

OFFERING MEMORANDUM

16 Main Street | Central Village (Plainfield), Connecticut

CHABOT
& ASSOCIATES
REAL ESTATE GROUP

Chabot & Associates



\$899,900

4 BEDROOMS | 2.5 BATHS | 2-CAR GARAGE
APPROX. 50 OFF-STREET PARKING

16 MAIN STREET

CENTRAL VILLAGE (PLAINFIELD), CONNECTICUT 06354

DISTINCTIVE HISTORIC MIXED-USE PROPERTY

RESIDENTIAL | STUDIO | WORKSHOP | CREATIVE & PRODUCTION SPACE



CHABOT
& ASSOCIATES
REAL ESTATE GROUP

ANTHONY CHABOT

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Putnam, CT 06260

EXECUTIVE SUMMARY

A distinctive renovated mixed-use property with historic post-and-beam character



THE OPPORTUNITY

16 Main Street is a distinctive, extensively renovated mixed-use property believed to date to the 1800s. Major renovations were reportedly completed around 2021, transforming the historic post-and-beam building into a flexible combination of residential, commercial studio, workshop, office, brewing and creative-use spaces.

Currently operating as The Farm at Central Village, the property includes a 3-bedroom, 1-bath primary apartment; a separate first-floor 1-bedroom, 1-bath apartment; and commercial space with a half bath, separate utility sink, attached greenhouse and walkout-basement access. A separate two-story post-and-beam barn, café-style rear patio, extensive decking and broad parking field complement the main building. The two parcels total approximately 4.8 acres: approximately 3.8 commercial acres and 1.0 residential acre.

PROPERTY PROFILE

- Central Village Historic District
- Renovation reported in 2020-2021
- Approx. 4.8 combined acres
- C2 and RA19 zoning reported
- Parking estimated at approx. 50
- Floor plans included

PROPERTY DETAILS

PROPERTY & EXTERIOR

The property offers substantial off-street parking, with the owner estimating capacity for approximately 50 vehicles. Exterior improvements and amenities reportedly include an attached greenhouse or sunroom, pergola, large paver area, café-style rear patio, extensive decking with newer decking and supports, storage shed, private well and multiple walkout access points. The north side of the building has vinyl shingle-style siding. An original cupola is also available and could potentially be reinstalled by crane.

COMMERCIAL, STUDIO & CREATIVE AREAS

The commercial portion includes a half bath, separate utility sink, attached greenhouse and direct access to the walkout basement. Versatile areas have accommodated a large commercial studio, full-time painting studio, office, workshop, storage, brewery and fermentation functions. Reported specialty features include large rooms with crank-out windows, a commercial-style exhaust hood, six-tap dispensing system and temperature-controlled fermentation space. Potential uses remain subject to zoning and approvals.

RESIDENTIAL & FINISHED INTERIORS

The residential areas feature exposed posts and beams, wide-plank pine flooring, shiplap, barn doors, butcher-block shelving and cathedral ceilings. The 3-bedroom, 1-bath primary apartment includes an open cathedral-ceiling layout, balcony overlooking the rear grounds and an updated kitchen with a large granite island. Kitchen finishes across the property include custom cabinetry, white shaker-style cabinets, granite counters, farmhouse sinks, stainless-steel appliances, matte-black fixtures and extensive storage. A separate first-floor 1-bedroom, 1-bath apartment provides additional residential flexibility.

BASEMENT & UTILITIES

The walkout basement has concrete floors, substantial shelving and storage, multiple exterior doors and ceilings estimated at approximately eight feet. The property is served by city sewer and natural gas and also includes a private well with an ultraviolet water-sanitation system. Reported improvements include three-phase electrical power on the first floor, newer electrical service, natural-gas heating, hybrid heat-pump water heater, separate apartment water heater, new well pump, spray-foam wall insulation, extensive newer PVC plumbing, mini-split systems and separate second-floor air-conditioning equipment.

PROPERTY HIGHLIGHTS

Flexible residential, studio, office, production and workshop components



AT A GLANCE

● HISTORIC ARCHITECTURE

Central Village Historic District setting with exposed posts, beams and cathedral ceilings.

● RESIDENTIAL AREAS

Reported 3BR/1BA primary apartment plus separate first-floor 1BR/1BA apartment.

● COMMERCIAL STUDIO

Commercial studio with half bath, separate sink, attached greenhouse and basement access.

● FLEXIBLE IMPROVEMENTS

Studio, office, workshop, storage, production and brewing-related infrastructure.

● UTILITIES

City sewer, natural gas and private well with ultraviolet water sanitation system.

● SITE FEATURES

Approx. 4.8 combined acres, separate rear barn, café-style patio and broad parking field.



