

## 7 MAIN ST

**Location** 7 MAIN ST **Mblu** M17/ / L002/ /  
**Acct#** 00044100 **Owner** EAST HADDAM TOWN OF  
**Assessment** \$428,470 **Appraisal** \$612,100  
**PID** 490 **Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$342,100	\$270,000	\$612,100
Assessment			
Valuation Year	Improvements	Land	Total
2017	\$239,470	\$189,000	\$428,470

### Owner of Record

**Owner** EAST HADDAM TOWN OF **Sale Price** \$0  
**Co-Owner** TOWN OFFICE BLDG **Certificate**  
**Address** 7 MAIN ST **Book & Page** 71/ 586  
EAST HADDAM, CT 06423 **Sale Date** 04/15/1957  
**Instrument** 29

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EAST HADDAM TOWN OF	\$0		71/ 586	29	04/15/1957

### Building Information

#### Building 1 : Section 1

**Year Built:** 1901  
**Living Area:** 3,328  
**Replacement Cost:** \$552,660  
**Building Percent** 60  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$331,600

#### Building Photo

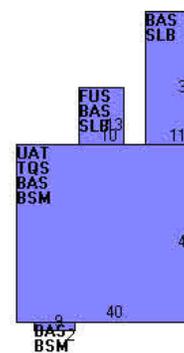
Building Attributes	
Field	Description
STYLE	City/Town Hall
MODEL	Comm/Ind

Grade	C+
Stories:	1.75
Occupancy	0
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	Wall Board
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Percent	0
Foundation	Poured Conc
Bldg Use	Exempt Comm
Total Rooms	0
Total Bedrms	0
Total Fixtures	8
% Sprinklers	0
Bsmt Area	1748
1st Floor Use:	
Heat/AC	Heat/Ac Pkgs
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	Typical
Rooms/Prtns	Average
Wall Height	7
% Comn Wall	0



(<http://images.vgsi.com/photos/EastHaddamCTPhotos//\00\00\68\63.jpg>)

### Building Layout



Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	2,078	2,078
TQS	Three Quarter Story	1,600	1,120
FUS	Finished Upper Story	130	130
BSM	Basement	1,618	0
SLB	Slab	460	0
UAT	Unfinished Attic	1,600	0
		7,486	3,328

### Extra Features

Extra Features	Legend
No Data for Extra Features	

### Land

#### Land Use

**Use Code** 201E  
**Description** Exempt Comm

#### Land Line Valuation

**Size (Acres)** 1.25  
**Frontage**

**Zone** EHVD  
**Neighborhood** C600  
**Alt Land Appr** No  
**Category**

**Depth**  
**Assessed Value** \$189,000  
**Appraised Value** \$270,000

**Outbuildings**

<b>Outbuildings</b>						<b><u>Legend</u></b>
<b>Code</b>	<b>Description</b>	<b>Sub Code</b>	<b>Sub Description</b>	<b>Size</b>	<b>Value</b>	<b>Bldg #</b>
PAV1	Paving			7024 S.F.	\$10,500	1

**Valuation History**

<b>Appraisal</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2016	\$189,100	\$260,000	\$449,100
2015	\$189,100	\$260,000	\$449,100
2014	\$189,100	\$260,000	\$449,100

<b>Assessment</b>			
<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2016	\$132,370	\$182,000	\$314,370
2015	\$132,370	\$182,000	\$314,370
2014	\$132,370	\$182,000	\$314,370