

FOR SALE

246-248 West Putnam Avenue

Greenwich, CT 06830



Generational Redevelopment Opportunity

- 9,280/SF Max GLA • Prime Signalized Corner Lot • 21,000+ Vehicles Per Day •
- Existing Curb Cuts on West Putnam Avenue & Prospect Street • DELIVERED VACANT •



Call For Details:

Colin Bernard: 203.536.0740 | Matt Bernard: 203.273.2883 | Steve Archino: 203.618.3144

71 Arch Street

Greenwich, CT 06830

Phone: (203) 622-1636

Fax: (203) 622-1981

PROPERTY DESCRIPTION AND LOCATION:

High-profile property positioned at the signaled intersection of West Putnam Avenue & Prospect Street, 246-248 West Putnam Avenue presents a rare opportunity to acquire a highly-visible commercial property at one of Greenwich's most traveled intersections.

Originally established in 1922, the historic Freccia Brothers Garage has stood along West Putnam Avenue for over a century, serving generations of Greenwich residents and becoming one of the Town's most recognizable landmarks.

This offering represents a true generational opportunity to acquire and reimagine an iconic corner Property in one of the most desirable markets in the Northeast.

SITE AND ZONE:

.426 acres in the General Business Zone (GB)

Existing Building sq. ft. is 5,850 (per Tax Card)

Permitted Uses :

- Use Group 1
- Use Group 2a
- Use Group 3
- Use Group 4
- Use Group 5, provided that a Special Permit is obtained pursuant to Section 6-19 to 6-21 inclusive of these Regulations.
- Use Group 6

(See Division 9. Use Regulations Document for Details // pages 9-13 to 9-17)

FAR Ratio: .5

Land Area: .426 Acres

Zone: General Business Zone (GB)

FAR Calculation:

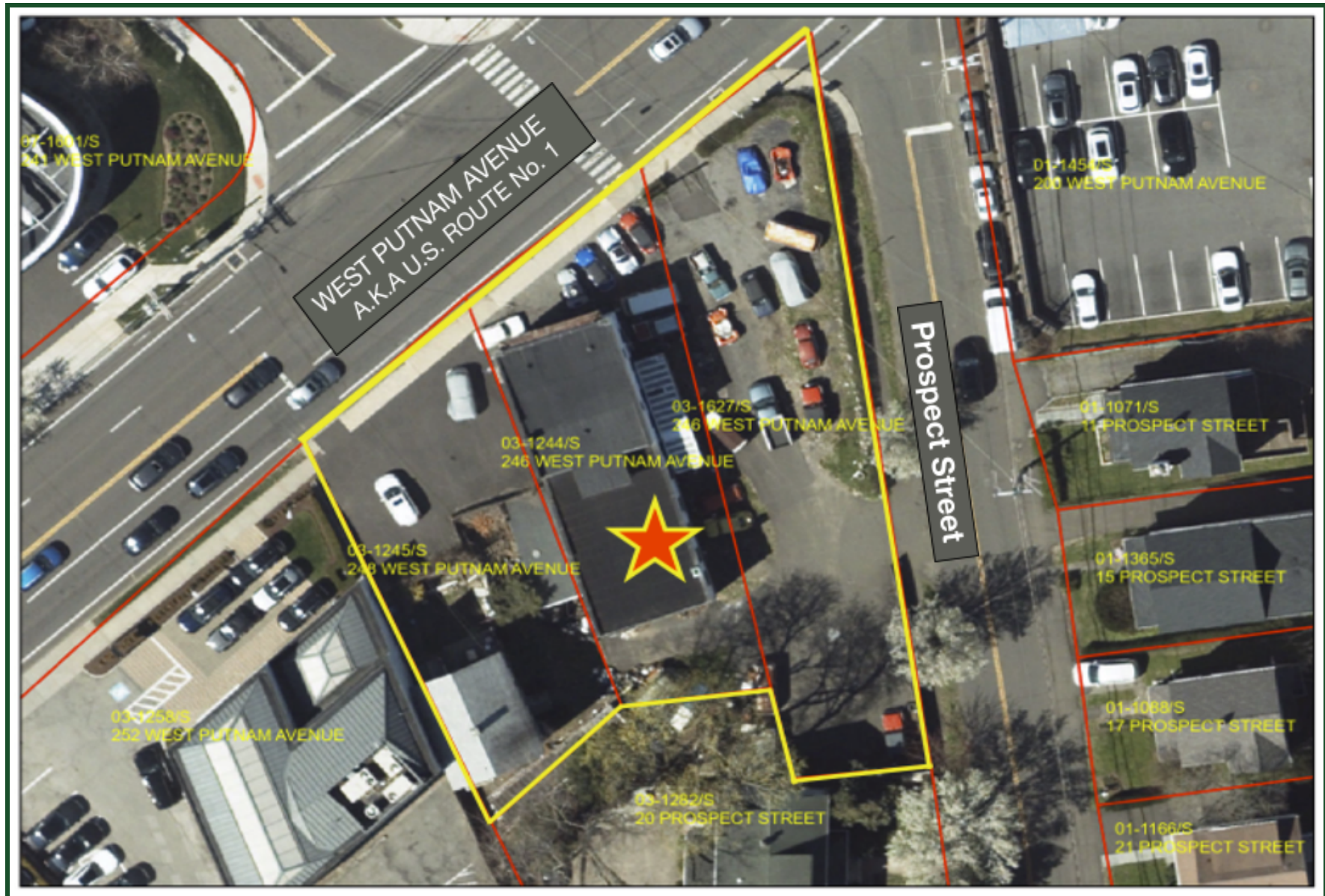
43,650 x .426 = 18,561.00 SF

18,561 x .5 = 9,280.05 SF (Max FAR / Proposed 2-Story Building GLA)

18,561 x .25 = 4,640.25 SF (Max Building Area / Lot Coverage)







71 Arch Street Greenwich, CT 06830 Phone: (203) 622-1636 Fax: (203) 622-1981

Information contained herein is from sources deemed to be reliable but subject to errors, omissions, changes of terms, and withdrawal without notice at any time

PRELIMINARY SURVEY

PRINTS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

ZONING TABLE: ZONE "OB" (LOT 13)

MAXIMUM BUILDING AREA: 25% ALLOWED

$5,352 \times 0.25 = 1,338$ SQ. FT. ALLOWED

RESIDENCE 800

ROOF OVER 303

TOTAL 1,103 SQ. FT.

$1,338 - 1,103 = 235$ SQ. FT. ALLOWED

$(1,103 / 5,352 \times 100 = 20.6\%)$

MAXIMUM LOT COVERAGE: 60% ALLOWED

$5,352 \times 0.60 = 3,211$ SQ. FT. ALLOWED

RESIDENCE 800

ROOF OVER 303

DRIVE/PARKING 1,960

TOTAL 3,063 SQ. FT.

$3,211 - 3,063 = 148$ SQ. FT. ALLOWED

$(3,063 / 5,352 \times 100 = 57.2\%)$

ZONING TABLE: ZONE "OB" (LOT 14)

MAXIMUM BUILDING AREA: 25% ALLOWED

$5,604 \times 0.25 = 1,401$ SQ. FT. ALLOWED

1-1/2 STORY BUILDING 2,597

TOTAL 2,597 SQ. FT.

$1,401 - 2,597 = ((1,194))$ OVER SQ. FT. ALLOWED

$(2,597 / 5,604 \times 100 = 46.3\%)$

MAXIMUM LOT COVERAGE: 60% ALLOWED

$5,604 \times 0.60 = 3,362$ SQ. FT. ALLOWED

1-1/2 STORY BUILDING 2,597

DRIVE/PARKING 1,833

TOTAL 4,430 SQ. FT.

