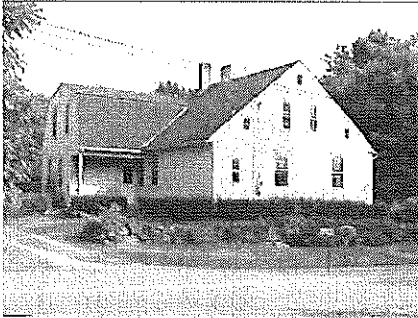


Town of Ledyard Property Summary Report

939 LONG COVE RD

PARCEL ID:	107-1340-939
LOCATION:	939 LONG COVE RD
OWNER NAME:	ALMY JOHN HALE II + MARCY ZWERLING -TR



OWNER OF RECORD

ALMY JOHN HALE II + MARCY ZWERLING -TR

2570 OAK HILLS DR

COLORADO SPRINGS, CO 80919

LIVING AREA:	608	ZONING:	R40	ACREAGE:	48.22
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SALES HISTORY

OWNER	BOOK / PAGE	SALE DATE	SALE PRICE
ALMY JOHN H II + MARCY Z C/O ANN MCBRIDE REAL ESTATE	0087/0406	10-Jul-1972	\$0.00
ALMY JOHN H II + MARCY Z C/O ANN MCBRIDE REAL ESTATE	00087/0406	10-Jul-1972	\$0.00

CURRENT ASSESSED VALUE

TOTAL:	\$351,120.00	IMPROVEMENTS:	\$149,660.00	LAND:	\$201,460.00
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ASSESSING HISTORY

FISCAL YEAR	TOTAL VALUE	IMPROVEMENT VALUE	LAND VALUE
2022	\$351,120.00	\$149,660.00	\$201,460.00
2021	\$351,120.00	\$149,660.00	\$201,460.00
2020	\$351,120.00	\$149,660.00	\$201,460.00
2019	\$363,370.00	\$150,710.00	\$212,660.00
2018	\$363,370.00	\$150,710.00	\$212,660.00

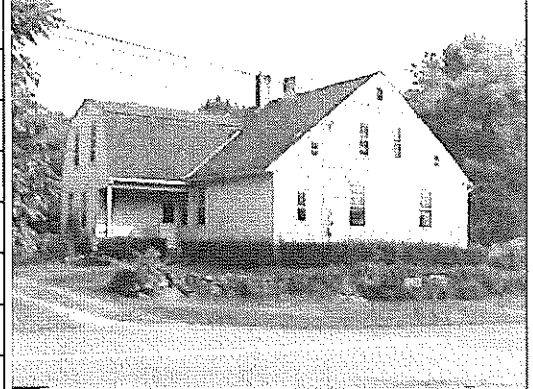
Town of Ledyard Property Summary Report

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BUILDING # 1

YEAR BUILT	1680	ROOF STRUCTURE	Gable/Hip
STYLE	Antique	ROOF COVER	Wood Shingle
MODEL	Residential	FLOOR COVER 1	Pine/Soft Wood
GRADE	Ave-Good	FLOOR COVER 2	Carpet
STORIES	1.5	HEAT FUEL	Oil
OCCUPANCY	Multi Hses M01	HEAT TYPE	Hot Water
EXT WALL 1	Clapboard	AC TYPE	None
EXT WALL 2	NULL	BEDROOMS	3 Bedrooms
INT WALLS 1	Plastered	FULL BATHS	2
INT WALLS 2	NULL	HALF BATHS	0
		TOT ROOMS	11



EXTRA FEATURES

DESCRIPTION	CODE	UNITS
1.5STFireplace	FPL2	NULLxNULL (1.00 UNITS)
Extra FPL open	FPO	NULLxNULL (2.00 UNITS)

BUILDING # 2

YEAR BUILT	1900	ROOF STRUCTURE	Gable/Hip
STYLE	Ranch	ROOF COVER	Asphalt Shingl
MODEL	Residential	FLOOR COVER 1	Vinyl/Asphault
GRADE	Below Average	FLOOR COVER 2	NULL
STORIES	1	HEAT FUEL	Coal or Wood
OCCUPANCY	Extra Hse M01	HEAT TYPE	None
EXT WALL 1	Wood Shingle	AC TYPE	None
EXT WALL 2	NULL	BEDROOMS	2 Bedrooms
INT WALLS 1	Plastered	FULL BATHS	1
INT WALLS 2	NULL	HALF BATHS	0
		TOT ROOMS	4



Town of Ledyard Property Summary Report

939 LONG COVE RD

PARCEL ID:	107-1340-939
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EXTRA FEATURES

DESCRIPTION	CODE	UNITS
1ST Fireplace	FPL1	NULLxNULL (1.00 UNITS)

EXTRA FEATURES

DESCRIPTION	CODE	UNITS
Shed	SHD1	NULLxNULL (112.00 S.F.)
Patio-Brick/BI	PAT1	NULLxNULL (132.00 S.F.)