INVESTMENT OVERVIEW

Broker pro forma based on the corrected unit mix and requested offering assumptions



OFFERING SNAPSHOT

ASKING PRICE

\$899,900

TOTAL LAND

Approx. 4.8 acres

MAIN PARCEL

Approx. 3.8 acres - C-2

ADDITIONAL PARCEL

Approx. 1.0 acre - RA-19

RESIDENTIAL MIX

3BR/1BA + 1BR/1BA

COMMERCIAL AREA

Commercial space + half bath

GARAGE / BARN

Separate 2-car structure

PARKING

Approx. 50 spaces

PROPOSED RENT ROLL

COMPONENT	DESCRIPTION	MONTHLY RENT
Primary apartment	Luxury 3-bedroom / 1-bath residence	\$2,500
First-floor apartment	1-bedroom / 1-bath residence	\$1,600
Commercial space	Includes basement and greenhouse use	\$2,000
Separate garage / barn	Two-car garage rental assumption	\$300
TOTAL	Broker pro forma gross potential rent	\$6,400

ANNUAL GROSS POTENTIAL RENT: \$76,800

Commercial rent is modeled at \$1,800 per month without basement and greenhouse use, or \$2,000 per month with those areas included. All rents are prospective broker assumptions, not representations of existing leases.

FINANCIAL ANALYSIS

Illustrative stabilized operating statement - buyer to verify all figures



ENHANCED COMMERCIAL-USE SCENARIO

INCOME	ANNUAL
Gross potential rent	\$76,800
Less: vacancy / credit loss (5%)	(\$3,840)
EFFECTIVE GROSS INCOME	\$72,960

ESTIMATED OPERATING EXPENSE	ANNUAL
Real estate taxes - preliminary estimate	\$6,587
Insurance - underwriting allowance	\$6,000
Grounds maintenance and snow removal	\$3,000
TOTAL ESTIMATED OPERATING EXPENSES	\$15,587
ESTIMATED NET OPERATING INCOME	\$57,373

OPERATING-EXPENSE ASSUMPTIONS

This simplified broker pro forma includes only real estate taxes, insurance, grounds maintenance and snow removal. All figures are preliminary and should be independently verified by the purchaser.

MARKET & VALUATION CONTEXT

Income support, owner-user utility and redevelopment optionality



MARKET POSITIONING

The offering is not a conventional apartment property and should not be valued solely from its current income stream. Its value proposition combines two renovated residential units, commercial and production space, a walkout basement, attached greenhouse, separate barn, approximately 50 parking spaces and a two-parcel 4.8-acre site. These features create meaningful utility for an owner-user and potential longer-term redevelopment value.

Current online market indicators show Plainfield apartment asking rents averaging approximately \$1,100 for one-bedroom units and \$1,850 for three-bedroom units, while newer or higher-quality regional three-bedroom offerings can approach \$3,000. The broker pro forma uses \$1,600 for the first-floor one-bedroom and \$2,500 for the extensively renovated primary residence based on its size, finishes, cathedral ceilings, large island and balcony. Plainfield commercial listings have recently averaged roughly \$12 per square foot per year, although actual rent varies materially by property type, condition, lease structure and included areas.

VALUATION CONSIDERATIONS

KEY VALUE DRIVERS

A purchaser should evaluate the property as a whole, considering the stabilized residential and commercial income potential together with the owner-user value of the specialized improvements, extensive parking, separate barn, greenhouse, walkout basement and two-parcel 4.8-acre site. The commercial parcel may also offer longer-term repositioning or development optionality under applicable zoning and Connecticut middle-housing legislation. No value has been assigned to unapproved future units in this memorandum.

Market references: Trulia Plainfield rental summary; Apartments.com regional listings; LoopNet Plainfield commercial listings. Accessed August 2026.

ZONING & REDEVELOPMENT

Current Connecticut middle-housing framework and property-specific considerations



POTENTIAL 2-9 UNIT PATHWAY

Connecticut Public Act 25-1, originally HB 8002, established a summary-review pathway for qualifying middle-housing or mixed-use development on commercially or mixed-use-zoned lots. Middle housing generally includes developments containing 2 to 9 dwelling units. The relevant provisions became applicable July 1, 2026. Summary review is intended to use objective zoning standards without a special permit, variance or public hearing, although site-plan conformity and public-health-and-safety requirements still apply.

The approximately 3.8-acre principal parcel is reported in Plainfield's C-2 commercial district and therefore appears potentially positioned for this pathway. The included approximately 1.0-acre RA-19 parcel does not automatically receive the same treatment unless Plainfield has adopted regulations extending summary review to residentially zoned land or the parcel can appropriately support the overall plan. Written zoning confirmation and a concept plan are recommended before assigning value to additional units.

PROPERTY ADVANTAGES FOR REPOSITIONING

- Existing 3BR/1BA and 1BR/1BA residential units
- City sewer and natural-gas service
- Approximately 50 existing off-street parking spaces
- Commercial area, walkout basement and multiple access points
- Combined 4.8-acre site with 3.8-acre commercial parcel
- Separate barn, greenhouse and flexible production/work areas

IMPORTANT: REDEVELOPMENT POTENTIAL IS NOT AN APPROVED UNIT COUNT.

Buyer must verify zoning, dimensional standards, building/fire code, sewer capacity, access, wetlands, parking treatment and all permitting requirements with the Town of Plainfield and qualified professionals.

Legal references: Connecticut Public Act 25-1 (Nov. 2025 Special Session), Sections 16-17; CGS Sec. 8-2s. Informational only; not legal advice.