$3,362 - 4,430 = ((1,068))$ SQ. FT. OVER ALLOWED

$(4,430 / 5,604 \times 100 = 79.0\%)$

ZONING TABLE: ZONE "OB" (LOT 13)

MAXIMUM BUILDING AREA: 25% ALLOWED

$7,604 \times 0.25 = 1,901$ SQ. FT. ALLOWED

BUILDING ENCROACHING 30

TOTAL 1,931 SQ. FT.

$1,901 - 1,931 = ((30))$ SQ. FT. BUILDING COVERAGE REMAINING

$(30 / 7,604 \times 100 = 0.4\%)$

MAXIMUM LOT COVERAGE: 60% ALLOWED

$7,604 \times 0.60 = 4,562$ SQ. FT. ALLOWED

BUILDING ENCROACHING 30

DRIVE/PARKING 4,978

TOTAL 5,008 SQ. FT.

$4,562 - 5,008 = ((446))$ OVER SQ. FT. ALLOWED

$(5,008 / 7,604 \times 100 = 65.9\%)$

NOTES:

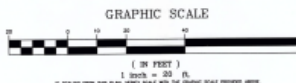
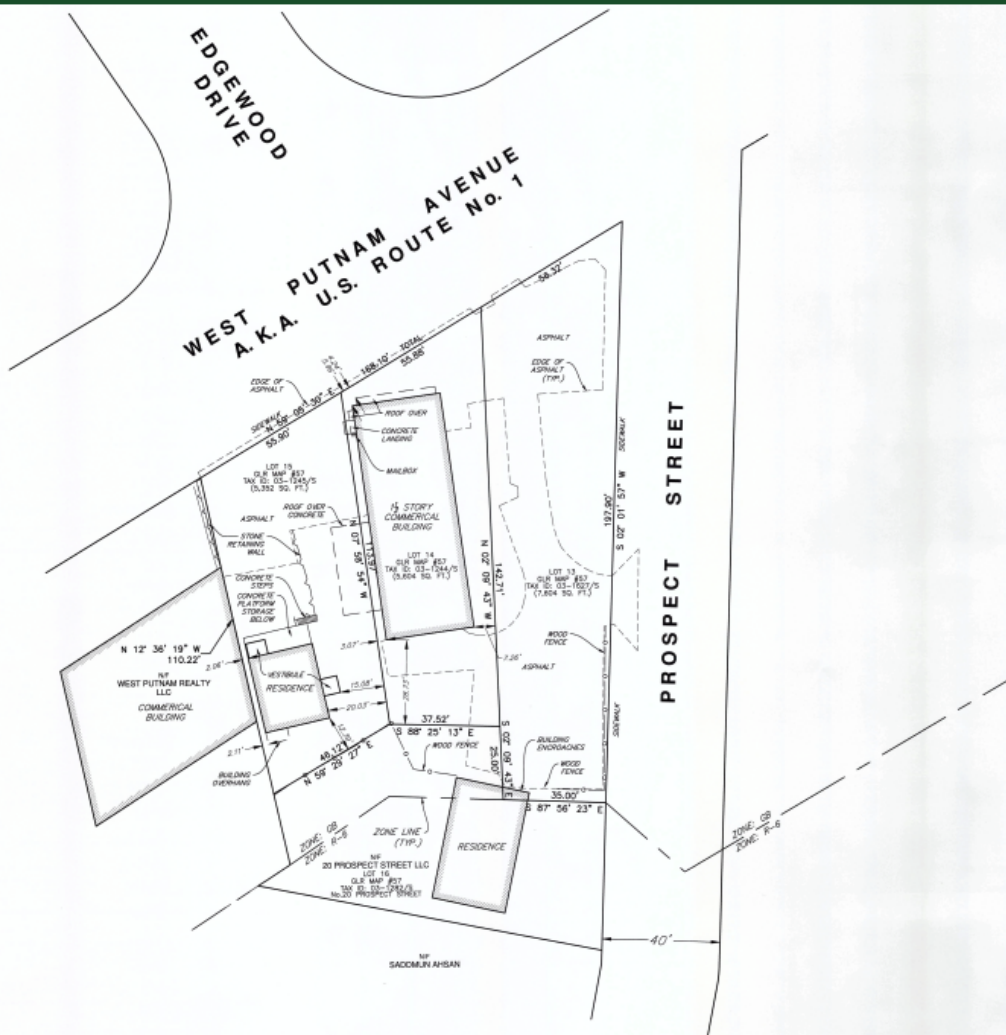
- ENTIRE PROPERTY IS IN ZONE K, AREA OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH COMMUNITY No. 000008, PANEL No. 494 G, EFFECTIVE DATE: JULY 8, 2013.
- THE BOUNDARY LINES DEPICTED HEREON ARE THE TITLE LINES AS RECORDED IN THE TOWN OF GREENWICH LAND RECORDS.
- THE RESIDENCE LOCATED AT 20 PROSPECT STREET (PARCEL TAX ID 03-1282) ENCROACHES ON TO (PARCEL TAX ID 03-16276) AS DEPICTED HEREON.
- PROPERTY IS SERVICED BY TOWN SEWER AND MUNICIPAL WATER SUPPLY.
- EASEMENTS, RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.
- THE PLANIMETRIC INFORMATION DEPICTED HEREON WAS ACQUIRED BY FIELD SURVEY ON SEPT. 26, 2025.
- BOUNDARY DETERMINATION / OPINION IS BASED ON A DEPENDENT RESURVEY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-309b-1 THROUGH SECTION 20-309b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996, (COS) AMENDED OCTOBER 26, 2018.

