Request For Proposals

The Town of Plymouth seeks buyers for the following parcel(s) of real property:

- 30 Preston Road, Terryville, CT **(Buyers must own an abutting property).**

Interested persons are required to perform due diligence and submit their bid/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 November 16, 2017. Proposals will be reviewed by the Real Estate Committee at 10:00AM on November 16, 2017 or at its next posted meeting thereafter in the assembly room within the Plymouth Town Hall.

All properties are sold as is and the Town of Plymouth makes no representations regarding them.

MG, 10-16-17

Residential Property Record Card - Plymouth, Connecticut

Property Location: 30 Preston Rd

Account: 00073400 **Map Block No:** 016-009-008 **Class:** E **State Class:** 903 **Card 1 of 1**

Current Owner

Plymouth Town Of
80 Main St
Terryville Ct 06786

Previous Owner History

Name	Deed	Date
Schuler Sandra &	351/373	11/29/2004
Schuler Sandra &	351/373	11/29/2004
Schuler Anton W Est	351/373	11/29/2004

Miscellaneous

Deed Info: 435/1171·07/31/2013·WARR
Zoning: RA1
Routing No: 016/17
Neighborhd: 101
Living Units: 0
Census Trct: 4253
District:

Estimates
MRA:
Weighted:
Market:

Assessment Information

Appraised Value:	*	Prior
Land:	6,500	6,500
Building:	0	0
Total:	6,500	6,500

Assessed Information:
Code: 500 **Value:** 4,550

Effective DOV: 10/1/2016
Value Flag: COST
Manual Override Reason:
NO OVERRIDE

Notes

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Entrance Information

Date	Time	ID	Actv	Entrance Code	Source
				Entry	Other

Sales History

Book/Page	Date	Price	Type	Validity
435/1171	07/31/2013		1	4

Permit Information

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

Land Information

Type		Size	Grade	Influence Factor 1, 2 and %		Value
Undeveloped	A	0.86	0		0	6,450

Total Acres for this Parcel 0.86 **Total Land Value** 6,500

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
							Total OBY for this card	0

Inspection witness by:

univers (7.5.4.0)

Printed Fri, Oct 6, 2017

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Dwelling Information

Style:				
Condo Style:				
Exterior Walls:				
Story Height:	0.0			
Attic:				
Interior/Exterior:				
Basement:				
Bsmt Garage:	0			
Rec Room size:	0	0		
FBLA size:	0	0		
Unfinished Area:	0			
Inlaw Apts:	0			
WB Fireplace:	Stacks	0	Openings	0
MTL Fireplace:	Stacks	0	Openings	0
Heating Type:	None			
Fuel:				
Heating System:				
Year Built:	0			
Eff. Yr Built:	0			
GFA/True GFA:	0		0	
TLA/True TLA:	0		0	
Basement Area:	0			
Grade:				
Condition:				
CDU:				

Building Notes:

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

Replacement Costs

Base Price:	0
Additions:	0
Unfinished Area:	0
Basement:	0
Attic:	0
Plumbing:	0
Heating A/C Adj.:	0
FBLA:	0
Rec Room:	0
Fire Place:	0
Basement Garage:	0
Exterior Trim:	0
Subtotal:	0
Grade Factor:	0.00
C & D Factor:	0.00
Total RCN:	0
Percent Good:	0.00
Market Adj.:	0.00
Total RCNLD:	0

Addition Information

Low	1st	2nd	3rd	Area	Points

Descriptor/Area

Owner/Values: Includes all Land/Buildings/OBYs for this Parcel

	Current	Cost	Market	Income	Prior
Land:	6,500	6,500	0	0	6,500
Building:	0	0	0	0	0
Total:	6,500	6,500	0	0	6,500

Comparable Sales Summary

Parcel ID	Location	DOS	Price	TLA	Style	Grade	Year built	Bed-room	Bath Full	Bath Half	Acres
				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

WARRANTY DEED

TO ALL PEOPLE WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT **Cynthia Schuler** of the Town of Bristol and State of Connecticut (hereinafter "Grantor") for consideration of ONE DOLLAR and other valuable consideration received to her full satisfaction of the Town of Plymouth (hereinafter "Grantee") with a mailing address of 80 Main Street, Plymouth, Connecticut do give, grant, bargain, sell and confirm unto the said Grantee all that certain piece or parcel of land described as follows:

SEE EXHIBIT "A" ATTACHED

Said premises are subject to outstanding real estate taxes in favor of the Town of Plymouth, Connecticut.

Said premises are subject to building lines, if established, all laws, ordinances or governmental regulations, including building, wetlands and zoning ordinances affecting said premises.

Said premises are subject to such state of facts as would be disclosed by an accurate survey or personal inspection of the premises.

To Have and Hold the above granted and bargained premises, with the appurtenances thereof, unto it, the said Grantee, its successors and assign forever, to it and its own proper use and behoof.

And also, the said Grantor does for herself, her heirs, successors, executors and administrators, covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned. This deed is an absolute conveyance wherein the Grantor sold said premises for fair and adequate consideration. It is not intended by the parties that the aforementioned mortgage be merged with the fee granted.

And Furthermore, the said Grantor does by these presents bind herself and her heirs, successors, executors and administrators forever to WARRANT AND DEFEND the above granted and bargained premises to it, the said Grantee, its successors and assigns, against all claims and demand whatsoever, except as hereinbefore mentioned.

"No Conveyance Tax Collected
Christie Ruth Aut
Town Clerk of Plymouth"

IN WITNESS WHEREOF, the parties have hereunto set his respective hand and seal as of the day and year first above written:

Signed, Sealed, and Delivered
in the Presence of:

Richard D. Gilland, Jr.

Tania K. Diller

Grantor:

Cynthia Schuler

STATE OF CONNECTICUT)
) ss. Thomaston July 25, 2013
COUNTY OF LITCHFIELD)

On this 25th day of July, 2013, personally appeared Cynthia Schuler, signer and sealer of the foregoing instrument who acknowledged the same to be her free act and deed, before me.

Richard D. Gilland, Jr.
Commissioner of the Superior Court

EXHIBIT "A"

Commencing at the southwesterly corner of the land of Anton J. Schuler and Helen E. Schuler; thence running easterly along the highway known as Preston Road, 150 feet to a point to be marked by an iron pin; thence running northerly along other land of Anton J. Schuler and Helen E. Schuler to land formerly of Leroy C. Wells, a distance about 250 feet; thence running westerly along land formerly of Leroy C. Wells to the northwest corner of land of Anton J. Schuler and Helen E. Schuler; thence running southerly along land formerly of Leroy C. Wells and along land of Bronislaw Wotukinas about 250 feet to the point of beginning.

BOUNDED:

NORTHERLY	by land formerly of Leroy C. Wells now of Earl W. Scoville;
EASTERLY	on other land of Anton J. Schuler and Helen E. Schuler;
SOUTHERLY	on a highway known as Preston Road; and
WESTERLY	on land of Earl W. Scoville and on land of Bronislaw Wotukinas.

Received For Record In
Plymouth Land Records On
Jul 31,2013 at 12:40P
Volume 435 Page 1171
By Christine Rulla Ast
Town Clerk/Assistant