

| CURRENT OWNER  |  |  |  | TOPO   | UTILITIES      | STRT / ROAD | LOCATION | CURRENT ASSESSMENT |         |           |          |  |
|--|--|--|--|--|----------------|-------------|----------|--------------------|---------|-----------|----------|--|
| TEDDYS STORES LLC<br><br>1140 EAST MAIN ST<br><br>MERIDEN CT 06450                 |  |  |  | 1 Level  | 2 Public Water | 1 Paved     |          | Description        | Code    | Appraised | Assessed | 6164<br><br>WINDSOR, CT<br><br><b>VISION</b> |
|  |  |  |  |  | 3 Public Sewer |             |          | COM LAND           | 2-1     | 377,600   | 264,320  |  |
|  |  |  |  |  | 4 Gas          |             |          | COM BLDG           | 2-2     | 355,900   | 249,130  |  |
|  |  |  |  | <b>SUPPLEMENTAL DATA</b>   |                |             |          | COM OUTBL          | 2-5     | 10,600    | 7,420    |  |
| Alt Prcl ID 556<br>INC: OWNER OCCUPIED<br>GH<br>2023 Phas 470925<br><br>GIS ID 556 |  |  |  | CTRACT 4738.00<br>CBLOCK 214<br>FIRE DIST 1<br>TIF DIST<br>GL YEAR<br><br>Assoc Pid# |                |             | Total    |                    | 744,100 | 520,870   |          |  |

| RECORD OF OWNERSHIP    |  |  |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |          |       |      |          |       |      |          |
|------------------------|--|--|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| TEDDYS STORES LLC      |  |  |  | 1975 0124   | 01-07-2025 | U   | I   | 488,000    | 25 | Year                           | Code | Assessed | Year  | Code | Assessed | Year  | Code | Assessed |
| 314 WINDSOR AVENUE LLC |  |  |  | 1863 0803   | 08-29-2018 | Q   | I   | 500,000    | 00 | 2024                           | 2-1  | 264,320  | 2023  | 2-1  | 264,320  | 2023  | 2-1  | 264,320  |
| ADVANCED GAS COMPANY   |  |  |  | 0413 0028   | 09-02-1981 |     |     | 0          |    |                                | 2-2  | 249,130  |       | 2-2  | 249,130  |       | 2-2  | 249,130  |
|                        |  |  |  |             |            |     |     |            |    |                                | 2-5  | 7,420    |       | 2-5  | 7,420    |       | 2-5  | 7,420    |
|                        |  |  |  |             |            |     |     |            |    | Total                          |      | 520,870  | Total |      | 520,870  | Total |      | 520,870  |

| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        | This signature acknowledges a visit by a Data Collector or Assessor |  |  |  |  |  |  |  |  |  |  |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|
| Year       | Code | Description | Amount | Code              | Description | Number | Amount | Comm Int  |  |  |  |  |  |  |  |  |  |  |
|            |      |             |        |                   |             |        |        |   |  |  |  |  |  |  |  |  |  |  |
| Total      |      |             | 0.00   |                   |             |        |        |   |  |  |  |  |  |  |  |  |  |  |

| ASSESSING NEIGHBORHOOD |     |           |   | APPRAISED VALUE SUMMARY |       |                               |  |  |         |
|------------------------|-----|-----------|---|-------------------------|-------|-------------------------------|--|--|---------|
| Nbhd                   | Sub | Nbhd Name | B | Tracing                 | Batch | Appraised Bldg. Value (Card)  |  |  | 355,900 |
| 500                    | A   |           |   |                         |       | Appraised Xf (B) Value (Bldg) |  |  | 0       |
|                        |     |           |   |                         |       | Appraised Ob (B) Value (Bldg) |  |  | 10,600  |
|                        |     |           |   |                         |       | Appraised Land Value (Bldg)   |  |  | 377,600 |
|                        |     |           |   |                         |       | Special Land Value            |  |  | 0       |
|                        |     |           |   |                         |       | Total Appraised Parcel Value  |  |  | 744,100 |
|                        |     |           |   |                         |       | Valuation Method              |  |  | I       |
|                        |     |           |   |                         |       | Total Appraised Parcel Value  |  |  | 744,100 |