PROPERTY NARRATIVE

Historic character combined with extensive modern improvements



RESIDENTIAL & FINISHED INTERIOR AREAS

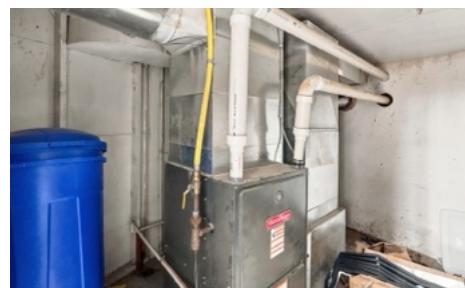
The primary 3-bedroom, 1-bath apartment features a wide-open cathedral-ceiling layout, exposed posts and beams, wide-plank pine flooring, shiplap, barn doors and a balcony overlooking the rear grounds. The updated kitchen is anchored by an oversized granite island and includes custom cabinetry, white shaker-style cabinets, extensive counter and storage space, farmhouse sink, stainless appliances and matte-black fixtures. The bath has also been updated. A separate first-floor 1-bedroom, 1-bath apartment provides additional residential flexibility. One kitchen area was formerly used as a display kitchen for a custom cabinet business. Heating and cooling reportedly include mini-splits, a separate second-floor air handler and natural-gas equipment.

STUDIO, OFFICE & CREATIVE SPACES

The separate commercial area is configured as a large creative-use studio and includes a half bath, separate utility sink, attached greenhouse and access to the walkout basement. Additional areas have served as a full-time painting studio, office, workshop, storage, brewery and fermentation space. Reported specialty improvements include large crank-out windows, a commercial-style exhaust hood, six-tap dispensing system and temperature-controlled fermentation space. These areas may accommodate artistic, professional, production or light-commercial uses, subject to zoning and approvals.

BASEMENT & UTILITY AREAS

The walkout basement has concrete floors, substantial shelving and storage, multiple exterior doors and ceilings estimated at approximately eight feet. It was previously used as an occupied, full-time paint studio. The property is served by city sewer and natural gas and also includes a private well with an ultraviolet water-sanitation system. Reported improvements include three-phase electrical power on the first floor, newer service panel, natural-gas heating, hybrid heat-pump water heater, separate apartment water heater, new well pump, spray-foam wall insulation, extensive newer PVC plumbing and second-floor air-conditioning equipment.



EXTERIOR, SITE & AERIAL CONTEXT

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16 MAIN STREET - PROPERTY PHOTO 01



16 MAIN STREET - PROPERTY PHOTO 02



16 MAIN STREET - PROPERTY PHOTO 03



16 MAIN STREET - PROPERTY PHOTO 04

EXTERIOR, SITE & AERIAL CONTEXT

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16 MAIN STREET - PROPERTY PHOTO 05



16 MAIN STREET - PROPERTY PHOTO 06



16 MAIN STREET - PROPERTY PHOTO 07



16 MAIN STREET - PROPERTY PHOTO 08

EXTERIOR, SITE & AERIAL CONTEXT

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16 MAIN STREET - PROPERTY PHOTO 09



16 MAIN STREET - PROPERTY PHOTO 10



16 MAIN STREET - PROPERTY PHOTO 11



16 MAIN STREET - PROPERTY PHOTO 12

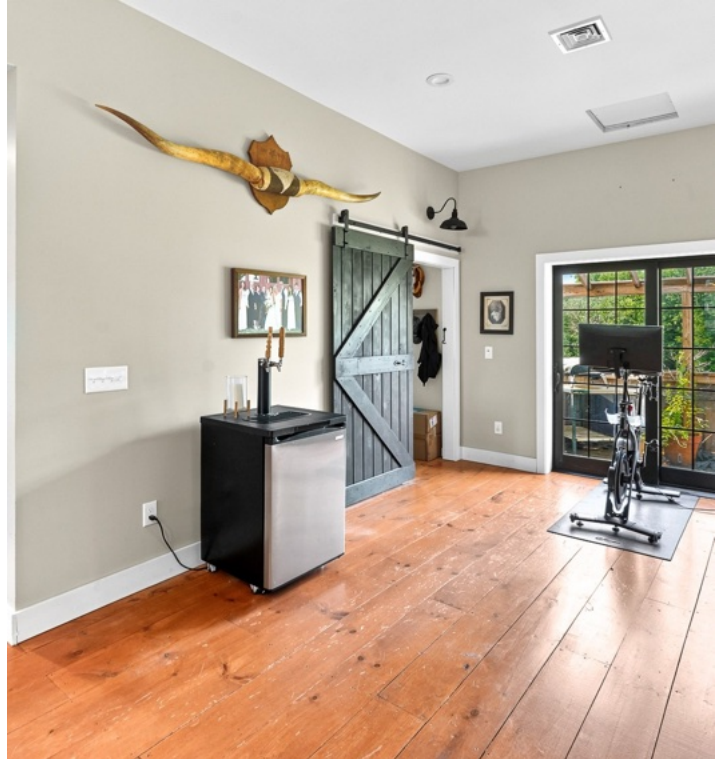
RENOVATED RESIDENTIAL INTERIORS

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16 MAIN STREET - PROPERTY PHOTO 13