TYPE OF SURVEY: ZONING LOCATION SURVEY

BOUNDARY DETERMINATION: DEPENDENT RESURVEY

CLASS OF ACCURACY: A-2



TOTAL AREA = 18,560 SQ. FT.
LOT 15: AREA = 5,352 SQ. FT.
LOT 14: AREA = 5,604 SQ. FT.
LOT 13: AREA = 7,604 SQ. FT.
ZONE: GB



MAP REFERENCES:

- REFERENCE IS MADE TO TOWN OF GREENWICH TAX MAPS No. 249 VOL. 3 ON FILE IN THE TOWN OF GREENWICH ASSESSORS OFFICE.
- REFERENCE IS MADE TO THE FOLLOWING MAPS No. 87, 1274, 7884, 7985 AND 8820 ON FILE IN THE TOWN OF GREENWICH LAND RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "PROPERTY OF ALFRED A. MARGARET D'AMICO GREENWICH, CONN. NOV. 5, 1995" REVISED: SEPT. 15, 1997 BY S.E. MINOR & CO., INC. ON FILE IN TOWN OF GREENWICH BUILDING DEPARTMENT RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "MAP SHOWING LAND TRANSFERS BETWEEN COMPLETE ESTATES, INC. AND PUTN HILLS INCLIN GREENWICH, CONN. DATE: NOV. 15, 1981" REVISED: DEC. 4, 1981 BY S.E. MINOR & CO., INC. ON FILE IN COMPANY RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "SURVEY OF PROPERTY FOR JOHN KEESHAN GREENWICH, CONN. DATE: NOV. 8, 1988" REVISED: THRU SEPT. 24, 1998 BY S.E. MINOR & CO., INC. ON FILE IN COMPANY RECORDS.
- REFERENCE IS MADE TO THE FOLLOWING MAP ENTITLED: "ZONING LOCATION SURVEY PROJECT AUTOMOBILE FACILITY PREPARED FOR WATSON ENTERPRISES, INC. LOCATION 252 WEST PUTNAM AVENUE GREENWICH, CONNECTICUT DATE: JULY 29, 1997 BY ROCCO V. DANEREA, INC. ON FILE IN TOWN OF GREENWICH BUILDING DEPARTMENT RECORDS.