| BUILDING PERMIT RECORD |            |      |             |        |            |        |            |                        | VISIT / CHANGE HISTORY |    |      |    |    |                  |
|------------------------|------------|------|-------------|--------|------------|--------|------------|------------------------|------------------------|----|------|----|----|------------------|
| Permit Id              | Issue Date | Type | Description | Amount | Insp Date  | % Comp | Date Comp  | Comments               | Date                   | Id | Type | Is | Cd | Purpost/Result   |
| E-200959               | 05-18-2020 | EL   | Electric    | 500    | 10-01-2020 | 100    | 10-01-2020 | BURGLAR ALARM SYSTEM   | 08-21-2020             | LL |      |    | 20 | Bldg Permit Insp |
| B-200428               | 02-27-2020 | CM   | Commercial  | 75,000 | 10-01-2020 | 100    | 10-01-2020 | REPLACE UNDERGROUND    | 12-04-2019             | LL |      |    | 64 | I & E PENALTY    |
| B-200065               | 01-08-2020 | RE   | Renovation  | 25,000 | 10-01-2020 | 100    | 10-01-2020 | REMOVE WASHERS/DRYER   | 05-12-2006             | SK |      |    | 60 | I&E Returned     |
| E-140489               | 03-25-2014 | EL   | Electric    | 2,000  |            | 100    | 06-16-2014 | REPAIR UNSAFE ELECTRIC | 05-01-2006             | SK |      |    | 61 | 1st I&E Sent     |
|                        |            |      |             |        |            |        |            |                        | 02-23-1988             | LE |      |    | OO | OO               |

| LAND LINE VALUATION SECTION |          |             |      |           |            |                               |           |            |       |       |                  |       |                     |               |            |         |
|-----------------------------|----------|-------------|------|-----------|------------|-------------------------------|-----------|------------|-------|-------|------------------|-------|---------------------|---------------|------------|---------|
| B                           | Use Code | Description | Zone | Land Type | Land Units | Unit Price                    | I. Factor | Site Index | Cond. | Nbhd. | Nbhd Adj         | Notes | Location Adjustment | Adj Unit Pric | Land Value |         |
| 1                           | 3150     | Gas Mart    | B2   |           | 0.210 AC   | 85,700.00                     | 2.54375   | C          | 1.50  | 500   | 2.000            |       |                     | 0             | 377,600    |         |
| Total Card Land Units       |          |             |      |           | 0.210 AC   | Parcel Total Land Area: 0.210 |           |            |       |       | Total Land Value |       |                     |               |            | 377,600 |