16 MAIN STREET - PROPERTY PHOTO 14



16 MAIN STREET - PROPERTY PHOTO 15



16 MAIN STREET - PROPERTY PHOTO 16

RENOVATED RESIDENTIAL INTERIORS

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16 MAIN STREET - PROPERTY PHOTO 17



16 MAIN STREET - PROPERTY PHOTO 18



16 MAIN STREET - PROPERTY PHOTO 19



16 MAIN STREET - PROPERTY PHOTO 20

RENOVATED RESIDENTIAL INTERIORS

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16 MAIN STREET - PROPERTY PHOTO 21



16 MAIN STREET - PROPERTY PHOTO 22



16 MAIN STREET - PROPERTY PHOTO 23



16 MAIN STREET - PROPERTY PHOTO 24

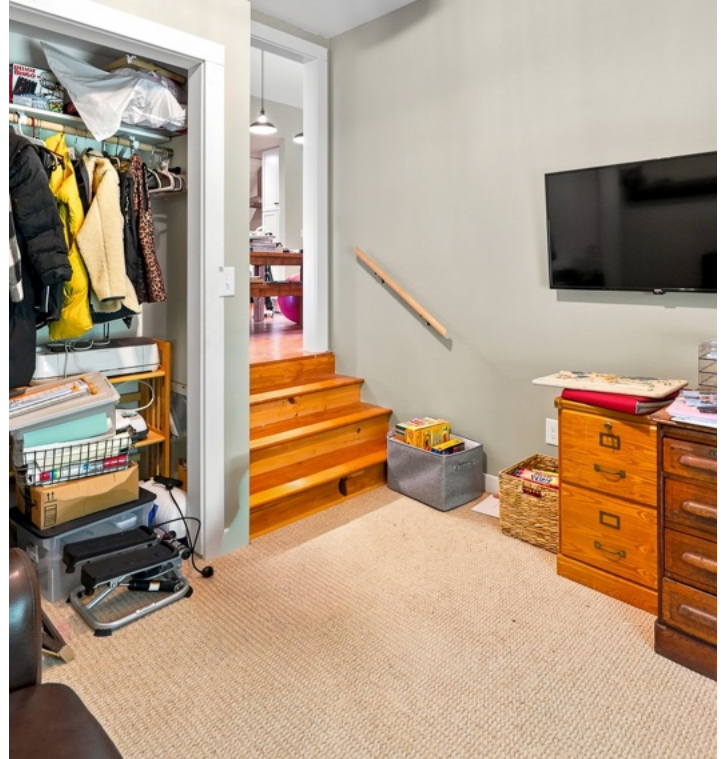
RENOVATED RESIDENTIAL INTERIORS

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16 MAIN STREET - PROPERTY PHOTO 25



16 MAIN STREET - PROPERTY PHOTO 26



16 MAIN STREET - PROPERTY PHOTO 27



16 MAIN STREET - PROPERTY PHOTO 28

RENOVATED RESIDENTIAL INTERIORS

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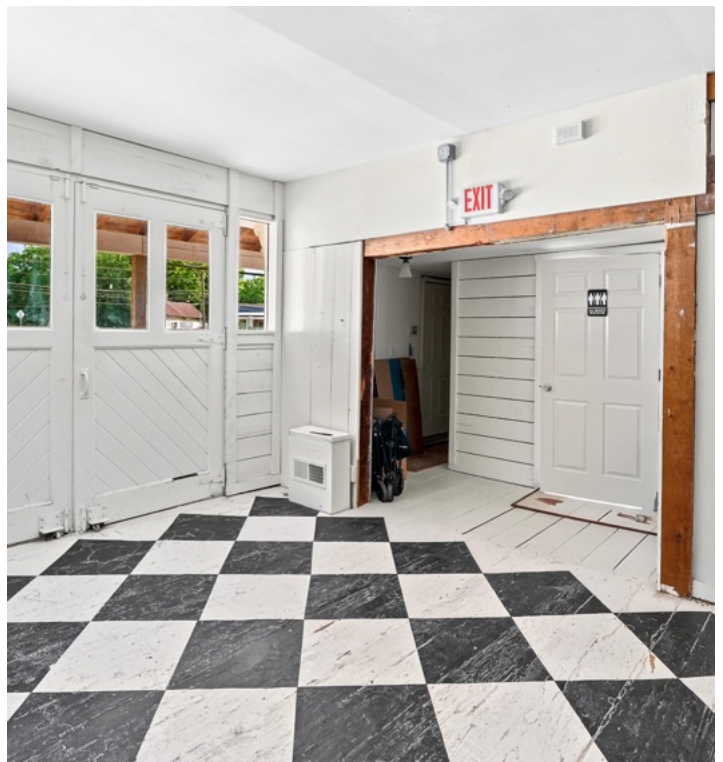
16 MAIN STREET - PROPERTY PHOTO 29



16 MAIN STREET - PROPERTY PHOTO 30



16 MAIN STREET - PROPERTY PHOTO 31



16 MAIN STREET - PROPERTY PHOTO 32

RENOVATED RESIDENTIAL INTERIORS

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16 MAIN STREET - PROPERTY PHOTO 33