ZONING LOCATION SURVEY
OF PROPERTY FOR THE
ESTATE OF
FRANK J. FRECCIA, JR.
246 & 248 WEST PUTNAM AVENUE
A.K.A. CONNECTICUT STATE ROUTE 1
GREENWICH, CONNECTICUT
TAX ACCOUNT No. 03-1627/5, 03-1244/5 & 03-1245/5

S.E. MINOR & CO., INC.
ESTABLISHED 1987
Engineering • Land Surveying
Environmental Sciences
33 West Elm Street
Greenwich, Connecticut 06830
203-869-0136
www.seminor.com





TOWN TAX CARDS

03-1244/S

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
03-1244/S

Parent Parcel Number

Property Address
WEST PUTNAM AVENUE 0246

Neighborhood
2200 WEST PUTNAM

Property Class
201 Auto Repair/Body Shop

TAXING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT

Area 001

Corporation 057

District 03

Section & Plat 138

Routing Number 9073S0024

Site Description

Topography:

Public Utilities:
Sewer, Electric

Street or Road:

Neighborhood:

Zoning:
GB General Business

Legal Acres:
0.1343

OWNERSHIP

FRECCIA FRANK J JR ETAL

18 ORCHARD LANE
BATH, ME 04530

LOT NO 14 WEST PUTNAM AVES 24

FRECCIA FRANK J JR ETAL

WEST PUTNAM AVENUE 0246

Tax ID 249/099

Printed 01/14/2026 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Date		
02/13/2006	FRECCIA EMILY EST ETAL	\$0
	Bk/Pg: 5116, 161	
05/03/2004	FRECCIA EMILY EST ETAL	\$0
	Bk/Pg: 4620, 347	
11/06/2002	FRECCIA C EMILY ETAL	\$0
	Bk/Pg: 4018, 225	
10/30/1986	NA	\$0
	Bk/Pg: 1638, 90	

COMMERCIAL

VALUATION RECORD

Assessment Year	10/01/2021	10/01/2021	10/01/2022	10/01/2023	10/01/2024	10/01/2025	10/01/2025
Reason for Change	2021 Prelim	2021 Final	2022 List	2023 List	2024 List	2025 Prelim	2025 Final
VALUATION	L 783300	783300	783300	783300	783300	789600	789600
Market	B 282500	282500	282500	282500	282500	709900	709900
	T 1065800	1065800	1065800	1065800	1065800	1499500	1499500
VALUATION	L 548310	548310	548310	548310	548310	552720	552720
70% Assessed	B 197750	197750	197750	197750	197750	496930	496930
	T 746060	746060	746060	746060	746060	1049650	1049650

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor						
Soil ID	Acreage	-or-	Depth Factor						
-or-	-or-	-or-	-or-						
Actual	Effective	Effective		Base	Adjusted	Extended	Influence		
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value	
				5850.10	89.98	89.98	526400 1	50%	789600

APV: 03-1244/S & 03-1627/S

DBA: Freccia Bros.

GEN: 2nd flr offices not rented, used for strg.

O/O: Owner-Occupied Commercial

Permit Number

Filing Date

Est. Cost

Field Visit

Type

Est. SqFt

Supplemental Cards

TRUE TAX VALUE

789600

Supplemental Cards

TOTAL LAND VALUE

789600

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

	B	1	2	U
Frame		Yes	Yes	
Brick	Yes			
Metal				
Guard				

FRAMING

	B	1	2	U
Wd Jst	0	2430	1050	0
F Res	2430	0	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
Heat	0	2430	1050	0

