



## Request For Proposals

The Town of Plymouth seeks buyers for the following parcels of real property:

- 22 Prospect Street, Terryville, CT (buyers can preview 22 Prospect Street, Terryville, CT on December 11, 2018 between 11:00AM and 1:00PM sharp). Minimum bid is \$30,000.
- 15 Hosier Road, Plymouth, CT (no preview available).

- ❖ *All properties are sold as is where is. The Town of Plymouth makes no representations or warranties regarding them.*
- ❖ *A 10% deposit is required to bid and is non-refundable upon the Plymouth Town Council's approval of sale.*
- ❖ *Buyers must close within 30 days of Town Council approval.*
- ❖ *No financing or other contingencies.*
- ❖ *The Town of Plymouth reserves the right to reject all offers.*

Interested persons are required to perform due diligence and submit their proposals, to be held in confidence, to the Town of Plymouth, C/O Real Estate Committee,  
80 Main Street, Terryville, CT 06786.

Proposals are due on or before 10:00 AM on December 20, 2018. Proposals will be reviewed by the Real Estate Committee on December 20, 2018 at its meeting scheduled for December 20, 2018 in the Assembly Room within the Plymouth Town Hall at 10:00AM.

**The Town of Plymouth is an Equal Opportunity Employer and Provider**

*Handwritten signature and date: 11/29/18*

# Residential Property Record Card - Plymouth, Connecticut

Property Location:

22 Prospect St

Account: 00222500

Map Block No: 040-053-036

Class: R

State Class: 101 Card 1 of 1

Current Owner
Losacano Susan Carol 22 Prospect St Terryville Ct 06786

Previous Owner History		
Name	Deed	Date

Miscellaneous	
Deed Info:	179/895
Zoning:	RA2
Routing No:	040/134
Neighborhood:	102
Living Units:	1
Census Trct:	4253
District:	0
Estimates	
MRA:	
Weighted:	
Market:	

Assessment Information		
Appraised Value:	*	Prior
Land:	70,800	71,000
Building:	143,030	159,440
Total:	213,830	230,440
Assessed Information:		
Code:	100	Value: 149,680
Effective DOV: 10/1/2011		
Value Flag: COST		
Manual Override Reason: NO OVERRIDE		

Notes
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Entrance Information					
Date	Time	ID	Actv	Entrance Code	Source
08/25/2005	1:30	W		Not At Home	
09/24/2005	12:45	JA		Entry+sign	Owner

Sales History				
Book/Page	Date	Price	Type	Validity

Permit Information				
Date	Permit #	Price	Purpose	% Comp
	0000			0
	0000			0

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	0.46	0	70,000
Undeveloped	A	0.1	0	750
Total Acres for this Parcel		0.56	Total Land Value	70,800

Out Building Information								
Type	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
Flat Barn	1	1900	18	50	C	F	0%	3,400
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
Total OBY for this card								3,400



Inspection witness by: \_\_\_\_\_

Property Location:  
22 Prospect St

## Residential Property Record Card - Plymouth, Connecticut

Account: 00222500

Map Block No: 040-053-036

Class: R State Class: 101 Card 1 of 1

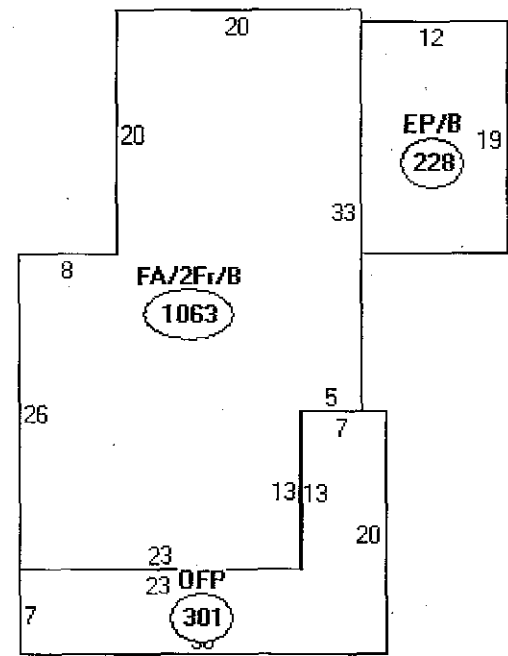
Dwelling Information	
Style:	Old Style
Condo Style:	
Exterior Walls:	Frame
Story Height:	2.0
Attic:	Full Finsh
Interior/Exterior:	Same
Basement:	Full
Bsmt Garage:	0
Rec Room size:	1 600
FBLA size:	0 0
Unfinished Area:	0
Inlaw Apts:	0
WB Fireplace:	Stacks 1 Openings 1
MTL Fireplace:	Stacks 0 Openings 0
Heating Type:	Basic
Fuel:	Gas
Heating System:	Hot Water
Year Built:	1879
Eff. Yr Built:	0
Ground Flr Area:	1063
Tot Living Area:	2551
Grade:	B-
Condition:	Average
CDU:	AV
Building Notes:	

	Low	1st	2nd	3rd	Tot
Rooms:	0	3	0	3	11
Bedrooms:	0	1	4	0	5
Full Baths:	0	1	0	0	1
Half Baths:	0	0	0	0	0
Add'l Fixtures:	1	0	0	0	1

