



Town of Seymour, CT

Property Listing Report

Map Block Lot

10-11-132C-0

Building # 1

PID 100244

Account

032048

Property Information

Property Location	15 FRANKLIN ST
Owner	SEYMOUR BEACON FALLS LLC
Co-Owner	
Mailing Address	30D PROGRESS AVE SEYMOUR CT 06483
Land Use	4000 FACTORY
Land Class	I
Zoning Code	G12
Census Tract	

Neighborhood	D
Acreage	4.8
Utilities	Public Water,Public Sewer
Lot Setting/Desc	Level
Book / Page	311/545
Additional Info	

Primary Construction Details

Year Built	1947
Building Desc.	FACTORY
Building Style	Warehouse
Building Grade	Average
Stories	1
Occupancy	1.00
Exterior Walls	Concr/Cinder
Exterior Walls 2	NA
Roof Style	Flat
Roof Cover	T+G/Rubber
Interior Walls	Minim/Masonry
Interior Walls 2	NA
Interior Floors 1	Concr-Finished
Interior Floors 2	NA

Heating Fuel	Oil
Heating Type	Hot Air-no Duc
AC Type	None
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	NA
Rec Rm Area	NA
Rec Rm Quality	NA
Bsmt Gar	NA
Fireplaces	NA

(*Industrial / Commercial Details)	
Building Use	Ind/Comm
Building Condition	F
Sprinkler %	NA
Heat / AC	None
Frame Type	Masonry
Baths / Plumbing	Average
Ceiling / Wall	None
Rooms / Prtns	Average
Wall Height	14.00
First Floor Use	4000
Foundation	NA

Photo



Sketch





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Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	346600	242620	First Floor	3200	3200
Extras	24400	17080	Slab	3200	0
Improvements					
Outbuildings	2400	1680			
Land	476700	333690			
Total	850100	595070			

Outbuilding and Extra Features

Type	Description
Sprinklers	3200 S.F.
Garage	1056 S.F.
Sprinklers	40850 S.F.
Air Condition	9680 UNITS

Total Area	6400	3200

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
SEYMOUR BEACON FALLS LLC	311/545	2002-12-30	799000
MONTOWESE INDUSTRIAL PARK INC	275/625	2001-02-21	0
MSA INTERNATIONAL INC	264/518	1999-12-08	0



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Building #

2

PID

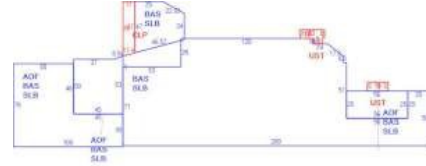
100244 Account

032048

Photo



Sketch



Primary Construction Details

Year Built	1938
Building Desc.	Ind/Comm
Building Style	Heavy Indust
Building Grade	Average
Stories	2
Occupancy	1.00
Exterior Walls	Brick/Masonry
Exterior Walls 2	NA
Roof Style	Flat
Roof Cover	T+G/Rubber
Interior Walls	Minim/Masonry
Interior Walls 2	Plywood Panel
Interior Floors 1	Concr-Finished
Interior Floors 2	Carpet

Heating Fuel	Oil
Heating Type	Steam
AC Type	None
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	NA
Rec Room Area	NA
Rec Room Quality	NA
Bsmt Gar	NA
Fireplaces	NA

(*Industrial / Commercial Details)

Building Use	FACTORY
Building Condition	F
Sprinkler %	NA
Heat / AC	Heat /AC Split
Frame Type	Masonry
Baths / Plumbing	Average
Ceiling / Wall	Ceil Min Wall
Rooms / Prtns	Average
Wall Height	14.00
First Floor Use	
Foundation	

Sub Areas

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Office Area	9192	9192
First Floor	31658	31658
Loading Platform	534	0
Slab	31658	0
Utility, Storage, Unfinished	372	0

Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Total Area	73414	40850