

50-52 COTTAGE ST

Location	50-52 COTTAGE ST	Mblu	107/ 016/ 011/ /
Acct#	000361	Owner	REALTY RMR LLC
Assessment	\$89,460	Appraisal	\$127,800
PID	60	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$98,000	\$29,800	\$127,800
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$68,600	\$20,860	\$89,460

Owner of Record

Owner	REALTY RMR LLC	Sale Price	\$70,000
Co-Owner		Certificate	
Address	226 WEST MAIN ST PLAINVILLE, CT 06062	Book & Page	489/964
		Sale Date	05/02/2025
		Instrument	15

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
REALTY RMR LLC	\$70,000		489/964	15	05/02/2025
WINCHESTER TOWN OF	\$0		468/910	14	03/23/2022
GRAVES TERANCE	\$29,000		405/467	14	03/12/2012
FEDERAL HOME LOAN MTGE CORP	\$0		404/566	29	01/18/2012
OCWEN LOAN SERVICING LLC	\$0		404/244	14	01/14/2012

Building Information

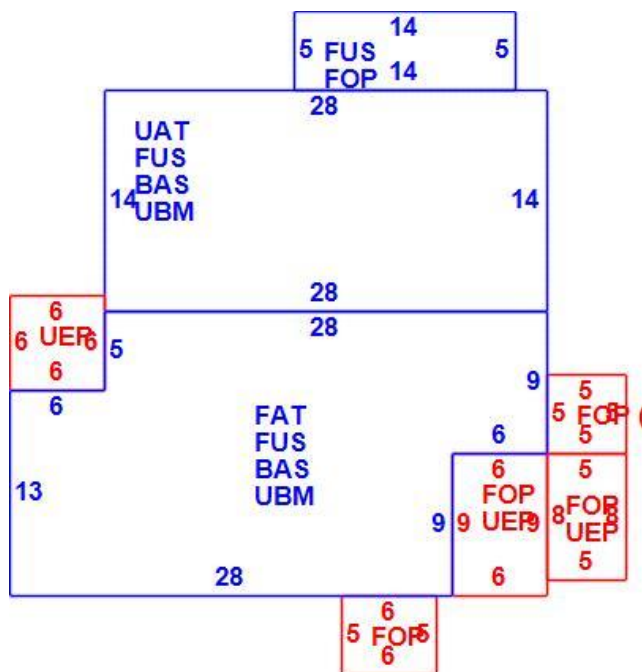
Building 1 : Section 1	
Year Built:	1800
Living Area:	2,016

Replacement Cost**Less Depreciation:** \$98,000

Building Attributes	
Field	Description
Style:	MultiFamily2-4 Units
Model	Residential
Grade:	Average
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt
Interior Wall 1	Plaster/Drywal
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	3
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	11 Rooms
Bath Style:	Below Avg
Kitchen Style:	Below Avg
Num Kitchens	02
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(https://images.vgsi.com/photos/WinchesterCTPhotos//\0011\IMG_7676_11080.JPG)

Building Layout

([ParcelSketch.ashx?pid=60&bid=45](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	990	990
BAS	First Floor	920	920
FAT	Attic, Finished	528	106
FOP	Porch, Open	244	0
UAT	Attic, Unfinished	392	0
UBM	Basement, Unfinished	920	0
UEP	Porch, Enclosed, Unfinished	130	0
		4,124	2,016

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1040	Size (Acres)	0.2
Description	Two Family	Depth	
Zone	TSF	Assessed Value	\$20,860
Alt Land Appr Category	No	Appraised Value	\$29,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

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