| CONSTRUCTION DETAIL   |             |                |                                |             |             | CONSTRUCTION DETAIL (CONTINUED) |        |          |      |       |          |         |    |    |
|---|-------------|----------------|--------------------------------|-------------|-------------|---------------------------------|--------|----------|------|-------|----------|---------|----|----|
| Element   | Cd          | Description    | Element                        | Cd          | Description |                                 |        |          |      |       |          |         |    |    |
| Style:  | 50          | Gas/Mart       |                                |             |             |                                 |        |          |      |       |          |         |    |    |
| Model   | 96          | Ind/Comm       |                                |             |             |                                 |        |          |      |       |          |         |    |    |
| Grade   | 05          | Average +20    |                                |             |             |                                 |        |          |      |       |          |         |    |    |
| Stories:  | 1           | 1 Story        |                                |             |             |                                 |        |          |      |       |          |         |    |    |
| Occupancy   |             |                | <b>MIXED USE</b>               |             |             |                                 |        |          |      |       |          |         |    |    |
| Exterior Wall 1   | 19          | Brick Veneer   | Code                           | Description | Percentage  |                                 |        |          |      |       |          |         |    |    |
| Exterior Wall 2   | 15          | Concrete/Block | 3150                           | Gas Mart    | 100         |                                 |        |          |      |       |          |         |    |    |
| Roof Structure  | 03          | Gable          |                                |             | 0           |                                 |        |          |      |       |          |         |    |    |
| Roof Cover  | 03          | Asphalt        |                                |             | 0           |                                 |        |          |      |       |          |         |    |    |
| Interior Wall 1   | 05          | Drywall        | <b>COST / MARKET VALUATION</b> |             |             |                                 |        |          |      |       |          |         |    |    |
| Interior Wall 2   |             |                | RCN                            |             |             | 555,438                         |        |          |      |       |          |         |    |    |
| Interior Floor 1  | 11          | Ceram Clay Til | Year Built                     |             |             | 1984                            |        |          |      |       |          |         |    |    |
| Interior Floor 2  |             |                | Effective Year Built           |             |             |                                 |        |          |      |       |          |         |    |    |
| Heating Fuel  | 03          | Gas            | Depreciation Code              |             |             | A                               |        |          |      |       |          |         |    |    |
| Heating Type  | 05          | Hot Water      | Remodel Rating                 |             |             |                                 |        |          |      |       |          |         |    |    |
| AC Type   | 03          | Central        | Year Remodeled                 |             |             |                                 |        |          |      |       |          |         |    |    |
| Bldg Use  | 3150        | Gas Mart       | Depreciation %                 |             |             | 22                              |        |          |      |       |          |         |    |    |
| Total Rooms   |             |                | Functional Obsol               |             |             | 5                               |        |          |      |       |          |         |    |    |
| Total Bedrms  | 00          |                | External Obsol                 |             |             | 0                               |        |          |      |       |          |         |    |    |
| Total Baths   | 2           |                | Trend Factor                   |             |             | 1                               |        |          |      |       |          |         |    |    |
| Heat/AC   | 01          | Heat/AC Pkgs   | Condition                      |             |             |                                 |        |          |      |       |          |         |    |    |
| Frame Type  | 03          | Masonry        | Condition %                    |             |             |                                 |        |          |      |       |          |         |    |    |
| Baths/Plumbing  | 02          | Average        | Percent Good                   |             |             | 73                              |        |          |      |       |          |         |    |    |
| Ceiling/Wall  | 05          | Sus-Ceil & WI  | Chs Sect Rcnd                  |             |             | 405,500                         |        |          |      |       |          |         |    |    |
| Rooms/Prtns   | 02          | Average        | Dep % Ovr                      |             |             |                                 |        |          |      |       |          |         |    |    |
| Wall Height   | 10.00       |                | Dep Ovr Comment                |             |             |                                 |        |          |      |       |          |         |    |    |
| % Conn Wall   | 0.00        |                | Misc Imp Ovr                   |             |             |                                 |        |          |      |       |          |         |    |    |
| 1st Floor Use:  | 3150        |                | Misc Imp Ovr Comment           |             |             |                                 |        |          |      |       |          |         |    |    |
|   |             |                | Cost to Cure Ovr               |             |             |                                 |        |          |      |       |          |         |    |    |
|   |             |                | Cost to Cure Ovr Comment       |             |             |                                 |        |          |      |       |          |         |    |    |
| <b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b> |             |                |                                |             |             |                                 |        |          |      |       |          |         |    |    |
| Code  | Descripti   | Sub            | Sub Ty                         | L/B         | Units       | Unit Price                      | Yr Blt | Cond. Cd | % Gd | Grade | Grade Ad | Appr. V |    |    |
| PAV1  | PAVING-     |                |                                | L           | 5,000       | 2.50                            | 2003   |          | 60   |       | 0.00     | 7,500   | 28 | 28 |
| PAV2  | PAVING-     |                |                                | L           | 1,000       | 5.20                            | 2003   |          | 60   |       | 0.00     | 3,100   |    |    |
| <b>BUILDING SUB-AREA SUMMARY SECTION</b>                                      |             |                |                                |             |             |                                 |        |          |      |       |          |         |    |    |
| Code  | Description | Living Area    | Floor Area                     | Eff Area    | Unit Cost   | Undeprec Value                  |        |          |      |       |          |         |    |    |
| BAS   | First Floor | 1,624          | 1,624                          |             | 295.60      | 480,059                         |        |          |      |       |          |         |    |    |
| CAN   | Canopy      | 0              | 1,100                          |             | 59.12       | 65,033                          |        |          |      |       |          |         |    |    |
| FOP   | Porch, Open | 0              | 140                            |             | 73.90       | 10,346                          |        |          |      |       |          | 50      |    |    |
| Ttl Gross Liv / Lease Area  |             | 1,624          | 2,864                          |             |             | 555,438                         |        |          |      |       |          |         |    |    |