Replacement Costs	
Base Price:	129,750
Additions:	20,200
Unfinished Area:	0
Basement:	0
Attic:	14,910
Plumbing:	960
Heating A/C Adj.:	0
FBLA:	0
Rec Room:	8,640
Fire Place:	4,320
Basement Garage:	0
Exterior Trim:	0
<b>Subtotal:</b>	<b>178,780</b>
Grade Factor:	1.10
C & D Factor:	0.00
<b>Total RCN:</b>	<b>196,660</b>
Percent Good:	0.71
Market Adj.:	0.00
<b>Total RCNLD:</b>	<b>139,630</b>

Addition Information				
Low	1st	2nd	3rd	Area Points
50	12		228	11800
	11		301	8400



Descriptor/Area  
A: FA/2Fr/B  
1063 sqft  
B: EP/B  
228 sqft  
C: OFF  
301 sqft

Owner/Values: Includes all Land/Buildings/OBys for this Parcel					
	Current	Cost	Market	Income	Prior
Land:	70,800	70,800	0	0	71,000
Building:	143,030	143,030	0	0	159,440
<b>Total:</b>	<b>213,830</b>	<b>213,830</b>	<b>0</b>	<b>0</b>	<b>230,440</b>

Comparable Sales Summary							Year	Bed	Bath		Acres
Parcel ID	Location	DOS	Price	TLA	Style	Grade built	room	Full	Half		
				0			0	0	0	0	0
				0			0	0	0	0	0
				0			0	0	0	0	0
				0			0	0	0	0	0
				0			0	0	0	0	0

SCHEDULE A

all  
that certain piece or parcel of land, with the buildings and all im-  
provements thereon, situated on the easterly side of Prospect Street,  
in the Village of Terryville, Town of Plymouth, County of Litchfield  
and State of Connecticut, known as No. 22 Prospect Street, and bounded  
and described as follows:

NORTHERLY on land now or formerly of Thomas R. and  
Victoria J. Borkowski;

EASTERLY on land now or formerly of the Town of  
Plymouth, one hundred sixty-four and five tenths  
(164.5) feet, more or less;

SOUTHERLY on land now or formerly of Richard C. and  
Christine Johnson; and

WESTERLY on Prospect Street, one hundred fifty-seven  
and five tenths (157.5) feet, more or less.

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Received For Record In  
Plymouth Land Records On  
MAY 23, 2018 at 02:50 PM  
Volume 468 Page 928

By *Erica A. Liza Asst.*  
Town Clerk/Assistant

**Property Location:**

**Residential Property Record Card - Plymouth, Connecticut**

15 Hosier Rd

Account: 00393900

Map Block No: 064-120-042

Class: R

State Class: 101

Card 1 of 1

Current Owner	Previous Owner History			Miscellaneous		Assessment Information	
Hobson Lora L 15 Hosier Rd Plymouth Ct 06782	Name	Deed	Date	Deed Info: 258/432-07/26/1996-WAR Zoning: RA-2L Routing No: 064/231 Neighborhood: 104 Living Units: 1 Census Trct: 4254 District: Estimates MRA: Weighted: Market:	Appraised Value: * Prior Land: 57,900 64,400 Building: 56,420 50,780 Total: 114,320 115,190 Assessed Information: Code: 100 Value: 80,020	Effective DOV: 10/1/2016 Value Flag: COST Manual Override Reason: NO OVERRIDE	

Notes	Entrance Information				
00 00	Date	Time	ID	Actv-Entrance Code	Source
		06/27/2005	1:20	W	Entry+sign

Sales History				
Book/Page	Date	Price	Type	Validity
	07/01/1996	72,000	2	25

Permit Information				
Date	Permit #	Price	Purpose	% Comp.
	0000			0
	0000			0

Land Information				
Type	Size	Grade	Influence Factor 1, 2 and %	Value
Primary	A	0.18 0	Topography	-10 57,910
<b>Total Acres for this Parcel</b>		0.18	<b>Total Land Value</b>	57,900

Out Building Information								
Type	Qty	Year	Size1	Size2	Grade	Cond	%Good	Value
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
	0	0	0	0			0%	0
<b>Total OBY for this card</b>								0



Inspection witness by: \_\_\_\_\_



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A certain piece or parcel of land together with all buildings and improvements thereon situated at Lake Plymouth so-called, in the Town of Plymouth, County of Litchfield and State of Connecticut, and shown and designated as Lots #557 and #558 on a map entitled,

"Plan of Plymouth Lake Development owned by the American Land Company, Plymouth, Conn., Scale 1"=50', May 6, 1936, W. A. Williston, C.E., Torrington, Conn.",

which map is on file in the office of the Town Clerk of the Town of Plymouth, said lots being more particularly described together as follows:

**BOUNDED:**

- NORTHERLY:** Eighty (80) feet, by Hillside Road, a private way, as shown on said map;
- EASTERLY:** One hundred (100) feet, by Lot #559, as shown on said map, being land now or formerly of George Coy;
- SOUTHERLY:** Eighty (80) feet, by land now or formerly of the Plume & Atwood Manufacturing Company; and
- WESTERLY:** One Hundred (100) feet, by Lot #556, as shown on said map, being land now or formerly of Germain Gagnon.

Together with the right to take water from Lake Plymouth for household purposes, the right-of-way over roads now platted to and around said lake, with fishing rights, the use of row boats only and bathing privileges as described in Volume 80 at Page 174, and in Volume 83 at Pages 186 and 187 of the Plymouth Land Records.

SCHEDULE "A"