16 MAIN STREET - PROPERTY PHOTO 34



16 MAIN STREET - PROPERTY PHOTO 35



16 MAIN STREET - PROPERTY PHOTO 36

STUDIO & CREATIVE PRODUCTION AREAS

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16 MAIN STREET - PROPERTY PHOTO 37



16 MAIN STREET - PROPERTY PHOTO 38



16 MAIN STREET - PROPERTY PHOTO 39



16 MAIN STREET - PROPERTY PHOTO 40

STUDIO & CREATIVE PRODUCTION AREAS

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16 MAIN STREET - PROPERTY PHOTO 41



16 MAIN STREET - PROPERTY PHOTO 42



16 MAIN STREET - PROPERTY PHOTO 43



16 MAIN STREET - PROPERTY PHOTO 44

ADDITIONAL RESIDENTIAL AREAS

16 Main Street | Plainfield, Connecticut



16 MAIN STREET - PROPERTY PHOTO 45



16 MAIN STREET - PROPERTY PHOTO 46



16 MAIN STREET - PROPERTY PHOTO 47



16 MAIN STREET - PROPERTY PHOTO 48

ADDITIONAL RESIDENTIAL AREAS

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16 MAIN STREET - PROPERTY PHOTO 49



16 MAIN STREET - PROPERTY PHOTO 50



16 MAIN STREET - PROPERTY PHOTO 51



16 MAIN STREET - PROPERTY PHOTO 52

UTILITY, BASEMENT & OUTBUILDING

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16 MAIN STREET - PROPERTY PHOTO 53



16 MAIN STREET - PROPERTY PHOTO 54



16 MAIN STREET - PROPERTY PHOTO 55



16 MAIN STREET - PROPERTY PHOTO 56

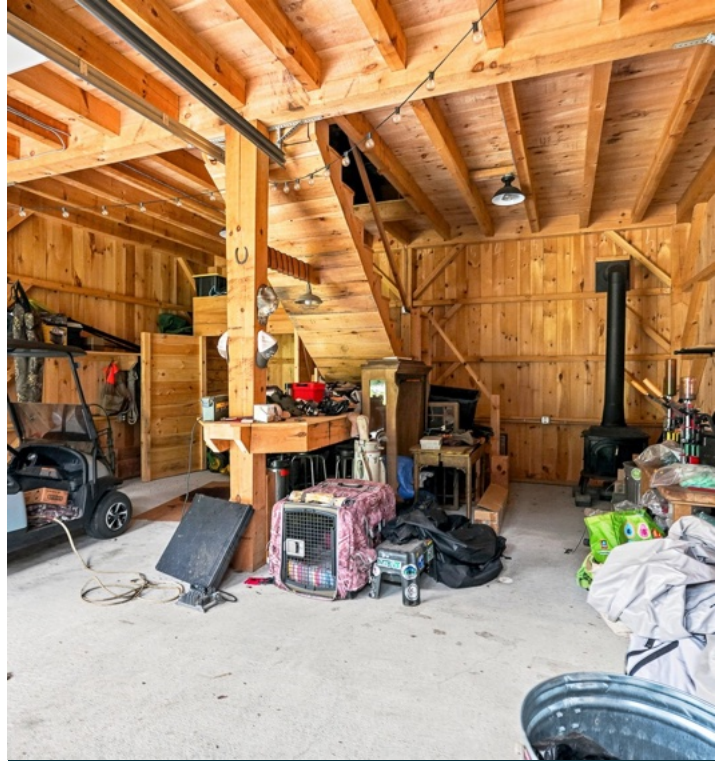
UTILITY, BASEMENT & OUTBUILDING

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16 MAIN STREET - PROPERTY PHOTO 57



