2225 RIVER ROAD

Location	2225 RIVER ROAD	**Mblu**	9/ 90/ CL+P/ /
Acct#	00630700	**Owner**	FIRSTLIGHT CT HOUSATONIC LLC
Total Market Value	$14,498,940	**Appraisal**	$21,357,750
PID	7397	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$16,374,720	$4,983,030	$21,357,750
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2025	$11,462,300	$3,036,640	$14,498,940

Owner of Record

Owner	FIRSTLIGHT CT HOUSATONIC LLC	**Sale Price**	$52,955
Co-Owner	DBA FIRSTLIGHT POWER SERVICES	**Certificate**	CL&P
Address	111 SOUTH BEDFORD ST SUITE 103 BURLINGTON, MA 01830	**Book & Page**	0759/0756
		Sale Date	07/11/2023
		Instrument	19

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
FIRSTLIGHT CT HOUSATONIC LLC	$52,955	CL&P	0759/0756	19	07/11/2023
FIRSTLIGHT CT HOUSATONIC LLC	$52,955	CL&P	0759/0756	19	07/11/2023
FIRSTLIGHT CT HOUSATONIC LLC	$16,230	CL&P	0759/0026	19	06/26/2023
FIRSTLIGHT CT HOUSATONIC LLC	$0		0691/0665	25	07/16/2019
FIRSTLIGHT CT HOUSATONIC LLC	$0		0691/0665	25	07/16/2019

Building Information

Building 1 : Section 1

Year Built: 1980
Living Area: 2,400
Replacement Cost: $2,739,329
Building Percent Good: 72
Replacement Cost Less Depreciation: $1,972,320

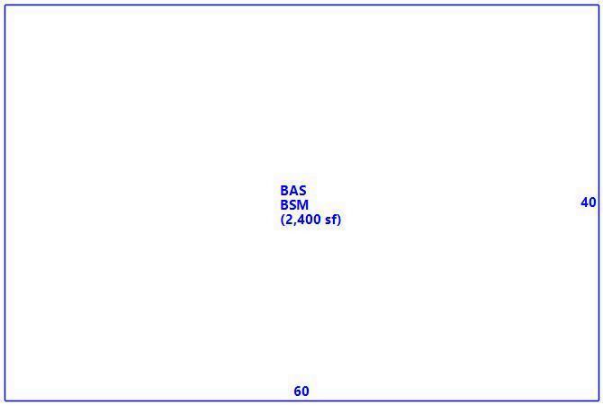
Building Attributes	
Field	**Description**
Style:	Power Plant
Model	Comm/Ind
Grade	B
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Air-No Duc
% Central Air	0
Foundation	
Bldg Use	Commercial
Total Rooms	
Total Bedrms	
Total Fixtures	
% Wet Sprinkler	
% Dry Sprinkler	
1st Floor Use	
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
% Finished	100
Class	C
Wall Height	24.00

Building Photo



(https://images.vgsi.com/photos/SouthburyCTPhotos/\00\00\53\03.JPG)

Building Layout



(ParcelSketch.ashx?pid=7397&bid=7397)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	2,400	2,400
BSM	Basement	2,400	0
		4,800	2,400

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	201
Description	Commercial
Zone	R-80
Neighborhood	
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	553.67
Frontage	0
Depth	0
Total Market Land	$3,036,640
Appraised Value	$4,983,030

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
DAM	Dam			1412.00 L.F	$14,402,400	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$16,374,720	$4,983,030	$21,357,750
2023	$16,374,720	$4,983,030	$21,357,750

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$11,462,300	$3,036,640	$14,498,940
2023	$11,462,300	$3,036,640	$14,498,940

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