IMPROVEMENT DATA



01

Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 04/2025				
Base Cost	3480	129.63	451106	
Exterior Walls	3480	30.07	104630	
Heating, Cooling & Venti	3480	26.71	92963	
Basic Structure Cost	3480	186.41	648699	
Basement Base Cost	2430	58.53	142228	
Building Cost New	2430	325.48	790927	
Physical Depreciation	0	0.00	319218	40.36
Depreciated Cost	3480	135.55	471709	
Rounded Total	0	0.00	471700	
Total Exterior Features				
Depreciated Ext Features				
Total Before Adjustments			471700	
Neighborhood Adjustment			235900	50.00
TOTAL VALUE			707600	

(LCM: 150.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Eff			Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysObsol		Market Adj		Value
							Const	Year	Cond						Depr	Depr	Adj	Comp	
C AUTOSERV	0.00			0.00		Good	1922	2000	TP	0.00	N	0.00	2430	0	0	0	150	100	707600
01 PAVING	0.00	85		0.00	Avg		1960	1965	PR	2.90	N	4.35	3500	15230	85	0	100	100	2300

Data Collector/Date
BM 04/05/2024

Appraiser/Date
TOG 10/01/2021

Neighborhood
Neigh 2200 AV

Supplemental Cards
TOTAL IMPROVEMENT VALUE

709900

ADMINISTRATIVE INFORMATION		OWNERSHIP	Tax ID 249/100	TRANSFER OF OWNERSHIP		Printed 01/14/2026	Card No. 1	of 1
PARCEL NUMBER	03-1245/S	FRECCIA FRANK J JR ETAL		Date				
Parent Parcel Number		18 ORCHARD LANE		02/13/2006	FRECCIA EMILY EST ETAL			
		BATH, ME 04530			Bk/Pg: 5116, 155			
		LOT NO 15 WEST PUTNAM AVE S25		05/03/2004	FRECCIA EMILY EST ETAL			
					Bk/Pg: 4620, 347			
				11/06/2002	FRECCIA C EMILY ETAL			
					Bk/Pg: 4018, 225			

Property Class

102 Two Family

TAXING DISTRICT INFORMATION

Jurisdiction

57

Greenwich, CT

Area

001

Corporation

057

District

03

Section & Plat

138

Routing Number

9073S0025

Site Description

Topography:

RESIDENTIAL

VALUATION RECORD

Assessment Year	10/01/2021	10/01/2021	10/01/2022	10/01/2023	10/01/2024	10/01/2025	10/01/2025
Reason for Change	2021 Prelim	2021 Final	2022 List	2023 List	2024 List	2025 Prelim	2025 Final
VALUATION	L	384500	384500	384500	384500	423500	423500
Market	B	39600	39600	39600	39600	35000	35000
	T	424100	424100	424100	424100	458500	458500
VALUATION	L	269150	269150	269150	269150	296450	296450
70% Assessed	B	27720	27720	27720	27720	24500	24500
	T	296870	296870	296870	296870	320950	320950

VALUATION RECORD							
Assessment Year	10/01/2021	10/01/2021	10/01/2022	10/01/2023	10/01/2024	10/01/2025	10/01/2025
Reason for Change	2021 Prelim	2021 Final	2022 List	2023 List	2024 List	2025 Prelim	2025 Final
VALUATION	L	384500	384500	384500	384500	423500	423500
Market	B	39600	39600	39600	39600	35000	35000
	T	424100	424100	424100	424100	458500	458500
VALUATION	L	269150	269150	269150	269150	296450	296450
70% Assessed	B	27720	27720	27720	27720	24500	24500
	T	296870	296870	296870	296870	320950	320950

LAND DATA AND CALCULATIONS											
Rating		Measured	Table	Prod. Factor							
Soil ID		Acreage		-or-							
-or-		-or-		Depth Factor							
Actual		Effective	Effective	-or-	Base	Adjusted	Extended	Influence			
Frontage		Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	Value		
Land Type											
1 Residential Land		0.1170		1.00	4468376.00	4468376.00	522800 A	-10% I -10%	423500		

