

### 11 KILLINGWORTH TPKE

|                 |                      |                       |              |
|-----------------|----------------------|-----------------------|--------------|
| <b>Location</b> | 11 KILLINGWORTH TPKE | <b>Assessment</b>     | \$11,193,700 |
| <b>Mblu</b>     | 43/ 45/ 73/ /        | <b>Appraisal</b>      | \$15,990,900 |
| <b>Acct#</b>    | C0641600             | <b>PID</b>            | 2212         |
| <b>Owner</b>    | CLINTON TOWN OF      | <b>Building Count</b> | 1            |

**Current Value**

| Appraisal      |              |             |              |
|----------------|--------------|-------------|--------------|
| Valuation Year | Improvements | Land        | Total        |
| 2015           | \$12,282,700 | \$3,708,200 | \$15,990,900 |

| Assessment     |              |             |              |
|----------------|--------------|-------------|--------------|
| Valuation Year | Improvements | Land        | Total        |
| 2015           | \$8,598,000  | \$2,595,700 | \$11,193,700 |

**Owner of Record**

|                 |                                      |                        |         |
|-----------------|--------------------------------------|------------------------|---------|
| <b>Owner</b>    | CLINTON TOWN OF                      | <b>Sale Price</b>      | \$0     |
| <b>Co-Owner</b> | (MORGAN HIGH SCHOOL)                 | <b>Certificate</b>     |         |
| <b>Address</b>  | 54 EAST MAIN ST<br>CLINTON, CT 06413 | <b>Book &amp; Page</b> | 78/ 409 |
|                 |                                      | <b>Sale Date</b>       |         |

**Ownership History**

| Ownership History |            |             |             |           |
|-------------------|------------|-------------|-------------|-----------|
| Owner             | Sale Price | Certificate | Book & Page | Sale Date |
| CLINTON TOWN OF   | \$0        |             | 78/ 409     |           |

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1951  
**Living Area:** 148194  
**Replacement Cost:** \$24,315,457  
**Building Percent** 50  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$12,157,700

**Building Photo**

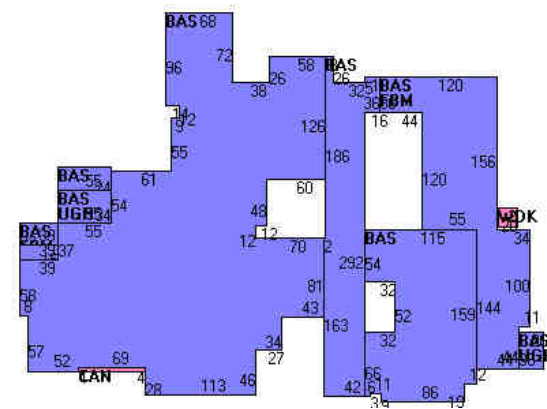
| Building Attributes |                |
|---------------------|----------------|
| Field               | Description    |
| STYLE               | Schools-Public |
| MODEL               | Commercial     |
| Grade               | Good           |
| Stories:            | 1              |

|                  |                  |
|------------------|------------------|
| Occupancy        | 1                |
| Exterior Wall 1  | Brick Veneer     |
| Exterior Wall 2  |                  |
| Roof Structure   | Flat             |
| Roof Cover       | Tar & Gravel     |
| Interior Wall 1  | Minim/Masonry    |
| Interior Wall 2  | Plastered        |
| Interior Floor 1 | Vinyl/Asphalt    |
| Interior Floor 2 | Hardwood         |
| Heating Fuel     | Oil              |
| Heating Type     | Hot Water        |
| AC Type          | None             |
| Bldg Use         | MUNICIPAL MDL-94 |
| Total Rooms      |                  |
| Total Bedrms     | 00               |
| Total Baths      | 0                |
| 1st Floor Use:   | 9030             |
| Heat/AC          | NONE             |
| Frame Type       | MASONRY          |
| Baths/Plumbing   | AVERAGE          |
| Ceiling/Wall     | SUS-CEIL & WL    |
| Rooms/Prtns      | AVERAGE          |
| Wall Height      | 12               |
| % Comn Wall      | 0                |



(http://images.vgsi.com/photos/ClintonCTPhotos/\00\00\82\62.jpg)

**Building Layout**



| Building Sub-Areas |                      | Legend     |             |
|--------------------|----------------------|------------|-------------|
| Code               | Description          | Gross Area | Living Area |
| BAS                | First Floor          | 132980     | 132980      |
| FBM                | Basement, Finished   | 21734      | 15214       |
| CAN                | CANOPY ATTD          | 276        | 0           |
| UBM                | Basement, Unfinished | 585        | 0           |
| UGR                | Garage, bsmt         | 2858       | 0           |
| WDK                | Deck, Wood           | 400        | 0           |
|                    |                      | 158833     | 148194      |

**Extra Features**

| Extra Features |                |           |          | Legend |
|----------------|----------------|-----------|----------|--------|
| Code           | Description    | Size      | Value    | Bldg # |
| A/C            | AIR CONDITION  | 9400 S.F. | \$14,100 | 1      |
|                | ELEV - FREIGHT | 1         | \$28,000 | 1      |

**Land**

| Land Use |       | Land Line Valuation |       |
|----------|-------|---------------------|-------|
| Use Code | Value | Size (Acres)        | Value |
| 9030     |       | 38.8                |       |

**Description** MUNICIPAL MDL-94  
**Zone** R-20  
**Neighborhood** 4000  
**Alt Land Appr** No  
**Category**

**Frontage** 0  
**Depth** 0  
**Assessed Value** \$2,595,700  
**Appraised Value** \$3,708,200

**Outbuildings**

| Outbuildings |                |          |                 |            |          | <u>Legend</u> |
|--------------|----------------|----------|-----------------|------------|----------|---------------|
| Code         | Description    | Sub Code | Sub Description | Size       | Value    | Bldg #        |
| PAV1         | PAVING-ASPHALT |          |                 | 80000 S.F. | \$60,000 | 1             |
| FN2          | FENCE-5' CHAIN |          |                 | 1040 L.F.  | \$2,100  | 1             |
| TEN          | TENNIS COURT   |          |                 | 1 UNITS    | \$17,500 | 1             |
| FN5          | FENCE-10'CHAIN |          |                 | 160 L.F.   | \$600    | 1             |
| GRN2         | COMM GLASS     |          |                 | 180 S.F    | \$900    | 1             |
|              | CONC PAD       |          |                 | 36         | \$1,800  | 1             |

**Valuation History**

| Appraisal      |              |             |              |
|----------------|--------------|-------------|--------------|
| Valuation Year | Improvements | Land        | Total        |
| 2010           | \$13,237,500 | \$2,935,900 | \$16,173,400 |
| 2009           | \$14,423,500 | \$3,205,500 | \$17,629,000 |
| 2005           | \$14,421,700 | \$3,205,500 | \$17,627,200 |

| Assessment     |              |             |              |
|----------------|--------------|-------------|--------------|
| Valuation Year | Improvements | Land        | Total        |
| 2010           | \$9,266,300  | \$2,055,100 | \$11,321,400 |
| 2009           | \$10,096,500 | \$2,243,900 | \$12,340,400 |
| 2005           | \$10,095,200 | \$2,243,900 | \$12,339,100 |

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