16 MAIN STREET - PROPERTY PHOTO 58



16 MAIN STREET - PROPERTY PHOTO 59



16 MAIN STREET - PROPERTY PHOTO 60

AERIAL, GROUNDS & EXTERIOR DETAILS

16 Main Street | Plainfield, Connecticut



16 MAIN STREET - PROPERTY PHOTO 61



16 MAIN STREET - PROPERTY PHOTO 62



16 MAIN STREET - PROPERTY PHOTO 63



16 MAIN STREET - PROPERTY PHOTO 64

AERIAL, GROUNDS & EXTERIOR DETAILS

16 Main Street | Plainfield, Connecticut



16 MAIN STREET - PROPERTY PHOTO 65



16 MAIN STREET - PROPERTY PHOTO 66



16 MAIN STREET - PROPERTY PHOTO 67



16 MAIN STREET - PROPERTY PHOTO 68

AERIAL, GROUNDS & EXTERIOR DETAILS

16 Main Street | Plainfield, Connecticut



16 MAIN STREET - PROPERTY PHOTO 69



16 MAIN STREET - PROPERTY PHOTO 70

SITE & PARCEL INFORMATION

Approximate lot lines, assessor mapping and regional access

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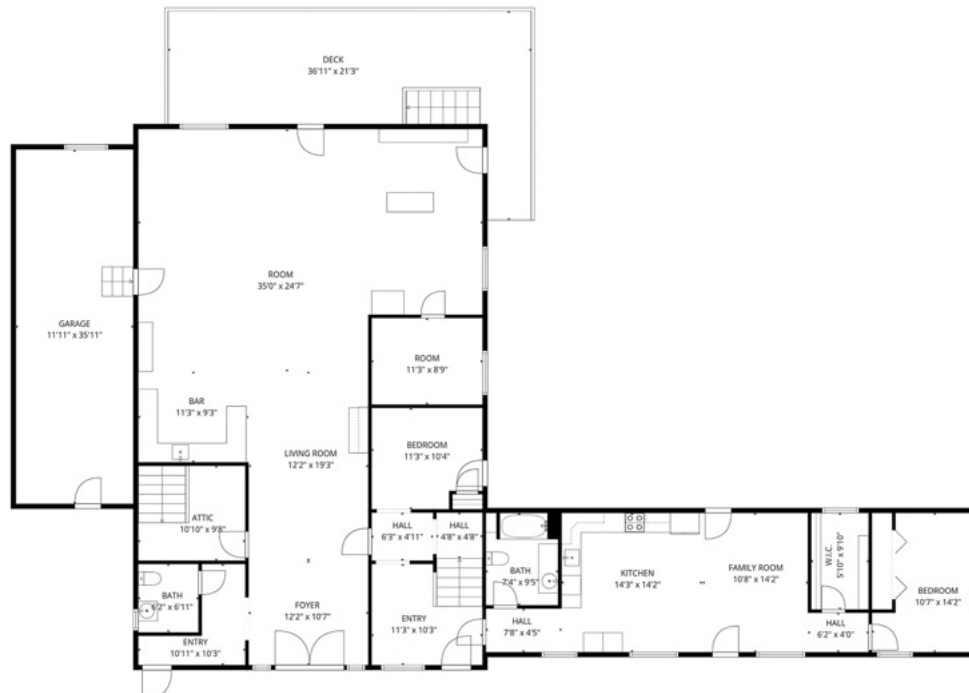
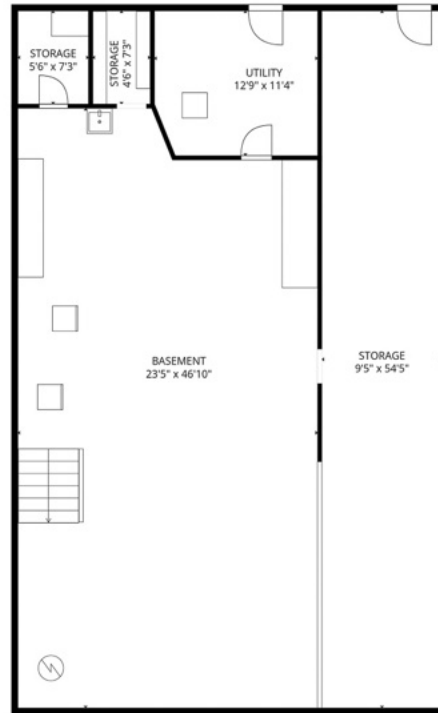


COMBINED SITE OVERVIEW

The property is represented as two parcels totaling approximately 4.8 acres: an approximately 3.8-acre commercial parcel and an adjacent approximately 1.0-acre residential parcel. The mapping also illustrates the property's proximity to Routes 12 and 14 and Interstate 395. Lot lines, dimensions, acreage, zoning and access shown are approximate and must be independently verified through municipal records, survey and title review.

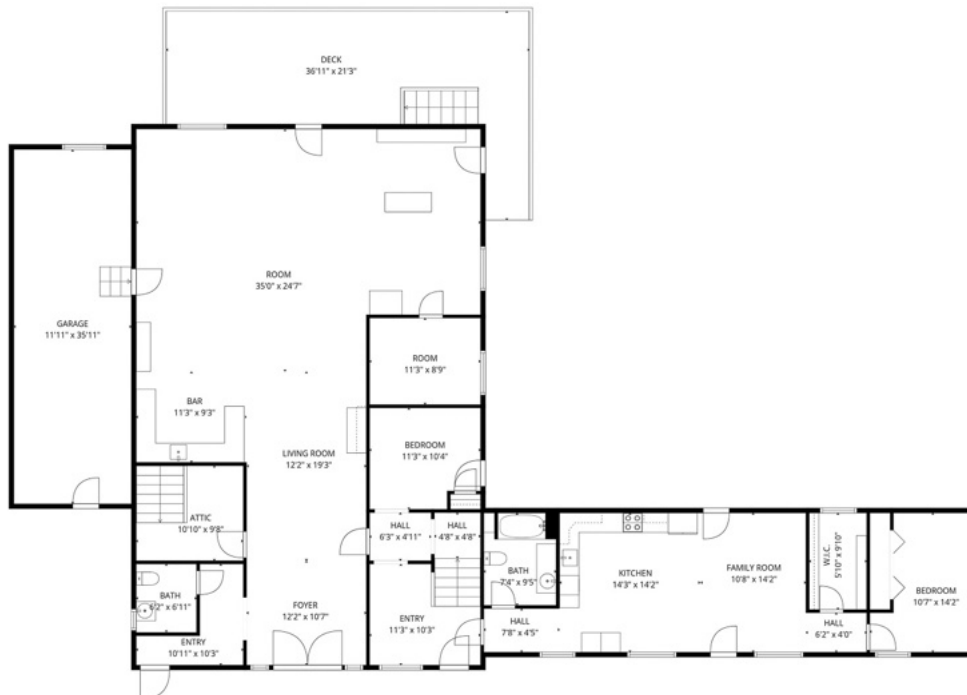
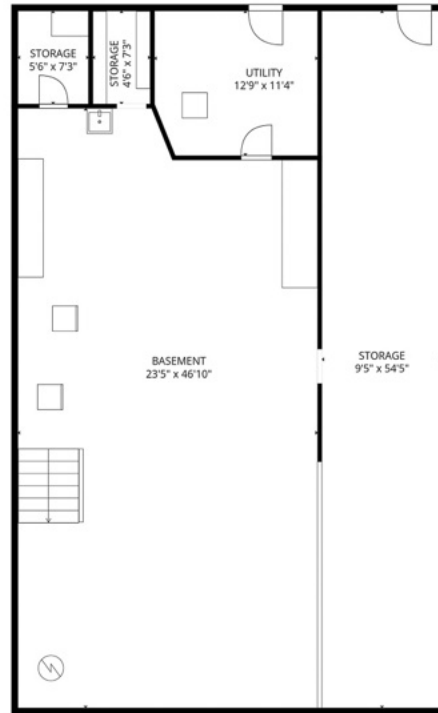
FLOOR PLANS - INDIVIDUAL LEVELS

