

Location:	1267-1319 SILAS DEANE HWY				Map/Lot:	236 001		Zone:	RC	Date Printed:	01-13-26	
911 Address:					Exempt			Nbhd:	C35	Last Update:	12-31-25	
Owner Of Record					Volume/Page	Date	Sales Type		Valid	Sale Price		
GOFF BROOK SHOPPES OF WETHERSFIELD L					1511 /0066	02-12-09			YES	6,800,000		
PO BOX 185599 HAMDEN , CT 06514												
Additional Owners:												
Prior Owner History												
CENTRO GA NORTHEAST LLC C/O NEW PLAN EXCEL REALTY TRUST					1465 /0343	04-02-08			NO	0		
GALILEO NORTHEAST LLC C/O NEW PLAN EXCEL REALTY TRUST					1210 /0019	11-29-04			YES	10,120,000		
SEA GOFF PLAZA WETHERSFIELD LLC C/O SAMUELS & ASSOCIATES					0972 /0055	11-21-02			YES	6,078,000		
SILAS DEANE ASSOC LTD PTNRSHIP					0390 /0086	01-05-87			NO	2,000,000		
SILAS DEANE ASSOC LTD PTNRSHIP					0390 /0086	01-05-87			NO	2,000,000		
Permit Number			Date		Cost		Building Permit					
P-24-0299			09-10-24		1,800		INSTALL TWO WATT'S LEAD-FREE CHECK VALVES FOR THE PEDICURE BOOTHS IN THE NAIL SALON FOR 1271 SILAS DEANE -					
M-24-0205			07-16-24		20,000		INSTALLATION OF REPLACEMENT ROOF TOP UNITS # 1 AND # 3 . (# 1303 TOWN LINE WINE & SPIRITS)					
B-24-0674			07-02-24		1,284,659		NEW CONSTRUCTION OF A PROPOSED 2190 SQ FT SINGLE STORY COMMERCIAL BUILDING. BUILDING INCLUDES LOBBY, LIVIN					
E-24-0257			05-30-24		3,500		(17) DUPLEX RECEPTACLES, (2) QUAD RECEPTACLES & (17) RECESSED DOWNLIGHTING FIXTURES. (# 1273 - IGLESIA DE					
B-24-0371			04-24-24		4,930		SIGN TO BE A LIGHTBOX ABOVE THE ENTRANCE. THE BOX WILL BE INTERNALLY AND EXTERNALLY LIT (BACK LIGHTING) AT					
B-24-0218			04-09-24		19,440		INTERIOR RENOVATIONS TO BUILD OUT A COUPLE OF PARTITIONS AND BUILD A PLATFORM. (1273 - CHURCH OF GOD)					
				State Item Codes				Appraised Value				
Census/Tract		4926		Code	Quantity	Value	Code	Quantity	Value	Total Land Value 1,220,460		
Dev Map		Dev Lot EPTS		21- Comm Land	11.42	854,320				Total Building Value 8,965,057		
Date		09/25/2024 02/01/2019		22-Comm Bldg	3.00	6,275,540				Total Outbuilding Value 817,551		
Inspector		SB		25-Comm Outbldg	3.00	572,290				Total Market Value 11,003,068		
Action		Exterior Only Hearing-No Chng										
Acres							Influence Factors					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment		
Primary Site	6.00	0.00	580,000	1.00	100	1,160,000	Primary Site	100	Intensive Use			
Comm Excess	5.42	0.00	11,500	0.97	0	60,460						
Total	11.42					1,220,460						
Assessment History (Prior Years as of Oct 1)							490 Appraised Totals					
	Current	2024	2023	2022	2021		Type	Acres	Value	Type	Acres	Value
Land	854,320	854,320	736,800	736,800	736,800							
Building	6,275,540	5,888,490	4,805,450	4,805,450	4,805,450							
Outbuilding	572,290	572,290	547,750	547,750	547,750							
Total	7,702,150	7,315,100	6,090,000	6,090,000	6,090,000					Totals		
Comments												
2025GL: NEW PAD SITE FOR DUTCH POINT CREDIT UNION												
2024GL: CORRECT PARCEL ADDRESS PER ENGINEERING (1267-1301 TO 1267-1319)												
2021-MAKE #1287 (FORMER CATHERINES) 2 UNITS												
2018GL-INFORMAL AGREEMENT THRU BAA												
2014-CANOPY												
14 GL; 16GL-COMBINE W/237-007												

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Acres							Influence Factors					
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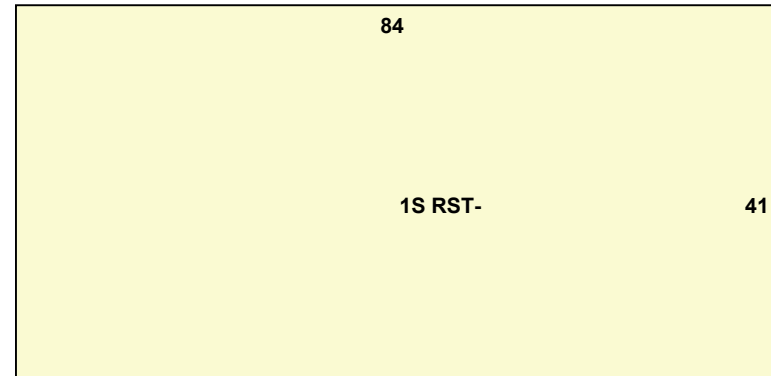
Unique ID: 236001

2024 REVAL

Location: 1267-1319 SILAS DEANE HWY Unit

DORO MARKETPLACE							
Use	Class	Quality	Stry	WH	Area	BG	Units
Restaurant	Wood Frame	B	1	10	3,444	NO	

Commercial Building Description		Description	Area/Qty	Value
Building Use	Restaurant	Base Value	3,444	797,501
Class	Wood Frame	Central Air	797,501	11,364
Overall Condition	Average	Wet Sprinklers	3,444	4,908
Construction Quality	B	Value Before Depr.	0	813,773
Stories	1.00	Depr/Adjust Amount	0	24,413
Year Built	2014	Final Value (After Depr)	0	789,360
Remodel				
Percent Complete	100			
GLA	3,444			
Basement				
Basement Area				
Basement Unfinished Area		Grade Factor	50	Physical Depreciation %
HVAC		Functional Depreciation %	0	Economical Depreciation %
Heating Type	Forced Hot Air	Attached Component Computations		
Fuel Type	Oil	Type	Yr BIt	Condition
Cooling Type	Central 100 %			Area/Qty
Interior				Value
Floors	Quarry Tile			
Walls	Plaster			
Wall Height	10			
Exterior				
Exterior Walls	Cement Board			
Roof Cover	Asphalt			
Special Features				
Wet Sprinkler	3,444			
Detached Component Computations				
Type	Year	Condition	Area/Qty	Value
Paving	2014	Average	10,500	33,264
Total Building Value				
Building	2	Value	789,360	
Valuation Method	I			



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Card No: 3of 3

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