				Supplemental Cards			
				TRUE TAX VALUE			
				423500			
Permit Number	FilingDate	Est. Cost	Field Visit				
Type		Est. SqFt					

				Supplemental Cards			
				TOTAL LAND VALUE			
				423500			



03-1245/S
Property Class: 102
WEST PUTNAM AVENUE 0248

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 2-Family Duplex
Occupancy: Duplex
Story Height: 2.0
Finished Area: 1572
Attic: Finished
Basement: Full

ROOFING

Material: Asphalt shingles
Type: Gable
Framing: Std for Class
Pitch: Not available

FLOORING

Slab B
Sub and joists 1.0, 2.0, A
Base Allowance B, 1.0, 2.0, A

EXTERIOR COVER

Composition 1.0, 2.0
Wood Siding A

INTERIOR FINISH

Normal for Class B, 1.0, 2.0, A

ACCOMMODATIONS

Finished Rooms 7
Bedrooms 2

HEATING AND AIR CONDITIONING

Primary Heat: Hot water - gas
Lower Full Part
/Bsmt 1 Upper Upper

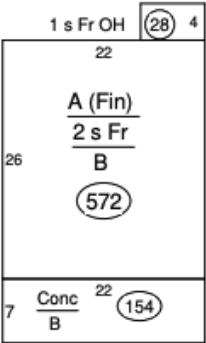
PLUMBING

3 Fict. Baths 2 6
Kit Sink 2 2
TOTAL 8

REMODELING AND MODERNIZATION

Amount Date

WO 26



		Base Area		Floor Area		Finished Area Sq Ft	Value
1	Wood Frame	600	1.0	600	600	93000	
1	Wood Frame	572	2.0	572	572	84230	

1	Wood Frame	572	Attic	400	7530
4	Concrete block	726	Bsmt	0	25530
		0	Crawl	----	600

TOTAL BASE 210890

Row Type Adjustment 1.00%
SUB-TOTAL 210890

0	Interior Finish	62580
0	Ext Lvg Units	0
0	Basement Finish	0
	Fireplace(s)	0
	Heating	3350
	Air Condition	0
	Frame/Siding/Roof	0
	Plumbing Fixt: 8	22450

Other Features 6400

SUB-TOTAL ONE UNIT 305670

SUB-TOTAL 0 UNITS 305670

Exterior Features		Garages	
CONCP	1480	0	Integral
		0	Att Garage
		0	Att Carports
		0	Bsmt Garage
			Ext Features

SUB-TOTAL 307150

Quality Class/Grade Avg-

GRADE ADJUSTED VALUE 245720

(LCM: 100.00)

SPECIAL FEATURES

Description Value

D :BASIC 6400

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value		
D :BASIC	6400	D	DWELL	0.00		Avg-	1891	1891	PR	0.00	Y	0.00	2470	245720	85	0	95	100	35000

Data Collector/Date

AK 07/18/2024

Appraiser/Date

TOG 10/01/2021

Neighborhood

Neigh 122030 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

35000

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
03-1627/S

Parent Parcel Number

Property Address
WEST PUTNAM AVENUE 0000

Neighborhood
2200 WEST PUTNAM

Property Class
287 Parking Lot

TAXING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT

Area 001

Corporation 057

District 03

Section & Plat 138

Routing Number 9073S0023

OWNERSHIP

FRECCIA FRANK J JR ETAL
18 ORCHARD LANE
BATH, ME 04530

LOT NO 13 W PUTNAM AVE & PROSPECT ST S 23

Tax ID 249/098

Printed 01/14/2026 Card No. 1 of 1

TRANSFER OF OWNERSHIP		
Date		
02/13/2006	FRECCIA EMILY EST ETAL Bk/Pg: 5116, 157	\$0
05/03/2004	FRECCIA EMILY EST ETAL Bk/Pg: 4620, 347	\$0
11/06/2002	FRECCIA C EMILY ETAL Bk/Pg: 4018, 225	\$0
10/30/1986	FRECCIA FRANK J ET AL Bk/Pg: 1638, 090	\$0
09/26/1944	NA Bk/Pg: 397, 75-88	\$0

