Drywall	COST/MARKET VALUATION					
Interior Wall 1	05								
Interior Wall 2									
Interior Floor 1	14		Carpet	Adj. Base Rate:					
Interior Floor 2				184.62					
Heating Fuel	10		Other						
Heating Type	04		Forced Hot Air	Replace Cost					
AC Type	02		Combined	2,417,757					
Finished %	100			AYB					
Bldg Use	247		Store - Single Tenant	2005					
Total Bedrooms	0			EYB					
Total Baths				2007					
Num Fixtures	0			Dep Code					
Total Rooms	0			G					
Basement %	0			Remodel Rating					
Heat/AC	2			Year Remodeled					
Frame Type	3		Combined						
Baths/Plumbing	02		Steel	Dep %					
Common Wall	F		Average	4					
Wall Height	23		None	Functional ObsInc					
Perimeter	456			External ObsInc					
				Cost Trend Factor					
				1					
				Condition					
				% Complete					
				Overall % Cond					
				96					
				Apprais Val					
				2,321,050					
				Dep % Ovr					
				0					
				Dep Ovr Comment					
				Misc Imp Ovr					
				0					
				Misc Imp Ovr Comment					
				Cost to Cure Ovr					
				0					
				Cost to Cure Ovr Comment					



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
<i>Ttl. Gross Liv/Lease Area:</i>						
		13,023	26,861	13,096		2,417,757