

# 43 NAUBUC AVE

**Location** 43 NAUBUC AVE

**MBLU** C5/ 4700/ S0006/ /

**Acct#** 47000043

**Owner** GLASTONBURY THEATER LLC

**Assessment** \$248,300

**Appraisal** \$354,700

**PID** 12188

**Building Count** 1

**Dev Lot #**

**Utility** Sewer Tax Rec,Water-MDC

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$237,100	\$117,600	\$354,700

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$166,000	\$82,300	\$248,300

## Owner of Record

**Owner** GLASTONBURY THEATER LLC  
**Co-Owner**  
**Address** 75 GERBER RD E  
SOUTH WINDSOR, CT 06074-3202

**Sale Price** \$350,000  
**Certificate**  
**Book & Page** 3765/1109  
**Sale Date** 11/08/2021  
**Instrument** 00

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GLASTONBURY THEATER LLC	\$350,000		3765/1109	00	11/08/2021
MILA EVE LLC	\$250,000		3588/0213	00	10/08/2019
EAST CENTRAL POMONA GRANGE NO 3	\$0		1425/0092	29	04/20/2001
GOOD WILL GRANGE 127 OF GLASTONBURY CONN	\$0		0058/0192	25	04/11/1922

## Building Information

### Building 1 : Section 1

**Year Built:** 1929  
**Living Area:** 2,625  
**Replacement Cost:** \$370,467

**Replacement Cost**

**Less Depreciation:** \$237,100

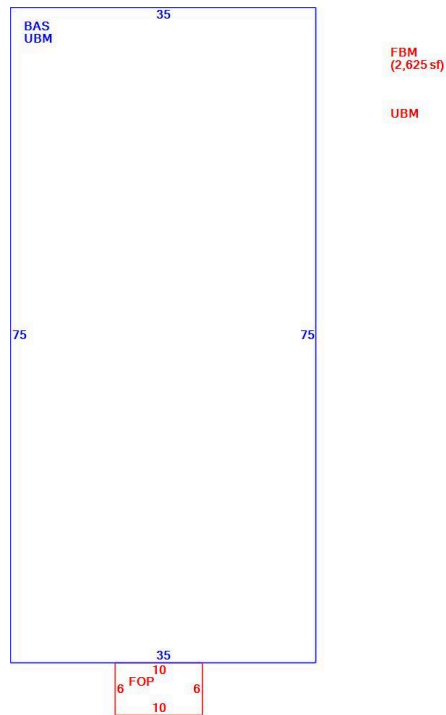
Building Attributes	
Field	Description
Style:	Retail/Res Typ
Model	Comm/Ind
Grade	C-
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Plaster
Interior Wall 2	Drywall
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	None
Heating Type	Hot Water
AC Type	Central
Struct Class	
Bldg Use	Commercial Improv
Total Rooms	
Total Bedrms	00
Total Baths	0
Inspection	
Int Condition	
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	0.00

**Building Photo**



(<https://images.vgsi.com/photos/GlastonburyCTPhotos///0029/P1010028>.)

**Building Layout**



(ParcelSketch.ashx?pid=12188&bid=12188)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	2,625	2,625
FBM	Basement, Finished	2,625	0
FOP	Porch, Open	60	0
UBM	Basement	0	0
		5,310	2,625

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

## Land

### Land Use

**Use Code** 201  
**Description** Commercial Improv  
**Zone** TCMU  
**Category**

### Land Line Valuation

**Size (Acres)** 0.43  
**Assessed Value** \$82,300  
**Appraised Value** \$117,600

## Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

## Valuation History

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