

Unique ID: 1195

Derby

Location: 3 FRANCIS ST

Unit

Use	Class	Quality	Stry	WH	Area	BG	Units
Unfin Res Bsmt	Wood Frame	C-	1	7	816	YES	
Retail / Office	Wood Frame	C-	1	9	1,536	NO	
Lgt Industrial	Wood Frame	C-	1	10	2,072	NO	
Rtl/Storage	Wood Frame	C-	1	9	1,324	YES	

Commercial Building Description		Description	Area/Qty	Value
Building Use	WH	Base Value	5,748	117,900
Class	Wood Frame	Building Utility	256	0
Overall Condition	Fair	Building Utility	32	0
Construction Quality	C-	Covered Porch	16	0
Stories	1.00	Loading Dock	104	0
Year Built	1940	Loading Dock	144	0
Remodel		Loading Dock	46	0
Percent Complete	100	Value Before Depreciation	0	117,900
GLA	3,608	Depreciation/Adjustments	0	0
		Final Value	0	117,900

HVAC	
Heating	Elect Baseboard
Fuel	
Cooling	None %

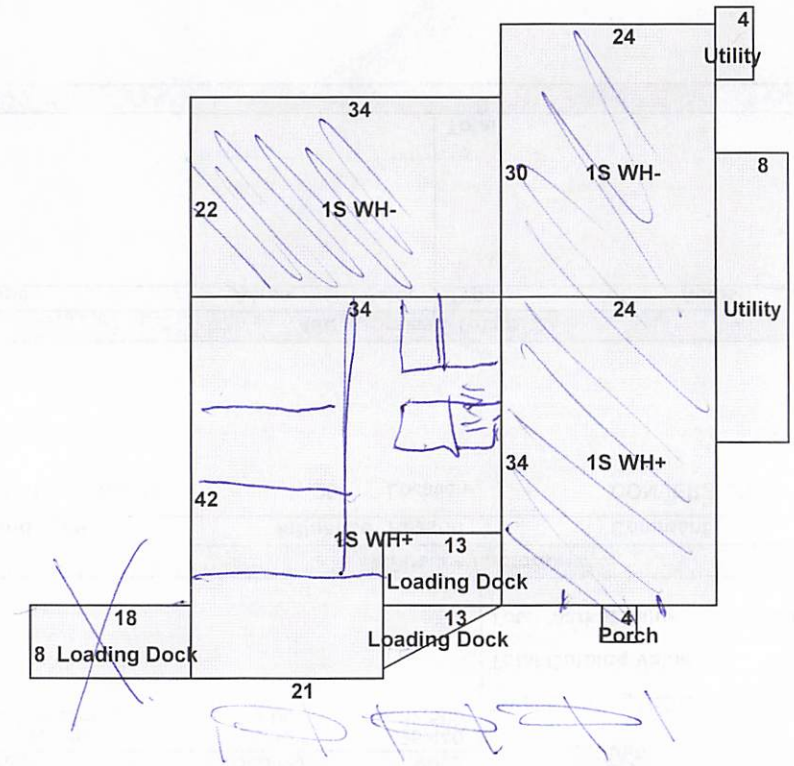
Interior	
Floors	
Walls	Normal
WH	9

Exterior	
Exterior Walls	Wood Frame
Roof Cover	

Special Features	
Comm Frgt Elev	2

Grade Factor	-8	Total Depreciation %	73
Building	1	Valuation Method	C

Total Building Value 117,900



Detached Component Computations

Type	Year	Condition	Area/Qty	Value	Type	Year	Condition	Area/Qty	Value
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By Marc J. Garofalo, MPA, MCC, MCTC at 11:01 am, Nov 17, 2025

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Card No: 1 of 1

Location:	3 FRANCIS ST	Map/Lot:	8-7 48	Zone:	R-5	Date Printed:	11/12/2025
911 Address:		Neighborhood:	C105	Last Update:	11/07/2025		

Owner Of Record		Volume/Page	Date	Sales Type	Valid	Sale Price
4 YOU LLC		956 157	Oct/07/2025	Quit Claim	NO	57,000
1039 RACEBROOK RD WOODBRIDGE CT 06525				Exempt		

Prior Owner History						
CITY OF DERBY	927 235	Jul/02/2024	Quit Claim	NO		0
SACHEM CAPITAL CORP	0879 0141	Mar/25/2022	Foreclosure	NO		0
THE JAMES BUILDING, LLC	0742 0039	Sep/20/2016	Quit Claim	NO		0
MOUNT PLEASANT STREET PROPERTIES, L	0738 0186	Jul/22/2016	Warranty Deed	NO		0
LINDNER RICHARD	0738 0184	Jul/22/2016	Quit Claim	NO		0

Permit Number	Date	Cost	New House	Status	% Comp	CO Issued	Est Completion	Reason for Change
	Feb/21/2018	2,000	No	Permit Issue	0	No		Instl Garage Do
11017	Jan/11/2018	200	No	Permit Issue	0	No		Pressure Test
10968	Dec/05/2017	26,000	No	Permit Issue	0	No		Replc Roof & St
10935	Nov/13/2017	9,000	No	Permit Issue	0	No		New 3 Phase Ser

Supplemental Data			Inspection Information		State Item Codes			Appraised Value	
Census/Tract	1202	Field Map	F5	Date/ Inspector / Action	Code	Quantity	Value	Total Land Value	36,300
Dev Map/Dev Lot		TylerPARID	7052	07/06/2000	31-Industrial L	0.12	25,440	Total Building Value	117,900
GIS ID				ZB	32-Indust Bldg	1.00	82,500	Total Outbldg Value	0
Sewer Units				U:Entry				Total Market Value	154,200
490 Application Date									
490 Expiration Date									

Acres				Influence Factors			
Land Type	Acres	490	Total Value	Land Type	Influence	Reason	Comment
Ind Prime Site	0.12	0.00	36,260	Industrial Prime Sit	-20	Location	CONVERSION
Total	0.12		36,300				

Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
Current	2024	2023	2022	2021		Type	Acres	Value	Type	Acres	Value
Land	25,440	25,440	107,940	107,940	107,940						
Building	82,500	82,500	0	0	0						
Outbuilding	0	0	0	0	0						
Total	107,940	107,940	107,940	107,940	107,940				Total		

Comments

Baa Reduction For Location;