

75 CRYSTAL AVE

Location 75 CRYSTAL AVE

City, State, Zip

Mblu G09/ 244/ 18/ /

Acct# 6117

Owner THAMES RIVER PROPERTIES
LLC

Assessment \$1,024,300

Appraisal \$1,463,300

PID 6117

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$1,071,100	\$392,200	\$1,463,300

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$749,800	\$274,500	\$1,024,300

Owner of Record

Owner THAMES RIVER PROPERTIES LLC
Co-Owner C/O JOHN S JOHNSON
Address 239 BANK ST
NEW LONDON, CT 06320

Sale Price \$965,000
Certificate
Book & Page 1097/0071
Sale Date 03/16/1999
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THAMES RIVER PROPERTIES LLC	\$965,000		1097/0071	00	03/16/1999
CRYSTAL PALACE LLC	\$0		0960/0130	03	01/10/1996
CRYSTAL PALACE LLC	\$0		0960/0126	03	01/10/1996
HENDEL STAN+SEYM PTSP ETAL	\$0		0786/0004	1A	06/01/1990

Building Information

Building 1 : Section 1

Year Built: 1965
Living Area: 35,500
Replacement Cost: \$1,813,859
Building Percent Good: 55
Replacement Cost Less Depreciation: \$997,600

Building Attributes

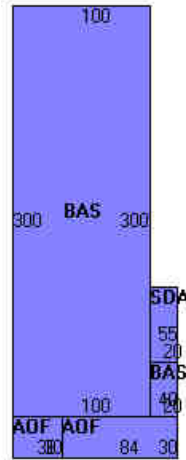
Field	Description
Style:	Warehouse
Model	Ind/Lg UnfinCM
Grade	Average
Stories:	1
Occupancy	4.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Gas
Heating Type	Hot Air-no Duc
AC Type	Central
Struct Class	
Bldg Use	COMM WHSE MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
Conv Type	
1st Floor Use:	316I
Heat/AC	HEAT/AC PKGS
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & MIN WL
Rooms/Prtns	AVERAGE
Wall Height	16.00
% Comn Wall	0.00

Building Photo



<https://images.vgsi.com/photos/NewLondonCTPhotos/A00/01/11/52.jpg>

Building Layout



https://images.vgsi.com/photos/NewLondonCTPhotos/Sketches/6117_62/

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	30,800	30,800
AOF	Office, (Average)	3,600	3,600
SDA	Store Display Area	1,100	1,100
		35,500	35,500

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
A/C	AIR CONDITION	3420.00 UNITS	\$4,700	1
SPR1	SPRINKLERS-WET	35500.00 S.F.	\$19,500	1
LDL1	LOAD LEVELERS	3.00 UNITS	\$16,500	1

Land

Land Use

Use Code 316I
Description COMM WHSE MDL-96
Zone C-1
Neighborhood IND
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 2.06
Frontage 0
Depth 0
Assessed Value \$274,500
Appraised Value \$392,200

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			19800.00 S.F.	\$29,700	1
FN3	FENCE-6' CHAIN			130.00 L.F.	\$900	1
FEP1	ENCLOSED PORCH			63.00 S.F.	\$2,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$1,071,100	\$392,200	\$1,463,300
2023	\$1,071,100	\$392,200	\$1,463,300
2022	\$819,700	\$330,300	\$1,150,000

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$749,800	\$274,500	\$1,024,300
2023	\$749,800	\$274,500	\$1,024,300
2022	\$573,790	\$231,210	\$805,000