COMMERCIAL

VALUATION RECORD

Assessment Year	10/01/2021	10/01/2021	10/01/2022	10/01/2023	10/01/2024	10/01/2025	10/01/2025
Reason for Change	2021 Prelim	2021 Final	2022 List	2023 List	2024 List	2025 Prelim	2025 Final
VALUATION	L 915600	915600	915600	915600	915600	999000	999000
Market	B 13200	13200	13200	13200	13200	5600	5600
	T 928800	928800	928800	928800	928800	1004600	1004600
VALUATION	L 640920	640920	640920	640920	640920	699300	699300
70% Assessed	B 9240	9240	9240	9240	9240	3920	3920
	T 650160	650160	650160	650160	650160	703220	703220

LAND DATA AND CALCULATIONS

Neighborhood:	Land Type	Rating	Measured	Table	Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
		Soil ID	Acreage		-or-					
		-or-	-or-		Depth Factor					
		Actual Frontage	Effective Frontage	Effective Depth	-or- Square Feet					
Zoning: GB General Business	1 Primary Commercial				7400.84	89.99	89.99	666000 0	50%	999000
Legal Acres: 0.1699										

AD: Situs address change from 246 West Putnam Ave per P & Z 5/15/25

APV: 03-1627/S & 03-1244/S

BP25: 25-2360: \$2,300, remove and dispose of all inactive components assoc w/ underground fuel oil tank syst, 100% Q4C 2025, nvc.

DBA: Parking Lot

GEN: Supports Freccia Bros Garage (03-1244/S)

O/O: Owner-Occupied Commercial

P: 15

Permit Number	FilingDate	Est. Cost	Field Visit
Type		Est. SqFt	

Supplemental Cards

TRUE TAX VALUE 999000

Supplemental Cards

TOTAL LAND VALUE 999000

03-1627/S

Property Class: 287
WEST PUTNAM AVENUE 0000

PHYSICAL CHARACTERISTICS

IMPROVEMENT DATA

Item DescriptionUnitsCostTotalPct

01

(LCM: 150.00)

SPECIAL FEATURES

DescriptionValue

SUMMARY OF IMPROVEMENTS

IDUseStry HgtConst TypeGradeYear EffConstYearCondBase Feat- RateuresAdj Size or RateAreaComputed ValuePhysObsolMarket %AdjCompValue

01PAVING0.0082Avg19601985TP1.70N2.554000102004501001005600

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

TOTAL IMPROVEMENT VALUE

5600

BM12/01/2025

TOG10/01/2021

Neigh2200AV

BUILDING NOTES

UTILITIES

The building is serviced by Town Sewer, Town Gas Available, & Municipal Water Supply

APPRAISAL // TAX INFORMATION:

246 West Putnam Ave (Parking Lot)

Tax ID: 249/098

Appraisal Date:	2025
Appraised Land:	\$999,000
Total Appraised:	\$1,004,600
Town Property Tax:	\$8,035.34/year — Mill Rate @ 12.041

246 West Putnam Ave (Freccia Bro's Garage)

Tax ID: 249/099

Appraisal Date:	2025
Appraised Land:	\$789,600
Total Appraised:	\$1,499,500
Town Property Tax:	\$9,220.56/year — Mill Rate @ 12.041

248 West Putnam Ave (House Lot)

Tax ID: 249/100

Appraisal Date:	2025
Appraised Land:	\$423,500
Total Appraised:	\$458,500
Town Property Tax:	\$3,669.04/year — Mill Rate @ 12.041

TOTAL ANNUAL TAX: \$20,924.94

TOTAL APPRAISED LAND: \$2,212,100.00

TOTAL APPRAISED: \$2,962,600.00