EXHIBIT A

Legal Description

A certain tract of land with buildings thereon situated on the easterly side of the Long Cove Road in said Ledyard, said tract shown on a plan titled "Plan Showing Lands Now or Formerly of Monet A. Lawson, Long Cove Road, Ledyard, Connecticut, Scale 1" = 30", September 1968", said plan is on file in the Ledyard Town Clerk's Office, said tract is bounded and described as follows:

Beginning at a stonewall junction in the easterly line of the Long Cove Road, said junction being at the northwest corner of the herein described tract and the southwest corner of lands now or formerly of Snyder as shown on said plan and thence running S 47°24'40"E along the center of a stonewall, 372.04 feet to a stonewall junction thence running S 43°50'05"E along the center of a stonewall, 345.27 feet to a point in said stonewall, thence running S 44°17'00"E along the center of said stonewall, 335.23 feet to a stonewall junction; thence running N 44°38'20"E along the center of a stonewall, 49.24 feet to a stonewall junction; thence running S 28°30'10"E, along the center of a stonewall, 165.70 feet to a stonewall junction; thence running S 89°08'00"E along the center of a stonewall, 379.05 feet to a stonewall junction, the last 6 courses abutting lands of said Snyder; thence running S 08°06'00"W along the center of a stonewall, 216.32 feet to a point at the end of said stonewall, thence running S 07°39'00"W, 143.32 feet to a point at the end of a stonewall; thence running S 08°06'20"W along the center of a stonewall, 138.23 feet to a point in said stonewall; thence running S 07°55'00"W along the center of a stonewall, 239.48 feet to a point in said stonewall, thence running S 07°18'40"W along the center of said stonewall, 250.75 feet to a stonewall junction, the last 5 courses abutting lands now or formerly of the Christy Hill Builders; thence running S 71°42'00"W along the center of a stonewall, 447.37 feet to a stonewall junction, thence running S 69°07'30"W along the center of said stonewall, 30.74 feet to a stonewall corner, thence running S 44°53'50"W along the center of a stonewall, 23.86 feet to an angle point in said stonewall, thence running S 04°40'40"W along the center of said stonewall, 71.84 feet to a point at the end of said stonewall, thence running S 08°15'40"W, 116.01 feet to a point at the end of a stonewall; thence running S 06°22'00"W along the center of a stonewall, 186.45 feet to a stonewall corner, thence running N 75°28'40"W along the center of a stonewall, 393.79 feet to a point at the end of said stonewall, thence running N 72°32'30"W, along the line of the remains of a wire fence now or formerly of Hall, thence running N 74°35'00"W, along the center of a stonewall, 183.10 feet to a point in said stonewall, thence running S 70°34'40"W along the center of said stonewall, 106.58 feet to a point in said stonewall, thence running N 74°36'40"W along the center of said stonewall, 282.44 feet to a point in said stonewall, the last 3 courses abutting lands now or formerly of Allen and Rose; thence running N 20°01'20"E, 162.79 feet to a point, thence running N 73°48'30"W, 151.00 feet to a point in the easterly line of the Long Cove Road, the last 2 courses abutting lands now or formerly of Sebastian; thence running N 16°29'30"E along the easterly line of the Long Cove Road, 50.00 feet to a monument in said line; thence running S 73°18'30"E, along the northerly line of a 50 feet Right of Way, 149.87 feet to a monument, thence running S 46°21'30"E, 188.62 feet to a point in a stonewall, the last 2 courses abutting land now or formerly of Crandall; thence running N 80°54'E, 197.72 feet to a drill hole in a stonewall; thence running N 57°36'10"E, 226.55 feet to a drill hole; thence running N 04°15'30"E, 12.37 feet to a drill hole; thence running N 6°53'30"W, 70.02 feet to a drill hole, thence running S 25°05'W, 41.96 feet to a drill hole; thence running N 1°41'10"E, 23.91 feet to a drill hole, thence running N 15°07'W, 170.00 feet to a drill hole, the last 6 courses running along the center of a stonewall; thence running S 81°21'30"W, 312.35 feet to a drill hole in the easterly line of Long Cove Road and the northwesterly corner of land now or

15-0037 (CNR)

EXHIBIT A (continued)

formerly of John G. Krawczyk, et al and the southwesterly corner of a 50 foot Right of Way, the last 8 courses abutting land of said Krawczyk; thence running N 11°48'10"E along said easterly line of the Long Cove Road, 54.08 feet to a point in said line and the northwest corner of said Right of Way; thence running S 81°21'30"E along the northerly line of said Right of Way, 301.74 feet to a point in a stonewall and the northeast corner of said Right of Way; thence running S 02°41'00"E along the center of a stonewall, 34.33 feet to a stonewall junction; thence running S 77°08'40"W along the center of a stonewall, 167.1 feet to a point in said stonewall, the last 1 courses abutting lands now or formerly of Jones; thence running S 0°26'10"E along the easterly line of lands now or formerly of Hyslop, 113.83 feet to a point; thence running N 09°19'40"E along the easterly line of lands now or formerly of Pender and Larsen, 149.06 feet to a point in a stonewall; thence running S 81°20'40"W along the center of a stonewall, 132.56 feet to a stonewall corner; thence running N 05°13'30"W along the center of a stonewall, 56.88 feet to a stonewall corner; thence running N 86°04'10"W along the center of a stonewall, 68.58 feet to a stonewall junction in the easterly line of the Long Cove Road, the last 1 courses abutting lands of said Larsen; thence running S 07°32'10"E along the easterly line of the Long Cove Road, 204.39 feet to an angle point in said line; thence running N 19°09'20"E along said line, 28.65 feet to an angle point in said line; thence running N 78°28'40"E along said line, 117.44 feet to an angle point in said line; thence running S 46°49'50"E along said line, 141.70 feet to the place of beginning.

Said tract containing about 52.28 acres.

X Subject to a right of way as appears on record.

The parties herein confirm and agree by their signatures above and on acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument solely from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or given which any tax may have been calculated; has not verified the legal existence or authority of any entity or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from this conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree to, at any time, and from time to time, to cooperate, adjust, amend, execute, re-execute and/or deliver such further documents, documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.