Measured floor plans are for marketing reference and should be independently verified



FLOOR PLANS - UPPER & COMPOSITE

Measured floor plans are for marketing reference and should be independently verified



Additional views of the site, grounds and building



LOCATION ADVANTAGES

Central Village access with convenient regional connectivity



CENTRAL VILLAGE, CONNECTICUT

The property is located in the walkable Central Village core with access to Routes 12 and 14 and convenient connectivity to I-95. The property is also within walking distance of the Central Village Metro Station.

● FOXWOODS & MOHEGAN SUN

Approx. 25-30 minutes

● ELECTRIC BOAT & NEW LONDON

Approx. 30-35 minutes

● PROVIDENCE

Approx. 40-45 minutes

● WORCESTER

Approx. 45-50 minutes

● HARTFORD

Approx. 50-55 minutes

● INTERSTATE 395

Minutes from the property

Drive times are approximate and will vary with traffic, route and conditions. Buyer to independently verify location, access and all property information.



OFFERING CONSIDERATIONS

Property information remains subject to verification and due diligence



OVERALL IMPRESSION

16 Main Street is a highly unusual and visually impressive property that blends historic post-and-beam architecture with extensive modern improvements. Its combination of residential accommodations, studios, workshops, office space, substantial electrical capacity, ample parking and multiple exterior access points creates strong potential for an owner-user, artist, craft producer, specialty business or mixed-use investor - subject to confirmation of zoning, permits and approved occupancy.

PROSPECTIVE PURCHASER REVIEW

- Verify zoning, permitted uses and certificates of occupancy.
- Confirm building and site dimensions using municipal records and professional survey.
- Review renovation permits, inspections, contractor records and project costs.
- Confirm electrical service, three-phase specifications and utility zones.
- Identify all fixtures, equipment and outbuildings included in the conveyance.
- Complete structural, environmental, mechanical, city-sewer and private-well due diligence.

PROPERTY CARD APPENDIX

Vision Government Solutions | Municipal assessor information



16 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 1 OF 6

16 MAIN ST

Location 16 MAIN ST

Mblu 1CV/ 0085/ 0033/ /

Acct# 00563200

Owner BURDICK BENJAMIN & KELLY

Assessment \$280,010

Appraisal \$400,010

PID 6150

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$279,010	\$121,000	\$400,010
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$195,310	\$84,700	\$280,010

Owner of Record

Owner BURDICK BENJAMIN & KELLY
Co-Owner

Sale Price \$250,000
Certificate

MUNICIPAL RECORD REFERENCE

This municipal property-card information is included for reference. Prospective purchasers should independently verify assessment data, parcel acreage, building characteristics, ownership, zoning and all other property information with the Town of Plainfield and appropriate professionals.

PROPERTY CARD APPENDIX

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16 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 2 OF 6

Address PO BOX 188
CENTRAL VILLAGE, CT 06332

Book & Page 0514/0750
Sale Date 06/29/2017
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BURDICK BENJAMIN & KELLY	\$250,000		0514/0750	00	06/29/2017
BKRS LLC	\$0		0513/0535	29	05/17/2017
MARTEL RICHARD	\$125,000		0510/0158	01	02/07/2017
MARTEL RICHARD + EARL	\$70,000		0233/0471		03/12/1996

Building Information

Building 1 : Section 1

Year Built: 1880
Living Area: 3,673
Replacement Cost: \$399,497
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$259,670

Building Attributes	
Field	Description
Style:	Comm/Res
Model	Comm/Ind
Grade	C

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PROPERTY CARD APPENDIX

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16 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 3 OF 6

Stories:	2
Occupancy	2.00
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Wall Brd/Wood
Interior Floor 1	Pine/Soft Wood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	PRI RES COM
Total Rooms	
Total Bedrms	5
Total Baths	2
1st Floor Use:	3220
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Corn Wall	

Building Photo



https://images.vgsi.com/photos/PlainfieldCTPhotos///0011/Screenshot%11-26%20082951_11293.png

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PROPERTY CARD APPENDIX

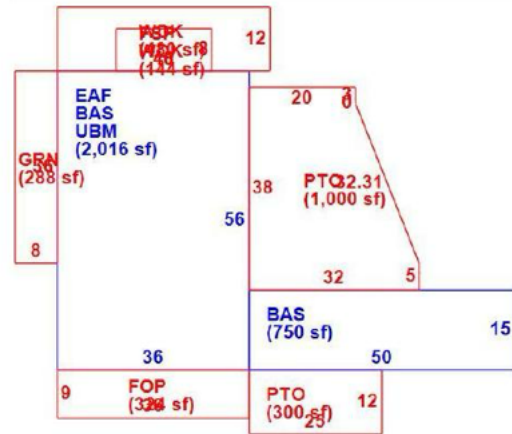
Vision Government Solutions | Municipal assessor information



16 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 4 OF 6

Building Layout



(ParcelSketch.aspx?pid=6150&bid=6150)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,766	2,766	
EAF	Finished Expansion Attic	2,016	907	
FOP	Open Porch	324	0	
FSP	Screened Porch	144	0	
GRN	Greenhouse	288	0	
PTO	Patio	1,300	0	
UBM	Unfinished Basement	2,016	0	
WDK	Wood Deck	624	0	

MUNICIPAL RECORD REFERENCE

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PROPERTY CARD APPENDIX

Vision Government Solutions | Municipal assessor information



16 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 5 OF 6

		9,478	3,673
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Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 013C
Description PRI RES COM
Zone C2
Neighborhood 1000
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 3.8
Frontage
Depth
Total Market Land \$84,700
Appraised Value \$121,000

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving-Asphalt			7700.00 S.F.	\$3,850	1
LNT	Lean-To			7.00 S.F.	\$30	1
NV1	Oby under 100 sf	SH	Shed	80.00 UNITS	\$0	1
BRN1	Barn			672.00 S.F.	\$15,460	1

MUNICIPAL RECORD REFERENCE

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Vision Government Solutions | Municipal assessor information

16 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 6 OF 6

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$279,010	\$121,000	\$400,010
2023	\$279,010	\$121,000	\$400,010

Assessment			
Valuation Year	Improvements	Land	Total
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0 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 1 OF 5

0 MAIN ST

Location 0 MAIN ST

Mblu 1CV/ 0085/ 0026/ /

Acct# 00562500

Owner BURDICK BENJAMIN & KELLY
(JT)

Assessment \$28,350

Appraisal \$40,500

PID 6143

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$40,500	\$40,500
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$28,350	\$28,350

Owner of Record

Owner BURDICK BENJAMIN & KELLY (JT)

Sale Price \$17,500

MUNICIPAL RECORD REFERENCE

This municipal property-card information is included for reference. Prospective purchasers should independently verify assessment data, parcel acreage, building characteristics, ownership, zoning and all other property information with the Town of Plainfield and appropriate professionals.

PROPERTY CARD APPENDIX

Vision Government Solutions | Municipal assessor information



0 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 2 OF 5

Co-Owner

Address PO BOX 188
CENTRAL VILLAGE, CT 06332

Certificate

Book & Page 0555/0472
Sale Date 07/27/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BURDICK BENJAMIN & KELLY (JT)	\$17,500		0555/0472	00	07/27/2020
DEOJAY CHRISTOPHER JAMES	\$0		0555/0469	29	07/27/2020
DEOJAY CHRISTOPHER JAMES	\$5,000		0483/0421		12/12/2014
STEPHEN SCOTT A + PATRICIA M	\$26,900		0242/0710	1L	06/05/1997
FIRST BANK OF BEVERLY HILLS +	\$0		0234/0275		04/15/1996

Building Information

Building 1 : Section 1

Year Built:

Living Area: 0

Replacement Cost: \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

Building Attributes	
Field	Description
Style:	Vacant Land

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0 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 3 OF 5

Model	
Grade:	
Stories:	
Occupancy:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Full Baths:	
Half Baths:	
Extra Fixtures:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Fireplaces:	
Xtra Openings:	
Gas Fireplaces:	

Building Photo



<https://images.vgsi.com/photos/PlainfieldCTPhotos/default.jpg>

Building Layout

[\(ParcelSketch.ashx?pid=6143&bid=6143\)](#)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

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0 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 4 OF 5

Woodstove/Pellet	
Bsmt Gar:	
Color	
Basement:	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1300
Description Vacant
Zone RA19
Neighborhood 90
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 1
Frontage
Depth
Total Market Land \$28,350
Appraised Value \$40,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

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0 MAIN STREET PROPERTY CARD

ASSESSOR REPORT PAGE 5 OF 5

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$0	\$40,500	\$40,500
2023	\$0	\$40,500	\$40,500

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$28,350	\$28,350
2023	\$0	\$28,350	\$28,350

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EXCLUSIVELY PRESENTED BY

ANTHONY CHABOT

REALTOR / INVESTOR



& CHABOT
ASSOCIATES
REAL ESTATE GROUP

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